

Disclosure Statement

Body Corporate and Community Management Act 1997 Section 206

Body Corporate

Body Corporate for: GARDEN MEWS Community Titles Scheme 10640
 Lot No: 9 on BUP 4548
 Address: 79 QUEEN STREET SOUTHPORT QLD 4215

PRESCRIBED INFORMATION

Secretary of Body Corporate

Name: CLARE FLYNN C/- BODY CORPORATE SERVICES
 Address: PO BOX 444, BROADBEACH QLD 4218
 Telephone: 07 5509 6666

Body Corporate Manager

Name: BODY CORPORATE SERVICES
 Address: GROUND FLOOR, 26 MARINE PARADE, SOUTHPORT QLD 4215
 Telephone: 07 5509 6666

Body Corporate Committee

Is there a Committee for the Body Corporate? Yes No

If there is a committee, is the Body Corporate Manager engaged to perform the functions of the committee?* Yes No

** Do not complete if there is no Committee for the Body Corporate*

Annual Contributions and Levies

The amount of annual contributions currently fixed by the body corporate as payable by the owner of a lot for the financial year ended 31/01/2024 are:

Administrative Fund: \$3,765.70 GROSS each year by instalments in advance/arrears on the FIRST day of February & August.
Sinking Fund: \$685.18 GROSS each year by instalments in advance/arrears on the FIRST day of each February & August.
Insurance Levies not included Admin Fund: NOTHING SIGHTED IN RECORDS PROVIDED
Monetary Liability Under Exclusive Use : NOTHING SIGHTED IN RECORDS PROVIDED
Special levy: NOTHING SIGHTED IN RECORDS PROVIDED
Other:

CONTRIBUTION LOT ENTITLEMENTS: 1 **AGGREGATE:** 12
INTEREST SCHEDULE ENTITLEMENTS: 1 **AGGREGATE:** 12

Improvements on Common Property for which Buyer will be Responsible

NOTHING SIGHTED IN RECORDS PROVIDED

Body Corporate Assets Required to be Recorded on Register

NOTHING SIGHTED IN RECORDS PROVIDED

Information prescribed under Regulation Module

NIL

Sinking Fund

Balance of Sinking Fund:

\$26,048.98 AS AT 23/01/2024. REFER TO BALANCE SHEET ATTACHED

Insurance

Insurer:

INSURANCE INVESTMENT SOLUTIONS

Policy No:

TBA

Building:

\$5,187,241.00

Public Liability:

\$20,000,000

Other:

LOSS OF RENT \$778,086, CATASTROPHE INSURANCE \$1,556,172, OFFICE BEARERS LIABILITY \$1,000,000, VOLUNTARY WORKERS \$200,000/\$2,000, FIDELITY GUARANTEE \$100,000, GOVT AUDIT COSTS \$30,000, LEGAL EXPENSES \$50,000. POLICY EXPIRES 13/09/2024

Signing

Ludovic Maku

.....
Seller/Seller's Agent

.....
Witness

24/01/2024

.....
Date

Buyer's Acknowledgement

The Buyer acknowledges:

- having received and read this statement from the Seller

.....
Buyer

.....
Witness

.....
Date

This report was prepared on 23RD DAY OF JANUARY, 2024.

The information in this report has been prepared after inspection of the records as presented to our searcher by the Body Corporate and no responsibility will be accepted for any errors or omissions.

OWNERS CORPORATION ROLL

Owners Corporation Roll for Plan Number 10640

Plan and Lot Information

Plan Information

Plan Number	10640
Property Name	Garden Mews
Property Address	79 Queen Street, Southport, QLD, 4215
Module Type	Standard
Original Owner	Unknown
Original Owner ACN	

Lot Information

Lot Number	9
Unit Number	9
Lot Liability	1
Lot Entitlement	1
Type of Lot	Residential
Subdivided	No
Car Spaces	

Ownership Information

Original Owner Information

Original Owner	
Original Owner ACN	
Original Owner Residential or Business Address	

Current Owner Information

Registered Lot Owner	James Thomas Lockwood & Leanne Ruth Murphy
Corporate Owner	No
Date Interest Acquired	29/11/2018
Manner Interest Arose	Transfer
Committee Member	No
Residential Business Address	13 Wilson Street, Labrador, 4215
Email Address	customfatboy@hotmail.com
Levy Address	By email to: customfatboy@hotmail.com
Correspondence Address	By email to: customfatboy@hotmail.com

Historical Owner Information

Registered Lot Owner	Paige Dhana Mengel
Email Address	paige_hood@hotmail.com
Date Interest Acquired	11/07/2016

OWNERS CORPORATION ROLL

Owners Corporation Roll for Plan Number 10640

Registered Lot Owner Mrs M Stidwill

Date Interest Acquired 08/04/2014

Mortgagee Information

No Details Recorded

Current Lease Information

No Details Recorded

Letting Agent Information

Letting Agent Belle Maison Realty
Business Address 34 Cronulla Avenue, MERMAID BEACH QLD, 4218
Service of Notice Address

Other Information Relating to the Lot

Lot Improvements

The following authorisation was given by the Owners Corporation to the owner of this Lot to make improvements to part of the common property for which they are responsible:

No Details Recorded

Rules

Details of rules granted to the current or previous owners of this Lot:

No Details Recorded

Exclusive Use Grants

Details of exclusive use grants allocated to the current or previous owners of this Lot:

No Details Recorded

Body Corporate for Garden Mews CTS 10640

79 Queen Street Southport Queensland 4215
ABN/ACN 99917627146

DEBTOR STATEMENT - LOT: 9

OWNER: James Thomas Lockwood & Leanne Ruth Murphy
For the period 1 Feb 2023 to 31 Jan 2024 - sorted by Due Date

Levy Account

Due Date	Issue Date	Payment Date	Payment Method	Description	Period (if applicable)	Admin Fund	Sink Fund	BALANCE
				Brought forward		-1,897.09	-163.55	-2,060.64
01-02-23	19-12-22			Levies - normal (interim)	01-02-23 to 31-07-23	-1,321.54		-3,382.18
01-02-23	19-12-22			Levies - normal (interim)	01-02-23 to 31-07-23		-131.25	-3,513.43
01-02-23	09-02-23			Loss of discount			-14.58	-3,528.01
01-02-23	09-02-23			Loss of discount		-146.84		-3,674.85
		10-02-23	TRANSFER	Payment 1167.77		1,153.53	14.24	-2,507.08
		29-06-23	TRANSFER	Payment 1177.89		1,028.58	149.31	-1,329.19
12-08-23	11-07-23			Levies - normal	01-08-23 to 31-01-24	-2,067.60		-3,396.79
12-08-23	11-07-23			Levies - normal	01-08-23 to 31-01-24		-485.41	-3,882.20
12-08-23	20-08-23			Loss of discount			-53.94	-3,936.14
12-08-23	20-08-23			Loss of discount		-229.73		-4,165.87
Balance as at 23 Jan 2024						-3,480.69	-685.18	-4,165.87
* Invoice is a debt to the Lot						TOTAL	TOTAL	TOTAL
^ Invoice is a debt to the Sundry Debtor						ADMIN	SINK	BALANCE
\$						-3,480.69	-685.18	-4,165.87

INSURANCE INVESTMENT SOLUTIONS RESIDENTIAL STRATA POLICY SUMMARY

INSURED: Garden Mews CTS 10640

SITUATION: 79 Queens Street, Southport Qld 4215

INSURED SECTIONS:

Section 1 - Physical Loss or Damage - Limits of Liability

Building Sum Insured	\$ 5,187,241
All sub-sections 5.1 - 5.10 combined	\$ 1,296,810
Common Contents	\$ 51,872
Catastrophe Cover	\$ 1,556,172
Market Value	Not Insured
Loss of Rent	\$ 778,086
Fixtures & Fitting	Insured
Loss of Community Income	Insured
Paint Cover Selected (NSW & ACT only)	Insured
Floorboards	Insured
Flood Cover	Insured
Section 2 - Public Liability:	\$ 20,000,000
Section 3 - Voluntary Workers:	Capital - \$200,000 / Weekly - \$2,000
Section 4 - Fidelity:	\$ 100,000
Section 5 - Equipment Breakdown:	\$ 100,000
Section 6 - Office Bearers Liability:	\$ 1,000,000
6.1 Additional Defence Costs:	Not Insured
6.2 Statutory Fines & Penalties:	Not Insured
Section 7(a) - Taxation & Audit Costs	\$ 30,000
Section 7(b) - Workplace Health & Safety Breaches	\$ 150,000
Section 7(c) - Legal Defence Expenses	\$ 50,000

Excess Schedule

Section 1 – Property

Standard Excesses

Property Claims	\$ 5,000
Malicious Damage	\$ 5,000
Flood	\$ 5,000
Impact	\$ 5,000

New Construction

* All Standard Excess Claims (Discounted) \$ 2,500

* Where We complete or control the work via our chosen supplier or where We offer a cash settlement the above excesses will be reduced to the discounted amount shown above.

Imposed Excesses

Burst Pipe &/or Resultant Water Damage \$ 5,000
** Burst Flexi Pipe & Resultant Water Damage (Discounted) \$ 2,500
** the above discounted excess will apply if the You can demonstrate the burst flexihose was less than 3 years old or an emergency stop valve is connected.

Other Special Excesses

Storm \$ 5 000
Earthquake \$ 12,000
Tropical Cyclone \$ 24,000

Where more than one excess is payable the higher excess listed will be applied

Section 2 – Liability

All Liability Claims \$ 1,000
Claims involving Pool/spa \$ 2,500
Claims involving Tennis Courts \$ 2,500
Claims involving Playgrounds \$ 2,500
Claims involving Gymnasium \$ 5,000

Section 3 - Voluntary Workers

All Voluntary Workers Claims 7 days

Section 4 - Fidelity Guarantee

All Fidelity Excess Claims \$ 1,000

Section 5 - Equipment Breakdown

All Water Chillers and Power Generators Claims \$ 5,000
All Central AC Units Claims \$ 2,500
All Small AC Units Claims \$ 1,000
All Lift claims \$ 2,000
All Other Equipment Breakdown Claims \$ 1,000

Section 6 - Office Bearers Liability

Office Bearers Liability \$ 1,000
Office Bearers Retroactive Date Unlimited

Section 7 - Gov't Audit & Legal Expenses

Section 7a Taxation & Audit Excess \$ 250
Section 7b Work Health Safety Excess \$ 250
Section 7c Legal Expenses Excess \$ 1,000
Section 7c Legal Expenses Contribution 10%

Balance Sheet

Administrative & Sinking Fund

Body Corporate for Garden Mews CTS 10640

As at 23rd January 2024

79 Queen Street Southport Queensland 4215

ABN/ACN 99917627146

Assets	2024
Cash	27,802.24
Prepaid Expenses	41.15
Levies in Arrears	4,320.23
Total Assets	\$ 32,163.62

Liabilities	
Levies in Advance	8,011.56
Accounts Payable Liability	647.00
Unallocated Monies Received	833.79
Total Liabilities	\$ 9,492.35
Net Assets	\$ 22,671.27

Equity	
Administrative Fund	(3,377.71)
Sinking Fund	26,048.98
Total Equity	\$ 22,671.27

ANNUAL FINANCIAL STATEMENTS

For the period 1 February 2023 to 31 January 2024

Prepared For

Garden Mews

CTS 10640

79 Queen Street
Southport
Queensland 4215

Manager

Roger MacFarlane
Body Corporate Services (QLD) Pty Ltd

Printed

23 January 2024

Balance Sheet

Administrative & Sinking Fund

Body Corporate for Garden Mews CTS 10640

As at 31st January 2024

79 Queen Street Southport Queensland 4215

ABN/ACN 99917627146

Assets

2024

Cash		27,802.24
Levies in Arrears	Note 7	4,320.23
Total Assets		\$ 32,122.47

Liabilities

Levies in Advance	Note 9	8,011.56
Accounts Payable Liability	Note 10	647.00
Unallocated Monies Received	Note 8	833.79
Total Liabilities		\$ 9,492.35

Net Assets **\$ 22,630.12**

Equity

Administrative Fund	(3,418.86)
Sinking Fund	26,048.98
Total Equity	\$ 22,630.12

Income and Expenditure Statement

Administrative Fund

Body Corporate for Garden Mews CTS 10640

1 February 2023 to 31 January 2024

79 Queen Street Southport Queensland 4215

ABN/ACN 99917627146

Income	Actuals	Budget	Actuals	Budget
	01/02/23 31/01/24	01/02/23 31/01/24	01/02/22 31/01/23 (PRIOR YEAR)	01/02/22 31/01/23 (PRIOR YEAR)
Discount Levies - normal	(3,618.86)	(4,518.85)	(2,643.12)	(3,524.10)
Levy Fees - normal	45,188.52	45,188.46	35,241.00	35,241.00
Total Administrative Fund Income	41,569.66	40,669.61	32,597.88	31,716.90
Expenditure				
Body Corporate Manager - accounting fees	305.00	600.00	569.25	0.00
Body Corporate Manager - additional services	1,778.00	1,300.00	1,292.01	0.00
Body Corporate Manager - disbursements	1,077.24	1,035.11	1,004.96	1,087.68
Body Corporate Manager - management fees	1,900.47	1,893.13	1,837.99	1,849.06
Body Corporate Manager - work order/quotes	498.00	400.00	384.00	100.00
Cleaning Service	2,526.50	4,000.00	2,099.50	3,900.00
Consultant	0.00	3,000.00	2,816.00	0.00
Electrical Repairs	275.00	400.00	347.60	250.00
Electricity	2,330.57	2,200.00	1,794.37	2,200.00
Fire Protection Services	984.52	1,200.00	1,020.43	1,400.00
Garden/Lawn Maintenance	9,209.50	4,000.00	2,728.00	3,200.00
General Repairs	1,110.99	0.00	0.00	0.00
Insurance Premiums	6,488.32	14,810.00	11,847.93	8,616.80
Insurance Premiums - building	6,739.78	0.00	0.00	0.00
Minor Building Maintenance	3,787.30	600.00	550.00	500.00
Pest Control Services	1,689.64	2,000.00	1,804.30	1,200.00
Plumbing & Drainage	1,605.78	0.00	0.00	0.00
Plumbing Maintenance	0.00	500.00	140.69	1,000.00
Pool Maintenance	2,153.54	2,500.00	2,105.04	2,000.00
Prior Period Adjustment	0.00	0.00	(3,926.18)	0.00
Sundry Expenditure	297.00	0.00	0.00	0.00
Total Administrative Fund Expenditure	44,757.15	40,438.24	28,415.89	27,303.54
Surplus / Deficit for period	(3,187.49)	231.37	4,181.99	4,413.36

Income and Expenditure Statement (continued)**Administrative Fund****Body Corporate for Garden Mews CTS 10640**

79 Queen Street Southport Queensland 4215

1 February 2023 to 31 January 2024**ABN/ACN 99917627146****Summary**

Opening Balance as at 1 February 2023	(231.37)
Total Revenue during period	41,569.66
Total Expenditure during period	(44,757.15)
Administrative Fund balance as at 31 January 2024	(\$ 3,418.86)

Income and Expenditure Statement

Sinking Fund

Body Corporate for Garden Mews CTS 10640

1 February 2023 to 31 January 2024

79 Queen Street Southport Queensland 4215

ABN/ACN 99917627146

Income	Actuals	Budget	Actuals	Budget
	01/02/23 31/01/24	01/02/23 31/01/24	01/02/22 31/01/23 (PRIOR YEAR)	01/02/22 31/01/23 (PRIOR YEAR)
Discount Levies - normal	(670.62)	(822.22)	(262.53)	(350.00)
Levy Fees - normal	8,222.16	8,222.22	3,499.92	3,500.00
Total Sinking Fund Income	7,551.54	7,400.00	3,237.39	3,150.00
Expenditure				
Fire Protection Services	0.00	0.00	3,009.60	0.00
General Repairs	0.00	0.00	594.00	0.00
Intercom & Security System	0.00	2,000.00	0.00	0.00
Lock & Key Systems	0.00	0.00	0.00	1,000.00
Roof	258.50	0.00	440.00	0.00
Structural - building defects	3,320.00	0.00	5,665.00	0.00
Total Sinking Fund Expenditure	3,578.50	2,000.00	9,708.60	1,000.00
Surplus / Deficit for period	3,973.04	5,400.00	(6,471.21)	2,150.00

Summary

Opening Balance as at 1 February 2023	22,075.94
Total Revenue during period	7,551.54
Total Expenditure during period	(3,578.50)
Sinking Fund balance as at 31 January 2024	\$ 26,048.98

Notes To Financial Statements

Body Corporate for Garden Mews CTS 10640

79 Queen Street Southport Queensland 4215

ABN/ACN 99917627146

Note 1 Summary of Accounting Policies

This special purpose financial report has been prepared for distribution to owners to fulfill the body corporate's financial reporting requirements under the Body Corporate and Community Management Act 1997. The accounting policies used in the preparation of this report, as described below, are in the opinion of the body corporate manager appropriate to meet the needs of owners. (a) The financial report has been prepared on the Accrual basis of accounting including the historical cost convention and the going concern assumption. (b) The requirements of Accounting Standards and other professional reporting requirements in Australia do not have mandatory applicability to the body corporate because it is not a "reporting entity" as defined in those Standards.

Note 2 Levies in Arrears, in Advance, not Due and payments unidentified

Any items shown as "Levies in Arrears" and "Levies in Advance" in the Balance Sheet represent the position of all levies in arrears or advance, as the case may be, as at the balance date. Any items shown as "Levies not Due" in the Balance Sheet represent levies which have a due date after the balance date. Any items shown as "Levy payments unidentified" in the Balance Sheet represent levy payments that have been received, however could not be identified and therefore allocated to a unit correctly, these funds are held as a liability until they can be correctly allocated. Any other charges against unit owners in arrears or payments in advance appear as liabilities and assets, as the case may be, elsewhere in the Balance Sheet.

Note 3 Unallocated Monies Received

Any items shown as "Unallocated Monies Received" in the Balance Sheet represents amounts received for levies and/or items not yet billed and are recognised as revenue on the day the levy and/or invoice is billed.

Note 4 Income Tax

Assessable income such as interest, dividends and other investment income derived by the Body Corporate, is taxable at the current company tax rate of 30%. Assessable income received by the Body Corporate in respect of common property, other than as stated above, is taxable in the hands of individual owners as determined by Tax Ruling 2015/3.

Note 5 Depreciation

Common property, including assets fixed to it, is not beneficially owned by the body corporate and is therefore not depreciable. Non-fixed assets that are purchased by the body corporate are beneficially owned by it, but the purchase cost is expensed upon acquisition and not depreciated.

Note 6 Unearned Revenue

Any items shown as "Unearned Revenue" in the Balance Sheet represents money received for a service or product that has yet to be fulfilled. For example, pre-payment on a lease agreement. The revenue is a liability until it has been 'earned' by the owners corporation.

Note 7 Levies in Arrears - also see note 2

Detail	Amount
Lot: 2 Unit: 2	154.36
Lot: 9 Unit: 9	4165.87
	\$ 4,320.23

Note 8 Unallocated Monies Received - also see note 3

Detail	Amount
Lot: 1 Unit: 1	833.79
	\$ 833.79

Note 9 Levies in Advance - also see note 2

Detail	Amount
Lot: 1 Unit: 1	2002.89
Lot: 3 Unit: 3	2002.89
Lot: 6 Unit: 6	2002.89
Lot: 7 Unit: 7	2002.89
	\$ 8,011.56

Note 10 Accounts Payable Liability

These notes (other than notes added by the body corporate manager) are the subject of copyright and are generated by the software program "Strataware", developed by Mystrata Pty Ltd (www.mystrata.com). These notes explain how the accounts were prepared, what specific policies/rulings apply and further clarify the figures in the financial statement. The form of accounts produced by Strataware has been settled by a prominent national firm of Chartered Accountants and certified as being compliant with the requirements of the Body Corporate and Community Management Act 1997 by a leading strata and community titles lawyer. The accuracy of data used to generate the accounts is the responsibility of the software user.

Notes To Financial Statements

Body Corporate for Garden Mews CTS 10640

79 Queen Street Southport Queensland 4215

ABN/ACN 99917627146

Detail	Amount
Body Corporate Services (QLD) Pty Ltd Fixed Disbursements	86.26
Body Corporate Services (QLD) Pty Ltd LETTER TO COMMITTEE - POOL SAFETY ADVICE FROM GCCC	60.00
Origin Energy - DD ACC A-B38D5820 19/10/2023 - 18/01/2024	500.74
	\$ 647.00

A pool safety certificate is required in Queensland when selling or leasing a property with a regulated pool. This form is to be used for the purposes of sections 246AA and 246AK of the *Building Act 1975*.

1. Pool safety certificate number

Certificate number: PSC0185973

2. Location of the swimming pool

Lot/s on plan details are usually shown on the title documents and rates notices

Street address:

79 QUEEN ST

SOUTHPORT QLD

Postcode

4

2

1

5

Lot and plan details:

9999/BUP/4548

Local government area:

GOLD COAST CITY

3. Exemptions or alternative solutions for the swimming pool (if known and applicable)

If it is known that an exemption or alternative solution is applicable to the swimming pool please state this. This will help provide pool owners with a concise and practical explanation of the exemption or alternative solution. It will also help to ensure the ongoing use of the pool and any future modifications do not compromise compliance with the pool safety standard.

No disability exemption applies; No impracticality exemption applies

No alternative solution applies

4. Shared pool or non-shared pool

Shared pool



Non-shared pool

**5. Pool safety certificate validity**

Effective date:

3 1 / 0 8 / 2 0 2 3

Expiry date:

3 1 / 0 8 / 2 0 2 4

6. Certification

This certificate states that the pool safety inspector has inspected the regulated pool and is satisfied that the pool is a complying pool under the *Building Act 1975*.

I certify that I have inspected the swimming pool and I am reasonably satisfied that, under the *Building Act 1975*, the pool is a complying pool.

Name:

CRAIG WILLIAM HERGENHAN

Pool safety inspector
licence number:

PS101491

Signature:

Other important information that could help save a young child's life

It is the pool owner's responsibility to ensure that the pool (including the barriers for the pool) is properly maintained at all times to comply with the pool safety standard under the *Building Act 1975*. Gates and doors giving access to the pool must always be kept securely closed while they are not in use. High penalties apply for non-compliance. It is essential that parents and carers carefully supervise young children around swimming pools at all times. Parents should also consider beginning swimming lessons for their young children from an early age. Please visit www.qbcc.qld.gov.au/your-property/swimming-pools/pool-safety-standard for further information about swimming pool safety. This pool safety certificate does not certify that a building development approval has been given for the pool or the barriers for the pool. You can contact your local government to ensure this approval is in place.

Privacy statement

The Queensland Building and Construction Commission is collecting personal information as required under the *Building Act 1975*. This information may be stored by the QBCC, and will be used for administration, compliance, statistical research and evaluation of pool safety laws. Your personal information will be disclosed to other government agencies, local government authorities and third parties for purposes relating to administering and monitoring compliance with the *Building Act 1975*. Personal information will otherwise only be disclosed to third parties with your consent or unless authorised or required by law.

RTI: The information collected on this form will be retained as required by the *Public Records Act 2002* and other relevant Acts and regulations, and is subject to the Right to Information regime established by the *Right to Information Act 2009*.

This is a public document and the information in this form will be made available to the public.