



Disclosure Statement

Body Corporate and Community Management Act 1997

SECTION 206

Body Corporate	Body Corporate for: <u>AISON-DE-PLUME VILLAS</u>	Community Titles Scheme	<u>9693</u>
	Lot No: <u>10</u>	on BUP	<u>5507</u>
	Address: <u>10 / 13 MUCHOW STREET BEENLEIGH QLD 4207</u>		

PRESCRIBED INFORMATION

Secretary of Body Corporate	Name: <u>WAYNE BOWRY C/- PINNACLE STRATA MANAGEMENT</u>
	Address: <u>PO BOX 889 NERANG QLD 4211</u>
	Telephone: <u>07 5502 2888</u>

Body Corporate Manager	Name: <u>PINNACLE STRATA MANAGEMENT</u>
	Address: <u>AS ABOVE</u>
	Telephone: _____

Annual Contributions and Levies	Administrative Fund: <u>\$906.68</u>	GROSS each year by instalments in advance on the <u>FIRST</u> day of each <u>QUARTER</u> Discount: 10%
	Sinking Fund: <u>\$614.90</u>	GROSS each year by instalments in advance on the <u>FIRST</u> day of each <u>QUARTER</u> Discount: 10%
	Insurance: <u>\$723.60</u>	GROSS each year by instalments in advance on the <u>FIRST</u> day of each <u>QUARTER</u> Discount: N/A

Contribution Schedule Lot Entitlements	Based on <u>Contribution Schedule Lot Entitlements</u> : Lot Entitlement 1 Aggregate 14 906.68 (Admin) 614.90 (Sinking) N/A (Other) Ratified at AGM dated 06/10/2023
	Based on <u>Interest Schedule Lot Entitlements</u> : Lot Entitlement 6 Aggregate 68 120.60 (Insurance not included in Admin Fund Levy) Ratified at AGM dated 06/10/2023 *Only applies if a separate Levy has been struck for Insurance otherwise the Insurance is paid from Administration Fund

Improvements on Common Property for which Buyer will be responsible	NOTHING SIGHTED IN RECORDS PROVIDED
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Initial

 _____ **Initials**

Body Corporate Committee Is there a committee for the Body Corporate? Yes X
No

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

Information prescribed under Regulation Module STANDARD – NIL

Body Corporate Assets Required to be Recorded on Register SEE ATTACHED – NIL

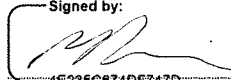
Sinking Fund Balance \$31,394.43 AS AT 1 OCTOBER 2024

Insurance

Insurer: CHU
Policy No: 870222
Building: \$ 3,146,850.00
Public Liability: \$10,000,000.00
Other: SEE ATTACHED

Valid to: 14/09/2025

Signing

Signed by:

4E235C674DF747D...
Seller

Witness

02-10-24

Date

Buyer's Acknowledgment

The Buyer acknowledges having received and read this statement from the Seller before entering into the contract.

Buyer

Witness

Date

REPORT PREPARED ON: 2 OCTOBER 2024

Body Corporate and Community Management Act 1997
Body Corporate and Community Management (Standard Module)
 Roll of Lots and Entitlements (Section 204)
AISON-DE-PLUME VILLAS CTS 9693

LOT NO. 10 UNIT NO. 10 PLAN NO. 5507 TYPE B.F.P. ACCOUNT NO. 02100010

ORIGINAL OWNER		
Name of Original Owner of Lot	Residential Address of Original Owner	Address for service of notices on Original Owner

Owner Original

CONTRIBUTION ENTITLEMENTS	
Contribution Entitlements	Date of Registration

1.00

01-Jan-10

INTEREST ENTITLEMENTS	
Interest Entitlements	Date of Registration

6.00

01-Jan-10

PARTICULARS OF SUBSEQUENT OWNERS			
Full Name of Owner(s)	Residential Address	Address for service of notices on Owner(s)	Date of notice

MK Rasmussen Invest P/L ATF

23/12/20

MK Rasmussen Invest P/L ATF

23/12/20

()

Mr J T Birch

26/04/18

GI

26/04/16

is

17/11/15

04/11/15

(continued)

Roll of Lots and Entitlements (Section 204)
AISON-DE-PLUME VILLAS CTS 9693

LOT NO. 10 UNIT NO. 10 PLAN NO. 5507 TYPE B.F.P. ACCOUNT NO. 02100010

PARTICULARS OF SUBSEQUENT OWNERS			
Full Name of Owner(s)	Residential Address	Address for service of notices on Owner(s)	Date of notice
			15/10/15

LETTING AGENT			
Full Name of representative	Address for service of notices	Date of receipt of withdrawal notice	Date of notice
Blink Property QLD	P O Box 3375 AUSTRALIA FAIR SOUTHPORT QLD 4215		02/04/24
Blink Property	Blink Property P.O. BOX 64 NERANG QLD 4211	02/04/2024	12/04/21
Raine & Horne Beenleigh	109 City Road BEENLEIGH, QLD 4207	23/12/2020	05/05/16

AISON-DE-PLUME VILLAS CTS 9693

13 Muchow Street Beenleigh QLD 4207

Ledger Report

01 October 2024

Name: MK Rasmussen Investments Pty Ltd ATF The Rasmussen Family Trust	Lot Number: 10 Unit Number: 10 StrataPay Number: 145967784
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Date	Description	Fund	Reference	Amount	Balance
	Brought Forward			608.18	608.18
13/09/23	Arrears Notice Fee	Other	M0000037	44.00	652.18
30/09/23	Interest to 30/09/23	Overdue Interest	J0005599	15.17	667.35
12/10/23	01/12/23 to 29/02/24	Admin Fund	I0001396	226.67	894.02
12/10/23	01/12/23 to 29/02/24	Sinking Fund	I0001410	157.30	1,051.32
12/10/23	01/12/23 to 29/02/24	Insurance Fund	I0001424	172.80	1,224.12
31/10/23	Interest to 31/10/23	Overdue Interest	J0005662	15.17	1,239.29
15/11/23	Arrears Notice Fee	Other	M0000041	44.00	1,283.29
29/11/23	Admin Fund	Admin Fund	R0000452	-226.67	1,056.62
29/11/23	Sinking Fund	Sinking Fund	RA000452	-143.00	913.62
29/11/23	Insurance Fund	Insurance Fund	RB000452	-236.91	676.71
29/11/23	Overdue Interest	Overdue Interest	RC000452	-31.94	644.77
29/11/23	Other	Other	RD000452	-88.00	556.77
31/12/23	Interest to 31/12/23	Overdue Interest	J0005802	13.92	570.69
23/01/24	01/03/24 to 31/05/24	Admin Fund	I0001438	226.67	797.36
23/01/24	01/03/24 to 31/05/24	Sinking Fund	I0001452	157.30	954.66
23/01/24	01/03/24 to 31/05/24	Insurance Fund	I0001466	189.00	1,143.66
31/01/24	Interest to 31/01/24	Overdue Interest	J0005844	13.92	1,157.58
29/02/24	Interest to 29/02/24	Overdue Interest	J0005927	13.92	1,171.50
18/03/24	Arrears Notice Fee	Other	M0000046	44.00	1,215.50
31/03/24	Interest to 31/03/24	Overdue Interest	J0005971	28.25	1,243.75
02/04/24	Admin Fund	Admin Fund	R0000468	-453.34	790.41
02/04/24	Sinking Fund	Sinking Fund	RA000468	-314.60	475.81
02/04/24	Insurance Fund	Insurance Fund	RB000468	-361.80	114.01
02/04/24	Overdue Interest	Overdue Interest	RC000468	-70.01	44.00
02/04/24	Other	Other	RD000468	-15.75	28.25
19/04/24	01/06/24 to 31/08/24	Admin Fund	I0001480	226.67	254.92
19/04/24	01/06/24 to 31/08/24	Sinking Fund	I0001494	157.30	412.22
19/04/24	01/06/24 to 31/08/24	Insurance Fund	I0001508	189.00	601.22
30/06/24	Interest to 30/06/24	Overdue Interest	J0006147	14.33	615.55
18/07/24	01/09/24 to 30/11/24	Admin Fund	I0001522	226.67	842.22
18/07/24	01/09/24 to 30/11/24	Sinking Fund	I0001536	157.30	999.52
18/07/24	01/09/24 to 30/11/24	Insurance Fund	I0001550	189.00	1,188.52
31/07/24	Interest to 31/07/24	Overdue Interest	J0006239	14.33	1,202.85
21/08/24	Arrears Notice Fee	Other	M0000052	44.00	1,246.85
31/08/24	Interest to 31/08/24	Overdue Interest	J0006296	14.33	1,261.18
16/09/24	Arrears Notice Fee	Other	M0000055	44.00	1,305.18
30/09/24	Interest to 30/09/24	Overdue Interest	J0006427	28.66	1,333.84



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AISON-DE-PLUME VILLAS CTS 9693

BALANCE SHEET

AS AT 01 OCTOBER 2024

	ACTUAL 01/10/2024	ACTUAL 31/08/2024
<u>OWNERS FUNDS</u>		
Administrative Fund	27,766.39	24,940.42
Sinking Fund	31,394.43	31,125.26
<u>TOTAL</u>	<u>\$ 59,160.82</u>	<u>\$ 56,065.68</u>
 <u>THESE FUNDS ARE REPRESENTED BY</u>		
<u>CURRENT ASSETS</u>		
Cash At Bank	48,619.55	59,088.87
Levies In Arrears	2,613.85	1,461.94
Other Arrears	1,297.06	724.06
Interest On Overdue Levies	334.60	245.22
Prepaid Expenses	6,539.90	0.00
<u>TOTAL ASSETS</u>	<u>59,404.96</u>	<u>61,520.09</u>
<u>LIABILITIES</u>		
Creditors	(317.64)	282.95
Accruals	0.00	111.98
Next Year Discounts	0.00	(345.60)
Levies In Advance	561.78	4,019.08
Other Payments In Advance	0.00	1,386.00
<u>TOTAL LIABILITIES</u>	<u>244.14</u>	<u>5,454.41</u>
<u>NET ASSETS</u>	<u>\$ 59,160.82</u>	<u>\$ 56,065.68</u>



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AISON-DE-PLUME VILLAS CTS 9693

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 SEPTEMBER 2024 TO 01 OCTOBER 2024

	ACTUAL 01/09/24-01/10/24	BUDGET 01/09/24-31/08/25	VARIANCE %	ACTUAL 01/09/23-31/08/24
<u>ADMINISTRATIVE FUND</u>				
<u>INCOME</u>				
Levies - Administrative Fund	3,173.38	0.00		12,693.52
Discount - Admin Fund	(249.37)	0.00	0.00	(997.48)
Insurance Levy	2,142.00	0.00		8,200.80
Interest On Overdue Levies	89.38	0.00		1,240.13
<u>TOTAL ADMIN. FUND INCOME</u>	5,155.39	0.00		21,136.97
<u>EXPENDITURE - ADMIN. FUND</u>				
Tax Return Fees	255.00	0.00		255.00
Archive Fees	22.00	0.00		132.00
Computer / Internet Fees	38.50	0.00		306.60
Bank Fees & Charges	23.90	0.00		199.45
Bcm - Disbursements	231.00	0.00		1,386.00
Bcm - Disbursements Additional	0.00	0.00	0.00	113.40
Bcm - Management Fees	394.34	0.00		2,366.04
Bcm - Secretarial Fees	0.00	0.00	0.00	140.00
Debt Collection	0.00	0.00	0.00	440.00
Debt Collection - Recovery	0.00	0.00	0.00	(440.00)
Ins. Replacement Valuation	0.00	0.00	0.00	658.00
Garden Services	432.30	0.00		4,617.80
Ins. Premium - Building	1,307.95	0.00		6,505.10
Ins. Premium - Workers Comp	0.00	0.00	0.00	200.00
Electricity	30.68	0.00		622.62
Electricity - Rebate	(406.25)	0.00	0.00	(650.00)
<u>TOTAL ADMIN. EXPENDITURE</u>	2,329.42	0.00		16,852.01
<u>SURPLUS / DEFICIT</u>	\$ 2,825.97	\$ 0.00		\$ 4,284.96
Opening Admin. Balance	24,940.42	24,940.42	100.00	20,655.46
<u>ADMINISTRATIVE FUND BALANCE</u>	\$ 27,766.39	\$ 24,940.42		\$ 24,940.42



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STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 SEPTEMBER 2024 TO 01 OCTOBER 2024

	ACTUAL 01/09/24-01/10/24	BUDGET 01/09/24-31/08/25	VARIANCE %	ACTUAL 01/09/23-31/08/24
<u>SINKING FUND</u>				
<u>INCOME</u>				
Levies - Sinking Fund	2,202.20	0.00		8,608.60
Discount - Sinking Fund	(173.03)	0.00	0.00	(673.53)
Interest On Investments	0.00	0.00	0.00	304.55
<u>TOTAL SINKING FUND INCOME</u>	2,029.17	0.00		8,239.62
<u>EXPENDITURE - SINKING FUND</u>				
Garden Services	0.00	0.00	0.00	2,800.00
Ins. Claim - Excess	0.00	0.00	0.00	2,500.00
Painting - Building	0.00	0.00	0.00	46,500.00
Plumbing - Maintenance	0.00	0.00	0.00	3,608.00
Roof - Repairs	1,760.00	0.00		2,000.00
Taxes - Income Tax	0.00	0.00	0.00	183.00
<u>TOTAL SINK. FUND EXPENDITURE</u>	1,760.00	0.00		57,591.00
<u>SURPLUS / DEFICIT</u>	\$ 269.17	\$ 0.00		\$ (49,351.38)
Opening Sinking Fund Balance	31,125.26	31,125.26	100.00	80,476.64
<u>SINKING FUND BALANCE</u>	\$ 31,394.43	\$ 31,125.26		\$ 31,125.26

ASSET REGISTER

AISON-DE-PLUME VILLAS CTS 9693

Description	Type	Method of Acquisition	Date of Acquisition	Acquired from	Original Cost	Cost to date	Market Value
			There are no items to report!				
Page Totals					0.00	0.00	0.00
Report Totals					0.00	0.00	0.00

CONTRACTS REGISTER

AISON-DE-PLUME VILLAS CTS 9693

Contractor Name and Address	Details of Duties	Delegated Powers	Basis of Remuneration
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No	There are no items to report!	Termination Date	
		Finance	
		Name of Financier	
		Date of Advice from Financier Date of Withdrawal of Financier	
Contractor Name and Address	Details of Duties	Delegated Powers	Basis of Remuneration
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No		Termination Date	
		Finance	
		Name of Financier	
		Date of Advice from Financier Date of Withdrawal of Financier	
Contractor Name and Address	Details of Duties	Delegated Powers	Basis of Remuneration
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No		Termination Date	
		Finance	
		Name of Financier	
		Date of Advice from Financier Date of Withdrawal of Financier	
Contractor Name and Address	Details of Duties	Delegated Powers	Basis of Remuneration
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No		Termination Date	
		Finance	
		Name of Financier	
		Date of Advice from Financier Date of Withdrawal of Financier	
Contractor Name and Address	Details of Duties	Delegated Powers	Basis of Remuneration
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No		Termination Date	
		Finance	
		Name of Financier	
		Date of Advice from Financier Date of Withdrawal of Financier	



Level 14, 260 Queen Street
Brisbane QLD 4000

Certificate of Currency

CHU Residential Strata Insurance Plan

Policy No	870222
Policy Wording	CHU RESIDENTIAL STRATA INSURANCE PLAN
Period of Insurance	14/09/2024 to 14/09/2025 at 4:00pm
The Insured	BODY CORPORATE FOR AISON-DE-PLUME VILLAS COMMUNITY TITLE SCHEME 9693
Situation	13 MUCHOW STREET BEENLEIGH QLD 4207

Policies Selected

Policy 1 – Insured Property

Building: \$3,146,850
Common Area Contents: \$62,352
Loss of Rent & Temporary Accommodation (total payable): \$472,027

Policy 2 – Liability to Others

Sum Insured: \$10,000,000

Policy 3 – Voluntary Workers

Death: \$200,000
Total Disablement: \$2,000 per week

Policy 4 – Fidelity Guarantee

Sum Insured: \$100,000

Policy 5 – Office Bearers' Legal Liability

Sum Insured: \$1,000,000

Policy 6 – Machinery Breakdown

Not Selected

Policy 7 – Catastrophe Insurance

Sum Insured: \$944,055
Extended Cover - Loss of Rent & Temporary Accommodation: \$141,608
Escalation in Cost of Temporary Accommodation: \$47,202
Cost of Removal, Storage and Evacuation: \$47,202

Policy 8 – Government Audit Costs and Legal Expenses

Government Audit Costs: \$25,000
Appeal expenses – common property health & safety breaches: \$100,000
Legal Defence Expenses: \$50,000

Policy 9 – Lot owners' fixtures and improvements (per lot)



Sum Insured: \$250,000

Flood Cover is included.

Date Printed

09/09/2024

This certificate confirms this policy is in force for the Period of Insurance shown, subject to the policy terms, conditions and exclusions. It is a summary of cover only (for full details refer to the current policy wording QM562-1023 and schedule). It does not alter, amend or extend the policy. This information is current only at the date of printing.