

B DY C RP RATE DISCL SURE STATEMENT

Section 206, Body Corporat and Community Manag m nt Act, 1997

As at 2nd April 2025

1. B DY C RP RATE DETAILS

Name of Scheme: Everton Court
Address of Scheme: 43 Buller Street Everton Park 4053
Community Titles Scheme Number: 3085
Regulation Module: Standard
Lot Number this statement relates to:
Unit Number this statement relates to:

2. B DY C RP RATE MANAGER DETAILS

Name of Manager: Street 4U Pty Ltd
ABN / ACN: 660 150 710
Address of Manager: PO Box 3232 Norman Park Queensland 4170
Telephone: 0418 472 175
Facsimile:
E-mail Address: manager@street4u.net.au

3. ANNUAL CONTRIBUTIONS

Annual Administrative Fund Contribution payable by the owner of the lot.	\$1,753.33
Annual Sinking Fund Contribution payable by the owner of the lot.	\$503.97
Total Annual contributions (both funds)	<hr/> \$2,257.30

Note: Current years contributions have not been updated. Probably the Annual General Meeting has not been held. Previous years contributions have been listed above.

4. COMMITTEE DETAILS

Is there a Committee appointed? YES.

5. IMPROVEMENTS IN COMMON PROPERTY FOR WHICH THE BUYER WILL BE RESPONSIBLE

Nil.

6. B DY C RP RATE ASSETS REQUIRED TO BE RECORDED IN THE ASSETS REGISTER

There are no assets required to be recorded in the scheme's Asset Register.

7. OTHER INFORMATION

Nil.

B U Y E R P R O P E R T Y R A T E D I S C L O S U R E S T A T E M E N T

(Continued)

As at 2nd April 2025

For Community Titles Scheme for Everton Court - CTS 3085 - Lot 7

SIGNING

Seller / Authorised Person

Witness

Date

BUYERS ACKNOWLEDGEMENT

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

Buyer

Witness

Date

Body Corporate for Everton Court CTS 3085

ANNEXURE T DISCLOSURE STATEMENT

The following information is provided as an annexure to the Disclosure Statement for Lot 7 dated 2nd April 2025. The information does not form part of the Disclosure Statement.

Scheme information

CTS:	3085
Building Name:	Everton Court
Property Address:	43 Buller Street Everton Park 4053
Module Type:	Standard
Financial Year End:	31-July-2025
ABN	42 396 442 855
GST registered?	NO

Insurance information

<u>Policy Details</u>	
Policy No.	HU0000012095
Expiry Date	12-March-2025
Insurance Company	CHU Underwriting Agencies Pty Ltd
Broker	Body Corporate Brokers Pty Ltd
Premium	6107.86

<u>Cover Type</u>	<u>Amount of Cover</u>
Building Catastrophe	681,000
Building Catastrophe - Loss of Rent/Temp Accom	102,150
Building Catastrophe - Removal of Contents/Evacuation	34,050
Building Catastrophe - Temporary Accommodation	34,050
Common Area Contents	22,700
Damage (i.e. Building) Policy	2,270,000
Fidelity Guarantee Insurance	100,000
Government Audit Costs	25,000
Government Audit Costs - Appeal Expenses	100,000
Government Audit Costs - Legal Defense Expenses	50,000
Loss of Rent	340,500
Lot Owner's Fixtures and Improvements	250,000
Office Bearers Liability Insurance	1,000,000
Property, Death and Injury (Public Liability)	20,000,000
Voluntary Workers Insurance	200,000/\$2,000 pw

Lot information

Lot No.	7	Contribution Unit Entitlements:	1
Unit No.	7	Interest Unit Entitlements:	1
Type of Lot:	Residential		
Subdivided?	NO		

Additional Levy information

Total Annual Contributions to the Administrative Fund:		\$1,753.33
Monthly penalty on overdue contributions		0.00% per month
Discount		No
Number of levy installment periods per year		4
	<i>Current Periods</i>	01/08/24 to 31/10/24
		01/11/24 to 31/01/25
		01/02/25 to 30/04/25
		01/05/25 to 31/07/25
Total Annual Contributions to the Sinking Fund:		\$503.97
Monthly penalty on overdue contributions		0.00% per month
Discount		No
Number of levy installment periods per year		4
	<i>Current Periods</i>	01/08/24 to 31/10/24
		01/11/24 to 31/01/25
		01/02/25 to 30/04/25
		01/05/25 to 31/07/25

Balance Sheet

Administrative & Sinking Fund

Budy Corporation for Everton Court CTS 3085

As at 2nd April 2025

43 Buller Street Everton Park Queensland 4053

ABN/ACN 42 396 442 855

Assets

2025

Cash		21,303.09
Prepaid Expenses	Note 7	1,130.59
Levies in Arrears	Note 8	2,822.96
Total Assets		\$ 25,256.64

Liabilities

Accounts Payable Liability	Note 9	165.64
Total Liabilities		\$ 165.64

Net Assets **\$ 25,091.00**

Equity

Administrative Fund	(1,832.30)
Sinking Fund	26,923.30
Total Equity	\$ 25,091.00

Notes To Financial Statements

Budy Corp rate for Evert n C urt CTS 3085

43 Buller Street Evert n Park Queensland 4053

ABN/ACN 42 396 442 855

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 these 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 Prepaid Expenses

Detail	Amount
Budy Corp rate Brkers Pty Ltd Building Insurance Period of Insurance 12/05/2024 to 12/05/2025	667.52
Mystrata Pty Ltd Software subscriptions fees to 19th May 2025	25.70
Strata4U Pty Ltd Management Fees & Fixed Disbursements	437.37
	\$ 1,130.59

Note 8 Levies in Arrears - also see note 2

Detail	Amount
Lot: 2 Unit: 4	1897.21
Lot: 5 Unit: 1	925.75
	\$ 2,822.96

Note 9 Accruals Payable Liability

Detail	Amount
Urban Utilities Water and Sewerage Quarterly Accrual - Period 24/12/2024 - 26/03/2025	165.64
	\$ 165.64

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 accruals were prepared, what specific policies/rulings apply and further clarify the figures in the financial statement. The firm of accountants 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 accruals is the responsibility of the software user.

CURRENT TITLE SEARCH
DEPT OF NATURAL RESOURCES AND MINES, QUEENSLAND

Request No: 14990631
Search Date: 07/11/2012 14:14

Title Reference: 19212536

Previous Title: 18376204

REGISTERED OWNER

BODY CORPORATE FOR EVERTON COURT COMMUNITY TITLES
SCHEME 3085
43 BULLER STREET
EVERTON PARK QLD 4053

LAND DESCRIPTION

COMMON PROPERTY OF EVERTON COURT COMMUNITY TITLES SCHEME 3085
COMMUNITY MANAGEMENT STATEMENT 3085
Local Government: BRISBANE CITY

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10641225 (POR 15)
2. REQUEST FOR NEW CMS No 704178556 15/07/2000 at 10:50
New COMMUNITY MANAGEMENT STATEMENT 3085
MODULE:STANDARD

ADMINISTRATIVE ADVICES - NIL
UNREGISTERED DEALINGS - NIL

CERTIFICATE OF TITLE ISSUED - No

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

COPYRIGHT THE STATE OF QUEENSLAND (DEPT OF NATURAL RESOURCES AND MINES) [2012]
Requested By: D APPLICATIONS ANSTAT

STANDARD COMMUNITY MANAGEMENT STATEMENT
Section 285. Body Corporate and Community Management Act 1997

Dealing: 704178556
Title Reference:19212536
Lodgment: 1062707
Date: 15/07/2000 10:50:33

Name of Community Title Scheme

EVERTON COURT

Regulation Module

Body Corporate and Community Management (Standard Module) Regulation 1997

Name of Body Corporate

BODY CORPORATE FOR EVERTON COURT COMMUNITY TITLES SCHEME 3085

Address for service of documents on the body corporate

43 BULLER STREET
EVERTON PARK QLD 4053

By-Laws

Taken to be those in effect as at 13 July 2000
[section 285 (5)(a) Body Corporate and Community Management Act 1997]

Contribution Schedule 7. Interest Schedule

Lot	Entitlement	Lot	Entitlement
1 in BUP12536	1	1 in BUP12536	1
2 in BUP12536	2	2 in BUP12536	2
3 in BUP12536	1	3 in BUP12536	1
4 in BUP12536	1	4 in BUP12536	1
5 in BUP12536	1	5 in BUP12536	1
6 in BUP12536	1	6 in BUP12536	1
7 in BUP12536	1	7 in BUP12536	1
8 in BUP12536	1	8 in BUP12536	1

Total Lots: 8 Aggregate 9 Total Lots: 8 Aggregate 9

***** End *****

Schedule 3 By-laws

section 30

1 Noise

A proprietor or occupier of a lot shall not upon the parcel create any noise likely to interfere with the peaceful enjoyment of the proprietor or occupier of another lot or of any person lawfully using common property.

2 Vehicles

Save where a by-law made pursuant to section 30(7) of this Act authorises a proprietor or occupier so to do, the proprietor or occupier of a lot shall not park or stand any motor or other vehicle upon common property except with the consent in writing of the body corporate.

3 Obstruction

A proprietor or occupier of a lot shall not obstruct lawful use of common property by any person.

4 Damage to lawns etc. on common property

A proprietor or occupier of a lot shall not—

- (a) damage any lawn, garden, tree, shrub, plant or flower being part of or situated upon common property; or
- (b) except with the consent in writing of the body corporate, use for his or her own purposes as a garden any portion of the common property.

5 Damage to common property

- (1) A proprietor or occupier of a lot shall not mark, paint, drive nails or screws or the like into, or otherwise damage or deface, any structure that forms part of the common property except

with the consent in writing of the body corporate, but this by-law does not prevent a proprietor or person authorised by the proprietor from installing—

- (a) any locking or other safety device for protection of his or her lot against intruders; or
 - (b) any screen or other device to prevent entry of animals or insects upon his or her lot.
- (2) Provided that the locking or other safety device or, as the case may be, screen or other device is constructed in a competent manner, is maintained in a state of good and serviceable repair by the proprietor and does not detract from the amenity of the building.

6 Behaviour of invitees

A proprietor or occupier of a lot shall take all reasonable steps to ensure that his or her invitees do not behave in a manner likely to interfere with the peaceful enjoyment of the proprietor or occupier of another lot or of any person lawfully using common property.

7 Depositing rubbish etc. on common property

A proprietor or occupier of a lot shall not deposit or throw upon the common property any rubbish, dirt, dust or other material likely to interfere with the peaceful enjoyment of the proprietor or occupier of another lot or of any person lawfully using the common property.

8 Appearance of building

In the case of a building units plan, a proprietor or occupier of a lot shall not, except with the consent in writing of the body corporate, hang any washing, towel, bedding, clothing or other article or display any sign, advertisement, placard, banner, pamphlet or like matter on any part of his or her lot in such a way as to be visible from outside the building.

9 Storage of flammable liquids etc.

A proprietor or occupier of a lot shall not, except with the consent in writing of the body corporate, use or store upon his or her lot or upon the common property any flammable chemical, liquid or gas or other flammable material, other than chemicals, liquids, gases or other material used or intended to be used for domestic purposes, or any such chemical, liquid, gas or other material in a fuel tank of a motor vehicle or internal combustion engine.

10 Garbage disposal

A proprietor or occupier of a lot shall—

- (a) save where the body corporate provides some other means of disposal of garbage, maintain within his or her lot, or on such part of the common property as may be authorised by the body corporate, in clean and dry condition and adequately covered, a receptacle for garbage;
- (b) comply with all local government local laws and ordinances relating to the disposal of garbage;
- (c) ensure that the health, hygiene and comfort of the proprietor or occupier of any other lot is not adversely affected by his or her disposal of garbage.

11 Keeping of animals

Subject to section 30(12), a proprietor or occupier of a lot shall not, without the approval in writing of the body corporate, keep any animal upon his or her lot or the common property.



Level 14, 260 Queen Street
Brisbane QLD 4000

Certificate of Currency

CHU Residential Strata Insurance Plan

Policy No	HU0000012095
Policy Wording	CHU RESIDENTIAL STRATA INSURANCE PLAN
Period of Insurance	12/05/2024 to 12/05/2025 at 4:00pm
The Insured	BODY CORPORATE FOR BODY CORP EVERTON COURT COMMUNITY TITLE SCHEME 3085
Situation	43 BULLER STREET EVERTON PARK QLD 4053

Policies Selected

Policy 1 – Insured Property

Building: \$2,270,000

Common Area Contents: \$22,700

Loss of Rent & Temporary Accommodation (total payable): \$340,500

Policy 2 – Liability to Others

Sum Insured: \$20,000,000

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: \$681,000

Extended Cover - Loss of Rent & Temporary Accommodation: \$102,150

Escalation in Cost of Temporary Accommodation: \$34,050

Cost of Removal, Storage and Evacuation: \$34,050

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

08/04/2024

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.