



15 February 2024

M ON MARY CTS 38195
Registered for GST

ABN: 83 433 723 769

Tax InvoiceMr & Mrs D Lukas
15 Moriarty Way
POTTS HILL NSW 2143

Ref

Re Lot 1509 M ON MARY CTS 38195

Fee 231.00 Paid

Above Fee includes GST

Please find following information to assist you with preparing a disclosure statement for Contract of Sale purposes. You will note that the information document follows the format and headings of the disclosure statement typically included in the REIQ approved form of contract.

Section 223 of the Body Corporate and Community Management Act 1997 requires the seller to provide the buyer with a number of implied warranties. Those warranties relate to the seller's knowledge about:

- (i) Latent or patent defects in the common property or body corporate assets; and
- (ii) Actual, contingent or expected liabilities of the body corporate; and
- (iii) Circumstances in relation to the affairs of the body corporate that may be prejudicial to the buyer.

Page 4 of the enclosed document can be used by the seller to set out those warranties. Bright & Duggan is not authorised to make warranties on behalf of the seller. We have not completed that page of the document, and it should be completed by the seller.

While the disclosure statement has been populated, the seller and the seller's advisers should verify the accuracy of the information supplied and decide what action, if any, needs to be taken in relation to those implied warranties. A purchaser is also entitled to make a request to inspect the Body Corporate Records.

If you have any queries relating to the information for disclosure statement please contact our office.

Body Corporate and Community Management Act 1997
Section 206
INFORMATION FOR DISCLOSURE STATEMENT

as at 15 February 2024

Body Corporate	Name of Scheme:	M ON MARY
	Community Titles Scheme No:	38195
	Lot Number:	1509
	Plan Number:	167370

Secretary	Name	Phillip Conwell
	Address	

Telephone

Body Corporate Manager	Name	Bright & Duggan (QLD) Pty Ltd
	Address	Level 1 Suite 2 193 Ferry Road SOUTHPORT QLD 4215
	Telephone	5532 1900

Contributions and Levies

Levies Determined by the Body Corporate for this Lot

Administrative Fund	Amount	Due Date	Discount	If Paid By
01/03/23 to 31/05/23	\$425.88	01/03/23	\$42.59	01/03/23
01/06/23 to 31/08/23	\$425.88	01/06/23	\$42.59	01/06/23
01/09/23 to 30/11/23	\$1,419.71	01/09/23	\$141.97	01/09/23
01/12/23 to 29/02/24	\$1,419.71	01/12/23	\$141.97	01/12/23
01/03/24****31/05/24	\$922.83	01/03/24	\$92.28	01/03/24
01/06/24****31/08/24	\$922.83	01/06/24	\$92.28	01/06/24
Sinking Fund	Amount	Due Date	Discount	If Paid By
01/03/23 to 31/05/23	\$1,064.77	01/03/23	\$106.48	01/03/23
01/06/23 to 31/08/23	\$1,064.77	01/06/23	\$106.48	01/06/23
01/09/23 to 30/11/23	\$71.00	01/09/23	\$7.10	01/09/23
01/12/23 to 29/02/24	\$71.00	01/12/23	\$7.10	01/12/23
01/03/24****31/05/24	\$567.89	01/03/24	\$56.79	01/03/24
01/06/24****31/08/24	\$567.89	01/06/24	\$56.79	01/06/24

Special Levies

Improvements on Common Property for which Buyer will be Responsible	Lot No	Date of Resolution	Authority Given To	Description of Area	Conditions
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Body Corporate Assets Required to be Recorded on Register	Use at Gymnasium	Plant and Machinery	08/10/09	Da Vinci Health Club	0.00	0.00	2,750.00
	Use in Gymnasium	Plant and Machinery	08/10/09	Da Vinci Health Club	0.00	0.00	2,750.00
	1 xClub Series Recumbent Cycle	Furniture & Fittings	20/08/12	Life Fitness	0.00	0.00	2,557.50
	Club Series Treadmill	Furniture & Fittings	20/08/12	Life Fitness	0.00	0.00	19,201.50
	\$6400.50			Life Fitness			

Body Corporate and Community Management Act 1997
Section 206
INFORMATION FOR DISCLOSURE STATEMENT (continued)

**Body Corporate
Assets Required to
be Recorded on
Register**

Club Series Treadmill			Life Fitness			
\$6400.50						
Club Series Treadmill						
\$6400.50						
Club Series CSXI Cross	Furniture & Fittings	20/08/12	Life Fitness	0.00	0.00	4,585.75
Trainer						
Fit 3 Multi Station w leg	Furniture & Fittings	20/08/12	Life Fitness	0.00	0.00	6,390.00
curl						
Pool Lounge 6/11	Furniture & Fittings	26/11/18	JORALCO	3,457.00	0.00	3,457.00
			HOLDINGS P/L			
			1062 Ann Street			
			Fortitude Valley			
			QLD 4006			
			Pool lounge			
24 x Dining Chairs	Furniture & Fittings	28/11/18		0.00	0.00	9,996.22
4 X Dining Tables						
4 x Umbrellas & Bases						
9 x Planters						
9 x Lounge chairs	Furniture & Fittings	28/11/18		0.00	0.00	2,799.96
8 x Scatter cushions						
3 x Coffee tables						

Committee

**Information
prescribed under
Regulation
Module**

Signing

Seller/Sellers Agent

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 and Community Management Act 1997
Section 206
INFORMATION FOR DISCLOSURE STATEMENT (continued)

Lot Entitlements and Other Matters	Interest Schedule	Aggregate	146,594	Entitlement of Lot	296
	Contribution Schedule	Aggregate	253,750	Entitlement of Lot	655
	Balance of Sinking fund at end of last Financial Year		2,496,510.37	as at	28/02/23
	Insurance Levies not included in Administrative Fund Levies:		See Other Levies		
	Monetary Liability under Exclusive Use By-Law		Not applicable (TS)		

Other Levies	Amount	Due Date	Discount	If Paid By
Insurance Levy				
01/03/23 to 31/05/23	\$158.51	01/03/23	Nil	01/03/23
01/06/23 to 31/08/23	\$158.51	01/06/23	Nil	01/06/23
01/09/23 to 30/11/23	\$243.87	01/09/23	Nil	01/09/23
01/12/23 to 29/02/24	\$246.54	01/12/23	Nil	01/12/23
01/03/24 to 31/05/24	\$201.19	01/03/24	Nil	01/03/24
01/06/24 to 31/08/24	\$201.19	01/06/24	Nil	01/06/24

Insurance	Type/Name of Insurer	Policy Number	Sum Insured	Renewal Date
	<i>BUILDING</i> CHU Underwriting Agencies	CS0006091452	160,048,401.00	31/05/24
	<i>BUILDING</i> Strata Unit Underwriters	01R1089116	68,592,717.00	31/05/24
	<i>CATASTROPHE</i> CHU & SUU	CS0006091452 & 01R1089116	34,296,085.00	31/05/24
	<i>COMMON AREA CONTENTS</i> CHU & SUU	CS0006091452 & 01R1089116	2,286,406.00	31/05/24
	<i>ESC IN COST OF TEMP</i> CHU & SUU	CS0006091452 & 01R1089116	1,714,804.00	31/05/24
	<i>EXT COVER - RENT/TEM</i> CHU & SUU	CS0006091452 & 01R1089116	5,144,412.00	31/05/24
	<i>FIDELITY GUARANTEE</i> CHU Underwriting Agencies	CS0006091452	100,000.00	31/05/24
	<i>FLOATING FLOORS</i> CHU Underwriting Agencies	CS0006091452	Insured	31/05/24
	<i>GOVERNMENT AUDIT COS</i> CHU Underwriting Agencies	CS0006091452	25,000.00	31/05/24

Additional Information

Insurance	Type/Name of Insurer	Policy Number	Sum Insured	Renewal Date
	<i>LEGAL EXPENSES</i> CHU Underwriting Agencies	CS0006091452	50,000.00	31/05/24
	<i>LOSS OF RENT</i> CHU & SUU	CS0006091452 & 01R1089116	34,296,085.00	31/05/24
	<i>LOT OWNERS IMPROVEME</i> CHU & SUU	CS0006091452 & 01R1089116	250,000.00	31/05/24
	<i>MACHINERY BREAKDOWN</i> CHU Underwriting Agencies	CS0006091452	100,000.00	31/05/24
	<i>OFFICE BEARERS</i> CHU Underwriting Agencies	CS0006091452	5,000,000.00	31/05/24
	<i>PUBLIC LIABILITY</i> CHU Underwriting Agencies	CS0006091452	20,000,000.00	31/05/24
	<i>STORAGE/EVACUATION</i> CHU & SUU	CS0006091452 & 01R1089116	1,714,804.00	31/05/24
	<i>VOLUNTARY WORKERS</i> CHU Underwriting Agencies	CS0006091452	200,000/2,000	31/05/24
	<i>WH&S APPEAL EXPENSES</i> CHU Underwriting Agencies	CS0006091452	100,000.00	31/05/24

Mortgages or
Securities over
Body Corporate
Assets

Latent or Patent
Defects in
Common
Property or Body
Corporate Assets

This certificate only relates to the statements under Section 206 that the seller must give, it should also be noted that the seller is also required to warrant certain matters relative to defects liability under Section 223, this certificate does not extend to Section 223

Actual or
Contingent or
Expected
Liabilities of Body
Corporate

Circumstances in
Relation to
Affairs of the
Body Corporate

Exceptions to
Statements in
Clause 7.4(3)

INSURANCE REPORT

M ON MARY CTS 38195

70 Mary Street
Brisbane Qld 4000

Type BUILDING	Sum Insured 160,048,401	Premium \$365,949.09	Date Last Paid 01/06/23
Company/Broker CHU Underwriting Agencies Insurance Advidernet tshandiman@iaa.net.au	Telephone 07 3899 5129	Policy Number CS0006091452	Due Date 31 May 2024
	Facsimile	Excess/Comments \$5,000 all claims & as per policy \$25,000 Water Damage / \$50,000 Storm & Tempest / \$5,000 Fire CHU 70% of \$228,640,572	

Type BUILDING	Sum Insured 68,592,717	Premium Included	Date Last Paid 01/06/23
Company/Broker Strata Unit Underwriters Insurance Advidernet tshandiman@iaa.net.au	Telephone 07 3899 5129	Policy Number 01R1089116	Due Date 31 May 2024
	Facsimile	Excess/Comments CUU 30% of \$228,640,572	

Type PUBLIC LIABILITY	Sum Insured 20,000,000	Premium Included	Date Last Paid 01/06/23
Company/Broker CHU Underwriting Agencies Insurance Advidernet tshandiman@iaa.net.au	Telephone 07 3899 5129	Policy Number CS0006091452	Due Date 31 May 2024
	Facsimile	Excess/Comments	

Type COMMON AREA CONTENTS	Sum Insured 2,286,406	Premium Included	Date Last Paid 01/06/23
Company/Broker CHU & SUU Insurance Advidernet tshandiman@iaa.net.au	Telephone 07 3899 5129	Policy Number CS0006091452 & 01R1089116	Due Date 31 May 2024
	Facsimile	Excess/Comments 70% CHU & 30% SUU	

Type LOSS OF RENT	Sum Insured 34,296,085	Premium Included	Date Last Paid 01/06/23
Company/Broker CHU & SUU Insurance Advidernet tshandiman@iaa.net.au	Telephone 07 3899 5129	Policy Number CS0006091452 & 01R1089116	Due Date 31 May 2024
	Facsimile	Excess/Comments 70% CHU & 30% SUU	

Type FIDELITY GUARANTEE	Sum Insured 100,000	Premium Included	Date Last Paid 01/06/23
Company/Broker CHU Underwriting Agencies Insurance Advidernet tshandiman@iaa.net.au	Telephone 07 3899 5129	Policy Number CS0006091452	Due Date 31 May 2024
	Facsimile	Excess/Comments	

INSURANCE REPORT

M ON MARY CTS 38195

70 Mary Street
Brisbane Qld 4000

Type VOLUNTARY WORKERS	Sum Insured 200,000/2,000	Premium Included	Date Last Paid 01/06/23
Company/Broker CHU Underwriting Agencies Insurance Advidernet tshandiman@iaa.net.au	Telephone 07 3899 5129	Policy Number CS0006091452	Due Date 31 May 2024
	Facsimile	Excess/Comments	

Type OFFICE BEARERS	Sum Insured 5,000,000	Premium Included	Date Last Paid 01/06/23
Company/Broker CHU Underwriting Agencies Insurance Advidernet tshandiman@iaa.net.au	Telephone 07 3899 5129	Policy Number CS0006091452	Due Date 31 May 2024
	Facsimile	Excess/Comments	

Type MACHINERY BREAKDOWN	Sum Insured 100,000	Premium Included	Date Last Paid 01/06/23
Company/Broker CHU Underwriting Agencies Insurance Advidernet tshandiman@iaa.net.au	Telephone 07 3899 5129	Policy Number CS0006091452	Due Date 31 May 2024
	Facsimile	Excess/Comments	

Type CATASTROPHE	Sum Insured 34,296,085	Premium Included	Date Last Paid 01/06/23
Company/Broker CHU & SUU Insurance Advidernet tshandiman@iaa.net.au	Telephone 07 3899 5129	Policy Number CS0006091452 & 01R1089116	Due Date 31 May 2024
	Facsimile	Excess/Comments 70% CHU & 30% SUU	

Type EXT COVER - RENT/TEM	Sum Insured 5,144,412	Premium Included	Date Last Paid 01/06/23
Company/Broker CHU & SUU Insurance Advidernet tshandiman@iaa.net.au	Telephone 07 3899 5129	Policy Number CS0006091452 & 01R1089116	Due Date 31 May 2024
	Facsimile	Excess/Comments 70% CHU & 30% SUU	

Type ESC IN COST OF TEMP	Sum Insured 1,714,804	Premium Included	Date Last Paid 01/06/23
Company/Broker CHU & SUU Insurance Advidernet tshandiman@iaa.net.au	Telephone 07 3899 5129	Policy Number CS0006091452 & 01R1089116	Due Date 31 May 2024
	Facsimile	Excess/Comments 70% CHU & 30% SUU	

INSURANCE REPORT

M ON MARY CTS 38195

70 Mary Street
Brisbane Qld 4000

Type STORAGE/EVACUATION	Sum Insured 1,714,804	Premium Included	Date Last Paid 01/06/23
Company/Broker CHU & SUU Insurance Advidernet tshandiman@iaa.net.au	Telephone 07 3899 5129 Facsimile	Policy Number CS0006091452 & 01R1089116 Excess/Comments 70% CHU & 30% SUU	Due Date 31 May 2024

Type GOVERNMENT AUDIT COS	Sum Insured 25,000	Premium Included	Date Last Paid 01/06/23
Company/Broker CHU Underwriting Agencies Insurance Advidernet tshandiman@iaa.net.au	Telephone 07 3899 5129 Facsimile	Policy Number CS0006091452 Excess/Comments	Due Date 31 May 2024

Type WH&S APPEAL EXPENSES	Sum Insured 100,000	Premium Included	Date Last Paid 01/06/23
Company/Broker CHU Underwriting Agencies Insurance Advidernet tshandiman@iaa.net.au	Telephone 07 3899 5129 Facsimile	Policy Number CS0006091452 Excess/Comments	Due Date 31 May 2024

Type LEGAL EXPENSES	Sum Insured 50,000	Premium Included	Date Last Paid 01/06/23
Company/Broker CHU Underwriting Agencies Insurance Advidernet tshandiman@iaa.net.au	Telephone 07 3899 5129 Facsimile	Policy Number CS0006091452 Excess/Comments	Due Date 31 May 2024

Type LOT OWNERS IMPROVEME	Sum Insured 250,000	Premium Included	Date Last Paid 01/06/23
Company/Broker CHU & SUU Insurance Advidernet tshandiman@iaa.net.au	Telephone 07 3899 5129 Facsimile	Policy Number CS0006091452 & 01R1089116 Excess/Comments 70% CHU & 30% SUU	Due Date 31 May 2024

Type FLOATING FLOORS	Sum Insured Insured	Premium Included	Date Last Paid 01/06/23
Company/Broker CHU Underwriting Agencies Insurance Advidernet tshandiman@iaa.net.au	Telephone 07 3899 5129 Facsimile	Policy Number CS0006091452 Excess/Comments	Due Date 31 May 2024