

**INFORMATION FOR DISCLOSURE STATEMENT****as at 20th February 2023**

<b>Body Corporate</b>	Name of Scheme:	<b>MARJOUL COURT</b>	
	Community Titles Scheme No:	<b>39779</b>	
	Lot Number:	<b>3</b>	Plan Number: <b>SP223592</b>

<b>Secretary</b>	Name	<b>Mr Mark Hade</b>
	Address	<b>529 Neaves Road MARIGINIUP WA 6065</b>
	Telephone	
	Facsimile	

<b>Body Corporate Manager</b>	Name	<b>Bright &amp; Duggan (QLD) Pty Ltd</b>
	Address	<b>Level 1 Suite 2 193 Ferry Road SOUTHPORT QLD 4215</b>
	Telephone	<b>5532 1900</b>
	Facsimile	<b>5531 2029</b>

Contributions and Levies	Levies Determined by the Body Corporate for this Lot				
	Administrative Fund	Amount	Due Date	Discount	If paid by
	01/03/22 to 31/05/22	\$392.90	01/03/22	\$78.58	01/03/22
	01/06/22 to 31/08/22	\$392.90	01/06/22	\$78.58	01/06/22
	01/09/22 to 30/11/22	\$249.96	01/09/22	\$49.99	01/09/22
	01/12/22 to 28/02/23	\$249.96	01/12/22	\$49.99	01/12/22
	01/03/23****31/05/23	\$321.43	01/03/23	\$64.29	01/03/23
	01/06/23****31/08/23	\$321.43	01/06/23	\$64.29	01/06/23
	Sinking Fund				
	01/03/22 to 31/05/22	\$450.00	01/03/22	\$90.00	01/03/22
	01/06/22 to 31/08/22	\$450.00	01/06/22	\$90.00	01/06/22
	01/09/22 to 30/11/22	\$550.00	01/09/22	\$110.00	01/09/22
	01/12/22 to 28/02/23	\$550.00	01/12/22	\$110.00	01/12/22
	01/03/23****31/05/23	\$500.00	01/03/23	\$100.00	01/03/23
	01/06/23****31/08/23	\$500.00	01/06/23	\$100.00	01/06/23
	<b>LEGAL OR RECOVERY COSTS ACCRUING</b>				

<b>Body Corporate</b>	Name of Scheme:	<b>MARJOUL COURT</b>
	Community Titles Scheme No:	<b>39779</b>
	Lot Number:	<b>3</b>
	Plan Number:	<b>SP223592</b>

<b>Improvements on Common Property for which Buyer will be Responsible</b>	<b>See annexure Register of Authorisations Affecting Common Property</b>
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INFORMATION FOR DISCLOSURE STATEMENT (continued)

Body Corporate  
Assets Required to  
be Recorded on  
Register

**There are no assets required to be recorded.**

Committee

Information  
prescribed under  
Regulation  
Module

**Nil**

Signing



\_\_\_\_\_  
Seller/Sellers Agent

\_\_\_\_\_  
Witness

21-02-2023

\_\_\_\_\_  
Date

Buyers  
Acknowledgement

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

\_\_\_\_\_  
Buyer

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Date

## Additional Information

<b>Body Corporate</b>	Name of Scheme: <b>MARJOUL COURT</b>			
	Community Titles Scheme No: <b>39779</b>			
	Lot Number: <b>3</b>		Plan Number: <b>SP223592</b>	
<b>Lot Entitlements and Other Matters</b>	Interest Schedule	Aggregate	<b>90</b>	Entitlement of Lot <b>10</b>
	Contribution Schedule	Aggregate	<b>70</b>	Entitlement of Lot <b>10</b>
	Balance of Sinking fund at end of last Financial Year		<b>37,919.74</b>	as at <b>28/02/22</b>
	Insurance Levies not included in Administrative Fund Levies:		<b>See Annexure</b>	
	Monetary Liability under Exclusive Use By-Law		<b>Not applicable (TS)</b>	

Insurance	Type	Company	Policy No	Sum Insured	Due Date
	<b>BUILDING</b>	<b>Strata Community Insurance</b>	<b>QRSC17001050</b>	<b>2,846,096</b>	<b>18/03/23</b>
	<b>PUBLIC LIABILITY</b>	<b>Strata Community Insurance</b>	<b>QRSC17001050</b>	<b>20,000,000</b>	<b>18/03/23</b>
	<b>COMMON AREA CONTENTS</b>	<b>Strata Community Insurance</b>	<b>QRSC17001050</b>	<b>38,565</b>	<b>18/03/23</b>
	<b>LOSS OF RENT</b>	<b>Strata Community Insurance</b>	<b>QRSC17001050</b>	<b>426,914</b>	<b>18/03/23</b>
	<b>FIDELITY GUARANTEE</b>	<b>Strata Community Insurance</b>	<b>QRSC17001050</b>	<b>100,000</b>	<b>18/03/23</b>
	<b>VOLUNTARY WORKERS</b>	<b>Strata Community Insurance</b>	<b>QRSC17001050</b>	<b>200,000/2,000</b>	<b>18/03/23</b>
	<b>OFFICE BEARERS</b>	<b>Strata Community Insurance</b>	<b>QRSC17001050</b>	<b>1,000,000</b>	<b>18/03/23</b>
	<b>CATASTROPHE</b>	<b>Strata Community Insurance</b>	<b>QRSC17001050</b>	<b>853,829</b>	<b>18/03/23</b>
	<b>GOVERNMENT AUDIT COS</b>	<b>Strata Community Insurance</b>	<b>QRSC17001050</b>	<b>25,000</b>	<b>18/03/23</b>
	<b>WH&amp;S APPEAL EXPENSES</b>	<b>Strata Community Insurance</b>	<b>QRSC17001050</b>	<b>100,000</b>	<b>18/03/23</b>
	<b>LEGAL EXPENSES</b>	<b>Strata Community Insurance</b>	<b>QRSC17001050</b>	<b>50,000</b>	<b>18/03/23</b>
	<b>LOT OWNERS IMPROVEME</b>	<b>Strata Community Insurance</b>	<b>QRSC17001050</b>	<b>300,000</b>	<b>18/03/23</b>

<b>Mortgages or Securities over Body Corporate Assets</b>	<b>Nil</b>
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## Additional Information (continued)

Body Corporate

Name of Scheme:

**MARJOUL COURT**

Community Titles Scheme No:

**39779**

Lot Number:

**3**

Plan Number:

**SP223592**

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(2)

## DISCLOSURE STATEMENT (Continued)

Name of Scheme	MARJOUL COURT			CTS No	39779
Lot No.	3	Type	BUILDING FORMAT PLAN	Plan No	SP223592

## ANNEXURE - LEVY DETAILS

[illegible]

[illegible]

# CONTRACTS REGISTER

## MARJOUL COURT CTS 39779

Contractor Name and Address <b>Bright &amp; Duggan (QLD) Pty Ltd Suite 2, Level 1 193 Ferry Road SOUTHPORT QLD 4215</b>	Details of Duties <b>Administration</b>	Delegated Powers	Basis of Remuneration <b>Quarterly in Advance/\$165.00 per Lot excl GST</b>
Commencement Date	<b>31/05/2021</b>	Termination Date	<b>31/05/2023</b>
Term of Contract	<b>Two (2) Years</b>	Finance	
Options		Name of Financier	
Copy of Agreement on File	<b>Y</b>	Date of Advice from Financier	
Workers Comp No		Date of Withdrawal of Financier	
Contractor Name and Address	Details of Duties	Delegated Powers	Basis of Remuneration <b>Billing based on usage</b>
Commencement Date	<b>1/07/2022</b>	Termination Date	
Term of Contract	<b>24 months</b>	Finance	
Options		Name of Financier	
Copy of Agreement on File		Date of Advice from Financier	
Workers Comp No		Date of Withdrawal of Financier	
Contractor Name and Address	Details of Duties	Delegated Powers	Basis of Remuneration
Commencement Date		Termination Date	
Term of Contract		Finance	
Options		Name of Financier	
Copy of Agreement on File		Date of Advice from Financier	
Workers Comp No		Date of Withdrawal of Financier	
Contractor Name and Address	Details of Duties	Delegated Powers	Basis of Remuneration
Commencement Date		Termination Date	
Term of Contract		Finance	
Options		Name of Financier	
Copy of Agreement on File		Date of Advice from Financier	
Workers Comp No		Date of Withdrawal of Financier	
Contractor Name and Address	Details of Duties	Delegated Powers	Basis of Remuneration
Commencement Date		Termination Date	
Term of Contract		Finance	
Options		Name of Financier	
Copy of Agreement on File		Date of Advice from Financier	
Workers Comp No		Date of Withdrawal of Financier	

## CERTIFICATE OF COMPLETION

Date Generated: 21/02/2023



### Document Details

**Subject:** SignAnything - Disclosure Statement - 3/129 Vernon St, Nundah, QLD 4012

**Document Pages:** 7

**Exchanged by:** Not Applicable

**Certificate Pages:** 1

**Exchange Date:** Not Applicable

**Status:** Signed

**No. of Signatures:** 1

### Signature Logs

**Signer:** Matt Phillips

**Email Address:** matt@imageproperty.com.au

**Status:** Signed

**IP Address:** 101.179.33.31

**Supervised By:**

**Email Sent Date:** 21/2/2023

**Signed Date:** 21/2/2023

**Signature:**

A handwritten signature in black ink, appearing to be 'M Phillips'.

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**Signer:**

**Email Address:**

**Status:**

**IP Address:**

**Supervised By:**

**Email Sent Date:**

**Signed Date:**

**Signature:**

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**Signer:**

**Email Address:**

**Status:**

**IP Address:**

**Supervised By:**

**Email Sent Date:**

**Signed Date:**

**Signature:**