australia's strata leader

Local network:

Bowen Hills | Southport

NSW | VIC | ACT

customercare@bright-duggan.com.au bright-duggan.com.au PO Box 4549, Ashmore QLD 4214 P: 07 5532 1900 ABN 23 115 369 858

ABN: 78 078 768 328

30 August 2023

RYANS PLACE CTS 1915 Not registered for GST

Tax Invoice

Image Property PO Box 5695 WEST END QLD 4101

Ref

Re Lot 3 RYANS PLACE CTS 1915

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.

INFORMATION FOR DISCLOSURE STATEMENT

as at 30 August 2023

Body Corporate Name of Scheme:

RYANS PLACE

Community Titles Scheme No:

1915

Lot Number:

3

Plan Number: 13767

Secretary

Name Address

Elaine Poultney 34 Froude Street

BANYO QLD 4014

Telephone

Facsimile

Body Corporate Manager

Name

Address

Bright & Duggan (QLD) Pty Ltd

Level 1 Suite 2 193 Ferry Road

SOUTHPORT QLD 4215

Telephone 5532 1900

5531 2029

Contributions and Levies

Levies Determined by the Body Corporate for this Lot

Plan Number:

13767

Facsimile

Administrative Fund	Amount	Due Date	Discount	If paid by
01/05/23 to 31/07/23	\$416.67	01/05/23	Nil	01/05/23
01/08/23 to 31/10/23	\$416.67	01/08/23	Nil	01/08/23
01/11/23 to 31/01/24	\$583.33	01/11/23	Nil	01/11/23
01/02/24 to 30/04/24	\$583.33	01/02/24	Nil	01/02/24
01/05/24****31/07/24	\$500.00	01/05/24	Nil	01/05/24
01/08/24****31/10/24	\$500.00	01/08/24	Nil	01/08/24
Sinking Fund				
01/05/23 to 31/07/23	\$520.83	01/05/23	Nil	01/05/23
01/08/23 to 31/10/23	\$520.83	01/08/23	Nil	01/08/23
01/11/23 to 31/01/24	\$263.58	01/11/23	Nil	01/11/23
01/02/24 to 30/04/24	\$263.58	01/02/24	Nil	01/02/24
01/05/24****31/07/24	\$392.21	01/05/24	Nil	01/05/24
01/08/24****31/10/24	\$392.21	01/08/24	Nil	01/08/24

Body Corporate

Name of Scheme:

RYANS PLACE

Community Titles Scheme No:

1915

Lot Number:

3

Improvements on Common Property for which Buyer will be Responsible

Body Corporate and Community Management Act 1997 Section 206

INFORMATION FOR DISCLOSURE STATEMENT (continued)

Body Corporate Assets Required to be Recorded on Register	There are no assets required to be recorded	ed.
Information prescribed under Regulation Module	Nil	
Signing	Seller/Sellers Agent	Witness
Buyers	The Puwer asknowledges beging received or	nd road this statement from the
Acknowledgement	The Buyer acknowledges having received an Seller before entering into the contract.	id read this statement from the
	Buyer	Witness

Additional Information

Body Corporate
Name of Scheme:
RYANS PLACE
Community Titles Scheme No:
1915

Lot Number: 13767

Lot Entitlements and Other Matters Interest Schedule Aggregate $\mathbf{6}$ Entitlement of Lot $\mathbf{1}$

Contribution Schedule Aggregate 6 Entitlement of Lot 1

Balance of Sinking fund at end of last Financial Year 29,155.65 as at 30/04/23

Insurance Levies not included in Administrative Fund Levies:

Monetary Liability under Exclusive Use By-Law

Not applicable (TS)

Insurance Type Company Policy No Sum Insured Due Date

See Annexure - Insurance Report

Mortgages or Securities over Body Corporate Assets Nil

Additional Information (continued)

Body Corporate

Name of Scheme: RYANS PLACE

Community Titles Scheme No: 1915

Lot Number: 13767

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)

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INSURANCE REPORT RYANS PLACE CTS 1915

108 Ryans Road NUNDAH QLD 4012

		1	1	
Type BLUE DING		Sum Insured	Premium	Date Last Paid
BUILDING	I	2,121,089	\$4,166.28	11/11/22
Company/Broker	Telephone	Policy Number	Due Date	a 2022
Strata Community Insurance	02 8319 5670 Facsimile	QRSC18004518 5 November Excess/Comments		er 2025
Collective Insurance Brokers	racsinine	\$500 all claims & as	nor nolicy	
info@collectiveib.com.au		= \$500 an Claims & as	per policy	
Type		Sum Insured	Premium	Date Last Paid
PUBLIC LIABILITY		20,000,000	Included	11/11/22
Company/Broker	Telephone	Policy Number	Due Date	
Strata Community Insurance	02 8319 5670	QRSC18004518	5 Novemb	er 2023
Collective Insurance Brokers	Facsimile	Excess/Comments		
info@collectiveib.com.au		_		
Туре		Sum Insured	Premium	Date Last Paid
COMMON AREA CONTENTS		21,211	Included	11/11/22
Company/Broker	Telephone	Policy Number	Due Date	
Strata Community Insurance	02 8319 5670	QRSC18004518	5 Novemb	er 2023
Collective Insurance Brokers	Facsimile	Excess/Comments		
info@collectiveib.com.au				
Туре		Sum Insured	Premium	Date Last Paid
LOSS OF RENT		318,163	Included	11/11/22
Company/Broker	Telephone	Policy Number	Due Date	
Strata Community Insurance	02 8319 5670	QRSC18004518 5 November 2023		
Collective Insurance Brokers	Facsimile	Excess/Comments		
info@collectiveib.com.au		4		
Туре		Sum Insured	Premium	Date Last Paid
FIDELITY GUARANTEE		100,000	Included	11/11/22
Company/Broker	Telephone	Policy Number	Due Date	2022
Strata Community Insurance	02 8319 5670	QRSC18004518	5 Novemb	er 2023
Collective Insurance Brokers	Facsimile	Excess/Comments		
info@collectiveib.com.au		\dashv		
Type		Sum Insured	Premium	Date Last Paid
VOLUNTARY WORKERS	•	200,000/2,000	Included	11/11/22
Company/Broker	Telephone	Policy Number	Due Date	•05-
Strata Community Insurance	02 8319 5670	QRSC18004518 5 November 2023		
Collective Insurance Brokers	Facsimile	Excess/Comments		
info@collectiveib.com.au				
info@collectiveib.com.au				
info@collectiveib.com.au				

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INSURANCE REPORT RYANS PLACE CTS 1915

108 Ryans Road NUNDAH QLD 4012

Туре		Sum Insured	Premium	Date Last Paid
OFFICE BEARERS		1,000,000	Included	11/11/22
Company/Broker	Telephone 02 8319 5670	Policy Number QRSC18004518	Due Date 5 Novemb	om 2022
Strata Community Insurance Collective Insurance Brokers	Facsimile	Excess/Comments	er 2025	
info@collectiveib.com.au	1 desimile	L'ACC35/ Comments		
into@conecuvero.com.au				
Туре		Sum Insured	Premium	Date Last Paid
CATASTROPHE		636,327	Included	11/11/22
Company/Broker	Telephone	Policy Number	Due Date	2022
Strata Community Insurance	02 8319 5670 Facsimile	QRSC18004518 Excess/Comments	5 Novemb	er 2023
Collective Insurance Brokers	racsinne	Excess/Comments		
info@collectiveib.com.au		=		
	•			
Туре		Sum Insured	Premium	Date Last Paid
GOVERNMENT AUDIT COS		25,000	Included	11/11/22
Company/Broker	Telephone	Policy Number	Due Date	arr 2022
Strata Community Insurance Collective Insurance Brokers	02 8319 5670 Facsimile	QRSC18004518 Excess/Comments	5 Novemb	er 2023
info@collectiveib.com.au	Pacsinine	Excess/Comments		
inio@conectiveid.com.au				
	•	•		
Туре		Sum Insured	Premium	Date Last Paid
WH&S APPEAL EXPENSES		100,000	Included	11/11/22
Company/Broker	Telephone	Policy Number	Due Date	2022
Strata Community Insurance Collective Insurance Brokers	02 8319 5670 Facsimile	QRSC18004518 5 November 2023 Excess/Comments		
info@collectiveib.com.au	1 acsimic	Excess/Comments		
mio@conectiverb.com.au				
Туре		Sum Insured	Premium	Date Last Paid
LEGAL EXPENSES	· · · · · · · · · · · · · · · · · · ·	50,000	Included	11/11/22
Company/Broker Strata Community Insurance	Telephone 02 8319 5670	Policy Number QRSC18004518	Due Date 5 Novemb	or 2023
Collective Insurance Brokers	Facsimile	Excess/Comments	5 Novemb	er 2025
info@collectiveib.com.au	T desimile	\$1,000 all claims & 10% contribution		
into e concenversicoman				
Туре		Sum Insured	Premium	Date Last Paid
LOT OWNERS IMPROVEME	T. 1	300,000	Included	11/11/22
Company/Broker Strata Community Insurance	Telephone 02 8319 5670	Policy Number ORSC18004518	Due Date 5 Novemb	or 2023
Collective Insurance Brokers	Facsimile	QRSC18004518 5 November 2023 Excess/Comments		
info@collectiveib.com.au				
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30 August 2023

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INSURANCE REPORT RYANS PLACE CTS 1915

108 Ryans Road NUNDAH QLD 4012

Type		Sum Insured	Premium	Date Last Paid
FLOATING FLOORS	1	Insured	Included	11/11/22
Company/Broker	Telephone	Policy Number	Due Date	
Strata Community Insurance	02 8319 5670	QRSC18004518	5 November 2023	
Collective Insurance Brokers	Facsimile	Excess/Comments		
info@collectiveib.com.au		4		
Туре		Sum Insured	Premium	Date Last Paid
TERRORISM		Insured	Included	11/11/22
Company/Broker	Telephone	Policy Number	Due Date	
Strata Community Insurance	02 8319 5670	QRSC18004518	5 Novemb	er 2023
Collective Insurance Brokers	Facsimile	Excess/Comments		
info@collectiveib.com.au				
Туре		Sum Insured	Premium	Date Last Paid
COMMISSION		530.96	Included	11/11/22
Company/Broker	Telephone	Policy Number	Due Date	11/11/22
Strata Community Insurance	02 8319 5670	QRSC18004518	5 Novemb	er 2023
Collective Insurance Brokers	Facsimile	Excess/Comments	e i to tellis	<u> </u>
info@collectiveib.com.au				
mio & concenveno.com.au		7		
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Туре		Sum Insured	Premium	Date Last Paid
Company/Broker	Telephone	Policy Number	Due Date	
Company/Broker	relephone	Foncy Number	Due Date	
	Facsimile	Excess/Comments		
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Type			r .	F . Y
		Sum Insured	Premium	Date Last Paid
Company/Braker	Tolonhoro			Date Last Paid
Company/Broker	Telephone	Sum Insured Policy Number	Premium Due Date	Date Last Paid
Company/Broker	-	Policy Number		Date Last Paid
Company/Broker	Telephone Facsimile			Date Last Paid
Company/Broker	-	Policy Number		Date Last Paid
Company/Broker	-	Policy Number		Date Last Paid
Company/Broker	-	Policy Number		Date Last Paid
Company/Broker	-	Policy Number		Date Last Paid
Company/Broker Type	-	Policy Number		Date Last Paid Date Last Paid
Туре	Facsimile	Policy Number Excess/Comments Sum Insured	Due Date Premium	
	-	Policy Number Excess/Comments	Due Date	
Туре	Facsimile	Policy Number Excess/Comments Sum Insured Policy Number	Due Date Premium	
Туре	Facsimile	Policy Number Excess/Comments Sum Insured	Due Date Premium	
Туре	Facsimile	Policy Number Excess/Comments Sum Insured Policy Number	Due Date Premium	
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Туре	Facsimile	Policy Number Excess/Comments Sum Insured Policy Number	Due Date Premium	