

# Disclosure Statement

## Body Corporate and Community Management Act 1997 Section 206

### Body Corporate:

**Body Corporate For:** FIGTREE LANE Community Title Scheme: 41578

**Lot No:** 13 on SP229650

**Address:** 28-30 ESTHER STREET, DEAGON QLD 4017

### Secretary of Body Corporate:

**Name:** ROGER MCDONNELL

**Postal Address:** PO BOX 184, KEDRON QLD 4031

**Email:** theteam@stansurestrata.com.au

### Body Corporate Manager:

**Name:** STANSURE STRATA

**Address:** 47 KATE STREET, KEDRON QLD 4031

**Telephone:** 3359 9877

### Body Corporate Committee:

Is there a committee for the Body Corporate?

☒

Yes

☐

No

If there is a committee, is the body corporate manager engaged to perform the functions of the committee?

☐

Yes

☒

No

### Annual Contributions and Levies:

**Current Financial Year End:** 30/06/2025

**Current Levy Year Issued:** 30/06/2025

If the "Current Financial Year" and the "Current Levy Year Issued" differ then the levies quoted in this disclosure statement are for the **Current Levy Year Issued**. Full year levies will be issued at the scheme's next AGM, within three months of EFY. This document will remain current until that AGM is held and new yearly levies are issued.

#### Administrative Fund Payable By This Lot:

|                |                         |           |           |          |          |
|----------------|-------------------------|-----------|-----------|----------|----------|
| Period Issued: | 01/07/2024 - 30/09/2024 | Due Date: | 1/07/2024 | Payable: | \$472.00 |
| Period Issued: | 01/10/2024 - 31/12/2024 | Due Date: | 1/10/2024 | Payable: | \$538.00 |
| Period Issued: | 01/01/2025 - 31/03/2025 | Due Date: | 1/01/2025 | Payable: | \$538.00 |
| Period Issued: | 01/04/2025 - 30/06/2025 | Due Date: | 1/04/2025 | Payable: | \$538.00 |

**DISCOUNT FOR PAYMENT DUE DATE:**

NIL

**GROSS LEVY PAYABLE:** \$2,086.00

#### Sinking Fund Payable By This Lot:

|                |                         |           |           |          |          |
|----------------|-------------------------|-----------|-----------|----------|----------|
| Period Issued: | 01/07/2024 - 30/09/2024 | Due Date: | 1/07/2024 | Payable: | \$235.00 |
| Period Issued: | 01/10/2024 - 31/12/2024 | Due Date: | 1/10/2024 | Payable: | \$250.00 |
| Period Issued: | 01/01/2025 - 31/03/2025 | Due Date: | 1/01/2025 | Payable: | \$250.00 |
| Period Issued: | 01/04/2025 - 30/06/2025 | Due Date: | 1/04/2025 | Payable: | \$250.00 |

**DISCOUNT FOR PAYMENT DUE DATE:**

NIL

**GROSS LEVY PAYABLE:** \$985.00

**Other:** -

Levies for period 1/07/2025 – 30/09/2025 were resolved at the last AGM and will be: Administrative Fund \$538.00 and Sinking Fund \$259.00

### Schedule of Lot Entitlements:

|                                        |   |            |    |
|----------------------------------------|---|------------|----|
| Contribution Schedule Lot Entitlement: | 1 | Aggregate: | 14 |
| Interest Schedule Lot Entitlements:    | 1 | Aggregate: | 14 |

**Improvements on  
Common Property  
for Which Buyer Will  
Be Responsible:**

REFER TO IMPROVEMENTS REGISTER ATTACHED

**Body Corporate  
Assets Required To  
Be Recorded:**

NOTHING SIGHTED IN RECORDS PROVIDED

**Information  
Prescribed under  
Regulation Module:**

STANDARD MODULE - NIL

**Financial Statement  
Balances**

**Administrative Fund:** \$2,859.21 as at 16/09/2024

**Sinking Fund:** \$63,585.98 as at 16/09/2024

**Insurance**

Insurer: ALLIANZ AUSTRALIA INSURANCE LIMITED VIA DIRECT  
INSURANCE BROKERS PTY LTD

Policy No: QRSC17002697

Building: \$6,217,666

Public Liability: \$10,000,000

Other: COMMON CONTENTS \$7,718, LOSS OF RENT \$932,650, VOLUNTARY  
WORKERS \$200,000/\$2,000, FIDELITY GUARANTEE \$100,000,  
OFFICE BEARERS LIABILITY \$1,000,000, CATASTROPHE \$1,865,300,  
LOT OWNERS FIXTURES AND FITTINGS \$300,000. POLICY EXPIRES  
16/06/2025

**Signing:**

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

\_\_\_\_\_  
Witness – not required if signed electronically

\_\_\_\_\_  
Date

**Buyer's  
Acknowledgement:**

The Buyer acknowledges having received and read this statement from the Seller

\_\_\_\_\_  
Buyer / Buyers Agent

\_\_\_\_\_  
Witness – not required if signed electronically

\_\_\_\_\_  
Date

Balance Sheet - C.T.S. 41578

"FIGTREE LANE"

28-30 ESTHER STREET, DEAGON, QLD 4017

For the Financial Period 01/07/2024 to 16/09/2024

|                           | Administrative | Sinking     | TOTAL<br>THIS<br>YEAR |
|---------------------------|----------------|-------------|-----------------------|
| Assets                    |                |             |                       |
| Cash At Bank              |                |             |                       |
| Figtree Lane CTS 41578    | \$6,808.21     | \$11,085.98 | \$17,894.19           |
| Figtree Lane CTS 41578-1  | \$0.00         | \$32,000.00 | \$32,000.00           |
| Figtree Lane CTS 41578-3  | \$0.00         | \$12,000.00 | \$12,000.00           |
| Figtree Lane CTS 41578-4  | \$0.00         | \$10,000.00 | \$10,000.00           |
| Total Assets              | \$6,808.21     | \$65,085.98 | \$71,894.19           |
| Liabilities               |                |             |                       |
| Paid in Advance           | \$3,949.00     | \$1,500.00  | \$5,449.00            |
| Total Liabilities         | \$3,949.00     | \$1,500.00  | \$5,449.00            |
| Net Assets                | \$2,859.21     | \$63,585.98 | \$66,445.19           |
| Owners Funds              |                |             |                       |
| Opening Balance           | \$(286.18)     | \$58,583.67 | \$58,297.49           |
| Net Income For The Period | \$3,145.39     | \$5,002.31  | \$8,147.70            |
| Total Owners Funds        | \$2,859.21     | \$63,585.98 | \$66,445.19           |

**Income and Expenditure Statement - C.T.S. 41578****"FIGTREE LANE"****28-30 ESTHER STREET, DEAGON, QLD 4017**

For the Financial Period 01/07/2024 to 16/09/2024

**Administrative Fund**

|                                            | <b>TOTAL<br/>THIS<br/>YEAR</b> | <b>This Year<br/>Budget</b> | <b>Last Year<br/>Actual</b> |
|--------------------------------------------|--------------------------------|-----------------------------|-----------------------------|
| <b>Income</b>                              |                                |                             |                             |
| Levy Income                                | \$6,608.00                     | \$0.00                      | \$25,704.00                 |
| <b>Total Administrative Fund Income</b>    | <b>\$6,608.00</b>              | <b>\$0.00</b>               | <b>\$25,704.00</b>          |
| <b>Expenses</b>                            |                                |                             |                             |
| Bank Charges                               | \$0.00                         | \$36.00                     | \$31.80                     |
| Bank Charges-Deft Process Fee              | \$0.00                         | \$115.00                    | \$112.35                    |
| Body Corporate Admin.                      | \$646.80                       | \$646.80                    | \$734.80                    |
| Communication & Outlays                    | \$571.43                       | \$2,285.72                  | \$2,285.72                  |
| Contractor Compliance                      | \$275.00                       | \$275.00                    | \$275.00                    |
| Deficit Recovery                           | \$0.00                         | \$286.18                    | \$0.00                      |
| Electricity                                | \$0.00                         | \$550.00                    | \$466.77                    |
| Email Charges                              | \$35.20                        | \$65.00                     | \$169.40                    |
| Fees Permits Engin Reports                 | \$0.00                         | \$138.60                    | \$0.00                      |
| Gardens & Grounds                          | \$847.00                       | \$6,000.00                  | \$5,436.00                  |
| Gutter Cleaning                            | \$0.00                         | \$1,500.00                  | \$1,474.00                  |
| Insurance                                  | \$0.00                         | \$11,800.00                 | \$10,652.00                 |
| Insurance Claim                            | \$0.00                         | \$0.00                      | \$305.25                    |
| Insurance Valuation                        | \$0.00                         | \$0.00                      | \$395.55                    |
| Management Fee                             | \$793.68                       | \$3,174.00                  | \$2,873.64                  |
| Meeting Expenses                           | \$0.00                         | \$0.00                      | \$8.40                      |
| Safety Report                              | \$0.00                         | \$231.55                    | \$0.00                      |
| Tax Return Fees                            | \$0.00                         | \$286.00                    | \$286.00                    |
| Termite Inspection/Treatment               | \$0.00                         | \$1,520.65                  | \$1,349.30                  |
| Workers Compensation                       | \$293.50                       | \$293.50                    | \$293.50                    |
| <b>Total Administrative Fund Expenses</b>  | <b>\$3,462.61</b>              | <b>\$29,204.00</b>          | <b>\$27,149.48</b>          |
| <b>Administrative Fund Surplus/Deficit</b> | <b>\$3,145.39</b>              | <b>\$(29,204.00)</b>        | <b>\$(1,445.48)</b>         |

Income and Expenditure Statement - C.T.S. 41578

"FIGTREE LANE"

28-30 ESTHER STREET, DEAGON, QLD 4017

For the Financial Period 01/07/2024 to 16/09/2024

Sinking Fund

|                                | TOTAL<br>THIS<br>YEAR | This Year<br>Budget | Last Year<br>Actual |
|--------------------------------|-----------------------|---------------------|---------------------|
| Income                         |                       |                     |                     |
| Interest Received              | \$270.29              | \$0.00              | \$834.03            |
| Levy Income                    | \$3,290.00            | \$0.00              | \$13,160.00         |
| Total Sinking Fund Income      | \$3,560.29            | \$0.00              | \$13,994.03         |
| Expenses                       |                       |                     |                     |
| Gardens & Grounds              | \$0.00                | \$0.00              | \$209.00            |
| Provision - Future Expenditure | \$0.00                | \$13,790.00         | \$0.00              |
| Rep & Maint. - Building        | \$1,061.50            | \$0.00              | \$529.10            |
| Rep & Maint. - Garage Doors    | \$825.55              | \$0.00              | \$0.00              |
| Rep & Maint. - Roof Repairs    | \$(3,329.07)          | \$0.00              | \$7,849.64          |
| Rep & Maintenance - Painting   | \$0.00                | \$0.00              | \$445.55            |
| Rep & Maintenance - Plumbing   | \$0.00                | \$0.00              | \$5,636.59          |
| Safety Report Compliance Works | \$0.00                | \$0.00              | \$2,717.77          |
| Sinking Fund Forecast          | \$0.00                | \$0.00              | \$327.55            |
| Total Sinking Fund Expenses    | \$(1,442.02)          | \$13,790.00         | \$17,715.20         |
| Sinking Fund Surplus/Deficit   | \$5,002.31            | \$(13,790.00)       | \$(3,721.17)        |

# STANSURE STRATA

## OWNER TRANSACTION SUMMARY from 30/06/23 to 16/09/27

### Contribution Schedule

Page 1

**C.T.S.:** 41578  
**Building Address:** 28-30 Esther Street  
**:**  
**Suburb:** DEAGON  
**Building Name:** FIGTREE LANE  
**GST?:** No

**Units:** 14      **Lots:** 14  
**State:** QLD      **Post Code:** 4017  
**ABN:** 27 334 854 259  
**Manager:** Team2 YS

**Lot#:** 13      **Unit#:** 13  
**Owner Name:** Roger McDonnell

**Units of Entitlement:** 1  
**Contribution Schedule:** 1

**Paid To:** 31/12/24

| Levies   |           |                                                                                      |           |          |          |        |         |              |        |
|----------|-----------|--------------------------------------------------------------------------------------|-----------|----------|----------|--------|---------|--------------|--------|
| Due Date | Reference | Details                                                                              | Total Due | Paid     | Discount | Unpaid | Arrears | Interest Due | GST    |
| 01/07/23 | 571       | Standard Levy Contribution Schedule from 01/07/2023 to 30/09/2023<br>FULLY PAID      | \$655.00  | \$655.00 | \$0.00   | \$0.00 | \$0.00  | \$0.00       | \$0.00 |
|          |           | Admin                                                                                | \$420.00  | \$420.00 | \$0.00   | \$0.00 | \$0.00  | \$0.00       | \$0.00 |
|          |           | Sinking                                                                              | \$235.00  | \$235.00 | \$0.00   | \$0.00 | \$0.00  | \$0.00       | \$0.00 |
| 16/10/23 | 629       | Standard Levy Contribution Schedule from 01/10/2023 to 31/12/2023<br>FULLY PAID      | \$707.00  | \$707.00 | \$0.00   | \$0.00 | \$0.00  | \$0.00       | \$0.00 |
|          |           | Admin                                                                                | \$472.00  | \$472.00 | \$0.00   | \$0.00 | \$0.00  | \$0.00       | \$0.00 |
|          |           | Sinking                                                                              | \$235.00  | \$235.00 | \$0.00   | \$0.00 | \$0.00  | \$0.00       | \$0.00 |
| 01/01/24 | 630       | Standard Levy Contribution Schedule from 01/01/2024 to 31/03/2024<br>FULLY PAID      | \$707.00  | \$707.00 | \$0.00   | \$0.00 | \$0.00  | \$0.00       | \$0.00 |
|          |           | Admin                                                                                | \$472.00  | \$472.00 | \$0.00   | \$0.00 | \$0.00  | \$0.00       | \$0.00 |
|          |           | Sinking                                                                              | \$235.00  | \$235.00 | \$0.00   | \$0.00 | \$0.00  | \$0.00       | \$0.00 |
| 01/04/24 | 631       | Standard Levy Contribution Schedule from 01/04/2024 to 30/06/2024<br>FULLY PAID      | \$707.00  | \$707.00 | \$0.00   | \$0.00 | \$0.00  | \$0.00       | \$0.00 |
|          |           | Admin                                                                                | \$472.00  | \$472.00 | \$0.00   | \$0.00 | \$0.00  | \$0.00       | \$0.00 |
|          |           | Sinking                                                                              | \$235.00  | \$235.00 | \$0.00   | \$0.00 | \$0.00  | \$0.00       | \$0.00 |
| 01/07/24 | 632       | Standard Levy Contribution Schedule from 01/07/2024 to 30/09/2024<br>FULLY PAID      | \$707.00  | \$707.00 | \$0.00   | \$0.00 | \$0.00  | \$0.00       | \$0.00 |
|          |           | Admin                                                                                | \$472.00  | \$472.00 | \$0.00   | \$0.00 | \$0.00  | \$0.00       | \$0.00 |
|          |           | Sinking                                                                              | \$235.00  | \$235.00 | \$0.00   | \$0.00 | \$0.00  | \$0.00       | \$0.00 |
| 11/10/24 | 691       | Standard Levy Contribution Schedule from 01/10/2024 to 31/12/2024<br>PAID IN ADVANCE | \$788.00  | \$788.00 | \$0.00   | \$0.00 | \$0.00  | \$0.00       | \$0.00 |
|          |           | Admin                                                                                | \$538.00  | \$538.00 | \$0.00   | \$0.00 | \$0.00  | \$0.00       | \$0.00 |
|          |           | Sinking                                                                              | \$250.00  | \$250.00 | \$0.00   | \$0.00 | \$0.00  | \$0.00       | \$0.00 |

# STANSURE STRATA

## OWNER TRANSACTION SUMMARY from 30/06/23 to 16/09/27

### Contribution Schedule

Page 2

**C.T.S.:** 41578  
**Lot#:** 13      **Unit#:** 13  
**Owner Name:** Roger McDonnell

**Units of Entitlement:** 1  
**Contribution Schedule:** 1

**Paid To:** 31/12/24  
  
**Interest:** \$0.00  
**Total Due:** \$0.00 as at 16/09/24

#### Levies(Continued)

| Due Date                                               | Reference | Details                                                              | Total Due         | Paid              | Discount      | Unpaid            | Arrears       | Interest Due  | GST           |
|--------------------------------------------------------|-----------|----------------------------------------------------------------------|-------------------|-------------------|---------------|-------------------|---------------|---------------|---------------|
| 01/01/25                                               | 692       | Standard Levy Contribution Schedule from<br>01/01/2025 to 31/03/2025 | \$788.00          | \$4.00            | \$0.00        | \$784.00          | \$0.00        | \$0.00        | \$0.00        |
|                                                        |           | PARTIALLY PAID                                                       |                   |                   |               |                   |               |               |               |
|                                                        |           | Admin                                                                | \$538.00          | \$4.00            | \$0.00        | \$534.00          | \$0.00        | \$0.00        | \$0.00        |
|                                                        |           | Sinking                                                              | \$250.00          | \$0.00            | \$0.00        | \$250.00          | \$0.00        | \$0.00        | \$0.00        |
| 01/04/25                                               | 693       | Standard Levy Contribution Schedule from<br>01/04/2025 to 30/06/2025 | \$788.00          | \$0.00            | \$0.00        | \$788.00          | \$0.00        | \$0.00        | \$0.00        |
|                                                        |           | UNPAID                                                               |                   |                   |               |                   |               |               |               |
|                                                        |           | Admin                                                                | \$538.00          | \$0.00            | \$0.00        | \$538.00          | \$0.00        | \$0.00        | \$0.00        |
|                                                        |           | Sinking                                                              | \$250.00          | \$0.00            | \$0.00        | \$250.00          | \$0.00        | \$0.00        | \$0.00        |
| 01/07/25                                               | 694       | Standard Levy Contribution Schedule from<br>01/07/2025 to 30/09/2025 | \$797.00          | \$0.00            | \$0.00        | \$797.00          | \$0.00        | \$0.00        | \$0.00        |
|                                                        |           | UNPAID                                                               |                   |                   |               |                   |               |               |               |
|                                                        |           | Admin                                                                | \$538.00          | \$0.00            | \$0.00        | \$538.00          | \$0.00        | \$0.00        | \$0.00        |
|                                                        |           | Sinking                                                              | \$259.00          | \$0.00            | \$0.00        | \$259.00          | \$0.00        | \$0.00        | \$0.00        |
| <b>Levy Totals for the Period 30/06/23 to 16/09/27</b> |           |                                                                      | <b>\$6,644.00</b> | <b>\$4,275.00</b> | <b>\$0.00</b> | <b>\$2,369.00</b> | <b>\$0.00</b> | <b>\$0.00</b> | <b>\$0.00</b> |

#### Receipts

| Date     | Reference | Details                                       | Admin   | Sinking | Total   | Discount | Interest Paid | GST    |
|----------|-----------|-----------------------------------------------|---------|---------|---------|----------|---------------|--------|
| 06/07/23 | 1355      | Credit Receipt                                | \$50.00 | \$0.00  | \$50.00 | \$0.00   | \$0.00        | \$0.00 |
|          |           | Transfer; bpay-payment - DEFT Bpay 0000090473 |         |         |         |          |               |        |
| 13/07/23 | 1359      | Credit Receipt                                | \$50.00 | \$0.00  | \$50.00 | \$0.00   | \$0.00        | \$0.00 |
|          |           | Transfer; bpay-payment - DEFT Bpay 0000090473 |         |         |         |          |               |        |
| 20/07/23 | 1362      | Credit Receipt                                | \$50.00 | \$0.00  | \$50.00 | \$0.00   | \$0.00        | \$0.00 |
|          |           | Transfer; bpay-payment - DEFT Bpay 0000090473 |         |         |         |          |               |        |
| 27/07/23 | 1364      | Credit Receipt                                | \$50.00 | \$0.00  | \$50.00 | \$0.00   | \$0.00        | \$0.00 |
|          |           | Transfer; bpay-payment - DEFT Bpay 0000090473 |         |         |         |          |               |        |
| 03/08/23 | 1367      | Credit Receipt                                | \$50.00 | \$0.00  | \$50.00 | \$0.00   | \$0.00        | \$0.00 |
|          |           | Transfer; bpay-payment - DEFT Bpay 0000090473 |         |         |         |          |               |        |
| 10/08/23 | 1369      | Credit Receipt                                | \$50.00 | \$0.00  | \$50.00 | \$0.00   | \$0.00        | \$0.00 |
|          |           | Transfer; bpay-payment - DEFT Bpay 0000090473 |         |         |         |          |               |        |
| 17/08/23 | 1372      | Credit Receipt                                | \$50.00 | \$0.00  | \$50.00 | \$0.00   | \$0.00        | \$0.00 |
|          |           | Transfer; bpay-payment - DEFT Bpay 0000090473 |         |         |         |          |               |        |



TO BE RATIFIED: YES / NO AT VOCM / GM

AGM/EGM/VOCM: \_\_\_\_/\_\_\_\_/\_\_\_\_

Motion #: \_\_\_\_\_

Committee Auth: YES / NO

Code: Insurance

Email: admin@directinsurance.com.au

Web: http://www.directinsurance.com.au

Direct Insurance Brokers

AFSL 241075

ABN 39010352075

38 Brookes Street

Bowen Hills QLD 4006

Ph: 07 3866 5444

**RENEWAL TAX INVOICE**

Body Corp Fig Tree Lane CTS. 41578  
P.O. Box 184  
KEDRON QLD 4031

Invoice entered by: W

Date: 22/05/2024

Payment Date: 27/05/24

Invoice Number: 466482

BPAY/DD No: 967

Account Manager: BC39

Auth One: JP Auth Two: SM

Thank you for using our services to arrange this insurance cover. Brief details of cover arranged on your behalf are given below. You should refer to the policy documents issued by the Insurer for complete policy terms and conditions.

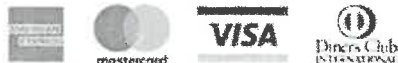
Please read carefully the important notices attached regarding your duty of disclosure. Do not hesitate to contact us with any questions you may have.

| Type of Policy      | CTD Community Title - Domestic                                    | Premium              |                    |
|---------------------|-------------------------------------------------------------------|----------------------|--------------------|
| Insured             | Body Corp Fig Tree Lane CTS. 41578                                | Base Premium         | \$8,439.07         |
| Policy Description  | Community Title - Domestic - 28-30 Esther Street, Deagon Qld 4017 | F & E Service Levy   | \$0.00             |
| Policy Number       | QRSC17002697                                                      | Stamp Duty           | \$835.49           |
| Period of Insurance | 16/06/2024 to 16/06/2025                                          | Underwriter Fee      | \$200.00           |
| Effective Date      | 16/06/2024                                                        | Broker Fee           | \$250.03           |
| Insurer             | SCI - Strata Community Insurance Agencies Pty Ltd                 | Admin Fee            | \$35.00            |
|                     |                                                                   | GST                  | \$892.41           |
| Underwritten By     | Allianz Australia Insurance Limited                               | <b>Invoice Total</b> | <b>\$10,652.00</b> |

**Payment Options****Direct Insurance Brokers**

**DEFT Reference Number**  
**40726224664823**

Pay by credit card or registered bank account at [www.deft.com.au](http://www.deft.com.au). Payments by credit card may attract a surcharge.



\*498 407262 24664823

Pay in-store at Australia Post by cheque or EFTPOS



**Biller Code: 20362** ✓  
**Ref: 40726224664823** ✓

Want to pay monthly?

**Iqumulate**  
Premium Funding

Click here to accept online

Total amount payable \$11,839.13  
(includes application fee and credit charges)  
or visit [edge.iqumulate.com/myaccount](http://edge.iqumulate.com/myaccount)  
Enter code: **AYDEPZHSVU**

✓  
Smooth out cash flow  
Easy monthly payments  
No additional security

**Name:** Body Corp Fig Tree Lane CTS. 41578**Client ID:** 14034**Invoice No:** 466482

1st instalment of: \$1,201.91  
followed by 9 instalments of: \$1,181.91  
**or Total Due: \$10,652.00**

Contact your participating financial institution to make BPAY payments using the biller code and reference number as detailed above



**Direct Insurance Brokers**AFSL 241075  
AB.N. 39010352075**Notes:**

## Body Corporate Fig Tree Lane CTS. 41578

### RESIDENTIAL STRATA INSURANCE SUMMARY

**Location:** 28-30 Esther Street, Deagon Qld 4017**Insurance Period:** 16/06/2024 to 16/06/2025

This summary is intended to provide a quick reference to your cover. It highlights benefits and draws attention to some aspects of cover that are commonly misunderstood. It is not an exhaustive explanation of all the benefits and exclusions of the:

**STRATA COMMUNITY INSURANCE (SCI) - RESIDENTIAL STRATA** version SCI034-Policy-RS-PPW-02/2021 insurer's documentation prevails and should be read. The policy wording is enclosed.

The policy is underwritten by Allianz Australia Insurance 100%. SCI Pty Ltd is the Wholesale Intermediary. Should you wish to access the Financial Services Guide, please contact us and will arrange to have a copy sent to you. The U/W Levy is a SCI Pty Ltd fee.

**Please contact us if you have any questions or need more details or advice on this or any other insurance.**

This invoice has been issued by **Direct Insurance Brokers Pty Ltd ABN 39 010 352 075 AFSL 241 075**. Please contact us if you have any questions or need more details or advice on this or any other insurance.

#### Policy Schedule

|                   |                                 |                                                 |                                             |
|-------------------|---------------------------------|-------------------------------------------------|---------------------------------------------|
| <b>SECTION 1</b>  | PART A                          | Building                                        | \$6,217,666                                 |
|                   |                                 | Common Area Contents                            | \$7,718                                     |
|                   |                                 | Terrorism Cover under Section 1 Part A2 Applies |                                             |
|                   | PART B                          | Loss of Rent/Temp Accommodation                 | \$932,650                                   |
|                   | Floating Floors                 |                                                 | Not Selected                                |
|                   | Flood                           |                                                 | Not Selected                                |
| <b>SECTION 2</b>  | Liability                       |                                                 | \$10,000,000                                |
| <b>SECTION 3</b>  | Voluntary Workers               |                                                 | \$200,000/\$2,000                           |
| <b>SECTION 5</b>  | Fidelity Guarantee              |                                                 | \$100,000                                   |
| <b>SECTION 6</b>  | Office Bearer's Liability       |                                                 | \$1,000,000                                 |
| <b>SECTION 7</b>  | Machinery Breakdown             |                                                 | Not Selected                                |
| <b>SECTION 8</b>  | Catastrophe                     |                                                 | \$1,865,300                                 |
| <b>SECTION 9</b>  | Government Audit Costs          |                                                 | \$25,000                                    |
|                   | Appeal Expenses                 |                                                 | \$100,000                                   |
|                   | Legal Defence Expenses          |                                                 | \$50,000                                    |
| <b>SECTION 10</b> | Lot Owner's Fixtures & Fittings |                                                 | \$300,000                                   |
| <b>SECTION 11</b> | Loss of Lot Market Value        |                                                 | Not Selected                                |
| <b>EXCESSES:</b>  | Section 1                       | \$2,000                                         | Insured Property (including Earthquake)     |
|                   | Section 9                       | \$1,000                                         | Legal Defence Expenses and 10% contribution |

**Direct Insurance Brokers**

AFSL 241075  
AB.N. 39010352075

---

**FLOOD Notice:**

The definition of flood is:

the covering of normally dry land by water that has escaped or been released from the normal confines of:

- any lake, or any river, creek or other natural watercourse, whether or not altered or modified; or
- any reservoir, canal, or dam.

*Please be aware that flood is not covered by this policy. Flood insurance **may** possibly be available, so if you require this protection, please advise our office to seek quotations.*

---

# Stansure Strata

PO Box 184 KEDRON QLD 4031 ABN: 83084149413

Ph: 07 3359 9877 Email: theteam@stansurestrata.com.au

Printed: 16/09/2024 11:12 am User: Kas Doust

## Authorisations Affecting Lots 41578 FIGTREE LANE 28-30 Esther Street

Page 1

| Lot No | Resolution Date | Description                                                          | Conditions                                                                                                                                                                                                                                                                                                                                                                                                       |
|--------|-----------------|----------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 11     | 10/11/10        | Permission granted to install solar panels on the roof of the lot    | Must be installed in a tradesman like manner. All costs and maintenance are the owners responsibility.                                                                                                                                                                                                                                                                                                           |
| 12     | 12/01/11        | Permission granted to install an air conditioner on the Lot.         | If air conditioning has condensation tubes, must be plumbed either into a downpipe or a stormwater drain. Future maintenance on this item and all insurance regarding this item will be at Owners expense.                                                                                                                                                                                                       |
| 3      | 07/07/11        | Approval granted to install solar panels on the roof of Unit 3       | All future maintenance on these items will be at your expense.Work to be carried out by a suitably qualified tradesperson. Work is not to effect the structural integrity of the building.Authority must be obtained from any relevant government or statutory bodies.All future maintenance to be the responsibility of the Lot owner                                                                           |
| 13     | 15/03/12        | Approval granted to install two lpg bottles at the front of the Lot  | This approval is subject to the following conditions:<br>- Work to be carried out by a suitably qualified tradesperson<br>- Work is not to affect the structural integrity of the building<br>- Authority must be obtained from any relevant government or statutory bodies<br>- All future maintenance to be the responsibility of the Lot owner                                                                |
| 5      | 21/12/12        | Permission granted to install a skylight in the bathroom of Lot 5    | Work is to be carried out by a suitably qualified tradesperson. Work is not to affect the structural integrity of the building. Authority must be obtained from any relevant government body or statutory bodies. All future maintenance to be the responsibility of the Lot owner.                                                                                                                              |
| 6      | 18/03/13        | Permission granted to install a skylight in the Lot                  | Work to be carried out by a suitably qualified tradesperson; Work is not to affect the structural integrity of the building; Authority must be obtained from any relevant government or statutory bodies; All future maintenance to be the responsibility of the Lot owner                                                                                                                                       |
| 2      | 24/05/13        | Permission granted to keep a cat in the Lot                          | This permission is not transferable to another owner or animal; Any faeces must be cleaned up immediately; The animal is to remain inside the Unit boundaries; The area where the animal will be kept is to be kept in a clean and tidy condition; The animal must be kept on a leash at all times while on the common property and not be allowed to stray on the common property unattended; if more than thre |
| 13     | 12/08/13        | Permission granted to install two skylights in Lot 13                | Work to be carried out by a suitably qualified tradesperson; Work is not to affect the structural integrity of the building; Authority must be obtained from any relevant government or statutory bodies; All future maintenance to be the responsibility of the Lot owner                                                                                                                                       |
| 13     | 12/08/13        | Permission granted to install a solar roof ventilation fan in Lot 13 | Work to be carried out by a suitably qualified tradesperson; Work is not to affect the structural integrity of the building; Authority must be obtained from any relevant government or statutory bodies; All future maintenance to be the responsibility of the Lot owner                                                                                                                                       |

## Stansure Strata

PO Box 184 KEDRON QLD 4031 ABN: 83084149413

Ph: 07 3359 9877 Email: theteam@stansurestrata.com.au

Printed: 16/09/2024 11:12 am User: Kas Doust

## Authorisations Affecting Lots 41578 FIGTREE LANE 28-30 Esther Street

Page 2

| Lot No | Resolution Date | Description                                                                                                                          | Conditions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|--------|-----------------|--------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 13     | 12/08/13        | Permission granted to install an external venting fan for the range hood in Lot 13                                                   | Work to be carried out by a suitably qualified tradesperson; Work is not to affect the structural integrity of the building; Authority must be obtained from any relevant government or statutory bodies; All future maintenance to be the responsibility of the Lot owner                                                                                                                                                                                                                                                                                   |
| 11     | 07/10/13        | Permission granted for the installation of Solar Panels                                                                              | Work is to be carried out by a suitably qualified tradesperson. Work is not to affect the structural integrity of the building. Authority must be obtained from any relevant government or statutory bodies. All future maintenance to be the responsibility of the Lot Owner.                                                                                                                                                                                                                                                                               |
| 4      | 30/03/22        | Approval has been granted for the owner of Lot 4 to install a patio awning to the rear of their Lot in their Exclusive Use Courtyard | <ul style="list-style-type: none"><li>• Work to be carried out by a suitably qualified tradesperson</li><li>• Work is not to affect the structural integrity of the building</li><li>• Authority must be obtained from any relevant government or statutory bodies</li><li>• All future maintenance to be the responsibility of the Lot owner</li><li>• Any damage to the common property or another Lot, either at the time of installation or in the future, as a result of these works will be the responsibility of the lot owner at that time</li></ul> |