

# Disclosure Statement

## Body Corporate and Community Management Act 1997 Section 206

### Body Corporate:

Body Corporate For: MONMOUTH VILLAS Community Title Scheme: 33430

Lot No: 4 on SP171346

Address: 9 MONMOUTH STREET MORNINGSIDE QLD 4170

### Secretary of Body Corporate:

Name: VICTORIA WESTCOTT

Postal Address: PO BOX 111, CORINDA QLD 4075

Email: info@hbcm.co

### Body Corporate Manager:

Name: HARTLEYS BODY CORPORATE MANAGEMENT

Address: 2/296 OXLEY ROAD, GRACEVILLE QLD 4075

Telephone: 3379 7455

### 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: 30/11/2025

Current Levy Year Issued: 30/11/2025

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:	01/12/2024 - 28/02/2025	Due Date:	1/12/2024	Payable:	\$435.07
Period Issued:	01/03/2025 - 31/05/2025	Due Date:	1/03/2025	Payable:	\$0.00
Period Issued:	01/06/2025 - 31/08/2025	Due Date:	1/06/2025	Payable:	\$0.00
Period Issued:	01/09/2025 - 30/11/2025	Due Date:	1/09/2025	Payable:	\$0.00

DISCOUNT FOR PAYMENT DUE DATE:

NIL

GROSS LEVY PAYABLE:

\$435.07

#### Sinking Fund Payable By This Lot:

Period Issued:	01/12/2024 - 28/02/2025	Due Date:	1/12/2024	Payable:	\$393.87
Period Issued:	01/03/2025 - 31/05/2025	Due Date:	1/03/2025	Payable:	\$850.48
Period Issued:	01/06/2025 - 31/08/2025	Due Date:	1/06/2025	Payable:	\$850.48
Period Issued:	01/09/2025 - 30/11/2025	Due Date:	1/09/2025	Payable:	\$850.48

DISCOUNT FOR PAYMENT DUE DATE:

NIL

GROSS LEVY PAYABLE:

\$2,945.31

**Other: INSURANCE: \$1,544.02 PER ANNUM PAYABLE BY INSTALMENTS WITH OTHER LEVIES**

Levies for period 1/12/2025 – 28/02/2026 were resolved at the last AGM and will be:  
Administrative Fund **\$440.00**, Sinking Fund **\$393.84** and Insurance **\$400.00**

### Schedule of Lot Entitlements:

Contribution Schedule Lot Entitlement:	1	Aggregate:	5
Interest Schedule Lot Entitlements:	1	Aggregate:	5

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

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NOTHING SIGHTED IN RECORDS PROVIDED

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

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NOTHING SIGHTED IN RECORDS PROVIDED

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**Information  
Prescribed under  
Regulation Module:**

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STANDARD MODULE - NIL

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**Financial Statement  
Balances**

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**Administrative Fund:** \$5,272.28 as at 11/06/2025

**Sinking Fund:** \$43,044.79 as at 11/06/2025

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**Insurance**

Insurer: QBE INSURANCE (AUSTRALIA) LIMITED VIA CHU UNDERWRITING  
AGENCIES PTY LTD

Policy No: HU0000022620

Building: \$1,753,500

Public Liability: \$10,000,000

Other: LOSS OF RENT \$263,025, VOLUNTARY WORKERS \$200,000, FIDELITY  
GUARANTEE \$100,000, OFFICE BEARERS LIABILITY \$1,000,000,  
CATASTROPHE \$263,025, LOT OWNERS IMPROVEMENTS PER LOT  
\$250,000. POLICY EXPIRES 20/12/2025

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**Signing:**



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Seller / Sellers Agent

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Witness – *not required if signed electronically*

12-06-2025

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Date

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**Buyer's  
Acknowledgement:**

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

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Buyer / Buyers Agent

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Witness – *not required if signed electronically*

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Date

HARTLEYS BODY CORPORATE MANAGEMENT

OWNER TRANSACTION SUMMARY from 01/01/25 to 28/02/26

All Schedules

C.T.S.:	33430	Units:	5	Lots:	5
Building Address:	9 Monmouth Street				
	:				
Suburb:	MORNINGSIDE	State:	QLD	Post Code:	4170
Building Name:	MONMOUTH VILLAS	ABN:	86 629 448 646		
GST?:	No	Manager:	Harrison Triston-Rattay		

Lot#:	4	Unit#:	4	Units of Entitlement:	1	Paid To:	31/08/25
Owner Name:	E J Irwin			Contribution Schedule:	1		
				Insurance Schedule:	1		

Levies									
Due Date	Reference	Details	Total Due	Paid	Discount	Unpaid	Arrears	Interest Due	GST
15/05/25	471	Standard Levy Contribution Schedule from 01/03/2025 to 31/05/2025 FULLY PAID	\$850.48	\$850.48	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
15/05/25	491	Admin Sinking Standard Levy Insurance Schedule from 01/03/2025 to 31/05/2025 FULLY PAID	\$0.00 \$850.48 \$391.89	\$0.00 \$850.48 \$391.89	\$0.00 \$0.00 \$0.00	\$0.00 \$0.00 \$0.00	\$0.00 \$0.00 \$0.00	\$0.00 \$0.00 \$0.00	\$0.00 \$0.00 \$0.00
01/06/25	472	Admin Sinking Standard Levy Contribution Schedule from 01/06/2025 to 31/08/2025 FULLY PAID	\$391.89 \$0.00 \$850.48	\$391.89 \$0.00 \$850.48	\$0.00 \$0.00 \$0.00	\$0.00 \$0.00 \$0.00	\$0.00 \$0.00 \$0.00	\$0.00 \$0.00 \$0.00	\$0.00 \$0.00 \$0.00
01/06/25	492	Admin Sinking Standard Levy Insurance Schedule from 01/06/2025 to 31/08/2025 FULLY PAID	\$0.00 \$850.48 \$391.89	\$0.00 \$850.48 \$391.89	\$0.00 \$0.00 \$0.00	\$0.00 \$0.00 \$0.00	\$0.00 \$0.00 \$0.00	\$0.00 \$0.00 \$0.00	\$0.00 \$0.00 \$0.00
01/09/25	473	Admin Sinking Standard Levy Contribution Schedule from 01/09/2025 to 30/11/2025 UNPAID	\$391.89 \$0.00 \$850.48	\$391.89 \$0.00 \$0.00	\$0.00 \$0.00 \$0.00	\$0.00 \$0.00 \$850.48	\$0.00 \$0.00 \$0.00	\$0.00 \$0.00 \$0.00	\$0.00 \$0.00 \$0.00
01/09/25	493	Admin Sinking Standard Levy Insurance Schedule from 01/09/2025 to 30/11/2025 UNPAID	\$0.00 \$850.48 \$391.89	\$0.00 \$0.00 \$0.00	\$0.00 \$0.00 \$0.00	\$0.00 \$850.48 \$391.89	\$0.00 \$0.00 \$0.00	\$0.00 \$0.00 \$0.00	\$0.00 \$0.00 \$0.00
		Admin Sinking	\$391.89 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$391.89 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00

HARTLEYS BODY CORPORATE MANAGEMENT

OWNER TRANSACTION SUMMARY from 01/01/25 to 28/02/26

All Schedules

C.T.S.: 33430

Lot#: 4      Unit#: 4

Owner Name: E J Irwin

Units of Entitlement: 1

Contribution Schedule: 1

Insurance Schedule: 1

Paid To: 31/08/25

Interest: \$0.00

Total Due: \$0.00 as at 11/06/25

Levies(Continued)

Due Date	Reference	Details	Total Due	Paid	Discount	Unpaid	Arrears	Interest Due	GST
01/12/25	474	Standard Levy Contribution Schedule from 01/12/2025 to 28/02/2026 UNPAID	\$833.84	\$0.00	\$0.00	\$833.84	\$0.00	\$0.00	\$0.00
01/12/25	494	Standard Levy Insurance Schedule from 01/12/2025 to 28/02/2026 UNPAID	Admin Sinking \$440.00 \$393.84 \$400.00	\$0.00 \$0.00 \$0.00	\$0.00 \$0.00 \$0.00	\$440.00 \$393.84 \$400.00	\$0.00 \$0.00 \$0.00	\$0.00 \$0.00 \$0.00	\$0.00 \$0.00 \$0.00
Levy Totals for the Period 01/01/25 to 28/02/26			\$4,960.95	\$2,484.74	\$0.00	\$2,476.21	\$0.00	\$0.00	\$0.00

Receipts

Date	Reference	Details	Admin	Sinking	Total	Discount	Interest Paid	GST
27/03/25	500	Standard Levy Contribution Schedule for 01/03/2025 to 31/05/2025 Receipt; bpay-payment - DEFT Bpay 0000003347	\$0.00	\$850.48	\$850.48	\$0.00	\$0.00	\$0.00
27/03/25	501	Standard Levy Insurance Schedule for 01/03/2025 to 31/05/2025 Receipt; bpay-payment - DEFT Bpay 0000003347	\$391.89	\$0.00	\$391.89	\$0.00	\$0.00	\$0.00
13/05/25	509	Standard Levy Contribution Schedule for 01/06/2025 to 31/08/2025 Receipt; bpay-payment - DEFT Bpay 0000003347	\$0.00	\$850.48	\$850.48	\$0.00	\$0.00	\$0.00
13/05/25	510	Standard Levy Insurance Schedule for 01/06/2025 to 31/08/2025 Receipt; bpay-payment - DEFT Bpay 0000003347	\$391.89	\$0.00	\$391.89	\$0.00	\$0.00	\$0.00
Receipt Totals for the Period 01/01/25 to 28/02/26			\$783.78	\$1,700.96	\$2,484.74	\$0.00	\$0.00	\$0.00

Hartleys Body Corporate Management

PO Box 111 CORINDA QLD 4075 ABN: 68613005182

Ph: (07) 3379 7455 Email: info@hbcm.co

Printed: 11/06/2025 02:22 pm User: Melissa Dowdle

Balance Sheet - C.T.S. 33430  
"MONMOUTH VILLAS"  
9 MONMOUTH STREET, MORNINGSIDE, QLD 4170  
For the Financial Period 01/12/2024 to 11/06/2025

Consolidated

	Administrative	Sinking	TOTAL THIS YEAR
<b>Assets</b>			
Cash At Bank Monmouth Villas CTS 33430	\$5,272.28	\$43,053.23	\$48,325.51
<b>Total Assets</b>	<b>\$5,272.28</b>	<b>\$43,053.23</b>	<b>\$48,325.51</b>
<b>Liabilities</b>			
Levies Paid in Advance	\$0.00	\$8.44	\$8.44
<b>Total Liabilities</b>	<b>\$0.00</b>	<b>\$8.44</b>	<b>\$8.44</b>
<b>Net Assets</b>	<b>\$5,272.28</b>	<b>\$43,044.79</b>	<b>\$48,317.07</b>
<b>Owners Funds</b>			
Opening Balance	\$10,005.59	\$32,570.64	\$42,576.23
Net Income For The Period	\$(4,733.31)	\$10,474.15	\$5,740.84
<b>Total Owners Funds</b>	<b>\$5,272.28</b>	<b>\$43,044.79</b>	<b>\$48,317.07</b>

**Income and Expenditure Statement - C.T.S. 33430**  
**"MONMOUTH VILLAS"****9 MONMOUTH STREET, MORNINGSIDE, QLD 4170**

For the Financial Period 01/12/2024 to 11/06/2025

**Consolidated****Administrative Fund**

	<b>TOTAL THIS YEAR</b>	<b>This Year Budget</b>	<b>Last Year Actual</b>
<b>Income</b>			
Levy Income	\$7,936.00	\$9,895.41	\$15,190.50
<b>Total Administrative Fund Income</b>	<b>\$7,936.00</b>	<b>\$9,895.41</b>	<b>\$15,190.50</b>
<b>Expenses</b>			
Archiving/Records Maintenance	\$55.86	\$95.70	\$95.70
Bank Charges/Payments	\$40.15	\$1,336.40	\$136.40
Electricity	\$(251.71)	\$1,000.00	\$0.00
Financial Control Charges/Payments	\$55.00	\$0.00	\$0.00
Fixed Disbursements	\$257.96	\$444.32	\$358.31
Govt Compliance	\$165.00	\$165.00	\$215.60
Ins. - Stamp Duty	\$623.82	\$623.82	\$531.16
Insurance	\$7,096.24	\$7,096.24	\$6,017.15
Maint. - Building	\$0.00	\$250.00	\$0.00
Maint. - Building Services	\$429.00	\$528.00	\$462.00
Maint. - Electrical	\$1,450.79	\$352.00	\$0.00
Maint. - Garden & Grounds (Contract)	\$0.00	\$500.00	\$0.00
Maint. - Garden & Grounds (New Plants)	\$183.52	\$0.00	\$0.00
Maint. - Gutters	\$478.50	\$450.00	\$0.00
Maint. - Pest Control	\$0.00	\$440.00	\$0.00
Maint. - Plumbing	\$250.00	\$500.00	\$258.50
Maint. - Termites	\$0.00	\$440.00	\$0.00
Management Fee (Addl)	\$0.00	\$132.00	\$557.70
Management Fee	\$784.80	\$1,349.74	\$1,297.83
Post Print Stationery	\$0.00	\$0.00	\$312.14
Post.Print Statio Addtl	\$0.00	\$0.00	\$32.56
Report Costs	\$856.00	\$646.00	\$996.00
Software Support Fee	\$80.22	\$137.50	\$137.50
Tax - IncomeTax Returns	\$66.00	\$176.00	\$176.00
Telephone/Fax	\$48.16	\$82.50	\$82.50
<b>Total Administrative Fund Expenses</b>	<b>\$12,669.31</b>	<b>\$16,745.22</b>	<b>\$11,667.05</b>
<b>Administrative Fund Surplus/Deficit</b>	<b>\$(4,733.31)</b>	<b>\$(6,849.81)</b>	<b>\$3,523.45</b>

Income and Expenditure Statement - C.T.S. 33430  
"MONMOUTH VILLAS"  
9 MONMOUTH STREET, MORNINGSIDE, QLD 4170  
For the Financial Period 01/12/2024 to 11/06/2025

Consolidated			
Sinking Fund	TOTAL THIS YEAR	This Year Budget	Last Year Actual
Income			
Levy Income	\$10,474.15	\$14,726.61	\$7,876.75
Total Sinking Fund Income	\$10,474.15	\$14,726.61	\$7,876.75
Expenses			
Major Expenditure	\$0.00	\$7,876.80	\$0.00
Termite Barrier	\$0.00	\$0.00	\$4,785.00
Total Sinking Fund Expenses	\$0.00	\$7,876.80	\$4,785.00
Sinking Fund Surplus/Deficit	\$10,474.15	\$6,849.81	\$3,091.75



Level 14, 260 Queen Street  
Brisbane QLD 4000

## Certificate of Currency

### CHU Residential Strata Insurance Plan

<b>Policy No</b>	<b>HU0000022620</b>
<b>Policy Wording</b>	CHU RESIDENTIAL STRATA INSURANCE PLAN
<b>Period of Insurance</b>	20/12/2024 to 20/12/2025 at 4:00pm
<b>The Insured</b>	BODY CORPORATE FOR BODY CORPORATE FOR MONMOUTH VILLAS COMMUNITY TITLE SCHEME COMMUNITY TITLE SCHEME 33430
<b>Situation</b>	9 MONMOUTH STREET MORNINGSIDE QLD 4170

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#### Policies Selected

##### Policy 1 – Insured Property

Building: \$1,753,500  
Common Area Contents: \$0  
Loss of Rent & Temporary Accommodation (total payable): \$263,025

##### Policy 2 – Liability to Others

Sum Insured: \$10,000,000

##### 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: \$263,025  
Extended Cover - Loss of Rent & Temporary Accommodation: \$39,453  
Escalation in Cost of Temporary Accommodation: \$13,151  
Cost of Removal, Storage and Evacuation: \$13,151

##### 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

12/06/2025

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.



## CERTIFICATE OF COMPLETION

Date Generated: 12/06/2025 06:50:38 PM (AEST)

### Document Details

**Subject:** SignAnything - 4/9 Monmouth Street, Morningside, QLD, 4170

**Document Pages:** 9

**Certificate Pages:** 1

**Status:** Signed

**Exchanged by:** Not Applicable

**Exchange Date:** Not Applicable

**No. of Signatures:** 1

### Signature Logs

**Signer:** Elizabeth Irwin

**Email Address:** elizziebeth.irwin@gmail.com

**Status:** Signed

**IP Address:** 124.148.218.134

**Supervised By:**

**Email Sent Date:** 12/06/2025 05:47:02 PM (AEST)

**Signed Date:** 12/06/2025 06:50:36 PM (AEST)

**Signature:** 

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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:**