

Disclosure Statement

Body Corporate and Community Management Act 1997

Section 206

Body Corporate:

Body Corporate For: MAHER PLACE Community Title Scheme: 48242

Lot No: 13 on SP275989

Address: 33 MAHER STREET, ZILLMERE QLD 4034

Secretary of Body Corporate:

Name: VACANT

Postal Address: C/- 206 LOGAN ROAD, WOOLLOONGABBA QLD 4102

Email: reception@eaglebodycorporate.com.au

Body Corporate Manager:

Name: EAGLE BODY CORPORATE MANAGERS & CONSULTANTS

Address: 206 LOGAN ROAD, WOOLLOONGABBA QLD 4102

Telephone: 3394 1077

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: 31/01/2026

Current Levy Year Issued: 31/01/2026

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: 01/02/2025 - 31/07/2025 Due Date: 1/02/2025 Payable: \$1,000.00

Period Issued: 01/08/2025 - 31/01/2026 Due Date: 1/08/2025 Payable: \$1,100.00

DISCOUNT PAID BY DUE DATE: NIL GROSS LEVY PAYABLE: \$2,100.00

Sinking Fund Payable by This Lot:

Period Issued: 01/02/2025 - 31/07/2025 Due Date: 1/02/2025 Payable: \$192.31

Period Issued: 01/08/2025 - 31/01/2026 Due Date: 1/08/2025 Payable: \$192.31

DISCOUNT PAID BY DUE DATE: NIL GROSS LEVY PAYABLE: \$384.62

Other: --

Levies for period 1/02/2026 - 31/07/2026 were resolved at the last AGM and will be: Administrative Fund **\$1,050.00** and Sinking Fund **\$192.31**

Schedule of Lot Entitlements:

Contribution Schedule Lot Entitlement: 1 Aggregate: 13

Interest Schedule Lot Entitlements: 1 Aggregate: 13

Improvements on Common Property for Which Buyer Will Be Responsible:

NOTHING SIGHTED IN RECORDS PROVIDED

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: \$4,307.51 as at 15/07/2025

Sinking Fund: \$31,500.08 as at 15/07/2025

Insurance

Insurer: ALLIANZ AUSTRALIA INSURANCE LIMITED VIA STRATA
COMMUNITY INSURANCE AGENCIES PTY LTD

Policy No: QRSC21009369

Building: \$6,955,766

Public Liability: \$30,000,000

Other: COMMON CONTENTS \$69,557, LOSS OF RENT \$1,043,365,
VOLUNTARY WORKERS INCLUDED, FIDELITY GUARANTEE
\$100,000, OFFICE BEARERS LIABILITY \$1,000,000,
CATASTROPHE \$2,086,730, LOT OWNERS IMPROVEMENTS
\$300,000. POLICY EXPIRES 6/01/2026

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

MAHER PLACE CTS 48242

ABN 45 226 399 885

STATEMENT

Mr B Hooper
Mrs R Hooper
IMAGE PROPERTY MANAGEMENT

Transfer Date:
03/05/22

Statement Period

01 Feb 24 to 15 Jul 25

A/c No 13 Lot No 13

Page Number 1 of 1 Unit No 13

Last Certificate Issued 01/04/22

Date	Type	Details	Reference	Debit	Credit	Balance
		Brought forward				0.00
01/02/24	Administrative Fund	19/02/24 To 18/08/24	I0000533	883.00		883.00
01/02/24	Sinking Fund	19/02/24 To 18/08/24	I0000546	159.00		1,042.00
02/02/24	Receipt	Administrative Fund	R0000244		883.00	159.00
02/02/24	Receipt	Sinking Fund	RA000244		159.00	0.00
26/06/24	Administrative Fund	01/08/24 To 31/01/25	I0000559	1,117.00		1,117.00
26/06/24	Sinking Fund	01/08/24 To 31/01/25	I0000572	225.62		1,342.62
08/07/24	Receipt	Administrative Fund	R0000260		1,117.00	225.62
08/07/24	Receipt	Sinking Fund	RA000260		225.62	0.00
18/12/24	Administrative Fund	01/02/25 To 31/07/25	I0000585	1,000.00		1,000.00
18/12/24	Sinking Fund	01/02/25 To 31/07/25	I0000598	192.31		1,192.31
06/01/25	Receipt	Administrative Fund	R0000277		1,000.00	192.31
06/01/25	Receipt	Sinking Fund	RA000277		192.31	0.00
25/06/25	Administrative Fund	01/08/25 To 31/01/26	I0000611	1,000.00		1,000.00
25/06/25	Sinking Fund	01/08/25 To 31/01/26	I0000624	192.31		1,192.31
02/07/25	Receipt	Administrative Fund	R0000291		1,000.00	192.31
02/07/25	Receipt	Sinking Fund	RA000291		192.31	0.00
				\$4,769.24	\$4,769.24	Nil
Over 90 Days	90 Days	60 Days	30 Days	Current	BALANCE DUE: Nil	
0.00	0.00	0.00	0.00	0.00	Date Paid	Amount Paid

Tel: 1300 552 311
Ref: 1499 9760 4

www.stratamax.com.au
Ref: 1499 9760 4

www.stratapay.com/ddr
Ref: 1499 9760 4

Bill Code: 74625
Ref: 1499 9760 4

Billpay Code: 3599
Ref: 1499 9760 4

Make cheque payable to:
StrataPay 1499 9760 4

BSB: 067-970
Acct No: 1499 9760 4
(Applies to this bill only)

Telephone: Call this number to pay by credit card.
International: +613 8648 0158 (charges apply).

Internet: Make credit card payments online (charges apply).
Visit www.stratapay.com.au

Direct Debit: Make auto payments from your credit card* or
bank account. Visit stratapay.com/ddr to register
*Credit card charges apply.

BPay: Contact your participating financial institution to make a payment
from your cheque or savings account using BPay.
BPAY® Registered to BPAY Pty Ltd ABN 69 079 137 518

In Person: Present this bill in store at Australia Post to make cheque
or EFTPOS payments.

Mail: Send cheque with this slip by mail to: StrataPay, Locked Bag 9
GCMC, Bundall Qld 9726 Australia

Internet Banking - EFT: Use this BSB and Account Number to pay directly
from your bank account in Australian Dollars (AUD).
Account Name: StrataPay Bank: CBA, Sydney, Australia.

StrataPay Reference

1499 9760 4

Amount Due Date
\$0.00 15 Jul 25

EAGLE BODY CORP MANAGEMENT P/L
48242/02100013 Lot 13/13

Mr B Hooper
Mrs R Hooper
IMAGE PROPERTY MANAGEMENT



*3599 149997604



EAGLE BODY CORPORATE
MANAGERS & CONSULTANTS

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MAHER PLACE CTS 48242

33 - 35 Maher Street Zillmere Qld 4034

BALANCE SHEET

AS AT 15 JULY 2025

	ACTUAL 15/07/2025	ACTUAL 31/01/2025
<u>OWNERS FUNDS</u>		
Administrative Fund	4,307.51	(1,396.32)
Sinking Fund	31,500.08	29,000.05
<u>TOTAL</u>	<u>\$ 35,807.59</u>	<u>\$ 27,603.73</u>
<u>THESE FUNDS ARE REPRESENTED BY</u>		
<u>CURRENT ASSETS</u>		
Cash At Bank	39,891.02	36,900.21
Other Arrears	93.50	0.00
<u>TOTAL ASSETS</u>	<u>39,984.52</u>	<u>36,900.21</u>
<u>LIABILITIES</u>		
Levies In Advance	4,176.93	9,296.48
<u>TOTAL LIABILITIES</u>	<u>4,176.93</u>	<u>9,296.48</u>
<u>NET ASSETS</u>	<u>\$ 35,807.59</u>	<u>\$ 27,603.73</u>

MAHER PLACE CTS 48242

33 - 35 Maher Street Zillmere Qld 4034

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 FEBRUARY 2025 TO 15 JULY 2025

	ACTUAL 01/02/25-15/07/25	BUDGET 01/02/25-31/01/26	ACTUAL 01/02/24-31/01/25
<u>ADMINISTRATIVE FUND</u>			
<u>INCOME</u>			
Levies • Administrative Fund	13,000.00	27,300.00	26,000.00
Deficit Recovery	0.00	4,163.92	0.00
<u>TOTAL ADMIN. FUND INCOME</u>	13,000.00	31,463.92	26,000.00
<u>EXPENDITURE - ADMIN. FUND</u>			
Audit Fees	462.00	0.00	0.00
Stratapay Trans/Svce	7.60	36.00	35.15
Cleaning	1,379.40	2,490.00	2,486.00
Electricity	0.00	440.00	440.89
Gardening	1,017.50	2,500.00	2,505.80
Insurance	0.00	9,140.00	9,536.00
Insurance Work Cover	0.00	0.00	200.00
R & M - Building / General	544.50	1,050.00	588.50
R & M - Electrical	0.00	500.00	412.50
R & M - Fire Control	407.00	3,000.00	929.50
R & M - Pest Control	0.00	220.00	215.00
Maint. Report & Safety Audit	0.00	1,345.00	1,920.00
Strata Management Fees	1,127.49	2,298.94	2,220.66
Strata Management Admin/Other	695.62	1,200.00	1,015.91
Strata Management Disbursement	364.26	742.95	687.57
Strata Management Extra Servs	1,100.00	1,500.00	1,347.00
Income Tax Preparation	176.00	0.00	176.00
Water Rates	14.80	820.00	818.22
<u>TOTAL ADMIN. EXPENDITURE</u>	7,296.17	27,282.89	25,534.70
<u>SURPLUS / DEFICIT</u>	\$ 5,703.83	\$ 4,181.03	\$ 465.30
Opening Admin. Balance	(1,396.32)	(1,396.32)	(1,861.62)
<u>ADMINISTRATIVE FUND BALANCE</u>	\$ 4,307.51	\$ 2,784.71	\$ (1,396.32)



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STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 FEBRUARY 2025 TO 15 JULY 2025

	ACTUAL 01/02/25-15/07/25	BUDGET 01/02/25-31/01/26	ACTUAL 01/02/24-31/01/25
<u>SINKING FUND</u>			
<u>INCOME</u>			
Levies - Sinking Fund	2,500.03	5,500.00	5,000.06
<u>TOTAL SINKING FUND INCOME</u>	2,500.03	5,500.00	5,000.06
<u>EXPENDITURE - SINKING FUND</u>			
R & M - Building / Grounds	0.00	0.00	5,061.10
R & M - Switchboard	0.00	330.00	0.00
R & M - Fire Service	0.00	0.00	1,738.00
<u>TOTAL SINK. FUND EXPENDITURE</u>	0.00	330.00	6,799.10
<u>SURPLUS / DEFICIT</u>	\$ 2,500.03	\$ 5,170.00	\$ (1,799.04)
Opening Sinking Fund Balance	29,000.05	29,000.05	30,799.09
<u>SINKING FUND BALANCE</u>	\$ 31,500.08	\$ 34,170.05	\$ 29,000.05



CERTIFICATE OF CURRENCY

THE INSURED

POLICY NUMBER	QRSC21009369
PDS AND POLICY WORDING	Residential Strata Product Disclosure Statement and Policy Wording SCI034-Policy-RS-PPW-02/2021 Supplementary Product Disclosure Statement SCIA-036_SPDS_RSC-10/2021
THE INSURED	Body Corporate for Maher Place Community Title Scheme 48242
SITUATION	33 Maher Street, Zillmere, QLD, 4034
PERIOD OF INSURANCE	Commencement Date: 4:00pm on 06/01/2025 Expiry Date: 4:00pm on 06/01/2026
INTERMEDIARY	Direct Insurance Brokers Pty Ltd
ADDRESS	38 Brookes Street, Bowen Hills, QLD, 4006
DATE OF ISSUE	16/12/2024

POLICY LIMITS / SUMS INSURED

SECTION 1	PART A	1. Building	\$6,955,766
		Common Area Contents	\$69,557
		2. Terrorism Cover under Section 1 Part A2	Applies
	PART B	Loss of Rent/Temporary Accommodation	\$1,043,365
	OPTIONAL COVERS	1. Flood	Not Included
		2. Floating Floors	Not Included
SECTION 2	Liability		\$30,000,000
SECTION 3	Voluntary Workers		Included
SECTION 5	Fidelity Guarantee		\$100,000
SECTION 6	Office Bearers' Liability		\$1,000,000
SECTION 7	Machinery Breakdown		Not Included
SECTION 8	Catastrophe		\$2,086,730
SECTION 9	PART A	Government Audit Costs – Professional Fees	\$25,000
	PART B	Appeal Expenses	\$100,000
	PART C	Legal Defence Expenses	\$50,000
SECTION 10	Lot Owners' Fixtures and Improvements		\$300,000
SECTION 11	Loss of Lot Market Value		Not Included

This certificate of currency has been issued by Strata Community Insurance Agencies Pty Ltd, ABN 72 165 914 009, AFSL 457787 on behalf of the insurer Allianz Australia Insurance Limited, ABN 15 000 122 850, AFSL 234708 and confirms that on the Date of Issue a policy existed for the Period of Insurance and sums insured shown herein. The Policy may be subsequently altered or cancelled in accordance with its terms after the Date of Issue of this notice without further notice to the holder of this notice. It is issued as a matter of information only and does not confer any rights on the holder.