

# INFORMATION FOR DISCLOSURE STATEMENT

as at 09 September 2022

**Body Corporate** Name of Scheme: **LONDON COURT COMPLEX**  
Community Titles Scheme No: **37282**  
Lot Number: **5** Plan Number: **SP201351**

**Secretary** Name: **David Olley**  
Address: **C/o PO BOX 8337  
Woolloongabba QLD 4102**  
Telephone: **1300275876** Facsimile:

**Body Corporate  
Manager** Name: **United Strata Management**  
Address: **PO Box 8337  
Woolloongabba  
QLD 4102**  
Telephone: Facsimile:

## Contributions and Levies

Levies Determined by the Body Corporate for this Lot

| Administrative Fund  | Amount   | Due Date | Discount | If paid by |
|----------------------|----------|----------|----------|------------|
| 01/08/21 to 31/10/21 | \$763.25 | 01/08/21 | Nil      | 01/08/21   |
| 01/11/21 to 31/01/22 | \$763.25 | 01/11/21 | Nil      | 01/11/21   |
| 01/02/22 to 30/04/22 | \$763.41 | 01/04/22 | Nil      | 01/04/22   |
| 01/05/22 to 31/07/22 | \$763.42 | 01/06/22 | Nil      | 01/06/22   |
| 01/08/22****31/10/22 | \$763.35 | 01/08/22 | Nil      | 01/08/22   |
| 01/11/22****31/01/23 | \$763.35 | 01/11/22 | Nil      | 01/11/22   |
| Sinking Fund         |          |          |          |            |
| 01/02/22 to 30/04/22 | \$300.00 | 01/04/22 | Nil      | 01/04/22   |
| 01/05/22 to 31/07/22 | \$300.00 | 01/06/22 | Nil      | 01/06/22   |
| 01/08/22****31/10/22 | \$300.00 | 01/08/22 | Nil      | 01/08/22   |
| 01/11/22****31/01/23 | \$300.00 | 01/11/22 | Nil      | 01/11/22   |

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Improvements on  
Common  
Property for  
which Buyer will  
be Responsible

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

**Mike Rooney - MovedBy Real Estate**

Date **9/09/2022**

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>LONDON COURT COMPLEX</b> |              |                 |
|                       | Community Titles Scheme No: | <b>37282</b>                |              |                 |
|                       | Lot Number:                 | <b>5</b>                    | Plan Number: | <b>SP201351</b> |

|   |  |           |                  |                    |                 |
|---|--|-----------|------------------|--------------------|-----------------|
| <b>Lot Entitlements and Other Matters</b> | Interest Schedule  | Aggregate | <b>6</b>         | Entitlement of Lot | <b>1</b>        |
|   | Contribution Schedule  | Aggregate | <b>6</b>         | Entitlement of Lot | <b>1</b>        |
|   | Balance of Sinking fund at end of last Financial Year        |           | <b>61,102.89</b> | as at              | <b>31/07/22</b> |
|   | Insurance Levies not included in Administrative Fund Levies: |           |                  |                    |                 |
|   | Monetary Liability under Exclusive Use By-Law                |           |                  |                    |                 |

| Insurance | Type                      | Company                         | Policy No     | Sum Insured            | Due Date        |
|-----------|---------------------------|---------------------------------|---------------|------------------------|-----------------|
|           | <b>BUILDING</b>           | <b>Direct Insurance Brokers</b> | <b>865552</b> | <b>\$2,375,386.00</b>  | <b>01/08/23</b> |
|           | <b>CATASTROPHE</b>        | <b>Direct Insurance Brokers</b> | <b>865552</b> | <b>\$712,615.00</b>    | <b>01/08/23</b> |
|           | <b>FIDELITY GUARANTEE</b> | <b>Direct Insurance Brokers</b> | <b>865552</b> | <b>\$100,000.00</b>    | <b>01/08/23</b> |
|           | <b>GOVT AUDIT COSTS</b>   | <b>Direct Insurance Brokers</b> | <b>865552</b> | <b>\$25,000.00</b>     | <b>01/08/23</b> |
|           | <b>LEGAL EXPENSES</b>     | <b>Direct Insurance Brokers</b> | <b>865552</b> | <b>\$50,000.00</b>     | <b>01/08/23</b> |
|           | <b>LOSS OF RENT</b>       | <b>Direct Insurance Brokers</b> | <b>865552</b> | <b>\$356,307.00</b>    | <b>01/08/23</b> |
|           | <b>LOT OWNERS IMPROVE</b> | <b>Direct Insurance Brokers</b> | <b>865552</b> | <b>\$250,000.00</b>    | <b>01/08/23</b> |
|           | <b>OFFICE BEARERS</b>     | <b>Direct Insurance Brokers</b> | <b>865552</b> | <b>\$1,000,000.00</b>  | <b>01/08/23</b> |
|           | <b>PUBLIC LIABILITY</b>   | <b>Direct Insurance Brokers</b> | <b>865552</b> | <b>\$20,000,000.00</b> | <b>01/08/23</b> |
|           | <b>VOLUNTARY WORKERS</b>  | <b>Direct Insurance Brokers</b> | <b>865552</b> | <b>\$200,000.00</b>    | <b>01/08/23</b> |

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

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Body Corporate

Name of Scheme:

**LONDON COURT COMPLEX**

Community Titles Scheme No:

**37282**

Lot Number:

**5**

Plan Number:

**SP201351**

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Latent or Patent  
Defects in  
Common  
Property or Body  
Corporate Assets

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Actual or  
Contingent or  
Expected  
Liabilities of Body  
Corporate

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Circumstances in  
Relation to  
Affairs of the  
Body Corporate

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Exceptions to  
Statements in  
Clause 7.4(2)