#### Body Corporate and Community Management Act 1997 Section 206

### INFORMATION FOR DISCLOSURE STATEMENT

as at 09 January 2024

Body Corporate Name of Scheme: SKYLINE COURT BOWEN HILLS

Community Titles Scheme No: 35960

Lot Number: 192507

Secretary Name Carolyn Toia

Address C/- GPO Box 5256
Brisbane QLD 4001

Telephone 07 3229 9185 Facsimile 07 3229 8785

Body Corporate

Name

Strata Dynamics

Manager

Address

GPO Box 5256

Address GPO Box 5256

BRISBANE QLD 4001

Telephone **07 3229 9185** Facsimile

Contributions Levies Determined by the Body Corporate for this Lot

Administrative Fund Amount Due Date Discount If paid by 01/10/23 to 31/12/23 \$1,374.21 01/10/23 \$274.84 01/10/23 \$1,374.21 01/01/24 01/01/24 01/01/24 to 31/03/24 \$274.84 01/04/24 \$253.71 01/04/24 01/04/24 to 30/06/24 \$1,268.54 01/07/24 to 30/09/24 \$1,268.54 01/07/24 \$253.71 01/07/24 01/10/24\*\*\*\*31/12/24 \$1,321.38 01/10/24 \$264.28 01/10/24 01/01/25\*\*\*\*31/03/25 \$1,321.38 01/01/25 \$264.28 01/01/25 Sinking Fund 01/10/23 to 31/12/23 \$1,347.83 01/10/23 \$269.57 01/10/23 01/01/24 to 31/03/24 \$1,347.83 01/01/24 \$269.57 01/01/24 01/04/24 to 30/06/24 \$1,453.50 01/04/24 \$290.70 01/04/24 01/07/24 01/07/24 01/07/24 to 30/09/24 \$1,453.50 \$290.70 01/10/24\*\*\*\*31/12/24 01/10/24 \$1,400.66 01/10/24 \$280.13 01/01/25\*\*\*\*31/03/25 \$1,400.66 01/01/25 \$280.13 01/01/25

Body Corporate Name of Scheme: SKYLINE COURT BOWEN HILLS

Community Titles Scheme No: 35960

Lot Number: 192507

Improvements on Common Property for which Buyer will be Responsible

and Levies

### Body Corporate and Community Management Act 1997 Section 206

## INFORMATION FOR DISCLOSURE STATEMENT (continued)

Body Corporate Assets Required to be Recorded on Register	Copy of Register of Assets is attached.	
Committee		
Information prescribed under Regulation Module	Nil	
Signing		
	Seller/Sellers Agent	Witness
	Date	
Buyers Acknowledgement	The Buyer acknowledges having received ar Seller before entering into the contract.	nd read this statement from the
	Buyer	Witness
	Date	

### **Additional Information**

Body Corporate Name of Scheme: SKYLINE COURT BOWEN HILLS

Community Titles Scheme No: 35960

Lot Number: 192507

Lot Entitlements and Other Matters Interest Schedule Aggregate 23124 Entitlement of Lot 704

Contribution Schedule Aggregate 35380 Entitlement of Lot 680

Balance of Sinking fund at end of last Financial Year 114,740.27 as at 30/09/23

Insurance Levies not included in Administrative Fund Levies: See Annexure

Monetary Liability under Exclusive Use By-Law

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: SKYLINE COURT BOWEN HILLS

Community Titles Scheme No: 35960

Lot Number: 192507

Latent or Patent Defects in Common Property or Body Corporate Assets Engineering report held in body corporate records

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)

DISCLOSURE STATEMENT (Continued)

G 1	me of heme	SKYLINE COURT BOWEN HILLS			CTS No	35960
	t No.	32	Type	BUILDING FORMAT PLAN	Plan No	192507

	ANNEXU	JRE - I	LEVY	<b>DETAIL</b>	S		
Description	Amount	Due Date	Date Paid	Discount	If paid by	Date of Notice	Amount Overdue
INSURANCE LEVY							
01/10/23 to 31/12/23	416.28	01/10/23	N/A	0.00	01/10/23	23/08/23	N/A
01/01/24 to 31/03/24	416.28	01/01/24	N/A	0.00	01/01/24	21/11/23	N/A
01/04/24 to 30/06/24	268.08	01/04/24	N/A	0.00	01/04/24		N/A
01/07/24 to 30/09/24	268.08	01/07/24	N/A	0.00	01/07/24		N/A
01/10/24****31/12/24	393.47	01/10/24	N/A	0.00	01/10/24		N/A
01/01/25****31/03/25	393.47	01/01/25	N/A	0.00	01/01/25		N/A
Items marked with **** are	for periods that are or	itside the cur	rent financi	ial year. They ma	ny also be sub	oject to ratificat	ion at

the next General Meeting

### LOT 32 SKYLINE COURT BOWEN HILLS CTS 35960

#### Approved Improvements to Lot

#### LOT OWNER IMPROVEMENTS - LOT 32

THAT the body corporate for SKYLINE COURT BOWEN HILLS Community Titles Scheme 35960 approves the application received from lot 32 (the lot owner) to install a shower within the lot and plumb appropriately into the buildings plumbing, subject to the following conditions;

- i. The lot owner accepts all responsibility for any potential loss, damage or injury caused as a result of the works;
- ii. The lot owner absolves the body corporate of any potential claims against it as a result of the works;
- iii. The works will not be funded in any way by the body corporate;
- iv. The lot owner must ensure the contractors used are suitably qualified, licenced and insured;
- v. The lot owner must obtain all relevant government approvals;
- vi. The lot owner accepts full responsibility for any damage to the building and its common areas as a result of the works:
- vii. The works must be carried out in accordance with all relevant Australian Building Standards;
- viii. The lot owner accepts responsibility for removal of all trade waste from site;
- ix. The lot owner acknowledges all maintenance (including future maintenance) for the improvement remains the lot owner's responsibility;
- x. The work is conducted during appropriate hours and in such a manner to reduce disturbance to other residents;
- xi. The committee reserve the right to enter the lot (with their appropriate contractor or the building manager if required) and inspect the works at a reasonable time to ensure they are suitable and to ensure there is no risk to the building; and
- xii. The lot owner acknowledges and adheres to all relevant by-laws of the scheme.

YES 3 NO 0 ABSTAIN 0 MOTION CARRIED 18/12/15

#### LOT IMPROVEMENT APPLICATION - LOT 32

THAT the body corporate for SKYLINE COURT BOWEN HILLS Community Titles Scheme 35960 approves the application received from the tenant of lot 32 to install signage to the windows of the shop, subject to the following conditions:

- i. The lot owner accepts all responsibility for any potential loss, damage or injury caused as a result of the works;
- ii. The lot owner absolves the body corporate of any potential claims against it as a result of the works;
- iii. The works will not be funded in any way by the body corporate:
- iv. The lot owner must ensure the contractors used are suitably qualified, licenced and insured;
- v. The lot owner must obtain all relevant government approvals;
- vi. The lot owner accepts full responsibility for any damage to the building and its common areas as a result of the works:
- vii. The works must be carried out in accordance with all relevant Australian Building Standards;
- viii. The lot owner accepts responsibility for removal of all trade waste from site;
- ix. The lot owner acknowledges all maintenance (including future maintenance) for the improvement remains the lot owner's responsibility;
- x. The work is conducted during appropriate hours and in such a manner to reduce disturbance to other residents;
- xi. The committee reserve the right to enter the lot (with their appropriate contractor or the building manager if required) and inspect the works at a reasonable time to ensure they are suitable and to ensure there is no risk to the building; and
- xii. The lot owner acknowledges and adheres to all relevant by-laws of the scheme.

YES 4 NO 0 ABSTAIN 0 MOTION CARRIED 14.10.2019

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## SKYLINE COURT BOWEN HILLS CTS 35960

, , , , , , , , , , , , , , , , , , ,		Date of Acquisition	Acquired from	Original Cost	Cost to date	Market Value	
Sundry Pool Furniture	Furniture & Fittings	Gift	05/10/06	Original Owner		0.00	1,070.00
Digital video record	Furniture & Fittings	Purchase	24/09/14	KPG TRADING & SERVICES PTY LTD 47 Park Ridge Rd Park Ridge QLD 4125 Camera/video recorder	2,630.00	2,630.00	2,630.00
Discovery BBQ	Plant and Machinery	Purchase	24/11/14	BBQS AND MORE 3/10 Webber Drive Browns Plains QLD 4118 BBQ	3,446.00	3,446.00	3,446.00
Karcher cleaner	Plant and Machinery	Purchase	22/04/15	BUNNINGS ALBION 126 Pilbara St Welshpool WA 6106 Karcher pressure cleaner	248.00	248.00	248.00
Mimosa Sunlounge	Furniture & Fittings	Purchase	17/06/15	BUNNINGS GROUP LIMITED 1,070 126 Pilbara St Welshpool WA 6104 Sun lounge		1,070.00	1,070.00
Vision Cross Trainer Matrix Bike	Plant and Machinery	Purchase	14/05/20	B/C EVOLUTION APARTMENTS CTS 344 Gym auction	1,000.00	1,000.00	1,000.00
Treadmill	Plant and Machinery	Purchase	09/06/20	LIFE FITNESS AUSTRALIA PTY LTD 50 Dunlop Road MULGRAVE VIC 3170 treadmill	1650.00	1,650.00	1,650.00
				Page Totals Report Totals	10,044.00 10,044.00	10,044.00 10,044.00	11,114.00 11,114.00

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## INSURANCE REPORT

### **SKYLINE COURT BOWEN HILLS CTS 35960**

72-78 Brookes Street BOWEN HILLS QLD 4006

BOW	EN HILLS QLI	D 4006				
Time		Sum Insured	Premium	Date Last Paid		
Type BUILDING		36,289,286	\$44,956.47	07/09/23		
Company/Broker	Telephone	Policy Number	Due Date	0.702720		
Longitude Insurance Pty Ltd	07 5668 7800	LNG-STR-20186763				
Body Corporate Brokers	Facsimile	Excess/Comments				
Suite 1, 7-9 Burra Street	2,000 general. 2,000 flood 5,000 water/burst pipes/storm					
Chevron Island QLD 4217		Disclosure BCCMAs196 \$6,308.75				
		Disclosure De Chinis	190 \$0,500.75			
Туре		Sum Insured	Premium	Date Last Paid		
PUBLIC LIABILITY		50,000,000		07/09/23		
Company/Broker	Telephone	Policy Number	Due Date			
Longitude Insurance Pty Ltd	07 5668 7800 Facsimile	LNG-STR-20186763 Excess/Comments	30 Septem	iber 2024		
Body Corporate Brokers Suite 1, 7-9 Burra Street	racsillile	2,000 general. 2,000 f	lood			
Chevron Island QLD 4217		5,000 water/burst pip				
Chevron Island QLD 4217		c,ooo water, surse pr	05/5001111			
Туре		Sum Insured	Premium	Date Last Paid		
OFFICE BEARERS		5,000,000		07/09/23		
Company/Broker Longitude Insurance Pty Ltd	Telephone <b>07 5668 7800</b>	Policy Number LNG-STR-20186763	Due Date 30 Septem	hor 2024		
Body Corporate Brokers	Facsimile	Excess/Comments	30 Septen	1001 2024		
Suite 1, 7-9 Burra Street		2,000 general. 2,000 flood				
Chevron Island QLD 4217		5,000 water/burst pip				
Type COMMON CONTENTS		Sum Insured <b>362,893</b>	Premium	Date Last Paid <b>07/09/23</b>		
Company/Broker	Telephone	Policy Number	Due Date	07/09/23		
Longitude Insurance Pty Ltd	07 5668 7800	LNG-STR-20186763	30 Septem	ıber 2024		
Body Corporate Brokers	Facsimile	Excess/Comments				
Suite 1, 7-9 Burra Street		2,000 general. 2,000 f				
Chevron Island QLD 4217		5,000 water/burst pipes/storm				
Туре		Sum Insured	Premium	Date Last Paid		
LOSS OF RENT		5,443,392		07/09/23		
Company/Broker	Telephone	Policy Number	Due Date			
Longitude Insurance Pty Ltd	07 5668 7800	LNG-STR-20186763	30 Septem	ber 2024		
Body Corporate Brokers	Facsimile	Excess/Comments	laad			
Suite 1, 7-9 Burra Street		2,000 general. 2,000 flood 5,000 water/burst pipes/storm				
Chevron Island QLD 4217		3,000 water/burst pip	es/storm			
Туре		Sum Insured	Premium	Date Last Paid		
PERSONAL ACCIDENT Company/Broker	Telephone	200,000 Policy Number	Due Date	07/09/23		
Longitude Insurance Pty Ltd	07 5668 7800	LNG-STR-20186763	30 Septem	ber 2024		
Body Corporate Brokers	Facsimile	Excess/Comments	1 50 Septen			
Suite 1, 7-9 Burra Street	2,000 general. 2,000 flood					
Chevron Island QLD 4217		5,000 water/burst pip	es/storm			
_	1	I				

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## INSURANCE REPORT

## **SKYLINE COURT BOWEN HILLS CTS 35960**

72-78 Brookes Street BOWEN HILLS OLD 4006

BOW	EN HILLS QLI	J 4006				
Type FIDELITY GUARANTEE		Sum Insured <b>100,000</b>	Premium	Date Last Paid <b>07/09/23</b>		
Company/Broker	Telephone	Policy Number	Due Date			
Longitude Insurance Pty Ltd	07 5668 7800	LNG-STR-20186763	30 Septem	1ber 2024		
Body Corporate Brokers	Facsimile	Excess/Comments 2,000 general. 2,000 floo				
Suite 1, 7-9 Burra Street		5,000 general: 2,000 not				
Chevron Island QLD 4217		5,000 mater/burst pipes/storm				
Type		Sum Insured	Premium	Date Last Paid		
MACHINERY BREAKDOWN Company/Broker	Telephone	100,000 Policy Number	Due Date	07/09/23		
Longitude Insurance Pty Ltd	07 5668 7800	LNG-STR-20186763	30 Septem	ıber 2024		
Body Corporate Brokers	Facsimile	Excess/Comments	To septem			
Suite 1, 7-9 Burra Street		2,000 general. 2,000 floo				
Chevron Island QLD 4217		5,000 water/burst pipes	s/storm			
	<u> </u>					
Туре		Sum Insured	Premium	Date Last Paid		
GOVERNMENT AUDIT COS		30,000	2.22	07/09/23		
Company/Broker	Telephone	Policy Number	Due Date			
Longitude Insurance Pty Ltd	07 5668 7800 LNG-STR-20186763		30 September 2024			
Body Corporate Brokers	Facsimile	Excess/Comments				
Suite 1, 7-9 Burra Street		2,000 general. 2,000 flood 5,000 water/burst pipes/storm				
Chevron Island QLD 4217		5,000 water/burst pipes/storm				
Type APPEAL EXPENSES		Sum Insured <b>150,000</b>	Premium	Date Last Paid <b>07/09/23</b>		
Company/Broker	Telephone	Policy Number	Due Date	07/03/23		
Longitude Insurance Pty Ltd	07 5668 7800	LNG-STR-20186763	30 Septem	ıber 2024		
<b>Body Corporate Brokers</b>	Facsimile	Excess/Comments 2,000 general. 2,000 flood				
Suite 1, 7-9 Burra Street						
Chevron Island QLD 4217		5,000 water/burst pipes	s/storm			
	I					
Туре		Sum Insured	Premium	Date Last Paid		
LEGAL DEFENSE EXPENS		50,000		07/09/23		
Company/Broker	Telephone	Policy Number	Due Date	1 2024		
Longitude Insurance Pty Ltd	07 5668 7800 Facsimile	LNG-STR-20186763  Excess/Comments	30 Septem	iber 2024		
Body Corporate Brokers	racsinine	2,000 general. 2,000 flo	nd			
Suite 1, 7-9 Burra Street Chevron Island QLD 4217		5,000 water/burst pipes/storm				
Chevion Island QLD 4217		e,ooo water, surst pro-	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			
Type FLOOD COVER		Sum Insured	Premium	Date Last Paid <b>07/09/23</b>		
Company/Broker	Telephone	Included Policy Number	Due Date	0 //09/23		
Longitude Insurance Pty Ltd	07 5668 7800	LNG-STR-20186763	30 Septem	nber 2024		
Body Corporate Brokers	Facsimile	Excess/Comments				
Suite 1, 7-9 Burra Street	2,000 general. 2,000 flood					
Chevron Island QLD 4217		5,000 water/burst pipes	s/storm			

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### **SKYLINE COURT BOWEN HILLS CTS 35960**

72-78 Brookes Street BOWEN HILLS QLD 4006

Type LOT OWNERS IMPROVEME		Sum Insured <b>300,000</b>	Premium	Date Last Paid <b>07/09/23</b>		
Company/Broker Longitude Insurance Pty Ltd Body Corporate Brokers Suite 1, 7-9 Burra Street Chevron Island QLD 4217  Telephone 07 5668 7800 Facsimile		Policy Number LNG-STR-20186763 Due Date 30 September 2024 Excess/Comments 2,000 general. 2,000 flood 5,000 water/burst pipes/storm				
Type BUILDING CATASTROPHE		Sum Insured <b>5,443,392</b>	Premium	Date Last Paid <b>07/09/23</b>		
Company/Broker  Longitude Insurance Pty Ltd	Telephone <b>07 5668 7800</b>	Policy Number LNG-STR-20186763	Due Date 30 Septem	nber 2024		
Body Corporate Brokers Suite 1, 7-9 Burra Street Chevron Island QLD 4217	Facsimile	Excess/Comments 2,000 general. 2,000 flood 5,000 water/burst pipes/storm				
Type FLOATING FLOORS		Sum Insured Included	Premium	Date Last Paid <b>07/09/23</b>		
Company/Broker  Longitude Insurance Pty Ltd	Telephone <b>07 5668 7800</b>	Policy Number LNG-STR-20186763	Due Date 30 September 2024			
Body Corporate Brokers Suite 1, 7-9 Burra Street Chevron Island QLD 4217	Facsimile	Excess/Comments 2,000 general. 2,000 flood 5,000 water/burst pipes/storm				
	l					
Туре		Sum Insured	Premium	Date Last Paid		
Company/Broker	Telephone	Policy Number	Due Date			
	Excess/Comments					
Туре		Sum Insured	Premium	Date Last Paid		
Company/Broker	Telephone	Policy Number	Due Date			
	Facsimile	Excess/Comments				
Type		Sum Insured	Premium	Date Last Paid		
Company/Broker	Telephone	Policy Number	Due Date			
	Facsimile	Excess/Comments				