

# 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: **32** Plan Number: **192507**

**Secretary** Name: **Carolyn Toia**  
Address: **C/- GPO Box 5256  
Brisbane QLD 4001**  
Telephone: **07 3229 9185** Facsimile: **07 3229 8785**

**Body Corporate  
Manager** Name: **Strata Dynamics**  
Address: **GPO Box 5256  
BRISBANE QLD 4001**  
Telephone: **07 3229 9185** Facsimile:

Contributions and Levies	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
	01/01/24 to 31/03/24	\$1,374.21	01/01/24	\$274.84	01/01/24
	01/04/24 to 30/06/24	\$1,268.54	01/04/24	\$253.71	01/04/24
	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 to 30/09/24	\$1,453.50	01/07/24	\$290.70	01/07/24
	01/10/24****31/12/24	\$1,400.66	01/10/24	\$280.13	01/10/24
	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: **32** Plan Number: **192507**

Improvements on  
Common  
Property for  
which Buyer will  
be Responsible

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 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>SKYLINE COURT BOWEN HILLS</b>		
	Community Titles Scheme No:	<b>35960</b>		
	Lot Number:	<b>32</b>	Plan Number:	<b>192507</b>

<b>Lot Entitlements and Other Matters</b>	Interest Schedule	Aggregate	<b>23124</b>	Entitlement of Lot	<b>704</b>
	Contribution Schedule	Aggregate	<b>35380</b>	Entitlement of Lot	<b>680</b>
	Balance of Sinking fund at end of last Financial Year		<b>114,740.27</b>	as at	<b>30/09/23</b>
	Insurance Levies not included in Administrative Fund Levies:	<b>See Annexure</b>			
	Monetary Liability under Exclusive Use By-Law				

Insurance	Type	Company	Policy No	Sum Insured	Due Date
	<b>See Annexure -</b>	<b>Insurance Report</b>			

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

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Body Corporate

Name of Scheme:

**SKYLINE COURT BOWEN HILLS**

Community Titles Scheme No:

**35960**

Lot Number:

**32**

Plan Number:

**192507**

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Latent or Patent  
Defects in  
Common  
Property or Body  
Corporate Assets

**Engineering report held in body corporate records**

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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)



## 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

## ASSET REGISTER

## SKYLINE COURT BOWEN HILLS CTS 35960

Description	Type	Method of Acquisition	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 126 Pilbara St Welshpool WA 6104 Sun lounge	1,070.00	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	10,044.00	10,044.00	11,114.00
				Report Totals	10,044.00	10,044.00	11,114.00

## INSURANCE REPORT

9 January 2024

**SKYLINE COURT BOWEN HILLS CTS 35960**72-78 Brookes Street  
BOWEN HILLS QLD 4006

Type <b>BUILDING</b>	Sum Insured <b>36,289,286</b>	Premium <b>\$44,956.47</b>	Date Last Paid <b>07/09/23</b>
Company/Broker <b>Longitude Insurance Pty Ltd Body Corporate Brokers Suite 1, 7-9 Burra Street Chevron Island QLD 4217</b>	Telephone <b>07 5668 7800</b>	Policy Number <b>LNG-STR-20186763</b>	Due Date <b>30 September 2024</b>
	Facsimile	Excess/Comments <b>2,000 general. 2,000 flood 5,000 water/burst pipes/storm Disclosure BCCMAS196 \$6,308.75</b>	

Type <b>PUBLIC LIABILITY</b>	Sum Insured <b>50,000,000</b>	Premium	Date Last Paid <b>07/09/23</b>
Company/Broker <b>Longitude Insurance Pty Ltd Body Corporate Brokers Suite 1, 7-9 Burra Street Chevron Island QLD 4217</b>	Telephone <b>07 5668 7800</b>	Policy Number <b>LNG-STR-20186763</b>	Due Date <b>30 September 2024</b>
	Facsimile	Excess/Comments <b>2,000 general. 2,000 flood 5,000 water/burst pipes/storm</b>	

Type <b>OFFICE BEARERS</b>	Sum Insured <b>5,000,000</b>	Premium	Date Last Paid <b>07/09/23</b>
Company/Broker <b>Longitude Insurance Pty Ltd Body Corporate Brokers Suite 1, 7-9 Burra Street Chevron Island QLD 4217</b>	Telephone <b>07 5668 7800</b>	Policy Number <b>LNG-STR-20186763</b>	Due Date <b>30 September 2024</b>
	Facsimile	Excess/Comments <b>2,000 general. 2,000 flood 5,000 water/burst pipes/storm</b>	

Type <b>COMMON CONTENTS</b>	Sum Insured <b>362,893</b>	Premium	Date Last Paid <b>07/09/23</b>
Company/Broker <b>Longitude Insurance Pty Ltd Body Corporate Brokers Suite 1, 7-9 Burra Street Chevron Island QLD 4217</b>	Telephone <b>07 5668 7800</b>	Policy Number <b>LNG-STR-20186763</b>	Due Date <b>30 September 2024</b>
	Facsimile	Excess/Comments <b>2,000 general. 2,000 flood 5,000 water/burst pipes/storm</b>	

Type <b>LOSS OF RENT</b>	Sum Insured <b>5,443,392</b>	Premium	Date Last Paid <b>07/09/23</b>
Company/Broker <b>Longitude Insurance Pty Ltd Body Corporate Brokers Suite 1, 7-9 Burra Street Chevron Island QLD 4217</b>	Telephone <b>07 5668 7800</b>	Policy Number <b>LNG-STR-20186763</b>	Due Date <b>30 September 2024</b>
	Facsimile	Excess/Comments <b>2,000 general. 2,000 flood 5,000 water/burst pipes/storm</b>	

Type <b>PERSONAL ACCIDENT</b>	Sum Insured <b>200,000</b>	Premium	Date Last Paid <b>07/09/23</b>
Company/Broker <b>Longitude Insurance Pty Ltd Body Corporate Brokers Suite 1, 7-9 Burra Street Chevron Island QLD 4217</b>	Telephone <b>07 5668 7800</b>	Policy Number <b>LNG-STR-20186763</b>	Due Date <b>30 September 2024</b>
	Facsimile	Excess/Comments <b>2,000 general. 2,000 flood 5,000 water/burst pipes/storm</b>	



## INSURANCE REPORT

9 January 2024

**SKYLINE COURT BOWEN HILLS CTS 35960**72-78 Brookes Street  
BOWEN HILLS QLD 4006

Type <b>FIDELITY GUARANTEE</b>		Sum Insured <b>100,000</b>	Premium	Date Last Paid <b>07/09/23</b>
Company/Broker <b>Longitude Insurance Pty Ltd Body Corporate Brokers Suite 1, 7-9 Burra Street Chevron Island QLD 4217</b>	Telephone <b>07 5668 7800</b>	Policy Number <b>LNG-STR-20186763</b>	Due Date <b>30 September 2024</b>	
	Facsimile	Excess/Comments <b>2,000 general. 2,000 flood 5,000 water/burst pipes/storm</b>		

Type <b>MACHINERY BREAKDOWN</b>		Sum Insured <b>100,000</b>	Premium	Date Last Paid <b>07/09/23</b>
Company/Broker <b>Longitude Insurance Pty Ltd Body Corporate Brokers Suite 1, 7-9 Burra Street Chevron Island QLD 4217</b>	Telephone <b>07 5668 7800</b>	Policy Number <b>LNG-STR-20186763</b>	Due Date <b>30 September 2024</b>	
	Facsimile	Excess/Comments <b>2,000 general. 2,000 flood 5,000 water/burst pipes/storm</b>		

Type <b>GOVERNMENT AUDIT COS</b>		Sum Insured <b>30,000</b>	Premium	Date Last Paid <b>07/09/23</b>
Company/Broker <b>Longitude Insurance Pty Ltd Body Corporate Brokers Suite 1, 7-9 Burra Street Chevron Island QLD 4217</b>	Telephone <b>07 5668 7800</b>	Policy Number <b>LNG-STR-20186763</b>	Due Date <b>30 September 2024</b>	
	Facsimile	Excess/Comments <b>2,000 general. 2,000 flood 5,000 water/burst pipes/storm</b>		

Type <b>APPEAL EXPENSES</b>		Sum Insured <b>150,000</b>	Premium	Date Last Paid <b>07/09/23</b>
Company/Broker <b>Longitude Insurance Pty Ltd Body Corporate Brokers Suite 1, 7-9 Burra Street Chevron Island QLD 4217</b>	Telephone <b>07 5668 7800</b>	Policy Number <b>LNG-STR-20186763</b>	Due Date <b>30 September 2024</b>	
	Facsimile	Excess/Comments <b>2,000 general. 2,000 flood 5,000 water/burst pipes/storm</b>		

Type <b>LEGAL DEFENSE EXPENS</b>		Sum Insured <b>50,000</b>	Premium	Date Last Paid <b>07/09/23</b>
Company/Broker <b>Longitude Insurance Pty Ltd Body Corporate Brokers Suite 1, 7-9 Burra Street Chevron Island QLD 4217</b>	Telephone <b>07 5668 7800</b>	Policy Number <b>LNG-STR-20186763</b>	Due Date <b>30 September 2024</b>	
	Facsimile	Excess/Comments <b>2,000 general. 2,000 flood 5,000 water/burst pipes/storm</b>		

Type <b>FLOOD COVER</b>		Sum Insured <b>Included</b>	Premium	Date Last Paid <b>07/09/23</b>
Company/Broker <b>Longitude Insurance Pty Ltd Body Corporate Brokers Suite 1, 7-9 Burra Street Chevron Island QLD 4217</b>	Telephone <b>07 5668 7800</b>	Policy Number <b>LNG-STR-20186763</b>	Due Date <b>30 September 2024</b>	
	Facsimile	Excess/Comments <b>2,000 general. 2,000 flood 5,000 water/burst pipes/storm</b>		

# INSURANCE REPORT

## SKYLINE COURT BOWEN HILLS CTS 35960

72-78 Brookes Street  
BOWEN HILLS QLD 4006

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

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

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

Type		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		

Type		Sum Insured	Premium	Date Last Paid
Company/Broker	Telephone	Policy Number	Due Date	
	Facsimile	Excess/Comments		