

INFORMATION FOR DISCLOSURE STATEMENT
as at 11th February 2024

Body Corporate Name of Scheme: **BRIGHTON SANDS**
Community Titles Scheme No: **24503**
Lot Number: **3** Plan Number: **106622**

Secretary Name **Gregory Allan Little**
Address **C/- Eagle Body Corporate Management**
206 Logan Road
Woolloongabba QLD 4102
Telephone **35171900** Facsimile

Body Corporate Name **Eagle Body Corporate Mgmt**
Manager Address **206 Logan Road**
Woolloongabba QLD 4102
Telephone **35171900** Facsimile

Contributions and Levies	Levies Determined by the Body Corporate for this Lot				
	Administrative Fund	Amount	Due Date	Discount	If paid by
	01/02/23 to 30/04/23	\$1,091.48	01/02/23	\$218.30	01/02/23
	01/05/23 to 31/07/23	\$1,091.48	01/05/23	\$218.30	01/05/23
	01/08/23 to 31/10/23	\$1,426.62	01/08/23	\$285.32	01/08/23
	01/11/23 to 31/01/24	\$1,426.62	01/11/23	\$285.32	01/11/23
	01/02/24****30/04/24	\$1,426.62	01/02/24	\$285.32	01/02/24
	01/05/24****31/07/24	\$1,426.62	01/05/24	\$285.32	01/05/24
	Sinking Fund				
	01/02/23 to 30/04/23	\$397.02	01/02/23	\$79.40	01/02/23
	01/05/23 to 31/07/23	\$397.02	01/05/23	\$79.40	01/05/23
	01/08/23 to 31/10/23	\$442.00	01/08/23	\$88.40	01/08/23
	01/11/23 to 31/01/24	\$442.00	01/11/23	\$88.40	01/11/23
	01/02/24****30/04/24	\$442.00	01/02/24	\$88.40	01/02/24
	01/05/24****31/07/24	\$442.00	01/05/24	\$88.40	01/05/24

Body Corporate Name of Scheme: **BRIGHTON SANDS**
Community Titles Scheme No: **24503**
Lot Number: **3** Plan Number: **106622**

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

Ludovic Maku

Seller/Sellers Agent

Witness

13/02/2024

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

Body Corporate	Name of Scheme:	BRIGHTON SANDS		
	Community Titles Scheme No:	24503		
	Lot Number:	3	Plan Number:	106622

Lot Entitlements and Other Matters	Interest Schedule	Aggregate	172	Entitlement of Lot	26
	Contribution Schedule	Aggregate	172	Entitlement of Lot	26
	Balance of Sinking fund at end of last Financial Year		6,205.42	as at	31/01/24
	Insurance Levies not included in Administrative Fund Levies:				
	Monetary Liability under Exclusive Use By-Law				

Insurance	Type	Company	Policy No	Sum Insured	Due Date
	WORKCOVER POLICY BUILDING	WORKCOVER QUEENSLAND	WNA000712142		30/06/24
	LEGAL LIABILITY	ALLIANZ AUSTRALIA	QRSC22000640	\$4,262,819	27/02/24
	OFFICE BEARERS	ALLIANZ AUSTRALIA	QRSC22000640	\$30,000,000	27/02/24
	BUILDING CATASTROPHE	ALLIANZ AUSTRALIA	QRSC22000640	\$1,000,000	27/02/24
	LOSS OF RENT	ALLIANZ AUSTRALIA	QRSC22000640	\$1,278,846	27/02/24
	VOLUNTARY WORKERS	ALLIANZ AUSTRALIA	QRSC22000640	\$639,423	27/02/24
	FIDELITY GUARANTEE	ALLIANZ AUSTRALIA	QRSC22000640	\$200K/\$2K	27/02/24
	LOT OWNERS FIXTURES	ALLIANZ AUSTRALIA	QRSC22000640	\$100,000	27/02/24
	GOVT. AUDIT COSTS	ALLIANZ AUSTRALIA	QRSC22000640	\$300,000	27/02/24
	LEGAL DEFENCE EXPENS	ALLIANZ AUSTRALIA	QRSC22000640	\$25,000	27/02/24
	MACHINERY BREAKDOWN	ALLIANZ AUSTRALIA	QRSC22000640	\$50,000	27/02/24
				\$100,000	27/02/24

Mortgages or Securities over Body Corporate Assets	Nil
---	------------

Additional Information (continued)

Body Corporate

Name of Scheme:

BRIGHTON SANDS

Community Titles Scheme No:

24503

Lot Number:

3

Plan Number:

106622

Latent or Patent
Defects in
Common
Property or Body
Corporate Assets

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)