

# INFORMATION FOR DISCLOSURE STATEMENT

as at 12 January 2022

**Body Corporate**  
Name of Scheme: **THE OUTLOOK - MANLY**  
Community Titles Scheme No: **26787**  
Lot Number: **19** Plan Number: **116534**

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

**Body Corporate  
Manager**  
Name: **Strata Dynamics Pty Ltd**  
Address: **GPO Box 5256  
BRISBANE QLD 4001**  
Telephone: **07 3229 9185** Facsimile: **07 3229 8785**

Contributions and Levies	Levies Determined by the Body Corporate for this Lot				
	Administrative Fund	Amount	Due Date	Discount	If paid by
	01/05/21 to 31/08/21	\$562.96	01/05/21	Nil	01/05/21
	01/09/21 to 31/12/21	\$662.69	01/09/21	Nil	01/09/21
	01/01/22 to 30/04/22	\$662.69	01/01/22	Nil	01/01/22
	01/05/22****31/08/22	\$660.92	01/05/22	Nil	01/05/22
	Sinking Fund				
	01/05/21 to 31/08/21	\$438.51	01/05/21	Nil	01/05/21
	01/09/21 to 31/12/21	\$500.91	01/09/21	Nil	01/09/21
	01/01/22 to 30/04/22	\$500.91	01/01/22	Nil	01/01/22
	01/05/22****31/08/22	\$504.11	01/05/22	Nil	01/05/22

**Body Corporate**  
Name of Scheme: **THE OUTLOOK - MANLY**  
Community Titles Scheme No: **26787**  
Lot Number: **19** Plan Number: **116534**

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

**'There is a committee of the Body Corporate. The Body Corporate  
Manager does not act in the capacity of the 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>THE OUTLOOK - MANLY</b>		
	Community Titles Scheme No:	<b>26787</b>		
	Lot Number:	<b>19</b>	Plan Number:	<b>116534</b>

<b>Lot Entitlements and Other Matters</b>	Interest Schedule	Aggregate	<b>4950</b>	Entitlement of Lot	<b>165</b>
	Contribution Schedule	Aggregate	<b>30</b>	Entitlement of Lot	<b>1</b>
	Balance of Sinking fund at end of last Financial Year		<b>85,273.03</b>	as at	<b>30/04/21</b>
	Insurance Levies not included in Administrative Fund Levies:	<b>See Annexure</b>			
	Monetary Liability under Exclusive Use By-Law				

<b>Insurance</b>	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:

**THE OUTLOOK - MANLY**

Community Titles Scheme No:

**26787**

Lot Number:

**19**

Plan Number:

**116534**

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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)





# INSURANCE REPORT

## THE OUTLOOK - MANLY CTS 26787

320 Manly Road  
MANLY WEST QLD 4179

Type <b>BUILDING</b>		Sum Insured <b>12,485,932</b>	Premium <b>\$18,237.91</b>	Date Last Paid <b>29/04/21</b>
Company/Broker <b>QBE Insurance CHU Insurance GPO BOX 705 BRISBANE QLD 4001</b>	Telephone <b>3135 7900</b>	Policy Number <b>866304</b>	Due Date <b>30 April 2022</b>	
	Facsimile	Excess/Comments <b>500 general claims, 2,500 water/burst pipe Val 10,675,000 as at 20170821</b>		

Type <b>PUBLIC LIABILITY</b>		Sum Insured <b>30,000,000</b>	Premium	Date Last Paid <b>29/04/21</b>
Company/Broker <b>QBE Insurance CHU Insurance GPO BOX 705 BRISBANE QLD 4001</b>	Telephone <b>3135 7900</b>	Policy Number <b>866304</b>	Due Date <b>30 April 2022</b>	
	Facsimile	Excess/Comments <b>500 general claims, 2,500 water/burst pipe Val 10,675,000 as at 20170821</b>		

Type <b>OFFICE BEARERS</b>		Sum Insured <b>5,000,000</b>	Premium	Date Last Paid <b>29/04/21</b>
Company/Broker <b>QBE Insurance CHU Insurance GPO BOX 705 BRISBANE QLD 4001</b>	Telephone <b>3135 7900</b>	Policy Number <b>866304</b>	Due Date <b>30 April 2022</b>	
	Facsimile	Excess/Comments <b>500 general claims, 2,500 water/burst pipe Val 10,675,000 as at 20170821</b>		

Type <b>COMMON CONTENTS</b>		Sum Insured <b>157,877</b>	Premium	Date Last Paid <b>29/04/21</b>
Company/Broker <b>QBE Insurance CHU Insurance GPO BOX 705 BRISBANE QLD 4001</b>	Telephone <b>3135 7900</b>	Policy Number <b>866304</b>	Due Date <b>30 April 2022</b>	
	Facsimile	Excess/Comments <b>500 general claims, 2,500 water/burst pipe Val 10,675,000 as at 20170821</b>		

Type <b>LOSS OF RENT</b>		Sum Insured <b>1,872,889</b>	Premium	Date Last Paid <b>29/04/21</b>
Company/Broker <b>QBE Insurance CHU Insurance GPO BOX 705 BRISBANE QLD 4001</b>	Telephone <b>3135 7900</b>	Policy Number <b>866304</b>	Due Date <b>30 April 2022</b>	
	Facsimile	Excess/Comments <b>500 general claims, 2,500 water/burst pipe Val 10,675,000 as at 20170821</b>		

Type <b>FIDELITY GUARANTEE</b>		Sum Insured <b>250,000</b>	Premium	Date Last Paid <b>29/04/21</b>
Company/Broker <b>QBE Insurance CHU Insurance GPO BOX 705 BRISBANE QLD 4001</b>	Telephone <b>3135 7900</b>	Policy Number <b>866304</b>	Due Date <b>30 April 2022</b>	
	Facsimile	Excess/Comments <b>500 general claims, 2,500 water/burst pipe Val 10,675,000 as at 20170821</b>		

# INSURANCE REPORT

## THE OUTLOOK - MANLY CTS 26787

320 Manly Road  
MANLY WEST QLD 4179

Type <b>MACHINERY BREAKDOWN</b>		Sum Insured <b>100,000</b>	Premium	Date Last Paid <b>29/04/21</b>
Company/Broker <b>QBE Insurance CHU Insurance GPO BOX 705 BRISBANE QLD 4001</b>	Telephone <b>3135 7900</b>	Policy Number <b>866304</b>	Due Date <b>30 April 2022</b>	
	Facsimile	Excess/Comments <b>500 general claims, 2,500 water/burst pipe Val 10,675,000 as at 20170821</b>		

Type <b>VOLUNTARY WORKERS</b>		Sum Insured <b>200,000</b>	Premium	Date Last Paid <b>29/04/21</b>
Company/Broker <b>QBE Insurance CHU Insurance GPO BOX 705 BRISBANE QLD 4001</b>	Telephone <b>3135 7900</b>	Policy Number <b>866304</b>	Due Date <b>30 April 2022</b>	
	Facsimile	Excess/Comments <b>500 general claims, 2,500 water/burst pipe Val 10,675,000 as at 20170821</b>		

Type <b>BUILDING CATASTROPHE</b>		Sum Insured <b>3,745,779</b>	Premium	Date Last Paid <b>29/04/21</b>
Company/Broker <b>QBE Insurance CHU Insurance GPO BOX 705 BRISBANE QLD 4001</b>	Telephone <b>3135 7900</b>	Policy Number <b>866304</b>	Due Date <b>30 April 2022</b>	
	Facsimile	Excess/Comments <b>500 general claims, 2,500 water/burst pipe Val 10,675,000 as at 20170821</b>		

Type <b>GOVERNMENT AUDIT COS</b>		Sum Insured <b>25,000</b>	Premium	Date Last Paid <b>29/04/21</b>
Company/Broker <b>QBE Insurance CHU Insurance GPO BOX 705 BRISBANE QLD 4001</b>	Telephone <b>3135 7900</b>	Policy Number <b>866304</b>	Due Date <b>30 April 2022</b>	
	Facsimile	Excess/Comments <b>500 general claims, 2,500 water/burst pipe Val 10,675,000 as at 20170821</b>		

Type <b>APPEAL EXPENSES - CO</b>		Sum Insured <b>100,000</b>	Premium	Date Last Paid <b>29/04/21</b>
Company/Broker <b>QBE Insurance CHU Insurance GPO BOX 705 BRISBANE QLD 4001</b>	Telephone <b>3135 7900</b>	Policy Number <b>866304</b>	Due Date <b>30 April 2022</b>	
	Facsimile	Excess/Comments <b>500 general claims, 2,500 water/burst pipe Val 10,675,000 as at 20170821</b>		

Type <b>LEGAL DEFENSE EXPENS</b>		Sum Insured <b>50,000</b>	Premium	Date Last Paid <b>29/04/21</b>
Company/Broker <b>QBE Insurance CHU Insurance GPO BOX 705 BRISBANE QLD 4001</b>	Telephone <b>3135 7900</b>	Policy Number <b>866304</b>	Due Date <b>30 April 2022</b>	
	Facsimile	Excess/Comments <b>500 general claims, 2,500 water/burst pipe Val 10,675,000 as at 20170821</b>		

# INSURANCE REPORT

## THE OUTLOOK - MANLY CTS 26787

320 Manly Road  
MANLY WEST QLD 4179

Type <b>FLOOD COVER</b>		Sum Insured <b>Selected</b>	Premium	Date Last Paid <b>29/04/21</b>
Company/Broker <b>QBE Insurance CHU Insurance GPO BOX 705 BRISBANE QLD 4001</b>	Telephone <b>3135 7900</b>	Policy Number <b>866304</b>	Due Date <b>30 April 2022</b>	
	Facsimile	Excess/Comments <b>500 general claims, 2,500 water/burst pipe Val 10,675,000 as at 20170821</b>		

Type <b>LOT OWNERS IMPROVEME</b>		Sum Insured <b>250,000</b>	Premium	Date Last Paid <b>29/04/21</b>
Company/Broker <b>QBE Insurance CHU Insurance GPO BOX 705 BRISBANE QLD 4001</b>	Telephone <b>3135 7900</b>	Policy Number <b>866304</b>	Due Date <b>30 April 2022</b>	
	Facsimile	Excess/Comments <b>500 general claims, 2,500 water/burst pipe Val 10,675,000 as at 20170821</b>		

Type <b>FLOATING FLOORS</b>		Sum Insured <b>Selected</b>	Premium	Date Last Paid <b>29/04/21</b>
Company/Broker <b>QBE Insurance CHU Insurance GPO BOX 705 BRISBANE QLD 4001</b>	Telephone <b>3135 7900</b>	Policy Number <b>866304</b>	Due Date <b>30 April 2022</b>	
	Facsimile	Excess/Comments <b>500 general claims, 2,500 water/burst pipe Val 10,675,000 as at 20170821</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		