

C/- SSKB
P O Box 8319, GCMC QLD 9726 Australia
Client Solutions Ph: (07) 5504 2000 Fax : (07) 5504 2001

11 February 2025

THE PROMENADE-BROWNS PLAINS CTS 43306
Registered for GST

ABN: 83 904 910 355

Tax Invoice

David Neate
davidneate@stonerealestate.com

Ref

Re	Lot	102	THE PROMENADE-BROWNS PLAINS CTS 43306
Fee	180.00		Paid

Above Fee includes GST

As requested, we enclose a tax invoice and information for you to consider in the preparation of your Disclosure Statement.

Implied Warranties

Under Section 223 of the Body Corporate and Community Management Act 1997, implied warranties are a matter for consideration or enquiry by the seller and are not disclosed in this information.

Owners Improvements on Common Property

The attached statement only shows owners improvements authorised and recorded by the Body Corporate. Disclosure of unauthorised owners improvements is a matter for the attention of the seller.

The body corporate manager will assist by collating information for the seller to use, but the seller should in all cases review the information and ensure that it discharges the responsibilities under Section 206. The body corporate manager, acting on behalf of the body corporate is only required under the Act to provide a Section 205 for settlement purposes.

Yours faithfully,
Stewart Silver King & Burns
(Brisbane) Pty Ltd Per:.....

Body Corporate and Community Management Act 1997
Section 206
INFORMATION FOR DISCLOSURE STATEMENT (continued)

**Body Corporate
Assets Required to
be Recorded on
Register**

				1/65 Grand Plaza Drive BROWNS PLAINS QLD 4118			
Install Wireless link for back camera pole Replace 2 cameras Nx Witness PC Base Recorder	Office Equipment	10/12/18	CUSTOMLINK PTY LTD PO Box 1192 MT OMMANEY QLD 4074 1300 122520	0.00	0.00	8,133.97	
2*Aluminium Seating - Bar Table 2*Back to Back Bench Seat	Furniture & Fittings	24/05/21	Aluminium Seating Specialists 71 Chetwynd Street Loganholme QLD 4129	0.00	0.00	4,345.00	
Inst Chlorinator 23/7	Plant and Machinery	26/07/21	SWIMART BROWNS PLAINS 1/65 Grand Plaza Drive BROWNS PLAINS QLD 4118	1,680.00	0.00	1,680.00	

Committee

There is a body corporate committee.

**Information
prescribed under
Regulation
Module**

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

Body Corporate and Community Management Act 1997
Section 206
INFORMATION FOR DISCLOSURE STATEMENT (continued)

Lot Entitlements and Other Matters	Interest Schedule	Aggregate	1,200	Entitlement of Lot	10.0000
	Contribution Schedule	Aggregate	1,200	Entitlement of Lot	10
	Balance of Sinking fund at end of last Financial Year		296,319.10	as at	31/12/24
	Insurance Levies not included in Administrative Fund Levies:		See Other Levies		
	Monetary Liability under Exclusive Use By-Law				

Other Levies		Amount	Due Date	Discount	If Paid By
	Insurance Levy 01/01/20 to 30/04/20	\$59.80	01/01/20	Nil	01/01/20

Insurance	Type/Name of Insurer	Policy Number	Sum Insured	Renewal Date
	<i>B/CATAST ESC ACCOM</i> Chu Underwriting Agen	869468	704,993.00	31/12/25
	<i>B/CATAST STORE/EVAC</i> Chu Underwriting Agen	869468	704,993.00	31/12/25
	<i>B/CATASTROPHE - RENT</i> Chu Underwriting Agen	869468	2,114,980.00	31/12/25
	<i>BUILDING</i> Chu Underwriting Agen	869468	46,999,575.00	31/12/25
	<i>BUILDING CATASTROPHE</i> Chu Underwriting Agen	869468	14,099,872.00	31/12/25
	<i>COMMON CONTENTS</i> Chu Underwriting Agen	869468	469,996.00	31/12/25
	<i>FIDELITY GUARANTEE</i> Chu Underwriting Agen	869468	250,000.00	31/12/25
	<i>LOSS OF RENT</i> Chu Underwriting Agen	869468	7,049,936.00	31/12/25
	<i>OFFICE BEARERS</i> Chu Underwriting Agen	869468	5,000,000.00	31/12/25
	<i>PUBLIC LIABILITY</i> Chu Underwriting Agen	869468	30,000,000.00	31/12/25

Additional Information

Insurance	Type/Name of Insurer	Policy Number	Sum Insured	Renewal Date
	<i>STAMP DUTY/OTHER</i> Chu Underwriting Agen	869468	0.00	31/12/25
	<i>VOLUNTARY WORKERS</i> Chu Underwriting Agen	869468	2,000/200,000	31/12/25

Mortgages or
Securities over
Body Corporate
Assets

Latent or Patent
Defects in
Common
Property or Body
Corporate Assets

This certificate only relates to the statements under Section 206 that the seller must give, it should also be noted that the seller is also required to warrant certain matters relative to defects liability under Section 223, This certificate does not extend to Section 223

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(3)

THE PROMENADE-BROWNS PLAINS CTS 43306

Caretaker							
Contractor Name and Address SHIXIN AU PTY LTD 33 Sunbrite Ave MERMAID BEACH QLD 4218		Details of Duties Manage and Maintain the Common Property		Delegated Powers		Basis of Remuneration Monthly in Arrears - As per Agreement	
Commencement Date	27/01/12	Expiry Date	27/01/42	Copy of Agreement on File	Y	Termination Date	
Term of Contract	25 years			Options	3 x 5 Yrs Deed		
Estimated Cost of Contract	0.00			Name of Financier			
Est Renumeration of Contract	0.00			Date of Advice from Financier			
Workers Comp No				Date of Withdrawal of Financier			

Building/Letting							
Contractor Name and Address SHIXIN AU PTY LTD 33 Sunbrite Ave MERMAID BEACH QLD 4218		Details of Duties Letting Agent		Delegated Powers		Basis of Remuneration Monthly in Arrears- As Per Agreement	
Commencement Date	27/01/12	Expiry Date	27/01/42	Copy of Agreement on File	Y	Termination Date	
Term of Contract	25 years			Options	3 x 5 Yrs Deed		
Estimated Cost of Contract	0.00			Name of Financier			
Est Renumeration of Contract	0.00			Date of Advice from Financier			
Workers Comp No				Date of Withdrawal of Financier			

Administration							
Contractor Name and Address SSKB (Brisbane) Pty Ltd Level 6 Icon Place 270 Adelaide St BRISBANE QLD 4000		Details of Duties Strata Management		Delegated Powers		Basis of Remuneration \$160 Sec Fee per lot per annum plus Disbursements \$65 per lot per annum plus GST payable quarterly in advance	
Commencement Date	27/01/24	Expiry Date	26/01/27	Copy of Agreement on File	Y	Termination Date	
Term of Contract	3 Years			Options			
Estimated Cost of Contract	0.00			Name of Financier			
Est Renumeration of Contract	0.00			Date of Advice from Financier			
Workers Comp No				Date of Withdrawal of Financier			

Work Cover							
Contractor Name and Address Workcover QLD GPO BOX 2772 BRISBANE QLD 4001		Details of Duties		Delegated Powers		Basis of Remuneration .	
Commencement Date	01/07/24	Expiry Date	30/06/25	Copy of Agreement on File		Termination Date	
Term of Contract	Policy:WBA120389112			Options			
Estimated Cost of Contract	0.00			Name of Financier			
Est Renumeration of Contract	0.00			Date of Advice from Financier			
Workers Comp No				Date of Withdrawal of Financier			

Maintenance							
Contractor Name and Address Peter Aitcheson		Details of Duties Fire Hydrant Service		Delegated Powers		Basis of Remuneration \$640 Annual Price + GST	
Commencement Date	22/02/22	Expiry Date		Copy of Agreement on File	Y	Termination Date	
Term of Contract	On Going			Options			
Estimated Cost of Contract				Name of Financier			
Est Renumeration of Contract				Date of Advice from Financier			
Workers Comp No				Date of Withdrawal of Financier			

CONTRACTS REGISTER

THE PROMENADE-BROWNS PLAINS CTS 43306

Maintenance							
Contractor Name and Address Trusted Pest Management	Details of Duties Pest Control			Delegated Powers		Basis of Remuneration \$2740.00 Annual Ex GST	
Shop 2/508 South Pine Road Everton Park QLD 4053							
Commencement Date	03/01/24	Expiry Date	02/01/25	Copy of Agreement on File	Y	Termination Date	
Term of Contract	1 Year			Options			
Estimated Cost of Contract	0.00			Name of Financier			
Est Renumeration of Contract				Date of Advice from Financier			
Workers Comp No				Date of Withdrawal of Financier			

Contractor Name and Address	Details of Duties			Delegated Powers		Basis of Remuneration	
Commencement Date		Expiry Date		Copy of Agreement on File		Termination Date	
Term of Contract				Options			
Estimated Cost of Contract				Name of Financier			
Est Renumeration of Contract				Date of Advice from Financier			
Workers Comp No				Date of Withdrawal of Financier			

Contractor Name and Address	Details of Duties			Delegated Powers		Basis of Remuneration	
Commencement Date		Expiry Date		Copy of Agreement on File		Termination Date	
Term of Contract				Options			
Estimated Cost of Contract				Name of Financier			
Est Renumeration of Contract				Date of Advice from Financier			
Workers Comp No				Date of Withdrawal of Financier			

Contractor Name and Address	Details of Duties			Delegated Powers		Basis of Remuneration	
Commencement Date		Expiry Date		Copy of Agreement on File		Termination Date	
Term of Contract				Options			
Estimated Cost of Contract				Name of Financier			
Est Renumeration of Contract				Date of Advice from Financier			
Workers Comp No				Date of Withdrawal of Financier			

Contractor Name and Address	Details of Duties			Delegated Powers		Basis of Remuneration	
Commencement Date		Expiry Date		Copy of Agreement on File		Termination Date	
Term of Contract				Options			
Estimated Cost of Contract				Name of Financier			
Est Renumeration of Contract				Date of Advice from Financier			
Workers Comp No				Date of Withdrawal of Financier			

THE PROMENADE-BROWNS PLAINS CTS 43306

4 Myola Street Browns Plains QLD 4118

BALANCE SHEET

AS AT 11 FEBRUARY 2025

	ACTUAL 11/02/2025	ACTUAL 31/12/2024
<u>OWNERS FUND</u>		
Administrative Fund	43,172.85	30,707.76
Sinking Fund	196,203.09	296,319.10
<u>TOTAL</u>	<u>\$ 239,375.94</u>	<u>\$ 327,026.86</u>
 <u>THESE FUNDS ARE REPRESENTED BY</u>		
 <u>CURRENT ASSETS</u>		
Cash At Bank	57,190.17	222,000.44
Mbl Term Deposit	169,880.61	169,880.61
Contributions Billed Not Due	0.00	160,296.00
Prepayments Contributions	11,270.67	8,113.13
Contributions In Arrears	5,716.60	1,302.60
Other Arrears	1,132.49	703.55
Sundry Debtors	0.00	3,123.39
Prepaid Expenses	0.00	81,633.53
Interest Receivable	0.00	481.25
Recovery Costs	(130.00)	0.00
<u>TOTAL ASSETS</u>	245,060.54	647,534.50
 <u>LIABILITIES</u>		
G S T Clearing A/C	(15,344.67)	(26,866.52)
P A Y G Clearing A/C	0.00	551.00
Creditors	12.06	65,582.36
Unallocated Deposits	(500.00)	(500.00)
Provision For Income Tax	0.00	1,538.70
Contributions Billed Not Due	0.00	145,723.64
Prepayments Contributions	10,246.54	7,376.08
Contributions In Advance	11,270.67	119,647.21
Accrued Expenses	0.00	7,455.17
<u>TOTAL LIABILITIES</u>	5,684.60	320,507.64
 <u>NET ASSETS</u>	 <u>\$ 239,375.94</u>	 <u>\$ 327,026.86</u>

THE PROMENADE-BROWNS PLAINS CTS 43306

4 Myola Street Browns Plains QLD 4118

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 JANUARY 2025 TO 11 FEBRUARY 2025

	ACTUAL	BUDGET	ACTUAL
	01/01/25-11/02/25	01/01/25-31/12/25	01/01/24-31/12/24
<u>ADMINISTRATIVE FUND</u>			
<u>INCOME</u>			
Contributions - Admin Fund	120,000.00	0.00	359,999.99
Interest On Overdue Levies	181.08	0.00	1,493.75
<u>TOTAL ADMIN. FUND INCOME</u>	120,181.08	0.00	361,493.74
<u>EXPENDITURE - ADMIN. FUND</u>			
Audit Fees	(1,380.00)	0.00	3,180.00
Bank Charges - No Gst	0.00	0.00	(0.01)
Bank Charges	19.36	0.00	127.20
Tax Agents Fee	(500.00)	0.00	500.00
Administration - Base Fee	4,800.00	0.00	19,186.21
Administration - F F S	1,533.07	0.00	9,812.54
Fire Control Expenses	0.00	0.00	260.00
Cleaning - Materials	134.31	0.00	1,154.50
Electricity/Utilities	(447.71)	0.00	4,566.68
Fees & Permits No Gst	3,060.00	0.00	1,804.00
Insurance/Other	74,307.80	0.00	71,575.68
Insurance Stamp Duty	7,191.42	0.00	6,926.75
Work Cover	(86.58)	0.00	345.85
Work Cover - Stamp Duty	0.00	0.00	9.52
Legal Expenses	0.00	0.00	1,092.50
Onsite Management	14,107.03	0.00	201,265.33
Pest Control	0.00	0.00	2,860.00
Communication & Disbursements	1,950.00	0.00	7,824.69
Communication/Disb'ments-F F S	129.82	0.00	3,478.57
Water Rates	466.63	0.00	1,268.38
R & M Building	1,105.10	0.00	4,779.54
R & M Electrical	0.00	0.00	544.00
R & M Gardens & Grounds	0.00	0.00	350.00
R & M Plumbing	0.00	0.00	6,105.67
R & M Pool	64.55	0.00	4,177.27
Pool Chemicals	412.45	0.00	2,242.62
Pool Safety Inspections	0.00	0.00	180.91
Rubbish Removal	0.00	0.00	1,011.81
Telephone	118.18	0.00	1,433.16
Bas/las Lodgement Fees	300.00	0.00	1,200.00

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STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 JANUARY 2025 TO 11 FEBRUARY 2025

	ACTUAL	BUDGET	ACTUAL
	01/01/25-11/02/25	01/01/25-31/12/25	01/01/24-31/12/24
Stratamax Licensing Fee	430.56	0.00	2,126.80
Prior Year Adjustment	0.00	0.00	(410.44)
Levy Recovery Cost Write-Off	0.00	0.00	35.00
TOTAL ADMIN. EXPENDITURE	107,715.99	0.00	361,014.73
<u>SURPLUS / DEFICIT</u>	<u>\$ 12,465.09</u>	<u>\$ 0.00</u>	<u>\$ 479.01</u>
Opening Admin Balance	30,707.76	30,707.76	30,228.75
<u>ADMINISTRATIVE FUND BALANCE</u>	<u>\$ 43,172.85</u>	<u>\$ 30,707.76</u>	<u>\$ 30,707.76</u>

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STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 JANUARY 2025 TO 11 FEBRUARY 2025

	ACTUAL	BUDGET	ACTUAL
	01/01/25-11/02/25	01/01/25-31/12/25	01/01/24-31/12/24
<u>SINKING FUND</u>			
<u>INCOME</u>			
Contributions - Sinking Fund	25,723.64	0.00	77,160.01
Interest Received	0.00	0.00	9,854.80
Interest Accrual	(481.25)	0.00	(2,219.59)
<u>TOTAL SINKING FUND INCOME</u>	25,242.39	0.00	84,795.22
<u>EXPENDITURE - SINKING FUND</u>			
Painting	125,358.40	0.00	121,826.63
Building Repairs	0.00	0.00	13,610.63
Pest Control	0.00	0.00	138,972.84
Plumbing	0.00	0.00	7,812.30
Pool	0.00	0.00	1,454.55
Income Tax	0.00	0.00	881.70
Instalment Tax	0.00	0.00	551.00
<u>TOTAL SINK. FUND EXPENDITURE</u>	125,358.40	0.00	285,109.65
<u>SURPLUS / DEFICIT</u>	\$ (100,116.01)	\$ 0.00	\$ (200,314.43)
Opening Sinking Fund Balance	296,319.10	296,319.10	496,633.53
<u>SINKING FUND BALANCE</u>	\$ 196,203.09	\$ 296,319.10	\$ 296,319.10

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THE PROMENADE-BROWNS PLAINS CTS 43306

4 Myola Street
Browns Plains QLD 4118

INSURANCE DETAILS

11 February 2025

<u>Type</u>	<u>Insurer</u>	<u>Policy No</u>	<u>Sum Insured</u>	<u>Due Date</u>
BUILDING	Chu Underwriting Agen	869468	46,999,575	31/12/25
COMMON CONTENTS	Chu Underwriting Agen	869468	469,996	31/12/25
PUBLIC LIABILITY	Chu Underwriting Agen	869468	30,000,000	31/12/25
VOLUNTARY WORKERS	Chu Underwriting Agen	869468	2,000/200,000	31/12/25
OFFICE BEARERS	Chu Underwriting Agen	869468	5,000,000	31/12/25
FIDELITY GUARANTEE	Chu Underwriting Agen	869468	250,000	31/12/25
LOSS OF RENT	Chu Underwriting Agen	869468	7,049,936	31/12/25
BUILDING CATASTROPHE	Chu Underwriting Agen	869468	14,099,872	31/12/25
B/CATASTROPHE - RENT	Chu Underwriting Agen	869468	2,114,980	31/12/25
B/CATAST ESC ACCOM	Chu Underwriting Agen	869468	704,993	31/12/25
B/CATAST STORE/EVAC	Chu Underwriting Agen	869468	704,993	31/12/25
STAMP DUTY/OTHER	Chu Underwriting Agen	869468	0	31/12/25