

**INFORMATION FOR DISCLOSURE STATEMENT**  
**as at 8th January 2024**

Body Corporate	Name of Scheme:	<b>38 BRAYS ROAD</b>	
	Community Titles Scheme No:	<b>43420</b>	
	Lot Number:	<b>25</b>	Plan Number: <b>SP235583</b>

Secretary	Name	<b>Elizabeth Phythian</b>	
	Address	<b>C/- GPO Box 5256 Brisbane QLD 4001</b>	
	Telephone	<b>07 3229 9185</b>	Facsimile <b>07 3229 8785</b>

Body Corporate Manager	Name	<b>Strata Dynamics</b>	
	Address	<b>GPO Box 5256 BRISBANE QLD 4001</b>	
	Telephone	<b>07 3229 9185</b>	Facsimile

Contributions and Levies	Levies Determined by the Body Corporate for this Lot				
	Administrative Fund	Amount	Due Date	Discount	If paid by
	01/03/23 to 31/05/23	\$463.21	01/03/23	Nil	01/03/23
	01/06/23 to 31/08/23	\$463.21	01/06/23	Nil	01/06/23
	01/09/23 to 30/11/23	\$560.73	01/09/23	Nil	01/09/23
	01/12/23 to 29/02/24	\$560.73	01/12/23	Nil	01/12/23
	01/03/24****31/05/24	\$511.97	01/03/24	Nil	01/03/24
	01/06/24****31/08/24	\$511.97	01/06/24	Nil	01/06/24
	Sinking Fund				
	01/03/23 to 31/05/23	\$329.47	01/03/23	Nil	01/03/23
	01/06/23 to 31/08/23	\$329.47	01/06/23	Nil	01/06/23
	01/09/23 to 30/11/23	\$292.84	01/09/23	Nil	01/09/23
	01/12/23 to 29/02/24	\$292.84	01/12/23	Nil	01/12/23
	01/03/24****31/05/24	\$311.15	01/03/24	Nil	01/03/24
	01/06/24****31/08/24	\$311.15	01/06/24	Nil	01/06/24

on the settlement payment

Body Corporate	Name of Scheme:	<b>38 BRAYS ROAD</b>	
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	Lot Number:	<b>25</b>	Plan Number: <b>SP235583</b>

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

\_\_\_\_\_  
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

### Body Corporate

Name of Scheme: **38 BRAYS ROAD**  
 Community Titles Scheme No: **43420**  
 Lot Number: **25** Plan Number: **SP235583**

### Lot Entitlements and Other Matters

Interest Schedule	Aggregate	<b>1156</b>	Entitlement of Lot	<b>21</b>
Contribution Schedule	Aggregate	<b>1128</b>	Entitlement of Lot	<b>20</b>
Balance of Sinking fund at end of last Financial Year	<b>463,750.63</b>		as at	<b>28/02/23</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>BUILDING</b>	<b>Allianz Insurance</b>	<b>QRSC16001132</b>	<b>30,530,000</b>	<b>28/02/24</b>
<b>PUBLIC LIABILITY</b>	<b>Allianz Insurance</b>	<b>QRSC16001132</b>	<b>20,000,000</b>	<b>28/02/24</b>
<b>PERSONAL ACCIDENT</b>	<b>Allianz Insurance</b>	<b>QRSC16001132</b>	<b>200,000</b>	<b>28/02/24</b>
<b>FIDELITY GUARANTEE</b>	<b>Allianz Insurance</b>	<b>QRSC16001132</b>	<b>100,000</b>	<b>28/02/24</b>
<b>GOVERNMENT AUDIT COS</b>	<b>Allianz Insurance</b>	<b>QRSC16001132</b>	<b>25,000</b>	<b>28/02/24</b>
<b>APPEAL EXPENSES - CO</b>	<b>Allianz Insurance</b>	<b>QRSC16001132</b>	<b>100,000</b>	<b>28/02/24</b>
<b>LEGAL DEFENSE EXPENS</b>	<b>Allianz Insurance</b>	<b>QRSC16001132</b>	<b>50,000</b>	<b>28/02/24</b>
<b>10 LOT OWNER'S FIXTU</b>	<b>Allianz Insurance</b>	<b>QRSC16001132</b>	<b>300,000</b>	<b>28/02/24</b>
<b>LOSS OF RENT</b>	<b>Allianz Insurance</b>	<b>QRSC16001132</b>	<b>4,579,500</b>	<b>28/02/24</b>
<b>FLOOD COVER</b>	<b>Allianz Insurance</b>	<b>QRSC16001132</b>	<b>Included</b>	<b>28/02/24</b>
<b>TERRORISM COVER</b>	<b>Allianz Insurance</b>	<b>QRSC16001132</b>	<b>Applies</b>	<b>28/02/24</b>
<b>COMMON CONTENTS</b>	<b>Allianz Insurance</b>	<b>QRSC16001132</b>	<b>305,300</b>	<b>28/02/24</b>

### Mortgages or Securities over Body Corporate Assets

**Nil**

## Additional Information (continued)

Body Corporate

Name of Scheme:

**38 BRAYS ROAD**

Community Titles Scheme No:

**43420**

Lot Number:

**25**

Plan Number:

**SP235583**

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)



## DISCLOSURE STATEMENT (Continued)

Name of Scheme	<b>38 BRAYS ROAD</b>			CTS No	<b>43420</b>
Lot No.	<b>25</b>	Type	<b>BUILDING FORMAT PLAN</b>	Plan No	<b>SP235583</b>

## ANNEXURE - LEVY DETAILS

[illegible]

## CONTRACTS REGISTER

### 38 BRAYS ROAD CTS 43420

Contractor Name and Address <b>Strata Dynamics</b>  <b>GPO Box 5256</b> <b>BRISBANE QLD 4001</b>	Details of Duties <b>Body Corporate Management</b>	Delegated Powers	Basis of Remuneration <b>Monthly in Arrears</b>
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No	<b>1/06/2021</b> <b>3 Years</b> <b>Y</b> <b>Y</b>	Termination Date  Finance Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	<b>31/05/2024</b>
Contractor Name and Address <b>Redibeds Pty Ltd as Trustee for the Webster Family Trust</b> <b>125 Anzac Ave</b> <b>Redcliffe QLD 4020</b>	Details of Duties <b>Caretaking</b>	Delegated Powers	Basis of Remuneration <b>Monthly</b>
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No	<b>19/04/2021</b> <b>25 Years</b> <b>Nil</b> <b>Y</b>	Termination Date  Finance Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	<b>18/04/2046</b>
Contractor Name and Address <b>Redibeds Pty Ltd as Trustee for the Webster Family Trust</b> <b>125 Anzac Ave</b> <b>Redcliffe QLD 4020</b>	Details of Duties <b>Letting</b>	Delegated Powers	Basis of Remuneration <b>Nil</b>
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No	<b>19/04/2021</b> <b>25 Years</b> <b>Nil</b> <b>Y</b>	Termination Date  Finance Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	<b>18/04/2046</b>
Contractor Name and Address <b>Origin Energy - Watt Utilities</b> <b>PO Box 1199</b> <b>ADELAIDE SA 5001</b>	Details of Duties	Delegated Powers <b>Supply of Common Property Electricity - Watt Utilities Tender</b>	Basis of Remuneration <b>10% discount on usage and supply</b>
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No	<b>1/01/2023</b> <b>12 months</b> <b>Extended after 12 months</b>	Termination Date  Finance Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	<b>31/12/2023</b>
Contractor Name and Address	Details of Duties	Delegated Powers	Basis of Remuneration
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No		Termination Date  Finance Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	