

INFORMATION FOR DISCLOSURE STATEMENT**as at 14th January 2024**

Body Corporate	Name of Scheme:	71 STANLEY STREET		
	Community Titles Scheme No:	44534		
	Lot Number:	161	Plan Number:	SP 261367
Secretary	Name	Luciana (Luci) Albie		
	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
	01/03/23 to 31/05/23	\$855.00	01/03/23	\$171.00	01/03/23
	01/06/23 to 31/08/23	\$855.00	01/06/23	\$171.00	01/06/23
	01/09/23 to 30/11/23	\$1,335.43	01/09/23	\$267.09	01/09/23
	01/12/23 to 29/02/24	\$1,335.43	01/12/23	\$267.09	01/12/23
	01/03/24****31/05/24	\$1,095.21	01/03/24	\$219.04	01/03/24
	01/06/24****31/08/24	\$1,095.21	01/06/24	\$219.04	01/06/24
	Sinking Fund				
	01/03/23 to 31/05/23	\$330.00	01/03/23	\$66.00	01/03/23
	01/06/23 to 31/08/23	\$330.00	01/06/23	\$66.00	01/06/23
	01/09/23 to 30/11/23	\$330.00	01/09/23	\$66.00	01/09/23
	01/12/23 to 29/02/24	\$330.00	01/12/23	\$66.00	01/12/23
	01/03/24****31/05/24	\$330.00	01/03/24	\$66.00	01/03/24
	01/06/24****31/08/24	\$330.00	01/06/24	\$66.00	01/06/24
	on the settlement payment				

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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

Body Corporate	Name of Scheme: 71 STANLEY STREET				
	Community Titles Scheme No: 44534				
	Lot Number: 161		Plan Number: SP 261367		

Lot Entitlements and Other Matters	Interest Schedule	Aggregate	1954	Entitlement of Lot	12
	Contribution Schedule	Aggregate	1954	Entitlement of Lot	12
	Balance of Sinking fund at end of last Financial Year		540,128.42	as at	28/02/23
	Insurance Levies not included in Administrative Fund Levies:				
	Monetary Liability under Exclusive Use By-Law				

Insurance	Type	Company	Policy No	Sum Insured	Due Date
	BUILDING	QBE Insurance	HU0038465	55,576,095	28/02/24
	PUBLIC LIABILITY	QBE Insurance	HU0038465	30,000,000	28/02/24
	OFFICE BEARERS	QBE Insurance	HU0038465	5,000,000	28/02/24
	PERSONAL ACCIDENT	QBE Insurance	HU0038465	200,000	28/02/24
	FIDELITY GUARANTEE	QBE Insurance	HU0038465	250,000	28/02/24
	COMMON CONTENTS	QBE Insurance	HU0038465	555,760	28/02/24
	GOVERNMENT AUDIT COS	QBE Insurance	HU0038465	25,000	28/02/24
	APPEAL EXPENSES	QBE Insurance	HU0038465	100,000	28/02/24
	LEGAL DEFENSE EXPENS	QBE Insurance	HU0038465	50,000	28/02/24
	LOT OWNERS IMPROVEME	QBE Insurance	HU0038465	250,000	28/02/24
	LOSS OF RENT	QBE Insurance	HU0038465	8,336,414	28/02/24
	BUILDING CATASTROPHE	QBE Insurance	HU0038465	16,672,828	28/02/24

Mortgages or Securities over Body Corporate Assets	Nil
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Additional Information (continued)

Body Corporate

Name of Scheme:

71 STANLEY STREET

Community Titles Scheme No:

44534

Lot Number:

161

Plan Number:

SP 261367

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)

CONTRACTS REGISTER

71 STANLEY STREET CTS 44534

Contractor Name and Address Strata Dynamics Pty Ltd GPO Box 5256 BRISBANE QLD 4001	Details of Duties Body Corporate Management	Delegated Powers	Basis of Remuneration Monthly in Arrears
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No	1/07/2022 3 Years Y Y	Termination Date Finance Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	30/06/2025
Contractor Name and Address SSV Management Pty Ltd ACN 628 087 534 59/71 Stanley Street BRENDALE QLD 4500	Details of Duties Caretaking	Delegated Powers	Basis of Remuneration Monthly in arrears
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No	20/03/2013 10 Years 15 + 5 Years Y	Termination Date Finance Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	19/03/2043
Contractor Name and Address SSV Management Pty Ltd ACN 628 087 534 59/71 Stanley Street BRENDALE QLD 4500	Details of Duties Letting	Delegated Powers	Basis of Remuneration Monthly
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No	20/03/2013 10 Years 15 + 5 Years Y	Termination Date Finance Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	19/03/2043
Contractor Name and Address Humenergy Group PO Box 10443 Southport BC QLD 4215 0412 429 231	Details of Duties Administration of Water Billing Services	Delegated Powers	Basis of Remuneration Bi-Monthly
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No	1/07/2021 3 years Continues after term Y	Termination Date Finance Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	30/06/2024
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	

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71 STANLEY STREET CTS 44534								
Description	Type	Method of Acquisition	Date of Acquisition	Acquired from	Original Cost	Cost to date	Market Value	
Grass Trimmer	Plant and Machinery	Purchase		The Mower Supastore	0.00	0.00	479.00	
Shindiawa Homepro Hedge Trimmer Model Alh22DH	Plant and Machinery	Purchase			0.00	0.00	385.00	
S550 Series Edger 148 cc Engine Model ROE25B550H333	Plant and Machinery	Purchase			0.00	0.00	469.00	
Hedge Trimmer & Full Harness 27CC Mitsubishi Long Ridge Headge Trimmer Serial #11212P30020	Plant and Machinery	Purchase	31/08/2020	The Mower Supastore 1/245 Leitchs Road Brendale Q 4500	0.00	0.00	829.00	
Billy Goat Residential LB352 Vacuum (Street Sweeper)	Plant and Machinery	Purchase	13/07/2021		0.00	0.00	1,699.00	
				Page Totals	0.00	0.00	3,861.00	
				Report Totals	0.00	0.00	3,861.00	