

24 January 2024

30 FLEET DRIVE CTS 41217
Registered for GST

ABN: 83 097 122 729

Tax Invoice

Uebel Jamie

Ref

Re Lot 69 30 FLEET DRIVE CTS 41217

Fee 132.00 Paid

Above Fee includes GST

Please find enclosed Information to Complete a Disclosure Statement pursuant to Section 206 of the Body Corporate and Community Management Act 1997.

Bearing in mind the strict provisions of Section 209 of the Body Corporate and Community Management Act 1997, you should ensure you check the information carefully. If you are in any doubt as to the accuracy of any of the details provided you should contact us.

The enclosed information is provided exclusively in relation to the Lot mentioned. No warranty is given as to the accuracy or adequacy of the information which has been taken from the records of the Body Corporate as at the date of this statement. The Body Corporate and/or its servants and agents accept no responsibility or liability to any party for any errors or omissions whatsoever contained in the statement.

Yours Faithfully

Strata Dynamics Pty Ltd

INFORMATION FOR DISCLOSURE STATEMENT**as at 24 January 2024**

Body Corporate	Name of Scheme:	30 FLEET DRIVE		
	Community Titles Scheme No:	41217		
	Lot Number:	69	Plan Number:	SP 224132

Secretary	Name	Divya		
	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	\$680.11	01/03/23	Nil	01/03/23
	01/06/23 to 31/08/23	\$680.11	01/06/23	Nil	01/06/23
	01/09/23 to 30/11/23	\$724.46	01/09/23	Nil	01/09/23
	01/12/23 to 29/02/24	\$724.46	01/12/23	Nil	01/12/23
	01/03/24****31/05/24	\$702.29	01/03/24	Nil	01/03/24
	01/06/24****31/08/24	\$702.29	01/06/24	Nil	01/06/24
	Sinking Fund				
	01/03/23 to 31/05/23	\$184.81	01/03/23	Nil	01/03/23
	01/06/23 to 31/08/23	\$184.81	01/06/23	Nil	01/06/23
	01/09/23 to 30/11/23	\$185.16	01/09/23	Nil	01/09/23
	01/12/23 to 29/02/24	\$185.16	01/12/23	Nil	01/12/23
	01/03/24****31/05/24	\$184.99	01/03/24	Nil	01/03/24
	01/06/24****31/08/24	\$184.99	01/06/24	Nil	01/06/24

Body Corporate	Name of Scheme:	30 FLEET DRIVE		
	Community Titles Scheme No:	41217		
	Lot Number:	69	Plan Number:	SP 224132

**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: 30 FLEET DRIVE				
	Community Titles Scheme No: 41217				
	Lot Number: 69		Plan Number: SP 224132		

Lot Entitlements and Other Matters	Interest Schedule	Aggregate	930	Entitlement of Lot	10
	Contribution Schedule	Aggregate	930	Entitlement of Lot	10
	Balance of Sinking fund at end of last Financial Year		195,383.77	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
See Annexure -		Insurance Report			

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

Additional Information (continued)

Body Corporate

Name of Scheme:

30 FLEET DRIVE

Community Titles Scheme No:

41217

Lot Number:

69

Plan Number:

SP 224132

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)

INSURANCE REPORT

30 FLEET DRIVE CTS 41217

30 Fleet Drive
KIPPA RING QLD 4021

Type BUILDING	Sum Insured 38,361,750	Premium \$73,232.05	Date Last Paid 28/02/23
Company/Broker QBE Insurance Body Corporate Brokers Suite 1, 7-9 Burra Street CHEVRON ISLAND QLD 4217	Telephone 07 5668 7800	Policy Number HS0000025062	Due Date 28 February 2024
	Facsimile	Excess/Comments 2,000 all claims, 5,000 water 500 Fidelity, 1,000 Liability Val 36,535,000 as at 20220110	

Type PUBLIC LIABILITY	Sum Insured 30,000,000	Premium \$73,232.05	Date Last Paid 28/02/23
Company/Broker QBE Insurance Body Corporate Brokers Suite 1, 7-9 Burra Street CHEVRON ISLAND QLD 4217	Telephone 07 5668 7800	Policy Number HS0000025062	Due Date 28 February 2024
	Facsimile	Excess/Comments 2,000 all claims, 5,000 water 500 Fidelity, 1,000 Liability Val 36,535,000 as at 20220110	

Type OFFICE BEARERS	Sum Insured 5,000,000	Premium \$73,232.05	Date Last Paid 28/02/23
Company/Broker QBE Insurance Body Corporate Brokers Suite 1, 7-9 Burra Street CHEVRON ISLAND QLD 4217	Telephone 07 5668 7800	Policy Number HS0000025062	Due Date 28 February 2024
	Facsimile	Excess/Comments 2,000 all claims, 5,000 water 500 Fidelity, 1,000 Liability Val 36,535,000 as at 20220110	

Type COMMON CONTENTS	Sum Insured 383,618	Premium \$73,232.05	Date Last Paid 28/02/23
Company/Broker QBE Insurance Body Corporate Brokers Suite 1, 7-9 Burra Street CHEVRON ISLAND QLD 4217	Telephone 07 5668 7800	Policy Number HS0000025062	Due Date 28 February 2024
	Facsimile	Excess/Comments 2,000 all claims, 5,000 water 500 Fidelity, 1,000 Liability Val 36,535,000 as at 20220110	

Type LOSS OF RENT	Sum Insured 5,754,262	Premium \$73,232.05	Date Last Paid 28/02/23
Company/Broker QBE Insurance Body Corporate Brokers Suite 1, 7-9 Burra Street CHEVRON ISLAND QLD 4217	Telephone 07 5668 7800	Policy Number HS0000025062	Due Date 28 February 2024
	Facsimile	Excess/Comments 2,000 all claims, 5,000 water 500 Fidelity, 1,000 Liability Val 36,535,000 as at 20220110	

Type PERSONAL ACCIDENT	Sum Insured 100,000	Premium \$73,232.05	Date Last Paid 28/02/23
Company/Broker QBE Insurance Body Corporate Brokers Suite 1, 7-9 Burra Street CHEVRON ISLAND QLD 4217	Telephone 07 5668 7800	Policy Number HS0000025062	Due Date 28 February 2024
	Facsimile	Excess/Comments 2,000 all claims, 5,000 water 500 Fidelity, 1,000 Liability Val 36,535,000 as at 20220110	

INSURANCE REPORT

30 FLEET DRIVE CTS 41217

30 Fleet Drive
KIPPA RING QLD 4021

Type	Sum Insured	Premium	Date Last Paid
FIDELITY GUARANTEE	100,000	\$73,232.05	28/02/23
Company/Broker	Telephone	Policy Number	Due Date
QBE Insurance	07 5668 7800	HS0000025062	28 February 2024
Body Corporate Brokers	Facsimile	2,000 all claims, 5,000 water	
Suite 1, 7-9 Burra Street			
CHEVRON ISLAND QLD 4217		500 Fidelity, 1,000 Liability	
		Val 36,535,000 as at 20220110	

Type	Sum Insured	Premium	Date Last Paid
MACHINERY BREAKDOWN	20,000	\$73,232.05	28/02/23
Company/Broker	Telephone	Policy Number	Due Date
QBE Insurance	07 5668 7800	HS0000025062	28 February 2024
Body Corporate Brokers	Facsimile	2,000 all claims, 5,000 water	
Suite 1, 7-9 Burra Street			
CHEVRON ISLAND QLD 4217		500 Fidelity, 1,000 Liability	
		Val 36,535,000 as at 20220110	

Type	Sum Insured	Premium	Date Last Paid
GOVERNMENT AUDIT COS	25,000	\$73,232.05	28/02/23
Company/Broker	Telephone	Policy Number	Due Date
QBE Insurance	07 5668 7800	HS0000025062	28 February 2024
Body Corporate Brokers	Facsimile	2,000 all claims, 5,000 water	
Suite 1, 7-9 Burra Street			
CHEVRON ISLAND QLD 4217		500 Fidelity, 1,000 Liability	
		Val 36,535,000 as at 20220110	

Type	Sum Insured	Premium	Date Last Paid
APPEAL EXPENSES - CO	100,000	\$73,232.05	28/02/23
Company/Broker	Telephone	Policy Number	Due Date
QBE Insurance	07 5668 7800	HS0000025062	28 February 2024
Body Corporate Brokers	Facsimile	2,000 all claims, 5,000 water	
Suite 1, 7-9 Burra Street			
CHEVRON ISLAND QLD 4217		500 Fidelity, 1,000 Liability	
		Val 36,535,000 as at 20220110	

Type	Sum Insured	Premium	Date Last Paid
LEGAL DEFENSE EXPENS	50,000	\$73,232.05	28/02/23
Company/Broker	Telephone	Policy Number	Due Date
QBE Insurance	07 5668 7800	HS0000025062	28 February 2024
Body Corporate Brokers	Facsimile	2,000 all claims, 5,000 water	
Suite 1, 7-9 Burra Street			
CHEVRON ISLAND QLD 4217		500 Fidelity, 1,000 Liability	
		Val 36,535,000 as at 20220110	

Type	Sum Insured	Premium	Date Last Paid
10 LOT OWNER'S FIXTU	250,000	\$73,232.05	28/02/23
Company/Broker	Telephone	Policy Number	Due Date
QBE Insurance	07 5668 7800	HS0000025062	28 February 2024
Body Corporate Brokers	Facsimile	2,000 all claims, 5,000 water	
Suite 1, 7-9 Burra Street			
CHEVRON ISLAND QLD 4217		500 Fidelity, 1,000 Liability	
		Val 36,535,000 as at 20220110	

INSURANCE REPORT

30 FLEET DRIVE CTS 41217

30 Fleet Drive
KIPPA RING QLD 4021

Type	Sum Insured		Premium	Date Last Paid
BUILDING CATASTROPHE	5,754,262		\$73,232.05	28/02/23
Company/Broker QBE Insurance Body Corporate Brokers Suite 1, 7-9 Burra Street CHEVRON ISLAND QLD 4217	Telephone	Policy Number	Due Date	
	07 5668 7800	HS0000025062	28 February 2024	
	Facsimile	Excess/Comments		
		2,000 all claims, 5,000 water 500 Fidelity, 1,000 Liability Val 36,535,000 as at 20220110		

Type FLOATING FLOORS		Sum Insured Selected	Premium \$73,232.05	Date Last Paid 28/02/23
Company/Broker QBE Insurance Body Corporate Brokers Suite 1, 7-9 Burra Street CHEVRON ISLAND QLD 4217	Telephone 07 5668 7800	Policy Number HS0000025062	Due Date 28 February 2024	
	Facsimile	Excess/Comments 2,000 all claims, 5,000 water 500 Fidelity, 1,000 Liability Val 36,535,000 as at 20220110		

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		

Type		Sum Insured	Premium	Date Last Paid
Company/Broker	Telephone	Policy Number	Due Date	
	Facsimile	Excess/Comments		