STRATA DYNAMICS PTY LTD ABN 62 055 709 478 T. 07 3229 9185 F. 07 3229 8785

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LEVEL 15, 300 ADELAIDE STREET BRISBANE OLD 4000 GPO BOX 5256 / BRISBANE 4001



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**

Telephone

Address C/- GPO Box 5256
Brisbane QLD 4001

07 3229 9185

Body Corporate Name Strata Dynamics

Manager Address GPO Box 5256

BRISBANE QLD 4001

Facsimile

07 3229 8785

Telephone **07 3229 9185** Facsimile

Contributions 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: SP 224132

Improvements on Common Property for which Buyer will be Responsible

and Levies

Body Corporate and Community Management Act 1997 Section 206

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 an Seller before entering into the contract.	d read this statement from the
	Buyer	Witness
	Date	
	Duic	

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)

ASSET REGISTER

30 FLEET DRIVE CTS 41217

Description	Туре	Method of Acquisition	Date of Acquisition	Acquired from	Original Cost	Cost to date	Market Value
Hedge trimmer	Plant and Machinery	Purchase	31/12/13	FLEET DRIVE RENTALS UNIT TRUST 25/27 Harbour Road HAMILTON QLD 4007 Hedge trimmer	230.88	230.88	230.88
				Page Totals Report Totals	230.88 230.88	230.88 230.88	230.88 230.88

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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	Telephone 07 5668 7800	Policy Number HS0000025062	Due Date 28 Februa	ary 2024	
Body Corporate Brokers Suite 1, 7-9 Burra Street	Facsimile	Excess/Comments 2,000 all claims, 5,000 water			
CHEVRON ISLAND QLD 4217		500 Fidelity, 1,000 Liability Val 36,535,000 as at 20220110			

Туре		Sum Insured	Premium	Date Last Paid	
PUBLIC LIABILITY	30,000,000	\$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	Excess/Comments			
Suite 1, 7-9 Burra Street	2,000 all claims, 5,000 water				
CHEVRON ISLAND QLD 4217		500 Fidelity, 1,000 Liability			
		Val 36,535,000 as at 20220110			

Туре		Sum Insured	Premium	Date Last Paid	
OFFICE BEARERS	5,000,000	\$73,232.05	28/02/23		
Company/Broker	Telephone	Policy Number	Due Date		
QBE Insurance	07 5668 7800	HS0000025062	28 Febru	ary 2024	
Body Corporate Brokers	Facsimile	Excess/Comments 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 a					

Type COMMON CONTENTS		Sum Insured 383,618	\$7	Premium 73,232.05	Date Last Paid 28/02/23
Company/Broker	Telephone	Policy Number		Due Date	
QBE Insurance	07 5668 7800	HS0000025062	52 28 February 2024		
Body Corporate Brokers	Facsimile	Pacsimile Excess/Comments			
Suite 1, 7-9 Burra Street		2,000 all claims, 5,000 water			
CHEVRON ISLAND QLD 4217		500 Fidelity, 1,000 Liability Val 36,535,000 as at 20220110			

Туре		Sum Insured	Premium	Date Last Paid	
LOSS OF RENT	5,754,262	\$73,232.05	28/02/23		
Company/Broker	Telephone	Policy Number	Due Date		
QBE Insurance	07 5668 7800	HS0000025062	062 28 February 202		
Body Corporate Brokers	Facsimile Excess/Comments				
Suite 1, 7-9 Burra Street		2,000 all claims, 5,000	water		
CHEVRON ISLAND QLD 4217		500 Fidelity, 1,000 Liability Val 36,535,000 as at 20220110			

Туре		Sum Insured		Premium	Date Last Paid		
PERSONAL ACCIDENT	100,000	\$73	3,232.05	28/02/23			
Company/Broker	Telephone	Policy Number	Г	Due Date			
QBE Insurance	07 5668 7800	HS0000025062	2	28 Februa	ry 2024		
Body Corporate Brokers	Facsimile	Excess/Comments					
Suite 1, 7-9 Burra Street				2,000 all claims, 5,000 water			
CHEVRON ISLAND QLD 4217		500 Fidelity, 1,000 Liability					
	Val 36,535,000 as at 20220110						

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INSURANCE REPORT 30 FLEET DRIVE CTS 41217

30 Fleet Drive KIPPA RING QLD 4021

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

Type MACHINERY BREAKDOWN		Sum Insured 20.000	Premium \$73,232.05	Date Last Paid 28/02/23	
Company/Broker QBE Insurance	Telephone 07 5668 7800	Policy Number HS0000025062	Due Date 28 Februa	ary 2024	
Body Corporate Brokers Suite 1, 7-9 Burra Street	Facsimile	Excess/Comments 2,000 all claims, 5,000 water			
CHEVRON ISLAND QLD 4217		500 Fidelity, 1,000 Liability Val 36,535,000 as at 20220110			

Type GOVERNMENT AUDIT COS	Sum Insured 25.000	Premium \$73,232,05	Date Last Paid 28/02/23		
Company/Broker QBE Insurance	Telephone 07 5668 7800	Policy Number HS0000025062	\$73,232.05 Due Date 28 Februs		
Body Corporate Brokers Suite 1, 7-9 Burra Street	Facsimile	Excess/Comments 2,000 all claims, 5,000			
CHEVRON ISLAND QLD 4217		500 Fidelity, 1,000 Liability Val 36,535,000 as at 20220110			

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

Туре		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	Excess/Comments			
Suite 1, 7-9 Burra Street		2,000 all claims, 5,000			
CHEVRON ISLAND QLD 4217		500 Fidelity, 1,000 Liability Val 36,535,000 as at 20220110			

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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	Telephone	Policy Number	Due Date		
QBE Insurance	07 5668 7800	HS0000025062	062 28 February 2024		
Body Corporate Brokers	Facsimile	Excess/Comments			
Suite 1, 7-9 Burra Street		2,000 all claims, 5,000	water		
		500 Fidelity, 1,000 Liability Val 36,535,000 as at 20220110			
CHEVRON ISLAND QLD 4217					
		vai 30,535,000 as at 2	0220110		
Туре		Sum Insured	Premium	Date Last Paid	
FLOATING FLOORS		Selected	\$73,232.05	28/02/23	
Company/Broker	Telephone	Policy Number	Due Date	20/02/23	
	-			2024	
QBE Insurance	07 5668 7800	HS0000025062	28 Februa	гу 2024	
Body Corporate Brokers	Facsimile	Excess/Comments 2,000 all claims, 5,000 water			
Suite 1, 7-9 Burra Street					
CHEVRON ISLAND QLD 4217		500 Fidelity, 1,000 Li	ability		
01111 / 1101 / 12111 / 12		Val 36,535,000 as at 2	0220110		
Type		Sum Insured	Premium	Date Last Paid	
Company/Broker	Telephone	Policy Number	Due Date		
	Facsimile	Excess/Comments			
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Company/Broker	Telephone	Policy Number	Due Date		
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Туре		Sum Insured	Premium	Date Last Paid	
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Company/Broker	Telephone	Policy Number	Due Date		
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Туре		Sum Insured	Premium	Date Last Paid	
Company/Broker	Telephone	Policy Number	Due Date		
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