Body Corporate and Community Management Act 1997 Section 206

INFORMATION FOR DISCLOSURE STATEMENT

as at 5th March 2024

Body Corporate Name of Scheme: 30 FLEET DRIVE

> Community Titles Scheme No: 41217

Lot Number: Plan Number: 77 SP 224133

Name Secretary Divya

> Address **C/- GPO Box 5256**

> > Brisbane QLD 4001

Telephone Facsimile 07 3229 8785 07 3229 9185

Body Corporate Name **Strata Dynamics** Manager

Address **GPO Box 5256**

BRISBANE QLD 4001

Telephone Facsimile 07 3229 9185

Levies Determined by the Body Corporate for this Lot Contributions

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 \$680.11 01/06/23 01/06/23 01/06/23 to 31/08/23 Nil 01/09/23 01/09/23 to 30/11/23 \$724.46 01/09/23 Nil 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 \$185.16 01/12/23 to 29/02/24 01/12/23 Nil 01/03/24****31/05/24 \$184.99 01/03/24 01/03/24 Nil 01/06/24 01/06/24****31/08/24 \$184.99 01/06/24 Nil

on the settlement payment

Body Corporate Name of Scheme: 30 FLEET DRIVE

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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: 77 Plan Number: SP 224133

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 171,656.81 as at 29/02/24

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	Strata Community Insurance	TBA	38,361,750	28/02/25
	PUBLIC LIABILITY	Strata Community Insurance	TBA	30,000,000	28/02/25
	OFFICE BEARERS	Strata Community Insurance	TBA	5,000,000	28/02/25
	PERSONAL ACCIDENT	Strata Community Insurance	TBA	200,000	28/02/25
	FIDELITY GUARANTEE	Strata Community Insurance	TBA	100,000	28/02/25
	COMMON CONTENTS	Strata Community Insurance	TBA	402,798	28/02/25
	LOSS OF RENT	Strata Community Insurance	TBA	6,041,976	28/02/25
	GOVERNMENT AUDIT COS	Strata Community Insurance	TBA	25,000	28/02/25
	APPEAL EXPENSES - CO	Strata Community Insurance	TBA	100,000	28/02/25
	LEGAL DEFENSE EXPENS	Strata Community Insurance	TBA	50,000	28/02/25
	10 LOT OWNER'S FIXTU	Strata Community Insurance	TBA	300,000	28/02/25
	BUILDING CATASTROPHE	Strata Community Insurance	TBA	6,041,976	28/02/25

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: 77 Plan Number: SP 224133

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)

Page No. 1 Date: 05/03/24

CONTRACTS REGISTER 30 FLEET DRIVE CTS 41217

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	1/06/2021	Termination Date	31/05/2024
Term of Contract	3 Years		
Options		Name of Financier	nance
Copy of Agreement on File	Y	Date of Advice from Financier	
Workers Comp No	1	Date of Withdrawal of Financier	
		Duce of Williams of Financial	
Contractor Name and Address Eoki Pty Ltd ACN 159 358 111 Unit 1/ 30 Fleet Drive, Kippa-Ring Q 4021	Details of Duties Deed of Assignment - 070912	Delegated Powers	Basis of Remuneration \$95,883.05 per annum
Commencement Date	22/12/2010	Termination Date	22/12/1935
Term of Contract	25 Years	Fin	nance
Options		Name of Financier	
Copy of Agreement on File	N	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		Termination Date	
Term of Contract		Fin	nance
Options		Name of Financier	
Copy of Agreement on File		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
	Details of Builds		Busis of Remaindation
Commencement Date Term of Contract		Termination Date	
		Name of Financier	nance
Options Copy of Agreement on File		Date of Advice from Financier	
Workers Comp No		Date of Withdrawal of Financier	
Western Comp 110		Date of Walland at a Manager	<u> </u>
Contractor Name and Address	Details of Duties	Delegated Powers	Basis of Remuneration
Commencement Date		Termination Date	
Term of Contract			ance
Options		Name of Financier	
Copy of Agreement on File		Date of Advice from Financier	
Workers Comp No		Date of Withdrawal of Financier	

ASSET REGISTER

30 FLEET DRIVE CTS 41217

JUI DEDI DILIVE CID 11211							
Description	Туре	Method of Acquisition	Date of Acquisition	Acquired from	Original Cost	Cost to date	Market Value
Hedge trimmer	Plant and Machinery	Purchase	31/12/2013	FLEET DRIVE RENTALS UNIT TRUST 25/27 Harbour Road HAMILTON QLD 4007 Hedge trimmer	0.00	0.00	230.88
				Page Totals Report Totals	0.00 0.00	0.00 0.00	230.88 230.88