

INFORMATION FOR DISCLOSURE STATEMENT**as at 5th March 2024**

Body Corporate	Name of Scheme:	30 FLEET DRIVE		
	Community Titles Scheme No:	41217		
	Lot Number:	77	Plan Number:	SP 224133

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
	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:	30 FLEET DRIVE			
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	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
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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)

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 Term of Contract Options Copy of Agreement on File Workers Comp No	1/06/2021 3 Years Y Y	Termination Date Finance Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	31/05/2024
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 Term of Contract Options Copy of Agreement on File Workers Comp No	22/12/2010 25 Years N	Termination Date Finance Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	22/12/1935
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	
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	
Contractor Name and Address	Details of Duties	Delegated Powers	Basis of Remuneration
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