

C/- SSKB  
P O Box 8319, GCMC QLD 9726 Australia  
**Client Solutions Ph: (07) 5504 2000 Fax : (07) 5504 2001**

12 July 2024

EIGHTEEN APARTMENTS CTS 49454  
Not registered for GST

ABN: 60 846 920 403

Ref

Re	Lot	102	EIGHTEEN APARTMENTS CTS 49454
Fee	135.00		Paid

As requested, we enclose a tax invoice and information for you to consider in the preparation of your Disclosure Statement.

#### Implied Warranties

Under Section 223 of the Body Corporate and Community Management Act 1997, implied warranties are a matter for consideration or enquiry by the seller and are not disclosed in this information.

#### Owners Improvements on Common Property

The attached statement only shows owners improvements authorised and recorded by the Body Corporate. Disclosure of unauthorised owners improvements is a matter for the attention of the seller.

The body corporate manager will assist by collating information for the seller to use, but the seller should in all cases review the information and ensure that it discharges the responsibilities under Section 206. The body corporate manager, acting on behalf of the body corporate is only required under the Act to provide a Section 205 for settlement purposes.

Yours faithfully,

Stewart Silver King & Burns

(Brisbane) Pty Ltd      Per:.....

Body Corporate and Community Management Act 1997  
Section 206  
INFORMATION FOR DISCLOSURE STATEMENT

**as at 12 July 2024**

<b>Body Corporate</b>	Name of Scheme:	<b>EIGHTEEN APARTMENTS</b>
	Community Titles Scheme No:	<b>49454</b>
	Lot Number:	<b>102</b>
	Plan Number:	<b>289609</b>

<b>Secretary</b>	Name	<b>Lincoln Mooney</b>
	Address	<b>PO Box 8319 GCMC BUNDALL QLD 9726</b>

Telephone	<b>07 3010 5555</b>
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<b>Body Corporate Manager</b>	Name	<b>SSKB (Brisbane) Pty Ltd</b>
	Address	<b>PO Box 10093 Adelaide St BRISBANE QLD 4000</b>

Telephone	<b>07 3010 5555</b>
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**Contributions  
and Levies**

Levies Determined by the Body Corporate for this Lot

Administrative Fund	Amount	Due Date	Discount	If Paid By
01/01/24 to 30/04/24	\$816.52	01/01/24	Nil	01/01/24
01/05/24 to 31/08/24	\$816.52	08/06/24	Nil	08/06/24
01/09/24 to 31/12/24	\$810.56	01/09/24	Nil	01/09/24
01/01/25****30/04/25	\$816.52	01/01/25	Nil	01/01/25

  

Sinking Fund	Amount	Due Date	Discount	If Paid By
01/01/24 to 30/04/24	\$488.72	01/01/24	Nil	01/01/24
01/05/24 to 31/08/24	\$512.56	08/06/24	Nil	08/06/24
01/09/24 to 31/12/24	\$518.52	01/09/24	Nil	01/09/24
01/01/25****30/04/25	\$506.60	01/01/25	Nil	01/01/25

**Special Levies**

Improvements on Common Property for which Buyer will be Responsible	Lot No	Date of Resolution	Authority Given To	Description of Area	Conditions
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**Body Corporate  
Assets Required to  
be Recorded on  
Register**

<b>Committee</b>	There is a Committee for the Body Corporate.
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Body Corporate and Community Management Act 1997  
Section 206  
INFORMATION FOR DISCLOSURE STATEMENT (continued)

Information  
prescribed under  
Regulation  
Module

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

Lot Entitlements  
and Other  
Matters

Interest Schedule	Aggregate	9,999	Entitlement of Lot	573
Contribution Schedule	Aggregate	10,000	Entitlement of Lot	596
Balance of Sinking fund at end of last Financial Year		71,580.38	as at	31/12/23
Insurance Levies not included in Administrative Fund Levies:		See Other Levies		
Monetary Liability under Exclusive Use By-Law				

## Additional Information

Other Levies		Amount	Due Date	Discount	If Paid By
Insurance Levy					
01/01/24 to 30/04/24		\$200.55	01/01/24	Nil	01/01/24
01/05/24 to 31/08/24		\$229.20	08/06/24	Nil	08/06/24
01/09/24 to 31/12/24		\$229.20	01/09/24	Nil	01/09/24
01/01/25 to 30/04/25		\$217.74	01/01/25	Nil	01/01/25
Insurance		Type/Name of Insurer	Policy Number	Sum Insured	Renewal Date
		<i>B/CATAST ESC ACCOM</i>	HU0006096276	54,267.00	31/12/24
		Chu Underwriting Agen			
		<i>B/CATAST STORE/EVAC</i>	HU0006096276	54,267.00	31/12/24
		Chu Underwriting Agen			
		<i>B/CATASTROPHE - RENT</i>	HU0006096276	162,802.00	31/12/24
		Chu Underwriting Agen			
		<i>BUILDING</i>	HU0006096276	7,235,671.00	31/12/24
		Chu Underwriting Agen			
		<i>BUILDING CATASTROPHE</i>	HU0006096276	1,085,350.00	31/12/24
		Chu Underwriting Agen			
		<i>COMMON CONTENTS</i>	HU0006096276	72,356.00	31/12/24
		Chu Underwriting Agen			
		<i>FIDELITY GUARANTEE</i>	HU0006096276	250,000.00	31/12/24
		Chu Underwriting Agen			
		<i>LOSS OF RENT</i>	HU0006096276	1,085,350.00	31/12/24
		Chu Underwriting Agen			
		<i>MACHINERY BREAKDOWN</i>	HU0006096276	100,000.00	31/12/24
		Chu Underwriting Agen			
		<i>OFFICE BEARERS</i>	HU0006096276	5,000,000.00	31/12/24
		Chu Underwriting Agen			
		<i>PUBLIC LIABILITY</i>	HU0006096276	30,000,000.00	31/12/24
		Chu Underwriting Agen			
		<i>STAMP DUTY/OTHER</i>	HU0006096276	0.00	31/12/24
		Chu Underwriting Agen			
		<i>VOLUNTARY WORKERS</i>	HU0006096276	2,000/200,000	31/12/24
		Chu Underwriting Agen			
Mortgages or Securities over Body Corporate Assets					
Latent or Patent Defects in Common Property or Body Corporate Assets		This certificate only relates to the statements under Section 206 that the seller must give, it should also be noted that the seller is also required to warrant certain matters relative to defects liability under Section 223, This certificate does not extend to Section 223			

## Additional Information

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Actual or  
Contingent or  
Expected  
Liabilities of Body  
Corporate

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Circumstances in  
Relation to  
Affairs of the  
Body Corporate

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Exceptions to  
Statements in  
Clause 7.4(3)

# CONTRACTS REGISTER

## EIGHTEEN APARTMENTS CTS 49454

<b>Administration</b>							
Contractor Name and Address <b>SSKB (Brisbane) Pty Ltd</b>  <b>Level 6 Icon Place</b> <b>270 Adelaide St</b> <b>BRISBANE QLD 4000</b>		Details of Duties <b>Strata Management</b>		Delegated Powers		Basis of Remuneration <b>\$185 Sec Fee per lot per annum plus Disbursements</b> <b>\$75 per lot per annum plus GST payable quarterly in advance</b>	
Commencement Date	<b>01/04/23</b>	Expiry Date	<b>31/03/26</b>	Copy of Agreement on File	<b>Y</b>	Termination Date	
Term of Contract	<b>3 Years</b>			Options			
Estimated Cost of Contract	<b>0.00</b>			Name of Financier			
Est Renumeration of Contract	<b>0.00</b>			Date of Advice from Financier			
Workers Comp No				Date of Withdrawal of Financier			

<b>Maintenance</b>							
Contractor Name and Address <b>ELEVATOR SERVICES GROUP</b> <b>PO BOX 745</b> <b>Chatswood NSW 2067</b>		Details of Duties <b>Lift Maintenance &amp; Service</b>		Delegated Powers		Basis of Remuneration <b>\$1,200 Plus GST Quarterly</b>	
Commencement Date	<b>17/05/18</b>	Expiry Date	<b>16/05/20</b>	Copy of Agreement on File	<b>Y</b>	Termination Date	
Term of Contract	<b>2 Years</b>			Options		<b>Rollover 2 Years after expires</b>	
Estimated Cost of Contract	<b>0.00</b>			Name of Financier			
Est Renumeration of Contract	<b>0.00</b>			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		Expiry Date		Copy of Agreement on File		Termination Date	
Term of Contract				Options			
Estimated Cost of Contract				Name of Financier			
Est Renumeration of Contract				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		Expiry Date		Copy of Agreement on File		Termination Date	
Term of Contract				Options			
Estimated Cost of Contract				Name of Financier			
Est Renumeration of Contract				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		Expiry Date		Copy of Agreement on File		Termination Date	
Term of Contract				Options			
Estimated Cost of Contract				Name of Financier			
Est Renumeration of Contract				Date of Advice from Financier			
Workers Comp No				Date of Withdrawal of Financier			

## EIGHTEEN APARTMENTS CTS 49454

18 Bridge St Nundah QLD 4012

### BALANCE SHEET

AS AT 12 JULY 2024

	ACTUAL 12/07/2024	ACTUAL 31/12/2023
<b><u>OWNERS FUND</u></b>		
Administrative Fund	1,387.20	3,782.98
Sinking Fund	83,570.38	71,580.38
<b><u>TOTAL</u></b>	<b><u>\$ 84,957.58</u></b>	<b><u>\$ 75,363.36</u></b>
<b><u>THESE FUNDS ARE REPRESENTED BY</u></b>		
<b><u>CURRENT ASSETS</u></b>		
Cash At Bank	83,034.89	78,002.84
Contributions In Arrears	3,644.20	1,222.04
Other Arrears	1,522.17	683.64
Prepaid Expenses	0.00	15,265.00
<b><u>TOTAL ASSETS</u></b>	<b><u>88,201.26</u></b>	<b><u>95,173.52</u></b>
<b><u>LIABILITIES</u></b>		
Creditors	360.80	2,674.68
Contributions In Advance	2,882.88	14,537.22
Other Payments In Advance	0.00	2,325.05
Accrued Expenses	0.00	273.21
<b><u>TOTAL LIABILITIES</u></b>	<b><u>3,243.68</u></b>	<b><u>19,810.16</u></b>
<b><u>NET ASSETS</u></b>	<b><u>\$ 84,957.58</u></b>	<b><u>\$ 75,363.36</u></b>

## EIGHTEEN APARTMENTS CTS 49454

18 Bridge St Nundah QLD 4012

### STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 JANUARY 2024 TO 12 JULY 2024

	ACTUAL	BUDGET	ACTUAL
	01/01/24-12/07/24	01/01/24-31/12/24	01/01/23-31/12/23
<b><u>ADMINISTRATIVE FUND</u></b>			
<b><u>INCOME</u></b>			
Contributions - Admin Fund	27,400.00	41,000.00	41,000.00
Interest On Overdue Levies	425.28	0.00	207.97
<b><u>TOTAL ADMIN. FUND INCOME</u></b>	<b>27,825.28</b>	<b>41,000.00</b>	<b>41,207.97</b>
<b><u>EXPENDITURE - ADMIN. FUND</u></b>			
Bank Charges - No Gst	0.00	10.00	(30.60)
Bank Charges	5.18	10.00	7.77
Tax Agents Fee	0.00	440.00	440.00
Administration - Base Fee	2,838.83	3,841.65	3,549.05
Administration - F F S	2,703.72	5,000.00	4,558.26
Fire Control Expenses	1,790.65	3,900.00	3,551.66
Cleaning	3,438.60	4,750.00	4,690.40
Electricity/Utilities	1,375.71	3,100.00	2,845.52
Fees & Permits No Gst	360.04	350.00	348.57
Insurance/Other	14,055.03	2,566.61	1,222.21
Insurance Building	0.00	11,488.42	11,516.58
Insurance Renewal Recovery	(7,499.25)	(11,488.42)	(10,498.95)
Insurance Stamp Duty	1,209.97	1,209.97	1,096.21
Communication & Disbursements	1,150.87	1,559.25	1,424.13
Communication/Disb'ments-F F S	412.15	750.00	676.08
Water Rates	25.24	400.00	365.25
R & M Building	704.00	500.00	0.00
R & M Electrical	0.00	200.00	0.00
R & M Gardens & Grounds	2,525.60	4,700.00	4,690.40
R & M Plumbing	0.00	150.00	132.00
Lift Service Agreement	4,586.34	6,179.00	5,855.50
Telephone - Fire & Lift	365.40	670.00	669.63
Stratamax Licensing Fee	172.98	340.00	334.44
<b><u>TOTAL ADMIN. EXPENDITURE</u></b>	<b>30,221.06</b>	<b>40,626.48</b>	<b>37,444.11</b>
<b><u>SURPLUS / DEFICIT</u></b>	<b>\$ (2,395.78)</b>	<b>\$ 373.52</b>	<b>\$ 3,763.86</b>
Opening Admin Balance	3,782.98	3,782.98	19.12
<b><u>ADMINISTRATIVE FUND BALANCE</u></b>	<b>\$ 1,387.20</b>	<b>\$ 4,156.50</b>	<b>\$ 3,782.98</b>



## EIGHTEEN APARTMENTS CTS 49454

18 Bridge St Nundah QLD 4012

### STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 JANUARY 2024 TO 12 JULY 2024

	ACTUAL	BUDGET	ACTUAL
	01/01/24-12/07/24	01/01/24-31/12/24	01/01/23-31/12/23
<b><u>SINKING FUND</u></b>			
<b><u>INCOME</u></b>			
Contributions - Sinking Fund	16,800.00	25,462.00	24,700.00
<b><u>TOTAL SINKING FUND INCOME</u></b>	<b>16,800.00</b>	<b>25,462.00</b>	<b>24,700.00</b>
<b><u>EXPENDITURE - SINKING FUND</u></b>			
Building	0.00	2,660.00	1,441.00
Building Repairs	4,810.00	20,000.00	0.00
Electrical	0.00	820.00	2,605.90
Lift Improvements	0.00	0.00	2,255.00
Fire Control Expenses	0.00	0.00	2,507.10
Consultants Fees	0.00	0.00	407.00
<b><u>TOTAL SINK. FUND EXPENDITURE</u></b>	<b>4,810.00</b>	<b>23,480.00</b>	<b>9,216.00</b>
<b><u>SURPLUS / DEFICIT</u></b>	<b>\$ 11,990.00</b>	<b>\$ 1,982.00</b>	<b>\$ 15,484.00</b>
Opening Sinking Fund Balance	71,580.38	71,580.38	56,096.38
<b><u>SINKING FUND BALANCE</u></b>	<b>\$ 83,570.38</b>	<b>\$ 73,562.38</b>	<b>\$ 71,580.38</b>

C/- SSKB  
P O Box 8319, GCMC QLD 9726 Australia  
Client Solutions Ph: (07) 5504 2000 Fax : (07) 5504 2001

## EIGHTEEN APARTMENTS CTS 49454

18 Bridge St  
Nundah  
QLD 4012

### INSURANCE DETAILS

12 July 2024

<u>Type</u>	<u>Insurer</u>	<u>Policy No</u>	<u>Sum Insured</u>	<u>Due Date</u>
BUILDING	Chu Underwriting Agen	HU0006096276	7,235,671	31/12/24
COMMON CONTENTS	Chu Underwriting Agen	HU0006096276	72,356	31/12/24
PUBLIC LIABILITY	Chu Underwriting Agen	HU0006096276	30,000,000	31/12/24
VOLUNTARY WORKERS	Chu Underwriting Agen	HU0006096276	2,000/200,000	31/12/24
OFFICE BEARERS	Chu Underwriting Agen	HU0006096276	5,000,000	31/12/24
FIDELITY GUARANTEE	Chu Underwriting Agen	HU0006096276	250,000	31/12/24
MACHINERY	Chu Underwriting Agen	HU0006096276	100,000	31/12/24
LOSS OF RENT	Chu Underwriting Agen	HU0006096276	1,085,350	31/12/24
BUILDING	Chu Underwriting Agen	HU0006096276	1,085,350	31/12/24
B/CATASTROPHE -	Chu Underwriting Agen	HU0006096276	162,802	31/12/24
B/CATAST ESC ACCOM	Chu Underwriting Agen	HU0006096276	54,267	31/12/24
B/CATAST STORE/EVAC	Chu Underwriting Agen	HU0006096276	54,267	31/12/24
STAMP DUTY/OTHER	Chu Underwriting Agen	HU0006096276	0.00	31/12/24