

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

13 June 2025

HIBISCUS LANE CTS 40525
Registered for GST

ABN: 14 241 676 137

Tax Invoice

Thomas McNally
8 / 137 Duffield Road
KALLANGUR QLD 4503

Ref

Re Lot 8 HIBISCUS LANE CTS 40525

Fee 180.00 Paid

Above Fee includes GST

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 13 June 2025

Body Corporate	Name of Scheme:	HIBISCUS LANE
	Community Titles Scheme No:	40525
	Lot Number:	8
	Plan Number:	200811

Secretary	Name	
	Address	PO Box 8319 GCMC BUNDALL QLD 9726
	Telephone	07 3010 5555

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

**Contributions
and Levies**

Levies Determined by the Body Corporate for this Lot

Administrative Fund	Amount	Due Date	Discount	If Paid By
01/09/24 to 31/12/24	\$1,166.88	01/09/24	Nil	01/09/24
01/01/25 to 30/04/25	\$1,166.88	01/01/25	Nil	01/01/25
01/05/25 to 31/08/25	\$1,163.14	01/05/25	Nil	01/05/25
01/09/25****31/12/25	\$1,166.88	01/09/25	Nil	01/09/25

Sinking Fund	Amount	Due Date	Discount	If Paid By
01/09/24 to 31/12/24	\$168.30	01/09/24	Nil	01/09/24
01/01/25 to 30/04/25	\$265.54	01/01/25	Nil	01/01/25
01/05/25 to 31/08/25	\$265.54	01/05/25	Nil	01/05/25
01/09/25****31/12/25	\$231.88	01/09/25	Nil	01/09/25

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	There are no assets required to be recorded.
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Committee	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	378.0000
Contribution Schedule	Aggregate	10,000	Entitlement of Lot	374
Balance of Sinking fund at end of last Financial Year		88,015.43	as at	31/08/24
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					
01/09/24 to 31/12/24		\$154.98	01/09/24	Nil	01/09/24
01/01/25 to 30/04/25		\$200.34	01/01/25	Nil	01/01/25
01/05/25 to 31/08/25		\$200.34	01/05/25	Nil	01/05/25
01/09/25 to 31/12/25		\$185.22	01/09/25	Nil	01/09/25
Insurance		Type/Name of Insurer	Policy Number	Sum Insured	Renewal Date
		<i>BUILDING</i> Strata Community Ins	QRSC21005668	8,820,000.00	31/08/25
		<i>BUILDING CATASTROPHE</i> Strata Community Ins	QRSC21005668	2,646,000.00	31/08/25
		<i>COMMON CONTENTS</i> Strata Community Ins	QRSC21005668	88,200.00	31/08/25
		<i>FIDELITY GUARANTEE</i> Strata Community Ins	QRSC21005668	100,000.00	31/08/25
		<i>LOSS OF RENT</i> Strata Community Ins	QRSC21005668	1,323,000.00	31/08/25
		<i>OFFICE BEARERS</i> Strata Community Ins	QRSC21005668	5,000,000.00	31/08/25
		<i>PUBLIC LIABILITY</i> Strata Community Ins	QRSC21005668	20,000,000.00	31/08/25
		<i>STAMP DUTY/OTHER</i> Strata Community Ins	QRSC21005668	0.00	31/08/25
		<i>VOLUNTARY WORKERS</i> Strata Community Ins	QRSC21005668	200,000/2,000	31/08/25
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			
Actual or Contingent or Expected Liabilities of Body Corporate					

Additional Information

Circumstances in
Relation to
Affairs of the
Body Corporate

Exceptions to
Statements in
Clause 7.4(3)

CONTRACTS REGISTER

HIBISCUS LANE CTS 40525

Caretaker							
Contractor Name and Address Y&Z Management Pty Ltd ACN 627 832 571 ATF Y&Z Management Family Trust		Details of Duties Caretaking Duties as per agreement		Delegated Powers		Basis of Remuneration Monthly in Arrears - As per Agreement	
Commencement Date	08/09/09	Expiry Date	07/09/34	Copy of Agreement on File	Y	Termination Date	
Term of Contract	25 years			Options	One x 5 year option		
Estimated Cost of Contract	0.00			Name of Financier			
Est Renumeration of Contract	0.00			Date of Advice from Financier			
Workers Comp No				Date of Withdrawal of Financier			

Administration							
Contractor Name and Address SSKB (Brisbane) Pty Ltd		Details of Duties Strata Management		Delegated Powers		Basis of Remuneration \$175 Sec Fee per lot per annum plus Disbursements \$65 per lot per annum plus GST payable quarterly in advance	
Level 6 Icon Place 270 Adelaide St BRISBANE QLD 4000							
Commencement Date	29/11/24	Expiry Date	28/11/27	Copy of Agreement on File	Y	Termination Date	
Term of Contract	3 Years			Options			
Estimated Cost of Contract	0.00			Name of Financier			
Est Renumeration of Contract	0.00			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			