

INFORMATION FOR DISCLOSURE STATEMENT
as at 23rd June 2021

Body Corporate

Name of Scheme:

BROWNS PLAINS BUSINESS PARK

Community Titles Scheme No:

40875

Lot Number:

30

Plan Number:

204852

Secretary

Name

Kerry Shortis

Address

**PO Box 8319 GCMC
BUNDALL QLD 9726**

Telephone

07 3010 5555

Facsimile

07 5504 2001

Body Corporate

Name

SSKB (Brisbane) Pty Ltd

Manager

Address

**PO Box 10093 Adelaide St
BRISBANE QLD 4000**

Telephone

07 3010 5555

Facsimile

07 3010 5500

Contributions
and Levies

Levies Determined by the Body Corporate for this Lot

Administrative Fund

01/10/20 to 31/12/20

Amount

\$328.66

Due Date

01/10/20

Discount

Nil

If paid by

01/10/20

01/01/21 to 31/03/21

\$328.66

01/01/21

Nil

01/01/21

01/04/21 to 30/06/21

\$328.66

01/04/21

Nil

01/04/21

01/07/21 to 30/09/21

\$328.65

01/07/21

Nil

01/07/21

01/10/21****31/12/21

\$328.66

01/10/21

Nil

01/10/21

01/01/22****31/03/22

\$328.66

01/01/22

Nil

01/01/22

Sinking Fund

01/10/20 to 31/12/20

\$134.15

01/10/20

Nil

01/10/20

01/01/21 to 31/03/21

\$134.15

01/01/21

Nil

01/01/21

01/04/21 to 30/06/21

\$134.15

01/04/21

Nil

01/04/21

01/07/21 to 30/09/21

\$134.14

01/07/21

Nil

01/07/21

01/10/21****31/12/21

\$134.15

01/10/21

Nil

01/10/21

01/01/22****31/03/22

\$134.15

01/01/22

Nil

01/01/22

Body Corporate

Name of Scheme:

BROWNS PLAINS BUSINESS PARK

Community Titles Scheme No:

40875

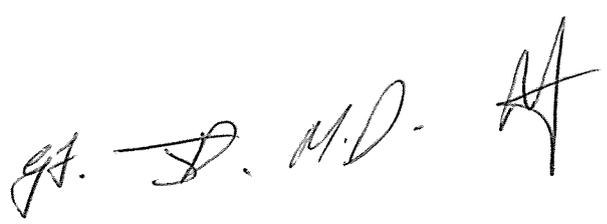
Lot Number:

30

Plan Number:

204852

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.

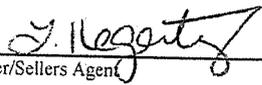
Committee

There is a Committee for the Body Corporate.

Information
prescribed under
Regulation
Module

Nil

Signing



Seller/Sellers Agent



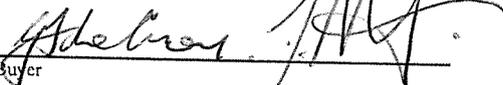
Witness

24.6.2021

Date

Buyers
Acknowledgement

The Buyer acknowledges having received and read this statement from the
Seller before entering into the contract.



Buyer



Witness



Date

M. Demetriou
10/07/2021

gt. SD M.D. AA

Additional Information

Body Corporate	Name of Scheme:	BROWNS PLAINS BUSINESS PARK	
	Community Titles Scheme No:	40875	
	Lot Number:	30	Plan Number: 204852

Lot Entitlements and Other Matters	Interest Schedule	Aggregate	8078	Entitlement of Lot	142
	Contribution Schedule	Aggregate	41	Entitlement of Lot	1
	Balance of Sinking fund at end of last Financial Year		242,792.75	as at	30/09/20
	Insurance Levies not included in Administrative Fund Levies:	See Annexure			
	Monetary Liability under Exclusive Use By-Law				

Insurance	Type	Company	Policy No	Sum Insured	Due Date
	BUILDING	Strata Community Insurance	QCSC18000913	11,819,250	30/09/21
	PUBLIC LIABILITY	Strata Community Insurance	QCSC18000913	20,000,000	30/09/21
	VOLUNTARY WORKERS	Strata Community Insurance	QCSC18000913	200,000/2,000	30/09/21
	OFFICE BEARERS	Strata Community Insurance	QCSC18000913	1,000,000	30/09/21
	COMMON CONTENTS	Strata Community Insurance	QCSC18000913	118,193	30/09/21
	LOSS OF RENT	Strata Community Insurance	QCSC18000913	1,772,888	30/09/21
	FIDELITY GUARANTEE	Strata Community Insurance	QCSC18000913	100,000	30/09/21
	STAMP DUTY/OTHER	Strata Community Insurance	QCSC18000913	0	30/09/21

Mortgages or Securities over Body Corporate Assets	Nil
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G.J. JD M.D. AH

Additional Information (continued)

Body Corporate

Name of Scheme:

BROWNS PLAINS BUSINESS PARK

Community Titles Scheme No:

40875

Lot Number:

30

Plan Number:

204852

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

This scheme may or may not be subject to the QBCC -, Fire Cladding survey and recification process. Any prospective purchaser should contact the office of the QBCC to seek clarification of the requirements of Exterior Cladding for this scheme. For any further details on the status of the exterior method of construction and fire rating of materials used, a report from a qualified expert should be obtained by the prospective purchaser. '

Circumstances in
Relation to
Affairs of the
Body Corporate

Exceptions to
Statements in
Clause 7.4(2)

G.F. D. M.D. AA

DISCLOSURE STATEMENT (Continued)

Name of Scheme	BROWNS PLAINS BUSINESS PARK			CTS No	40875
Lot No.	30	Type	BUILDING FORMAT PLAN	Plan No	204852

ANNEXURE - LEVY DETAILS

Description	Amount	Due Date	Date Paid	Discount	If paid by	Date of Notice	Amount Overdue
INSURANCE LEVY							
01/10/20 to 31/12/20	78.10	01/10/20	N/A	0.00	01/10/20	18/08/20	N/A
01/01/21 to 31/03/21	78.10	01/01/21	N/A	0.00	01/01/21	19/11/20	N/A
01/04/21 to 30/06/21	126.38	01/04/21	N/A	0.00	01/04/21	15/02/21	N/A
01/07/21 to 30/09/21	127.80	01/07/21	N/A	0.00	01/07/21	17/05/21	N/A
01/10/21****31/12/21	102.24	01/10/21	N/A	0.00	01/10/21		N/A
01/01/22****31/03/22	102.24	01/01/22	N/A	0.00	01/01/22		N/A

Items marked with **** are for periods that are outside the current financial year. They may also be subject to ratification at the next General Meeting

A. D. M. D.

CONTRACTS REGISTER

Browns Plains Business Park CTS 40875

Contractor Name and Address SSKB (Brisbane) Pty Ltd Level 6 Icon Place 270 Adelaide St BRISBANE QLD 4000	Details of Duties Strata Management	Delegated Powers	Basis of Remuneration \$150 Sec Fee per lot per annum plus Disbursements \$60 per lot per annum plus GST payable quarterly in advance
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No	1/12/2019 3 Years Y	Termination Date Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	Finance
Contractor Name and Address Workcover QLD GPO BOX 2772 BRISBANE QLD 4001	Details of Duties	Delegated Powers	Basis of Remuneration
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No	1/07/2020 Policy:WCA150877545	Termination Date Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	Finance
Contractor Name and Address Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No	Details of Duties	Delegated Powers	Basis of Remuneration
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No	Details of Duties	Termination Date Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	Finance
Contractor Name and Address Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No	Details of Duties	Delegated Powers	Basis of Remuneration
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No	Details of Duties	Termination Date Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	Finance

