

## 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.

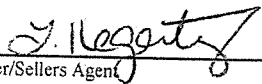
Committee

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

### Insurance

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

Mortgages or  
Securities over  
Body Corporate  
Assets

**Nil**

*gt. JD H.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)

*93. D. M.D. A.*

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

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

Attest: General Meeting

# CONTRACTS REGISTER

## Browns Plains Business Park CTS 40875

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

<b>Contractor Name and Address</b> <b>Workcover QLD</b>  <b>GPO BOX 2772</b>  <b>BRISBANE QLD 4001</b>	<b>Details of Duties</b>	<b>Delegated Powers</b>	<b>Basis of Remuneration</b>
<b>Commencement Date</b> <b>Term of Contract</b> <b>Options</b> <b>Copy of Agreement on File</b> <b>Workers Comp No</b>	<b>1/07/2020</b> <b>Policy: WCA150877545</b>	<b>Termination Date</b> <b>Finance</b> <b>Name of Financier</b> <b>Date of Advice from Financier</b> <b>Date of Withdrawal of Financier</b>	

<b>Contractor Name and Address</b>	<b>Details of Duties</b>	<b>Delegated Powers</b>	<b>Basis of Remuneration</b>
<b>Commencement Date</b> <b>Term of Contract</b> <b>Options</b> <b>Copy of Agreement on File</b> <b>Workers Comp No</b>		<b>Termination Date</b> <b>Finance</b> <b>Name of Financier</b> <b>Date of Advice from Financier</b> <b>Date of Withdrawal of Financier</b>	

<b>Contractor Name and Address</b>	<b>Details of Duties</b>	<b>Delegated Powers</b>	<b>Basis of Remuneration</b>
<b>Commencement Date</b> <b>Term of Contract</b> <b>Options</b> <b>Copy of Agreement on File</b> <b>Workers Comp No</b>		<b>Termination Date</b> <b>Finance</b> <b>Name of Financier</b> <b>Date of Advice from Financier</b> <b>Date of Withdrawal of Financier</b>	

<b>Contractor Name and Address</b>	<b>Details of Duties</b>	<b>Delegated Powers</b>	<b>Basis of Remuneration</b>
<b>Commencement Date</b> <b>Term of Contract</b> <b>Options</b> <b>Copy of Agreement on File</b> <b>Workers Comp No</b>		<b>Termination Date</b> <b>Finance</b> <b>Name of Financier</b> <b>Date of Advice from Financier</b> <b>Date of Withdrawal of Financier</b>	

