

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

as at 22 February 2024

Body Corporate
Name of Scheme: **275 WICKHAM STREET**
Community Titles Scheme No: **53423**
Lot Number: **1509** Plan Number: **279340**

Secretary
Name **Li Zhou**
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
01/02/23 to 31/05/23	\$1,348.90	01/02/23	Nil	01/02/23
01/06/23 to 30/09/23	\$1,541.40	01/08/23	Nil	01/08/23
01/10/23 to 31/01/24	\$1,541.75	01/10/23	Nil	01/10/23
01/02/24****31/05/24	\$1,477.35	01/02/24	Nil	01/02/24
Sinking Fund	Amount	Due Date	Discount	If Paid By
01/02/23 to 31/05/23	\$422.80	01/02/23	Nil	01/02/23
01/06/23 to 30/09/23	\$441.70	01/08/23	Nil	01/08/23
01/10/23 to 31/01/24	\$442.05	01/10/23	Nil	01/10/23
01/02/24****31/05/24	\$435.40	01/02/24	Nil	01/02/24

Special Levies

Lot No	Date of Resolution	Authority Given To	Description of Area	Conditions

Body Corporate Assets Required to be Recorded on Register

Sply Bar Chair*25	Furniture & Fittings	30/06/20	LEISURE	7,645.00	0.00	7,645.00
			CUSHIONS			
			AUSTRALIA			
			PO Box 341			
			LABRADOR QLD			
			4215			
40% Resort Furntr	Furniture & Fittings	14/09/20	LEISURE	3,212.00	0.00	3,212.00
			CUSHIONS			
			AUSTRALIA			
			PO Box 341			
			LABRADOR QLD			

INFORMATION FOR DISCLOSURE STATEMENT (continued)

4215

Body Corporate Assets Required to be Recorded on Register

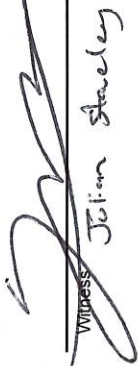
Committee There is a Committee for the Body Corporate.

Information prescribed under Regulation Module

Signing



Seller/Sellers Agent
Date 29/12/2024



Witness Julian Stanley

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	9,989	Entitlement of Lot	35
Contribution Schedule	Aggregate	9,990	Entitlement of Lot	35
Balance of Sinking fund at end of last Financial Year		1,096,480.78	as at	31/01/24

Insurance Levies not included in Administrative Fund Levies: See Other Levies

Monetary Liability under Exclusive Use By-Law

Additional Information

Other Levies	Insurance Levy	Amount	Due Date	Discount	If Paid By
	01/02/23 to 31/05/23	\$105.70	01/02/23	Nil	01/02/23
	01/06/23 to 30/09/23	\$61.60	01/08/23	Nil	01/08/23
	01/10/23 to 31/01/24	\$61.25	01/10/23	Nil	01/10/23
	01/02/24 to 31/05/24	\$76.30	01/02/24	Nil	01/02/24

Insurance	Type/Name of Insurer	Policy Number	Sum Insured	Renewal Date
	BUILDING CHUBB	04GS016193	134,000,000.00	10/02/25
	BUILDING CATASTROPHE CHUBB	04GS016193	40,602,000.00	10/02/25
	COMMON CONTENTS CHUBB	04GS016193	1,340,000.00	10/02/25
	FIDELITY GUARANTEE CHUBB	04GS016194	100,000.00	10/02/25
	FLOOD COVER CHUBB	04GS016193	10,000,000.00	10/02/25
	LOSS OF RENT CHUBB	04GS016193	20,100,000.00	10/02/25
	MACHINERY BREAKDOWN CHUBB	04GS016193	25,000.00	10/02/25
	OFFICE BEARERS CHUBB	04GS016194	5,000,000.00	10/02/25
	PUBLIC LIABILITY CHUBB	04GS016194	30,000,000.00	10/02/25
	STAMP DUTY/OTHER CHUBB	04GS016193/04GS016194	0.00	10/02/25
	VOLUNTARY WORKERS CHUBB	04GS016194	200,000.00	10/02/25

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)

275 WICKHAM STREET CTS 53423

Administration		Details of Duties		Delegated Powers		Basis of Remuneration	
Contractor Name and Address SSKB (Brisbane) Pty Ltd Level 6 Icon Place 270 Adelaide St BRISBANE QLD 4000		Strata Management				\$148 Sec Fee per lot per annum plus Disbursements \$66 per lot per annum plus GST payable quarterly in advance	
Commencement Date	22/06/23	Expiry Date	21/06/26	Copy of Agreement on File	Y	Termination Date	
Term of Contract	3 Years			Options			
Estimated Cost of Contract	0.00			Name of Financier			
Est Remuneration of Contract	0.00			Date of Advice from Financier			
Workers Comp No				Date of Withdrawal of Financier			
Caretaker		Details of Duties		Delegated Powers		Basis of Remuneration	
Contractor Name and Address Utopia Suites Management Pty Ltd 72 The Sovereign Mile Paradise Point QLD 4216		Duties as per the Caretaking Agreement		Caretaker		Monthly in Arrears - As per Agreement	
Commencement Date	08/06/21	Expiry Date	07/06/46	Copy of Agreement on File	Y	Termination Date	
Term of Contract	25 Years			Options	NA		
Estimated Cost of Contract	0.00			Name of Financier			
Est Remuneration of Contract	0.00			Date of Advice from Financier			
Workers Comp No				Date of Withdrawal of Financier			
Building/Letting		Details of Duties		Delegated Powers		Basis of Remuneration	
Contractor Name and Address Utopia Suites Management Pty Ltd 72 The Sovereign Mile Paradise Point QLD 4216		Duties as per the Letting Agreement		Letting Agent		Monthly in Arrears - As per Agreement	
Commencement Date	08/06/21	Expiry Date	07/06/46	Copy of Agreement on File	Y	Termination Date	
Term of Contract	25 Years			Options	NA		
Estimated Cost of Contract	0.00			Name of Financier			
Est Remuneration of Contract	0.00			Date of Advice from Financier			
Workers Comp No				Date of Withdrawal of Financier			
Administration		Details of Duties		Delegated Powers		Basis of Remuneration	
Contractor Name and Address SSKB (Brisbane) Pty Ltd Level 6, Icon Place 270 Adelaide Street Brisbane QLD 4000		Duties as per the BMS Administration Agreement				\$5000 Sec Fee per annum plus Disbursements \$500 per annum plus GST payable quarterly in advance	
Commencement Date	13/02/20	Expiry Date	12/02/23	Copy of Agreement on File	Y	Termination Date	
Term of Contract	3 Years			Options			
Estimated Cost of Contract	0.00			Name of Financier			
Est Remuneration of Contract	0.00			Date of Advice from Financier			
Workers Comp No				Date of Withdrawal of Financier			
Maintenance		Details of Duties		Delegated Powers		Basis of Remuneration	
Contractor Name and Address Queensland Fire & Emergency Services		Alarm Monitoring & Management				Refer Agreement	
Commencement Date	05/03/20	Expiry Date		Copy of Agreement on File	Y	Termination Date	
Term of Contract	OnGoing			Options			
Estimated Cost of Contract	0.00			Name of Financier			
Est Remuneration of Contract	0.00			Date of Advice from Financier			
Workers Comp No				Date of Withdrawal of Financier			

275 WICKHAM STREET CTS 53423

Work Cover		Details of Duties		Delegated Powers		Basis of Remuneration	
Contractor Name and Address Workcover QLD GPO BOX 2772							
BRISBANE QLD 4001							
Commencement Date	01/07/23	Expiry Date	30/06/24	Copy of Agreement on File		Termination Date	
Term of Contract	Policy:WSR200399665			Options			
Estimated Cost of Contract	0.00			Name of Financier			
Est Remuneration of Contract	0.00			Date of Advice from Financier			
Workers Comp No				Date of Withdrawal of Financier			
Utility		Details of Duties		Delegated Powers		Basis of Remuneration	
Contractor Name and Address ORIGN		Standing Natural Gas				Refer Agreement	
GPO BOX 1199 Adelaide SA 5001							
Commencement Date	12/05/20	Expiry Date		Copy of Agreement on File		Y	
Term of Contract	On Going			Options			
Estimated Cost of Contract				Name of Financier			
Est Remuneration of Contract				Date of Advice from Financier			
Workers Comp No				Date of Withdrawal of Financier			
Maintenance		Details of Duties		Delegated Powers		Basis of Remuneration	
Contractor Name and Address Ice Blast Pty Ltd		Air Conditioner Maintenance				\$13600 Ex GST Per Annum	
PO Box 7222 Loganholme 4129							
Commencement Date	22/06/23	Expiry Date	22/06/25	Copy of Agreement on File		Y	
Term of Contract	2 Years			Options			
Estimated Cost of Contract	0.00			Name of Financier			
Est Remuneration of Contract	0.00			Date of Advice from Financier			
Workers Comp No				Date of Withdrawal of Financier			
Maintenance		Details of Duties		Delegated Powers		Basis of Remuneration	
Contractor Name and Address PACIFIC FIRE		Fire Equipment Service				\$10,100 Per Annum + GST	
Utopia Suites, 275 Wickham St Fortitude Valley QLD 4006							
Commencement Date	22/06/23	Expiry Date	22/06/26	Copy of Agreement on File		Y	
Term of Contract	3 Years			Options			
Estimated Cost of Contract	0.00			Name of Financier			
Est Remuneration of Contract	0.00			Date of Advice from Financier			
Workers Comp No				Date of Withdrawal of Financier			
Administration		Details of Duties		Delegated Powers		Basis of Remuneration	
Contractor Name and Address MYBOS Pty Ltd		Building Management Software				\$7200 Annual Fee	
Level 1, 17/52 Holker St Silverwater NSW 2128							
Commencement Date	12/11/20	Expiry Date	12/11/21	Copy of Agreement on File		Y	
Term of Contract	1 Year			Options			
Estimated Cost of Contract				Name of Financier			
Est Remuneration of Contract				Date of Advice from Financier			
Workers Comp No				Date of Withdrawal of Financier			

CONTRACTS REGISTER

Date: 22/02/24

275 WICKHAM STREET CTS 53423

Maintenance		Details of Duties		Delegated Powers		Basis of Remuneration	
Contractor Name and Address ALL VALVE INDUSTRIES		Software Service				\$9,030.00 + GST for 24 Months Access Schedule Fee & \$185 + GST Per Hour On Site Call Out Fee	
Commencement Date	22/06/23	Expiry Date	22/06/25	Copy of Agreement on File	Y	Termination Date	
Term of Contract	2 Years			Options			
Estimated Cost of Contract	0.00			Name of Financier			
Est Remuneration of Contract	0.00			Date of Advice from Financier			
Workers Comp No				Date of Withdrawal of Financier			
Maintenance		Details of Duties		Delegated Powers		Basis of Remuneration	
Contractor Name and Address OTIS		Lift Maintenance & Service				\$28,000 Exc GST per Annum	
Commencement Date	01/07/21	Expiry Date	30/04/24	Copy of Agreement on File	Y	Termination Date	
Term of Contract	3 Years			Options			
Estimated Cost of Contract	0.00			Name of Financier			
Est Remuneration of Contract	0.00			Date of Advice from Financier			
Workers Comp No				Date of Withdrawal of Financier			
Maintenance		Details of Duties		Delegated Powers		Basis of Remuneration	
Contractor Name and Address Star BMS		Fire Safety Advisor				\$1,475.00 Including GST in advance - 6 Monthly Base Fee	
Commencement Date	04/08/21	Expiry Date	Ongoing	Copy of Agreement on File	Y	Termination Date	
Term of Contract	Ongoing			Options			
Estimated Cost of Contract				Name of Financier			
Est Remuneration of Contract				Date of Advice from Financier			
Workers Comp No				Date of Withdrawal of Financier			
Maintenance		Details of Duties		Delegated Powers		Basis of Remuneration	
Contractor Name and Address							
Commencement Date		Expiry Date		Copy of Agreement on File		Termination Date	
Term of Contract				Options			
Estimated Cost of Contract				Name of Financier			
Est Remuneration of Contract				Date of Advice from Financier			
Workers Comp No				Date of Withdrawal of Financier			
Maintenance		Details of Duties		Delegated Powers		Basis of Remuneration	
Contractor Name and Address							
Commencement Date		Expiry Date		Copy of Agreement on File		Termination Date	
Term of Contract				Options			
Estimated Cost of Contract				Name of Financier			
Est Remuneration of Contract				Date of Advice from Financier			
Workers Comp No				Date of Withdrawal of Financier			

C/- SSKB
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275 WICKHAM STREET CTS 53423

275 Wickham Street Fortitude Valley QLD 4006

BALANCE SHEET

AS AT 22 FEBRUARY 2024

	ACTUAL 22/02/2024	ACTUAL 31/01/2024
<u>OWNERS FUND</u>		
Administrative Fund	211,745.95	17,360.44
Sinking Fund	1,206,971.09	1,096,480.78
TOTAL	\$ 1,418,717.04	\$ 1,113,841.22

THESE FUNDS ARE REPRESENTED BY

<u>CURRENT ASSETS</u>		
Cash At Bank	1,159,515.62	1,267,563.67
Contributions Billed Not Due	0.00	567,729.52
Prepayments Contributions	3,119.34	1,025.83
Contributions In Arrears	163,026.85	22,109.10
Other Arrears	14,680.87	8,665.90
Secondary Debtor	558.25	558.25
<u>UTILITIES ACCOUNTS</u>		
Utilities Bank Account	7,119.14	7,119.14
Utilities Current Debtors	69,578.93	69,578.93
Utilities Final Debtors	107,302.40	107,302.40
TOTAL ASSETS	1,524,901.40	2,051,652.74
<u>LIABILITIES</u>		
Gst Clearing A/C	(17,234.37)	(8,206.80)
Creditors	10,061.25	41,608.49
Provision For Doubtful Debts	107,302.40	107,302.40
Contributions Billed Not Due	0.00	516,117.75
Prepayments Contributions	2,835.74	932.55
Contributions In Advance	3,219.34	269,634.87
Other Payments In Advance	0.00	10,422.26
TOTAL LIABILITIES	106,184.36	937,811.52
NET ASSETS	\$ 1,418,717.04	\$ 1,113,841.22

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275 WICKHAM STREET CTS 53423

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STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 FEBRUARY 2024 TO 22 FEBRUARY 2024

	ACTUAL	BUDGET	ACTUAL
	01/02/24-22/02/24	01/02/24-31/01/25	01/02/23-31/01/24

ADMINISTRATIVE FUND

INCOME

Contributions - Admin Fund	383,343.55	0.00	1,150,030.63
TOTAL ADMIN. FUND INCOME	383,343.55	0.00	1,150,030.63

EXPENDITURE - ADMIN. FUND

Audit Fees	3,600.00	0.00	0.00
Bank Charges - No Gst	0.00	0.00	(421.15)
Bank Charges	2.00	0.00	63.85
Administration - Base Fee	0.00	0.00	53,105.66
Administration - F F S	649.91	0.00	8,789.05
Cleaning - Windows	0.00	0.00	15,250.00
Cleaning - Materials	0.00	0.00	396.00
Contracts - Cleaning	0.00	0.00	2,059.20
Fees & Permits No Gst	3,407.51	0.00	3,368.17
Fire Control Expenses	900.00	0.00	25,386.19
Fire Alarm Rental/Monitor	0.00	0.00	4,086.73
Insurance/Other	10,886.49	0.00	7,515.63
Insurance Building	105,989.78	0.00	91,984.44
Insurance Renewal Recovery	(19,796.36)	0.00	(59,298.34)
Insurance Brokerage Fee	0.00	0.00	12,740.00
Insurance Stamp Duty	9,131.84	0.00	9,850.51
Workers Compensation	0.00	0.00	173.16
Workers Comp - Stamp Duty	0.00	0.00	9.52
Legal Expenses	0.00	0.00	1,286.50
Onsite Management	51,243.65	0.00	560,289.42
Bms Administration	0.00	0.00	7,657.54
Building Management System	7,200.00	0.00	0.00
Pest Control	0.00	0.00	1,436.37
Communication & Disbursements	0.00	0.00	23,654.17
Communication/Disb'ments-F F S	38.63	0.00	6,362.82
Water Rates	0.00	0.00	49,275.97
R & M Building	2,701.50	0.00	47,674.85
Car Park Cleaning	0.00	0.00	1,400.00
R & M Electrical	0.00	0.00	24,799.09
R & M Gym Equipment	0.00	0.00	1,281.87
R & M Gardens & Grounds	0.00	0.00	3,200.00

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275 WICKHAM STREET CTS 53423

275 Wickham Street Fortitude Valley QLD 4006

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 FEBRUARY 2024 TO 22 FEBRUARY 2024

	ACTUAL	BUDGET	ACTUAL
	01/02/24-22/02/24	01/02/24-31/01/25	01/02/23-31/01/24
R & M Plant & Equipment	2,074.46	0.00	19,926.36
R & M Plumbing	634.00	0.00	9,141.72
R & M Pool & Spa	336.36	0.00	1,257.50
Pool Chemicals	134.55	0.00	905.23
R & M Lifts	0.00	0.00	520.00
Lift Service Agreement	0.00	0.00	35,662.52
Carpark Management	310.93	0.00	3,571.86
Rubbish Treatment	0.00	0.00	2,889.09
Security	2,134.63	0.00	27,893.16
Tax Agents Fee	0.00	0.00	500.00
Telephone	0.00	0.00	643.64
Bas/las Lodgement Fees	0.00	0.00	1,200.00
Maxsoft Licencing Fee	0.00	0.00	5,490.71
Lewy Recovery Cost Write-Off	0.00	0.00	407.45
UTILITIES ACCOUNTS			
Billing Admin Fees	0.00	0.00	22,823.27
Electricity Bulk Bills	7,314.07	0.00	105,287.52
Electricity Recoveries	0.00	0.00	(113,696.70)
Gas Bulk Bills	0.00	0.00	(52,669.29)
Gas & Hot Water Recoveries	0.00	0.00	5,559.85
Water (Hot) Costs	64.11	0.00	283.91
Meter Reading Software Licence	0.00	0.00	10,158.75
TOTAL ADMIN. EXPENDITURE	188,958.04	0.00	991,143.77
SURPLUS / DEFICIT	\$ 194,385.51 \$	0.00 \$	158,886.86
Opening Admin Balance	17,360.44	17,360.44	(141,526.42)
ADMINISTRATIVE FUND BALANCE	\$ 211,745.95 \$	17,360.44 \$	17,360.44

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STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 FEBRUARY 2024 TO 22 FEBRUARY 2024

	ACTUAL	BUDGET	ACTUAL
	01/02/24-22/02/24	01/02/24-31/01/25	01/02/23-31/01/24
<u>SINKING FUND</u>			
<u>INCOME</u>			
Contributions - Sinking Fund	112,977.82	0.00	339,024.27
TOTAL SINKING FUND INCOME	112,977.82	0.00	339,024.27
<u>EXPENDITURE - SINKING FUND</u>			
Building	0.00	0.00	4,101.82
Plant & Equipment	2,487.51	0.00	9,393.74
Boom Gate	0.00	0.00	2,324.78
Pool & Spa	0.00	0.00	7,577.41
Signage	0.00	0.00	(557.93)
TOTAL SINK. FUND EXPENDITURE	2,487.51	0.00	22,839.82
<u>SURPLUS / DEFICIT</u>	\$ 110,490.31 \$	0.00 \$	316,184.45
Opening Sinking Fund Balance	1,096,480.78	1,096,480.78	780,296.33
SINKING FUND BALANCE	\$ 1,206,971.09 \$	1,096,480.78 \$	1,096,480.78

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275 WICKHAM STREET CTS 53423

275 Wickham Street
Fortitude Valley
QLD 4006

INSURANCE DETAILS

22 February 2024

<u>Type</u>	<u>Insurer</u>	<u>Policy No</u>	<u>Sum Insured</u>	<u>Due Date</u>
BUILDING	Chubb	04GS016193	134,000,000	10/02/25
COMMON CONTENTS	Chubb	04GS016193	1,340,000	10/02/25
PUBLIC LIABILITY	Chubb	04GS016194	30,000,000	10/02/25
VOLUNTARY WORKERS	Chubb	04GS016194	200,000	10/02/25
OFFICE BEARERS	Chubb	04GS016194	5,000,000	10/02/25
FIDELITY GUARANTEE	Chubb	04GS016194	100,000	10/02/25
MACHINERY	Chubb	04GS016193	25,000	10/02/25
LOSS OF RENT	Chubb	04GS016193	20,100,000	10/02/25
BUILDING	Chubb	04GS016193	40,602,000	10/02/25
FLOOD COVER	Chubb	04GS016193	10,000,000	10/02/25
STAMP DUTY/OTHER	Chubb	04GS016193/04GS016194	0.00	10/02/25