

## INFORMATION FOR DISCLOSURE STATEMENT

as at 11 May 2023

**Body Corporate** Name of Scheme: **THE JOHNSON APARTMENTS**  
 Community Titles Scheme No: **49099**  
 Lot Number: **1110** Plan Number: **275677**

**Secretary** Name **David Cox**  
 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	Administrative Fund	Levies Determined by the Body Corporate for this Lot			
		Amount	Due Date	Discount	If paid by
	<b>01/09/22 to 31/12/22</b>	<b>\$1,449.50</b>	<b>01/09/22</b>	<b>Nil</b>	<b>01/09/22</b>
	<b>01/01/23 to 30/04/23</b>	<b>\$1,889.50</b>	<b>01/02/23</b>	<b>Nil</b>	<b>01/02/23</b>
	<b>01/05/23 to 31/08/23</b>	<b>\$1,889.50</b>	<b>01/05/23</b>	<b>Nil</b>	<b>01/05/23</b>
	<b>01/09/23****31/12/23</b>	<b>\$1,743.00</b>	<b>01/09/23</b>	<b>Nil</b>	<b>01/09/23</b>
	Sinking Fund				
	<b>01/09/22 to 31/12/22</b>	<b>\$2.00</b>	<b>01/09/22</b>	<b>Nil</b>	<b>01/09/22</b>
	<b>01/01/23 to 30/04/23</b>	<b>\$2.00</b>	<b>01/02/23</b>	<b>Nil</b>	<b>01/02/23</b>
	<b>01/05/23 to 31/08/23</b>	<b>\$1.50</b>	<b>01/05/23</b>	<b>Nil</b>	<b>01/05/23</b>
	<b>01/09/23****31/12/23</b>	<b>\$2.00</b>	<b>01/09/23</b>	<b>Nil</b>	<b>01/09/23</b>

**Body Corporate** Name of Scheme: **THE JOHNSON APARTMENTS**  
 Community Titles Scheme No: **49099**  
 Lot Number: **1110** Plan Number: **275677**

Improvements on  
 Common  
 Property for  
 which Buyer will  
 be Responsible

INFORMATION FOR DISCLOSURE STATEMENT (continued)

Body Corporate  
Assets Required to  
be Recorded on  
Register

**There are no assets required to be recorded.**

Committee

**There is a Committee for the Body Corporate.**

Information  
prescribed under  
Regulation  
Module

**Nil**

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

# Additional Information

<b>Body Corporate</b>	Name of Scheme:	<b>THE JOHNSON APARTMENTS</b>		
	Community Titles Scheme No:	<b>49099</b>		
	Lot Number:	<b>1110</b>	Plan Number:	<b>275677</b>

<b>Lot Entitlements and Other Matters</b>	Interest Schedule	Aggregate	<b>10000</b>	Entitlement of Lot	<b>35</b>
	Contribution Schedule	Aggregate	<b>9993</b>	Entitlement of Lot	<b>50</b>
	Balance of Sinking fund at end of last Financial Year		<b>191,610.90</b>	as at	<b>31/08/22</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>	<b>Chub</b>	<b>93213109</b>	<b>Refer 49098</b>	<b>31/08/23</b>
	<b>FIDELITY GUARANTEE</b>	<b>Chub</b>	<b>93213109</b>	<b>100,000</b>	<b>31/08/23</b>
	<b>MACHINERY BREAKDOWN</b>	<b>Chub</b>	<b>93213109</b>	<b>100,000</b>	<b>31/08/23</b>
	<b>OFFICE BEARERS</b>	<b>Chub</b>	<b>93213109</b>	<b>1,000,000</b>	<b>31/08/23</b>
	<b>PUBLIC LIABILITY</b>	<b>Chub</b>	<b>93213109</b>	<b>20,000,000</b>	<b>31/08/23</b>
	<b>STAMP DUTY/OTHER</b>	<b>Chub</b>	<b>93213109</b>	<b>0.00</b>	<b>31/08/23</b>
	<b>VOLUNTARY WORKERS</b>	<b>Chub</b>	<b>93213109</b>	<b>200,000/500,000</b>	<b>31/08/23</b>

Mortgages or Securities over Body Corporate Assets	<b>Nil</b>
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## Additional Information (continued)

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Body Corporate

Name of Scheme:

**THE JOHNSON APARTMENTS**

Community Titles Scheme No:

**49099**

Lot Number:

**1110**

Plan Number: **275677**

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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**

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Actual or  
Contingent or  
Expected  
Liabilities of Body  
Corporate

**A Defects Report was prepared October 2018.**

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Circumstances in  
Relation to  
Affairs of the  
Body Corporate

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Exceptions to  
Statements in  
Clause 7.4(2)



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## THE JOHNSON APARTMENTS CTS 49099

477 Boundary Street Spring Hill QLD 4000

### BALANCE SHEET

AS AT 11 MAY 2023

	ACTUAL 11/05/2023	ACTUAL 31/08/2022
<b><u>OWNERS FUND</u></b>		
Administrative Fund	116,634.47	47,685.62
Sinking Fund	192,610.20	191,610.90
<b><u>TOTAL</u></b>	<b><u>\$ 309,244.67</u></b>	<b><u>\$ 239,296.52</u></b>
 <b><u>THESE FUNDS ARE REPRESENTED BY</u></b>		
 <b><u>CURRENT ASSETS</u></b>		
Cash At Bank	517,696.62	388,143.64
Contributions Billed Not Due	0.00	312,896.79
Prepayments Contributions	4,194.63	7,555.07
Contributions In Arrears	106,040.49	34,169.22
Other Arrears	27,201.78	15,882.23
Prepaid Expenses	0.00	250,077.13
<b><u>TOTAL ASSETS</u></b>	<b>655,133.52</b>	<b>1,008,724.08</b>
 <b><u>LIABILITIES</u></b>		
Gst Clearing A/C	(1,825.07)	901.41
Creditors	339,706.03	259,546.76
Contributions Billed Not Due	0.00	284,451.62
Prepayments Contributions	3,813.26	6,868.19
Contributions In Advance	4,156.13	192,714.67
Other Payments In Advance	38.50	14,641.19
Accrued Expenses	0.00	10,303.72
<b><u>TOTAL LIABILITIES</u></b>	<b>345,888.85</b>	<b>769,427.56</b>
 <b><u>NET ASSETS</u></b>	 <b><u>\$ 309,244.67</u></b>	 <b><u>\$ 239,296.52</u></b>

## THE JOHNSON APARTMENTS CTS 49099

477 Boundary Street Spring Hill QLD 4000

### STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 SEPTEMBER 2022 TO 11 MAY 2023

	ACTUAL	BUDGET	ACTUAL
	01/09/22-11/05/23	01/09/22-31/08/23	01/09/21-31/08/22
<b><u>ADMINISTRATIVE FUND</u></b>			
<b><u>INCOME</u></b>			
Contributions - Admin Fund	949,970.91	950,000.00	789,992.07
Interest On Overdue Levies	8,933.68	0.00	5,678.81
<b>TOTAL ADMIN. FUND INCOME</b>	<b>958,904.59</b>	<b>950,000.00</b>	<b>795,670.88</b>
<b><u>EXPENDITURE - ADMIN. FUND</u></b>			
Audit Fees	(2,970.00)	3,500.00	5,093.00
Bank Charges - No Gst	(283.20)	50.00	(43.64)
Bank Charges	45.64	250.00	237.97
Administration - Base Fee	26,479.81	31,000.00	31,796.66
Administration - F F S	6,664.43	15,000.00	14,021.40
Contribution Pbc Admin Fund	602,370.00	602,370.00	471,856.50
Contribution Pbc Sinking Fund	174,261.38	174,270.33	168,663.60
Contribution Pbc Insurance	71,797.64	71,825.43	62,184.06
Cleaning - Supplies	86.40	200.00	129.60
Fees & Permits/Licences	0.00	200.00	0.00
Fire Control Expenses	1,144.11	200.00	1,765.01
Insurance/Other	11,008.78	11,008.79	9,470.07
Insurance Renewal Recovery	(71,818.17)	(71,825.43)	(62,181.82)
Insurance Stamp Duty	1,030.34	1,030.34	897.92
Workers Compensation	0.00	175.00	173.16
Workers Comp - Stamp Duty	0.00	10.00	9.52
Legal Expenses	1,834.21	5,000.00	2,500.00
Onsite Management	45,067.58	69,500.00	66,140.32
Pest Control	2,133.30	2,100.00	1,043.18
Communication & Disbursements	10,591.92	12,800.00	12,718.66
Communication/Disb'ments-F F S	3,623.59	7,000.00	6,827.49
R & M Building	(15.00)	2,000.00	740.68
R & M Electrical	0.00	1,000.00	0.00
R & M Airconditioning	3,562.50	3,000.00	2,720.00
R & M Plumbing	0.00	500.00	232.00
Sundry Expenses	0.00	500.00	344.38
Tax Return Fees	0.00	500.00	500.00
Bas/las Lodgement Fees	900.00	1,200.00	1,200.00
Maxsoft Licencing Fee	2,405.48	3,165.00	3,137.12
Levy Recovery Cost Write-Off	35.00	0.00	0.00

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## THE JOHNSON APARTMENTS CTS 49099

477 Boundary Street Spring Hill QLD 4000

### STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 SEPTEMBER 2022 TO 11 MAY 2023

	ACTUAL	BUDGET	ACTUAL
	01/09/22-11/05/23	01/09/22-31/08/23	01/09/21-31/08/22
<b><u>TOTAL ADMIN. EXPENDITURE</u></b>	<b>889,955.74</b>	<b>947,529.46</b>	<b>802,176.84</b>
<b><u>SURPLUS / DEFICIT</u></b>	<b>\$ 68,948.85</b>	<b>\$ 2,470.54</b>	<b>\$ (6,505.96)</b>
Opening Admin Balance	47,685.62	47,685.62	54,191.58
<b><u>ADMINISTRATIVE FUND BALANCE</u></b>	<b>\$ 116,634.47</b>	<b>\$ 50,156.16</b>	<b>\$ 47,685.62</b>



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### STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 SEPTEMBER 2022 TO 11 MAY 2023

	ACTUAL	BUDGET	ACTUAL
	01/09/22-11/05/23	01/09/22-31/08/23	01/09/21-31/08/22
<b><u>SINKING FUND</u></b>			
<b><u>INCOME</u></b>			
Contributions - Sinking Fund	999.30	1,000.00	13,990.20
<b><u>TOTAL SINKING FUND INCOME</u></b>	<b>999.30</b>	<b>1,000.00</b>	<b>13,990.20</b>
<b><u>EXPENDITURE - SINKING FUND</u></b>			
Building Repairs	0.00	2,000.00	1,215.50
<b><u>TOTAL SINK. FUND EXPENDITURE</u></b>	<b>0.00</b>	<b>2,000.00</b>	<b>1,215.50</b>
<b><u>SURPLUS / DEFICIT</u></b>	<b>\$ 999.30</b>	<b>\$ (1,000.00)</b>	<b>\$ 12,774.70</b>
Opening Sinking Fund Balance	191,610.90	191,610.90	178,836.20
<b><u>SINKING FUND BALANCE</u></b>	<b>\$ 192,610.20</b>	<b>\$ 190,610.90</b>	<b>\$ 191,610.90</b>

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## THE JOHNSON APARTMENTS CTS 49099

477 Boundary Street  
Spring Hill  
QLD 4000

### INSURANCE DETAILS

11 May 2023

<u>Type</u>	<u>Insurer</u>	<u>Policy No</u>	<u>Sum Insured</u>	<u>Due Date</u>
BUILDING	Chub	93213109	Refer 49098	31/08/23
PUBLIC LIABILITY	Chub	93213109	20,000,000	31/08/23
VOLUNTARY WORKERS	Chub	93213109	200,000/500,000	31/08/23
OFFICE BEARERS	Chub	93213109	1,000,000	31/08/23
FIDELITY GUARANTEE	Chub	93213109	100,000	31/08/23
MACHINERY	Chub	93213109	100,000	31/08/23
STAMP DUTY/OTHER	Chub	93213109	0.00	31/08/23