

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

as at 17 June 2025

Body Corporate	Name of Scheme:	WILLOW KANGAROO POINT
	Community Titles Scheme No:	49079
	Lot Number:	87
	Plan Number:	268443

Secretary	Name	Xue Han
	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	\$883.68	01/09/24	Nil	01/09/24
01/01/25 to 30/04/25	\$1,111.04	20/01/25	Nil	20/01/25
01/05/25 to 31/08/25	\$1,112.16	01/05/25	Nil	01/05/25
01/09/25****31/12/25	\$1,036.00	01/09/25	Nil	01/09/25
Sinking Fund	Amount	Due Date	Discount	If Paid By
01/09/24 to 31/12/24	\$329.28	01/09/24	Nil	01/09/24
01/01/25 to 30/04/25	\$544.32	20/01/25	Nil	20/01/25
01/05/25 to 31/08/25	\$544.32	01/05/25	Nil	01/05/25
01/09/25****31/12/25	\$472.64	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	Artwork (Entry)	Furniture & Fittings	16/09/16	0.00	0.00	5,643.00
	Lounge setting					
	Dinner setting					
	High Bar setting					
	Pod setting	Furniture & Fittings	16/09/16	0.00	0.00	1,698.00
	Storage box for cushions					
	Cushions					
	Outdoor TV enclosure	Furniture & Fittings	16/09/16	0.00	0.00	5,163.00
	65" UHD LED LCD Smart TV					
	Refrigerator					

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Section 206
INFORMATION FOR DISCLOSURE STATEMENT (continued)

Body Corporate Assets Required to be Recorded on Register	Sply Hand Dryer	Plant and Machinery	18/02/20	RUM - HL PLACE PROPERTY P/CASH 133 Seville Road HOLLAND PARK QLD 4121	1,497.85	0.00	1,497.85
	Instl Cameras/Swtch	Furniture & Fittings	16/12/24	ORI SECURITY	3,245.00		3,245.00
Committee	There is a Committee for the Body Corporate.						

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

Additional Information

Lot Entitlements and Other Matters	Interest Schedule	Aggregate	9,992	Entitlement of Lot	112.0000
	Contribution Schedule	Aggregate	9,992	Entitlement of Lot	112
	Balance of Sinking fund at end of last Financial Year		175,159.58	as at	31/08/24
	Insurance Levies not included in Administrative Fund Levies:		See Other Levies		
	Monetary Liability under Exclusive Use By-Law				

Other Levies	Amount	Due Date	Discount	If Paid By
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Insurance	Type/Name of Insurer	Policy Number	Sum Insured	Renewal Date
	<i>BUILDING</i> Strata Community Ins	QRSC22004406	25,798,500.00	31/08/25
	<i>BUILDING CATASTROPHE</i> Strata Community Ins	QRSC22004406	3,869,775.00	31/08/25
	<i>COMMON CONTENTS</i> Strata Community Ins	QRSC22004406	257,985.00	31/08/25
	<i>FIDELITY GUARANTEE</i> Strata Community Ins	QRSC22004406	100,000.00	31/08/25
	<i>LOSS OF RENT</i> Strata Community Ins	QRSC22004406	3,869,775.00	31/08/25
	<i>MACHINERY BREAKDOWN</i> Strata Community Ins	QRSC22004406	100,000.00	31/08/25
	<i>OFFICE BEARERS</i> Strata Community Ins	QRSC22004406	1,000,000.00	31/08/25
	<i>PUBLIC LIABILITY</i> Strata Community Ins	QRSC22004406	30,000,000.00	31/08/25
	<i>STAMP DUTY/OTHER</i> Strata Community Ins	QRSC22004406	0.00	31/08/25
	<i>VOLUNTARY WORKERS</i> Strata Community Ins	QRSC22004406	2,000/200,000	31/08/25

Mortgages or Securities over Body Corporate Assets

Additional Information

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

A warranty defects inspection report was prepared 12/07/21.

Circumstances in
Relation to
Affairs of the
Body Corporate

Exceptions to
Statements in
Clause 7.4(3)

CONTRACTS REGISTER

WILLOW KANGAROO POINT CTS 49079

Administration							
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 \$155 Sec Fee per lot per annum plus Disbursements \$67 per lot per annum plus GST payable quarterly in advance	
Commencement Date	08/12/24	Expiry Date	07/12/27	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			

Maintenance							
Contractor Name and Address SCHINDLER 71 Amy Johnson Place 4009 Eagle Farm QLD		Details of Duties Lift maintenance & service		Delegated Powers		Basis of Remuneration \$3,734.50 Incl GST Per Quarter	
Commencement Date	27/09/22	Expiry Date	26/09/27	Copy of Agreement on File	Y	Termination Date	
Term of Contract	5 Years			Options		Rollover 5 years after expires	
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			