

Disclosure Statement

Body Corporate and Community Management Act 1997 Section 206

Body Corporate:

Body Corporate For: 35 HERCULES ST **Community Title Scheme:** 50356

Lot No: 505 on SP241590

Address: 35 HERCULES STREET, HAMILTON QLD 4007

Secretary of Body Corporate:

Name: JOHN BOWMAN

Postal Address: PO BOX 10374, SOUTHPORT QLD 4215

Email: goldcoast@ebcm.com.au

Body Corporate Manager:

Name: ERNST BODY CORPORATE MANAGEMENT PTY LTD

Address: LEVEL 21, 50 CAVILL AVENUE, SURFERS PARADISE QLD 4217

Telephone: 5519 2900

Body Corporate Committee:

Is there a committee for the Body Corporate?

☒

Yes

☐

No

If there is a committee, is the body corporate manager engaged to perform the functions of the committee?

☐

Yes

☒

No

Annual Contributions and Levies:

Current Financial Year End: 31/07/2024

Current Levy Year Issued: 31/07/2024

If the "Current Financial Year" and the "Current Levy Year Issued" differ then the levies quoted in this disclosure statement are for the **Current Levy Year Issued**. Full year levies will be issued at the scheme's next AGM, within three months of EFY. This document will remain current until that AGM is held and new yearly levies are issued.

Administrative Fund Payable By This Lot:

| | | | | | |
|----------------|-------------------------|-----------|-----------|----------|------------|
| Period Issued: | 01/08/2023 - 30/11/2023 | Due Date: | 1/08/2023 | Payable: | \$1,528.67 |
| Period Issued: | 01/12/2023 - 31/03/2024 | Due Date: | 1/12/2023 | Payable: | \$1,700.63 |
| Period Issued: | 01/04/2024 - 31/07/2024 | Due Date: | 1/04/2024 | Payable: | \$1,700.63 |

DISCOUNT FOR PAYMENT DUE DATE:

NIL

GROSS LEVY PAYABLE: \$4,929.93

Sinking Fund Payable By This Lot:

| | | | | | |
|----------------|-------------------------|-----------|-----------|----------|----------|
| Period Issued: | 01/08/2023 - 30/11/2023 | Due Date: | 1/08/2023 | Payable: | \$567.15 |
| Period Issued: | 01/12/2023 - 31/03/2024 | Due Date: | 1/12/2023 | Payable: | \$630.88 |
| Period Issued: | 01/04/2024 - 31/07/2024 | Due Date: | 1/04/2024 | Payable: | \$630.88 |

DISCOUNT FOR PAYMENT DUE DATE:

NIL

GROSS LEVY PAYABLE: \$1,828.91

Other: INSURANCE: **\$605.44** PER ANNUM PAYABLE BY INSTALMENTS WITH OTHER LEVIES

Levies for next period 1/08/2024 – 30/11/2024 were resolved at the last AGM and will be: Administrative Fund **\$1,643.31**, Insurance **\$201.81**, and Sinking Fund **\$609.61**.

Schedule of Lot Entitlements:

| | | | |
|----------------------------------------|-----|------------|--------|
| Contribution Schedule Lot Entitlement: | 929 | Aggregate: | 209461 |
| Interest Schedule Lot Entitlements: | 611 | Aggregate: | 121913 |

| | | |
|----------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------|
| Improvements on Common Property for Which Buyer Will Be Responsible: | NOTHING SIGHTED IN RECORDS PROVIDED | |
| Body Corporate Assets Required To Be Recorded: | REFER TO ASSET REGISTER ATTACHED | |
| Information Prescribed under Regulation Module: | ACCOMMODATION MODULE - NIL | |
| Financial Statement Balances | Administrative Fund: \$697,786.33 as at 12/07/2024 Sinking Fund: \$1,591,439.35 as at 12/07/2024 | |
| Insurance | Insurer: CHUBB INSURANCE AUSTRALIA LIMITED Policy No: 04GS018100 / 93213840 Building: \$513,129,164 Public Liability: \$50,000,000 Other: FIDELITY GUARANTEE \$100,000, OFFCIE BEARERS LIABILITY \$5,000,000, CATASTROPHE \$51,312,916, VOLUNTARY WORKERS \$200,000/2,000. POLICY EXPIRES 31/03/2025 | |
| Signing: | | |
| | Seller / Sellers Agent | Witness – not required if signed electronically |
| | Date | |
| Buyer’s Acknowledgement: | The Buyer acknowledges having received and read this statement from the Seller | |
| | Buyer / Buyers Agent | Witness – not required if signed electronically |
| | Date | |

| Levy Year | | Last Annual General Meeting | Contribution Entitlements | Interest Entitlements | Total Number of Lots | Financial Year | |
|------------|------------|--------------------------------|---------------------------|-----------------------|-------------------------|----------------|------------|
| Start | End | | | | | Start | End |
| 01/08/2023 | 31/07/2024 | 31/10/2023 | 209461 | 121913 | 229 | 01/08/2023 | 31/07/2024 |

[illegible]

35 HERCULES ST CTS 50356

35 Hercules Street Hamilton, Brisbane Qld 4007

Ledger Report

12 July 2024

Name: **Yiqiao Zhang**

Account Number: **02100042**

Lot Number: **505**

Unit Number:

StrataPay Number: **150655157**

| Date | Description | Fund | Reference | Amount | Balance |
|----------|----------------------|---------------------|-----------|-----------|----------|
| | Brought Forward | | | 1,985.20 | 1,985.20 |
| 01/08/22 | Administrative Fund | Administrative Fund | R0004058 | -1,391.29 | 593.91 |
| 01/08/22 | Sinking Fund | Sinking Fund | RA004058 | -471.65 | 122.26 |
| 01/08/22 | Building Insurance | Building Insurance | RB004058 | -123.12 | -0.86 |
| 10/11/22 | 01/12/22 to 31/03/23 | Administrative Fund | I0010118 | 1,597.79 | 1,596.93 |
| 10/11/22 | 01/12/22 to 31/03/23 | Sinking Fund | I0010347 | 614.81 | 2,211.74 |
| 10/11/22 | 01/12/22 to 31/03/23 | Building Insurance | I0010576 | 199.92 | 2,411.66 |
| 16/12/22 | Administrative Fund | Administrative Fund | R0004449 | -1,596.93 | 814.73 |
| 16/12/22 | Sinking Fund | Sinking Fund | RA004449 | -614.81 | 199.92 |
| 16/12/22 | Building Insurance | Building Insurance | RB004449 | -199.92 | 0.00 |
| 21/02/23 | 01/04/23 to 31/07/23 | Administrative Fund | I0010805 | 1,597.79 | 1,597.79 |
| 21/02/23 | 01/04/23 to 31/07/23 | Sinking Fund | I0011034 | 614.91 | 2,212.70 |
| 21/02/23 | 01/04/23 to 31/07/23 | Building Insurance | I0011263 | 199.86 | 2,412.56 |
| 03/04/23 | Administrative Fund | Administrative Fund | R0004629 | -1,597.79 | 814.77 |
| 03/04/23 | Sinking Fund | Sinking Fund | RA004629 | -614.91 | 199.86 |
| 03/04/23 | Building Insurance | Building Insurance | RB004629 | -199.86 | 0.00 |
| 21/06/23 | 01/08/23 to 30/11/23 | Administrative Fund | I0011492 | 1,528.67 | 1,528.67 |
| 21/06/23 | 01/08/23 to 30/11/23 | Sinking Fund | I0011721 | 567.15 | 2,095.82 |
| 21/06/23 | 01/08/23 to 30/11/23 | Building Insurance | I0011950 | 174.32 | 2,270.14 |
| 01/08/23 | Administrative Fund | Administrative Fund | R0004949 | -1,528.67 | 741.47 |
| 01/08/23 | Sinking Fund | Sinking Fund | RA004949 | -567.15 | 174.32 |
| 01/08/23 | Building Insurance | Building Insurance | RB004949 | -174.32 | 0.00 |
| 01/11/23 | 01/12/23 to 31/03/24 | Administrative Fund | I0012179 | 1,700.63 | 1,700.63 |
| 01/11/23 | 01/12/23 to 31/03/24 | Sinking Fund | I0012408 | 630.88 | 2,331.51 |
| 01/11/23 | 01/12/23 to 31/03/24 | Building Insurance | I0012637 | 215.56 | 2,547.07 |
| 04/12/23 | Administrative Fund | Administrative Fund | R0005167 | -1,700.63 | 846.44 |
| 04/12/23 | Sinking Fund | Sinking Fund | RA005167 | -630.88 | 215.56 |
| 04/12/23 | Building Insurance | Building Insurance | RB005167 | -215.56 | 0.00 |
| 21/02/24 | 01/04/24 to 31/07/24 | Administrative Fund | I0012866 | 1,700.63 | 1,700.63 |
| 21/02/24 | 01/04/24 to 31/07/24 | Sinking Fund | I0013095 | 630.88 | 2,331.51 |
| 21/02/24 | 01/04/24 to 31/07/24 | Building Insurance | I0013324 | 215.56 | 2,547.07 |
| 02/04/24 | Administrative Fund | Administrative Fund | R0005458 | -1,700.63 | 846.44 |
| 02/04/24 | Sinking Fund | Sinking Fund | RA005458 | -630.88 | 215.56 |
| 02/04/24 | Building Insurance | Building Insurance | RB005458 | -215.56 | 0.00 |
| 21/06/24 | 01/08/24 to 30/11/24 | Administrative Fund | I0013553 | 1,643.31 | 1,643.31 |
| 21/06/24 | 01/08/24 to 30/11/24 | Sinking Fund | I0013782 | 609.61 | 2,252.92 |
| 21/06/24 | 01/08/24 to 30/11/24 | Building Insurance | I0014011 | 201.81 | 2,454.73 |

35 Hercules St CTS 50356

BALANCE SHEET

AS AT 12 JULY 2024

| | ACTUAL 12/07/2024 | ACTUAL 31/07/2023 |
|---------------------------|-------------------------------|-------------------------------|
| <u>OWNERS FUND</u> | | |
| Administrative Fund | 697,786.33 | 474,486.40 |
| Sinking Fund | 1,591,439.35 | 1,180,449.92 |
| <u>TOTAL</u> | <u>\$ 2,289,225.68</u> | <u>\$ 1,654,936.32</u> |

THESE FUNDS ARE REPRESENTED BY

CURRENT ASSETS

| | | |
|------------------------------|----------------------------|----------------------------|
| Cash At Bank | 986,463.09 | 1,130,441.51 |
| Cash At Bank (Utilities) | 5,640.01 | 6,963.29 |
| Term Deposit 1 | 209,450.00 | 204,300.00 |
| Term Deposit 2 | 213,403.98 | 206,328.69 |
| Term Deposit 3 | 206,773.03 | 201,351.44 |
| Term Deposit 4 | 514,297.26 | 257,279.53 |
| Term Deposit 5 | 266,720.09 | 257,940.73 |
| Term Deposit 6 | 103,603.29 | 0.00 |
| Term Deposit 7 | 155,404.93 | 0.00 |
| Suncorp - Funds Clearing A/C | 120.73 | 56.10 |
| Interest Receivable | 0.00 | 7,227.48 |
| Prepaid Expenses | 0.00 | 96,830.09 |
| Sundry Debtors | 0.00 | 6,824.85 |
| Sundry Debtors (Utilities) | (25,942.25) | 155,264.60 |
| Levies - Billed Not Due | 548,231.76 | 507,326.02 |
| Levies - Prepayments | 4,297.59 | 4,102.46 |
| Levies - In Arrears | 8.11 | 4,428.77 |
| Other Arrears | 1,098.12 | 2,097.28 |
| Arrears Clearing Account | (50.00) | 0.00 |
| Secondary Debtors | 2,880.85 | 2,626.25 |
| <u>TOTAL ASSETS</u> | <u>3,192,400.59</u> | <u>3,051,389.09</u> |

LIABILITIES

| | | |
|---------------------------------|--------------------------|----------------------------|
| G S T Clearing Account | (4,935.08) | (5,077.30) |
| P A Y G Clearing Account | 4.09 | 873.83 |
| Creditors | 122,443.31 | 74,014.89 |
| Accrued Expenses | 0.00 | 566,812.98 |
| Levies - Billed Not Due | 498,392.51 | 461,205.47 |
| Levies - Prepayments | 3,907.03 | 3,729.68 |
| Levies - In Advance | 263,025.44 | 274,936.96 |
| Other Advance Payments | 20,337.61 | 19,956.26 |
| <u>TOTAL LIABILITIES</u> | <u>903,174.91</u> | <u>1,396,452.77</u> |

NET ASSETS

\$ 2,289,225.68

\$ 1,654,936.32

35 Hercules St CTS 50356

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 AUGUST 2023 TO 12 JULY 2024

| | ACTUAL 01/08/23-12/07/24 | BUDGET 01/08/23-31/07/24 | % | ACTUAL 01/08/22-31/07/23 |
|-----------------------------------------|-----------------------------|-----------------------------|---------|-----------------------------|
| <u>ADMINISTRATIVE FUND</u> | | | | |
| <u>INCOME</u> | | | | |
| Levies - Administrative Fund | 1,010,497.23 | 1,010,500.00 | 100.00 | 940,003.77 |
| Interest On Overdue Levies | 3,335.38 | 5,000.00 | 66.71 | 5,016.12 |
| TOTAL ADMIN. FUND INCOME | 1,013,832.61 | 1,015,500.00 | | 945,019.89 |
| <u>EXPENDITURE - ADMIN. FUND</u> | | | | |
| Audit Fees | 0.00 | 4,000.00 | 0.00 | 0.00 |
| Bank Charges | 36.10 | 35.00 | 103.14 | 34.94 |
| Bms Administration | 1,000.00 | 3,000.00 | 33.33 | 780.00 |
| Bms Expenses | (87,279.59) | 250,000.00 | (34.91) | 134,484.00 |
| Bms - Reimb. Retail Lots | (10,015.21) | (16,400.00) | 61.07 | (10,337.84) |
| Caretaking Agreement | 355,006.60 | 398,596.69 | 89.06 | 374,259.84 |
| Cleaning General - Bldg. Mgr. | 0.00 | 3,000.00 | 0.00 | 7,900.00 |
| False Fire Alarm Cost - Paid | 1,456.10 | 3,000.00 | 48.54 | 4,224.75 |
| False Fire Alarm Cost- Billed | (1,456.10) | 0.00 | 0.00 | (1,408.25) |
| Cleaning - Carpets | 3,230.00 | 4,000.00 | 80.75 | 3,080.00 |
| Cleaning - Hygiene Service | 3,203.80 | 2,900.00 | 110.48 | 2,497.30 |
| Cleaning - Material | 11,933.31 | 10,000.00 | 119.33 | 9,937.14 |
| Cleaning - Windows | 26,102.00 | 2,700.00 | 966.74 | 8,688.00 |
| Consultants Fees | 1,591.69 | 0.00 | | 0.00 |
| Electricity - Bulk Power | 154,417.78 | 180,000.00 | 85.79 | 162,362.60 |
| Electricity-Bulk Power-Reimb. | (135,261.04) | (142,200.00) | 95.12 | (165,143.85) |
| Elect-Qld Gov't Rebates Rec'd | 0.00 | 0.00 | 0.00 | (153,175.00) |
| Elect-Qld Gov't Rebates Paid | 0.00 | 0.00 | 0.00 | 153,525.00 |
| Electricity - Bulk - Admin | 39,161.21 | 36,892.00 | 106.15 | 35,497.94 |
| Electricity-Bulk-Admin-Reimb. | (35,177.50) | (36,892.00) | 95.35 | (35,166.42) |
| Fees & Permits | 388.23 | 1,700.00 | 22.84 | 2,198.40 |
| Garbage Towing/Removal | 0.00 | 1,000.00 | 0.00 | 0.00 |
| Insur. - Premium | 194,451.60 | 120,210.43 | 161.76 | 99,874.54 |
| Insur.Premium Reimb.(Building) | (109,821.42) | (109,820.73) | 100.00 | (98,218.84) |
| Insur. - Stamp Duty - No Gst | 17,668.39 | 11,349.99 | 155.67 | 9,073.00 |
| Electronic Records | 4,474.68 | 4,474.66 | 100.00 | 3,913.11 |
| Legal Exp. - General | 79,653.13 | 25,000.00 | 318.61 | 16,311.26 |
| Levy Recovery Costs - Paid | 40.00 | 500.00 | 8.00 | 110.00 |
| P P & O - General | 16,248.82 | 3,500.00 | 464.25 | 5,316.48 |
| P P & O - Fixed Contract | 30,965.35 | 27,251.00 | 113.63 | 26,009.68 |
| R & M - Air Conditioning | 19,843.84 | 13,000.00 | 152.64 | 15,769.98 |
| R & M - Building | 24,280.94 | 12,000.00 | 202.34 | 11,423.25 |
| R & M - Electrical | 14,635.34 | 8,000.00 | 182.94 | 6,541.34 |
| R & M - Fire Equipment | 33,722.79 | 40,000.00 | 84.31 | 35,302.41 |
| R & M - Gardens & Grounds | 463.26 | 5,000.00 | 9.27 | 1,677.33 |
| R & M - Keys & Locks | 634.32 | 500.00 | 126.86 | 310.00 |
| R & M - Lifts | 21,644.09 | 22,000.00 | 98.38 | 21,616.59 |
| R & M - Pest Control | 7,810.55 | 7,000.00 | 111.58 | 6,980.08 |

35 Hercules St CTS 50356

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 AUGUST 2023 TO 12 JULY 2024

| | ACTUAL | BUDGET | % | ACTUAL |
|-------------------------------------------|-----------------------------|-----------------------------|--------|-----------------------------|
| | 01/08/23-12/07/24 | 01/08/23-31/07/24 | | 01/08/22-31/07/23 |
| R & M - Plant & Equip. | 6,331.30 | 12,000.00 | 52.76 | 7,040.75 |
| R & M - Pool, Spa, Sauna | 4,164.45 | 4,500.00 | 92.54 | 3,899.82 |
| R & M - Security Equipment | 6,223.15 | 2,400.00 | 259.30 | 2,741.47 |
| Secretarial - Admin | 32,009.67 | 29,889.00 | 107.10 | 27,969.76 |
| Secretarial - Additional | 17,804.48 | 4,700.00 | 378.82 | 6,979.97 |
| Secretarial-Utilities | 1,240.00 | 1,500.00 | 82.67 | 1,680.00 |
| Tax Fee - Income Tax | 375.00 | 400.00 | 93.75 | 375.00 |
| Tax Fee (Bas) | 1,125.00 | 1,500.00 | 75.00 | 1,500.00 |
| Telephone - Fire & Lifts | 2,932.44 | 3,800.00 | 77.17 | 3,765.41 |
| Water Charges | 24,875.56 | 43,000.00 | 57.85 | 43,099.35 |
| Workplace Legislat. Compliance | 3,188.57 | 3,100.00 | 102.86 | 2,052.07 |
| Prior Year Adjustment | 5,210.00 | 0.00 | | (3,949.40) |
| <u>TOTAL ADMIN. EXPENDITURE</u> | <u>790,532.68</u> | <u>1,002,086.04</u> | | <u>793,402.96</u> |
| <u>SURPLUS /(DEFICIT)</u> | <u>\$ 223,299.93</u> | <u>\$ 13,413.96</u> | | <u>\$ 151,616.93</u> |
| Opening Admin. Balance | 474,486.40 | 474,486.40 | 100.00 | 322,869.47 |
| <u>ADMINISTRATIVE FUND BALANCE</u> | <u>\$ 697,786.33</u> | <u>\$ 487,900.36</u> | | <u>\$ 474,486.40</u> |

35 Hercules St CTS 50356

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 AUGUST 2023 TO 12 JULY 2024

| | ACTUAL 01/08/23-12/07/24 | BUDGET 01/08/23-31/07/24 | % | ACTUAL 01/08/22-31/07/23 |
|--------------------------------------------|-------------------------------|-------------------------------|----------|-------------------------------|
| <u>SINKING FUND</u> | | | | |
| <u>INCOME</u> | | | | |
| Levies - Sinking Fund | 374,878.07 | 374,878.19 | 100.00 | 348,733.65 |
| Interest Received - Sink Fund | 52,724.53 | 31,000.00 | 170.08 | 21,510.12 |
| Interest Accrued Sf | (7,227.48) | 1,000.00 | (722.75) | 7,227.48 |
| Interest Received - Ato | 37.42 | 0.00 | | 0.00 |
| <u>TOTAL SINKING FUND INCOME</u> | 420,412.54 | 406,878.19 | | 377,471.25 |
| <u>EXPENDITURE - SINKING FUND</u> | | | | |
| Air Cond. Equipment | 37,636.33 | 7,500.00 | 501.82 | 15,974.82 |
| Building | 10,026.00 | 20,000.00 | 50.13 | 8,506.00 |
| Bms - Reimb. Retail Lots | (851.47) | (900.00) | 94.61 | (970.11) |
| Fire Doors | 0.00 | 4,000.00 | 0.00 | 7,528.10 |
| Emergency Lighting | 7,267.09 | 2,000.00 | 363.35 | 8,059.00 |
| Electrical Equipment | 6,776.00 | 0.00 | | 0.00 |
| Fire Equipment | 0.00 | 10,000.00 | 0.00 | 23,106.05 |
| <u>INCOME TAX SF</u> | | | | |
| Income Tax - Payg S.F | 12,485.26 | 5,500.00 | 227.00 | 3,623.83 |
| Income Tax - Payg Provision | 1,518.40 | 800.00 | 189.80 | 882.60 |
| Lifts | 0.00 | 8,000.00 | 0.00 | 0.00 |
| Plant & Equipment | 4,009.09 | 10,000.00 | 40.09 | 0.00 |
| Pool - Equipment | 0.00 | 2,500.00 | 0.00 | 0.00 |
| Security System / Equipment | 0.00 | 3,000.00 | 0.00 | 0.00 |
| Solar | 0.00 | 50,000.00 | 0.00 | 0.00 |
| Wharf | (69,443.59) | 0.00 | 0.00 | 0.00 |
| <u>TOTAL SINK. FUND EXPENDITURE</u> | 9,423.11 | 122,400.00 | | 66,710.29 |
| <u>SURPLUS/(DEFICIT)</u> | <u>\$ 410,989.43</u> | <u>\$ 284,478.19</u> | | <u>\$ 310,760.96</u> |
| Opening Sinking Fund Balance | 1,180,449.92 | 1,180,449.92 | 100.00 | 869,688.96 |
| <u>SINKING FUND BALANCE</u> | <u>\$ 1,591,439.35</u> | <u>\$ 1,464,928.11</u> | | <u>\$ 1,180,449.92</u> |

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12 July 2024

ASSET REGISTER

35 HERCULES ST CTS 50356

| Description | Type | Method of Acquisition | Date of Acquisition | Acquired from | Original Cost | Cost to date | Market Value |
|----------------------|---------------------|-----------------------|---------------------|-------------------------------------------------------------------|---------------|--------------|--------------|
| NIL | | | | | | 0.00 | |
| PlusSalt Chlorinator | Plant and Machinery | Purchase | 15/06/21 | QUEENSLAND POOL SOLUTIONS PO Box 3107 BRAKEN RIDGE QLD 4017 | 1,465.46 | 1,465.46 | 1,465.46 |
| Salt Chlorinator | Plant and Machinery | Purchase | 15/06/21 | QUEENSLAND POOL SOLUTIONS PO Box 3107 BRAKEN RIDGE QLD 4017 | 1,465.46 | 1,465.46 | 1,465.46 |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| Page Totals | | | | | 2,930.92 | 2,930.92 | 2,930.92 |
| Report Totals | | | | | 2,930.92 | 2,930.92 | 2,930.92 |



Chubb Insurance Australia Limited
ABN: 23 001 642 020 AFSL: 239687
Grosvenor Place
Level 38, 225 George Street
Sydney NSW 2000, Australia
O +61 2 9335 3200
www.chubb.com/au

Date Issued: 18 April 2024

Certificate of Currency

This Certificate of Currency confirms the following **Policy** is current at the date stated below. Please refer to **Policy** documents for full terms and conditions.

| Certificate of Currency | |
|-------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Named Insured: | <p>Portside Complex comprising:</p> <p>Hercules Northshore CTS 50356;</p> <p>Infinity at Portside – CTS 36408, lots 101 – 163 + CP on SP172615;</p> <p>Pinnacle at Portside – CTS 47105, Lots 20001 – 21405 + CP on SP2133402;</p> <p>Promenade Hamilton Apartments – CTS 43582, Lots 4001 – 4172 + CP on SP 206823;</p> <p>Loft at Portside – CTS 36241, Lots 301 – 312 + CP on SP174567;</p> <p>Flare at Portside – CTS 36243, Lots 801 – 896 + CP on SP169057;</p> <p>Brisbane Cruise Terminal – Viaduct Servicing & Laneway, Lot 904 on SP231750;</p> <p>Hercules at Portside – CTS 36408, Lot 921 on SP231800;</p> <p>Link Portside Wharf – CTS 46906, Lots 901 – 948 + CP on SP228888;</p> <p>Portside Wharf Building 2 –Lot 911 Retail, Plaza & Roadways and Lot 817 Wharf Only;</p> <p>Pinnacle CTS47105, Portside Wharf Commercial – CTS 36242, Common Property – Plaza, etc;</p> <p>Panama Site – CTS TBA, Lot 1 on SP231749;</p> <p>Proximity Hamilton CTS48584, and Principal Body Corporate on Precinct – CTS 36407</p> |

| | | |
|-------------------------------------------------------------------|---------------------------------------------|----------------------------------------------|
| Indemnity to Others (Section 5, General Liability Insurance Only) | Not Applicable | |
| Policy Number: | 04GS018100 | |
| Insurance: | Commercial Strata Insurance | |
| Wording | Chubb Strata Insurance ChubbSTRATA01PDS0224 | |
| Period of Insurance: | From: | 4.00pm on 31 March 2024, Local Standard Time |
| | To: | 4.00pm on 31 March 2025, Local Standard Time |
| The Insurer: | Section 1 | 50.00% Chubb Insurance Australia Limited |
| | Section 2 | 50.00% Chubb Insurance Australia Limited |
| | Section 3 | 50.00% Chubb Insurance Australia Limited |
| | Section 4-10 | Not Insured |
| Insured Location | 39 Hercules Street, Hamilton QLD 4007 | |

Limits of Liability

| | | |
|----------------------------------------------------------------------------------------------------------------|---------------------------------------|-----------------|
| Section 1: Property Damage Insurance | Buildings and Common Property | AUD 513,129,164 |
| | Common Contents | Not Insured |
| | Catastrophe | AUD 51,312,916 |
| Section 2: Machinery Breakdown Insurance | AUD 1,000,000 | |
| Section 3: Consequential Loss Insurance | AUD 111,094,600 | |
| Combined Section 1 - Property Damage Insurance and Section 3 - Consequential Loss Insurance Limit of Liability | AUD 700,000,000 | |
| Section 4: Crime Insurance | Not Insured | |
| Section 5: General Liability Insurance | Personal Injury | Not Insured |
| | Property Damage | Not Insured |
| Section 6: Environmental Impairment Liability Insurance | Not Insured | |
| Section 7: Management Committee Liability Insurance | Not Insured | |
| Section 8: Audit Expenses Insurance | Not Insured | |
| Section 9: Appeal Expenses Insurance | Not Insured | |
| Section 10: Voluntary Workers Insurance | Accident each occurrence Limit | Not Insured |
| | Accident aggregate Limit | Not Insured |

All the values on this Certificate of Currency are correct as at 18 April 2024 and may only be subject to change within the **Period of Insurance** by written agreement between the Insurer and the **Insured**.

The insurance afforded by the policies described in this Certificate is subject to all terms, exclusions and conditions of such policies.

This Certificate is furnished as a matter of information only and does not constitute an insurance contract upon which claims can be made. **Policy** terms and conditions incorporate provisions which may enable Insurers to cancel or vary the **Policy** on the happening of prescribed circumstances or events (i.e. non-payment of premium). Therefore, this confirmation of insurance is not to be construed as guaranteeing that the **Policy** will remain in force throughout the **Period of Insurance** as specified herein.

Signed:



Sam Behan
Strata Underwriting Manager

Authorised Officer, Chubb Insurance Australia Limited
ABN 23 001 642 020 AFSL 239687



Chubb Insurance Australia Limited
ABN: 23 001 642 020 AFSL: 239687
Grosvenor Place
Level 38, 225 George Street
Sydney NSW 2000, Australia
O +61 2 9335 3200
www.chubb.com/au

Date Issued: 15 April 2024

Certificate of Currency

This Certificate of Currency confirms the following **Policy** is current at the date stated below. Please refer to **Policy** documents for full terms and conditions.

| Certificate of Currency | | |
|-------------------------------------------------------------------|---------------------------------------------|----------------------------------------------|
| Named Insured: | 35 Hercules CTS 50356 | |
| Indemnity to Others (Section 5, General Liability Insurance Only) | Not Applicable | |
| Policy Number: | 93213840 | |
| Insurance: | Commercial Strata Insurance | |
| Wording | Chubb Strata Insurance ChubbSTRATA01PDS0224 | |
| Period of Insurance: | From: | 4.00pm on 31 March 2024, Local Standard Time |
| | To: | 4.00pm on 31 March 2025, Local Standard Time |
| The Insurer: | Section 1 | Not Insured |
| | Section 2 | Not Insured |
| | Section 3 | Not Insured |
| | Section 4-10 | 100.00% Chubb Insurance Australia Limited |
| Insured Location | 39 Hercules Street, Hamilton QLD 4007 | |

Limits of Liability

| | | |
|----------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------|---------------------------------------------------------|
| Section 1: Property Damage Insurance | Buildings and Common Property | Not Insured |
| | Common Contents | Not Insured |
| | Catastrophe | Not Insured |
| Section 2: Machinery Breakdown Insurance | Not Insured | |
| Section 3: Consequential Loss Insurance | Not Insured | |
| Combined Section 1 - Property Damage Insurance and Section 3 - Consequential Loss Insurance Limit of Liability | Not Insured | |
| Section 4: Crime Insurance | AUD 100,000 | |
| Section 5: General Liability Insurance | Personal Injury | AUD 50,000,000 in respect of any one Occurrence |
| | Property Damage | AUD 50,000,000 in respect of any one Occurrence |
| Section 6: Environmental Impairment Liability Insurance | Not Insured | |
| Section 7: Management Committee Liability Insurance | AUD 5,000,000 in the aggregate Period of Insurance | |
| Section 8: Audit Expenses Insurance | AUD 30,000 | |
| Section 9: Appeal Expenses Insurance | AUD 150,000 | |
| Section 10: Voluntary Workers Insurance | Accident each occurrence Limit | AUD 200,000 |
| | Accident aggregate Limit | AUD 200,000 in the aggregate Period of Insurance |

All the values on this Certificate of Currency are correct as at 15 April 2024 and may only be subject to change within the **Period of Insurance** by written agreement between the Insurer and the **Insured**.

The insurance afforded by the policies described in this Certificate is subject to all terms, exclusions and conditions of such policies.

This Certificate is furnished as a matter of information only and does not constitute an insurance contract upon which claims can be made. **Policy** terms and conditions incorporate provisions which may enable Insurers to cancel or vary the **Policy** on the happening of prescribed circumstances or events (i.e. non-payment of premium). Therefore, this confirmation of insurance is not to be construed as guaranteeing that the **Policy** will remain in force throughout the **Period of Insurance** as specified herein.

Signed:



Sam Behan
Strata Underwriting Manager

Authorised Officer, Chubb Insurance Australia Limited
ABN 23 001 642 020 AFSL 239687

A pool safety certificate is required in Queensland when selling or leasing a property with a regulated pool.
This form is to be used for the purposes of sections 246AA and 246AK of the *Building Act 1975*.

1. Pool safety certificate number

Identification number: PSC0212892

2. Location of the swimming pool

Property details are usually shown on the title documents and rates notices

Street address:

35 HERCULES ST

HAMILTON QLD

Postcode

4

0

0

7

Lot and plan details:

921/SP/231800

Local government area:

BRISBANE CITY

3. Exemptions or alternative solutions for the swimming pool (if applicable)

If an exemption or alternative solution is applicable to the swimming pool please state this. This will help provide pool owners with a concise and practical explanation of the exemption or alternative solution. It will also help to ensure the ongoing use of the pool and any future modifications do not compromise compliance with the pool safety standard.

No disability exemption applies; No impracticality exemption applies

No alternative solution applies

4. Pool properties

Shared pool



Non-shared pool



Number of pools

1

5. Pool safety certificate validity

Effective date:

1

4

/

0

5

/

2

0

2

4

Expiry date:

1

4

/

0

5

/

2

0

2

5

6. Certification

I certify that I have inspected the swimming pool and I am reasonably satisfied that, under the *Building Act 1975*, the pool is a complying pool.

Name:

CHRISTOPHER JOHN APPLETON

Pool safety inspector
licence number:

PS101661

Signature:

Other important information that could help save a young child's life

It is the pool owner's responsibility to ensure that the pool (including the barriers for the pool) is properly maintained at all times to comply with the pool safety standard under the *Building Act 1975*. High penalties apply for non-compliance. Parents should also consider beginning swimming lessons for their young children from an early age. Please visit

<https://www.qbcc.qld.gov.au/your-property/swimming-pools/pool-safety-standard> for further information about swimming pool safety. This pool safety certificate does not certify that a building development approval has been given for the pool or the barriers for the pool. You can contact your local government to ensure this approval is in place.

Privacy statement

The Queensland Building and Construction Commission is collecting personal information as required under the *Building Act 1975*. This information may be stored by the QBCC, and will be used for administration, compliance, statistical research and evaluation of pool safety laws. Your personal information will be disclosed to other government agencies, local government authorities and third parties for purposes relating to administering and monitoring compliance with the Building Act 1975. Personal information will otherwise only be disclosed to third parties with your consent or unless authorised or required by law.

RTI: The information collected on this form will be retained as required by the *Public Records Act 2002* and other relevant Acts and regulations, and is subject to the Right to Information regime established by the *Right to Information Act 2009*.

This is a public document and the information in this form will be made available to the public.