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QLD Strata Reports for Buyers & Sellers

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, OFFICE 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 REGISTER REPORT

35 HERCULES ST CTS 50356

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

Lot No	Description	Period	Notice Date	Amount	Discount	If Paid by or Due	Net Amount	Date Paid	Balance Due	Net Due
505	ZHANG YIQIAO Contribution Entitlements: 929 Interest Entitlements: 611									
	Administrative Fund	01/08/23 to 30/11/23	21/06/2023	1,528.67	0.00	01/08/2023	1,528.67	01/08/2023		
	Administrative Fund	01/12/23 to 31/03/24	01/11/2023	1,700.63	0.00	01/12/2023	1,700.63	04/12/2023		
	Administrative Fund	01/04/24 to 31/07/24	21/02/2024	1,700.63	0.00	01/04/2024	1,700.63	02/04/2024		
	Administrative Fund	01/08/24 to 30/11/24	21/06/2024	1,643.31	0.00	01/08/2024	1,643.31		1,643.31	1,643.31
	Sinking Fund	01/08/23 to 30/11/23	21/06/2023	567.15	0.00	01/08/2023	567.15	01/08/2023		
	Sinking Fund	01/12/23 to 31/03/24	01/11/2023	630.88	0.00	01/12/2023	630.88	04/12/2023		
	Sinking Fund	01/04/24 to 31/07/24	21/02/2024	630.88	0.00	01/04/2024	630.88	02/04/2024		
	Sinking Fund	01/08/24 to 30/11/24	21/06/2024	609.61	0.00	01/08/2024	609.61		609.61	609.61
	Building Insurance	01/08/23 to 30/11/23	21/06/2023	174.32	0.00	01/08/2023	174.32	01/08/2023		
	Building Insurance	01/12/23 to 31/03/24	01/11/2023	215.56	0.00	01/12/2023	215.56	04/12/2023		
	Building Insurance	01/04/24 to 31/07/24	21/02/2024	215.56	0.00	01/04/2024	215.56	02/04/2024		
	Building Insurance	01/08/24 to 30/11/24	21/06/2024	201.81	0.00	01/08/2024	201.81		201.81	201.81

Report Totals 2454.73 2454.73

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>
 <u>THESE FUNDS ARE REPRESENTED BY</u>		
 <u>CURRENT ASSETS</u>		
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>
 <u>LIABILITIES</u>		
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>
 <u>NET ASSETS</u>	 <u>\$ 2,289,225.68</u>	 <u>\$ 1,654,936.32</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>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
<u>TOTAL ADMIN. FUND INCOME</u>	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 01/08/23-12/07/24	BUDGET 01/08/23-31/07/24	%	ACTUAL 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)
TOTAL ADMIN. EXPENDITURE	790,532.68	1,002,086.04		793,402.96
SURPLUS /(DEFICIT)	\$ 223,299.93	\$ 13,413.96		\$ 151,616.93
Opening Admin. Balance	474,486.40	474,486.40	100.00	322,869.47
ADMINISTRATIVE FUND BALANCE	\$ 697,786.33	\$ 487,900.36		\$ 474,486.40

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>

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

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.