

# Disclosure Statement

## Body Corporate and Community Management Act 1997 Section 206

### Body Corporate:

**Body Corporate For:** THE LINK-NUNDAH Community Title Scheme: 50858

**Lot No:** 212 on SP284088

**Address:** 47 NUNDAH STREET NUNDAH QLD 4012

### Secretary of Body Corporate:

**Name:** CARITAS (CORRIE) KNIGHT

**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:** 30/11/2024

**Current Levy Year Issued:** 30/11/2024

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:	01/12/2023 - 29/02/2024	Due Date:	1/12/2023	Payable:	\$834.94
Period Issued:	01/03/2024 - 31/05/2024	Due Date:	1/03/2024	Payable:	\$834.94
Period Issued:	01/06/2024 - 31/08/2024	Due Date:	1/06/2024	Payable:	\$800.15
Period Issued:	01/09/2024 - 30/11/2024	Due Date:	1/09/2024	Payable:	\$800.15

**DISCOUNT FOR PAYMENT DUE DATE:** NIL **GROSS LEVY PAYABLE:** \$3,270.18

#### Sinking Fund Payable By This Lot:

Period Issued:	01/12/2023 - 29/02/2024	Due Date:	1/12/2023	Payable:	\$185.10
Period Issued:	01/03/2024 - 31/05/2024	Due Date:	1/03/2024	Payable:	\$185.10
Period Issued:	01/06/2024 - 31/08/2024	Due Date:	1/06/2024	Payable:	\$266.91
Period Issued:	01/09/2024 - 30/11/2024	Due Date:	1/09/2024	Payable:	\$266.91

**DISCOUNT FOR PAYMENT DUE DATE:** NIL **GROSS LEVY PAYABLE:** \$904.02

**Other:** INSURANCE: **\$373.83** PER ANNUM PAYABLE BY INSTALMENTS WITH OTHER LEVIES

SPECIAL LEVY TO FUND CLADDING WORKS: **\$4,771.08** PAYABLE IN 2 INSTALMENTS OF \$2,385.54 DUE 15/02/2024 AND 15/05/2024 (PAID)

Levies for next periods starting 1/12/2024 and 1/03/2025 were resolved at the last AGM and will be: Administrative Fund **\$817.55**, Insurance **\$93.43**, and Sinking Fund **\$226.00**.

<b>Schedule of Lot Entitlements:</b>	Contribution Schedule Lot Entitlement:	10	Aggregate:	830
	Interest Schedule Lot Entitlements:	475	Aggregate:	36160
<b>Improvements on Common Property for Which Buyer Will Be Responsible:</b>	NOTHING SIGHTED IN RECORDS PROVIDED			
<b>Body Corporate Assets Required To Be Recorded:</b>	REFER TO ASSET REGISTER ATTACHED			
<b>Information Prescribed under Regulation Module:</b>	ACCOMMODATION MODULE - NIL			
<b>Financial Statement Balances</b>	<b>Administrative Fund:</b> \$229,924.15 as at 11/09/2024 <b>Sinking Fund:</b> \$208,192.05 as at 11/09/2024			
<b>Insurance</b>	Insurer: CHUBB INSURANCE AUSTRALIA LIMITED Policy No: 01GS549402 Building: \$33,085,473 Public Liability: \$30,000,000 Other: LOSS OF RENT \$4,913,684, CATASTROPHE \$4,913,684, FIDELITY GUARANTEE \$100,000, OFFICE BEARERS LIABILITY \$1,000,000, VOLUNTARY WORKERS \$500,000. POLICY EXPIRES 8/12/2024			
<b>Signing:</b>				
	_____	_____		
	Seller / Sellers Agent	Witness – not required if signed electronically		
	_____			
	Date			
<b>Buyer's Acknowledgement:</b>	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

THE LINK - NUNDAH CTS 50858

Levy Year		Last Annual General Meeting	Contribution Entitlements	Interest Entitlements	Total Number of Lots	Financial Year				
Start	End					Start	End			
01/12/2023	30/11/2024	29/02/2024	830	36160	83	01/12/2023	30/11/2024			
Lot No	Description	Period	Notice Date	Amount	Discount	If Paid by or Due	Net Amount	Date Paid	Balance Due	Net Due
212	LOO C Y Contribution Entitlements: 10 Interest Entitlements: 475									
	Admin Fund	01/12/23 to 29/02/24	23/10/2023	834.94	0.00	01/12/2023	834.94	27/11/2023		
	Admin Fund	01/03/24 to 31/05/24	22/01/2024	834.94	0.00	01/03/2024	834.94	20/02/2024		
	Admin Fund	01/06/24 to 31/08/24	01/05/2024	800.15	0.00	01/06/2024	800.15	16/05/2024		
	Admin Fund	01/09/24 to 30/11/24	22/07/2024	800.15	0.00	01/09/2024	800.15	22/08/2024	0.00	0.00
	Admin Fund	01/12/24 to 28/02/25		817.55	0.00	01/12/2024	817.55			
	Admin Fund	01/03/25 to 31/05/25		817.55	0.00	01/03/2025	817.55			
	Sinking Fund	01/12/23 to 29/02/24	23/10/2023	185.10	0.00	01/12/2023	185.10	27/11/2023		
	Sinking Fund	01/03/24 to 31/05/24	22/01/2024	185.10	0.00	01/03/2024	185.10	20/02/2024		
	Sinking Fund	01/06/24 to 31/08/24	01/05/2024	266.91	0.00	01/06/2024	266.91	16/05/2024		
	Sinking Fund	01/09/24 to 30/11/24	22/07/2024	266.91	0.00	01/09/2024	266.91	22/08/2024	0.00	0.00
	Sinking Fund	01/12/24 to 28/02/25		226.00	0.00	01/12/2024	226.00			
	Sinking Fund	01/03/25 to 31/05/25		226.00	0.00	01/03/2025	226.00			
	Sinking Fund Special	15/02/24	18/12/2023	2,385.54	0.00	15/02/2024	2,385.54	15/02/2024		
	Sinking Fund Special	15/05/24	21/03/2024	2,385.54	0.00	15/05/2024	2,385.54	02/05/2024	0.00	0.00
	Insurance	01/12/23 to 29/02/24	23/10/2023	77.19	0.00	01/12/2023	77.19	27/11/2023		
	Insurance	01/03/24 to 31/05/24	22/01/2024	77.19	0.00	01/03/2024	77.19	20/02/2024		
	Insurance	01/06/24 to 31/08/24	01/05/2024	109.73	0.00	01/06/2024	109.73	16/05/2024		
	Insurance	01/09/24 to 30/11/24	22/07/2024	109.73	0.00	01/09/2024	109.73	22/08/2024	0.00	0.00
	Insurance	01/12/24 to 28/02/25		93.43	0.00	01/12/2024	93.43			
	Insurance	01/03/25 to 31/05/25		93.43	0.00	01/03/2025	93.43			

# THE LINK - NUNDAH CTS 50858

47 Nundah Street Nundah QLD 4012

## Ledger Report

11 September 2024

Name: **Cheng Yoke Loo**

Account Number: **02100016**

Lot Number: **212**

Unit Number:

StrataPay Number: **149436745**

Date	Description	Fund	Reference	Amount	Balance
	Brought Forward			0.00	0.00
23/01/23	01/03/23 to 31/05/23	Admin Fund	I0004581	834.94	834.94
23/01/23	01/03/23 to 31/05/23	Sinking Fund	I0004664	164.01	998.95
23/01/23	01/03/23 to 31/05/23	Insurance	I0004747	56.57	1,055.52
23/02/23	Admin Fund	Admin Fund	R0001968	-834.94	220.58
23/02/23	Sinking Fund	Sinking Fund	RA001968	-164.01	56.57
23/02/23	Insurance	Insurance	RB001968	-56.57	0.00
20/04/23	01/06/23 to 31/08/23	Admin Fund	I0004830	834.94	834.94
20/04/23	01/06/23 to 31/08/23	Sinking Fund	I0004913	206.19	1,041.13
20/04/23	01/06/23 to 31/08/23	Insurance	I0004996	97.80	1,138.93
29/05/23	Admin Fund	Admin Fund	R0002069	-834.94	303.99
29/05/23	Sinking Fund	Sinking Fund	RA002069	-206.19	97.80
29/05/23	Insurance	Insurance	RB002069	-97.80	0.00
21/07/23	01/09/23 to 30/11/23	Admin Fund	I0005079	834.94	834.94
21/07/23	01/09/23 to 30/11/23	Sinking Fund	I0005162	206.19	1,041.13
21/07/23	01/09/23 to 30/11/23	Insurance	I0005245	97.85	1,138.98
30/08/23	Admin Fund	Admin Fund	R0002186	-834.94	304.04
30/08/23	Sinking Fund	Sinking Fund	RA002186	-206.19	97.85
30/08/23	Insurance	Insurance	RB002186	-97.85	0.00
23/10/23	01/12/23 to 29/02/24	Admin Fund	I0005328	834.94	834.94
23/10/23	01/12/23 to 29/02/24	Sinking Fund	I0005411	185.10	1,020.04
23/10/23	01/12/23 to 29/02/24	Insurance	I0005494	77.19	1,097.23
27/11/23	Admin Fund	Admin Fund	R0002278	-834.94	262.29
27/11/23	Sinking Fund	Sinking Fund	RA002278	-185.10	77.19
27/11/23	Insurance	Insurance	RB002278	-77.19	0.00
18/12/23	15/02/24	Sinking Fund Special	I0005577	2,385.54	2,385.54
22/01/24	01/03/24 to 31/05/24	Admin Fund	I0005660	834.94	3,220.48
22/01/24	01/03/24 to 31/05/24	Sinking Fund	I0005743	185.10	3,405.58
22/01/24	01/03/24 to 31/05/24	Insurance	I0005826	77.19	3,482.77
15/02/24	Sinking Fund Special	Sinking Fund Special	R0002410	-2,385.54	1,097.23
20/02/24	Admin Fund	Admin Fund	R0002425	-834.94	262.29
20/02/24	Sinking Fund	Sinking Fund	RA002425	-185.10	77.19
20/02/24	Insurance	Insurance	RB002425	-77.19	0.00
21/03/24	15/05/24	Sinking Fund Special	I0005909	2,385.54	2,385.54
01/05/24	01/06/24 to 31/08/24	Admin Fund	I0005992	800.15	3,185.69
01/05/24	01/06/24 to 31/08/24	Sinking Fund	I0006075	266.91	3,452.60
01/05/24	01/06/24 to 31/08/24	Insurance	I0006158	109.73	3,562.33
02/05/24	Sinking Fund Special	Sinking Fund Special	R0002541	-2,385.54	1,176.79
16/05/24	Admin Fund	Admin Fund	R0002592	-800.15	376.64
16/05/24	Sinking Fund	Sinking Fund	RA002592	-266.91	109.73
16/05/24	Insurance	Insurance	RB002592	-109.73	0.00
22/07/24	01/09/24 to 30/11/24	Admin Fund	I0006241	800.15	800.15
22/07/24	01/09/24 to 30/11/24	Sinking Fund	I0006324	266.91	1,067.06
22/07/24	01/09/24 to 30/11/24	Insurance	I0006407	109.73	1,176.79
22/08/24	Admin Fund	Admin Fund	R0002732	-800.15	376.64
22/08/24	Sinking Fund	Sinking Fund	RA002732	-266.91	109.73
22/08/24	Insurance	Insurance	RB002732	-109.73	0.00

# The Link-Nundah CTS 50858

## BALANCE SHEET

AS AT 11 SEPTEMBER 2024

	ACTUAL 11/09/2024	ACTUAL 30/11/2023
<b><u>OWNERS FUND</u></b>		
Administrative Fund	229,924.15	80,500.88
Sinking Fund	208,192.05	170,385.62
<b><u>TOTAL</u></b>	<b><u>\$ 438,116.20</u></b>	<b><u>\$ 250,886.50</u></b>
<b><u>THESE FUNDS ARE REPRESENTED BY</u></b>		
<b><u>CURRENT ASSETS</u></b>		
Cash At Bank	229,487.00	187,296.42
Cash At Bank (Utilities)	2,000.00	1,900.00
Term Deposit 1	106,815.22	101,730.00
Interest Receivable	0.00	1,926.46
Prepaid Expenses	0.00	5,624.22
Sundry Debtors	0.00	5,601.99
Sundry Debtors (Utilities)	5,082.24	(16,785.80)
Levies - Billed Not Due	0.00	90,539.53
Levies - Prepayments	4,483.52	491.54
Levies - In Arrears	12,079.74	0.00
Other Arrears	809.86	121.00
<b><u>TOTAL ASSETS</u></b>	<b><u>360,757.58</u></b>	<b><u>378,445.36</u></b>
<b><u>LIABILITIES</u></b>		
G S T Clearing Account	1,371.37	4,686.82
Security Bond Deposits	480.00	240.00
Creditors	(88,051.37)	(36,631.52)
Accrued Expenses	0.00	12,943.82
Levies - Billed Not Due	0.00	82,308.67
Levies - Prepayments	4,075.80	446.73
Levies - In Advance	4,765.58	63,564.34
<b><u>TOTAL LIABILITIES</u></b>	<b><u>(77,358.62)</u></b>	<b><u>127,558.86</u></b>
<b><u>NET ASSETS</u></b>	<b><u>\$ 438,116.20</u></b>	<b><u>\$ 250,886.50</u></b>

# The Link-Nundah CTS 50858

## STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 DECEMBER 2023 TO 11 SEPTEMBER 2024

	ACTUAL 01/12/23-11/09/24	BUDGET 01/12/23-30/11/24	%	ACTUAL 01/12/22-30/11/23
<b><u>ADMINISTRATIVE FUND</u></b>				
<b><u>INCOME</u></b>				
Levies - Administrative Fund	246,749.94	246,750.32	100.00	252,000.08
Discount - Admin Fund	0.05	0.00		0.00
<b>TOTAL ADMIN. FUND INCOME</b>	<b>246,749.99</b>	<b>246,750.32</b>		<b>252,000.08</b>
<b><u>EXPENDITURE - ADMIN. FUND</u></b>				
Audit Fees	0.00	3,400.00	0.00	0.00
Bank Charges	70.26	90.00	78.07	80.45
Bms Administration	1,600.00	2,395.75	66.78	2,281.67
Bms Expenses	13,346.13	49,500.00	26.96	48,754.42
Bms Expenses - Reimb.	(1,086.19)	(8,900.00)	12.20	(8,647.01)
Caretaking Agreement	104,801.22	139,254.96	75.26	121,354.42
Cleaning - Carpets	1,618.18	1,500.00	107.88	1,358.18
Cleaning - Material	572.15	1,000.00	57.22	1,094.75
Consultants Fees	2,437.50	10,000.00	24.38	14,551.23
Electricity - Bulk Power	(1,560.40)	95,000.00	(1.64)	91,285.18
Electricity-Bulk Power-Reimb.	(90,706.16)	(78,000.00)	116.29	(108,463.12)
Electricity - Bulk - Admin	3,020.51	15,000.00	20.14	14,236.45
Electricity-Bulk-Admin-Reimb.	4,682.46	(12,000.00)	(39.02)	(8,388.09)
Garbage Towing/Removal	790.00	2,000.00	39.50	1,535.01
Insur. - Premium	32,051.87	33,775.25	94.90	27,089.69
Insur.Premium Reimb.(Building)	(25,871.96)	(25,872.38)	100.00	(21,370.01)
Insur. - Claim Excess Paid	1,000.00	0.00		0.00
Insur. - Stamp Duty - No Gst	3,112.29	3,284.35	94.76	2,632.91
Insur. - Claim Refund	(1,744.91)	0.00	0.00	0.00
Electronic Records	1,366.07	2,500.00	54.64	1,588.50
Levy Recovery Costs - Paid	40.00	0.00		0.00
P P & O - General	1,715.98	500.00	343.20	0.00
P P & O - Fixed Disbursements	0.00	8,130.86	0.00	7,743.68
P P & O - Fixed Contract	4,980.00	0.00		0.00
R & M - Building	4,061.41	5,000.00	81.23	3,074.04
R & M - Electrical	1,163.13	4,000.00	29.08	442.45
R & M - Fire Equipment	8,645.98	0.00		0.00
R & M - Gardens & Grounds	0.00	0.00	0.00	68.58
R & M - Keys & Locks	0.00	250.00	0.00	0.00
R & M - Lifts	1,646.49	0.00		2,837.68
R & M - Pest Control	0.00	900.00	0.00	907.28
R & M - Plumbing	905.45	1,500.00	60.36	1,806.18
Secretarial - Admin	8,187.72	9,922.48	82.52	9,449.99
Secretarial - Additional	7,209.54	6,900.00	104.49	6,954.29
Secretarial-Utilities	500.00	1,200.00	41.67	1,160.00
Sundry Expenses	206.27	0.00		251.73
Tax Fee - Income Tax	0.00	370.00	0.00	370.00
Tax Fee (Bas)	825.00	1,150.00	71.74	1,100.00

# The Link-Nundah CTS 50858

## STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 DECEMBER 2023 TO 11 SEPTEMBER 2024

	ACTUAL	BUDGET	%	ACTUAL
	01/12/23-11/09/24	01/12/23-30/11/24		01/12/22-30/11/23
Telephone - Fire & Lifts	1,160.00	0.00		0.00
Water Charges	6,077.04	12,519.05	48.54	11,922.91
Workplace Legislat. Compliance	503.69	480.00	104.94	0.00
<b><u>TOTAL ADMIN. EXPENDITURE</u></b>	<b><u>97,326.72</u></b>	<b><u>286,750.32</u></b>		<b><u>229,063.44</u></b>
<b><u>SURPLUS /(DEFICIT)</u></b>	<b><u>\$ 149,423.27</u></b>	<b><u>\$ (40,000.00)</u></b>		<b><u>\$ 22,936.64</u></b>
Opening Admin. Balance	80,500.88	80,500.88	100.00	57,564.24
<b><u>ADMINISTRATIVE FUND BALANCE</u></b>	<b><u>\$ 229,924.15</u></b>	<b><u>\$ 40,500.88</u></b>		<b><u>\$ 80,500.88</u></b>

# The Link-Nundah CTS 50858

## STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 DECEMBER 2023 TO 11 SEPTEMBER 2024

	ACTUAL 01/12/23-11/09/24	BUDGET 01/12/23-30/11/24	%	ACTUAL 01/12/22-30/11/23
<b><u>SINKING FUND</u></b>				
<b><u>INCOME</u></b>				
Levies - Sinking Fund	68,212.42	68,212.00	100.00	55,866.54
Interest Received - Sink Fund	5,085.22	6,000.00	84.75	1,982.27
Interest Accrued Sf	(1,926.46)	0.00	0.00	1,926.46
Interest Received - Ato	11.89	0.00		0.00
Special Sinking Fund Levy	359,999.68	0.00		0.00
Special Sinking Fund Discount	(0.01)	0.00	0.00	0.00
<b><u>TOTAL SINKING FUND INCOME</u></b>	<b>431,382.74</b>	<b>74,212.00</b>		<b>59,775.27</b>
<b><u>EXPENDITURE - SINKING FUND</u></b>				
Bms Expenses	0.00	10,000.00	0.00	0.00
Bms Reimb - Commercial Lots	0.00	(1,100.00)	0.00	0.00
Building	30,556.41	0.00		0.00
Cladding	363,019.90	0.00		0.00
Income Tax - Payg Provision	0.00	500.00	0.00	482.40
Outdoor Furniture	0.00	0.00	0.00	3,121.82
<b><u>TOTAL SINK. FUND EXPENDITURE</u></b>	<b>393,576.31</b>	<b>9,400.00</b>		<b>3,604.22</b>
<b><u>SURPLUS/(DEFICIT)</u></b>	<b><u>\$ 37,806.43</u></b>	<b><u>\$ 64,812.00</u></b>		<b><u>\$ 56,171.05</u></b>
Opening Sinking Fund Balance	170,385.62	170,385.62	100.00	114,214.57
<b><u>SINKING FUND BALANCE</u></b>	<b><u>\$ 208,192.05</u></b>	<b><u>\$ 235,197.62</u></b>		<b><u>\$ 170,385.62</u></b>



# The Link-Nundah CTS 50858

## STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 DECEMBER 2023 TO 11 SEPTEMBER 2024

	ACTUAL	BUDGET	%	ACTUAL
	01/12/23-11/09/24	01/12/23-30/11/24		01/12/22-30/11/23
<b><u>BMS FUND</u></b>				
<b><u>INCOME</u></b>				
The Link - Residential	12,157.04	0.00		40,107.38
The Link - Commercial	1,189.07	0.00		8,647.00
<b><u>TOTAL INCOME</u></b>	<b>13,346.11</b>	<b>0.00</b>		<b>48,754.38</b>
Bms Caretaking Agreement	853.15	0.00		9,775.48
Bms Electricity	112.88	0.00		179.12
Bms Fees & Permits	998.08	0.00		496.98
Bms Insurance - Building	0.00	0.00	0.00	2,052.43
Bms Insurance - Stamp Duty	0.00	0.00	0.00	199.16
Bms Building	1,025.92	0.00		2,000.00
Bms Electrical	0.00	0.00	0.00	3,219.80
Bms Fire Equipment	7,122.13	0.00		12,366.67
Bms Gardens & Grounds	13.44	0.00		1,562.46
Bms Lifts	3,220.50	0.00		6,513.16
Bms Pest Control	0.00	0.00	0.00	2,067.77
Bms Security Equipment	0.01	0.00		8,321.35
<b><u>TOTAL EXPENDITURE</u></b>	<b>13,346.11</b>	<b>0.00</b>		<b>48,754.38</b>
<b><u>SURPLUS/DEFICIT</u></b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>		<b>\$ 0.00</b>
<b><u>CUSTOM 1 FUND BALANCE</u></b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>		<b>\$ 0.00</b>

## ASSET REGISTER

## THE LINK - NUNDAH CTS 50858

Description	Type	Method of Acquisition	Date of Acquisition	Acquired from	Original Cost	Cost to date	Market Value
Numatic Henry Blue Vacuum	Plant and Machinery	Purchase	23/01/18	Cleaning Warehouse (Brisbane) 29/43 Lang Parade MILTON QLD 4064		0.00	490.05
Karcher - 1 Carpark sweeper model KM70/20C serial no 98226	Plant and Machinery	Purchase	26/06/19	Karcher P/L 385 Ferntree Gully Road WAVERLEY VIC 3149		0.00	1,183.05
Bar Fridges x 2	Plant and Machinery	Purchase	22/10/21	SARAH POLLOCK 307/47 Nundah Street Nundah	1,511.00	1,511.00	1,511.00
Karcher Tile Scrubber Model BR 40/10c Serial no 38021	Plant and Machinery	Purchase	20/06/19	Karcher P/L 385 Ferntree Gully Road Waverley VIC 3149		0.00	3,859.77
Stihl Blower Model BG56 Serial no 512059743	Plant and Machinery	Purchase	01/02/18	Stihl Geebung		0.00	298.00
Outdoor Sunlounger	Furniture & Fittings	Purchase	25/05/23	SZEMR PTY LTD (08216180) Reimbursement 25.05.23 Sply: Outdoor Elegance	1,197.00	1,197.00	1,197.00
SI TactileIndicators	Furniture & Fittings	Purchase	21/02/24	TACTILE SYSTEMS AUSTRALIA PO Box 607 HELENSVALE QLD 4212 21.02.24 42354	2479.40	2,479.40	2,479.40
Page Totals					5,187.40	5,187.40	11,018.27
Report Totals					5,187.40	5,187.40	11,018.27

## Certificate of Currency

<b>Insured:</b>	The Link CTS 50858
<b>Policy Number:</b>	01GS549402
<b>Policy Period:</b>	From: 4PM on 8/12/2023 To: 4PM on 8/12/2024
<b>Particulars Of Insurance:</b>	Residential Strata Insurance as outlined in Chubb Body Corporate Elite Package Chubb16-274-0521
<b>Location:</b>	47 Nundah Street, Nundah QLD 4012
<b>Sum Insured:</b>	
Building & Common property	\$33,085,473
Temporary Accommodation and Loss of Rent	\$4,913,684
Catastrophe Extension and Owners Improvements	\$4,913,684
First Loss Terrorism	Not Insured
General Liability	\$30,000,000
Crime Insurance	\$100,000
Machinery Breakdown	\$100,000
Management Committee Liability	\$1,000,000
Voluntary Workers (in the aggregate any one period)	\$500,000
Voluntary Workers (per volunteer)	\$200,000
Professional Expenses (in the aggregate any one period)	\$30,000
Appeal Expenses (in the aggregate any one period)	\$150,000
<b>Chubb Proportion:</b>	100%
<b>Date:</b>	14 December 2023

All the values on this Certificate of Currency are correct as at 14 December 2023 and may only be subject to change within the Policy Period by written agreement between the Insurer and the Insured.

This Certificate is furnished as a matter of information only and does not constitute an insurance contract upon which claims can be made.

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

A handwritten signature in black ink, appearing to be 'BE'.

Byron Ernst | **Chubb Insurance Australia Limited**  
Property Underwriter NUC