

Disclosure Statement

Body Corporate and Community Management Act 1997 Section 206

Body Corporate:

Body Corporate For: 1 PARK AVENUE Community Title Scheme: 17437

Lot No: 5 on BUP101923

Address: 1 PARK AVENUE, CLAYFIELD QLD 4011

Secretary of Body Corporate:

Name: ANNETTE FEDDEMA

Postal Address: PO BOX 184, KEDRON QLD 4031

Email: theteam@stansurestrata.com.au

Body Corporate Manager:

Name: STANSURE STRATA

Address: 47 KATE STREET, KEDRON QLD 4031

Telephone: 3359 9877

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: 31/03/2026

Current Levy Year Issued: 31/03/2025

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:	01/04/2024 - 30/06/2024	Due Date:	1/04/2024	Payable:	\$701.00
Period Issued:	01/07/2024 - 30/09/2024	Due Date:	1/07/2024	Payable:	\$664.00
Period Issued:	01/10/2024 - 31/12/2024	Due Date:	1/10/2024	Payable:	\$664.00
Period Issued:	01/01/2025 - 31/03/2025	Due Date:	1/01/2025	Payable:	\$664.00

DISCOUNT FOR PAYMENT DUE DATE:

NIL

GROSS LEVY PAYABLE:

\$2,693.00

Sinking Fund Payable By This Lot:

Period Issued:	01/04/2024 - 30/06/2024	Due Date:	1/04/2024	Payable:	\$410.00
Period Issued:	01/07/2024 - 30/09/2024	Due Date:	1/07/2024	Payable:	\$442.00
Period Issued:	01/10/2024 - 31/12/2024	Due Date:	1/10/2024	Payable:	\$442.00
Period Issued:	01/01/2025 - 31/03/2025	Due Date:	1/01/2025	Payable:	\$442.00

DISCOUNT FOR PAYMENT DUE DATE:

NIL

GROSS LEVY PAYABLE:

\$1,736.00

Other: -

The levies above are for the year ended 31/03/2025.

Levies for period 1/04/2025 – 30/06/2025 are: Administrative Fund \$674.00 and Sinking Fund \$494.00.

An AGM is scheduled for 27/05/2025. Proposed levies for year ended 31/03/2026 are: Administrative Fund \$2,762.00 and Sinking Fund \$2,096.00.

Schedule of Lot Entitlements:	Contribution Schedule Lot Entitlement:	1	Aggregate:	6
	Interest Schedule Lot Entitlements:	1	Aggregate:	6
Improvements on Common Property for Which Buyer Will Be Responsible:	NOTHING SIGHTED IN RECORDS PROVIDED			
Body Corporate Assets Required To Be Recorded:	NOTHING SIGHTED IN RECORDS PROVIDED			
Information Prescribed under Regulation Module:	STANDARD MODULE - NIL			
Financial Statement Balances	Administrative Fund: \$5,707.67 as at 19/05/2025 Sinking Fund: \$26,840.26 as at 19/05/2025			
Insurance	Insurer:	QUS PTY LTD VIA CERTAIN UNDERWRITERS AT LLOYDS AND DIRECT NSURANCE BROKERS		
	Policy No:	QUSS050166		
	Building:	\$3,055,500		
	Public Liability:	\$20,00,000		
	Other:	COMMON OCNTENTS \$30,555, LOSS OF RENT \$458,325, VOLUNTARY WORKERS \$200,000/\$2,000, FIDELITY GUARANTEE \$100,000, OFFICE BEARERS LIABILITY \$1,000,000, CATASTROPHE \$916,650, MACHINERY BREAKDOWN \$100,000, LOT OWNERS FIXTURES \$250,000. POLICY EXPIRES 31/03/2026		
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			

STANSURE STRATA

OWNER TRANSACTION SUMMARY from 30/06/23 to 30/06/28

Contribution Schedule

Page 1

C.T.S.: 17437
Building Address: 1 Park Avenue

Units: 6

Lots: 6

Suburb: CLAYFIELD
Building Name: 1 PARK AVENUE
GST?: No

State: QLD **Post Code:** 4011
ABN: 26 873 252 167
Manager: Joanne Barson

Lot#: 5 **Unit#:** 5
Owner Name: Anna Maree Gebbett

Units of Entitlement: 1
Contribution Schedule: 1

Paid To: 31/03/25
Arrears: \$62.00
Interest: \$0.00
Total Due: \$62.00 as at 19/05/25

Levies									
Due Date	Reference	Details	Total Due	Paid	Discount	Unpaid	Arrears	Interest Due	GST
14/07/23	219	Standard Levy Contribution Schedule from 01/07/2023 to 30/09/2023 FULLY PAID	\$1,111.00	\$1,111.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		Admin	\$701.00	\$701.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		Sinking	\$410.00	\$410.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
01/10/23	220	Standard Levy Contribution Schedule from 01/10/2023 to 31/12/2023 FULLY PAID	\$1,111.00	\$1,111.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		Admin	\$701.00	\$701.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		Sinking	\$410.00	\$410.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
01/01/24	221	Standard Levy Contribution Schedule from 01/01/2024 to 31/03/2024 FULLY PAID	\$1,111.00	\$1,111.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		Admin	\$701.00	\$701.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		Sinking	\$410.00	\$410.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
01/04/24	222	Standard Levy Contribution Schedule from 01/04/2024 to 30/06/2024 FULLY PAID	\$1,111.00	\$1,111.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		Admin	\$701.00	\$701.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		Sinking	\$410.00	\$410.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
01/07/24	243	Standard Levy Contribution Schedule from 01/07/2024 to 30/09/2024 FULLY PAID	\$1,106.00	\$1,106.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		Admin	\$664.00	\$664.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		Sinking	\$442.00	\$442.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
01/10/24	244	Standard Levy Contribution Schedule from 01/10/2024 to 31/12/2024 FULLY PAID	\$1,106.00	\$1,106.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		Admin	\$664.00	\$664.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		Sinking	\$442.00	\$442.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

STANSURE STRATA

OWNER TRANSACTION SUMMARY from 30/06/23 to 30/06/28

Contribution Schedule

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C.T.S.: 17437
Lot#: 5 **Unit#:** 5
Owner Name: Anna Maree Gebbett

Units of Entitlement: 1
Contribution Schedule: 1

Paid To: 31/03/25
Arrears: \$62.00
Interest: \$0.00
Total Due: \$62.00 as at 19/05/25

Levies(Continued)

Due Date	Reference	Details	Total Due	Paid	Discount	Unpaid	Arrears	Interest Due	GST
01/01/25	245	Standard Levy Contribution Schedule from 01/01/2025 to 31/03/2025 FULLY PAID	\$1,106.00	\$1,106.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		Admin	\$664.00	\$664.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		Sinking	\$442.00	\$442.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
01/04/25	246	Standard Levy Contribution Schedule from 01/04/2025 to 30/06/2025 OVERDUE	\$1,168.00	\$1,106.00	\$0.00	\$62.00	\$62.00	\$0.00	\$0.00
		Admin	\$674.00	\$674.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		Sinking	\$494.00	\$432.00	\$0.00	\$62.00	\$62.00	\$0.00	\$0.00
Levy Totals for the Period 30/06/23 to 30/06/28			\$8,930.00	\$8,868.00	\$0.00	\$62.00	\$62.00	\$0.00	\$0.00

Receipts

Date	Reference	Details	Admin	Sinking	Total	Discount	Interest Paid	GST
29/09/23	284	Standard Levy Contribution Schedule for 01/10/2023 to 31/12/2023 Receipt; bpay-payment - DEFT Bpay 0000078510	\$701.00	\$410.00	\$1,111.00	\$0.00	\$0.00	\$0.00
29/12/23	290	Standard Levy Contribution Schedule for 01/01/2024 to 31/03/2024 Receipt; bpay-payment - DEFT Bpay 0000078510	\$701.00	\$410.00	\$1,111.00	\$0.00	\$0.00	\$0.00
17/04/24	299	Standard Levy Contribution Schedule for 01/04/2024 to 30/06/2024 Receipt; bpay-payment - DEFT Bpay 0000078510	\$701.00	\$410.00	\$1,111.00	\$0.00	\$0.00	\$0.00
01/07/24	305	Standard Levy Contribution Schedule for 01/07/2024 to 30/09/2024 Receipt; bpay-payment - DEFT Bpay 0000078510	\$664.00	\$442.00	\$1,106.00	\$0.00	\$0.00	\$0.00
01/10/24	311	Standard Levy Contribution Schedule for 01/10/2024 to 31/12/2024 Receipt; bpay-payment - DEFT Bpay 0000078510	\$664.00	\$442.00	\$1,106.00	\$0.00	\$0.00	\$0.00
02/01/25	317	Standard Levy Contribution Schedule for 01/01/2025 to 31/03/2025 Receipt; bpay-payment - DEFT Bpay 0000078510	\$664.00	\$442.00	\$1,106.00	\$0.00	\$0.00	\$0.00
01/04/25	325	Standard Levy Contribution Schedule for 01/04/2025 to 30/06/2025 Receipt; bpay-payment - DEFT Bpay 0000078510	\$674.00	\$432.00	\$1,106.00	\$0.00	\$0.00	\$0.00
Receipt Totals for the Period 30/06/23 to 30/06/28			\$4,769.00	\$2,988.00	\$7,757.00	\$0.00	\$0.00	\$0.00

Balance Sheet - C.T.S. 17437
"1 PARK AVENUE"
1 PARK AVENUE, CLAYFIELD, QLD 4011
For the Financial Period 01/04/2024 to 19/05/2025

	Administrative	Sinking	TOTAL THIS YEAR
Assets			
Cash At Bank			
1 Park Avenue CTS 17437	\$4,839.06	\$6,778.46	\$11,617.52
1 Park Avenue CTS 17437-6	\$0.00	\$20,000.00	\$20,000.00
Levies Receivable	\$0.00	\$62.00	\$62.00
Qld Govt Cost of Living Rebate	\$868.61	\$0.00	\$868.61
Total Assets	\$5,707.67	\$26,840.46	\$32,548.13
Liabilities			
Total Liabilities	\$0.00	\$0.00	\$0.00
Net Assets	\$5,707.67	\$26,840.46	\$32,548.13
Owners Funds			
Opening Balance	\$1,091.18	\$15,291.39	\$16,382.57
Net Income For The Period	\$4,616.49	\$11,549.07	\$16,165.56
Total Owners Funds	\$5,707.67	\$26,840.46	\$32,548.13

Income and Expenditure Statement - C.T.S. 17437**"1 PARK AVENUE"****1 PARK AVENUE, CLAYFIELD, QLD 4011**

For the Financial Period 01/04/2024 to 19/05/2025

Administrative Fund

	TOTAL THIS YEAR	This Year Budget	Last Year Actual
Income			
Levy Income	\$20,202.00	\$16,158.00	\$15,624.00
Total Administrative Fund Income	\$20,202.00	\$16,158.00	\$15,624.00
Expenses			
Bank Charges	\$5.00	\$39.83	\$33.80
Bank Charges-Deft Process Fee	\$5.25	\$24.45	\$15.00
Body Corporate Admin.	\$646.80	\$646.80	\$677.60
Communication & Outlays	\$1,413.15	\$1,130.52	\$1,130.52
Contractor Compliance	\$550.00	\$275.00	\$275.00
Debt Collection Fees	\$0.00	\$0.00	\$0.00
Electricity	\$(759.74)	\$600.00	\$465.81
Email Charges	\$47.30	\$85.00	\$80.30
Fees Permits Engin Reports	\$66.00	\$59.40	\$59.40
Gardens & Grounds	\$4,316.60	\$4,000.00	\$3,773.00
Insurance	\$5,855.38	\$6,100.00	\$5,946.49
Insurance Valuation	\$0.00	\$0.00	\$350.55
Management Fee	\$1,984.52	\$1,561.00	\$1,439.29
Rep & Maint. - Bldg	\$0.00	\$0.00	\$12.93
Rep & Maint. - Electrical	\$0.00	\$0.00	\$290.00
Rep & Maint. - Emergency Fee	\$225.30	\$225.50	\$225.30
Safety Report	\$0.00	\$180.55	\$245.55
Tax Return Fees	\$253.00	\$253.00	\$253.00
Termite Inspection/Treatment	\$683.45	\$683.45	\$591.45
Workers Compensation	\$293.50	\$293.50	\$293.50
Total Administrative Fund Expenses	\$15,585.51	\$16,158.00	\$16,158.49
Administrative Fund Surplus/Deficit	\$4,616.49	\$0.00	\$(534.49)

Income and Expenditure Statement - C.T.S. 17437
"1 PARK AVENUE"
1 PARK AVENUE, CLAYFIELD, QLD 4011
For the Financial Period 01/04/2024 to 19/05/2025

Sinking Fund

	TOTAL THIS YEAR	This Year Budget	Last Year Actual
Income			
Interest Received	\$304.07	\$0.00	\$0.00
Levy Income	\$13,380.00	\$10,416.00	\$9,840.00
Total Sinking Fund Income	\$13,684.07	\$10,416.00	\$9,840.00
Expenses			
Provision - Future Expenditure	\$0.00	\$10,416.00	\$0.00
Sinking Fund Forecast	\$0.00	\$0.00	\$294.55
Tree Lopping and Removal	\$2,135.00	\$0.00	\$0.00
Total Sinking Fund Expenses	\$2,135.00	\$10,416.00	\$294.55
Sinking Fund Surplus/Deficit	\$11,549.07	\$0.00	\$9,545.45

RENEWAL TAX INVOICEBody Corp 1 Park Avenue CTS No.17437
P.O. Box 184
KEDRON QLD 4031Date: 20/02/2025
Invoice Number: 515266
Account Manager: BC39

Thank you for using our services to arrange this insurance cover. Brief details of cover arranged on your behalf are given below. You should refer to the policy documents issued by the Insurer for complete policy terms and conditions.

Please read carefully the important notices attached regarding your duty of disclosure. Do not hesitate to contact us with any questions you may have.

Type of Policy	CTD Community Title - Domestic	Premium	
Insured	Body Corp 1 Park Avenue CTS No.17437	Base Premium	\$4,386.57
Policy Description	Community Title - Domestic - 1 Park Avenue, Clayfield Qld 4011	F & E Service Levy	\$0.00
Policy Number	QUSS050166	Stamp Duty	\$434.29
Period of Insurance	31/03/2025 to 31/03/2026	Underwriter Fee	\$200.00
Effective Date	31/03/2025	Broker Fee	\$175.89
Insurer	QUS Pty Ltd	Admin Fee	\$50.00
		GST	\$481.25
Underwritten By	Certain Underwriters At Lloyds	Invoice Total	\$5,728.00

Payment Options**DEFT Reference Number
40726225152661**

Pay by credit card or registered bank account at www.deft.com.au. Payments by credit card may attract a surcharge.



*498 407262 25152661

Pay in-store at Australia Post by cheque or EFTPOS

**Biller Code: 20362**
Ref: 40726225152661**Direct Insurance Brokers****Want to pay monthly?**[Click here to accept online](#)

Total amount payable \$6,373.61
(includes application fee and credit charges)
or visit edge.iqumulate.com/myaccount
Enter code: **DJQBVZJ655**

✓
Smooth out cash flow
Easy monthly payments
No additional security

Name: Body Corp 1 Park Avenue CTS No.17437
Client ID: 5625
Invoice No: 515266

1 st instalment of:	\$ 655.36
followed by 9 instalments of:	\$ 635.36
or Total Due:	\$5,728.00

Contact your participating financial institution to make BPAY payments using the biller code and reference number as detailed above

Direct Insurance Brokers

AFSL 241075
AB.N. 39010352075

IMPORTANT INFORMATION AND NOTICES

Our Remuneration

Our remuneration for advising you about this insurance will be by way of fee and/or commission. Commission is paid by the insurer of your policy, and fees are charged by our office for the service we provide. All these amounts include GST. Some of our remuneration may be tax deductible.

	Amount	GST	Total
Broker Fee	\$175.89	\$17.59	\$248.48
Admin Fee	\$50.00	\$5.00	
Commission	\$877.31	\$87.73	\$965.04
Total Income	\$1103.20	\$110.32	\$1213.52
Referral Partner Amount	-\$657.98	-\$65.80	-\$723.78
Net Income	\$445.22	\$44.52	\$489.74

Out of the income received by Direct Insurance Brokers, we MAY pay a portion of this to a referrer, associate and/or authorised representative. This is not an additional cost, this comes out of the income we receive, and is paid to help assist our office in managing the insurance arrangements. All amounts are displayed in the table above, and if you have any questions, please contact our office.

About this notice / Statutory documents: This important notice highlights some of the legal requirements, conditions and obligations that relate to the placement and operation of your insurance policy. For your protection, please read carefully these notices and our Financial Services Guide, any Statements of Advice and the insurer's Product Disclosure Statement before you complete the proposal form.

Appointment / Authority to act as your broker: When you instruct us to arrange cover on your behalf, it is deemed that you have appointed us as your agent to deal with all matters relevant to all insurance contracts, including claims.

Your Disclosure Obligations

It is important that you provide us with complete and accurate information about the risk to be insured otherwise the advice we give you may not be appropriate for your needs. We rely on you to provide complete and accurate information.

Before you enter into an insurance contract with an insurer, you have a duty under the Insurance Contracts Act 1984 (Cth) to disclose information to the insurer. This Duty of Disclosure applies until the insurer agrees to either insure you or renew your insurance. The Duty of Disclosure also applies before you extend, vary or reinstate your insurance.

If you are applying for or renewing insurance in relation to consumer insurance products such as, your motor vehicle, home building and/or contents, residential strata, travel, personal accident or sickness and/or consumer credit products, you must answer the specific questions asked by the insurer truthfully and accurately. In answering those questions, you must tell the insurer all information that's known to you and that a reasonable person would be expected to provide in answer to the questions. Not doing so may be considered by the insurer to be a breach of your 'duty to take reasonable care not to make a misrepresentation' and may cause issues in relation to the validity of your insurance policy and/or issues in the event of you lodging a claim.

At renewal, the insurer may either ask you to advise any changes to information you have previously disclosed, or may give you a copy of the information you previously disclosed and ask you to advise them if there have been any changes. If you do not tell the insurer about a change, you will be taken to have told the insurer there is no change.

If you are applying for or renewing any other insurance, you must tell the insurer all information that is known to you that a reasonable person could be expected to know or that is relevant to the insurer's decision to insure you and on what terms. You do not need to tell the insurer anything:

- that reduces the risk it insures you for;
- is common knowledge;
- that the insurer knows or should know; or
- which the insurer waived your duty to tell it about.

Non-disclosure

If you fail to comply with your Duty of Disclosure, the insurer may cancel your contract of insurance, or reduce the amount it will pay you if you make a claim, or both. If your failure to comply with the Duty of Disclosure, or you are fraudulent, the insurer may refuse to pay a claim and treat the contract of insurance as if it never existed.

Direct Insurance Brokers

AFSL 241075
AB.N. 39010352075

If you are in doubt about whether or not a particular matter should be disclosed, please contact your Account Executive.

You must make sure you explain the Duty of Disclosure to any person you represent when we arrange any insurance cover for you. Alternatively, you may ask any person you represent to contact us, and we will explain their Duty of Disclosure to them directly.

If your circumstances change, our recommendations may no longer be appropriate. Please tell us about any changes in your circumstances so that we can confirm that your insurance continues to be suitable for your needs.

Standard Covers: The Insurance Contracts Acts Regulations set out the standard cover terms of motor vehicle, home building, home contents, sickness and accident, consumer credit and travel insurance. If any insurer wishes to rely on a term which is different from the standard cover terms, the insurer must clearly inform you in writing of that different term. The insurer may do so by giving you a copy of the PDS/policy wording.

Change of Risks or Circumstances / Alterations to Your Business: It is vital that you should advise us in writing of any departure from your "normal" form of business activities (i.e. that which has already been conveyed to your insurers). For example, acquisitions, changes in occupation or location, new products or new overseas activities. To ensure proper protection, please consult with us if you are in any doubt as to whether your insurer should or should not be told of certain changes.

Average or Co-Insurance Protection: Some policies contain an Average/Co-Insurance clause which means that you must insure for the full insurable value of the property insured. If you under-insure, your claim may be reduced in proportion to the amount of the under-insurance. As such, if you are in any doubt regarding this clause insofar as it applies to your policy, please contact your Account Executive for assistance.

Utmost Good Faith: Every contract of insurance is subject to the doctrine of utmost good faith which requires that the parties to the contract should act towards each other with the utmost good faith. Failure to do so on your part may prejudice any claim or the continuation of cover provided by insurers.

Conflicts of Interest: Direct Insurance Brokers was established in 1980, and has a large portfolio of clients, some of whom have been with us for many years. We have built strong personal and business relationships based on trust and integrity, however perceived or actual conflicts of interest need to be addressed and disclosed. Our business employs staff and has owners that may be friends and/or family of clients or industry colleagues. We have a Conflicts Register where we address these matters, and outline our handling of them to prevent any impact to our clients. Any conflicts are addressed by management, and we endeavour to make sure they do not impact our ability to do our job as a licensed insurance broker.

Claims Made and Notified Policy: Some insurance policies operate on a so-called "claims made and notified" basis. This means that the policy covers you for claims made against you and notified to the insurer during the period of cover, irrespective of when the circumstances giving rise to the claim occurred.

Retained Remuneration: You are aware from our Financial Services Guide that we earn commission from insurers for placing insurance with them. Most of the commission and fees we earn are paid to staff and for operational expenses. When you pay this invoice, you agree that should this insurance be adjusted or cancelled during the period of insurance, we will retain our remuneration. You will receive the return premium only from the underwriter, however any commission or fees that our offices receive will be retained by us. A Broker fee may be charged to process the cancellation. For some insurances there is no refund entitlement. If Premium Funding is used to pay a premium, any refund is remitted to the Premium Funding company unless they direct otherwise. We are not responsible for any additional funding costs that may accrue through delays in obtaining refunds from insurers.

Misstatement of Premium: We try to tell you the correct amount of premium and statutory charges that applies to your insurance. In the event that we misstate that amount (either because we have made an unintentional error or because a third party has misstated the amount), we reserve the right to correct the amount. By instructing us to arrange insurance for you, you agree, where permitted by law, that you shall not hold us responsible for any loss that you may suffer as a result of any such misstatement.

Notes:

Body Corporate 1 Park Avenue CTS. 17437 RESIDENTIAL STRATA INSURANCE SUMMARY

Location: 1 Park Avenue, Clayfield Qld 4011**Insurance Period:** 31/03/2025 to 31/03/2026

This summary is intended to provide a quick reference to your cover. It highlights benefits and draws attention to some aspects of cover that are commonly misunderstood. It is not an exhaustive explanation of all the benefits and exclusions of the:

QUS STRATA SELECT INSURANCE ref CCQUSS SS 1222

The insurer's documentation prevails and should be read. The policy wording is enclosed.

The policy is underwritten by certain underwriters at Lloyd's.

QUS Pty Ltd is the Wholesale Intermediary. Should you wish to access the Financial Services Guide, please contact us and will arrange to have a copy sent to you. The U/W Levy is a QUS Pty Ltd admin fee.

Please contact us if you have any questions or need more details or advice on this or any other insurance.

This invoice has been issued by **Direct Insurance Brokers Pty Ltd ABN 39 010 352 075 AFSL 241 075**. Please contact us if you have any questions or need more details or advice on this or any other insurance.

Policy Schedule**SECTION 1 – PROPERTY INSURED**

Building(s) \$3,055,500

Additional Benefits

- Loss of Rent / Temp. Accommodation \$458,325

- Common Contents including Carpets \$30,555

Optional Additional Benefits

- Lot Owners Fixtures & Improvements in Commercial Lots/Units \$0

- Catastrophe Escalation Costs \$916,650

Special Benefits

- Lot Owners Fixtures & Improvements in Residential Lots/Units \$250,000

SECTION 2 – PROPERTY OWNERS LEGAL LIABILITY \$20,000,000

SECTION 3 – FIDELITY GUARANTEE \$100,000

SECTION 4 - VOLUNTARY WORKERS PERSONAL ACCIDENT

Capital Benefits \$200,000

Weekly Benefits \$2,000

SECTION 5 - OFFICE BEARER'S LIABILITY \$1,000,000

SECTION 6 - MACHINERY BREAKDOWN

Blanket Cover (*Automatic Inclusion*) \$100,000

SECTION 7 - LEGAL EXPENSES \$100,000

SECTION 8 - AUDIT EXPENSES \$25,000

FLOOD Not Insured

Excesses

Direct Insurance BrokersAFSL 241075
AB.N. 39010352075

Property	\$2,500 Water Damage and/or resultant Water Damage from Bursting, Leaking, Overflowing of Pipes and/or Apparatus. \$1,000 All other losses
Machinery Breakdown	\$5,000 - Chillers, cooling works, generators & central air conditioners \$2,500 - Lifts & pump motors \$1,000 - All other losses
Voluntary Workers Personal Accident	7 Days
Earthquake	For each claim or series of claims happening during a period of seventy-two (72) consecutive hours for loss or damage caused by Earthquake i. \$1,000 where the Building(s) Sum Insured is up to \$5,000,000 and the Building is occupied solely for residential purposes; or ii. \$20,000 or one percent (1%) of the Sum Insured for Building(s) (whichever is the lesser) where the Building(s) Sum Insured is greater than \$5,000,000 and the Building is occupied solely for residential purposes; and iii. \$20,000 or one percent (1%) of the Sum Insured for Building(s) (whichever is the lesser) where the Building is occupied partly or solely for Commercial purposes.
Legal Expenses	The lesser of the First 10% or \$1,000

ASBESTOS ENDORSEMENT - Applicable to Sections 1 and 6 only

A. This Policy only insures asbestos physically incorporated in an insured building or structure, and then only that part of the asbestos which has been physically damaged during the period of insurance by one of these Listed Perils:

fire; explosion; lightning; windstorm; hail; direct impact of vehicle, aircraft or vessel; riot or civil commotion, vandalism or malicious mischief; or accidental discharge of fire protective equipment.

This coverage is subject to each of the following specific limitations:

1. The said building or structure must be insured under this Policy for damage by that Listed Peril.
2. The Listed Peril must be the immediate, sole cause of the damage of the asbestos.
3. The Assured must report to Underwriters the existence and cost of the damage as soon as practicable after the Listed Peril first damaged the asbestos. However, this Policy does not insure any such damage first reported to the Underwriters more than 12 (twelve) months after the expiration, or termination, of the period of insurance.
4. Insurance under this Policy in respect of asbestos shall not include any sum relating to:
 - (i) any faults in the design, manufacture or installation of the asbestos;
 - (ii) asbestos not physically damaged by the Listed Peril, including any governmental or regulatory authority direction or request of whatsoever nature relating to undamaged asbestos.

B. Except as set forth in the foregoing Section A, this Policy does not insure asbestos or any sum relating thereto.

FLOOD Notice:

The definition of flood is:

the covering of normally dry land by water that has escaped or been released from the normal confines of:

- any lake, or any river, creek or other natural watercourse, whether or not altered or modified; or
- any reservoir, canal, or dam.

*Please be aware that flood is not covered by this policy. Flood insurance **may** possibly be available, so if you require this protection, please advise our office to seek quotations.*

BUILDING SUM INSURED Notice

Underinsurance is a major problem in Australia, and it's important that your strata scheme complies with legislation and insures the building for its full replacement value. Over the last few years, we've seen a dramatic rise in the cost of rebuilding, and would strongly recommend that all schemes make a conscious effort to check their building sum insured and engage a professional valuer on a regular basis to confirm the correct insurable amount.

STORM SURGE Notice

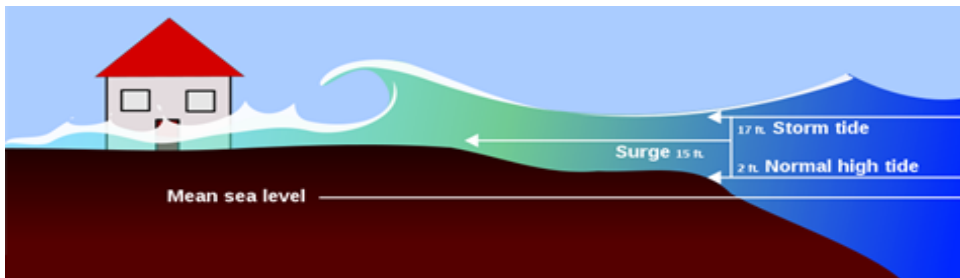
A storm surge is a coastal flood or tsunami-like phenomenon of rising water commonly associated with low pressure weather systems (such as tropical cyclones and strong extratropical cyclones), the severity of which is affected by the shallowness and orientation of the water body relative to storm path, and the timing of tides. Most casualties during tropical cyclones occur as the result of storm surges.

Does my policy cover this?

The majority of policies specifically exclude Storm Surge on it's own, however SOME may provide cover for the damage caused by Storm Surge if such Damage occurs at the same time as other damage directly caused by a named cyclone.

However please be aware that any named cyclone excess noted on your schedule will apply to all damage caused by Storm Surge and named cyclone.

If you have any concerns about Storm Surge insurance, please contact our office – (07) 3866 5444.



OFFICE BEARER'S NOTICE - Statutory Fines & Penalties and Additional Defence Costs

Please be aware that not all policies have these optional additional benefits, and even though this cover is not required under the Act, all schemes should take this into consideration.

Statutory Fines & Penalties will protect the office bearer's against "wrongful acts" regarding a breach of legislation that imposes a form of no fault liability regarding fines and penalties.

This relates to the Strata Schemes Management Act, Work Health & Safety / Occupational Health & Safety Legislation, Employment Practices Legislation and Environmental Law.

Additional Defence Costs is extra cover the body corporate takes on top of their existing Office Bearer's limit of liability, when they believe their current cover is inadequate and needs to be extended.

We recommend all committees review their Office Bearer's cover and contact our office if they have any questions.

TERRORISM Notice:

ARPC Terrorism Premium

**** TERRORISM PREMIUM ****

Terrorism Insurance Act 2003 (Cth)

The Commonwealth Government established the Australian Reinsurance Pool Corporation (ARPC) in response to increasing concerns over terrorism. The ARPC is a statutory corporation established under the Terrorism Insurance Act 2003 (Cth) to offer reinsurance for terrorism risk in Australia.

The Terrorism Insurance Act 2003 (Cth) renders terrorism exclusion clauses

in eligible insurance contracts ineffective in relation to loss or liabilities arising from a declared terrorist incident affecting eligible property located in Australia. If the loss is as a result of a terrorist act then the Treasurer will be responsible for paying your claim in accordance with the Policy terms and conditions. The requirements of the Act are compulsory and under the present terms of the scheme insurers are required to submit to ARPC a percentage of the premium you pay. If you require further information on the scheme please contact QUS, your insurance adviser or the ARPC.
