

Disclosure Statement

Body Corporate and Community Management Act 1997 Section 206

Body Corporate:

Body Corporate For: CLEARVIEW URBAN VILLAGE - WEST PRECINCT CTS: 51217
Lot No: 133 on SP308026
Address: 15 TALLOWWOOD STREET, SEVEN HILLS QLD 4170

Secretary of Body Corporate:

Name: FRANCESCA GUTERRES
Postal Address: GPO BOX 3025, BRISBANE QLD 4001
Email: brisbane@abcm.com.au

Body Corporate Manager:

Name: ARCHERS BODY CORPORATE MANAGEMENT
Address: LEVEL 4, 97 CREEK STREET, BRISBANE QLD 4001
Telephone: 3220 9400

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: 28/02/2025 **Current Levy Year Issued:** 28/02/2024

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: | 01/03/2023 - 31/05/2023 | Due Date: | 1/03/2023 | Payable: | \$573.49 |
| Period Issued: | 01/06/2023 - 31/08/2023 | Due Date: | 1/06/2023 | Payable: | \$573.49 |
| Period Issued: | 01/09/2023 - 30/11/2023 | Due Date: | 1/09/2023 | Payable: | \$653.44 |
| Period Issued: | 01/12/2023 - 29/02/2024 | Due Date: | 1/12/2023 | Payable: | \$423.90 |

DISCOUNT FOR PAYMENT DUE DATE: NIL **GROSS LEVY PAYABLE:** \$2,224.32

Sinking Fund Payable By This Lot:

| | | | | | |
|----------------|-------------------------|-----------|-----------|----------|--------|
| Period Issued: | 01/03/2023 - 31/05/2023 | Due Date: | 1/03/2023 | Payable: | \$0.00 |
| Period Issued: | 01/06/2023 - 31/08/2023 | Due Date: | 1/06/2023 | Payable: | \$0.00 |
| Period Issued: | 01/09/2023 - 30/11/2023 | Due Date: | 1/09/2023 | Payable: | \$000 |
| Period Issued: | 01/12/2023 - 29/02/2024 | Due Date: | 1/12/2023 | Payable: | \$0.00 |

DISCOUNT FOR PAYMENT DUE DATE: NIL **GROSS LEVY PAYABLE:** \$0.00

Other: INSURANCE: **\$322.63** PER ANNUM PAYABLE BY INSTALMENTS WITH OTHER LEVIES
15 TALLOW STREET ADMIN FUND: **\$1,258.87** AND 15 TALLOW STREET SINKING FUND: **\$434.57** BOTH PER ANNUM DUE BY INSTALMENTS WITH OTHER LEVIES
SPECIAL LEVY UMBRELLA INSTALLATION: **\$175.34** (PAID)

The levies above are for the year ended 29/02/2024. Refer to owner statement attached for details of next periods issued. Further Levies will be issued at the next AGM to be held by 31/05/2024.

| | | | | |
|---|--|--|--|------|
| Schedule of Lot Entitlements: | Contribution Schedule Lot Entitlement: | 64 | Aggregate: | 5721 |
| | Interest Schedule Lot Entitlements: | 28 | Aggregate: | 3333 |
| 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: | ACCOMMODATION MODULE - NIL | | | |
| Financial Statement Balances | Administrative Fund: \$-82,101.92 as at 10/05/2024 Sinking Fund: \$30,354.06 as at 10/05/2024 | | | |
| Insurance | Insurer: | CHUBB INSURANCE AUSTRALIA LIMITED VIA LONGITUDE INSURANCE PTY LTD | | |
| | Policy No: | LNG-STR-535757 | | |
| | Building: | \$72,006,613 INCLUDING ALL SCHEMES IN THE LAYERED SCHEME | | |
| | Public Liability: | \$20,000,000 | | |
| | Other: | COMMON CONTENTS \$720,066, VOLUNTARY WORKERS FOR UNSPECIFIED SUM, OFFICE BEARES LIABILITY \$5,000,000, FIDELITY GUARANTEE \$100,000, AND WORKPLACE HEALTH & SAFETY \$150,000. POLICY EXPIRES 6/03/2025 | | |
| 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 | | | |

Clearview Urban Village - West Precinct CTS 51217

9 Tallowood Street (B1) & 6 Griffith Place (B2) Seven Hills QLD 4170

STATEMENT

Veronique Lapierre
65 Scenic View Drive
Mount Martha VIC 3934

Statement Period

01 Mar 23 to 10 May 24

A/c No 133

Lot No 133

Page Number 1 of 3

Transfer Date: 04/03/22

| Date | Type | Details | Reference | Debit | Credit | Balance |
|------------------------------|----------------------|----------------------|-----------|------------|----------|------------|
| | | Brought forward | | | 335.09 | -335.09 |
| 01/03/23 | Admin Fund - General | 01/03/23 To 31/05/23 | I0003175 | 573.49 | | 238.40 |
| 01/03/23 | 15 Tallow St Sink | 01/03/23 To 31/05/23 | I0003212 | 104.58 | | 342.98 |
| 01/03/23 | Insurance 2 | 01/03/23 To 31/05/23 | I0003264 | 81.02 | | 424.00 |
| 01/03/23 | 15 Tallow St Admin | 01/03/23 To 31/05/23 | I0003333 | 244.35 | | 668.35 |
| 13/03/23 | Other | Arrears Notice Fee | M0000097 | 27.50 | | 695.85 |
| 27/03/23 | Other | Arrears Notice Fee | M0000103 | 38.50 | | 734.35 |
| 12/04/23 | Other | Arrears Notice Fee | M0000105 | 60.50 | | 794.85 |
| 21/04/23 | Admin Fund - General | 01/06/23 To 31/08/23 | I0003385 | 573.49 | | 1,368.34 |
| 21/04/23 | 15 Tallow St Sink | 01/06/23 To 31/08/23 | I0003422 | 104.58 | | 1,472.92 |
| 21/04/23 | Insurance 2 | 01/06/23 To 31/08/23 | I0003474 | 81.02 | | 1,553.94 |
| 21/04/23 | 15 Tallow St Admin | 01/06/23 To 31/08/23 | I0003543 | 244.35 | | 1,798.29 |
| 21/07/23 | Admin Fund - General | 01/09/23 To 30/11/23 | I0003595 | 653.44 | | 2,451.73 |
| 21/07/23 | 15 Tallow St Sink | 01/09/23 To 30/11/23 | I0003632 | 112.70 | | 2,564.43 |
| 21/07/23 | Insurance 2 | 01/09/23 To 30/11/23 | I0003684 | 103.32 | | 2,667.75 |
| 21/07/23 | 15 Tallow St Admin | 01/09/23 To 30/11/23 | I0003753 | 385.08 | | 3,052.83 |
| 21/07/23 | Sinking Fund Special | 01/09/23 | I0003783 | 175.34 | | 3,228.17 |
| 27/07/23 | Other | Debt Referral | M0000115 | 99.00 | | 3,327.17 |
| More details on next page... | | | | \$3,662.26 | \$335.09 | \$3,327.17 |

| Over 90 Days | 90 Days | 60 Days | 30 Days | Current | BALANCE DUE: \$1,279.73 | |
|--------------|---------|---------|---------|---------|--------------------------------|-------------|
| 0.00 | 0.00 | 0.00 | 523.11 | 756.62 | Date Paid | Amount Paid |



ARCHERS BODY CORPORATE M'MENT



DEFT Reference Number:
232849299 1000 0001 332



Billers Code: 96503
Ref: 232849299 1000 0001 332

Lot 133/ Unit 133
Clearview U.V. - West Precinct

Visit www.deft.com.au to pay by card or direct debit.

** Payments by credit card may attract a surcharge

Internet & Telephone Banking - BPAY

Make this payment from your preferred bank account or card



Pay in-store at Australia Post by cheque or EFTPOS
All cheques must be made payable to:
Clearview Urban Village - West Precinct CTS 51217



*496 232849299 10000001332

TOTAL AMOUNT DUE
DUE DATE

\$1,279.73

Clearview Urban Village - West Precinct CTS 51217

STATEMENT

Veronique Lapierre
65 Scenic View Drive
Mount Martha VIC 3934

Statement Period

01 Mar 23 to 10 May 24

A/c No

133

Lot No

133

Page Number

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| Date | Type | Details | Reference | Debit | Credit | Balance |
|------------------------------|----------------------|----------------------|-----------|------------|------------|-----------|
| | | Brought forward | | 3,662.26 | 335.09 | 3,327.17 |
| 31/07/23 | Other | Debt Rec Lot 133 | M0000116 | 220.00 | | 3,547.17 |
| 15/08/23 | Other | Debt Rec Lot 133 | M0000117 | 539.44 | | 4,086.61 |
| 15/08/23 | Other | Debt Rec Lot 133 | M0000118 | 216.48 | | 4,303.09 |
| 09/10/23 | Receipt | Admin Fund - General | R0001113 | | 573.49 | 3,729.60 |
| 09/10/23 | Receipt | 15 Tallow St Admin | RA001113 | | 126.51 | 3,603.09 |
| 13/10/23 | Other | Debt Rec Lot 133 | M0000125 | 4.95 | | 3,608.04 |
| 13/10/23 | Other | Debt Rec Lot 133 | M0000126 | 352.00 | | 3,960.04 |
| 19/10/23 | Receipt | Admin Fund - General | R0001117 | | 270.06 | 3,689.98 |
| 19/10/23 | Receipt | 15 Tallow St Sink | RA001117 | | 104.58 | 3,585.40 |
| 19/10/23 | Receipt | Insurance 2 | RB001117 | | 81.02 | 3,504.38 |
| 19/10/23 | Receipt | 15 Tallow St Admin | RC001117 | | 117.84 | 3,386.54 |
| 19/10/23 | Receipt | Other | RD001117 | | 126.50 | 3,260.04 |
| 02/11/23 | Receipt | Admin Fund - General | R0001132 | | 303.43 | 2,956.61 |
| 02/11/23 | Receipt | 15 Tallow St Sink | RA001132 | | 71.20 | 2,885.41 |
| 02/11/23 | Receipt | Insurance 2 | RB001132 | | 81.02 | 2,804.39 |
| 02/11/23 | Receipt | 15 Tallow St Admin | RC001132 | | 244.35 | 2,560.04 |
| 27/11/23 | Other | Debt Rec Lot 133 | M0000127 | 151.31 | | 2,711.35 |
| 06/12/23 | Receipt | Admin Fund - General | R0001173 | | 347.62 | 2,363.73 |
| 06/12/23 | Receipt | 15 Tallow St Sink | RA001173 | | 33.38 | 2,330.35 |
| 06/12/23 | Receipt | Other | RB001173 | | 319.00 | 2,011.35 |
| 27/12/23 | Receipt | Admin Fund - General | R0001182 | | 305.82 | 1,705.53 |
| 27/12/23 | Receipt | 15 Tallow St Admin | RA001182 | | 194.18 | 1,511.35 |
| 10/01/24 | Receipt | 15 Tallow St Sink | R0001188 | | 112.70 | 1,398.65 |
| 10/01/24 | Receipt | Insurance 2 | RA001188 | | 103.32 | 1,295.33 |
| 10/01/24 | Receipt | Sinking Fund Special | RB001188 | | 175.34 | 1,119.99 |
| 10/01/24 | Receipt | 15 Tallow St Admin | RC001188 | | 190.90 | 929.09 |
| 10/01/24 | Receipt | Other | RD001188 | | 17.74 | 911.35 |
| 24/01/24 | Receipt | Other | R0001196 | | 600.00 | 311.35 |
| 26/01/24 | Admin Fund - General | 21/12/23 To 29/02/24 | I0004061 | 289.78 | | 601.13 |
| 26/01/24 | Insurance 2 | 21/12/23 To 29/02/24 | I0004148 | 55.12 | | 656.25 |
| 07/02/24 | Receipt | Other | R0001205 | | 600.00 | 56.25 |
| 17/02/24 | 15 Tallow St Sink | 01/03/24 To 31/05/24 | I0004449 | 108.64 | | 164.89 |
| 17/02/24 | 15 Tallow St Admin | 01/03/24 To 31/05/24 | I0004523 | 314.71 | | 479.60 |
| 26/02/24 | Receipt | Admin Fund - General | R0001224 | | 525.16 | -45.56 |
| 26/02/24 | Receipt | Insurance 2 | RA001224 | | 24.27 | -69.83 |
| 26/02/24 | Receipt | 15 Tallow St Admin | RB001224 | | 4.13 | -73.96 |
| 26/02/24 | Receipt | Other | RC001224 | | 46.44 | -120.40 |
| More details on next page... | | | | \$5,914.69 | \$6,035.09 | \$-120.40 |

Clearview Urban Village - West Precinct CTS 51217

STATEMENT

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| |
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Veronique Lapierre
65 Scenic View Drive
Mount Martha VIC 3934

Statement Period

01 Mar 23 to 10 May 24

| | | | |
|--------|-----|--------|-----|
| A/c No | 133 | Lot No | 133 |
|--------|-----|--------|-----|

| | |
|-------------|--------|
| Page Number | 3 of 3 |
|-------------|--------|

| Date | Type | Details | Reference | Debit | Credit | Balance |
|----------|----------------------|----------------------|-----------|------------|------------|------------|
| | | Brought forward | | 5,914.69 | 6,035.09 | -120.40 |
| 01/03/24 | Admin Fund - General | 01/03/24 To 31/05/24 | I0004575 | 276.33 | | 155.93 |
| 01/03/24 | Insurance 2 | 01/03/24 To 31/05/24 | I0004693 | 58.76 | | 214.69 |
| 01/03/24 | 15 Tallow St Sink | 01/12/23 To 29/02/24 | I0005309 | 112.70 | | 327.39 |
| 01/03/24 | 15 Tallow St Admin | 01/12/23 To 29/02/24 | I0005377 | 385.08 | | 712.47 |
| 21/03/24 | Receipt | Admin Fund - General | R0001267 | | 197.97 | 514.50 |
| 21/03/24 | Receipt | 15 Tallow St Sink | RA001267 | | 108.64 | 405.86 |
| 21/03/24 | Receipt | Insurance 2 | RB001267 | | 84.38 | 321.48 |
| 21/03/24 | Receipt | 15 Tallow St Admin | RC001267 | | 310.58 | 10.90 |
| 26/03/24 | Admin Fund - General | 01/12/23 To 20/12/23 | I0004811 | 134.12 | | 145.02 |
| 26/03/24 | Insurance 2 | 01/12/23 To 20/12/23 | I0004864 | 20.15 | | 165.17 |
| 26/03/24 | Admin Fund - General | 01/03/24 To 18/03/24 | I0004917 | 73.66 | | 238.83 |
| 26/03/24 | Insurance 2 | 01/03/24 To 18/03/24 | I0005003 | 14.01 | | 252.84 |
| 26/03/24 | Admin Fund - General | 19/03/24 To 31/05/24 | I0005089 | 222.87 | | 475.71 |
| 26/03/24 | Insurance 2 | 19/03/24 To 31/05/24 | I0005207 | 47.40 | | 523.11 |
| 03/05/24 | 15 Tallow St Sink | 01/06/24 To 31/08/24 | I0005407 | 108.64 | | 631.75 |
| 03/05/24 | 15 Tallow St Admin | 01/06/24 To 31/08/24 | I0005482 | 314.71 | | 946.46 |
| 03/05/24 | Admin Fund - General | 01/06/24 To 31/08/24 | I0005534 | 274.83 | | 1,221.29 |
| 03/05/24 | Insurance 2 | 01/06/24 To 31/08/24 | I0005652 | 58.44 | | 1,279.73 |
| | | | | \$8,016.39 | \$6,736.66 | \$1,279.73 |

Clearview Urban Village - West Precinct CTS 51217

BALANCE SHEET

AS AT 10 MAY 2024

| | ACTUAL 10/05/2024 | ACTUAL 29/02/2024 |
|----------------------------|---------------------------|----------------------------|
| <u>OWNERS FUNDS</u> | | |
| Administrative Fund | (82,101.92) | (39,753.75) |
| Sinking Fund | 30,354.06 | 36,218.66 |
| Ex 6 Griffith Admin | 3,222.64 | (1,804.20) |
| Ex 6 Griffith Sinking | 11,385.22 | 8,885.24 |
| Ex 9 Tallow Admin | (4,449.92) | (4,135.56) |
| Ex 9 Tallow Sinking | 14,707.09 | 12,434.51 |
| Ex 15 Tallow Admin | 22,440.24 | 5,362.47 |
| Ex 15 Tallow Sinking | 6,687.73 | 575.69 |
| <u>TOTAL</u> | <u>\$ 2,245.14</u> | <u>\$ 17,783.06</u> |

THESE FUNDS ARE REPRESENTED BY

ASSETS

| | | |
|-------------------------------|-------------------------|--------------------------|
| Cash At Bank | 17,327.00 | 65,071.69 |
| Investment - Macquarie 1 | 0.00 | 30,000.00 |
| Prepayments | 0.00 | 3,089.46 |
| Accrued Interest | 0.00 | 305.75 |
| Levies Billed - Not Yet Due | 62,424.90 | 20,515.96 |
| Levies Rec'd - Not Yet Billed | 5,250.35 | 24,508.20 |
| Levies In Arrears | 11,970.51 | 7,774.36 |
| Other Arrears | 257.79 | 0.00 |
| Sundry Debtors | 0.00 | 618.02 |
| <u>TOTAL ASSETS</u> | <u>97,230.55</u> | <u>151,883.44</u> |

LIABILITIES

| | | |
|-------------------------------|-----------|------------|
| G S T Clearing Account | 988.29 | (2,326.26) |
| Arrears Clearing Account | 423.50 | 0.00 |
| Suspense | 787.06 | 0.00 |
| Creditors | 6,260.74 | 6,824.09 |
| Sundry Creditors | 0.00 | 9,841.58 |
| Accrued Expenses | 0.00 | 17,512.14 |
| Levies Billed - Not Yet Due | 56,749.92 | 18,650.88 |
| Levies Rec'd - Not Yet Billed | 4,772.86 | 22,280.02 |
| All Levies Rec'd In Advance | 24,792.11 | 60,192.97 |
| Other Payments In Advance | 210.93 | 1,124.96 |

Clearview Urban Village - West Precinct CTS 51217

BALANCE SHEET

AS AT 10 MAY 2024

| | ACTUAL 10/05/2024 | ACTUAL 29/02/2024 |
|---------------------------------|---------------------------|----------------------------|
| <u>TOTAL LIABILITIES</u> | 94,985.41 | 134,100.38 |
| <u>NET ASSETS</u> | <u>\$ 2,245.14</u> | <u>\$ 17,783.06</u> |

Clearview Urban Village - West Precinct CTS 51217

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 MARCH 2024 TO 10 MAY 2024

| | ACTUAL 01/03/24-10/05/24 | BUDGET 01/03/24-28/02/25 | VARIANCE % | ACTUAL 01/03/23-29/02/24 |
|---|-----------------------------|-----------------------------|---------------|-----------------------------|
| <u>ADMINISTRATIVE FUND</u> | | | | |
| <u>INCOME</u> | | | | |
| Levies - Administrative Fund | 37,163.88 | 0.00 | | 115,434.17 |
| Levies - Insurance 2 | 9,247.96 | 0.00 | | 28,764.19 |
| <u>TOTAL ADMIN. FUND INCOME</u> | 46,411.84 | 0.00 | | 144,198.36 |
| <u>EXPENDITURE - ADMIN. FUND</u> | | | | |
| <u>BANK CHARGES</u> | | | | |
| Transaction Fees | 12.10 | 0.00 | | 38.56 |
| <u>BODY CORPORATE MANAGEMENT</u> | | | | |
| Audit Assistance Fee | (1,200.00) | 0.00 | 0.00 | 1,200.00 |
| Archive Fees | 0.00 | 0.00 | 0.00 | 357.11 |
| Business Activity Statements | (795.00) | 0.00 | 0.00 | 1,060.00 |
| Disbursements | (1,593.24) | 0.00 | 0.00 | 4,431.06 |
| Secretarial Fees - Additional | (4,052.50) | 0.00 | 0.00 | 12,413.70 |
| Fixed Pps | 1,580.49 | 0.00 | | 1,218.09 |
| Security & Digital Infra | 0.00 | 0.00 | 0.00 | 1,005.50 |
| Secretarial Fees | 2,820.84 | 0.00 | | 7,375.59 |
| Disbursements - Additional | 0.00 | 0.00 | 0.00 | 508.03 |
| <u>CARETAKER</u> | | | | |
| Caretaker Fees | 15,603.10 | 0.00 | | 53,708.64 |
| <u>COMMUNITY POWER</u> | | | | |
| Electricity | 542.62 | 0.00 | | 0.00 |
| <u>COUNCIL FEES</u> | | | | |
| Backflow Registration | 146.00 | 0.00 | | 242.00 |
| Water Rates - No Gst | (2,436.12) | 0.00 | 0.00 | 5,002.85 |
| <u>INSURANCE</u> | | | | |
| Insurance - Premiums | 71,637.59 | 0.00 | | 27,937.10 |
| Insurance - Stamp Duty | 6,736.17 | 0.00 | | 2,455.60 |
| Insurance - Broker Fee | 205.08 | 0.00 | | 3,093.48 |
| <u>PEST CONTROL</u> | | | | |
| Pest Control | 1,090.90 | 0.00 | | 0.00 |
| <u>PROFESSIONAL FEES</u> | | | | |
| Audit Fees | (2,420.00) | 0.00 | 0.00 | 2,420.00 |
| Legal Fees | 0.00 | 0.00 | 0.00 | 6,836.60 |

Clearview Urban Village - West Precinct CTS 51217

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 MARCH 2024 TO 10 MAY 2024

| | ACTUAL | BUDGET | VARIANCE | ACTUAL |
|---|------------------------------|------------------------------|----------|------------------------------|
| | 01/03/24-10/05/24 | 01/03/24-28/02/25 | % | 01/03/23-29/02/24 |
| Prep Of Income Tax Return | 0.00 | 0.00 | 0.00 | 220.00 |
| <u>REPAIRS & MAINTENANCE</u> | | | | |
| R & M - Building | 881.98 | 0.00 | | 2,679.77 |
| R & M - Gardens & Grounds | 0.00 | 0.00 | 0.00 | 2,155.85 |
| R & M - Electrical | 0.00 | 0.00 | 0.00 | 1,081.82 |
| <u>TOTAL ADMIN. EXPENDITURE</u> | 88,760.01 | 0.00 | | 137,441.35 |
| <u>SURPLUS / DEFICIT</u> | <u>\$ (42,348.17)</u> | <u>\$ 0.00</u> | | <u>\$ 6,757.01</u> |
| Opening Admin. Balance | (39,753.75) | (39,753.75) | 100.00 | (46,510.76) |
| <u>ADMINISTRATIVE FUND BALANCE</u> | <u>\$ (82,101.92)</u> | <u>\$ (39,753.75)</u> | | <u>\$ (39,753.75)</u> |

Clearview Urban Village - West Precinct CTS 51217

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 MARCH 2024 TO 10 MAY 2024

| | ACTUAL 01/03/24-10/05/24 | BUDGET 01/03/24-28/02/25 | VARIANCE % | ACTUAL 01/03/23-29/02/24 |
|--|-----------------------------|-----------------------------|---------------|-----------------------------|
| <u>SINKING FUND</u> | | | | |
| <u>INCOME</u> | | | | |
| Levies - Sinking Fund | 0.00 | 8,000.00 | 0.00 | 0.00 |
| Interest Income | 359.42 | 0.00 | | 486.16 |
| Interest Receivable | (305.75) | 0.00 | 0.00 | 305.75 |
| <u>TOTAL SINKING FUND INCOME</u> | 53.67 | 8,000.00 | | 791.91 |
| <u>EXPENDITURE - SINKING FUND</u> | | | | |
| Furniture - Outdoor | 2,838.27 | 0.00 | | 0.00 |
| Shade Sails | 3,080.00 | 0.00 | | 0.00 |
| <u>TOTAL SINK. FUND EXPENDITURE</u> | 5,918.27 | 0.00 | | 0.00 |
| <u>SURPLUS / DEFICIT</u> | <u>\$ (5,864.60)</u> | <u>\$ 8,000.00</u> | | <u>\$ 791.91</u> |
| Opening Sinking Fund Balance | 36,218.66 | 36,218.66 | 100.00 | 35,426.75 |
| <u>SINKING FUND BALANCE</u> | <u>\$ 30,354.06</u> | <u>\$ 44,218.66</u> | | <u>\$ 36,218.66</u> |

Clearview Urban Village - West Precinct CTS 51217

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 MARCH 2024 TO 10 MAY 2024

| | ACTUAL 01/03/24-10/05/24 | BUDGET 01/03/24-28/02/25 | VARIANCE % | ACTUAL 01/03/23-29/02/24 |
|---|-----------------------------|-----------------------------|---------------|-----------------------------|
| <u>EX 6 GRIFFITH ADMIN</u> | | | | |
| <u>INCOME</u> | | | | |
| Levies | 5,250.16 | 0.00 | | 5,399.34 |
| <u>TOTAL INCOME</u> | <u>5,250.16</u> | <u>0.00</u> | | <u>5,399.34</u> |
| Electricity | (56.68) | 0.00 | 0.00 | 1,140.24 |
| Fire - Contract | 280.00 | 0.00 | | 257.76 |
| Pest Control | 0.00 | 0.00 | 0.00 | 409.09 |
| Pool - Chemicals | 0.00 | 0.00 | 0.00 | 2,119.65 |
| Pool - Repairs & Maintenance | 0.00 | 0.00 | 0.00 | 2,086.36 |
| <u>TOTAL EXPENDITURE</u> | <u>223.32</u> | <u>0.00</u> | | <u>6,013.10</u> |
| <u>SURPLUS/DEFICIT</u> | <u>\$ 5,026.84</u> | <u>\$ 0.00</u> | | <u>\$ (613.76)</u> |
| Opening Balance | (1,804.20) | (1,804.20) | 100.00 | (1,190.44) |
| <u>EX 6 GRIFFITH ADMIN BALANCE</u> | <u>\$ 3,222.64</u> | <u>\$ (1,804.20)</u> | | <u>\$ (1,804.20)</u> |

Clearview Urban Village - West Precinct CTS 51217

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 MARCH 2024 TO 10 MAY 2024

| | ACTUAL 01/03/24-10/05/24 | BUDGET 01/03/24-28/02/25 | VARIANCE % | ACTUAL 01/03/23-29/02/24 |
|--|-----------------------------|-----------------------------|---------------|-----------------------------|
| <u>EX 6 GRIFFITH SINKIN</u> | | | | |
| <u>INCOME</u> | | | | |
| Levies | 2,499.98 | 0.00 | | 3,875.00 |
| <u>TOTAL INCOME</u> | <u>2,499.98</u> | <u>0.00</u> | | <u>3,875.00</u> |
| <u>TOTAL EXPENDITURE</u> | <u>0.00</u> | <u>0.00</u> | | <u>0.00</u> |
| <u>SURPLUS/DEFICIT</u> | <u>\$ 2,499.98</u> | <u>\$ 0.00</u> | | <u>\$ 3,875.00</u> |
| Opening Balance | 8,885.24 | 8,885.24 | 100.00 | 5,010.24 |
| <u>EX 6 GRIFFITH SINKIN BALANCE</u> | <u>\$ 11,385.22</u> | <u>\$ 8,885.24</u> | | <u>\$ 8,885.24</u> |

Clearview Urban Village - West Precinct CTS 51217

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 MARCH 2024 TO 10 MAY 2024

| | ACTUAL 01/03/24-10/05/24 | BUDGET 01/03/24-28/02/25 | VARIANCE % | ACTUAL 01/03/23-29/02/24 |
|---|-----------------------------|-----------------------------|---------------|-----------------------------|
| <u>EX 9 TALLOW ADMIN</u> | | | | |
| <u>INCOME</u> | | | | |
| Levies | 6,538.04 | 0.00 | | 6,479.77 |
| <u>TOTAL INCOME</u> | 6,538.04 | 0.00 | | 6,479.77 |
| Cleaning | 1,163.64 | 0.00 | | 1,359.09 |
| Electricity | 544.75 | 0.00 | | 1,336.73 |
| Fire - Contract | 0.00 | 0.00 | 0.00 | 801.02 |
| Pool - Chemicals | 3,237.19 | 0.00 | | 4,347.38 |
| Pool - Repairs & Maintenance | 0.00 | 0.00 | 0.00 | 165.00 |
| Pool Safety Certificate | 0.00 | 0.00 | 0.00 | 209.26 |
| R & M - Building | 1,906.82 | 0.00 | | 200.00 |
| <u>TOTAL EXPENDITURE</u> | 6,852.40 | 0.00 | | 8,418.48 |
| <u>SURPLUS/DEFICIT</u> | <u>\$ (314.36)</u> | <u>\$ 0.00</u> | | <u>\$ (1,938.71)</u> |
| Opening Balance | (4,135.56) | (4,135.56) | 100.00 | (2,196.85) |
| <u>EX 9 TALLOW ADMIN BALANCE</u> | <u>\$ (4,449.92)</u> | <u>\$ (4,135.56)</u> | | <u>\$ (4,135.56)</u> |

Clearview Urban Village - West Precinct CTS 51217

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 MARCH 2024 TO 10 MAY 2024

| | ACTUAL 01/03/24-10/05/24 | BUDGET 01/03/24-28/02/25 | VARIANCE % | ACTUAL 01/03/23-29/02/24 |
|---|-----------------------------|-----------------------------|---------------|-----------------------------|
| <u>EX 9 TALLOW SINKING</u> | | | | |
| <u>INCOME</u> | | | | |
| Levies | 2,272.58 | 0.00 | | 3,874.97 |
| 9 Tallow Special Sf | 0.00 | 0.00 | 0.00 | 5,677.38 |
| <u>TOTAL INCOME</u> | <u>2,272.58</u> | <u>0.00</u> | | <u>9,552.35</u> |
| <u>TOTAL EXPENDITURE</u> | <u>0.00</u> | <u>0.00</u> | | <u>0.00</u> |
| <u>SURPLUS/DEFICIT</u> | <u>\$ 2,272.58</u> | <u>\$ 0.00</u> | | <u>\$ 9,552.35</u> |
| Opening Balance | 12,434.51 | 12,434.51 | 100.00 | 2,882.16 |
| <u>EX 9 TALLOW SINKING BALANCE</u> | <u>\$ 14,707.09</u> | <u>\$ 12,434.51</u> | | <u>\$ 12,434.51</u> |

Clearview Urban Village - West Precinct CTS 51217

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 MARCH 2024 TO 10 MAY 2024

| | ACTUAL 01/03/24-10/05/24 | BUDGET 01/03/24-28/02/25 | VARIANCE % | ACTUAL 01/03/23-29/02/24 |
|--|-----------------------------|-----------------------------|---------------|-----------------------------|
| <u>EX 15 TALLOW ADMIN</u> | | | | |
| <u>INCOME</u> | | | | |
| Levies - Lots 17 - 22 | 0.00 | 750.00 | 0.00 | 0.00 |
| Levies - 15 Tallow Admin | 19,323.80 | 0.00 | | 24,803.07 |
| <u>TOTAL INCOME LOTS 17 - 22</u> | 19,323.80 | 750.00 | | 24,803.07 |
| <u>EXPENDITURE LOTS 17 - 22</u> | | | | |
| Cleaning - Sanitary | 0.00 | 0.00 | 0.00 | 214.50 |
| Cleaning - Garbage Bins | 396.00 | 0.00 | | 726.00 |
| Cleaning - Chute | 0.00 | 0.00 | 0.00 | 350.00 |
| Pool Chemicals - Lots 17 - 22 | 0.00 | 1,100.00 | 0.00 | 1,506.46 |
| Electricity | (3,496.41) | 0.00 | 0.00 | 9,598.96 |
| Fire - Contract | 1,657.27 | 0.00 | | 3,934.12 |
| Fire - Repairs & Maintenance | 0.00 | 0.00 | 0.00 | 2,406.00 |
| Lift - Contract | 2,279.00 | 0.00 | | 4,536.50 |
| Lift - Registration Fee | 266.17 | 0.00 | | 330.41 |
| Lift - Telephone Fee | 44.00 | 0.00 | | 132.12 |
| Pool - Chemicals | 0.00 | 0.00 | 0.00 | 2,674.26 |
| Pool Safety Certificate | 0.00 | 0.00 | 0.00 | 298.52 |
| R & M - Building | 0.00 | 0.00 | 0.00 | 1,632.40 |
| R & M - Electrical | 640.00 | 0.00 | | 298.58 |
| R & M - Plumbing | 460.00 | 0.00 | | 410.00 |
| Sinking Fund (Lots 17-22) | 0.00 | 1,402.50 | 0.00 | 0.00 |
| <u>TOTAL EXPENDITURE LOTS 17 - 22</u> | 2,246.03 | 2,502.50 | | 29,048.83 |
| <u>SURPLUS/ DEFICIT</u> | <u>\$ 17,077.77</u> | <u>\$ (1,752.50)</u> | | <u>\$ (4,245.76)</u> |
| Opening L 17 - 22 Fund Balance | 5,362.47 | 5,362.47 | 100.00 | 9,608.23 |
| <u>EXCLUSIVE LOTS 17 - 22 BALANCE</u> | <u>\$ 22,440.24</u> | <u>\$ 3,609.97</u> | | <u>\$ 5,362.47</u> |

Clearview Urban Village - West Precinct CTS 51217

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 MARCH 2024 TO 10 MAY 2024

| | ACTUAL 01/03/24-10/05/24 | BUDGET 01/03/24-28/02/25 | VARIANCE % | ACTUAL 01/03/23-29/02/24 |
|---|-----------------------------|-----------------------------|---------------|------------------------------|
| <u>EX 15 TALLOW SINKING</u> | | | | |
| <u>INCOME</u> | | | | |
| Levies - Lots 1 - 16 | 6,112.04 | 4,200.00 | 145.52 | 9,176.53 |
| 15 Tallow Special Sf | 0.00 | 0.00 | 0.00 | 4,841.78 |
| <u>TOTAL INCOME LOTS 1 - 16</u> | 6,112.04 | 4,200.00 | | 14,018.31 |
| <u>EXPENDITURE LOTS 1 - 16</u> | | | | |
| Pool Area | 0.00 | 0.00 | 0.00 | 4,841.82 |
| Pool Chemicals - Lots 1 - 16 | 0.00 | 3,000.00 | 0.00 | 0.00 |
| Capital Expenditure | 0.00 | 0.00 | 0.00 | 19,408.50 |
| Sinking Fund (Lots 1-16) | 0.00 | 1,402.50 | 0.00 | 0.00 |
| <u>TOTAL EXPENDITURE LOTS 1 - 16</u> | 0.00 | 4,402.50 | | 24,250.32 |
| <u>SURPLUS/ DEFICIT</u> | <u>\$ 6,112.04</u> | <u>\$ (202.50)</u> | | <u>\$ (10,232.01)</u> |
| Opening L 1 - 16 Fund Balance | 575.69 | 575.69 | 100.00 | 10,807.70 |
| <u>EXCLUSIVE LOTS 1 - 16 BALANCE</u> | <u>\$ 6,687.73</u> | <u>\$ 373.19</u> | | <u>\$ 575.69</u> |

Clearview Urban Village - West Precinct CTS 51217

ACCOUNTS SUMMARY

1 March 2024 to 10 May 2024

| <u>Date</u> | <u>Details</u> | <u>Payee</u> | <u>Amount</u> |
|-------------|----------------------------|--------------------------------------|------------------|
| 1230 | Administrative Fund | TRANSACTION FEES | |
| 01/03/24 | StrataPay Trans Fee | | 1.60 |
| 01/03/24 | GST | | -0.15 |
| 05/03/24 | StrataPay Trans Fee | | 1.60 |
| 05/03/24 | GST | | -0.15 |
| 14/03/24 | StrataPay Trans Fee | | 1.60 |
| 14/03/24 | GST | | -0.15 |
| 26/03/24 | StrataPay Trans Fee | | 1.60 |
| 26/03/24 | GST | | -0.15 |
| 27/03/24 | StrataPay Trans Fee | | 1.60 |
| 27/03/24 | GST | | -0.15 |
| 04/04/24 | StrataPay BPay Fees | | 0.55 |
| 04/04/24 | GST | | -0.05 |
| 26/04/24 | StrataPay Trans Fee | | 1.60 |
| 26/04/24 | GST | | -0.15 |
| 29/04/24 | StrataPay Trans Fee | | 1.60 |
| 29/04/24 | GST | | -0.15 |
| 07/05/24 | StrataPay Trans Fee | | 1.60 |
| 07/05/24 | GST | | -0.15 |
| | Total: | | 12.10 |
| 1250 | Administrative Fund | AUDIT ASSISTANCE FEE | |
| 30/04/24 | Audi.Ass@1/3-29/2/24 | Accruals@29/02/24 | -1,200.00 |
| | Total: | | -1,200.00 |
| 1254 | Administrative Fund | BUSINESS ACTIVITY STATEMENTS | |
| 01/04/24 | Prep of BAS | Archers Body Corporate M'ment | 291.50 |
| 01/04/24 | GST | | -26.50 |
| 30/04/24 | Bas Prep 2024 | Sundry Creditors @ 29/02/24 | -1,166.00 |
| 30/04/24 | GST | | 106.00 |
| | Total: | | -795.00 |
| 1255 | Administrative Fund | DISBURSEMENTS | |
| 01/04/24 | Archive Storage Fee | Archers Body Corporate M'ment | 162.14 |
| 01/04/24 | GST | | -14.74 |
| 01/04/24 | Security & Digital | Archers Body Corporate M'ment | 459.80 |
| 01/04/24 | GST | | -41.80 |
| 30/04/24 | Disb.@19/12-29/02/24 | Accruals@29/02/24 | -2,158.64 |
| | Total: | | -1,593.24 |
| 1256 | Administrative Fund | SECRETARIAL FEES - ADDITIONAL | |
| 30/04/24 | Disb.@19/12-29/02/24 | Accruals@29/02/24 | -2,992.50 |
| 30/04/24 | Disb.@19/12-29/02/24 | Accruals@29/02/24 | -1,060.00 |
| | Total: | | -4,052.50 |

Clearview Urban Village - West Precinct CTS 51217

ACCOUNTS SUMMARY

1 March 2024 to 10 May 2024

| <u>Date</u> | <u>Details</u> | <u>Payee</u> | <u>Amount</u> |
|--------------|----------------------------|--------------------------------|------------------|
| 1257 | Administrative Fund | FIXED PPS | |
| 27/03/24 | Fixed PPS | Archers Body Corporate M'ment | 1,336.50 |
| 27/03/24 | GST | | -121.50 |
| 30/04/24 | Adj to Agreement | Sundry Debtors @ 29/02/24 | 402.04 |
| 30/04/24 | GST | | -36.55 |
| | Total: | | 1,580.49 |
| 12590 | Administrative Fund | SECRETARIAL FEES | |
| 01/04/24 | Secretarial Fees | Archers Body Corporate M'ment | 2,202.75 |
| 01/04/24 | GST | | -200.25 |
| 30/04/24 | S.Fees@29/02/24 | Sundry Debtors@29/02/24 | 215.98 |
| 30/04/24 | GST | | -19.63 |
| 30/04/24 | S.Fees@1/3-31/3/24 | Prepayments@29/02/24 | 621.99 |
| | Total: | | 2,820.84 |
| 1270 | Administrative Fund | CARETAKER FEES | |
| 04/03/24 | 06/02/24 - 05/03/24 | | 5,291.12 |
| 04/03/24 | GST | | -481.01 |
| 04/04/24 | 06/03/24 - 05/04/24 | | 5,291.12 |
| 04/04/24 | GST | | -481.01 |
| 24/04/24 | 06/03/24 - 05/04/24 | | 6,014.03 |
| 24/04/24 | GST | | -546.73 |
| 24/04/24 | 21/12/23 - 05/03/24 | | 8,620.58 |
| 24/04/24 | GST | | -783.69 |
| 30/04/24 | 01/03/24 - 05/03/24 | Prepayments@29/02/24 | 515.58 |
| 30/04/24 | 21/12/23 - 05/03/24 | Sundry Creditors@29/02/24 | -8,620.58 |
| 30/04/24 | GST | | 783.69 |
| | Total: | | 15,603.10 |
| 1310 | Administrative Fund | ELECTRICITY | |
| 25/03/24 | GST | | -12.66 |
| 25/03/24 | GST | | 12.66 |
| 19/04/24 | GST | | -114.22 |
| 19/04/24 | GST | | 114.22 |
| 07/05/24 | Elec 31TApr 24 | Origin Biller 130112Abn330710. | 596.88 |
| 07/05/24 | GST | | -54.26 |
| | Total: | | 542.62 |
| 1350 | Administrative Fund | BACKFLOW REGISTRATION | |
| 17/04/24 | B/flow 31Tallowwood | Brisbane City Council-262097. | 146.00 |
| | Total: | | 146.00 |
| 13590 | Administrative Fund | WATER RATES - NO GST | |
| 30/04/24 | Wtr@13/11-29/02/24 | Accruals@29/02/24 | -2,436.12 |
| | Total: | | -2,436.12 |

Clearview Urban Village - West Precinct CTS 51217

ACCOUNTS SUMMARY

1 March 2024 to 10 May 2024

| <u>Date</u> | <u>Details</u> | <u>Payee</u> | <u>Amount</u> |
|--------------|----------------------------|--------------------------------|------------------|
| 1430 | Administrative Fund | INSURANCE - PREMIUMS | |
| 01/03/24 | B.Fee@6/3-6/3/24 | 1430 To 14327 | 3,090.90 |
| 13/03/24 | INS 6/3 - 6/3/25 | Marsh Advantage Ac 803728933 | 74,948.81 |
| 13/03/24 | GST | | -6,813.53 |
| 30/04/24 | Insu.@1/3-6/3/24 | Prepayments@29/02/24 | 411.41 |
| | Total: | | 71,637.59 |
| 1432 | Administrative Fund | INSURANCE - STAMP DUTY | |
| 13/03/24 | SD 6/3 - 6/3/25 | Marsh Advantage Ac 803728933 | 6,695.89 |
| 30/04/24 | S.Duty@1/3-6/3/24 | Prepayments@29/02/24 | 40.28 |
| | Total: | | 6,736.17 |
| 14327 | Administrative Fund | INSURANCE - BROKER FEE | |
| 01/03/24 | B.Fee@6/3-6/3/24 | 1430 To 14327 | -3,090.90 |
| 13/03/24 | Bkr 6/3 - 6/3/25 | Marsh Advantage Ac 803728933 | 3,570.00 |
| 13/03/24 | GST | | -324.55 |
| 30/04/24 | B.Fee@1/3-6/3/24 | Prepayments@29/02/24 | 50.53 |
| | Total: | | 205.08 |
| 1530 | Administrative Fund | PEST CONTROL | |
| 08/03/24 | Termite inspect 9/2 | All Purpose Pest Control South | 900.00 |
| 08/03/24 | GST | | -81.82 |
| 17/04/24 | Pest control 5/4 | All Purpose Pest Control South | 75.00 |
| 17/04/24 | GST | | -6.82 |
| 08/05/24 | Pest svc U5 | All Purpose Pest Control South | 75.00 |
| 08/05/24 | GST | | -6.82 |
| 08/05/24 | Termite Inspect U11 | All Purpose Pest Control South | 75.00 |
| 08/05/24 | GST | | -6.82 |
| 08/05/24 | Termite Inspect U14 | All Purpose Pest Control South | 75.00 |
| 08/05/24 | GST | | -6.82 |
| | Total: | | 1,090.90 |
| 1570 | Administrative Fund | AUDIT FEES | |
| 30/04/24 | Audit Fees 2024 | Accruals@29/02/24 | -2,420.00 |
| | Total: | | -2,420.00 |
| 1590 | Administrative Fund | R & M - BUILDING | |
| 13/03/24 | GST | | -32.60 |
| 13/03/24 | GST | | 32.60 |
| 17/04/24 | Maint plan 7/4 | National Maintenance Solutions | 358.59 |
| 17/04/24 | GST | | -32.60 |
| 10/05/24 | Fence works 3/5 | Edge Concepts Qld Pty Ltd | 253.00 |
| 10/05/24 | GST | | -23.00 |
| 10/05/24 | Maint Plan 7/5 | National Maintenance Solutions | 358.59 |
| 10/05/24 | GST | | -32.60 |
| | Total: | | 881.98 |

Clearview Urban Village - West Precinct CTS 51217

ACCOUNTS SUMMARY

1 March 2024 to 10 May 2024

| <u>Date</u> | <u>Details</u> | <u>Payee</u> | <u>Amount</u> |
|--------------|---------------------|----------------------------|-----------------|
| 22507 | Sinking Fund | FURNITURE - OUTDOOR | |
| 07/05/24 | Outdoor furniture | Amart Furniture Pty Ltd | 3,122.10 |
| 07/05/24 | GST | | -283.83 |
| | Total: | | 2,838.27 |
| 23804 | Sinking Fund | SHADE SAILS | |
| 17/04/24 | 9T Shade sail claim | Sailmaker Shade Sails | 3,388.00 |
| 17/04/24 | GST | | -308.00 |
| | Total: | | 3,080.00 |



Issue date: 21 March 2024

Certificate of Insurance

This document certifies that the policy referred to below is currently intended to remain in force until 4.00pm on the expiry date shown in the Period of Insurance below and will remain in force until that date, unless the policy is cancelled, lapsed, varied or otherwise altered in accordance with the relevant policy conditions or the provisions of the "Insurance Contracts Act, 1984".

INSURED: The BC for Clearview Urban Village West Precinct CTS 51217

INTERESTED PARTY(S):

DESCRIPTION OF INSURED BUSINESS: Residential Strata

SITUATION OF RISK:
B1 - 9 TALLOWWOOD STREET, SEVEN HILLS, QLD 4170
B2 - 6 GRIFFITH PLACE, SEVEN HILLS, QLD 4170
VIVACE APARTMENTS - 15 TALLOWWOOD STREET, SEVEN HILLS, QLD 4170
VIVACE II APARTMENTS - 23 TALLOWWOOD STREET, SEVEN HILLS, QLD 4170
VIVACE III APARTMENTS - 31 TALLOWWOOD STREET, SEVEN HILLS, QLD 4170

SECTION 1: **Property - Physical Loss, Destruction or Damage**

Buildings - \$72,006,613.00
Common Contents - \$720,066.00

SECTION 2: **Voluntary Workers Personal Accident**

Accidental Death & Disablement - Insured
Weekly Benefits - Insured

SECTION 3: **Office Bearers' Liability**

Limit of Indemnity - \$1,000,000.00 in the aggregate Period of Insurance

SECTION 4: **Fidelity Guarantee**

Limit - \$100,000.00 in the aggregate Period of Insurance

SECTION 6: **Public Liability**

Limit of Indemnity - \$20,000,000.00 each and every Occurrence

SECTION 7: **Government Audit Costs, Workplace Health and Safety Breaches and Legal Expenses**

(a) Taxation and Audit Costs

Limit of Indemnity - \$30,000 in the aggregate Period of Insurance

(b) Workplace Health and Safety Breaches

Limit of Indemnity - \$150,000 in the aggregate Period of Insurance

(c) Legal Defence Expenses

Limit of Indemnity - \$50,000 in the aggregate Period of Insurance

POLICY NUMBER: LNG-STR-535757

PERIOD OF INSURANCE: 6 March 2024 expiring on 06 March 2025 at 4pm Local Standard Time

INSURER: Chubb Insurance Australia Limited

This certificate has been arranged by Us in our capacity as agents for the insurer/s named above. It does not reflect in detail the policy terms or conditions and merely provides a very brief summary of the insurance that is in existence at the date we have issued this certificate. If you wish to review the details of the policy terms, conditions, restrictions, exclusions or warranties, you must refer to the policy wording, schedule and any other associated policy document.

DISCLAIMER - In arranging this certificate, we do not guarantee that the insurance outlined will continue to remain in force for the period referred to as the policy may be cancelled or altered by either party to the contract at any time in accordance with the terms and conditions of the policy or in accordance with the terms of the Insurance Contracts Act 1984. We accept no responsibility or liability to advise any party who may be relying on this certificate of such alteration or cancellation to the policy of insurance.

This policy is issued by Longitude Insurance Pty Ltd (ABN 86 152 337 267) as an Authorised Representative (AR 424867) of Austagencies Pty Ltd (ABN 76 006 09 464) (Austagencies). Austagencies have binding authority from 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

Certificate number:

PSC0164623

2. Location of the swimming pool

Lot/s on plan details are usually shown on the title documents and rates notices

Street address:

149 KEONA RD

MCDOWALL QLD

Postcode

4

0

5

3

Lot and plan details:

9999/SP/161454

Local government area:

BRISBANE CITY

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

If it is known that 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. Shared pool or non-shared pool

Shared pool



Non-shared pool


5. Pool safety certificate validity

Effective date:

0

2

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0

2

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2

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2

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2

0

2

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2

0

2

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2

0

2

4

Expiry date:

6. Certification

This certificate states that the pool safety inspector has inspected the regulated pool and is satisfied that the pool is a complying pool under the *Building Act 1975*.

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:

MICHEAL JAMES BROWNE

Pool safety inspector
licence number:

PS100626

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*. Gates and doors giving access to the pool must always be kept securely closed while they are not in use. High penalties apply for non-compliance. It is essential that parents and carers carefully supervise young children around swimming pools at all times. Parents should also consider beginning swimming lessons for their young children from an early age. Please visit 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.