

Disclosure Statement

Body Corporate and Community Management Act 1997 Section 206

LD Strata Reports for Buyers & Sellers								
Body Corporate:	Body Corpora	' 6						
	Lot No: 24 on SP256957							
	Address: 21 F	RENSBURG STREET, BRIGH	HTON QLD	4017				
Secretary of Body	Name: MARI	O PIZZICA						
Corporate:	Postal Addre	ss: PO BOX 743, MORNIN	GSIDE QLD	4170				
	Email: info@	bcsystems.com.au						
Body Corporate	- Namo: PODV	CORPORATE SYSTEMS PT	VITO					
Manager:		/621 WYNNUM ROAD, M		DE OLD 4170				
_	Telephone: 3		OKININGSII	DL QLD 4170				
	- relephone. 5	899 0299						
Body Corporate	Is there a con	nmittee for the Body Corp	oorate?		Yes	∐ No		
Committee:		ommittee, is the body cor erform the functions of tl	•	•	Yes	⊠ No		
	-	erioriii tile falletions of ti	ne commit	ice:				
Annual Contributions and Levies:	Current Finar	ncial Year End: 31/10/202	25	Current Levy Ye	ar Issued:	: 31/10/2024		
anu Levies.	If the "Current Financial Year" and the "Current Levy Year Issued" differ then the levies quoted in this disclosur 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.							
	Administrativ	ve Fund Payable By This I	Lot:					
	Period Issued:	01/11/2023 - 31/01/2024	Due Date:	1/11/2023	Payable:	\$508.66		
	Period Issued:	01/02/2024 - 30/04/2024	Due Date:	1/02/2024	Payable:	\$508.66		
	Period Issued:	01/05/2024 - 31/07/2024	Due Date:	1/05/2024	Payable:	\$357.41		
	Period Issued:	01/08/2024 - 31/10/2024	Due Date:	1/08/2024	Payable:	\$357.41		
	DISCOUNT FO	R PAYMENT DUE DATE:	NIL	GROSS LEVY PA	AYABLE:	\$1,732.14		
	Sinking Fund	Payable By This Lot:						
	Period Issued:	01/11/2023 - 31/01/2024	Due Date:	1/11/2023	Payable:	\$372.71		
	Period Issued:	01/02/2024 – 30/04/2024	Due Date:	1/02/2024	Payable:	\$372.71		
	Period Issued:	01/05/2024 – 31/07/2024	Due Date:	1/05/2024	Payable:	\$252.30		
	Period Issued:	01/08/2024 – 31/10/2024	Due Date:	1/08/2024	Payable:	\$252.30		
	DISCOUNT FO	R PAYMENT DUE DATE:	NIL	GROSS LEVY PA	AYABLE:	\$1,250.02		
	Other: -							
	1/11/2025 aı	ove are for the year endond 1/02/2025 are: Admin s will be issued at the ne	istrative F	und \$454.69 and	Sinking F	•		
Schedule of Lot	Contribution	Schedule Lot Entitlement	:: 1	Aggre	gate:	56		
Entitlements:	Interest Sche	dule Lot Entitlements:	1	Aggre	gate:	56		

Improvements on Common Property for Which Buyer Will Be Responsible:	REFER TO AUTHORISATIONS REGISTER ATTACHED						
Body Corporate Assets Required To Be Recorded:	REFER TO ASSET REGIST	REFER TO ASSET REGISTER ATTACHED					
Information Prescribed under Regulation Module:	ACCOMMODATION MC	DDULE - NIL					
Financial Statement Balances	Administrative Fund: \$ Sinking Fund: \$339,348	29,122.09 as at 14/11/2024 3.59 as at 14/11/2024					
Insurance	Insurer:	surer: ALLIANZ AUSTRALIA INSURANCE LIMITED VIA STRATA COMMUNITY INSURANCE					
	Policy No:	QRSC14000797					
	Building:	\$22,881,836					
	Public Liability:	\$20,000,000					
	Other:	VOLUNTARY WORKERS - IN	228,818, LOSS OF RENT \$3,432,275, CLUDED, FIDELITY GUARANTEE \$100,000, 000, CATASTROPHE \$6,864,551. POLICY				
Signing:							
	Seller / Sellers Agent		Witness – not required if signed electronically				
	Date						
Buyer's Acknowledgement:	The Buyer acknowledge	es having received and read	this statement from the Seller				
	Buyer / Buyers Agent		Witness – not required if signed electronically				
	Date						

LYDIA PLACE CTS 41976

21 Rensburg Street Brighton QLD 4017

Ledger Report

14 November 2024

Name: Ben	jamin Myers & Kate	e Simbert	Lo Ui	ccount Number: ot Number: nit Number: rrataPay Number:	02100025 24 24 142164466	
Date	Description	Fund	l	Reference	Amount	Balance
	Brought Forward				881.37	881.37
16/11/23	Arrears Notice Fee	Other		M0000352	25.30	906.67
16/11/23	Admin Fund	Admin Fund		R0002415	-508.66	398.01
16/11/23	Sinking Fund	Sinking Fund		RA002415	-372.71	25.30
05/12/23	Other	Other		R0002426	-25.30	0.00
19/12/23	01/02/24 to 30/04/24	Admin Fund		10006523	508.66	508.66
19/12/23	01/02/24 to 30/04/24	Sinking Fund		10006579	372.71	881.37
13/02/24	Admin Fund	Admin Fund		R0002501	-508.66	372.71
13/02/24	Sinking Fund	Sinking Fund		RA002501	-372.71	0.00
21/03/24	01/05/24 to 31/07/24	Admin Fund		10006635	357.41	357.41
21/03/24	01/05/24 to 31/07/24	Sinking Fund		10006691	252.30	609.71
15/05/24	Admin Fund	Admin Fund		R0002580	-357.41	252.30
15/05/24	Sinking Fund	Sinking Fund		RA002580	-252.30	0.00
21/06/24	01/08/24 to 31/10/24	Admin Fund		10006747	357.41	357.41
21/06/24	01/08/24 to 31/10/24	Sinking Fund		10006803	252.30	609.71
16/08/24	Arrears Notice Fee	Other		M0000376	25.30	635.01
20/08/24	Admin Fund	Admin Fund		R0002662	-357.41	277.60
20/08/24	Sinking Fund	Sinking Fund		RA002662	-252.30	25.30
03/09/24	Other	Other		R0002669	-25.30	0.00
04/09/24	Admin Fund	Admin Fund		R0002670	-25.30	-25.30
20/09/24	01/11/24 to 31/01/25	Admin Fund		10006859	454.69	429.39
20/09/24	01/11/24 to 31/01/25	Sinking Fund		10006915	357.14	786.53
24/09/24 24/09/24	Admin Fund Sinking Fund	Admin Fund Sinking Fund		R0002685 RA002685	-429.39 -357.14	357.14 0.00

LYDIA PLACE CTS 41976

Levy Year	r	Last Annual		Contribution Entitlement Interest Entitlements		Total Number		Financial	Year	
Start	End	General Meeting	Contri	bution Entitlemen	t Interes	t Entitlements	of Lo	ots	Start	End
01/11/2023	31/10/2024	01/02/2024		56		56	56	3	01/11/2024	31/10/2025
Description	Period	Γ	Determined	Rate per U/E	Due Date	Discount Rate	Discount Date	Notice Date	Schedule	Total
Admin Fund	01/11/23 t	o 31/01/24 1	8/01/2023	508.6610	01/11/2023	0.00		03/10/20	23 Contribution	28,484.96
Admin Fund	01/02/24 t	o 30/04/24 18	8/01/2023	508.6610	01/02/2024	0.00		19/12/20:	23 Contribution	28,484.96
Admin Fund	01/05/24 t	o 31/07/24 2	5/01/2024	357.4100	01/05/2024	0.00		21/03/20	24 Contribution	20,014.96
Admin Fund	01/08/24 t	o 31/10/24 2	5/01/2024	357.4100	01/08/2024	0.00		21/06/20	24 Contribution	20,014.96
Admin Fund	01/11/24 t	o 31/01/25 2	5/01/2024	454.6880	01/11/2024	0.00		20/09/20	24 Contribution	25,462.64
Admin Fund	01/02/25 t	o 30/04/25 2	5/01/2024	454.6880	01/02/2025	0.00			Contribution	25,462.64
Admin Fund-Insurance	e 01/11/19 t	o 31/01/20 10	6/01/2019	92.0000	01/12/2019	0.00		21/10/20	19 Interest	5,152.00
Sinking Fund	01/11/23 t	o 31/01/24 1	8/01/2023	372.7050	01/11/2023	0.00		03/10/202	23 Contribution	20,871.76
Sinking Fund	01/02/24 t	o 30/04/24 1	8/01/2023	372.7050	01/02/2024	0.00		19/12/20:	23 Contribution	20,871.76
Sinking Fund	01/05/24 t	o 31/07/24 2	5/01/2024	252.2950	01/05/2024	0.00		21/03/20	24 Contribution	14,128.80
Sinking Fund	01/08/24 t	o 31/10/24 2	5/01/2024	252.2950	01/08/2024	0.00		21/06/20	24 Contribution	14,128.80
Sinking Fund	01/11/24 t	o 31/01/25 2	5/01/2024	357.1430	01/11/2024	0.00		20/09/20	24 Contribution	19,999.84
Sinking Fund	01/02/25 t	o 30/04/25 2	5/01/2024	357.1430	01/02/2025	0.00			Contribution	19,999.84

LYDIA PLACE CTS 41976

	Levy Yea	ar End	Last Annual General Meeting	Contribution Entitlements	Interest Enti	itlements		Total Number of Lots		Financial Year	End
	1/2023	31/10/2024	01/02/2024	56	5	6		56	Start 01/11/2		0/2025
Lot No	Description		Period	Notice Date	Amount	Discount	If Paid by or Due	Net Amount	Date Paid	Balance Due	Net Due
24	MYERS BEN	IJAMIN & SIMBER	RT KATE Contribution Entitl	ements: 1 Interest Entitlements: 1							
	Admin Fund		01/11/23 to 31/01/2	24 03/10/2023	508.66	0.00	01/11/2023	508.66	16/11/2023		
	Admin Fund		01/02/24 to 30/04/2	24 19/12/2023	508.66	0.00	01/02/2024	508.66	13/02/2024		
	Admin Fund		01/05/24 to 31/07/2	24 21/03/2024	357.41	0.00	01/05/2024	357.41	15/05/2024		
	Admin Fund		01/08/24 to 31/10/2	24 21/06/2024	357.41	0.00	01/08/2024	357.41	20/08/2024		
	Admin Fund		01/11/24 to 31/01/2	25 20/09/2024	454.69	0.00	01/11/2024	454.69	24/09/2024	0.00	0.00
	Admin Fund		01/02/25 to 30/04/2	25	454.69	0.00	01/02/2025	454.69			
	Sinking Fund		01/11/23 to 31/01/2	24 03/10/2023	372.71	0.00	01/11/2023	372.71	16/11/2023		
	Sinking Fund		01/02/24 to 30/04/2	24 19/12/2023	372.71	0.00	01/02/2024	372.71	13/02/2024		
	Sinking Fund		01/05/24 to 31/07/2	24 21/03/2024	252.30	0.00	01/05/2024	252.30	15/05/2024		
	Sinking Fund		01/08/24 to 31/10/2	24 21/06/2024	252.30	0.00	01/08/2024	252.30	20/08/2024		
	Sinking Fund		01/11/24 to 31/01/2	25 20/09/2024	357.14	0.00	01/11/2024	357.14	24/09/2024	0.00	0.00
	Sinking Fund		01/02/25 to 30/04/2	25	357.14	0.00	01/02/2025	357.14			
	Admin Fund-	Insurance	01/11/19 to 31/01/2	20 21/10/2019	92.00	0.00	01/12/2019	92.00	30/01/2020	0.00	0.00

BALANCE SHEET

AS AT 14 NOVEMBER 2024

	ACTUAL 14/11/2024	ACTUAL 31/10/2024
OWNERS FUNDS	1 1/1 1/2021	01/10/2021
Administrative Fund	29,122.09	11,724.11
Sinking Fund	339,348.59	333,870.79
TOTAL	\$ 368,470.68	\$ 345,594.90
THESE FUNDS ARE REPRESENTED BY		
CURRENT ASSETS		
Gst On Capital	(255.49)	3,817.01
Cash At Bank	127,303.69	126,634.06
Accrued Income	0.00	6,514.87
B O Q Stratacash A/C 1	104,000.00	104,000.00
B O Q Stratacash A/C 3	134,781.86	134,781.86
Prepaid Expenses	0.00	4,072.58
Levies Billed Not Yet Due	0.00	45,462.48
Levies Pre-Paid	3,435.68	2,770.68
Levies In Arrears	5,217.97	0.01
Other Arrears	69.00	69.00
TOTAL ASSETS	374,552.71	428,122.55
LIABILITIES		
Gst Clearing A/C	(789.33)	(1.48)
Creditors	0.00	717.00
Accrued Expenses	0.00	616.86
Levies Billed Not Yet Due	0.00	45,462.48
Levies Pre-Paid	3,435.68	2,770.68
Levies In Advance	3,435.68	32,962.11
TOTAL LIABILITIES	6,082.03	82,527.65
NET ASSETS	\$ 368,470.68	\$ 345,594.90

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 NOVEMBER 2024 TO 14 NOVEMBER 2024

	ACTUAL 01/11/24-14/11/24	BUDGET 01/11/24-31/10/25	VARIANCE %	ACTUAL 01/11/23-31/10/24
ADMINISTRATIVE FUND				
INCOME				
Levies - Administrative Fund	25,462.64	106,000.00	24.02	96,999.79
Interest On Overdue Levies	0.00	0.00	0.00	248.64
Gst On Income	(2,314.79)	(9,636.36)	24.02	(8,840.74)
TOTAL ADMIN. FUND INCOME	23,147.85	96,363.64		88,407.69
EXPENDITURE - ADMIN. FUND				
AUDIT & TAXATION COSTS				
Independent Audit Fee	0.00	1,104.40	0.00	0.00
Independent Audit File Prep	0.00	431.20	0.00	0.00
Bas Lodgement	0.00	1,012.00	0.00	1,012.00
Income Tax Return	0.00	220.00	0.00	220.00
Stratapay Transaction Fee	0.00	350.00	0.00	310.60
UTILITIES				
Electricity - Common Areas	(505.34)	1,250.00	(40.43)	1,494.66
Cold Water - Common -No Gst	(111.52)	1,500.00	(7.43)	1,490.23
INSURANCE				
Insurance Premium	3,741.61	52,324.01	7.15	44,568.42
Insurance Stamp Duty - No Gst	330.97	4,630.69	7.15	3,941.85
PROFESSIONAL ADVICE/FEES				
Advice - Strata Additional	19.80	2,500.00	0.79	3,813.30
Advice - Maintenance	0.00	150.00	0.00	132.00
LICENCES & PERMITS FEE				
Software & Records Storage	0.00	1,293.60	0.00	1,293.60
COMPLIANCE				
Report - Whs	0.00	687.00	0.00	1,374.00
FIRE PROTECTION				
Fire - Hydrant	0.00	800.00	0.00	742.28
CLEANING				
Cleaning - Pressure Clean	0.00	0.00	0.00	275.00
PEST CONTROL				
Pest Control Treatment	0.00	1,750.00	0.00	1,547.00
Annual Termite Inspection	0.00	6,000.00	0.00	5,750.00
ELECTRICAL				
R&M - Electrical General	0.00	750.00	0.00	872.52
PLUMBING				
Plumbing General	0.00	2,500.00	0.00	2,324.90
BUILDING GENERAL				
R&M - Building General	0.00	1,500.00	0.00	1,533.16
R&M - Roof/Gutters	0.00	1,500.00	0.00	1,485.00

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 NOVEMBER 2024 TO 14 NOVEMBER 2024

	ACTUAL	BUDGET	VARIANCE	ACTUAL
	01/11/24-14/11/24	01/11/24-31/10/25	%	01/11/23-31/10/24
GARDENS/GROUNDS				
R&M - Grounds General	0.00	10,000.00	0.00	9,884.50
R&M - Trees	0.00	2,000.00	0.00	1,430.00
BODY CORPORATE MANAGEMENT				
Fixed Price -Management Time	1,836.24	7,509.19	24.45	7,253.43
Fixed Price - Disbursements	667.52	2,730.44	24.45	2,637.11
Variable Disbursements	0.00	750.00	0.00	1,074.33
GST				
Gst On Expenses	(229.41)	(9,010.17)	2.55	(8,261.27)
TOTAL ADMIN. EXPENDITURE	5,749.87	96,232.36		88,198.62
SURPLUS / DEFICIT	\$ 17,397.98	\$ 131.28		\$ 209.07
Opening Admin. Balance	11,724.11	11,724.11	100.00	11,515.04
ADMINISTRATIVE FUND BALANCE	\$ 29,122.09	\$ 11,855.39		\$ 11,724.11

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 NOVEMBER 2024 TO 14 NOVEMBER 2024

	ACTUAL	BUDGET	VARIANCE	ACTUAL
	01/11/24-14/11/24	01/11/24-31/10/25	%	01/11/23-31/10/24
SINKING FUND				
INCOME				
Levies - Sinking Fund	19,999.84	0.00		70,001.11
INTEREST				
Interest Received	0.00	0.00	0.00	8,781.86
Accrued Interest	(6,514.87)	0.00	0.00	2,879.36
Gst On Income	(1,818.17)	0.00	0.00	(7,162.09)
TOTAL SINKING FUND INCOME	11,666.80	0.00		74,500.24
EXPENDITURE - SINKING FUND				
CLEANING				
Cleaning - General	0.00	0.00	0.00	7,656.00
PEST CONTROL				
Pest - General	6,807.90	0.00		638.00
PLUMBING				
Plumbing - Stormwater	0.00	0.00	0.00	4,532.00
BUILDING				
Gutters/Downpipes	0.00	0.00	0.00	722.00
Roof Restoration	0.00	0.00	0.00	4,303.00
TAXATION				
<u>GST</u>				
Gst On Expenses	(618.90)	0.00	0.00	(1,622.82)
TOTAL SINK. FUND EXPENDITURE	6,189.00	0.00		16,228.18
SURPLUS / DEFICIT	\$ 5,477.80	\$ 0.00		\$ 58,272.06
Opening Sinking Fund Balance	333,870.79	333,870.79	100.00	275,598.73
SINKING FUND BALANCE	\$ 339,348.59	\$ 333,870.79		\$ 333,870.79

ASSET REGISTER

LYDIA PLACE CTS 41976

	EIBHII EIGE CIS 11770						
Description	Туре	Method of Acquisition	Date of Acquisition	Acquired from	Original Cost	Cost to date	Market Value
SH 56 C-E Z Shredder/Vacuum	Plant and Machinery	Purchase	04/02/22	Urban Outdoor Power Equipment Bought by Secretary then reimb 10/03/2022		0.00	349.00
				Page Totals Report Totals	0.00 0.00	0.00 0.00	349.00 349.00

Page No. 11 Date: 14/11/24

Lot No	Date of Resolution	Authority Given To	Description of Area	Conditions
5	12/11/10	Lot 5	Courtyard	Exclusive Use
1	12/11/10	Lot 1	Courtyard	Exclusive Use
2	12/11/10	Lot 2	Courtyard	Exclusive Use
3	12/11/10	Lot 3	Courtyard	Exclusive Use
4	12/11/10	Lot 4	Courtyard	Exclusive Use
11	23/07/13	Lot 11	Courtyard	Exclusive Use
6	12/11/10	Lot 6	Courtyard	Exclusive Use
7	12/11/10	Lot 7	Courtyard	Exclusive Use
8	12/11/10	Lot 8	Courtyard	Exclusive Use
9	12/11/10	Lot 9	Courtyard	Excluslive Use
10	12/11/10	Lot 10	Courtyard	Exclusive Use

Page No. 12 Date: 14/11/24

Lot No	Date of Resolution	Authority Given To	Description of Area	Conditions
12	23/07/13	Lot 12	Courtyard	Exclusive Use
13	23/07/13	Lot 13	Courtyard & Car Park	Exclusive Use
14	23/07/13	Lot 14	Courtyard	Exclusive Use
15	23/07/13	Lot 15	Courtyard	Exclusive Use
16	23/07/13	Lot 16	Courtyard	Exclusive Use
17	23/07/13	Lot 17	Courtyard & Car Park	Exclusive Use
18	23/07/13	Lot 18	Courtyard & Car Park	Exclusive Use
19	23/07/13	Lot 19	Courtyard & Car Park	Exclusive Use
20	23/07/13	Lot 20	Courtyard & Car Park	Exclusive Use
21	23/07/13	Lot 21	Courtyard	Exclusive Use
22	23/07/13	Lot 22	Courtyard	Exclusive Use

Page No. 13 Date: 14/11/24

Lot No	Date of Resolution	Authority Given To	Description of Area	Conditions
23	23/07/13	Lot 23	Courtyard & Car Park	Exclusive Use
24	23/07/13	Lot 24	Courtyard & Car Park	Exclusive Use
25	23/07/13	Lot 25	Courtyard	Exclusive Use
26	23/07/13	Lot 26	Courtyard	Exclusive Use
27	10/12/14	Lot 27	Courtyard	Exclusive Use
28	10/12/14	Lot 28	Courtyard	Exclusive Use
29	10/12/14	Lot 29	Courtyard	Exclusive use
30	10/12/14	Lot 30	Courtyard	Exclusive Use
31	10/12/14	Lot 31	Courtyard	Exclusive Use
32	10/12/14	Lot 32	Courtyard	Exclusive Use
33	10/12/14	Lot 33	Courtyard	Exclusive Use

Page No. 14 Date: 14/11/24

Lot No	Date of Resolution	Authority Given To	Description of Area	Conditions
34	10/12/14	Lot 34	Courtyard	Exclusive Use
35	10/12/14	Lot 35	Courtyard	Exclusive Use
36	10/12/14	Lot 36	Courtyard	Exclusive Use
37	14/12/10	Lot 37	Courtyard	Exclusive Use
38	10/12/14	Lot 38	Courtyard	Exclusive Use
39	10/12/14	Lot 39	Courtyard	Exclusive Use
40	10/12/14	Lot 40	Courtyard	Exclusive Use
41	10/12/14	Lot 41	Courtyard	Exclusive Use
42	10/12/14	Lot 42	Courtyard	Exclusive Use
43	10/12/14	Lot 43	Courtyard	Exclusive Use
52	10/12/14	Lot 52	Courtyard	Exclusive Use

Page No. 15 Date: 14/11/24

Lot No	Date of Resolution	Authority Given To	Description of Area	Conditions
53	10/12/14	Lot 53	Courtyard	Exclusive Use
54	10/12/14	Lot 54	Courtyard	Exclusive Use
44	27/01/15	Lot 44	Courtyard	Exclusive Use
45	27/01/15	Lot 45	Courtyard	Exclusive Use
46	27/01/15	Lot 46	Courtyard	Exclusive Use
47	27/01/15	Lot 47	Courtyard	Exclusive Use
48	27/01/15	Lot 48	Courtyard	Exclusive Use
49	27/01/15	Lot 49	Courtyard	Exclusive Use
50	27/01/15	Lot 50	Courtyard	Exclusive Use
51	27/01/15	Lot 51	Courtyard	Exclusive Use
55	27/01/15	Lot 55	Courtyard	Exclusive Use

Page No. 16 Date: 14/11/24

Lot No	Date of Resolution	Authority Given To	Description of Area	Conditions
56	27/01/15	Lot 56	Courtyard	Exclusive Use
34	14/07/20	Lot 34 Owner 34/21 Rensburg Street Brighton QLD 4017	Garden Shed rear Courtyard of Lot 34	Refer to VOC Minutes
51	26/11/20	Lot 51 Owner 51/21 Rensburg Street Brighton QLD 4017	Cement Rear Courtyard	Refer to Lot Improvements



STRATA COMMUNITY INSURANCE

- T 1300 SCINSURE (1300 724 678)
- E myenquiry@scinsure.com.au
- P PO Box 2878, Brisbane QLD 4001
- A Level 13, 200 Mary Street, Brisbane QLD 4000

CERTIFICATE OF CURRENCY

	THE MOURES		
	THE INSURED		
POLICY NUMBER	QRSC14000797		
PDS AND POLICY WORDING	Residential Strata Product Disclosure Statement and Policy Wording SCI034-		
	Policy-RS-PPW-02/2021		
	Supplementary Product Disclosure Statement SCIA-036	SSPDS_RSC-	
	10/2021		
THE INSURED	Body Corporate for Lydia Place Community Title Scheme 41976		
SITUATION	21 Rensburg Street, Brighton, QLD, 4017		
PERIOD OF INSURANCE	Commencement Date: 4:00pm on 30/11/2023		
	Expiry Date: 4:00pm on 30/11/2024		
INTERMEDIARY	Direct Insurance Brokers Pty Ltd		
ADDRESS	38 Brookes Street, Bowen Hills, QLD, 4006		
DATE OF ISSUE	08/11/2023		
F	POLICY LIMITS / SUMS INSURED		
SECTION 1 PART A	1. Building	\$22,881,836	
	Common Area Contents	\$228,818	
PART B	Loss of Rent/Temporary Accommodation	\$3,432,275	
OPTIONAL COVER	S 1. Flood	Included	
	2. Floating Floors	Not Included	
SECTION 2 Liability		\$20,000,000	
SECTION 3 Voluntary Workers		Included	
SECTION 5 Fidelity Guarantee		\$100,000	
SECTION 6 Office Bearers' Liabi	ility	\$2,000,000	
SECTION 7 Machinery Breakdow	wn	Not Included	
SECTION 7 Machinery Breakdov SECTION 8 Catastrophe	wn	Not Included \$6,864,551	

This certificate of currency has been issued by Strata Community Insurance Agencies Pty Ltd, ABN 72 165 914 009, AFSL 457787 on behalf of the insurer Allianz Australia Insurance Limited, ABN 15 000 122 850, AFSL 234708 and confirms that on the Date of Issue a policy existed for the Period of Insurance and sums insured shown herein. The Policy may be subsequently altered or cancelled in accordance with its terms after the Date of Issue of this notice without further notice to the holder of this notice. It is issued as a matter of information only and does not confer any rights on the holder.

Appeal Expenses

Lot Owners' Fixtures and Improvements

Loss of Lot Market Value

Legal Defence Expenses

PART B

PART C

SECTION 10

SECTION 11

\$100,000

\$50,000

\$300,000

Not Included

This certificate does not amend, extend, replace, negate or override the benefits, terms, conditions and exclusions as described in the Schedule documents together with the Product Disclosure Statement and insurance policy wording.