

## **Disclosure Statement**

#### Body Corporate and Community Management Act 1997 Section 206

Body Corporate:	Body Corpora	ate For: PARK VIEW NOR	TH LAKES <b>Co</b> i	mmunity Title	Scheme: 4	5422			
	Lot No: 48 on	SP261550							
	Address: 1 BA	ASS COURT, NORTH LAKE	S QLD 4509						
Secretary of Body Corporate:		NICA NORTON	ICCIDE OLD A	170					
P		ss: PO BOX 743, MORNIN	IGSIDE QLD 4	170					
	- Email: Info@f	ocsystems.com.au							
Body Corporate	Name: BODY	CORPORATE SYSTEMS P	TY LTD						
Manager:	Address: 106	/621 WYNNUM ROAD, N	10RNINGSIDE	E QLD 4170					
	Telephone: 3	899 0299							
Body Corporate Committee:	Is there a com	nmittee for the Body Cor	porate?		⊠ Yes	☐ No			
		ommittee, is the body co erform the functions of t	•	_	Yes	⊠ No			
Annual Contributions and Levies:	Current Finar	ncial Year End: 30/11/20	25 <b>(</b>	Current Levy Ye	ear Issued:	: 30/11/2025			
	If the "Current Financial Year" and the "Current Levy Year Issued" differ then the levies quoted in this disclosure statement are for the <b>Current Levy Year Issued</b> . 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:	01/12/2024 - 28/02/2025	Due Date:	1/12/2024	Payable:	\$656.11			
	Period Issued:	01/03/2025 - 31/05/2025	Due Date:	1/03/2025	Payable:	\$656.11			
	Period Issued:	01/06/2025 - 31/08/2025	Due Date: 1/06/202		Payable:	\$599.62			
	Period Issued:	01/09/2025 - 30/11/2025	Due Date: 1/09/202		Payable:	\$599.62			
	DISCOUNT FOR	R PAYMENT DUE DATE:	NIL G	ROSS LEVY P	AYABLE:	\$2,511.46			
	Sinking Fund	Payable By This Lot:							
	Period Issued:	01/12/2024 - 28/02/2025	Due Date:	1/12/2024	Payable:	\$318.53			
	Period Issued:	01/03/2025 - 31/05/2025	Due Date:	1/03/2025	Payable:	\$318.53			
	Period Issued:	01/06/2025 - 31/08/2025	Due Date:	1/06/2025	Payable:	\$266.33			
	Period Issued:	01/09/2025 - 30/11/2025	Due Date:	1/09/2025	Payable:	\$2,66.33			
	DISCOUNT FOR	R PAYMENT DUE DATE:	NIL G	GROSS LEVY P	AYABLE:	\$1,169.72			
	Other: INSUR	ANCE: <b>\$595.54</b> PER ANN	UM PAYABLE	BY INSTALME	NTS WITH	OTHER LEVIES			
		t periods starting 1/12/2 dministrative Fund <b>\$652</b>	-	-					
Schedule of Lot	<b>-</b> Contribution	Schedule Lot Entitlemen	t: 10	Aggre	gate:	2180			
Entitlements:	Interest Sche	dule Lot Entitlements:	152	2 Aggre	gate:	33050			

Improvements on Common Property for Which Buyer Will Be Responsible:	NOTHING SIGHTED II	N RECORDS PROVIDED						
Body Corporate Assets Required To Be Recorded:	REFER TO ASSET REG	GISTER ATTACHED						
Information Prescribed under Regulation Module:	ACCOMMODATION I	ACCOMMODATION MODULE - NIL						
Financial Statement	Administrative Fund	<b>I:</b> \$148,374.71 as at 13/06/202	25					
Balances	Sinking Fund: \$1,732	2,371.26 as at 13/06/2025						
Insurance	Insurer:	ALLIANZ AUSTRALIA INSURANCE LIMITED VIA STRA						
	Policy No:	QRSC14001038						
	Building:	\$110,628,000						
	Public Liability:	\$20,000,000						
	Other:	VOLUNTARY WORKERS - II	1,106,280, LOSS OF RENT \$16,594,200, NCLUDED, FIDELITY GUARANTEE \$100,000, 000, CATASTROPHE \$33,188,400. POLICY					
Signing:	_							
	Seller / Sellers Agent	<del></del>	Witness – not required if signed electronically					
Buyer's Acknowledgement:	The Buyer acknowled	dges having received and read	this statement from the Seller					
	Buyer / Buyers Agen	t	Witness – not required if signed electronically					
	Date							

#### PARK VIEW NORTH LAKES CTS 45422

1 Bass Court North Lakes QLD 4509

#### Ledger Report

13 June 2025

Name: <b>Maç</b>	jil Pty Ltd		Account Number: Lot Number: Unit Number: StrataPay Number:	02100048 48 48 972037253	
Date	Description	Fund	Reference	Amount	Balance
	Brought Forward			0.00	0.00
12/12/23	VOCM - Air con Lot48	Other	M0001774	100.10	100.10
12/12/23	Disbursements -Lot48	Other	M0001775	83.27	183.37
13/12/23	Other	Other	R0009032	-183.37	0.00
22/01/24	01/03/24 to 31/05/24	Admin Fund	10024536	590.78	590.78
22/01/24	01/03/24 to 31/05/24	Sinking Fund	10024754	303.90	894.68
22/01/24	01/03/24 to 31/05/24	Insurance	10024972	121.45	1,016.13
21/02/24	Admin Fund	Admin Fund	R0009176	-590.78	425.35
21/02/24	Sinking Fund	Sinking Fund	RA009176	-303.90	121.45
21/02/24	Insurance	Insurance	RB009176	-121.45	0.00
22/04/24	01/06/24 to 31/08/24	Admin Fund	10025190	635.60	635.60
22/04/24	01/06/24 to 31/08/24	Sinking Fund	10025408	272.36	907.96
22/04/24	01/06/24 to 31/08/24	Insurance	10025626	151.85	1,059.81
15/05/24	Admin Fund	Admin Fund	R0009433	-635.60	424.21
15/05/24	Sinking Fund	Sinking Fund	RA009433	-272.36	151.85
15/05/24	Insurance	Insurance	RB009433	-151.85	0.00
22/07/24	01/09/24 to 30/11/24	Admin Fund	10025844	635.60	635.60
22/07/24	01/09/24 to 30/11/24	Sinking Fund	10026062	272.36	907.96
22/07/24	01/09/24 to 30/11/24	Insurance	10026280	151.85	1,059.81
14/08/24	Admin Fund	Admin Fund	R0009719	-635.60	424.21
14/08/24	Sinking Fund	Sinking Fund	RA009719	-272.36	151.85
14/08/24	Insurance	Insurance	RB009719	-151.85	0.00
21/10/24	01/12/24 to 28/02/25	Admin Fund	10026498	656.11	656.11
21/10/24	01/12/24 to 28/02/25	Sinking Fund	10026716	318.53	974.64
21/10/24	01/12/24 to 28/02/25	Insurance	I0026934 R0010026	150.33 -656.11	1,124.97 468.86
14/11/24 14/11/24	Admin Fund	Admin Fund	RA010026		
14/11/24	Sinking Fund Insurance	Sinking Fund Insurance	RB010026	-318.53 -150.33	150.33 0.00
29/01/25	01/03/25 to 31/05/25	Admin Fund	10027152	656.11	656.11
29/01/25	01/03/25 to 31/05/25 01/03/25 to 31/05/25	Sinking Fund	10027132	318.53	974.64
29/01/25	01/03/25 to 31/05/25 01/03/25 to 31/05/25	Insurance	10027570	150.33	1,124.97
21/02/25	Admin Fund	Admin Fund	R0010384	-656.11	468.86
21/02/25	Sinking Fund	Sinking Fund	RA010384	-318.53	150.33
21/02/25	Insurance	Insurance	RB010384	-150.33	0.00
07/04/25	01/06/25 to 31/08/25	Admin Fund	10027806	599.62	599.62
07/04/25	01/06/25 to 31/08/25	Sinking Fund	10027000	266.33	865.95
07/04/25	01/06/25 to 31/08/25	Insurance	10020024	147.44	1,013.39
28/05/25	Admin Fund	Admin Fund	R0010766	-599.62	413.77
28/05/25	Sinking Fund	Sinking Fund	RA010766	-266.33	147.44
28/05/25	Insurance	Insurance	RB010766	-147.44	0.00

#### PARK VIEW NORTH LAKES CTS 45422

S	Levy Yea	ar End	Last Annual General Meeting	Contribution Entitlemen	ts Interest	Entitlements		Total Number of Lots		Financial Year	End
01/1	2/2024	30/11/2025	19/02/2025	2180		33050		218	01/12/2	024 30/	11/2025
Lot No	Description		Period	Notice	Date Amou	nt Discount	If Paid by or Due	Net Amount	Date Paid	Balance Due	Net Due
48	Magil Pty Ltd	Contribution Entit	tlements: 10 Interest Entitle	ments: 152							
	Admin Fund		01/12/24 to 28/02/2	21/10/2	2024 656.1	1 0.00	01/12/2024	656.11	14/11/2024		
	Admin Fund		01/03/25 to 31/05/2	29/01/2	2025 656.1	1 0.00	01/03/2025	656.11	21/02/2025		
	Admin Fund		01/06/25 to 31/08/2	25 07/04/2	2025 599.6	0.00	01/06/2025	599.62	28/05/2025	0.00	0.00
	Admin Fund		01/09/25 to 30/11/2	25	599.6	0.00	01/09/2025	599.62			
	Admin Fund		01/12/25 to 28/02/2	16	652.9	0.00	01/12/2025	652.98			
	Admin Fund		01/03/26 to 31/05/2	16	652.9	0.00	01/03/2026	652.98			
	Sinking Fund		01/12/24 to 28/02/2	25 21/10/2	2024 318.5	0.00	01/12/2024	318.53	14/11/2024		
	Sinking Fund		01/03/25 to 31/05/2	29/01/2	2025 318.5	0.00	01/03/2025	318.53	21/02/2025		
	Sinking Fund		01/06/25 to 31/08/2	25 07/04/2	2025 266.3	0.00	01/06/2025	266.33	28/05/2025	0.00	0.00
	Sinking Fund		01/09/25 to 30/11/2	25	266.3	0.00	01/09/2025	266.33			
	Sinking Fund		01/12/25 to 28/02/2	26	298.1	7 0.00	01/12/2025	298.17			
	Sinking Fund		01/03/26 to 31/05/2	.6	298.1	7 0.00	01/03/2026	298.17			
	Insurance		01/12/24 to 28/02/2	21/10/2	2024 150.3	0.00	01/12/2024	150.33	14/11/2024		
	Insurance		01/03/25 to 31/05/2	29/01/2	2025 150.3	3 0.00	01/03/2025	150.33	21/02/2025		
	Insurance		01/06/25 to 31/08/2	25 07/04/2	2025 147.4	14 0.00	01/06/2025	147.44	28/05/2025	0.00	0.00
	Insurance		01/09/25 to 30/11/2	25	147.4	14 0.00	01/09/2025	147.44			
	Insurance		01/12/25 to 28/02/2	16	156.2	26 0.00	01/12/2025	156.26			
	Insurance		01/03/26 to 31/05/2	6	156.2	26 0.00	01/03/2026	156.26			

### **BALANCE SHEET**

AS AT 13 JUNE 2025

	ACTUAL	ACTUAL
	13/06/2025	30/11/2024
OWNERS FUNDS		
Administrative Fund	148,374.71	27,242.17
Sinking Fund	1,732,371.26	1,576,659.07
	\$ 1,880,745.97	\$ 1,603,901.24
TOTAL	ψ 1,000,140.01	ψ 1,000,001.24
THESE FUNDS ARE REPRESENTED BY		
CURRENT ASSETS		
Gst On Capital	904.05	22,724.66
Cash At Bank	1,668,669.39	467,131.88
Accrued Income	0.00	16,044.68
B O Q Stratacash A/C 1	206,529.41	203,275.61
B O Q Stratacash A/C 3	0.00	527,000.00
B O Q Stratacash A/C 4	0.00	535,790.60
Prepaid Expenses	0.00	10,425.43
Levies Billed Not Yet Due	0.00	245,158.35
Levies Pre-Paid	9,942.46	4,810.82
Levies In Arrears	19,635.01	0.00
Other Arrears	7,839.13	1,235.54
NON-CURRENT ASSETS		
TOTAL ASSETS	1,913,519.45	2,033,597.57
LIABILITIES		
Gst Clearing A/C	10,609.08	12,869.90
Payg Clearing A/C	2,279.48	4,461.18
Creditors	0.00	3,600.00
Accrued Expenses	0.00	9,429.92
Levies Billed Not Yet Due	0.00	245,158.35
Levies Pre-Paid	9,942.46	4,810.82
Levies In Advance	9,942.46	130,877.79
Other Payments In Advance	0.00	18,488.37
TOTAL LIABILITIES	32,773.48	429,696.33
NET ASSETS	\$ 1,880,745.97	\$ 1,603,901.24

#### STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 DECEMBER 2024 TO 13 JUNE 2025

	ACTUAL 01/12/24-13/06/25	BUDGET 01/12/24-30/11/25	VARIANCE %	ACTUAL 01/12/23-30/11/24
ADMINISTRATIVE FUND				
INCOME				
Levies - Administrative Fund	416,781.12	547,500.00	76.12	534,701.63
Discount - Admin Fund	(0.02)	0.00	0.00	0.00
Insurance Premium Reimbursemnt	97,432.16	129,470.00	75.25	118,848.90
Interest On Overdue Levies	1,065.63	0.00		1,908.69
Gst On Income	(46,746.67)	(61,542.73)	75.96	(59,413.72)
TOTAL ADMIN. FUND INCOME	468,532.22	615,427.27		596,045.50
EXPENDITURE - ADMIN. FUND				
AUDIT & TAXATION COSTS				
Independent Audit Fee	0.00	2,999.70	0.00	0.00
Independent Audit File Prep	0.00	1,678.60	0.00	0.00
Bas Lodgement	506.00	1,012.00	50.00	1,012.00
Income Tax Return	220.00	220.00	100.00	220.00
BANK & FINANCIAL CHARGES				
Stratapay Transaction Fee	401.79	1,200.00	33.48	1,184.96
UTILITIES				
Electricity - Common Areas	1,966.00	5,000.00	39.32	4,689.86
Electricity Govt Rebate No Gst	0.00	0.00	0.00	(650.00)
Cold Water - Common -No Gst	430.97	700.00	61.57	442.61
INSURANCE				
Insurance Premium	121,805.35	122,543.15	99.40	111,094.98
Insurance Stamp Duty - No Gst	10,850.08	10,924.85	99.32	9,898.53
Insurance Excess Scheme No Gst	0.00	2,000.00	0.00	0.00
CARETAKER/BUILDING MANAGER				
Caretaker Contract	184,951.83	390,649.91	47.34	380,996.57
PROFESSIONAL ADVICE/FEES				
Legal Advice/Fees	7,784.32	5,000.00	155.69	2,040.50
Legal Advice/Fees - No Gst	10.00	0.00		0.00
Debt Recovery	0.00	0.00	0.00	139.70
Land Titles/Search Fees	0.00	0.00	0.00	68.38
Advice - Strata Additional	1,319.62	4,000.00	32.99	4,018.90
Advice - Maintenance	44.00	100.00	44.00	44.00
LICENCES & PERMITS FEE				
Backflow Registration - No Gst	0.00	820.00	0.00	820.00
Software & Records Storage	2,517.90	5,035.80	50.00	5,035.80
Other Council Doc - No Gst	0.00	500.00	0.00	467.62
FIRE PROTECTION				
Fire - R & M General	517.00	800.00	64.62	791.19
PEST CONTROL				
Pest Control Treatment	2,354.00	7,000.00	33.63	6,264.50

#### STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 DECEMBER 2024 TO 13 JUNE 2025

	ACTUAL 01/12/24-13/06/25	BUDGET 01/12/24-30/11/25	VARIANCE %	ACTUAL 01/12/23-30/11/24
Termite Treatment	0.00	250.00	0.00	200.00
Annual Termite Inspection	0.00	22,400.00	0.00	23,980.00
·	0.00	22,400.00	0.00	20,000.00
ELECTRICAL  RSM Floatrical Constraint	0.470.00	2 000 00	00.55	2 200 50
R&M - Electrical General	2,476.62	3,000.00	82.55	3,200.50
R&M - Antenna/Matv	0.00	200.00	0.00	170.00
PLUMBING				
Plumbing General	698.50	2,000.00	34.92	2,689.50
Backflow Device Testing	0.00	520.00	0.00	511.50
BUILDING GENERAL				
R&M - Building General	1,041.84	1,000.00	104.18	1,138.53
R&M - Doors	0.00	0.00	0.00	1,232.00
R&M - Garage Doors	0.00	1,000.00	0.00	410.00
R&M - Locks/Keys	0.00	0.00	0.00	115.10
R&M - Roof/Gutters	3,190.00	4,500.00	70.89	2,543.88
GARDENS/GROUNDS				
R&M - Grounds General	1,412.28	1,500.00	94.15	2,422.36
R&M - Fencing	0.00	500.00	0.00	84.86
R&M - Green Waste Removal	0.00	2,000.00	0.00	1,415.00
R&M - Mulching	0.00	24,500.00	0.00	0.00
R&M - Mowing/Lawn	0.00	2,150.00	0.00	0.00
R&M - Trees	0.00	500.00	0.00	0.00
EQUIPMENT/FURNITURE				
R&M - Equipment	1,609.75	1,250.00	128.78	1,211.80
R&M - Gym Equipment	350.00	700.00	50.00	451.00
POOL/SPA				
Pool Maintenance	2,612.56	4,000.00	65.31	4,351.37
Pool/Spa Chemical	439.10	0.00		0.00
Pool Fence Safety Inspe No Gst	44.26	185.00	23.92	185.00
SECURITY				
R&M - Cctv	793.00	295.00	268.81	295.00
	700.00	200.00	200.01	200.00
BODY CORPORATE MANAGEMENT	00.005.40	00.074.54	75.50	00.405.00
Fixed Price - Management Time	20,385.18	26,971.51	75.58	29,185.30
Fixed Price - Disbursements	10,134.82	13,486.84 1,200.00	75.15	13,562.29
Variable Disbursements	119.35	1,200.00	9.95	2,207.17
GST				
Gst On Expenses	(33,586.44)	(60,105.73)	55.88	(55,541.67)
TOTAL ADMIN. EXPENDITURE	347,399.68	616,186.63		564,600.59
SURPLUS / DEFICIT	\$ 121,132.54	\$ (759.36)		\$ 31,444.91
Opening Admin. Balance	27,242.17	27,242.17	100.00	(4,202.74)
ADMINISTRATIVE FUND BALANCE	\$ 148,374.71	\$ 26,482.81		\$ 27,242.17

#### STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 DECEMBER 2024 TO 13 JUNE 2025

	ACTUAL 01/12/24-13/06/25	BUDGET 01/12/24-30/11/25	VARIANCE %	ACTUAL 01/12/23-30/11/24
SINKING FUND				
INCOME				
Levies - Sinking Fund	196,939.02	255,000.00	77.23	251,249.41
Discount - Sinking Fund	0.11	0.00		0.00
INTEREST				
Interest Received	33,295.20	0.00		70,942.18
Accrued Interest	(16,044.68)	0.00	0.00	(9,711.69)
Gst On Income	(17,903.56)	(23,181.82)	77.23	(22,840.86)
TOTAL SINKING FUND INCOME	196,286.09	231,818.18		289,639.04
EXPENDITURE - SINKING FUND				
FEE/REPORTS				
Professional Fees Other	0.00	0.00	0.00	1,320.00
PEST CONTROL				
Pest - General	0.00	1,790.00	0.00	0.00
BUILDING				
Building General	3,432.00	20,000.00	17.16	0.00
Signage	0.00	3,770.00	0.00	6,545.33
Painting - Exterior	0.00	1,000,000.00	0.00	0.00
Painting - Linemarking	0.00	2,750.00	0.00	0.00
GARDENS/GROUNDS				
Retaining Wall	30,206.00	25,000.00	120.82	0.00
Gardens - Mulching	0.00	0.00	0.00	23,299.00
Gardens - Landscaping	0.00	0.00	0.00	25,429.80
POOL/SPA				
Pool - Equipment	0.00	572.00	0.00	4,755.00
Pool - Fencing And Gates	0.00	0.00	0.00	3,586.00
SECURITY				
Cctv Cameras	0.00	0.00	0.00	545.00
TAXATION				
Payg Instalment Tax	9,212.30	0.00		19,333.02
Payg Instalment Tax Adjustment	781.60	0.00		98.51
<u>GST</u>				
Gst On Expenses	(3,058.00)	(95,807.46)	3.19	(5,952.75)
TOTAL SINK. FUND EXPENDITURE	40,573.90	958,074.54		78,958.91
SURPLUS / DEFICIT	\$ 155,712.19	\$ (726,256.36)		\$ 210,680.13
Opening Sinking Fund Balance	1,576,659.07	1,576,659.07	100.00	1,365,978.94
SINKING FUND BALANCE	\$ 1,732,371.26	\$ 850,402.71		<u>\$ 1,576,659.07</u>

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### PARK VIEW NORTH LAKES CTS 45422

Description	Туре	Method of Acquisition	Date of Acquisition	Acquired from	Original Cost	Cost to date	Market Value
Dolphin EX 5 CB Robotic Floor & Wall Pool Cleaner w/ Remote & Caddy	Plant and Machinery	Purchase	05/06/14	Atlantis Pool Services North Lakes	739.00	739.00	2,000.00
V45 Viron (45 grams per hour) Chlorinator	Plant and Machinery	Purchase	18/02/22	North Brisbane Pool Care		0.00	3,619.00
EzGo TXT 2007 Model Light Almond, 36 Volt #1141547 invoice # 00012600 Serial # 2529893	Plant and Machinery		26/07/13	Allcoast Golf Cars Unit1/21 Trinder Avenue Maroochydore QLD 4558		0.00	4,100.00
Leaf blower vaccum	Plant and Machinery	Purchase	26/06/23	Paddock		0.00	
STIHL BG 86 Blower	Plant and Machinery	Purchase	27/01/22	Urban Outdoor Power Equipment		0.00	
Honda HRU216M2 Buffalo Classic Mower code HRU216M2 serial # MATU-1017308	Plant and Machinery		11/09/13	The Mower Place 8 Central Court Browns Plains 4118 Qld		0.00	1,435.00
ZS5000TF 50' Fab Deck code 74395 serial # 313000163	Plant and Machinery		11/09/13	The Mower Place 8 Central Court Browns Plains 4118 QLD		0.00	4,950.00
Modern Alarms Invoice# 00034938 Ref 9778/9/13	Plant and Machinery		27/09/13	Modern Alarms Unit 11 / 29 Moreton Bay Rd Capalaba 4157 QLD		0.00	6,435.00
	•	•	•	Page Totals Report Totals	739.00 739.00	739.00 739.00	22,539.00 22,539.00

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### PARK VIEW NORTH LAKES CTS 45422

Description	Туре	Method of Acquisition	Date of Acquisition	Acquired from	Original Cost	Cost to date	Market Value
GE2567 DS Wall Mount GH8563 Number 936-343945	Office Equipment		30/09/13	Dick Smith North Lakes 1103 North Lakes S/c Mango Hill 4509 QLD		0.00	578.00
CCTV CAMERAS X3	Office Equipment	Purchase	19/05/16	MODERN ALARMS PO BOX 1220 SPRINGWOOD QLD 4127	2,612.00	2,612.00	2,612.00
Modular Double Cabinet Kit	Furniture & Fittings	Purchase	15/05/23	Christie		0.00	0.00
HEDGE TRIMMER	Plant and Machinery	Purchase	19/03/18	Sunshien Coast Mowers 189 Brisbane Road Mooloolaba 4557		0.00	359.10
OSM Manual USB	Office Equipment			BCsystems		0.00	220.00
Gym Equipment	Furniture & Fittings	Purchase	15/05/23	Elite Fitness Equipment		0.00	
Hedge trimmer Stihl	Plant and Machinery	Purchase	30/07/21	Urban Outdoor Power Equipment		0.00	629.10
	I			Page Totals Report Totals	2,612.00 3,351.00	2,612.00 3,351.00	4,398.20 26,937.20



#### stratacommunityinsure.com.au

- T 1300 SCINSURE (1300 724 678)
- E myenquiry@scinsure.com.au
- A PO Box 2878, Brisbane, QLD 4001

#### **CERTIFICATE OF CURRENCY**

	THE INSURED				
POLICY NUMBER	QRSC14001038				
PDS AND POLICY WORDING	Residential Strata Product Disclosure Statement and F	Policy Wording SCI034-			
PDS AND POLICY WORDING	Policy-RS-PPW-02/2021				
	Supplementary Product Disclosure Statement SCIA-03	36_SPDS_RSC-			
	10/2021				
THE INSURED	Body Corporate for Park View North Lakes Community	Title Scheme 45422			
SITUATION	1 Bass Court, North Lakes, QLD, 4509				
PERIOD OF INSURANCE	Commencement Date: 4:00pm on 31/12/2024				
PERIOD OF INSURANCE	Expiry Date: 4:00pm on 30/11/2025				
INTERMEDIARY	Direct Insurance Brokers Pty Ltd				
ADDRESS	38 Brookes Street, Bowen Hills, QLD, 4006				
DATE OF ISSUE	13/12/2024				
PC	OLICY LIMITS / SUMS INSURED				
SECTION 1 PART A	1. Building	\$110,628,000			
	Common Area Contents	\$1,106,280			
PART B	Loss of Rent/Temporary Accommodation	\$16,594,200			
OPTIONAL COVERS	1. Flood	Not 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' Liabilit	tv	\$1,000,000			

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. 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.

**Appeal Expenses** 

Legal Defence Expenses

Government Audit Costs - Professional Fees

Machinery Breakdown

Loss of Lot Market Value

Lot Owners' Fixtures and Improvements

Catastrophe

PART A

PART B

PART C

**SECTION 7** 

**SECTION 8** 

SECTION 9

**SECTION 10** 

**SECTION 11** 

Not Included

\$33,188,400

Not Included

\$25,000

\$100,000

\$50,000 \$300,000