

# Disclosure Statement

Body Corporate and Community Management Act 1997

Section 206

Body Corporate:

Body Corporate For: CHANCELLOR Community Title Scheme: 37103

Lot No: 258 on SP182411

Address: 228 VARSITY PARADE, VARSITY LAKES QLD 4227

Secretary of Body Corporate:

Name: BIAO JIN

Postal Address: PO BOX 1079, OXENFORD QLD 4210

Email: strata@qbsmanagement.com.au

Body Corporate Manager:

Name: QBS STRATA MANAGEMENT PTY LTD

Address: 3/3 NORTHWARD STREET, UPPER COOMERA QLD 4209

Telephone: 5519 9000

Body Corporate Committee:

Is there a committee for the Body Corporate?



Yes



No

If there is a committee, is the body corporate manager engaged to perform the functions of the committee?



Yes



No

Annual Contributions and Levies:

Current Financial Year End: 30/06/2026

Current Levy Year Issued: 30/06/2025

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:	01/07/2024 - 31/10/2024	Due Date:	1/07/2024	Payable:	\$2,128.29
Period Issued:	01/11/2024 - 28/02/2025	Due Date:	1/11/2024	Payable:	\$701.41
Period Issued:	01/03/2025 - 30/06/2025	Due Date:	1/03/2025	Payable:	\$701.41

DISCOUNT PAID BY DUE DATE: NIL GROSS LEVY PAYABLE: **\$3,531.10**

## Sinking Fund Payable by This Lot:

Period Issued:	01/07/2024 - 31/10/2024	Due Date:	1/07/2024	Payable:	\$678.38
Period Issued:	01/11/2024 - 28/02/2025	Due Date:	1/11/2024	Payable:	\$431.24
Period Issued:	01/03/2025 - 30/06/2025	Due Date:	1/03/2025	Payable:	\$431.24

DISCOUNT PAID BY DUE DATE: NIL GROSS LEVY PAYABLE: **\$1,540.86**

Other: INSURANCE: **\$1,657.19** PER YEAR DUE BY INSTALMENTS WITH OTHER LEVIES-  
EXCLUSIVE USE ADMIN FUND: **\$216.20** AND EXCLUSIVE USE SINKING FUND: **\$810.50**  
PER YEAR DUE BY INSTALMENTS WITH OTHER LEVIES

The levies above are for the year ended 30/06/2025.

Levies for next period 1/07/2025 – 31/10/2025: Administrative Fund \$1,186.26,  
Exclusive Use Admin Fund \$72.11, Exclusive Use Sinking Fund \$279.12, Insurance  
\$552.96, and Sinking Fund \$523.35.

Further levies will be issued at the next AGM to be held by 30/09/2025.

<b>Schedule of Lot Entitlements:</b>	Contribution Schedule Lot Entitlement:      1163 Interest Schedule Lot Entitlements:            384	Aggregate:      99634 Aggregate:      35251
<b>Improvements on Common Property for Which Buyer Will Be Responsible:</b>	NOTHING SIGHTED IN RECORDS PROVIDED	
<b>Body Corporate Assets Required To Be Recorded:</b>	REFER TO ASSET REGISTER ATTACHED	
<b>Information Prescribed under Regulation Module:</b>	ACCOMMODATION MODULE - NIL	
<b>Financial Statement Balances</b>	Administrative Fund: \$166,366.36 as at 7/07/2025 Sinking Fund: \$144,205.36 as at 7/07/2025	
<b>Insurance</b>	Insurer:                      QBE INSURANCE (AUSTRALIA) LIMITED VIA CHU Policy No:                    CS0006088351 & 06S3310958 Building:                     \$101,039,138 Public Liability:            \$20,000,000 Other:                        LOSS OF RENT \$15,155,870, FIDELITY GUARANTEE \$100,000, OFFICE BEARERS \$5,000,000, VOLUNTARY WORKERS \$200,000/\$2,000. POLICY EXPIRES 24/07/2025	
<b>Signing:</b>	<div style="display: flex; justify-content: space-between; margin-top: 20px;"> <div style="width: 45%;"> <div style="border-top: 1px solid black; margin-bottom: 10px;"></div>         Seller / Sellers Agent       </div> <div style="width: 45%;"> <div style="border-top: 1px solid black; margin-bottom: 10px;"></div>         Witness – <i>not required if signed electronically</i> </div> </div> <div style="margin-top: 20px;"> <div style="border-top: 1px solid black; margin-bottom: 10px;"></div>         Date       </div>	
<b>Buyer's Acknowledgement:</b>	The Buyer acknowledges having received and read this statement from the Seller	
	<div style="display: flex; justify-content: space-between; margin-top: 20px;"> <div style="width: 45%;"> <div style="border-top: 1px solid black; margin-bottom: 10px;"></div>         Buyer / Buyers Agent       </div> <div style="width: 45%;"> <div style="border-top: 1px solid black; margin-bottom: 10px;"></div>         Witness – <i>not required if signed electronically</i> </div> </div> <div style="margin-top: 20px;"> <div style="border-top: 1px solid black; margin-bottom: 10px;"></div>         Date       </div>	



# QBS Strata Management

PO Box 1079, Oxenford, QLD 4210

Phone: (07) 5519 9000 Email: reception@qbsmanagement.com.au

Website: picagroup.com.au/qbs-strata-management ACN: 114 635 193

Trustee for S.E. QLD Corporate Management Unit Trust, where ABN 86 965 584 736 is the ABN of the trust.



## CHANCELLOR CTS 37103

### BALANCE SHEET

AS AT 07 JULY 2025

	ACTUAL 07/07/2025	ACTUAL 30/06/2025
<b><u>OWNERS FUND</u></b>		
Administrative Fund	166,366.36	36,107.70
Sinking Fund	144,205.36	103,446.00
Excl.Use A.F - Lifts	5,681.04	1,677.99
Excl.Use S.F - Lifts	346,041.06	330,545.57
<b><u>TOTAL</u></b>	<b><u>\$ 662,293.82</u></b>	<b><u>\$ 471,777.26</u></b>
<b><u>THESE FUNDS ARE REPRESENTED BY</u></b>		
<b><u>CURRENT ASSETS</u></b>		
Cash At Bank	188,393.42	192,278.56
Petty Cash	300.00	300.00
Investment A/C - At Call	348,330.99	348,330.99
Levies In Arrears	48,544.59	20,610.21
Other Arrears	39,232.73	23,594.07
Secondary Debtors	44,440.26	44,440.26
<b><u>TOTAL ASSETS</u></b>	<b><u>669,241.99</u></b>	<b><u>629,554.09</u></b>
<b><u>LIABILITIES</u></b>		
G S T Clearing Account	18,646.48	(14,570.19)
P A Y G Clearing Account	0.00	1,195.00
Creditors	(10,758.05)	21,212.64
Accrued Expenses	0.00	4,451.94
Levies In Advance	6,188.95	105,558.00
Other Payments In Advance	0.00	47,058.65
Provision For Income Tax	(7,129.21)	(7,129.21)
<b><u>TOTAL LIABILITIES</u></b>	<b><u>6,948.17</u></b>	<b><u>157,776.83</u></b>
<b><u>NET ASSETS</u></b>	<b><u>\$ 662,293.82</u></b>	<b><u>\$ 471,777.26</u></b>



## CHANCELLOR CTS 37103

### STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 JULY 2025 TO 07 JULY 2025

	ACTUAL	BUDGET	VARIANCE	ACTUAL
	01/07/25-07/07/25	01/07/25-30/06/26	%	01/07/24-30/06/25
<b><u>ADMINISTRATIVE FUND</u></b>				
<b><u>INCOME</u></b>				
Levies - Admin Fund	92,387.89	0.00		275,007.90
Levies - Insurance	46,146.76	0.00		138,299.39
Interest On Overdue Levies	0.00	0.00	0.00	7,393.45
<b><u>TOTAL ADMIN FUND INCOME</u></b>	<b>138,534.65</b>	<b>0.00</b>		<b>420,700.74</b>
<b><u>EXPENDITURE</u></b>				
Audit Fees	0.00	1,200.00	0.00	0.00
Bank Charges (Gst Incl)	1.50	0.00		140.26
Body Corporate Admin	2,992.50	0.00		12,707.46
Body Corporate Additional Svc	0.00	0.00	0.00	7,664.55
Quarterly Bas	0.00	0.00	0.00	778.92
Income Tax Preparation	0.00	0.00	0.00	240.91
Cleaning	240.00	0.00		3,948.18
Cleaning Windows	0.00	0.00	0.00	10,870.00
Cleaning Supplies	0.00	0.00	0.00	2,030.84
Bms - Levy	0.00	0.00	0.00	44,539.49
Electricity	1,978.14	0.00		28,949.76
Fees & Permits	0.00	0.00	0.00	116.00
Grounds And Gardens	0.00	0.00	0.00	10,714.45
Consultancy	0.00	0.00	0.00	1,007.50
Insurance - Build / Public Lia	0.00	0.00	0.00	137,135.61
Caretakers Fees	0.00	0.00	0.00	185,103.02
R & M - Building	268.95	0.00		15,753.95
Electrical	0.00	0.00	0.00	4,087.73
Fire Protection	0.00	0.00	0.00	11,190.28
Fire Control - False Alarm	0.00	0.00	0.00	5,207.91
Gym Equipment	0.00	0.00	0.00	1,686.36
Plant & Equipment	0.00	0.00	0.00	1,098.50
Plumbing	0.00	0.00	0.00	2,197.73
Pool	493.50	0.00		9,761.37
Pest Control	0.00	0.00	0.00	2,459.08
Communications & Outlays	1,939.57	0.00		8,016.60
Software Fees	361.83	0.00		1,419.48
Security Expense	0.00	0.00	0.00	3,850.00
<b><u>TOTAL ADMIN FUND EXPENDITURE</u></b>	<b>8,275.99</b>	<b>1,200.00</b>		<b>512,675.94</b>

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**CHANCELLOR CTS 37103**

**STATEMENT OF INCOME AND EXPENDITURE**

FOR THE PERIOD 01 JULY 2025 TO 07 JULY 2025

	ACTUAL	BUDGET	VARIANCE	ACTUAL
	01/07/25-07/07/25	01/07/25-30/06/26	%	01/07/24-30/06/25
<b><u>SURPLUS /(DEFICIT)</u></b>	<b><u>\$ 130,258.66</u></b>	<b><u>\$ (1,200.00)</u></b>		<b><u>\$ (91,975.20)</u></b>
Opening Balance	36,107.70	36,107.70	100.00	128,082.90
<b><u>ADMINISTRATIVE FUND BALANCE</u></b>	<b><u>\$ 166,366.36</u></b>	<b><u>\$ 34,907.70</u></b>		<b><u>\$ 36,107.70</u></b>



## CHANCELLOR CTS 37103

### STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 JULY 2025 TO 07 JULY 2025

	ACTUAL 01/07/25-07/07/25	BUDGET 01/07/25-30/06/26	VARIANCE %	ACTUAL 01/07/24-30/06/25
<b><u>SINKING FUND</u></b>				
<b><u>INCOME</u></b>				
Levies - Sinking Fund	40,759.36	0.00		120,004.68
Interest Received	0.00	0.00	0.00	11,030.02
<b><u>TOTAL SINKING FUND INCOME</u></b>	<b>40,759.36</b>	<b>0.00</b>		<b>131,034.70</b>
<b><u>EXPENDITURE</u></b>				
Cleaning	0.00	0.00	0.00	5,550.00
Grounds & Gardens	0.00	0.00	0.00	1,044.55
Consultancy	0.00	1,000.00	0.00	1,025.45
R & M Building	0.00	0.00	0.00	97,838.27
Electrical	0.00	0.00	0.00	1,669.75
Fire Protection	0.00	0.00	0.00	666.25
Painting	0.00	0.00	0.00	8,080.00
Plumbing	0.00	0.00	0.00	12,905.00
Pool	0.00	0.00	0.00	5,767.66
Roof	0.00	0.00	0.00	10,865.00
<b><u>TOTAL SINKING FUND EXPENDITURE</u></b>	<b>0.00</b>	<b>1,000.00</b>		<b>145,411.93</b>
<b><u>SURPLUS/(DEFICIT)</u></b>	<b><u>\$ 40,759.36</u></b>	<b><u>\$ (1,000.00)</u></b>		<b><u>\$ (14,377.23)</u></b>
Opening Balance	103,446.00	103,446.00	100.00	117,823.23
<b><u>SINKING FUND BALANCE</u></b>	<b><u>\$ 144,205.36</u></b>	<b><u>\$ 102,446.00</u></b>		<b><u>\$ 103,446.00</u></b>

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**CHANCELLOR CTS 37103****STATEMENT OF INCOME AND EXPENDITURE**

FOR THE PERIOD 01 JULY 2025 TO 07 JULY 2025

	ACTUAL 01/07/25-07/07/25	BUDGET 01/07/25-30/06/26	VARIANCE %	ACTUAL 01/07/24-30/06/25
<b><u>EXCL.USE A.F - LIFTS</u></b>				
<b><u>INCOME - EXCL.USE A.F - LIFTS</u></b>				
Levies - Excl. Use A.F. Lifts	4,003.05	0.00		12,002.54
<b><u>TOTAL INCOME EXCL.USE A.F-LIFT</u></b>	<b><u>4,003.05</u></b>	<b><u>0.00</u></b>		<b><u>12,002.54</u></b>
<b><u>EXPENDITURE EXCL USE A.F-LIFT</u></b>				
R & M - Lifts	0.00	0.00	0.00	10,777.48
Workplace Legislat. Compliance	0.00	0.00	0.00	232.81
<b><u>TOTAL EXPENSES EXCL.USE A.F -</u></b>	<b><u>0.00</u></b>	<b><u>0.00</u></b>		<b><u>11,010.29</u></b>
<b><u>SURPLUS/DEFICIT EXCL.USE A.F -</u></b>	<b><u>\$ 4,003.05</u></b>	<b><u>\$ 0.00</u></b>		<b><u>\$ 992.25</u></b>
Opening Balance Excl.Use A.F -	1,677.99	1,677.99	100.00	685.74
<b><u>BALANCE EXCL.USE A.F - LIFTS</u></b>	<b><u>\$ 5,681.04</u></b>	<b><u>\$ 1,677.99</u></b>		<b><u>\$ 1,677.99</u></b>



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**CHANCELLOR CTS 37103****STATEMENT OF INCOME AND EXPENDITURE**

FOR THE PERIOD 01 JULY 2025 TO 07 JULY 2025

	ACTUAL	BUDGET	VARIANCE	ACTUAL
	01/07/25-07/07/25	01/07/25-30/06/26	%	01/07/24-30/06/25
<b><u>EXCL.USE S.F - LIFTS</u></b>				
<b><u>INCOME - EXCL.USE S.F - LIFTS</u></b>				
Levies-Excl.Use S.F - Lifts	15,495.49	0.00		44,995.06
<b><u>TOTAL INCOME EXCL.USE S.F-LIFT</u></b>	<b>15,495.49</b>	<b>0.00</b>		<b>44,995.06</b>
<b><u>EXPENDITURE EXCL USE S.F-LIFT</u></b>				
R & M - Lifts	0.00	0.00	0.00	6,764.50
<b><u>TOTAL EXPENSES EXCL.USE S.F -</u></b>	<b>0.00</b>	<b>0.00</b>		<b>6,764.50</b>
<b><u>SURPLUS/DEFICIT EXCL.USE S.F -</u></b>	<b><u>\$ 15,495.49</u></b>	<b><u>\$ 0.00</u></b>		<b><u>\$ 38,230.56</u></b>
Opening Balance Excl.Use S.F -	330,545.57	330,545.57	100.00	292,315.01
<b><u>BALANCE EXCL.USE S.F - LIFTS</u></b>	<b><u>\$ 346,041.06</u></b>	<b><u>\$ 330,545.57</u></b>		<b><u>\$ 330,545.57</u></b>

## ASSET REGISTER

## CHANCELLOR CTS 37103

Description	Type	Method of Acquisition	Date of Acquisition	Acquired from	Original Cost	Cost to date	Market Value
Artwork Total 63 Pieces	Furniture & Fittings	Gift		Solmac		0.00	18,975.00
Pots & Plinths x3	Furniture & Fittings	Gift		Solmac		0.00	4,257.00
Troughs x3	Furniture & Fittings	Gift		Solmac		0.00	2,271.50
Metal Screens x2	Furniture & Fittings	Gift		Solmac		0.00	2,145.00
Upholstered Seat & Cushion x2	Furniture & Fittings	Gift		Solmac		0.00	2,222.00
10 x Assorted Scatter Cushions	Furniture & Fittings	Gift		Solmac		0.00	1,188.00
Seat & Back Cushion (Pool)	Furniture & Fittings	Gift		Solmac		0.00	2,222.00
3 X Outdoor Dining Tables 18 X Outdoor Dining Chairs 8 X Outdoor Sun Lounges 4 X Outdoor Side Tables	Furniture & Fittings	Gift		Solmac Solmac Solmac Solmac		0.00	5,280.00
Page Totals					0.00	0.00	38,560.50
Report Totals					0.00	0.00	38,560.50

## ASSET REGISTER

## CHANCELLOR CTS 37103

Description	Type	Method of Acquisition	Date of Acquisition	Acquired from	Original Cost	Cost to date	Market Value
2 x Cane Chairs 2 x Feature Scater Cushions	Furniture & Fittings	Gift		Solmac Solmac		0.00	2,029.50
Gymnasium Side Table	Furniture & Fittings	Gift		Solmac		0.00	836.00
Set of 3 Stretched Printed Art	Furniture & Fittings	Gift		Solmac		0.00	1,485.00
Gym Equipment	Furniture & Fittings	Gift		Solmac		0.00	17,611.11
Artwork ( 2 sets of 3 photos)	Furniture & Fittings	Gift		Solmac		0.00	1,254.00
Armless Sofa	Furniture & Fittings	Gift		Solmac		0.00	2,541.00
Timber Veneer Console	Furniture & Fittings	Gift		Solmac		0.00	1,800.70
Large Sculpture above Console	Furniture & Fittings	Gift		Solmac		0.00	1,400.00
Page Totals					0.00	0.00	28,957.31
Report Totals					0.00	0.00	67,517.81

## ASSET REGISTER

## CHANCELLOR CTS 37103

Description	Type	Method of Acquisition	Date of Acquisition	Acquired from	Original Cost	Cost to date	Market Value
1600w x 1800h artwork	Furniture & Fittings	Gift		Solmac		0.00	1,848.00
Wicker Chairs (w cushions) x2	Furniture & Fittings	Gift		Solmac		0.00	2,288.00
Timber Side Tables x4 in Lobby	Furniture & Fittings	Gift		Solmac		0.00	3,344.00
Artwork on Curved Wall x 2	Furniture & Fittings	Gift		Solmac		0.00	1,683.00
Sofa With Arms x 2	Furniture & Fittings	Gift		Solmac		0.00	4,081.00
Scatter Cushions x 4	Furniture & Fittings	Gift		Solmac		0.00	528.00
Armless Chairs x6 in Lobby	Furniture & Fittings	Gift		Solmac		0.00	10,010.00
Coffee Tables in Lobby x2	Furniture & Fittings	Gift		Solmac		0.00	3,586.00
Page Totals					0.00	0.00	27,368.00
Report Totals					0.00	0.00	94,885.81

## ASSET REGISTER

## CHANCELLOR CTS 37103

Description	Type	Method of Acquisition	Date of Acquisition	Acquired from	Original Cost	Cost to date	Market Value
1 set of 3 framed photos	Furniture & Fittings	Gift		Solmac		0.00	627.00
Timber Lamps w Linen Shades x2	Furniture & Fittings	Gift		Solmac		0.00	1,518.00
Artwork x 2 in Lobby Area	Furniture & Fittings	Gift		Solmac		0.00	3,080.00
Timber Veneer Console to Lobby Area & Hallway	Furniture & Fittings	Gift		Solmac		0.00	2,003.10
Timber Veneer Console	Furniture & Fittings	Gift		Solmac		0.00	2,003.10
Floral Arrangement	Furniture & Fittings	Gift		Solmac		0.00	1,078.00
Sheer Roller Blind	Furniture & Fittings	Gift		Solmac		0.00	275.00
Balance CCTV Install	Office Equipment	Purchase	17/08/09	THE EZY COMPANY 95 Cobai Drive MUDGEERABA WLD 4213	6,593.50	6,593.50	
Page Totals					6,593.50	6,593.50	10,584.20
Report Totals					6,593.50	6,593.50	105,470.01

## ASSET REGISTER

## CHANCELLOR CTS 37103

Description	Type	Method of Acquisition	Date of Acquisition	Acquired from	Original Cost	Cost to date	Market Value
6 x rectangle b/w prints 3 x large b/w prints 8 x single sofa chairs 2 x round glass top tables	Furniture & Fittings					0.00	
6 x rectangle b/w prints 3 x large b/w prints	Furniture & Fittings					0.00	
Vision Treadmill	Plant and Machinery	Purchase	08/04/20	AUSTRALIAN FITNESS SERVICING P O Box 3373 HELENSVALE TOWN CENTRE QLD 4212	5,600.00	5,600.00	5,600.00
Intercom Upgrade	Office Equipment	Purchase	24/11/20	JUST INTERCOMS P O Box 7382 GC MC QLD 9726	5,610.00	5,610.00	5,610.00
Chlorinator	Plant and Machinery	Purchase	29/04/21	TROJAN POOL SERVICES PO Box 1323 MUDGEERABA QLD 4213	1,467.00	1,467.00	1,467.00
2 x Sun Lounges	Furniture & Fittings	Purchase	08/10/24	Bunnings Chancellor (Customer	1,357.36	1,357.36	1,357.36
Page Totals					14,034.36	14,034.36	14,034.36
Report Totals					20,627.86	20,627.86	119,504.37



Level 14, 260 Queen Street  
Brisbane QLD 4000

## Certificate of Currency

### CHU Commercial Strata Insurance Plan

<b>Policy No</b>	<b>CS0006088351</b>
<b>Policy Wording</b>	CHU COMMERCIAL STRATA INSURANCE PLAN
<b>Period of Insurance</b>	24/07/2024 to 24/07/2025 at 4:00pm
<b>Plan Number</b>	37103
<b>The Insured</b>	BC FOR CHANCELLOR - CTS-37103 & BC FOR 21 LAKE STREET - CTS - 40627
<b>Situation</b>	228 VARSITY PARADE VARSITY LAKES QLD 4227
<b>Additional description</b>	CO-LINE INSURANCE PROGRAM APPLIES TO THIS POLICY (CHU FOLLOW 30%)

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### Policies Selected

#### Policy 1 – Insured Property

Building: \$101,039,138

Common Area Contents: \$0

Loss of Rent & Temporary Accommodation (total payable): \$15,155,870

#### Policy 2 – Liability to Others

Not Selected

#### Policy 3 – Voluntary Workers

Not Selected

#### Policy 4 – Fidelity Guarantee

Not Selected

#### Policy 5 – Office Bearers' Legal Liability

Not Selected

#### Policy 6 – Machinery Breakdown

Not Selected

#### Policy 7 – Catastrophe Insurance

Not Selected

#### Policy 8 – Government Audit Costs and Legal Expenses

Not Selected

#### Policy 9 – Lot owners' fixtures and improvements (per lot)

Sum Insured: \$250,000



**Flood Cover is excluded.**

## Notes

Coinsurance applies:

The sums insured stated in this Schedule represents 100% of the total sums insured that form part of a coinsurance program.

CHU's participation is limited to 30% of Policies 1, 7 and 9 only of the sums insured stated under Policy 1 - Insured Property, Policy 7 - Catastrophe Insurance and Policy 9 - Lot Owners' Fixtures and Improvements in this Schedule as follow insurer in a coinsurance program (where shown as selected).

CHU Capacity Summary:

30% for Policy 1, 7 and 9 (where shown as selected).

Excess under the Placement would read as:

Section 1 -

\$25,000 All Fire Claims.

\$10,000 All Storm Claims.

\$5,000 All Other Claims + as per Leader Policy Wording.

Date Printed

25/07/2024

This certificate confirms this policy is in force for the Period of Insurance shown, subject to the policy terms, conditions and exclusions. It is a summary of cover only (for full details refer to the current policy wording QM569-1023 and schedule). It does not alter, amend or extend the policy. This information is current only at the date of printing.



# CERTIFICATE OF CURRENCY



To whom it may concern,

Strata Unit Underwriting Agency Pty Ltd  
T/A Strata Unit Underwriters | ABN 30 089 201 534 | AFSL 246719  
Level 14/141 Walker Street, North Sydney, New South Wales 2060  
info@suu.com.au | www.suu.com.au | T: 1300 668 066 | F: 1300 668 166

**Date:** 24/07/2024  
**Reference No:** DOC0000735917

This policy referred to is current at the date of issue of this certificate and whilst a due date has been indicated, it should be noted that the policy may be cancelled in the future. Accordingly, reliance should not be placed on the expiry date. This is to certify cover has been granted in terms of the Insurers Standard Policy, a copy of which is available on request. This certificate is not a substitute for the Policy of Insurance issued to you. The Policy, not this certificate, details your rights and obligations and the extents of your insurance cover.

**Insured:** 228 Varsity Parade CTS 37103  
**Type of Insurance:** Residential Strata

**Policy Number:** 06S3310958  
**Period of Insurance:** From 4:00PM 24/07/2024  
To 4:00PM 24/07/2025

## OVERVIEW

<b>Insured:</b>	228 Varsity Parade CTS 37103	
<b>Situation:</b>	228 VARSITY PARADE, VARSITY LAKES QLD 4227	
<b>Section 1:</b>	Building including common contents	Not included
	Loss of Rent/Temporary Accommodation (15%)	Not included
	Catastrophe or Emergency (15%)	Not included
	Additional Loss of Rent/Temporary Accommodation	Not included
	Additional Catastrophe or Emergency	Not included
	Floating Floors	Not included
	Flood	Not included
<b>Section 2:</b>	Glass	Not included
<b>Section 3:</b>	Theft	Not included
<b>Section 4:</b>	Liability	\$ 20,000,000
<b>Section 5:</b>	Fidelity Guarantee	\$100,000
<b>Section 6:</b>	Office Bearers Liability	\$ 5,000,000
<b>Section 7:</b>	Voluntary Workers (Weekly/Capital Benefit)	\$2,000/\$200,000
<b>Section 8:</b>	Government Audit Costs	\$25,000
<b>Section 9:</b>	Legal Expenses	\$50,000
<b>Section 10:</b>	Workplace, Health and Safety Breaches	\$100,000
<b>Section 11:</b>	Machinery Breakdown	Not Insured
<b>Section 12:</b>	Lot Owners Improvements (Per Lot)	Not Insured
<b>Section 13:</b>	Workers Compensation	Not included

On behalf of the Insurers: Insurance Australia Limited  
Trading as CGU Insurance | ABN: 11 000 016 722

# CERTIFICATE OF CURRENCY



**Policy Number:** 06S3310958

**Insured:** 228 Varsity Parade CTS 37103

# CERTIFICATE OF CURRENCY



## IMPORTANT NOTICES

It is important to read and consider the Product Disclosure Statement when deciding whether to purchase this insurance. You should consider whether this product is appropriate for your financial circumstances, objectives and needs. After reading this notice if any matter relating to your policy is unclear to you or you have any questions at all in relation to the insurance, please contact us for an answer or explanation as soon as possible.

Strata Unit Underwriting Agency Pty Limited T/A Strata Unit Underwriters (SUU) hereby gives notice that this contract is issued under an authority by the Insurer/s named on Your Quotation or Policy Schedule. SUU is an agent of the Insurer and not the Insured.

Clients who are not fully satisfied with our services should contact our Internal Disputes Resolution Officer. SUU also subscribes to the Australian Financial Complaints Authority, a free customer service. Further information is available within the Product Disclosure Statement (PDS) or via our website.

Please review the sums insured as noted on your Quotation or Policy Schedule to ensure they are up-to-date and take into account your objectives, financial situation, needs and requirements of any relevant legislation.

When answering our questions you must be honest, as the answers will form the basis of our decision to insure you. Your answers apply to you and to anyone else that may be insured under the policy. If you have not answered our questions in this way, we may reduce or refuse to pay a claim, or cancel the policy.

## GENERAL ADVICE WARNING

The general advice provided has not taken into account your objectives, financial situation or needs. You must therefore assess whether it is appropriate, in the light of your own individual objectives, financial situation or needs, to act upon this advice.

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**

Identification number: PSC0253648

**2. Location of the swimming pool**

Property details are usually shown on the title documents and rates notices

Street address: CHANCELLOR CTS 37103 - 19 LAKE ST

VARSITY LAKES QLD

Postcode

Lot and plan details: 9999/SP/182411

Local government area: GOLD COAST CITY

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

If 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. Pool properties**

Shared pool



Non-shared pool



Number of pools

1

**5. Pool safety certificate validity**

Effective date:

2 8 / 0 5 / 2 0 2 5

Expiry date:

2 8 / 0 5 / 2 0 2 6

**6. Certification**

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:

HAYLEY NICOLE DOWD

Pool safety inspector  
licence number:

PS101068

Signature:

*H. Dowd* 0420 513 706

**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*. High penalties apply for non-compliance. Parents should also consider beginning swimming lessons for their young children from an early age. Please visit

<https://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.