

# Disclosure Statement

## Body Corporate and Community Management Act 1997 Section 206

### Body Corporate:

**Body Corporate For:** BURPENGARY GARDENS Community Title Scheme: 19649

**Lot No:** 48 on GRP102241

**Address:** 17 BURPENGARY ROAD, BURPENGARY QLD 4505

### Secretary of Body Corporate:

**Name:** FIONA MCNAMARA

**Postal Address:** PO BOX 1251, FORTITUDE VALLEY QLD 4006

**Email:** sca@stratacare.com.au

### Body Corporate Manager:

**Name:** STRATA CARE AUSTRALIA PTY LTD

**Address:** 3/141 CAMPBELL STREET, BOWEN HILLS QLD 4006

**Telephone:** 3435 5300

### 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:** 30/06/2025

**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: \$612.32

Period Issued: 01/11/2024 - 28/02/2025 Due Date: 1/11/2024 Payable: \$568.58

Period Issued: 01/03/2025 - 30/06/2025 Due Date: 1/03/2025 Payable: \$568.58

**DISCOUNT FOR PAYMENT DUE DATE:** 20% **GROSS LEVY PAYABLE:** \$1,749.48

#### Sinking Fund Payable by This Lot:

Period Issued: 01/07/2024 - 31/10/2024 Due Date: 1/07/2024 Payable: \$126.22

Period Issued: 01/11/2024 - 28/02/2025 Due Date: 1/11/2024 Payable: \$117.20

Period Issued: 01/03/2025 - 30/06/2025 Due Date: 1/03/2025 Payable: \$117.20

**DISCOUNT FOR PAYMENT DUE DATE:** 20% **GROSS LEVY PAYABLE:** \$360.62

**Other:** INSURANCE: **\$708.22** PER ANNUM PAYABLE BY INSTALMENTS WITH OTHER LEVIES-

Levies for period 1/07/2025 – 31/10/2025 were resolved at the last AGM and will be: Administrative Fund **\$612.32**, Sinking Fund **\$126.00** and Insurance **\$242.49**

### Schedule of Lot Entitlements:

Contribution Schedule Lot Entitlement: 1 Aggregate: 61

Interest Schedule Lot Entitlements: 1 Aggregate: 61

**Improvements on  
Common Property  
for Which Buyer Will  
Be Responsible:**

NOTHING SIGHTED IN RECORDS PROVIDED

**Body Corporate  
Assets Required to  
Be Recorded:**

REFER TO ASSET REGISTER ATTACHED

**Information  
Prescribed under  
Regulation Module:**

STANDARD MODULE - NIL

**Financial Statement  
Balances**

**Administrative Fund:** \$23,067.89 as at 24/06/2025

**Sinking Fund:** \$167,465.38 as at 24/06/2025

**Insurance**

Insurer: CHUBB INSURANCE AUSTRALIA LIMITED VIA LONGITUDE INSURANCE PTY LTD

Policy No: LNG-STR-20172660

Building: \$25,264,273

Public Liability: \$20,000,000

Other: COMMON CONTENTS \$252,643, VOLUNTARY WORKERS INSURED, OFFICE BEARERS' LIABILITY \$2,000,0000, FIDELITY GUARANTEE \$100,000. POLICY EXPIRES 30/06/2025

**Section 223 Implied Warranties**

**Building Defects**

The last two years minutes of the body corporate have been examined and the following patent defects relating to the common property of the body corporate have been identified:

AGM 5/09/2023

- Resolved to have a safety report prepared at a cost of \$864.
- Resolved to have termite inspection and pest control to common areas carried out at a cost of \$330.

AGM 10/09/2024

- Resolved to have an insurance valuation prepared at a cost of \$1,128 and further that the body corporate manager be authorised to amend the building sum insured in line with the current valuation.
- Resolved to have termite inspection and pest control to common areas carried out at a cost of \$330.

Disputes

The last two years minutes of the body corporate have been examined and the following disputes relating to the common property of the body corporate have been identified:  
  
Vote Outside Committee 25/02/2025

- Resolved to engage OMB Solicitors to commence legal proceedings against owner of lot 29 for debt outstanding.

Any Other Factors  
Affect the Purchaser

The last two years minutes of the body corporate have been examined and the following additional factors relating to the common property of the body corporate have been identified:  
  
Exclusive Use Allocated: NIL

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

# BURPENGARY GARDENS CTS 19649

A/c No **02100048**

## Owner Information

**24 June 2025**

Lot No	Contribution Entitlements	Interest Entitlements	Unit No	StrataPay No	Car Space	Storage Space
<b>48</b>	<b>1</b>	<b>1</b>	<b>41</b>	<b>124163384</b>		

Owner Name **Jayne Richelle Allen**  
 Email **jayne.blender@gmail.com**  
 Telephone (1)  
 Telephone (2)

Mobile **0494 190 827**  
 Facsimile

Account Balance	Administrative Fund Paid To	Sinking Fund Paid To	Direct Debit
27.16	31/10/25	30/06/25	Not Set up
Residential / Business Address	Address for Service of Notices		Levy Notice Address
1/4 Eveline Street MARGATE QLD 4019	1/4 Eveline Street MARGATE QLD 4019		1/4 Eveline Street MARGATE QLD 4019
Delivery by Post to Owner; Email to Owner	Delivery by Post to Owner; Email to Owner		Delivery by Email to Owner

Letting Agent	Address
Email	
Telephone (1)	Mobile
Telephone (2)	Facsimile

Date	Description	Fund	Reference	Amount	Balance
	Brought Forward			0.00	0.00
22/09/23	01/11/23 to 29/02/24	Admin Fund	I0015401	602.20	602.20
22/09/23	01/11/23 to 29/02/24	Sinking Fund	I0015462	122.93	725.13
22/09/23	01/11/23 to 29/02/24	Insurance Levy*	I0015523	223.24	948.37
25/09/23	Admin Fund	Admin Fund	R0007278	-481.76	466.61
25/09/23	Sinking Fund	Sinking Fund	RA007278	-98.34	368.27
25/09/23	Insurance Levy*	Insurance Levy*	RB007278	-223.24	145.03
25/09/23	Discount	Admin Discount	RC007278	-120.44	24.59
25/09/23	Discount	Sink Discount	RD007278	-24.59	0.00
19/01/24	01/03/24 to 30/06/24	Admin Fund	I0015584	602.20	602.20
19/01/24	01/03/24 to 30/06/24	Sinking Fund	I0015645	122.93	725.13
19/01/24	01/03/24 to 30/06/24	Insurance Levy*	I0015706	223.24	948.37
19/01/24	Admin Fund	Admin Fund	R0007364	-481.76	466.61
19/01/24	Sinking Fund	Sinking Fund	RA007364	-98.34	368.27
19/01/24	Insurance Levy*	Insurance Levy*	RB007364	-223.24	145.03
19/01/24	Discount	Admin Discount	RC007364	-120.44	24.59
19/01/24	Discount	Sink Discount	RD007364	-24.59	0.00
15/05/24	01/07/24 to 31/10/24	Admin Fund	I0015767	612.32	612.32
15/05/24	01/07/24 to 31/10/24	Sinking Fund	I0015828	126.22	738.54
15/05/24	01/07/24 to 31/10/24	Insurance Levy*	I0015889	223.24	961.78
25/07/24	Arrears Notice Fee	Other	M0000280	22.00	983.78
31/07/24	Interest to 31/07/24	Overdue Interest	J0055259	24.05	1,007.83
06/08/24	Admin Fund	Admin Fund	R0007522	-612.32	395.51
06/08/24	Sinking Fund	Sinking Fund	RA007522	-124.17	271.34
06/08/24	Insurance Levy*	Insurance Levy*	RB007522	-223.24	48.10
06/08/24	Overdue Interest	Overdue Interest	RC007522	-24.05	24.05
31/08/24	Interest to 31/08/24	Overdue Interest	J0055331	0.05	24.10
18/09/24	01/11/24 to 28/02/25	Admin Fund	I0015950	568.58	592.68
18/09/24	01/11/24 to 28/02/25	Sinking Fund	I0016011	117.20	709.88
18/09/24	01/11/24 to 28/02/25	Insurance Levy*	I0016072	242.49	952.37
30/09/24	Interest to 30/09/24	Overdue Interest	J0055650	0.05	952.42
31/10/24	Interest to 31/10/24	Overdue Interest	J0056025	0.05	952.47
15/11/24	Admin Fund	Admin Fund	R0007601	-454.86	497.61
15/11/24	Sinking Fund	Sinking Fund	RA007601	-2.05	495.56
15/11/24	Insurance Levy*	Insurance Levy*	RB007601	-142.94	352.62
15/11/24	Overdue Interest	Overdue Interest	RC007601	-0.15	352.47
15/11/24	Discount	Admin Discount	RD007601	-113.72	238.75
27/11/24	Insurance Levy*	Insurance Levy*	R0007605	-78.00	160.75
27/11/24	Other	Other	RA007605	-22.00	138.75
29/11/24	Sinking Fund	Sinking Fund	R0007610	-78.45	60.30

# BURPENGARY GARDENS CTS 19649

**A/c No 02100048**

## Owner Information

**24 June 2025**

Lot No	Contribution Entitlements	Interest Entitlements	Unit No	StrataPay No	Car Space	Storage Space
48	1	1	41	124163384		

Owner Name **Jayne Richelle Allen**  
 Email **jayne.blender@gmail.com**  
 Telephone (1)  
 Telephone (2)

Mobile **0494 190 827**  
Facsimile

Account Balance	Administrative Fund Paid To	Sinking Fund Paid To	Direct Debit
<b>27.16</b>	<b>31/10/25</b>	<b>30/06/25</b>	<b>Not Set up</b>

Residential / Business Address	Address for Service of Notices	Levy Notice Address
<b>1/4 Eveline Street</b> <b>MARGATE QLD 4019</b>  Delivery by Post to Owner; Email to Owner	<b>1/4 Eveline Street</b> <b>MARGATE QLD 4019</b>  Delivery by Post to Owner; Email to Owner	<b>1/4 Eveline Street</b> <b>MARGATE QLD 4019</b>  Delivery by Email to Owner

Letting Agent	Address	
Email		
Telephone (1)	Mobile	
Telephone (2)	Facsimile	

Date	Description	Fund	Reference	Amount	Balance
29/11/24	Insurance Levy*	Insurance Levy*	RA007610	-21.55	38.75
30/11/24	Interest to 30/11/24	Overdue Interest	J0056157	0.97	39.72
13/12/24	Admin Fund	Admin Fund	R0007614	-60.28	-20.56
13/12/24	Sinking Fund	Sinking Fund	RA007614	-38.75	-59.31
13/12/24	Overdue Interest	Overdue Interest	RB007614	-0.97	-60.28
15/01/25	01/03/25 to 30/06/25	Admin Fund	I0016133	568.58	508.30
15/01/25	01/03/25 to 30/06/25	Sinking Fund	I0016194	117.20	625.50
15/01/25	01/03/25 to 30/06/25	Insurance Levy*	I0016255	242.49	867.99
28/01/25	Admin Fund	Admin Fund	R0007643	-100.00	767.99
21/03/25	Admin Fund	Admin Fund	R0007695	-100.00	667.99
31/03/25	Interest to 31/03/25	Overdue Interest	J0057055	16.70	684.69
08/04/25	Arrears Notice Fee	Other	M0000288	22.00	706.69
08/04/25	Admin Fund	Admin Fund	R0007699	-283.30	423.39
08/04/25	Overdue Interest	Overdue Interest	RA007699	-16.70	406.69
17/04/25	Admin Fund	Admin Fund	R0007704	-25.00	381.69
17/04/25	Insurance Levy*	Insurance Levy*	RA007704	-235.00	146.69
30/04/25	Interest to 30/04/25	Overdue Interest	J0057123	3.12	149.81
02/05/25	Sinking Fund	Sinking Fund	R0007708	-74.39	75.42
02/05/25	Insurance Levy*	Insurance Levy*	RA007708	-7.49	67.93
02/05/25	Overdue Interest	Overdue Interest	RB007708	-3.12	64.81
14/05/25	01/07/25 to 31/10/25	Admin Fund	I0016316	612.32	677.13
14/05/25	01/07/25 to 31/10/25	Sinking Fund	I0016377	126.00	803.13
14/05/25	01/07/25 to 31/10/25	Insurance Levy*	I0016438	242.49	1,045.62
15/05/25	Admin Fund	Admin Fund	R0007722	-435.19	610.43
15/05/25	Sinking Fund	Sinking Fund	RA007722	-42.81	567.62
15/05/25	Other	Other	RB007722	-22.00	545.62
29/05/25	Admin Fund	Admin Fund	R0007744	-54.67	490.95
29/05/25	Insurance Levy*	Insurance Levy*	RA007744	-145.33	345.62
29/05/25	Discount	Admin Discount	RB007744	-122.46	223.16
13/06/25	Sinking Fund	Sinking Fund	R0007753	-98.84	124.32
13/06/25	Insurance Levy*	Insurance Levy*	RA007753	-97.16	27.16

Levy Year		Last Annual General Meeting	Contribution Entitlements	Interest Entitlements	Total Number of Lots	Financial Year	
Start	End					Start	End
01/07/2024	30/06/2025	10/09/2024	61	61	61	01/07/2024	30/06/2025

[illegible]

## BURPENGARY GARDENS CTS 19649

### BALANCE SHEET

AS AT 24 JUNE 2025

	ACTUAL 24/06/2025	ACTUAL 30/06/2024
<b><u>OWNERS FUNDS</u></b>		
Administrative Fund	23,067.89	14,932.23
Sinking Fund	167,465.38	170,503.33
<b><u>TOTAL</u></b>	<b><u>\$ 190,533.27</u></b>	<b><u>\$ 185,435.56</u></b>
<b><u>THESE FUNDS ARE REPRESENTED BY</u></b>		
<b><u>CURRENT ASSETS</u></b>		
Cash At Bank - Admin Fund	50,660.86	8,828.19
Cash At Bank - Sinking Fund	170,799.62	174,779.12
Prepaid Expenses	0.00	43,185.34
Levies In Arrears	0.00	2,432.52
Other Arrears	0.00	1,948.79
<b><u>TOTAL ASSETS</u></b>	<b><u>221,460.48</u></b>	<b><u>231,173.96</u></b>
<b><u>LIABILITIES</u></b>		
Gst Clearing Account	(1,976.37)	(2,621.81)
Gst Adj Bas Account	(3,548.22)	0.00
Accrued Expenses	0.00	936.98
Creditors	(336.66)	3,787.30
Next Year Discounts	(5,856.00)	(7,482.22)
Levies In Advance	33,789.13	40,667.49
Other Advance Payments	8,855.33	10,450.66
<b><u>TOTAL LIABILITIES</u></b>	<b><u>30,927.21</u></b>	<b><u>45,738.40</u></b>
<b><u>NET ASSETS</u></b>	<b><u>\$ 190,533.27</u></b>	<b><u>\$ 185,435.56</u></b>

## BURPENGARY GARDENS CTS 19649

### STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 JULY 2024 TO 24 JUNE 2025

	ACTUAL 01/07/24-24/06/25	BUDGET 01/07/24-30/06/25	VARIANCE %	ACTUAL 01/07/23-30/06/24
<b><u>ADMINISTRATIVE FUND</u></b>				
<b><u>INCOME</u></b>				
Admin Fund Levies	106,718.28	106,718.55	100.00	106,718.28
Admin Fund Discount	(20,058.02)	(21,343.71)	93.98	(19,812.44)
Insurance Levy	39,424.19	39,436.85	99.97	36,973.34
Interest On Overdue Levies	1,263.64	0.00		934.87
Gst On Income	(11,462.02)	(11,346.52)	101.02	(11,261.65)
<b>TOTAL ADMIN. FUND INCOME</b>	<b>115,886.07</b>	<b>113,465.17</b>		<b>113,552.40</b>
<b><u>EXPENDITURE - ADMIN. FUND</u></b>				
Bank Fee - Deft/Stratapay	12.05	25.00	48.20	19.50
Bc - Debt Recovery	0.00	0.00	0.00	22.00
Bc - Debt Recovery Legal	0.06	0.00		0.00
Cleaning - General	3,300.00	3,400.00	97.06	2,838.00
Cleaning - Materials	32.60	0.00		0.00
Compliance - Audit Fee	990.00	1,661.00	59.60	0.00
Fees - Creditor Compliance	154.00	160.00	96.25	154.00
Fire - System & Equipment	362.00	500.00	72.40	362.00
Insurance - Premium	43,185.34	43,185.34	100.00	40,490.41
Insurance - Work Cover	277.00	280.00	98.93	277.00
Pest - Pest Control	363.00	165.00	220.00	0.00
Pest - Termite Inspection	363.00	165.00	220.00	0.00
R & M - Building	0.00	1,500.00	0.00	1,335.00
R & M - Clean/Garden/Pool	41,660.30	46,000.00	90.57	43,874.60
R & M - Electrical	211.20	500.00	42.24	0.00
R & M - Fence	0.00	0.00	0.00	400.00
R & M - Keys & Locks	267.00	0.00		0.00
R & M - Painting	104.07	0.00		0.00
R & M - Plumbing	0.00	500.00	0.00	0.00
R & M - Pool	220.00	750.00	29.33	1,782.00
R & M - Signage	331.31	0.00		0.00
Reports - Wphs	864.00	1,000.00	86.40	0.00
Security - Equipment & System	537.00	0.00		0.00
Utilities - Agl	992.29	2,000.00	49.61	1,793.03
Utilities - Origin	(308.49)	1,350.00	(22.85)	1,223.73
Bcm - Bas Lodgement	1,210.00	1,210.00	100.00	1,210.00
Bcm - Disbursements	3,354.96	4,697.00	71.43	3,354.96



## BURPENGARY GARDENS CTS 19649

### STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 JULY 2024 TO 24 JUNE 2025

	ACTUAL	BUDGET	VARIANCE	ACTUAL
	01/07/24-24/06/25	01/07/24-30/06/25	%	01/07/23-30/06/24
Bcm - Income Tax Lodgement	330.00	330.00	100.00	330.00
Bcm - Additional	330.00	300.00	110.00	953.70
Bcm - Secretarial Contract	17,208.51	16,775.00	102.58	17,627.52
Bcm - Software Licence Fee	1,711.08	1,711.05	100.00	1,711.08
Bcm - Voc	69.30	0.00		0.00
Bcm - Work Order & Quotes	0.00	0.00	0.00	297.00
Gst On Expenses	(10,381.17)	(11,651.33)	89.10	(10,746.00)
<b>TOTAL ADMIN. EXPENDITURE</b>	<b>107,750.41</b>	<b>116,513.06</b>		<b>109,309.53</b>
<b>SURPLUS / DEFICIT</b>	<b>\$ 8,135.66</b>	<b>\$ (3,047.89)</b>		<b>\$ 4,242.87</b>
Opening Admin. Balance	14,932.23	14,932.23	100.00	10,689.36
<b>ADMINISTRATIVE FUND BALANCE</b>	<b>\$ 23,067.89</b>	<b>\$ 11,884.34</b>		<b>\$ 14,932.23</b>

## BURPENGARY GARDENS CTS 19649

### STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 JULY 2024 TO 24 JUNE 2025

	ACTUAL 01/07/24-24/06/25	BUDGET 01/07/24-30/06/25	VARIANCE %	ACTUAL 01/07/23-30/06/24
<b><u>SINKING FUND</u></b>				
<b><u>INCOME</u></b>				
Sinking Fund Levies	21,997.82	21,998.00	100.00	21,997.21
Sinking Fund Discount	(4,087.40)	(4,399.00)	92.92	(4,037.64)
Gst On Income	(1,628.37)	(1,599.91)	101.78	(1,632.13)
<b><u>TOTAL SINKING FUND INCOME</u></b>	<b>16,282.05</b>	<b>15,999.09</b>		<b>16,327.44</b>
<b><u>EXPENDITURE - SINKING FUND</u></b>				
Fencing	18,062.00	0.00		0.00
Building - Repairs	3,190.00	0.00		3,129.36
Electrical+Comm Lights	0.00	0.00	0.00	5,973.00
Gst On Expenses	(1,932.00)	0.00	0.00	(827.49)
<b><u>TOTAL SINK. FUND EXPENDITURE</u></b>	<b>19,320.00</b>	<b>0.00</b>		<b>8,274.87</b>
<b><u>SURPLUS / DEFICIT</u></b>	<b><u>\$ (3,037.95)</u></b>	<b><u>\$ 15,999.09</u></b>		<b><u>\$ 8,052.57</u></b>
Opening Sinking Fund Balance	170,503.33	170,503.33	100.00	162,450.76
<b><u>SINKING FUND BALANCE</u></b>	<b><u>\$ 167,465.38</u></b>	<b><u>\$ 186,502.42</u></b>		<b><u>\$ 170,503.33</u></b>

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24 June 2025

ASSET REGISTER

BURPENGARY GARDENS CTS 19649

Description	Type	Method of Acquisition	Date of Acquisition	Acquired from	Original Cost	Cost to date	Market Value
WATER TANK&FITTINGS	Plant and Machinery	Purchase	08/10/07	POLYWORLD* LOT 5 ROBSON STREET CLONTARF QLD 4019	3,390.00	3,390.00	
ASTRAL EVOP P600	Plant and Machinery	Purchase	01/03/13	NEPTUNES POOL CARE - KALLANGUR 2/1476 ANZAC AVE KALLANGUR QLD 4503	1,749.00	1,749.00	
REPL POOL FILTER	Plant and Machinery	Purchase	15/03/13	NEPTUNES POOL CARE - KALLANGUR 2/1476 ANZAC AVE KALLANGUR QLD 4503	1,997.00	1,997.00	
Page Totals					7,136.00	7,136.00	0.00
Report Totals					7,136.00	7,136.00	0.00



Issue date: 28 June 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 Burpengary Gardens CTS 19649	
INTERESTED PARTY(S):	Name	Classification
DESCRIPTION OF INSURED BUSINESS:	Residential Strata	
SITUATION OF RISK:	17 BURPENGARY ROAD, BURPENGARY, QLD 4505	
SECTION 1:	<b><u>Property - Physical Loss, Destruction or Damage</u></b> Buildings - \$25,264,273.00 Common Contents - \$252,643.00	
SECTION 2:	<b><u>Voluntary Workers Personal Accident</u></b> Accidental Death & Disablement - Insured Weekly Benefits - Insured	
SECTION 3:	<b><u>Office Bearers' Liability</u></b> Limit of Indemnity - \$2,000,000.00 in the aggregate Period of Insurance	
SECTION 4:	<b><u>Fidelity Guarantee</u></b> Limit - \$100,000.00 in the aggregate Period of Insurance	
SECTION 6:	<b><u>Public Liability</u></b> Limit of Indemnity - \$20,000,000.00 each and every Occurrence	
SECTION 7:	<b><u>Government Audit Costs, Workplace Health and Safety Breaches and Legal Expenses</u></b> <b>(a) Taxation and Audit Costs</b> Limit of Indemnity - \$30,000 in the aggregate Period of Insurance  <b>(b) Workplace Health and Safety Breaches</b> Limit of Indemnity - \$150,000 in the aggregate Period of Insurance  <b>(c) Legal Defence Expenses</b> Limit of Indemnity - \$50,000 in the aggregate Period of Insurance	
POLICY NUMBER:	LNG-STR-20172660	
PERIOD OF INSURANCE:	30 June 2024 expiring on 30 June 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**

Identification number: PSC0250295

**2. Location of the swimming pool**

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

Street address:

17 BURPENGARY RD

BURPENGARY QLD

Postcode

Lot and plan details:

9999/GTP/3554

Local government area:

MORETON BAY REGIONAL

**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:

3 0 / 0 4 / 2 0 2 5

Expiry date:

3 0 / 0 4 / 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:

THEREZA VERMAAK

Pool safety inspector  
licence number:

PS100448

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*. 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.