



STRATA ASSIST QLD

Body Corporate Search Agent

Form 13 Information Certificate and Form 8 Change in Ownership should be directed to the Body Corporate Managers – See details below

VENDORS DISCLOSURE STATEMENT

Body Corporate and Community Management Act 1997 and amendments 2012
SECTION 206

THIS DISCLOSURE STATEMENT
RELATES TO THE SALE OF:

LOT 123 ON SP 131365
HUNTINGTON ESTATE CTS 28594
14 EVEREST STREET
WARNER QLD 4500

REQUIREMENT	DISCLOSED INFORMATION
Body Corporate Information Certificates issued by:	BODY CORPORATE MANAGER
Contact Details	BODY CORPORATE SERVICES 88 JEPHSON STREET TOOWONG QLD 4066 Ph: 3721 7000
Has a Committee been appointed?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
If no Committee, has the Body Corporate Manager been engaged to carry out the functions of the Committee:	Not applicable

Regulation Module

Insert cross in appropriate box

☐
☐
☐

Standard Regulation Module
Commercial Regulation Module
Other Regulation Module

☒
☐

Accommodation Regulation Module
Small Schemes Regulation Module
Not applicable

If no box is ticked, the Standard Regulation Module is taken to be designated as the applicable Regulation Module.
Not applicable – The Body Corporate is regulated by the Building Units and Group Titles Act – No CMS applies.

DETAILS OF INSURANCE:

Company:	QBE Insurance (Australia) Limited	Expiry:	1 st September 2019
Policy No.	HU0026295		
Public Liability:	\$30,000,000	Building:	\$47,073,443
Loss of Rent:	\$7,061,017	Catastrophe:	\$7,061,017
Office Bearers:	\$5,000,000	Voluntary Workers:	\$300,000

ACCOUNTING RECORDS

Last known balances of the Sinking fund: \$125,769.10

How was the approximate balance ascertained?

Balance Sheet dated 9th May 2019

IMPROVEMENTS ON COMMON PROPERTY FOR WHICH THE LOT OWNER IS RESPONSIBLE:

Exclusive Use Area E123 as shown on plans attached to CMS

SWIMMING POOL SAFETY CERTIFICATE

Swimming Pool Safety Certificate Sighted? Yes ☒ No ☐ Certificate No: PSC0006790 Expiry: 10.01.20

PETS AND BY-LAWS

Refer to By-Law 13

Are pets allowed to be kept?

Subject to Body Corporate approval.

ASSET REGISTER

The body corporate assets required to be recorded on a register maintained by the body corporate are

Is a register of body corporate assets kept?

Yes

If so, what assets are recorded in the register?

Asset Register attached

LOT ENTITLEMENTS

Contribution Lot Entitlements

1

Aggregate

146

Interest Lot Entitlement

1

Aggregate

146

LEVIES AND CONTRIBUTIONS DETERMINED AT AGM HELD:

28th November 2018

Annual Gross Contributions fixed by the Body Corporate as payable by the Lot Owner is:

Administration Fund:

\$ 2,456.57

Sinking Fund:

\$ 615.55

Insurance:

\$ -

Administration and Sinking fund levies are payable in advance every

Three months

Due Date:	ADMINISTRATION FUND		SINKING FUND		INSURANCE	
	Approved PLE*	Amount	Approved PLE*	Amount	Approved PLE*	Amount
01.09.18	558.30821	\$ 614.14	89.89726	\$ 98.89	0	\$ -
01.12.18	558.30821	\$ 614.14	89.89726	\$ 98.89	0	\$ -
01.03.19	558.31506	\$ 614.15	189.89726	\$ 208.89	0	\$ -
01.06.19	558.31506	\$ 614.15	189.89726	\$ 208.89	0	\$ -
Interim						
01.09.19	558.30821	\$ 614.14	189.89726	\$ 208.89	0	\$ -
01.12.19	558.30821	\$ 614.14	189.89726	\$ 208.89	0	\$ -
Discount		0%		0%		0%

* An abbreviation for "Per Lot Entitlement"

** Discount given on levies if paid on or before due date

Other contributions for subject Lot

Exclusive Use Liability?

Nothing sighted in records provided

Other?

Nothing sighted in records provided

SPECIAL LEVIES

Are there any current special levies?

Nothing sighted in records provided

Total Amount

N/A

Due Date

N/A

Any known proposed special levies in the near future?

Nothing sighted in records provided

Potential Total Amount

N/A

OTHER INFORMATION

Information prescribed under Regulation Module:

Not applicable - none prescribed

This Report was prepared on 10th May 2019



_____ Signature of seller(s) or person authorised by Sellers	_____ Capacity of person signing	_____ Dated
_____ Signature of Witness	_____ Name	_____ Dated

ACKNOWLEDGEMENT

The buyer acknowledges -

- (a) having received this Disclosure Statement before entering into the contract to buy the above lot.

_____ Signature of Buyer	_____ Signature of Buyer(s)	_____ Dated
_____ Signature of Witness	_____ Name	_____ Dated

Vendors Note:

This Section 206 Disclosure Statement is required by law to accompany a Contract of Sale of a property that is regulated by the Body Corporate & Community Management Act 1997. This Statement contains very basic Body Corporate information.

This Statement does not cover the Seller's Implied Warranties referred to in Clause 7 of the Contract of Sale. Unless you have requested that an Implied Warranties Statement be provided with this Disclosure, it is imperative that Vendors complete Clause 7 of the Contract diligently and to the best of their knowledge to avoid possible termination of a Contract should any matter be discovered that was not disclosed in that part of the Contract.

Notes related to Contributions

All contributions are set at the preceding Body Corporate Annual General Meeting (AGM). Gross amounts above refer to the total cost of the contribution. Often a discount of up to 20% is offered if contributions are paid on time. The AGM, or in some instances, an EGM, will set contributions for the financial year period and will often determine interim levies for the first or second levy periods in the following financial year to allow for the fact that the AGM for the following year could be delayed and levies need to be raised.

Notes regarding Utilities

This report is not privy to unpaid utility amounts (ie. electricity, gas, water) that may or may not be outstanding. The Purchaser should ensure that any unpaid amounts are taken into account when calculating settlement figures. This information can be obtained from the Body Corporate Manager by way of an Information Certificate.

Disclaimer

Please be advised that this Report was prepared from information provided by the Body Corporate. At the time of inspection, it is a possibility that not all of the records of the Body Corporate were made available or the records that were available were not up to date or complete. In either of these events, no responsibility is taken for any errors or omissions.

Whilst every care is taken in the preparation of this Report, it is the Seller's Responsibility to check the document thoroughly prior to signing. Any discrepancies are to be brought to our attention immediately. No responsibility will be taken for any discrepancy in levy calculations once settlement of the sale of this property has been effected.

STRATA ASSIST QLD - Body Corporate Search Agent

EMAIL: jan@strataassistqld.com.au
Web Address: www.strataassistqld.com.au
Phone: 0408924549
69 Moola Road Ashgrove Qld 4060
Jamaty Holdings Pty Ltd T/A ABN 86 504 337 989

ASSET REGISTER
For **HUNTINGTON ESTATE**
Community Titles Scheme 28549

Asset Register Number 1 of 2

Asset Description: HT101 Stihl Polesaw
Date Acquired: 30/10/2008
Purchased or Gift: Purchased
Price or Value: \$1,400.00
Supplied By: PAUL CHEONG
18 VILLAGE GREEN
CHIRNSIDE PARK VIC 3116

Asset Register Number 2 of 2

Asset Description: SUPPLY 1 STIHL POLESAW 30/10
Date Acquired: 27/10/2008
Purchased or Gift: Purchased
Price or Value: \$1,272.73
Supplied By: RIVER CITY TREE SERVICE P/LTD
PO BOX 245
MT OMMANEY QLD 4500

**** End of Report ****

Body Corporate Services Pty Ltd
ABN 82010120144

GPO Box 210 Brisbane Qld 4001
bcs_brisbanecity@bcssm.com.au
www.bcssm.com.au

Ph. 07 3113 5900



MINUTES OF THE ANNUAL GENERAL MEETING OF THE BODY CORPORATE FOR "HUNTINGTON ESTATE" COMMUNITY TITLES SCHEME 28549 HELD ON WEDNESDAY, 28 NOVEMBER 2018 AT 6:30 PM AT 14 EVEREST STREET, WARNER QLD

PRESENT IN PERSON

D & B Clift, T Foster, S Howie, B Belling, A & L Low, D Amis & J Roff, D & M Gallagher, S Hood, M Janse Van Rensburg, L Gonzalez, R Smart & J Pezzimenti

LOTS REPRESENTED

Lot no

Lot 2	By Voting Paper
Lot 3	By Voting Paper
Lot 4	By Voting Paper
Lot 23	Present in Person & By Voting Paper
Lot 29	By Voting Paper
Lot 39	By Voting Paper
Lot 53	By Voting Paper
Lot 68	Present in Person & By Voting Paper
Lot 69	By Voting Paper
Lot 70	Present in Person & By Voting Paper
Lot 75	Present in Person & By Voting Paper
Lot 76	Present in Person & By Voting Paper
Lot 78	By Voting Paper
Lot 79	Present in Person & By Voting Paper
Lot 86	By Voting Paper
Lot 88	Present in Person & By Voting Paper
Lot 99	Present in Person & By Voting Paper
Lot 100	By Voting Paper
Lot 105	By Voting Paper
Lot 106	By Voting Paper
Lot 108	Present in Person & By Voting Paper
Lot 109	By Voting Paper
Lot 116	By Voting Paper
Lot 140	By Voting Paper
Lot 146	Present in Person & By Voting Paper

IN ATTENDANCE

Matthew Simpson representing Body Corporate Services Pty Ltd.

CHAIRPERSON OF MEETING

Matthew Simpson by Invitation chaired the meeting.

VOTING PAPERS

The chairperson declared that the valid voting papers be accepted.

QUORUM

The chairperson declared that a quorum was represented and the meeting was declared open at 6.30pm.

Enhancing Community Living

Corporate Lic No: 862864, Memberships:
Strata Community Australia (SCA)

Branches: (NSW): Sydney, Central Coast, Forster-Tuncurry, Miranda, Mona Vale, Newcastle, Tweed Heads, Willoughby, Wollongong
(QLD): Brisbane, Cairns, Coolangatta, Gold Coast, Mackay, Noosa, Port Douglas, Townsville
(VIC): Hawthorn, Melbourne

MOTIONS VOTED ON

1 CONFIRMATION OF MINUTES

ORDINARY RESOLUTION

Procedural motion

That the minutes of the annual general meeting held on Wednesday, 6 December 2017 be confirmed as a true and correct record of the proceedings at that meeting.

RESOLVED that motion 1 be **CARRIED** Yes 22 No 0 Abstain 3 Invalid 0

2 APPROVAL OF STATEMENT OF ACCOUNTS

ORDINARY RESOLUTION

Statutory motion

That the audited statement of accounts for the administrative and sinking funds for the year ending 31/8/2018 attached to the agenda be adopted.

RESOLVED that motion 2 be **CARRIED** Yes 24 No 0 Abstain 1 Invalid 0

3 NO AUDIT

SPECIAL RESOLUTION

Statutory motion

That the body corporate's statement of accounts for the financial year 1/09/2018 to 31/08/2019 NOT be audited.

*NOTE: If you want the accounts to be audited, vote 'no'; if you do not want the accounts to be audited, vote 'yes'.

RESOLVED that motion 3 be **LOST** Yes 9 No 15 Abstain 1 Invalid 0

4 APPOINTMENT OF AUDITOR

ORDINARY RESOLUTION

Statutory motion

That the body corporate AGREES that the statement of accounts for the financial year 1/09/2018 to 31/08/2019 be audited, the proposed auditor being Kelly & Partners.

RESOLVED that motion 4 be **CARRIED** Yes 18 No 5 Abstain 2 Invalid 0

Enhancing Community Living

Corporate Lic No: 862864, Memberships:
Strata Community Australia (SCA)

Branches: (NSW): Sydney, Central Coast, Forster-Tuncurry, Miranda, Mona Vale, Newcastle, Tweed Heads, Willoughby, Wollongong
(QLD): Brisbane, Cairns, Coolangatta, Gold Coast, Mackay, Noosa, Port Douglas, Townsville
(VIC): Hawthorn, Melbourne

**5 ADOPTION OF ADMINISTRATIVE FUND BUDGET AND
FIXING OF CONTRIBUTIONS**

ORDINARY RESOLUTION

Statutory motion

That the administrative fund budget for the financial year ending 31/08/2019 totalling \$326,054.00 plus GST be adopted with contributions levied by 4 instalments, as follows:

Levy Status	Financial Period	Levy Period from	Levy Period to	Administrative Fund	Per Lot Entitlement	Date Due
To be issued	Current	01/12/2018	28/02/2019	\$81,513.00	\$558.30821	01/12/2018
Already Issued	Current	01/09/2018	30/11/2018	\$81,513.00	\$558.30821	01/09/2018
To be issued	Current	01/03/2019	31/05/2019	\$81,514.00	\$558.31506	01/03/2019
To be issued	Current	01/06/2019	31/08/2019	\$81,514.00	\$558.31506	01/06/2019
Total		01/12/2018	31/08/2019	\$326,054.00	\$2,233.24654	

Total lot entitlements 146 with each lot entitlement attracting a levy of \$2,233.24654 plus GST during the current financial year.

And further that the committee may issue an interim levy for the first 2 levy periods of the following financial year.

To be issued	Next	01/09/2019	30/11/2019	\$81,513.00	\$558.30821	01/09/2019
To be issued	Next	01/12/2019	29/02/2020	\$81,513.00	\$558.30821	01/12/2019
Total		01/09/2019	29/02/2020	\$163,026.00	\$1,116.61642	

RESOLVED that motion 5 be **CARRIED**

Yes 22

No 1

Abstain 2

Invalid 0

**6 ADOPTION OF SINKING FUND BUDGET AND
FIXING OF CONTRIBUTIONS**

ORDINARY RESOLUTION

Statutory motion

That the sinking fund budget for the financial year ending 31/08/2019 totalling \$81,700.00 plus GST be adopted with contributions levied by 4 instalments, as follows:

Levy Status	Financial Period	Levy Period from	Levy Period to	Sinking Fund	Per Lot Entitlement	Date Due
To be issued	Current	01/12/2018	28/02/2019	\$13,125.00	\$89.89726	01/12/2018
Already Issued	Current	01/09/2018	30/11/2018	\$13,125.00	\$89.89726	01/09/2018
To be issued	Current	01/03/2019	31/05/2019	\$27,725.00	\$189.89726	01/03/2019
To be issued	Current	01/06/2019	31/08/2019	\$27,725.00	\$189.89726	01/06/2019
Total		01/12/2018	31/08/2019	\$81,700.00	\$559.58904	

Total lot entitlements 146 with each lot entitlement attracting a levy of \$559.58904 plus GST during the current financial year.

And further that the committee may issue an interim levy for the first 2 levy periods of the following financial year.

To be issued	Next	01/09/2019	30/11/2019	\$27,725.00	\$189.89726	01/09/2019
To be issued	Next	01/12/2019	29/02/2020	\$27,725.00	\$189.89726	01/12/2019
Total		01/09/2019	29/02/2020	\$55,450.00	\$379.79452	

RESOLVED that motion 6 be **CARRIED** Yes 22 No 2 Abstain 1 Invalid 0

7 CONFIRMATION OF INSURANCE**ORDINARY RESOLUTION***Statutory motion*

That the insurances set out below be confirmed and that Body Corporate Services Pty Ltd be authorised to obtain quotations and renew the insurances for the next twelve month period unless instructed to the contrary by the committee.

Policy Number	Underwriter	Current To	Risk Type	Coverage Amount
HU0026295	CHU/QBE COMMUNITYSURE	1/09/2019	Building	\$47,073,443.00
HU0026295	CHU/QBE COMMUNITYSURE	1/09/2019	Building Catastrophe	\$7,061,017.00
HU0026295	CHU/QBE COMMUNITYSURE	1/09/2019	Common Contents	\$548,406.00
HU0026295	CHU/QBE COMMUNITYSURE	1/09/2019	Fidelity Guarantee	\$250,000.00
HU0026295	CHU/QBE COMMUNITYSURE	1/09/2019	Loss of Rent/Temp Accomm	\$7,061,017.00
HU0026295	CHU/QBE COMMUNITYSURE	1/09/2019	Office Bearers Liability	\$5,000,000.00
HU0026295	CHU/QBE COMMUNITYSURE	1/09/2019	Public Liability	\$30,000,000.00
HU0026295	CHU/QBE COMMUNITYSURE	1/09/2019	Voluntary Workers	\$300,000.00
TOTAL PREMIUM: \$34,745.06				

RESOLVED that motion 7 be **CARRIED**

Yes 24

No 0

Abstain 1

Invalid 0

8 DEBT MANAGEMENT**ORDINARY RESOLUTION***Submitted by committee*

That in accordance with the Body Corporate and Community Management legislation, if a contribution or contribution instalment is not paid by the date for payment, the Body Corporate recover each of the following amounts as a debt:

- (a) the amount of the contribution or instalment;
- (b) any penalty for not paying the contribution or instalment;
- (c) any costs (recovery costs) reasonably incurred by the body corporate in recovering the amount, to the fullest extent allowable by the legislation;

AND that the Strata Manager is instructed to progress recovery on each and every lot with a contribution or contribution instalment unpaid by the date for payment in accordance with the following procedure unless instructed to the contrary by the committee, and further that the costs to the body corporate are on-charged to the lot debtor:

Debt Management Table			
Steps	Time Line	Event / Test	Action Required
Contribution due date			
1	plus (minimum) 15 days	Contribution payment unpaid (amount of \$1000 or more).	Issue Reminder Contribution Notice
2	plus (minimum) 27 days	Contribution payment unpaid (amount of \$1000 or more).	Issue 1st reminder letter
3	plus (minimum) 39 days	Contribution payment unpaid (amount of \$1000 or more).	Issue 2nd reminder letter
4	plus (minimum) 54 days	Contribution payment unpaid (amount of \$1000 or more).	*Instruction to mercantile agency to commence recovery proceedings providing all supporting documentation *Mercantile agency initial demand process includes Demand letter, phone demands and monitoring payment plans

RESOLVED that motion 8 be **CARRIED** Yes 23 No 0 Abstain 2 Invalid 0

9 APPOINTMENT OF BODY CORPORATE MANAGEMENT COMPANY**ORDINARY RESOLUTION
WITHOUT PROXIES***Submitted by committee*

That the body corporate engages Body Corporate Services Pty Ltd for a term of 1 year(s) commencing on 1/12/2018 for a fee of \$14,600.00 per annum inclusive of GST for the purpose of providing administrative services to the body corporate, and be authorised to exercise some or all of the powers of the executive committee, the details contained in the administrative agreement included with this notice AND FURTHER that the strata manager be authorised and instructed to affix the seal to the agreement witnessed by two (2) committee members, one of whom must be the chairperson, or an authorised representative of Body Corporate Services Pty Ltd.

RESOLVED that motion 9 be **CARRIED** Yes 24 No 0 Abstain 1 Invalid 0

SECRET MOTIONS TO BE CONSIDERED

10 VARIATION OF AGREEMENT

ORDINARY RESOLUTION WITHOUT PROXIES

Submitted by committee

THAT the body corporate resolve, by ordinary resolution, secret ballot, without the use of proxies and acknowledging the circulation with this motion of the BCCM Form 20, to amend the caretaking agreement and letting agreement both dated 13 September 2000 between the body corporate and No Limit Pty Ltd ACN 010 753 518 (now held by Charlotte Grace Pty Ltd ACN 104 537 895 atf The Simon Hood Family Trust) by inserting an option to extend or renew the caretaking agreement and the letting agreement or the term of them for a further period of 5 years from 13 September 2025 to 12 September 2030.

AND THAT the body corporate enter into a deed of variation of such agreements on substantially the same terms and conditions as those in the deed of variation circulated with this motion and that the common seal of the body corporate be affixed to the said deed of variation by the secretary and any member of the committee or any two members of the committee or the secretary acting alone. A BCCM form 20 is attached to this motion as required by the *Body Corporate and Community Management Act 1997*.

Explanatory note

The current managers have asked to extend the term of their current agreements in accordance with the usual practice in such agreements by adding a further option to the agreements. That is done by way of varying the agreements to include the further option. The managers wish to ensure a satisfactory tenure—that also benefits the body corporate by ensuring management stability.

Owners should also refer to the attached BCCM form 20 setting out the statutory disclosure requirements.

RESOLVED that motion 10 be **LOST** Yes 4 No 33 Abstain 2 Invalid 0

ELECTION OF EXECUTIVE AND ORDINARY MEMBERS OF THE COMMITTEE

CHAIRPERSON	Lesleigh Low	Lot no 146
SECRETARY	Toletta Foster	Lot no 68
	c/- GPO Box 210 Brisbane QLD 4001	
TREASURER	Dawn Clift	Lot no 88
ORDINARY MEMBERS	Betty Belling	Lot no 70
	Donna Gallagher	Lot no 23
	Roslyn Smart	Lot no 76
	Jane Roff	Lot no 75
NON-VOTING MEMBERS	Matthew Simpson	Strata Manager
	Simon Hood	Caretaker
RECONCILIATION REPORT RECIPIENT	Dawn Clift	Lot no 88

CLOSURE

There being no further business the chairperson declared the meeting closed at 7.18pm.

Secretary: Toletta Foster
c/- Matthew Simpson
Body Corporate Services Pty Ltd
GPO Box 210 Brisbane QLD 4001



Community FACT SHEET

We have put in place critical measures to ensure owners information is safe and can only be accessed by authorized personnel.

Community Hub

What is Community Hub?

Community Hub is an online portal designed to allow you access to your building's strata information at anytime from anywhere. Property owners and committee members can benefit from this portal as the information is kept current and up-to-date.

Features and benefits

- Lot plan information and documents that include financials, meeting minutes, maintenance and insurance details are stored securely.
- The committee can review repairs and maintenance works that are being completed on behalf of your building
- 24/7 access to your strata information anywhere, anytime
- Online Invoice Approval (OIA) access that allows your committee to review and approve all invoices for your scheme.

How to register and access Community Hub

1. Have your levy notice accessible and visit www.communitye.com.au/hub. The Community Hub welcome page will display and simply click on First Time Users
2. The registration form page opens. Fill in your contact and plan information details to submit
3. When filling in the owner reference field you need to input your owner reference number which can be found at the top of your levy notice
4. Select your state from the drop down list. After completing the form, click the submit button
5. On submission you will receive an acknowledgement email
6. Once the details are confirmed by the Community Hub administration team, you will receive an email with your user ID and password within two working days
7. You can then securely log onto Community Hub at any time from your home page.

1300 889 227
communityhub@picagroup.com.au
www.communitye.com.au/hub/
www.picagroup.com.au

PICA
PROPERTY & FINANCIAL SERVICES



Dear Client

re: Insurance Requirements

As the current Insurance Broker for the Body Corporate and in conjunction with your Body Corporate Manager we would like to inform all owners as to the requirements under the Body Corporate & Community Management Act with regard to Body Corporate and personal insurance:

1 The Building

The Body Corporate are required to insure the building(s) if your lot has a wall which adjoins another lot. By definition Building includes all property owned by the Body Corporate and includes internal Building items such as kitchen benches, bench tops, cooktops, stoves, cisterns, sinks, shower screens, internal walls, glass windows, glass sliding doors and mirrors which were in the unit at the time of registration, all of which are damaged as a result of an insured event.

Any improvements or alterations to these items from the date of registration should be notified in writing to the Body Corporate as required under the Body Corporate & Community Management Act to ensure total protection of the improvements and the extra premium necessary to cover the improvements must be paid by the owner of the unit.

2 Contents

As an owner of a lot there are items which have been pre-determined by the Insurance Council of Australia to not be the responsibility of the Body Corporate and therefore should be insured under a policy which all owners should effect including carpets, curtains, light-fittings and general chattel items located within your lot. Failure to effect an insurance policy to cover these items will deem the individual owner to be 'self-insured'.

Under no circumstances will the Body Corporate Insurers provide protection for damage to carpets within your lot as they are specifically excluded under the Body Corporate & Community Management Act 1997.

Amendments to the Body Corporate and Community Management Act on the 1st December 2003, also requires owners to insure any Air Conditioning System which services only one Lot whether fixed or not fixed.

3 Public Liability Insurance

The Body Corporate have protection for any bodily injury or property damage to Third Parties where they are found to be legally liable.

As an owner you should ensure that your contents policy is extended to include your personal/public liability as a result of an incident which occurs from your ownership of the property as the Body Corporate policy offers no protection in this regard.

Should your unit be let furnished or unfurnished you should ensure that you have a contents policy to protect the aforementioned risks as your contents or the internal liability is not the responsibility of the Body Corporate.

4 Workers Compensation

The amendments to the Workcover Act on the 1st July 1997, redefined the Workers Compensation Act and accordingly we strongly suggest that you ensure that any workers you engage for work within your lot have adequate Workers Compensation and Public Liability insurance.

5 Excess

The Body Corporate & Community Management Act requires the owner to pay an insurance excess should the claimable event effect only one lot.

Should you require any further professional advice with regard to the current Body Corporate insurance policy or if you would like an obligation free quote for your own personal contents policy please call the office of Body Corporate Brokers on 1800 817 360 or email us on contactus@bodycorporatebrokers.com.au

Body Corporate Brokers

IA trading division of Corporate Underwriting Agencies Pty Ltd ABN 55 002 552 288 AFS Licence No 245283

Level 4 16 Queensland Avenue Broadbeach PO Box 1718 or DX 41665 Broadbeach QLD 4218 phone: (07) 5538 2755 fax: (07) 5538 1810
email: contactus@bodycorporatebrokers.com.au www.bodycorporatebrokers.com.au

Member of the National Insurance Brokers Association (Inc) (NIB)

Plan Information

Plan Documents

Building Financial Information

An individual Account is opened with Macquarie Bank and all information is updated in a daily download.

• Building Financial Information

Levy Information

If you have any enquiries on your building financials please contact CommunityHub Administration Department by email communityhub@communitye.com.au.

Levy Payment

Creditor Invoices

Your Plan(s)/Lot(s)

Insurance

QLD 28549 - LOT 123 - Ref 317801  Please select if you have multi plans/lots

Repairs and Maintenance

Online Invoice Approval

Own Another Property?

Update Your Details

Change Your Password

Terms of Use

CTS QLD 28549 HUNTINGTON ESTATE

SUMMARY

GST Registered	Y	Year End	08/31 (mm/dd)
ABN	64522623960		

Bank Summary

BSB	184466 AC#	283-512861
Available Funds	83967.79	Bank Balance Date 09/05/2019
Unpresented Cheques	0.00	

Current Period 01/09/2018 to 10/05/2019

OWNERS' FUNDS Year-to-Date

Administrative Fund	38166.82
Sinking Fund	125769.10

NET ASSETS 163935.92

*Draft Only. Subject to review

[Balance Sheet](#) [Notes Detail](#)

STRATA ROLL

HUNTINGTON ESTATE

Community Titles Scheme No.
Unit Entitlement : 1

28549 Lot No. 123
Aggregate Entitlement : 146

Unit No. 123

Current Owner

Current Owner's name/s : KARIN NAUDE

Current Owner's Australian address 48 YULE AVENUE
for service of notices : CLIFTON BEACH QLD 4879

After Hours Phone Number :
Business Phone Number :
Mobile Phone Number : 0406 617 134
Fax Number:
Email Address : karin_naude@health.qld.gov.au
Delivery Preference : Email
Date interest acquired : 29/10/2007
Owner's nominee :
Expiry date :

Current Mortgagee

Current mortgagee's name :
Current mortgagee's Australian address
for service of notices :
Date of interest acquired :
Mortgage no :
Mortgagee's nominee :
Date mortgage discharged :

Current Lessee or Assignee

Current Lessee's / Assignee's name :
Date lease / assignment commenced :
Name of proprietor's agent :

Other Interests

Nature of interest :
Name of interested party :
Interested party's address
for service of notices :
Date interest acquired :
Interested party's nominee :

TYPE OF CHANGE :

RPTUSER

BODY CORPORATE SERVICES PTY LTD
MATTHEW SIMPSON S

8/05/2019 15:46:59



Policy No: HU0026295
Period of Insurance:
From: 01/09/18
To: 01/09/19 at 4.00 pm

The Insured & Situation:
Body Corporate for Huntington Estate
Community Title Scheme 28549
14 EVEREST STREET
WARNER
QLD 4500

Certificate of Currency - Tax Invoice

Cover Selected	Sum Insured
POLICY 1 INSURED PROPERTY (Building)	47,073,443
Loss of Rent/Temp Accommodation (15%)	7,061,017
INSURED PROPERTY (Common Area Contents)	548,406
FLOOD	Selected
POLICY 2 LIABILITY TO OTHERS	Limit of Liability - 30,000,000
POLICY 3 VOLUNTARY WORKERS - Refer to Table of Benefits	300,000/3,000
POLICY 4 WORKERS COMPENSATION (ACT, TAS & WA ONLY)	Not selected
POLICY 5 FIDELITY GUARANTEE	250,000
POLICY 6 OFFICE BEARER'S LEGAL LIABILITY	Limit of Liability - 5,000,000
POLICY 7 MACHINERY BREAKDOWN	Not selected
Loss of Rent/Temp Accommodation (20%)	Not selected
POLICY 8 CATASTROPHE INSURANCE (Insured Property)	7,061,017
Extended cover - Rent/Temp Accommodation (15%)	1,059,153
Escalation in Cost of Temp Accommodation (5%)	353,051
Cost of Storage and Evacuation (5%)	353,051
POLICY 9 PART A - Government Audit Costs	25,000
PART B - Appeal Expenses - common property health & safety breaches	100,000
PART C - Legal Defence Expenses	50,000
POLICY 10 LOT OWNER'S FIXTURES AND IMPROVEMENTS (per lot)	250,000

Date of Issue:
Issue Fee Incl GST:
Issue Fee GST:

This certificate confirms that on the date of issue noted above, a policy existed for the sums insured shown.

It is not intended to amend, extend, replace or override the policy terms and conditions contained in the actual policy document. This certificate is issued as a matter of information only and confers no rights on the certificate holder.

CHU Underwriting Agencies Pty Ltd is an underwriting intermediary acting on behalf of the insurers.

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