



# DISCLOSURE STATEMENT

Body Corporate and Community Management Act 1997 and Amendments (Section 206)

As at 25/03/2025 Reference# 66476X

## Body Corporate

This statement relates to the sale of Lot 6 on GTP3158 in Community Titles Scheme 19937  
Situating at: "Lee's Garden" 4 Lillian Street, Redbank Plains QLD 4301

### Regulation

Module Type Standard

### Module and

Last A.G.M. 23/12/2024

### Other Matters

Date Scheme Registered Unable to ascertain

Approx size of lot No plan sighted

Is there a Committee Elected Yes

### Annual Levy

Administrative Fund \$1,664.70

### Contributions

Sinking Fund \$391.28

Payable by this lot

Insurance Levy NA

**Total Payable per annum \$2,055.98**

**Total Discounted per annum NA**

Levy Notes/GST Other The above levies are inclusive of GST

Any Discount Applicable : No

Late Payment Penalty (if applicable) : Unable to Ascertain

### Balances

Balance of Administration Fund: -\$(10,992.00) DEBIT, as at 24/03/2025

Balance of Sinking Fund: \$26,457.54 credit, as at 24/03/2025

### Lot Entitlements

Total Lots in Scheme: 18

### And other

Contribution Schedule Lot Entitlement: This Lot 1 Aggregate: 18

### Matters

Interest Schedule Lot Entitlement: This Lot 1 Aggregate: 18

Last Community Management Statement found on file 15/07/2000

### Levy

Payable (quarterly)

### Contributions

### And Discounts

Period	Due Date	Administration	Sinking	Insurance
01/10/2024 To 31/12/2024	01/10/2024	\$315.27	\$95.90	0.00
01/01/2025 To 31/03/2025	01/01/2025	\$315.27	\$95.90	0.00
01/04/2025 To 30/06/2025	01/04/2025	\$517.08	\$99.74	0.00
01/07/2025 To 30/09/2025	01/07/2025	\$517.08	\$99.74	0.00
<b>Totals for each Fund</b>		<b>\$1,664.70</b>	<b>\$391.28</b>	<b>0.00</b>
Pre-issue Levies:				
01/10/2025 To 31/12/2025	01/10/2025	\$416.17	\$97.82	0.00
01/01/2026 To 31/03/2026	01/01/2026	\$416.17	\$97.82	0.00

### Special Levies

Any Special Levies (for lot): No

Levy for / Due Date: N/A

### Body Corporate Manager

Body Corporate Services  
31 Station Road, Indooroopilly QLD 4068  
1 300 889 227

<b>Insurance</b>	<p>Building Sum Insured <b>\$6,249,525.00</b>  Insured by <a href="#">Chubb Insurance Australia</a>  Policy No. <a href="#">LNG-STR-275837</a> Renewal date <a href="#">21/12/2025</a> Premium <a href="#">\$10,356.82</a></p> <p>Public Liability Sum Insured <b>\$20,000,000.00</b>  Insured by <a href="#">Chubb Insurance Australia</a>  Policy No. <a href="#">LNG-STR-275837</a> Renewal date <a href="#">21/12/2025</a> Premium <a href="#">Included in Building Insurance</a></p> <p>Other Insurance :</p> <p><a href="#">Fixed artwork - \$50,000.00</a>  <a href="#">Common contents - \$62,495.00</a>  <a href="#">Pots, plants, shrubs, trees, tockwork and lawns - \$25,000.00</a>  <a href="#">Money - \$10,000.00</a>  <a href="#">Artwork of sculptures - \$62,495.00</a>  <a href="#">Flood cover - insured</a>  <a href="#">Costs incurred by lot owners (combined) \$1,562,381.00</a>  <a href="#">Lot owners fixtures and fittings (per lot) - \$300,000.00</a>  <a href="#">Temporary Accommodation &amp; Loss of Rent - \$937,429.00</a>  <a href="#">Catastrophe - 15%</a>  <a href="#">Voluntary workers - \$200,000.00</a>  <a href="#">Office Bearers Liability - \$1,000,000.00 / Defence Costs - \$250,000.00 / Statutory Fines &amp; Penalties - \$250,000.00</a>  <a href="#">Fidelity Guarantee: \$100,000.00</a>  <a href="#">Government Audit Costs - \$30,000.00</a>  <a href="#">Workplace, Health and Safety - \$150,000.00</a>  <a href="#">Legal Defence Expenses - \$50,000.00</a>  <b><i>No insurance certifice of currency sighted</i></b></p>	
<b>Asset Register</b>	Is there a register of assets:	<a href="#">No register sighted</a>
<b>Pool Safety Certificate</b>	Is there a current certificate:	<a href="#">See attached certificate expiring 24/06/2025</a>
<b>Common Property Details</b>	Is there a common property improvement register for this lot	<a href="#">Yes - nil improvement</a>
<b>Exclusive Use</b>	Any Exclusive Use for this lot	<a href="#">Nil sighted - no bylaws sighted</a>

**The following information has NOT been disclosed in this statement and are for consideration by the Vendor:**

The Seller of the said lot should disclose to any potential buyers any of the following information:

- 1. Latent or Patent Defects in Common Property or Body Corporate Assets.**(Section 223(2)(a)and(b) of the Body Corporate and Community Management Act 1997-2003)
- 2. Actual or Contingent or Expected liabilities of the Body Corporate.**(Section 223(2)(c)and(d) of the Body Corporate and Community Management Act 1997-2003)
- 3. Circumstances in relation to Affairs of the Body Corporate.**(Section 223(3) of the Body Corporate and Community Management Act 1997-2003)
- 4. Exceptions to Warranties in Clause 7.4(3) of REIQ Contract for Lots in a Community Titles Scheme (Sixth Edition).**
- 5. Proposed Body Corporate Resolutions (clause 8.4) of REIQ Contract for Lots in a Community Titles Scheme (Sixth Edition).**

## Signing

DocuSigned by:  
*Cham Gopakumar*  
36AB815B41604F8...

\_\_\_\_\_  
Seller / Sellers Agent

\_\_\_\_\_  
Witness

25 March 2025

\_\_\_\_\_  
Date

## **BUYERS ACKNOWLEDGEMENT (the buyer acknowledges having received and read this statement)**

\_\_\_\_\_  
Buyer / Buyers Agent

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Date

## **Disclaimers and Exclusions**

The information contained in this report was extracted from the books and records of the Body Corporate Manager. Body Corporate Managers retain building information in either hard copies, electronic copies, or both. As Search Agents, we rely on the information presented to us being made accessible and filed correctly.

There is a possibility that all of the Body Corporate records may not have been made available for inspection, or the records may not have contained all of the information of interest to the Purchaser or Mortgagee. Due to the way in which documents are sometimes categorized and filed, Body Corporate Reports will not accept responsibility in either event. It is highly recommended that any purchaser obtain a Full Strata Inspection Report, which includes an extensive building history and a complete record of matters of interest to the buyer.

Implied Warranties, Defects and Other Matters are NOT included on this report. It is the responsibility of the person(s) signing this report, to disclose any information of interest to a potential purchaser as indicated on page 3 – item numbers 1 to 5.

**Disclosure Statement for Lot 6 on GTP3158 Lee's Garden CTS 19937**

**Information supplied in this report is compiled by Body Corporate Reports on 0425 777485 or  
[www.bcreports.com.au](http://www.bcreports.com.au)**

Balance Sheet

Administrative & Sinking Fund

Body Corporate for LEE'S GARDEN CTS 19937

As at 24th March 2025

4 LILLIAN STREET REDBANK PLAINS QLD 4301

ABN/ACN 60910305046

Assets	2025
Cash	15,886.68
Levies in Arrears	2,726.12
Total Assets	\$ 18,612.80

Liabilities	
Levies in Advance	3,086.76
Accounts Payable Liability	60.50
Total Liabilities	\$ 3,147.26
Net Assets	\$ 15,465.54

Equity	
Administrative Fund	(10,992.00)
Sinking Fund	26,457.54
Total Equity	\$ 15,465.54

# FINANCIAL STATEMENTS

For the period 1 October 2024 to 25 March 2025

Prepared For

LEE'S GARDEN

CTS 19937

4 LILLIAN STREET  
REDBANK PLAINS  
QLD 4301

**Manager**

Joanne Lloyd  
Body Corporate Services (QLD) Pty Ltd

**Printed**

25 March 2025

Balance Sheet

Administrative & Sinking Fund

Body Corporate for LEE'S GARDEN CTS 19937

As at 25th March 2025

4 LILLIAN STREET REDBANK PLAINS QLD 4301

ABN/ACN 60910305046

Assets		2025
Cash		15,886.68
Levies in Arrears	Note 7	2,726.12
Total Assets		\$ 18,612.80

Liabilities		
Levies in Advance	Note 8	3,086.76
Accounts Payable Liability	Note 9	60.50
Total Liabilities		\$ 3,147.26
Net Assets		\$ 15,465.54

Equity		
Administrative Fund		(10,992.00)
Sinking Fund		26,457.54
Total Equity		\$ 15,465.54

## Income and Expenditure Statement

## Administrative Fund

Body Corporate for LEE'S GARDEN CTS 19937

1 October 2024 to 25 March 2025

4 LILLIAN STREET REDBANK PLAINS QLD 4301

ABN/ACN 60910305046

	Actuals 01/10/24 25/03/25	Budget 01/10/24 25/03/25	Variance \$ 01/10/24 25/03/25	Variance % 01/10/24 25/03/25
<b>Income</b>				
Levy Fees - Debt recovery costs	805.95	0.00	805.95	100
Levy Fees - normal	11,349.72	14,448.63	(3,098.91)	(21)
Mutual Revenue - reimbursement	309.37	0.00	309.37	100
<b>Total Administrative Fund Income</b>	<b>12,465.04</b>	<b>14,448.63</b>	<b>(1,983.59)</b>	<b>(14)</b>
<b>Expenditure</b>				
Body Corporate Manager - Taxation Management	366.00	173.59	(192.41)	(111)
Body Corporate Manager - additional services	3,804.36	1,928.77	(1,875.59)	(97)
Body Corporate Manager - debt recovery	325.00	0.00	(325.00)	(100)
Body Corporate Manager - disbursements	1,013.58	1,203.07	189.49	16
Body Corporate Manager - management fees	1,109.67	1,316.38	206.71	16
Body Corporate Manager - work order/quotes	176.00	84.38	(91.62)	(109)
Debt Collection Service	242.00	0.00	(242.00)	(100)
Electricity	0.00	530.41	530.41	100
Garden/Lawn Maintenance	1,709.13	1,297.10	(412.03)	(32)
Garden/Lawn Maintenance - gardening	187.00	0.00	(187.00)	(100)
Garden/Lawn Maintenance - trees/landscaping	165.00	0.00	(165.00)	(100)
Gas	21.32	0.00	(21.32)	(100)
General Repairs	877.47	289.32	(588.15)	(203)
Insurance Premiums	2,640.58	4,761.64	2,121.06	45
Insurance Premiums - building	7,716.24	0.00	(7,716.24)	(100)
Pest Control Services	200.00	190.47	(9.53)	(5)
Pool Maintenance	1,398.92	1,268.16	(130.76)	(10)
Quantity Surveyor - sinking fund forecast	0.00	361.64	361.64	100
Sundry Expenditure	315.26	0.00	(315.26)	(100)
Valuer - insurance valuation	0.00	284.49	284.49	100
WH & S	0.00	185.64	185.64	100
<b>Total Administrative Fund Expenditure</b>	<b>22,267.53</b>	<b>13,875.06</b>	<b>(8,392.47)</b>	<b>(60)</b>
<b>Surplus / Deficit for period</b>	<b>(9,802.49)</b>	<b>573.57</b>		

Income and Expenditure Statement (continued)

Administrative Fund

Body Corporate for LEE'S GARDEN CTS 19937

1 October 2024 to 25 March 2025

4 LILLIAN STREET REDBANK PLAINS QLD 4301

ABN/ACN 60910305046

Summary

Opening Balance as at 1 October 2024	(1,189.51)
Total Revenue during period	12,465.04
Total Expenditure during period	(22,267.53)
Administrative Fund balance as at 25 March 2025	(\$ 10,992.00)



Income and Expenditure Statement

Sinking Fund

Body Corporate for LEE'S GARDEN CTS 19937

1 October 2024 to 25 March 2025

4 LILLIAN STREET REDBANK PLAINS QLD 4301

ABN/ACN 60910305046

	Actuals 01/10/24 25/03/25	Budget 01/10/24 25/03/25	Variance \$ 01/10/24 25/03/25	Variance % 01/10/24 25/03/25
Income				
Levy Fees - normal	3,452.40	3,396.08	56.32	2
Total Sinking Fund Income	3,452.40	3,396.08	56.32	2
Expenditure				
Garden/Lawn Maintenance - gutter clearing	1,947.00	0.00	(1,947.00)	(100)
Garden/Lawn Maintenance - trees/landscaping	4,207.50	0.00	(4,207.50)	(100)
Plumbing & Drainage	2,475.00	0.00	(2,475.00)	(100)
Total Sinking Fund Expenditure	8,629.50	0.00	(8,629.50)	(100)
Surplus / Deficit for period	(5,177.10)	3,396.08		

Summary

Opening Balance as at 1 October 2024	31,634.64
Total Revenue during period	3,452.40
Total Expenditure during period	(8,629.50)
Sinking Fund balance as at 25 March 2025	\$ 26,457.54



Body Corporate Brokers Pty Ltd  
Suite 1, 7-9 Burra Street  
Chevron Island QLD 4217  
Ph: 07 5668 7800  
Email: [contactus@bcb.com.au](mailto:contactus@bcb.com.au)  
A.B.N. 95 002 809 298  
A.F.S.L. 244529

## RENEWAL TAX INVOICE

Lees Garden CTS 19937  
C/- Body Corporate Services  
PO Box 466  
TOOWONG QLD 4066

Date: 19/11/2024

Invoice Number: 1021362

Key Contact: Matthew Miller

Thank you for using our services to arrange this insurance cover.

Brief details of the cover arranged on your behalf are given below. You should refer to the policy documents issued by the insurer for complete policy terms and conditions.

Please read carefully the important notices attached regarding your duty of disclosure. Do not hesitate to contact us with any questions you may have.

Type of Policy	Longitude Residential
Insured	Lees Garden CTS 19937
Description	4 Lillian Street, Redbank Plains QLD 4301
Insurer	Longitude Insurance
Policy Number	LNG-STR-275837
Period of Insurance	21/12/2024 to 21/12/2025

Premium	FSL	Underwriting Agency Fee	Insurer Total GST	Stamp Duty	Broker Fee	Broker Fee GST	Invoice Total
\$7,729.61	\$ 0.00	\$ 275.00	\$ 800.47	\$ 765.24	\$ 715.00	\$ 71.50	<b>\$10,356.82</b>

Commission included within base premium = \$1,545.92 excl GST

### Payment Options



**DEFT Reference Number**  
**405076210213625**

Pay by credit card or registered bank account at [www.deft.com.au](http://www.deft.com.au).  
Payments by credit card may attract a surcharge.



**Body Corporate Brokers Pty Ltd**

**Want to pay monthly?**



[Click here to accept online](#)

Total amount payable \$11,017.52  
(includes application fee and credit charges)  
or visit [edge.iqumulate.com/myaccount](http://edge.iqumulate.com/myaccount)  
Enter code: **NDC7Z9NQ45**

✓  
Smooth out cash flow  
Easy monthly payments  
No additional security



\*498 405076 210213625

Pay in-store at Australia Post by cheque or EFTPOS



**Biller Code: 20362**  
**Ref: 405076210213625**

**Name:** Lees Garden CTS 19937

**Invoice No:** 1021362

**Due Date:** **04/01/2025**

1 <sup>st</sup> instalment of:	\$1,155.75
followed by 9 instalments of:	\$1,095.75
<b>or Total Due:</b>	<b>\$10,356.82</b>

Contact your participating financial institution to make BPAY payments using the biller code and reference number as detailed above

+405076 210213625 <

001035682<4+

**LONGITUDE RESIDENTIAL STRATA POLICY SUMMARY****INSURED:** Lees Garden CTS 19937**SITUATION:** 4 Lillian Street, Redbank Plains QLD 4301  
Percentage of building occupied by Commercial Occupants: 0.00%**SECTIONS****SECTION 1 – PROPERTY: PHYSICAL LOSS, DESTRUCTION OR DAMAGE****Costs incurred by the Body Corporate**

Building	\$	6,249,525
2.1 i) fixed artwork or sculptures	\$	50,000
Common Contents	\$	62,495
2.2 g) pots, plants, shrubs, trees, rockwork and lawns	\$	25,000
2.2 h) money	\$	10,000
2.2 i) artwork of sculptures (other than fixed)	\$	62,495
Storm Surge (caused by and immediately following a named tropical cyclone) any one event and in the aggregate Period of Insurance	\$	2,000,000

**Optional Additional Benefits**

Loss of Market Value		Insured
Flood Cover		Insured
(*Optional) Limit of Liability	\$	6,312,021

**Costs incurred by the Lot Owner**

All subsections 5.16 (a) – (i) combined	\$	1,562,381
Lot Owners fixtures and fittings (Per lot)	\$	300,000
Temporary Accommodation & Loss of Rent	\$	937,429

**Lot Owners Additional Benefits**

Paint & Wallpaper (applies to NSW & ACT only)		Not Insured
Floating Floorboards		Insured

**Catastrophe Cover (sub section 5.1)**

Buildings (%)	15%
Common Contents	15%
Costs Incurred by the Lot Owner	15%
Additional Benefits	15%

**SECTION 2 – VOLUNTARY WORKERS PERSONAL ACCIDENT**

Death & Disablement	\$	200,000
Weekly Benefits		Insured
		up to \$2,000 per week for Total Disablement and up to \$1,000 per week for Partial Disablement

All per Policy Table of Benefits

**Deductible/ Excess**

Excluded Period of Claim (each and every Claim)	7 Days
All Per Table of Benefits	

**SECTION 3 – OFFICE BEARERS LIABILITY**

Aggregate Limit of Liability	\$	1,000,000
Optional Additional Benefits		
Defence Costs (in the aggregate Period of Insurance)	\$	250,000
Statutory Fines & Penalties (in the aggregate Period of Insurance)	\$	250,000

**SECTION 4 – FIDELITY GUARANTEE**

Limit per person and in the Aggregate	\$	100,000
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**SECTION 5 – EQUIPMENT BREAKDOWN**

Limit of Liability		Not Insured
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**SECTION 6 – PUBLIC LIABILITY**

Limit of Liability	\$	20,000,000
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**SECTION 7 – GOVERNMENT AUDIT COSTS, WORKPLACE HEALTH & SAFETY BREACHES & LEGAL EXPENSES**

(a) Government Audit Costs		
Aggregate Limit of Liability	\$	30,000
(b) Workplace Health & Safety Breaches		
Aggregate Limit of Liability	\$	150,000
(c) Legal Defence Expenses		
Aggregate Limit of Liability	\$	50,000

The base component of the premium which relates to building only is: **\$7,014.76**

**Excesses:**

Section 1	Loss, destruction or damage caused by or arising from earthquake, subterranean fire or volcanic eruption (each and every Claim)	\$	2,000
Section 1	Flood Damage Claims (each and every Claim)	\$	2,000
Section 1	Other Claims / All Claims	\$	2,000
Section 3	Office Bearers Liability (each and every Claim)	\$	2,000
Section 4	Fidelity Guarantee (each and every Claim)	\$	2,000
Section 6	Public Liability (each and every Claim)	\$	2,000
Section 7	Gov't Audit Costs and OH & S Expenses (each and every Claim)	\$	500
Section 7	Legal Defence Expenses	\$	1,000
	Contribution: (each and every Claim)		10%
	All Other Claims: (each and every Claim)	\$	2,000

**SPECIAL NOTATION**

Property No Claim Bonus Included	Yes
Customer Loyalty Discount Included	Yes
Number of years with Longitude	5

**Endorsement / Conditions:**

Endorsements and Conditions – As outlined in the Product Disclosure Statement

Longitude is a corporate Authorised Representative of Austagencies P/L:  
ABN 76 006 090 464 AFSL 244584

L13, 141 Walker Street North Sydney NSW 2060, PO Box 1813 North Sydney NSW 2059

This insurance is underwritten by Chubb Insurance Australia Limited. ABN: 23 001 642 020 AFS Licence Number: 239687 (Grosvenor Place Level 38, 225 George Street Sydney NSW 2000).

**This is a summary only. Full Terms and Conditions are as per the Insurer's Product Disclosure Statement/Policy Wording.**

## **NOTICE TO INTENDING INSURED**

### **General Advice Warning**

Any reference in this document to “you” or “your” is a reference to the insured.

Any advice we provide in this document is of a general nature only and may be based on incomplete or inaccurate information, and details about policies of insurance represent summary information only. Before acting on this advice you should consider its appropriateness in light of your particular objectives, needs and financial situation. For full details, terms and conditions, limits and exclusions in respect to any policy of insurance you should refer to the policy summary in this document, the policy wording, and to the relevant Product Disclosure Statement (PDS) which is available from your strata manager, our website, or by contacting us. For more information about BCB’s significant relationships and remuneration arrangements please refer to our Financial Services Guide.

### **Important Notices**

We draw your attention to the following important notices which may affect claims settlements under your policy. These notices are provided in the context of our general advice to you. Please carefully review your policy documents and schedule to ensure you understand the conditions for your own particular circumstances. For any questions you may have concerning the cover provided please contact BCB.

### **Your Duty of Disclosure**

Before you enter into a contract of general insurance with an insurer, you have a duty, under the Insurance Contracts Act 1984, to disclose to the insurer every matter that you know or could reasonably be expected to know, is relevant to the insurer’s decision whether to accept the risk of the insurance and if so, on what terms. You also have the ongoing obligation to truthfully and accurately answer any requests for information from either BCB or your insurer.

You have the same duty to disclose those matters to the insurer before you **renew, extend, vary or reinstate a contract of general insurance**.

You do not need to disclose any matter that:

- That diminishes the insurer’s risk
- That is of common knowledge
- That the insurer knows or as an insurer should know; or
- That the insurer tells you they do not need to know

### **Consequence of Non-Disclosure**

If you fail to comply with your duty to disclose, the insurer may be entitled to reduce its liability under the contract in respect of a claim or may cancel the contract. If your non-disclosure is fraudulent, the insurer may also have the option of avoiding the contract from its beginning.

### **Remuneration**

Body Corporate Brokers Pty Ltd income	\$ 715.00 (excl GST)
Authorised Representative income	\$1,545.92 (excl GST)

### **Average or Co-insurance Clauses**

Some policies contain an “average” or “co-insurance” clause which may reduce the amount of a claim payable under the policy. Consequently, where property is insured for less than full replacement value, owners may find they are liable to pay a portion of the loss or damage as self-insured.

In any policy, the insurer’s maximum liability is limited to the sum insured or policy limit. Therefore it is very important that owners select sums insured which represent full replacement value for property or other limits under their policy which reflect their potential exposure to financial loss

### **‘Claims Made and Notified’ Provisions**

Sections of your insurance policy relating to Office Bearer’s Liability, and where applicable sections covering Government Audit Costs and Legal Expenses, are arranged on a ‘claims made and notified’ or similar basis. This means that (subject to the other terms of the policy) these sections of the policy only provide cover for claims first made against you and notified to the insurer during the period of insurance. You should therefore ensure that any incident – or notice that is given to you – that may give rise to a claim is reported to BCB without delay when such incident or notice first comes to your attention.

## Major Exclusions and Uninsured Risks

Please also note that policy sections not selected by you are marked in our summary as "Not Selected" or 'Not Insured'. If you believe that you require cover for any of these Uninsured Risks exposures or any other major perils currently excluded, please contact us to discuss your options.

## Cooling Off Period

All policies are subject to a minimum cooling off period of 14 days, most strata insurers specify 21 days. Terms of the cooling off period – including the amount of premium that may be refunded – will vary across insurers and policies. Please refer to your PDS for your insurer's cooling off period. If you wish to cancel during the cooling off period, you must tell us during this period and we will notify the insurer.

## Sums Insured

BCB has not reviewed the adequacy of the sums insured selected, and strongly recommends that you carefully consider whether the sums insured you have selected are sufficient. If you determine that your level of cover is insufficient, please contact us to arrange amendment.

## Flood

We draw to your attention that flood is often a standard exclusion under the policy, please refer to your policy summary, PDS and policy wording to see if you have flood cover. If you specifically believe that you require cover for flood, please contact us to discuss your options.

## New Claims

Any quotation we have obtained on your behalf is based on the understanding that there will be no deterioration in the claims experience between the date the insurers have quoted their terms and the inception date of the cover. If claims do occur during this period, the insurers have the right to revise their terms quoted or withdraw their quotation.

## Hold Blameless/Waiver of Rights/Subrogation

You are warned that should you become a party to any agreement that has the effect of excluding or limiting your insurer's chance of recovery from a third party, your insurers may have the right to refuse to indemnify you for such loss where it is shown that your insurer's rights of recovery have been prejudiced by your action.

## Others Parties' Interest

This contract only covers the interest in the property of the named insured and does not extend cover to the interest of any third party in such property.

## Complaints and Disputes

Clients who are not fully satisfied with our services should contact our Complaints Officer (02 9024 3850). We are members of the Financial Ombudsmen Service (FOS) and its successor the Australian Financial Complaints Authority (AFCA). BCB adopts the General Insurance Brokers Code of Practice. Further information is available from our office, or contact FOS or AFCA at:

Financial Ombudsman Service Australia  
**if lodged before 1 November 2018;**  
Online : [www.fos.org.au](http://www.fos.org.au)  
Email : [info@fos.org.au](mailto:info@fos.org.au)  
Phone: 1800 367 367  
Mail : Financial Ombudsman Service Limited  
GPO Box 3 Melbourne VIC 3001

Australian Financial Complaints Authority  
**if lodged on or after 1 November 2018;**  
Online : [www.afca.org.au](http://www.afca.org.au)  
Email : [info@afca.org.au](mailto:info@afca.org.au)  
Phone 1800 931 678  
Mail : Australian Financial Complaints Authority  
GPO Box 3 Melbourne VIC 3001

## Refund of Premiums

In the event of any refund premium being allowed for the cancellation or adjustment of this insurance policy, Body Corporate Brokers reserves the right to retain all commission, broker fees and similar charges.



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 section 246AA and 246AK of the Building Act 1975.

**1. Pool safety certificate number**

Certificate number: PSC0217436

**2. Location of swimming pool**

Lot/s on plan details are usually shown in the title documents and rates notices

Street Address:

4 LILLIAN STREET

REDBANK PLAINS QLD

Postcode

4301

Lot and plan details:

9999/GTP/3158

Local government area:

IPSWICH CITY

**3. Exemptions of alternative solutions for the swimming pool (if known and applicable)**

If it is known that 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. Shared pool or non-shared pool**

Shared Pool



Non-Shared pool

**5. Pool safety certificate validity**

Effective date:

24 June 2024

Expiry date:

24 June 2025

**6. Certification**

This certificate states that the pool safety inspector has inspected the regulated pool and is satisfied that the pool is a complying pool under the Building Act 1975.

**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:

Shane Anthony BORG, Phone 0413 887 665

Pool safety inspector  
licence number:

PS15210514

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. Gates and doors giving access to the pool must always be kept securely closed while they are not in use. High penalties apply for non-compliance. It is essential that parents and carers carefully supervise young children around swimming pools at all times. Parents should also consider beginning swimming lessons for their young children from an early age. Please visit [www.qbcc.qld.gov.au/your-property/swimming-pools/pool-safety-standard](http://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.