

STRATA COMMUNITY INSURANCE

CERTIFICATE OF CURRENCY

POLICY NUMBER	QRSC15006532
PDS AND POLICY WORDING	Residential Strata PDS & Policy Wording SCI034-Policy-RS-PPW-02/2021
THE INSURED	Body Corporate for Mediterranean Surf Community Title Scheme 28996
SITUATION	89 Frank Street Labrador QLD 4215
PERIOD OF INSURANCE	Commencement Date: 4.00pm on 30/10/22 Expiry Date: 4.00pm on 30/10/23
INTERMEDIARY	Aon Risk Services Australia Limited
ADDRESS	Suite 2011, Level 2, The Wave Building, 89-91 Surf Parade Broadbeach QLD 4218
DATE OF ISSUE	6 October 2022

SECTION 1	PART A	1. Building Common Area Contents	\$4,728,426 \$47,285
		2. Terrorism Cover under Section 1 Part A2	Applies
	PART B	Loss of Rent/Temporary Accommodation	\$709,263
	OPTIONAL COVERS	1. Flood 2. Floating Floors	Included Included
SECTION 2	Liability		\$20,000,000
SECTION 3	Voluntary Workers		\$200,000/\$2,000
SECTION 5	Fidelity Guarantee		\$100,000
SECTION 6	Office Bearers' Liability		\$1,000,000
SECTION 8	Catastrophe		\$709,264
SECTION 9	PART A - Government Audit Costs - Professional Fees		\$25,000
	PART B - Appeal Expenses		\$100,000
	PART C - Legal Defence Expenses		\$50,000
SECTION 10	Lot Owners' Fixtures and Improvements		\$300,000

This certificate of currency has been issued by Strata Community Insurance Agencies Pty Ltd, ABN 72 165 914 009, AFSL 457787 on behalf of the insurer Allianz Australia Insurance Limited, ABN 15 000 122 850, AFSL 234708 and confirms that on the Date of Issue a policy existed for the Period of Insurance and sums insured shown herein. The Policy may be subsequently altered or cancelled in accordance with its terms after the Date of Issue of this notice without further notice to the holder of this notice. It is issued as a matter of information only and does not confer any rights on the holder or any noted interested parties. This certificate does not amend, extend, replace, negate or override the benefits, terms, conditions and exclusions as described in the Schedule documents together with the Product Disclosure Statement and insurance policy wording.

DISCLOSURE STATEMENT (Continued)

Name of Scheme	MEDITERRANEAN SURF			CTS No	28996
Lot No.	2	Type	BUILDING FORMAT PLAN	Plan No	137733

ANNEXURE - LEVY DETAILS

Description	Amount	Due Date	Date Paid	Discount	If paid by	Date of Notice	Amount Overdue
ADMIN FUND							
01/02/22 to 30/04/22	507.50	01/02/22	N/A	50.75	01/02/22	20/12/21	N/A
01/05/22 to 31/07/22	507.50	01/05/22	N/A	50.75	01/05/22	16/03/22	N/A
01/08/22 to 31/10/22	507.50	01/08/22	N/A	50.75	01/08/22	15/06/22	N/A
01/11/22 to 31/01/23	507.50	01/11/22	N/A	50.75	01/11/22	20/09/22	N/A
01/02/23****30/04/23	507.50	01/02/23	N/A	50.75	01/02/23	16/12/22	N/A
01/05/23****31/07/23	507.50	01/05/23	N/A	50.75	01/05/23	20/03/23	N/A
01/08/23****31/10/23	782.50	01/08/23	N/A	78.25	01/08/23		N/A
01/11/23****31/01/24	782.50	01/11/23	N/A	78.25	01/11/23		N/A
01/02/24****30/04/24	645.00	01/02/24	N/A	64.50	01/02/24		N/A
01/05/24****31/07/24	645.00	01/05/24	N/A	64.50	01/05/24		N/A
SINKING FUND							
01/02/22 to 30/04/22	187.50	01/02/22	N/A	18.75	01/02/22	20/12/21	N/A
01/05/22 to 31/07/22	187.50	01/05/22	N/A	18.75	01/05/22	16/03/22	N/A
01/08/22 to 31/10/22	312.50	01/08/22	N/A	31.25	01/08/22	15/06/22	N/A
01/11/22 to 31/01/23	312.50	01/11/22	N/A	31.25	01/11/22	20/09/22	N/A
01/02/23****30/04/23	250.00	01/02/23	N/A	25.00	01/02/23	16/12/22	N/A
01/05/23****31/07/23	250.00	01/05/23	N/A	25.00	01/05/23	20/03/23	N/A
01/08/23****31/10/23	437.50	01/08/23	N/A	43.75	01/08/23		N/A
01/11/23****31/01/24	437.50	01/11/23	N/A	43.75	01/11/23		N/A
01/02/24****30/04/24	312.50	01/02/24	N/A	31.25	01/02/24		N/A
01/05/24****31/07/24	312.50	01/05/24	N/A	31.25	01/05/24		N/A

Items marked with **** are for periods that are outside the current financial year. They may also be subject to ratification at the next General Meeting

INFORMATION FOR DISCLOSURE STATEMENT

as at 27 April 2023

Body Corporate	Name of Scheme:	MEDITERRANEAN SURF		
	Community Titles Scheme No:	28996		
	Lot Number:	2	Plan Number:	137733

Secretary	Name	Kurt Ehrlich-Senicic		
	Address	C/- BCCAS PO Box 8959 GCMC Q 9726		
	Telephone		Facsimile	

Body Corporate Manager	Name	BCCAS Pty Ltd		
	Address	P O Box 8959 G C M C Qld 9726		
	Telephone	07 5538 6400	Facsimile	07 5538 6477

Contributions and Levies		Levies Determined by the Body Corporate for this Lot			
	Administrative Fund	Amount	Due Date	Discount	If paid by
	See Annexure 'Levy Details'				
	Sinking Fund				
	See Annexure 'Levy Details'				

Extent to which Contributions and Levies are based on Contribution entitlements

Extent to which Contributions and Levies are based on Interest entitlements

Entitlements - Statement to Buyer	The contribution schedule lot entitlements and interest schedule lot entitlements for the lots included in the scheme are set out in Schedule A of the Community Management Statement for the scheme.
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Community Management Statement	A copy of the Community Management Statement for the Scheme is attached hereto.
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INFORMATION FOR DISCLOSURE STATEMENT (continued)

Body Corporate Name of Scheme: **MEDITERRANEAN SURF**
Community Titles Scheme No: **28996**
Lot Number: **2** Plan Number: **137733**

Improvements on
Common
Property for
which Buyer will
be Responsible

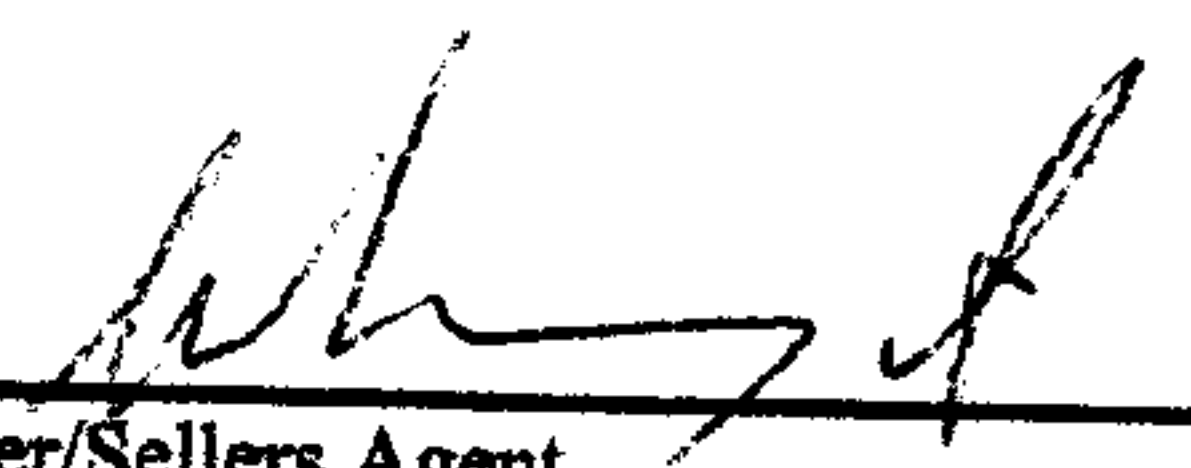
Body Corporate Assets Required to be Recorded on Register **There are no assets required to be recorded.**

Committee


Information prescribed under Regulation Module

Nil

Signing



Seller/Sellers Agent



Witness

05/05/2023

Date

Buyers Acknowledgement

The Buyer acknowledges having received and read this statement from the Seller before entering into the contract.

Buyer

Witness

Date