



CERTIFICATE OF CURRENCY

THE POLICY AND INSURED

POLICY NUMBER	QOAI24000044
PDS AND POLICY WORDING	Community Association PDS and Policy Wording SCI034-Policy-CA-02/2021
THE INSURED	Body Corporate for St James Community Title Scheme 19922
SITUATION	St James Estate, 50 Boblynne Street Chapel Hill QLD 4069
PERIOD OF INSURANCE	Commencement Date: 4.00pm on 15/03/26 Expiry Date: 4.00pm on 15/03/27
INTERMEDIARY	Austbrokers Comsure
ADDRESS	Level 1, 57 Berwick Street Fortitude Valley QLD 4006
DATE OF ISSUE	4 March 2026

POLICY LIMITS / SUMS INSURED

SECTION 1 - COMMUNITY PROPERTY AND INCOME	PART A Community Property	1. Buildings	\$5,840,604
		2. Common Area Contents	\$30,000
		3. Terrorism Cover under Section 1 Part A2	Included
	PART C	Fidelity Guarantee	\$100,000
SECTION 2 - CASUALTY COVERS	PART A	Legal Liability	\$20,000,000
	PART B	Voluntary Workers	Included
	PART C	Office Bearers Liability	\$5,000,000
	PART D	Government Audit Costs	\$25,000
	PART E	Appeal Expenses – Health and Safety Breaches	\$100,000
	PART F	Legal Defence Expenses	\$50,000

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. Certain words used in this document are defined in the PDS and Policy wording. This Certificate of Currency is provided as a summary only of the cover provided and is current only at the Date of Issue. 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. This Certificate of Currency is issued as a matter of information only and does not confer any rights on the holder or any noted interested parties. This Certificate of Currency does not amend, extend, replace, negate or override the benefits, terms, conditions, limitations and exclusions as described in the Schedule documents together with the Product Disclosure Statement and Policy wording.