

**DISCLOSURE STATEMENT**  
**BODY CORPORATE AND COMMUNITY MANAGEMENT ACT 1997**  
**SECTION 206**

**Body Corporate**      Body Corporate for:                      MAROOCHY SANDS  
Community Titles Scheme No:      14483  
BUP:    592  
Lot No:    13  
Address:                                        110 Sixth Avenue Maroochydore Qld 4558

**Regulation Module**      Accommodation

**Body Corporate Secretary/Manager**      Name:                                      AAA Certified Body Corporate Management  
Address:                                      118 Nicklin Way, Warana Qld 4575  
Telephone:                                  07 5437 7751  
Fax:    07 5437 7761

**Body Corporate Committee**      Is there a Committee for the Body Corporate:                      Yes  
If there is no Committee, is the Body Corporate Manager engaged to perform the functions of the Committee:                      Not applicable

**Annual Contributions And Levies**      **Administrative Fund:**      Annual Levy:                      \$ 6,060.64  
(Gross)  
Installment(s):                      Period                                      Amount                      Due Date  
(Gross)                                      01.01.19 – 31.03.19                      \$ 1,515.16                      01.01.19  
01.04.19 – 30.06.19                      \$ 1,515.16                      01.04.19  
01.07.19 – 30.09.19                      \$ 1,515.16                      01.07.19  
01.10.19 – 31.12.19                      \$ 1,515.16                      01.10.19  
*Pre-Issued Levy:*                      01.01.20 – 31.03.20                      \$ 1,515.16                      01.01.20

**Sinking Fund:**      Annual Levy:                      \$ 4,167.48  
(Gross)  
Installment(s):                      Period                                      Amount                      Due Date  
(Gross)                                      01.01.19 – 31.03.19                      \$ 1,041.87                      01.01.19  
01.04.19 – 30.06.19                      \$ 1,041.87                      01.04.19  
01.07.19 – 30.09.19                      \$ 1,041.87                      01.07.19  
01.10.19 – 31.12.19                      \$ 1,041.87                      01.10.19  
*Pre-Issued Levy:*                      01.01.20 – 31.03.20                      \$ 1,041.87                      01.01.20

**Insurance Levies not included in Administrative Fund Levies:** Nil. Insurance premium is included in Administrative Fund Levies.

**Discount:**                      10%

**Other:**                              Nil

**Information Prescribed under Regulation Module**      Not applicable – none prescribed

**Lot Entitlements And Other Matters**      Contribution Schedule Lot Entitlement:                      Aggregate:      9,987  
This Lot:                                      189  
Interest Schedule Lot Entitlement:                      Aggregate:      128  
This Lot:                                      3

Balance of Sinking Fund:                      \$ 307,724.10      as at      20.02.20  
Balance of Administrative Fund:                      \$ 36,509.76      as at      20.02.20

**Improvements on Common Property for which buyer will be responsible**

None as advised by the Body Corporate Manager  
(Improvements without body corporate approval should be disclosed here by the seller)

**Assets on Register**

None as advised by the Body Corporate Manager

**Insurance**

Insurer:	Allianz Australia Insurance Limited via Strata Community Insurance Agencies Pty Ltd
Policy No:	QRSC17003658
Current to:	14.09.20
Building Cover:	\$ 18,715,000
Public Liability:	\$ 20,000,000
Common Contents:	\$ 187,150
Loss of Rent:	\$ 2,807,250
Building Catastrophe:	\$ 5,614,500
Office Bearers Liability:	\$ 1,000,000
Machinery Breakdown:	\$ 100,000

**Signing**

.....  
Seller/Seller's Agent

.....  
Witness (not required if this form is signed electronically)

.....  
Date

**Buyer's Acknowledgement**

The buyer acknowledges having received and read this statement from the seller before entering into the contract.

.....  
Buyer

.....  
Witness (not required if this form is signed electronically)

.....  
Date

The information contained in this two page statement is provided exclusively in relation to the lot mentioned and has been obtained from records made available by the body corporate and is accurate only to the extent of the accuracy of the records produced. INSIDE OUT LEGAL SERVICES does not warrant the accuracy or reliability of the body corporate records produced including any information advised from computer records. Only improvements on common property properly authorised and recorded in body corporate records have been stated. A physical inspection of the property is not undertaken.



**INSIDE OUT LEGAL SERVICES**  
**20.02.20**

# **STATUTORY WARRANTIES AND CONTRACTUAL RIGHTS**

**The Seller gives notice to the Buyer of the following matters:**

**(a) Latent or Patent Defects in Common Property or Body Corporate Assets**

*[Section 223(2)(a)&(b) Body Corporate and Community Management Act 1997-2003]*

***These matters are for consideration by the Vendor and are not disclosed in this Statement.***

**(b) Actual or Contingent or Expected Liabilities of Body Corporate**

*[Section 223(2)(c)&(d) Body Corporate and Community Management Act 1997-2003]*

***These matters are for consideration by the Vendor and are not disclosed in this Statement.***

**(c) Circumstances in Relation to Affairs of the Body Corporate**

*[Section 223(3) Body Corporate and Community Management Act 1997-2003]*

***These matters are for consideration by the Vendor and are not disclosed in this Statement.***

**(d) Exceptions to Warranties in Clause 7.4(3) of REIQ Contract for Lots in a Community Titles Scheme (Sixth Edition)**

***These matters are for consideration by the Vendor and are not disclosed in this Statement.***

**(e) Proposed Body Corporate Resolutions (clause 8.4) of REIQ Contract for Lots in a Community Titles Scheme (Sixth Edition)**

***These matters are for consideration by the Vendor and are not disclosed in this Statement.***

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**

Certificate number: PSC0037208

**2. Location of the swimming pool**

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

Street address:

110 SIXTH AVE

MAROOCHYDORE QLD

Postcode

4

5

5

8

Lot and plan details:

9999/BUP/592

Local government area:

SUNSHINE COAST REGIONAL

**3. Exemptions or 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:

3 / 1 / 1 0 / 2 0 1 9

Expiry date:

3 / 1 / 1 0 / 2 0 2 0

**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:

MARTIN TONE

Pool safety inspector licence number:

PS101184

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/home-building-owners/pool-safety](http://www.qbcc.qld.gov.au/home-building-owners/pool-safety) 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.