

DISCLOSURE STATEMENT
BODY CORPORATE AND COMMUNITY MANAGEMENT ACT 1997
SECTION 206

Body Corporate Body Corporate for: **BEACHFRONT TOWERS**
Community Titles Scheme No: 10075
BUP: 5118
Lot No: 46
Address: 4 Aerodrome Road, Maroochydore, QLD, 4558

Regulation Module Accommodation

Body Corporate Secretary/Manager Name: Select Strata Management
Address: PO Box 611, Cotton Tree QLD 4558
Telephone: 07 5443 3138
Fax: 07 5443 3334

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: \$ 9,478.48 (Gross)

Installment(s): (Gross)	Period	Amount	Due Date
	01.09.19 – 30.11.19	\$ 1,898.38	01.09.19
	01.12.19 – 29.02.20	\$ 1,898.38	01.12.19
	01.03.20 – 31.05.20	\$ 2,840.86	01.03.20
	01.06.20 – 31.08.20	\$ 2,840.86	01.06.20
<i>Pre-issued Levies:</i>	<i>01.09.20 – 30.11.20</i>	<i>\$ 2,369.62</i>	<i>01.09.20</i>
	<i>01.12.20 – 28.02.21</i>	<i>\$ 2,369.62</i>	<i>01.12.20</i>

Sinking Fund: Annual Levy: \$ 1,125.96 (Gross)

Installment(s): (Gross)	Period	Amount	Due Date
	01.09.19 – 30.11.19	\$ 539.00	01.09.19
	01.12.19 – 29.02.20	\$ 539.00	01.12.19
	01.03.20 – 31.05.20	\$ 23.98	01.03.20
	01.06.20 – 31.08.20	\$ 23.98	01.06.20
<i>Pre-issued Levies:</i>	<i>01.09.20 – 30.11.20</i>	<i>\$ 520.74</i>	<i>01.09.20</i>
	<i>01.12.20 – 28.02.21</i>	<i>\$ 520.74</i>	<i>01.12.20</i>

Insurance Levies: Annual Levy: \$ 1,351.92 (Gross)

Installment(s): (Gross)	Period	Amount	Due Date
	01.09.19 – 30.11.19	\$ 272.48	01.09.19
	01.12.19 – 29.02.20	\$ 272.48	01.12.19
	01.03.20 – 31.05.20	\$ 403.48	01.03.20
	01.06.20 – 31.08.20	\$ 403.48	01.06.20
<i>Pre-issued Levies:</i>	<i>01.09.20 – 30.11.20</i>	<i>\$ 337.98</i>	<i>01.09.20</i>
	<i>01.12.20 – 28.02.21</i>	<i>\$ 337.98</i>	<i>01.12.20</i>

Discount: 20%

Other: Nil

Information Prescribed under Regulation Module Not applicable – none prescribed

Lot Entitlements And Other Matters Contribution Schedule Lot Entitlement: Aggregate: 1,014
This Lot: 22
Interest Schedule Lot Entitlement: Aggregate: 10,000
This Lot: 262

Balance of Sinking Fund: \$ 361,430.56 as at 20.10.20
Balance of Administrative Fund: \$ 81,589.87 as at 20.10.20

Improvements on Common Property for which buyer will be responsible

06.07.17 – approval for internal floor tiles. An extract of the Register of Lot Improvements is attached.
By-law 37 grants exclusive use of a car park. The exclusive use by-law and plan is attached.
(Improvements without body corporate approval should be disclosed here by the seller)

Assets on Register

Register of Assets is attached.

Insurance

Insurer:	QBE Insurance (Australia) Limited
Policy No:	HU0000020938
Current to:	29.11.20
Building Cover:	\$ 28,619,562
Public Liability:	\$ 20,000,000
Common Contents:	\$ 286,195
Loss of Rent:	\$ 4,292,934
Building Catastrophe:	\$ 4,292,934
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.

Angela Cox
INSIDE OUT LEGAL SERVICES
20.10.2020

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.

- (1) make available to Occupiers such number of keys or similar devices, as it determines, free of charge; and
- (2) at its discretion, make available to Occupiers additional keys or similar devices on receipt of payment of any reasonable charges imposed by the Committee.

35.4 An Occupier to whom any key or similar device is given pursuant to this By-Law must:

- (1) not duplicate it or cause or permit it to be duplicated without first obtaining the written approval of the Committee;
- (2) exercise a high degree of caution and responsibility in making it available for use by its Invitees;
- (3) ensure its Invitees return the key or similar device to the Occupier or the Body Corporate (including inserting an appropriate covenant in any lease or licence of its Lot to any tenant or other occupier to ensure the return of the key or similar device to the Occupier or the Body Corporate at the end of the lease or licence); and
- (4) immediately notify the Committee if the key or security device is lost or misplaced.

36. Use of Lots

36.1 All Lots must be used for accommodation/residential purposes except for:

- (1) Lots 1 and 2 which must be used for any lawful commercial or retail purpose;
- (2) Lot 3 which must be used for restaurant purposes; and
- (3) Lot 6 which may be used for the purpose of conducting from that Lot the duties specified in any service contract (caretaking and/or letting agent) entered by the Body Corporate during the term of those agreements.

36.2 An Occupier must not use its lot for any purpose which may be illegal or damaging to the reputation of the Scheme or which may interfere with the peaceful enjoyment of another Lot by the Owner or Occupier of that Lot.

37. Exclusive Use

37.1 The Body Corporate grants to the Owner of each Lot the exclusive use and enjoyment of those areas of Common Property as allocated and for the purposes specified in Schedule "E" and identified in the attached sketch plans on the following conditions:

- (1) The Owner must keep the exclusive use area clean and tidy;
- (2) The Owner is responsible for the cost of maintaining the exclusive use area including any improvements installed on the exclusive use area in accordance with section 172(2) of the Accommodation Module;
- (3) The Owner must not construct any structure on the exclusive use area without first obtaining the written consent of the Body Corporate; and
- (4) The Owner must allow the Body Corporate access at all times to the exclusive use area including through the Owner's Lot to enable inspection and maintenance, if necessary.

38. Signage

38.1 Despite By-law 9.2, an Owner of a Commercial Lot may display any sign, advertisement, placard, banner or like matter ("the Sign") to the external walls of its Lot subject to the following conditions:

- (1) the Owner must first obtain the written consent of the Committee;
- (2) the Sign must relate to the business or usage being conducted from within the Commercial Lot;
- (3) the design and style of the Sign must comply with all Requirements;
- (4) the design and style must, in the opinion of the Committee be aesthetically compatible with the design of the Scheme building;
- (5) the Owner is responsible for the cost of erecting, installing and maintaining the Sign;
- (6) the Owner must, within 14 days of receiving notice in writing from the Committee, renew the Sign to an "as

Lot 36 on BUP 5118	Area "M" on sketch plan "A"	Carpark
Lot 37 on BUP 5118	Area "K" on sketch plan "A"	Carpark
Lot 38 on BUP 5118	Area "J" on sketch plan "A"	Carpark
Lot 39 on BUP 5118	Area "L" on sketch plan "A"	Carpark
Lot 40 on BUP 5118	Area "H" on sketch plan "A"	Carpark
Lot 41 on BUP 5118	Area "F" on sketch plan "A"	Carpark
Lot 42 on BUP 5118	Area "E" on sketch plan "A"	Carpark
Lot 43 on BUP 5118	Area "G" on sketch plan "A"	Carpark
Lot 44 on BUP 5118	Area "D" on sketch plan "A"	Carpark
Lot 45 on BUP 5118	Area "B" on sketch plan "A"	Carpark
Lot 46 on BUP 5118	Area "A" on sketch plan "A"	Carpark
Lot 47 on BUP 5118	Area "C" on sketch plan "A"	Carpark
Lot 49 on BRP 105893	Area "S" on sketch plan "A"	Carpark
Lot 50 on BRP 105893	Area "P" on sketch plan "A"	Carpark
<ol style="list-style-type: none">1. Plans for Exclusive Use – Carparks Level A identified as "Plan A"2. Plans for Exclusive Use – Carparks Level B identified as "Plan B"3. Plans for Volumetric Exclusive Use – Storage Level B identified as "Plan C"		

Community Title Scheme Name: "BEACHFRONT TOWERS"

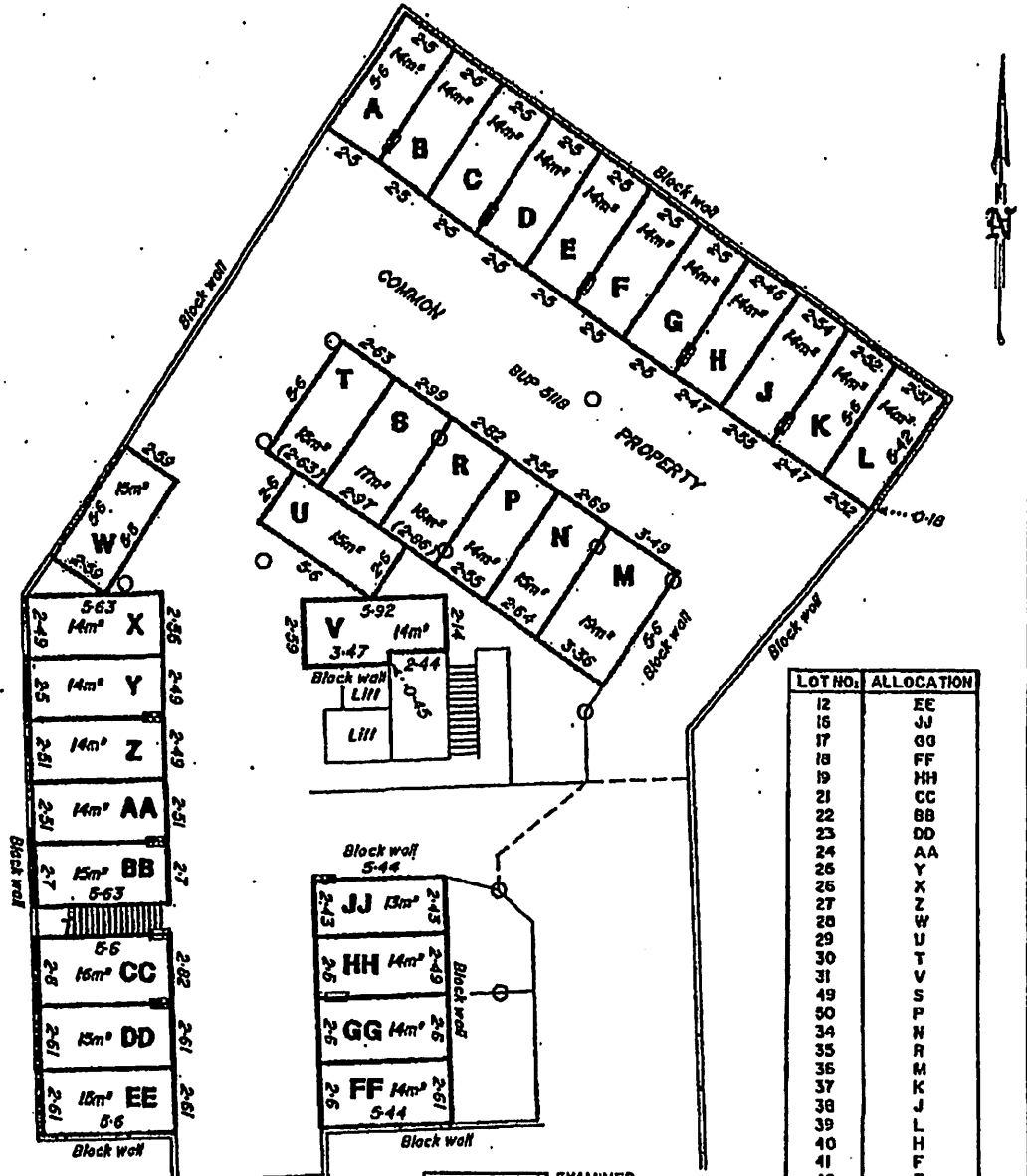
SHEET OF SHEETS

LEVEL A

PLAN A

CMS NO:.....

EXCLUSIVE USE - CARPARKS



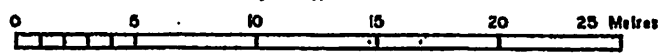
LOT NO.	ALLOCATION
12	EE
16	JJ
17	GG
18	FF
19	HH
21	CC
22	DD
23	BB
24	AA
26	Y
26	X
27	Z
28	W
29	U
30	T
31	V
49	S
50	P
34	N
35	R
36	M
37	K
38	J
39	L
40	H
41	F
42	E
43	G
44	D
45	B
46	A
47	C

ENDORSED ACCREDITED SURVEYOR
 EXAMINED PASSED

AREAS ARE APPROXIMATE ONLY

○ DENOTES CONCRETE COLUMN
 □ DENOTES CONCRETE PILLAR

Exclusive use areas (CARPARKS) are partly defined by structures including walls, pillars & columns



Original Scale 1:250 Surveyors Ref No: 990923

W. K. ... & Associates
 (AGM) ...
 Director & Licensed Surveyor
 Date 4/10/99

BUILDING FORMAT PLAN NO. 5118

Lot Improvements

Account No	Name	Details
		improvements to their lot as listed below:
02100043	GIBSON MARK D & JULIE I	28/04/08 - no response on the smoke alarm notice Owners responsible for all repairs & maintenance of improvements to their lot as listed below: 28/04/08 - no response on the smoke alarm notice 01/10/09 - Painting walls, floor tiling, removal of raised bed 'stage' in main bedroom \$6,500 - \$7,000 08/04/12 - C'ttee A'prvd Bathroom & Laundry Upgrade \$15,500
02100044	THOMPSON G & R & POZZEBON W	29/06/16 - C'ttee Approval - Kitchen renovations Approx Cost \$10,000.00 Owners responsible for all repairs & maintenance of improvements to their lot as listed below: 24/02/03 Owner advised Improvements Estimated \$22,000 New carpet, curtains, furniture, kitchen, bdrm cupboards. Painted throughout. Kitchen floor tiles 28/04/08 - no response on the smoke alarm notice
02100045	WATT ANTHONY MICHAEL	14/08/13- C'ttee Approve unit to be painted, new carpets and curtains to be replaced. Approx Cost \$6000.00 Owners responsible for all repairs & maintenance of improvements to their lot as listed below: 28/04/08 - no response on the smoke alarm notice
02100046	ASTILL AMANDA JAYNE	06/07/17 - c'ttee approved - internal floor tiles approx cost \$10,000.00 Owners responsible for all repairs & maintenance of improvements to their lot as listed below:
02100047	ENTWISTLE DEREK R & LEANNE E	28/04/08 - no response on the smoke alarm notice Owners responsible for all repairs & maintenance of improvements to their lot as listed below:
02100048	RESUBDIVISION	28/04/08 - no response on the smoke alarm notice Owners responsible for all repairs & maintenance of improvements to their lot as listed below:

ASSET REGISTER

BEACHFRONT TOWERS CTS 10075

Description	Type	Method of Acquisition	Date of Acquisition	Acquired from	Original Cost	Cost to date	Market Value
Beachfront Towers Name Sign	Furniture & Fittings	Purchase	17/11/06	Braggs Signs		0.00	8,800.00
POOL FURNITURE 8 x Alfa Sunlounges 2 x Armchairs 4 x Side Tables	Furniture & Fittings	Purchase	04/11/09	Depwood Pty Ltd T/A The Outdoor Furniture Specialists P O Box 695 Mooloolaba Qld 4557		0.00	2,490.50
Pool Blanket on S/S Roller	Furniture & Fittings	Purchase	12/01/15	Billabong Pool Service P O Box 8088 Maroochydore Q 4558		0.00	6,089.00
Sauna/Bathroom Refurbishment	Furniture & Fittings	Purchase				0.00	12,000.00
Front Office Refurbishment	Furniture & Fittings	Purchase				0.00	60,000.00
Masonry cabinetry installed, rendered & painted, double s/s drs, Grillex in-bench elect BBQ x 2, s/s sink, granite ben	Furniture & Fittings	Purchase	02/07/18	Allfresco 442 Steve Irwin Way Beerburrum Qld 4517		0.00	18,547.64
Photographic canvas artwork 11 x 75 x 50cm 1 x 150 x 50cm	Furniture & Fittings	Purchase	19/06/19	S/Coast Photographic Art 31 Harbour Parade Buddina Qld 4575		0.00	2,478.00
INTERCOM SYSTEM: 44 electronic handsets and recessed entry panel	Office Equipment	Purchase	19/12/12	QDR-TV PO Box 102 Bli BliQ 4560		0.00	5,500.00
				Page Totals	0.00	0.00	115,905.14
				Report Totals	0.00	0.00	115,905.14

ASSET REGISTER

BEACHFRONT TOWERS CTS 10075

Description	Type	Method of Acquisition	Date of Acquisition	Acquired from	Original Cost	Cost to date	Market Value
9x cameras TVT 5MP Vandal Dome 3x monitors 21.5' HDMI & VGA 1x recorder TVT 16ch 5MP TVI/	Office Equipment	Purchase	04/04/18	Sectel Security Systems P O Box 2001 Buderim Qld 4556		0.00	7,304.00
POOL HEAT PUMP: THP55-3	Plant and Machinery	Purchase	22/03/18	Heat Pump Systems Shop15a North Shore Shop Cntr 1 Menzie Drive Pacific Paradise Q 4564		0.00	14,930.00
ROOFTOP ANTENNAS: UHF & VHF Antennas	Plant and Machinery	Purchase	13/10/95	A1 Sound & TV Service 14 Gloucester Road Buderim Qld 4556 Tel: 5445 4777		0.00	5,321.80
Rooftop Built-in S/Steel BBQ	Plant and Machinery	Purchase				0.00	2,000.00
FOYER AIR CON Airconditioning Unit -Teco Reverse cycle wall mounted air with infra red remote control	Plant and Machinery	Purchase	21/01/98	Marc Airconditioning PO Box 20 Mooloolaa Qld 4557		0.00	2,966.00
POOL SAND FILTER Pool Sand Filter P31 and pump	Plant and Machinery	Purchase	26/08/98	Billabong Pool Svc & Supply PO Box 2065 Noosa Heads 4567		0.00	1,650.00
Rainwater Tanks & Pump	Plant and Machinery	Purchase				0.00	5,000.00
Deodourising System	Plant and Machinery	Purchase				0.00	1,600.00
				Page Totals	0.00	0.00	40,771.80
				Report Totals	0.00	0.00	156,676.94

ASSET REGISTER

BEACHFRONT TOWERS CTS 10075

Description	Type	Method of Acquisition	Date of Acquisition	Acquired from	Original Cost	Cost to date	Market Value
FIRE EQUIPMENT: Fire Extinguisher Cabinets x 14	Plant and Machinery	Purchase	05/09/97	Aztec Fire & Security Pty Ltd PO Box94 Wurtulla Qld 4575		0.00	1,225.00
SAUNA HEATER 1 x 12KW Stainless Steel Heater complete with stones	Plant and Machinery	Purchase	08/03/12	Clairmont P/L T/as Brisbane Spa Centre P O Box 236 Noosaville Qld 4566		0.00	3,168.00
2 X SUMP PUMPS AP50B-50-11-A1 1.1kw Unlift Switches, cables etc.	Plant and Machinery	Purchase	22/05/13	The Pump House 23 Matthew Street Nambour Qld 4560		0.00	5,189.88
STRMWTR PIT CONTROL PANEL PC2011FA Stormwater Pit Control Panel	Plant and Machinery	Purchase	22/05/13	The Pump House 23 Matthew Street Nambour Qld 4560		0.00	1,810.10
Full digital system, amplifier modulators etc	Plant and Machinery	Purchase	06/02/13	QDR-TV P O Box 102 Bli Bli Qld 4560		0.00	8,598.00
Toshiba Split System 5kw Model # RAS-18N3KV2-A	Plant and Machinery	Purchase	16/01/15	AM Cool Air Conditioning 29 Robertson Drive Burnside Q 4560		0.00	2,120.00
Stainless Steel Main Switchbrd	Plant and Machinery	Purchase	14/09/18	David Data & Electrical 4/20 Spine Street Sumner Qld 4074		0.00	79,750.00
1 x FAAC 844ER Gate Motor	Plant and Machinery	Purchase	24/10/19	East Coast Garage Doors 6 Enterprise Street Kunda Park Q 4556		0.00	2,243.70
				Page Totals	0.00	0.00	104,104.68
				Report Totals	0.00	0.00	260,781.62

ASSET REGISTER

BEACHFRONT TOWERS CTS 10075

Description	Type	Method of Acquisition	Date of Acquisition	Acquired from	Original Cost	Cost to date	Market Value
Pump AP50B-50-11-A1 1.1 kW Unilift + Splice kit mono	Plant and Machinery	Purchase	19/12/19	The Pump House 23 Matthew Street Nambour		0.00	1,530.04
Page Totals					0.00	0.00	1,530.04
Report Totals					0.00	0.00	262,311.66

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:

2. Location of the swimming pool

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

Street address:

Postcode

Lot and plan details: Local government area:

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.

4. Shared pool or non-shared pool

Shared pool

Non-shared pool

5. Pool safety certificate validity

Effective date: / /

Expiry date: / /


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:

Pool safety inspector licence number:

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 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.