

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

**Body Corporate**      Body Corporate for:                      North Point  
Community Titles Scheme No:      12546  
BUP:    2593  
Lot No:    14  
Address:                                        1-3 Pacific Terrace, Alexandra Headland Qld 4572

**Regulation Module**      Standard Module

**Body Corporate Secretary/Manager**      Name:                      Archers Body Corporate Management  
Address:                      PO Box 1191  
Telephone:                      07 5458 4500      Fax:

**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:                      \$3,496.55 (Gross)

Installment(s): (Gross)	Period	Amount	Due Date
	01.10.17 – 31.12.17	\$1,081.31	01.10.17
	01.01.18 – 31.03.18	\$1,081.32	01.01.18
	01.04.18 – 30.06.18	\$ 666.96	01.04.18
	01.07.18 – 30.09.18	\$ 666.96	01.07.18
<i>Pre-issued Levies:</i>	<i>01.10.18 – 31.12.18</i>	<i>\$ 874.13</i>	<i>01.10.18</i>
	<i>01.01.19 – 31.03.19</i>	<i>\$ 874.14</i>	<i>01.01.19</i>

**Sinking Fund:**      Annual Levy:                      \$2,077.82 (Gross)

Installment(s): (Gross)	Period	Amount	Due Date
	01.10.17 – 31.12.17	\$649.32	01.10.17
	01.01.18 – 31.03.18	\$649.32	01.01.18
	01.04.18 – 30.06.18	\$389.59	01.04.18
	01.07.18 – 30.09.18	\$389.59	01.07.18
<i>Pre-issued Levies:</i>	<i>01.10.18 – 31.12.18</i>	<i>\$519.45</i>	<i>01.10.18</i>
	<i>01.01.19 – 31.03.19</i>	<i>\$519.46</i>	<i>01.01.19</i>

**Insurance Levies:**      Nil – insurance contributions are included in the Administrative Fund Levies.

**Discount:**                      20%

**Other:**                              Nil

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

**Lot Entitlements And Other Matters**      Contribution Schedule Lot Entitlement:                      Aggregate:      28  
This Lot:                      1  
Interest Schedule Lot Entitlement:                      Aggregate:      28  
This Lot:                      1

Balance of Sinking Fund:                      \$ 31,436.84      as at      20.09.18  
Balance of Administrative Fund:                      \$ 10,800.45      as at      20.09.18

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

05.05.01 – Approval granted to install an air conditioner. The Register of Authorisations Affecting Common Property is attached.

**(Improvements without body corporate approval should be disclosed here by the seller)**

**Assets on Register**

See Assets Register attached.

**Insurance**

Insurer:	CHU Strata Insurance
Policy No:	856683
Current to:	30.09.18
Building Cover:	\$ 10,138,948
Public Liability:	\$ 20,000,000
Common Contents:	\$ 9,522
Loss of Rent:	\$ 1,520,842
Building Catastrophe:	\$ 3,041,684
Office Bearers Liability:	\$ 5,000,000
Machinery Breakdown:	Not Selected

**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

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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**

21.09.18

## **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.***

# Register Of Authorisations Affecting Common Property

## NORTHPOINT CTS 12546

Lot No	Date of Resolution	Authority Given To	Description of Area	Conditions
14	05/05/01	Owner Lot 14	Install Air Conditioner	Install & Maintain
3	05/05/01	Owner Lot 3	Piping through floor	Ongoing maintenance
5	16/06/01	Owner Lot 5	Install air conditioner	Install and Maintain
3	16/06/01	Owner Lot 3	Install split system airconditioner	Install & Maintain as per com decision
2	23/02/02	Owner Lot 2	Install Split System Air Cond	Install & Maintain
1	27/11/04	Owner Lot 1	Install a split system air conditioner to the balcony are subject to the	conditions outlined in Motion 14 of the AGM dated 27.11.04
26	27/11/04	Owner Lot 26	Install air conditioner on the north side of the balcony	subject to conditions in Motion 14 of the AGM dated 27.11.04.
26	27/11/04	Owner Lot 26	To replace the existing window with a sliding door.	As per conditions a-c on the AGM minutes dated 27.11.04.
25	27/11/04	Owner Lot 25	To install air conditioner.	As per Motion 14 of the AGM dated 27.11.04.
19	27/11/04	Owner Lot 19	To install an air conditioner.	As per Motion 14 of the AGM minutes dated 27.11.04.
11	06/03/04	Owner Lot 11	Install Split System Air Conditioner	Install & Maintain

## ASSET REGISTER

## NORTHPOINT CTS 12546

Description	Type	Method of Acquisition	Date of Acquisition	Acquired from	Original Cost	Cost to date	Market Value
<b>Beefmaster Delux 4 Burner BBQ</b>	<b>Furniture &amp; Fittings</b>	<b>Purchase</b>	<b>02/04/04</b>	<b>SEMPF FAMILY TRUST Barbeques Galore 224 Niclin Way KAWANA WATERS</b>	<b>1,003.95</b>	<b>1,003.95</b>	<b>1,003.95</b>
<b>Assorted Chairs x 5 Lounger chairs x 4 etc</b>	<b>Furniture &amp; Fittings</b>	<b>Purchase</b>	<b>02/04/04</b>	<b>SEMPF FAMILY TRUST Bunnings Warehouse Maroochyde</b>	<b>954.00</b>	<b>954.00</b>	<b>954.00</b>
<b>Umbrella Base x 2 Outdoor Table x 1 Outdoor Charis x 6</b>	<b>Furniture &amp; Fittings</b>	<b>Purchase</b>	<b>20/02/07</b>	<b>Burton Management Bunnings</b>		<b>0.00</b>	<b>790.42</b>
<b>OUTDOOR TABLE</b>	<b>Furniture &amp; Fittings</b>	<b>Purchase</b>	<b>17/09/07</b>	<b>BURTON MANAGEMENT</b>		<b>0.00</b>	<b>199.00</b>
<b>PRESIDENT MOWER</b>	<b>Furniture &amp; Fittings</b>	<b>Purchase</b>	<b>15/02/08</b>	<b>SUNSHINE COAST MOWERS 189 BRISBANE RD Mooloolaba QLD 4557</b>	<b>539.00</b>	<b>539.00</b>	
<b>OUTDOOR BIN</b>	<b>Furniture &amp; Fittings</b>	<b>Purchase</b>	<b>28/01/10</b>	<b>BURTON MANAGEMENT 43 OCEAN VIEW AVE MOOLOOLABA</b>		<b>0.00</b>	<b>12.98</b>
<b>WHITE RESIN CHAIRS x 2</b>	<b>Furniture &amp; Fittings</b>	<b>Purchase</b>	<b>28/01/10</b>	<b>BURTON MANAGEMENT 43 OCEAN VIEW AVE MOOLOOLABA</b>		<b>0.00</b>	<b>138.00</b>
<b>SQUARE OUTDOOR BBQ TABLE X 1</b>	<b>Furniture &amp; Fittings</b>	<b>Purchase</b>	<b>28/01/10</b>	<b>BURTON MANAGEMENT 43 OCEAN VIEW AVE MOOLOOLABA</b>		<b>0.00</b>	<b>39.00</b>
<b>Page Totals</b>					<b>2,496.95</b>	<b>2,496.95</b>	<b>3,137.35</b>
<b>Report Totals</b>					<b>2,496.95</b>	<b>2,496.95</b>	<b>3,137.35</b>

## ASSET REGISTER

## NORTHPOINT CTS 12546

Description	Type	Method of Acquisition	Date of Acquisition	Acquired from	Original Cost	Cost to date	Market Value
Timber Folding Deck Chairs x 4	Furniture & Fittings	Purchase	10/11/11	Bunnings		0.00	199.92
3.6m square Umbrella	Furniture & Fittings	Purchase	13/12/11	Supershades S/Coast		0.00	3,146.00
5 PIECE BBQ SETTING STEEL SLING GREY	Furniture & Fittings	Purchase	10/11/11	BUNNINGS		0.00	154.00
DEP. 3.6M SHADE UMBRELLA	Furniture & Fittings	Purchase	16/12/11	SUPERSHADES SUNSHINE COAST 13 COURCHEVAL TCE BUDERIM QLD 4556	943.80	943.80	
Umbrella x 1 (pool)	Furniture & Fittings	Purchase	23/02/12	Supershades Sunshine Coast		0.00	1,718.20
RECLINING CHAIRS X 2	Furniture & Fittings	Purchase	20/01/14	BURTON MANAGEMENT (Q) PTY LTD 43 OCEAN VIEW AVENUE MOOLOOLABA QLD 4557	239.56	239.56	239.56
PLASTIC SUN LOUNGES x 2	Furniture & Fittings	Purchase	28/01/14	BURTON MANAGEMENT (Q) PTY LTD 43 OCEAN VIEW AVENUE MOOLOOLABA QLD 4557	237.00	237.00	237.00
ALUMINIUM SUN LOUNGER X 1	Furniture & Fittings		22/12/15			0.00	
Page Totals					1,420.36	1,420.36	5,694.68
Report Totals					3,917.31	3,917.31	8,832.03

## ASSET REGISTER

## NORTHPOINT CTS 12546

Description	Type	Method of Acquisition	Date of Acquisition	Acquired from	Original Cost	Cost to date	Market Value
ROUND ALUMINIUM TABLE X 1	Furniture & Fittings		22/12/15			0.00	
Mower	Plant and Machinery	Purchase	01/01/04	BBC Hardware Maroochydore Ph 07 54433266	394.00	394.00	394.00
GARDEN SMART CHAIN SAW	Plant and Machinery	Purchase	08/01/08	CAMPBELLS CASH & CARRY 3-5 CONARA ST MAROOCHYDORE QLD 4558		0.00	89.99
BBQ COVER	Plant and Machinery	Purchase	21/10/09	BURTON MANAGEMENT (Q) PTY LTD UNIT 1, NORTHPOINT 2 MARY STREET ALEXANDE3R HEADLANDS Q 4572	46.78	46.78	
RYOBI TRIMMER	Plant and Machinery	Purchase	26/11/10	BUDERIM MOUNTAIN MOWERS 14 GLOUCESTER ROAD BUDERIM QLD 4556 ABN 64 353 568 449	545.00	545.00	
KARCHER H/P CLEANER	Plant and Machinery	Purchase	08/04/11	BURTON MANAGEMENT (Q) PTY LTD UNIT 1, NORTHPOINT 2 MARY STREET ALEXANDRA HEADLANDS Q 4572	279.00	279.00	
PRUNING SAW GREASING TOOL	Plant and Machinery	Purchase	07/06/11	BURTON MANAGEMENT (Q) PTY LTD 43 OCEAN VIEW AVENUE MOOLOOLABA QLD 4557	404.90	404.90	375.00
gasmate 4 burner BBQ	Plant and Machinery	Purchase	20/11/13	BBQ & Fireplace Centre		0.00	650.00
				Page Totals	1,669.68	1,669.68	1,508.99
				Report Totals	5,586.99	5,586.99	10,341.02

## ASSET REGISTER

## NORTHPOINT CTS 12546

Description	Type	Method of Acquisition	Date of Acquisition	Acquired from	Original Cost	Cost to date	Market Value
<b>BBQ</b>	<b>Plant and Machinery</b>	<b>Purchase</b>	<b>20/11/00</b>	<b>BARBEQUE AND FIREPLACE CENTRE SUGAR ROAD MAROOCHYDORE QLD 4558</b>		<b>0.00</b>	<b>644.00</b>
	<b>Plant and Machinery</b>		<b>22/12/15</b>			<b>0.00</b>	
	<b>Plant and Machinery</b>		<b>22/12/15</b>			<b>0.00</b>	
<b>SHOVEL X 3</b>	<b>Plant and Machinery</b>		<b>22/12/15</b>			<b>0.00</b>	
<b>GARDEN FORKS X 2</b>	<b>Plant and Machinery</b>		<b>22/12/15</b>			<b>0.00</b>	
<b>KELSO WHEELBARROW X 1</b>	<b>Plant and Machinery</b>		<b>22/12/15</b>			<b>0.00</b>	
<b>AUSTRAL POOL PUMP X 2</b>	<b>Plant and Machinery</b>		<b>22/12/15</b>			<b>0.00</b>	
<b>SAND FILTER X 1</b>	<b>Plant and Machinery</b>		<b>22/12/15</b>			<b>0.00</b>	
				<b>Page Totals</b>	<b>0.00</b>	<b>0.00</b>	<b>644.00</b>
				<b>Report Totals</b>	<b>5,586.99</b>	<b>5,586.99</b>	<b>10,985.02</b>





# Pool safety certificate

# 23

Version 1 effective 6 October 2010

**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:

100430002243

## 2. Location is the swimming pool

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

Street address:

2 MARY ST, ALEXANDRA HEADLAND 4572

Lot/s on plan:

0BUP2593

Local government area:

SUNSHINE COAST REGIONAL

## 3. Exemptions, alternative solutions or special restrictions for the swimming pool

If it is known that an exemption, alternative solution or restriction is applicable to the swimming pool please state this. For example, a restriction may require a permanent body of water that is part of the swimming pool barrier to be maintained to a minimum depth. This will help provide pool owners with a concise and practical explanation of the exemption, alternative solution or restriction. 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 exemptions apply

No alternative solutions apply

No special restrictions apply

## 4. Shared pool or non-shared pool

Shared pool

Non-shared pool

## 5. Pool safety certificate expiry

Effective date:

11 Feb 2018

Expiry date:

10 Feb 2019

## 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:	<input type="text" value="Mark Chatfield"/>
Pool safety inspector licence number:	<input type="text" value="100430"/>
Signature:	<input type="text"/>
Date:	<input type="text" value="11 Feb 2018"/>

### 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 noncompliance. 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.dip.qld.gov.au/poolsafety](http://www.dip.qld.gov.au/poolsafety) 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.

This is a public document and the information in this form will be made available to the public.