

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

<b>Body Corporate</b>	Body Corporate for: Sunshine Towers
	Community Titles Scheme No: 27797
	SP: 110476
	Lot No: 10
	Address: 33 Sixth Avenue, Maroochydore Q 4558

**Regulation Module** Accommodation

<b>Body Corporate Secretary/Manager</b>	Name: Select Strata
	Address: PO Box 611, Cotton Tree Q 4558
	Telephone: 07 5443 3138
	Email: <a href="mailto:Sunshine@SelectStrata.com.au">Sunshine@SelectStrata.com.au</a>

<b>Body Corporate Committee</b>	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

<b>Annual Contributions And Levies</b>	<b>Administrative Fund:</b>	Annual Levy: \$6,133.28 (Gross)	<b>Discount:</b> 10%
	Installment(s): (Gross)	Period	Amount Due Date
		01.03.19 – 31.05.19	\$1,350.08 01.03.19
		01.06.19 – 31.08.19	\$1,350.08 01.06.19
		01.09.19 – 30.11.19	\$1,716.48 01.09.19
		01.12.19 – 29.02.20	\$1,716.64 01.12.19
	<i>Pre-issued Levy:</i>	<i>01.03.20 – 31.05.20</i>	<i>\$1,533.28 01.03.20</i>
		<i>01.06.20 – 31.08.20</i>	<i>\$1,533.28 01.06.20</i>

<b>Sinking Fund:</b>	Annual Levy: \$3,271.04 (Gross)	<b>Discount:</b> 10%
	Installment(s): (Gross)	Period Amount Due Date
		01.03.19 – 31.05.19 \$817.76 01.03.19
		01.06.19 – 31.08.19 \$817.76 01.06.19
		01.09.19 – 30.11.19 \$817.76 01.09.19
		01.12.19 – 29.02.20 \$817.76 01.12.19
		<i>01.03.20 – 31.05.20 \$860.32 01.03.20</i>
		<i>01.06.20 – 31.08.20 \$860.32 01.06.20</i>

<b>Insurance Levies:</b>	Annual Levy: \$1,147.00 (Gross)	<b>Discount:</b> 10%
	Installment(s): (Gross)	Period Amount Due Date
		01.03.19 – 31.05.19 \$276.02 01.03.19
		01.06.19 – 31.08.19 \$276.02 01.06.19
		01.09.19 – 30.11.19 \$297.48 01.09.19
		01.12.19 – 29.02.20 \$297.48 01.12.19
		<i>01.03.20 – 31.05.20 \$286.38 01.03.20</i>
		<i>01.06.20 – 31.08.20 \$286.38 01.06.20</i>

**Sinking Fund Special:** AGM 07.04.17: \$332.64 due 01.03.19 and \$332.64 due 01.06.19 to fund part of the cost of lift repairs. No discount applies.

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

<b>Lot Entitlements And Other Matters</b>	Contribution Schedule Lot Entitlement:	Aggregate: 200 This Lot: 16
	Interest Schedule Lot Entitlement:	Aggregate: 1,000 This Lot: 74

Balance of Sinking Fund:	\$89,219.62	as at 15.10.19
Balance of Administrative Fund:	\$ 5,976.95	as at 15.10.19



## **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.***

## SCHEDULE

Page 5 of 14

### Sunshine Towers Community Titles Scheme

*MARCOCHY DONE*

10. Use of Toilets and Drains

Water closets, conveniences and other water apparatus including waste pipes and drains installed in each lot and/or on the common property shall not be used for any purpose other than those for which they were constructed and no sweepings or rubbish or other unsuitable substance shall be deposited therein. Any damage or blockage resulting to such water closets, conveniences, water apparatus, waste pipes and drains, installed in any lot, from misuse or negligence shall be borne by the owner whether the same is caused by its own actions or those of its tenants, servants, employees, agents, invitees or licensees.

11. Legal Costs

If the owner of a lot is in default in payment of any Body Corporate levies, costs, charges or expenses payable to the Body Corporate, such owner shall forthwith upon demand by the Body Corporate pay to the Body Corporate such moneys as a liquidated debt immediately due and payable, together with any legal costs (calculated on a solicitor and own client basis) incurred by the Body Corporate in respect of any action reasonably taken against any such owner or occupier, or any former owner or occupier.

12. Exclusive Use - Carparks

(a) The owners and occupiers for the time being and from time to time of lots numbered 1 to 13 shall be entitled to the exclusive use and enjoyment of such areas of common property as are designated as carparks on the plan marked "Level A Exclusive Use Plan - Carparks & Storage" annexed hereto, the numbers of which correspond with the numbers of their respective lots as set out in schedule E.

(b) The aforesaid grants of exclusive use and enjoyment are made subject to and conditional upon the said owners and occupiers allowing the body corporate and its committee and its properly appointed servants or agents, at reasonable times, access for the purposes of effecting maintenance and repair to the common property.

13. Exclusive Use - Storage

(a) The owners and occupiers for the time being and from time to time of lots 3, 4, 7, 9, 10, & 12 shall be entitled to the exclusive use and enjoyment of that part of the common property as is designated "Exclusive Use - Storeroom" marked on "Plan A, Plan C, Plan D, Plan E, Plan F and Plan G" annexed hereto, the number of which corresponds with the number of the lot as set out in schedule E.

(b) The aforesaid grant of exclusive use and enjoyment is made subject to and conditional upon the said owners and occupiers allowing the body corporate and its committee and its properly appointed servants or agents, at reasonable times, access for the purposes of effecting maintenance and repair to the common property.

14. Exclusive Use - Courtyard

(a) The owners and occupiers for the time being and from time to time of lot 3 shall be entitled to the exclusive use and enjoyment of that part of the common property as is designated as courtyard on the plan marked "Level B Exclusive Use Plan - Courtyard" annexed hereto, the number of which corresponds with the number of lot 3 as set out in schedule E.

(b) The aforesaid grant of exclusive use and enjoyment is made subject to and conditional upon the said owners and occupiers allowing the body corporate and its committee and its properly appointed servants or agents, at reasonable times, access for the purposes of effecting maintenance and repair to the common property.

**SCHEDULE**

**Sunshine Towers Community Titles Scheme**  
*M.A. 100/14/10/10/10*

**SCHEDULE D OTHER DETAILS REQUIRED/PERMITTED TO BE INCLUDED**

Not Applicable

**SCHEDULE E ALLOCATION OF EXCLUSIVE USE AREAS**

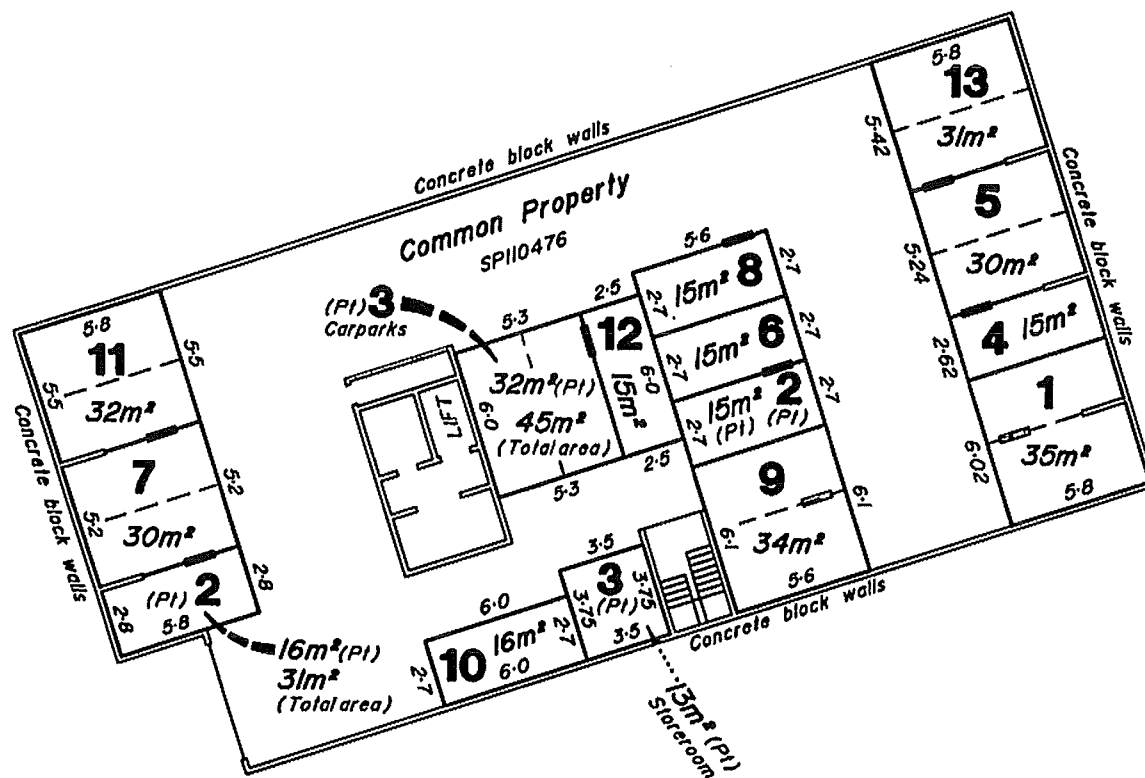
LOT ON PLAN	EXCLUSIVE USE AREA	PURPOSE
Lot 1 on SP 110476	Area 1 on Plan A	Carparks
Lot 2 on SP 110476	Area 2 on Plan A	Carparks
Lot 3 on SP 110476	Area 3 on Plan A	Carparks
Lot 3 on SP 110476	Area 3 on Plan A	Storeroom
Lot 3 on SP 110476	Area 3 on Plan B	Courtyard
Lot 4 on SP 110476	Area 4 on Plan A	Carpark
Lot 4 on SP 110476	Area 4 on Plan C	Storeroom
Lot 5 on SP 110476	Area 5 on Plan A	Carparks
Lot 6 on SP 110476	Area 6 on Plan A	Carpark
Lot 7 on SP 110476	Area 7 on Plan A	Carparks
Lot 7 on SP 110476	Area 7 on Plan D	Storeroom
Lot 8 on SP 110476	Area 8 on Plan A	Carpark
Lot 9 on SP 110476	Area 9 on Plan A	Carparks
Lot 9 on SP 110476	Area 9 on Plan E	Storeroom
Lot 10 on SP 110476	Area 10 on Plan A	Carpark
Lot 10 on SP 110476	Area 10 on Plan F	Storeroom
Lot 11 on SP 110476	Area 11 on Plan A	Carparks
Lot 12 on SP 110476	Area 12 on Plan A	Carpark
Lot 12 on SP 110476	Area 12 on Plan G	Storeroom
Lot 13 on SP 110476	Area 13 on Plan A	Carparks

Community Title Scheme Name: "SUNSHINE TOWERS" MAROOCHYPORE

PLAN A

LEVEL A

CTS NO:..... EXCLUSIVE USE - CARPARK & STOREROOM



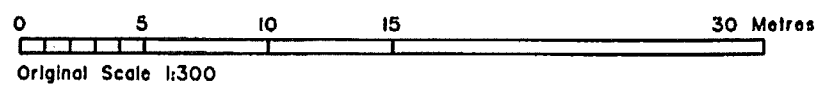
Exclusive use areas (Carparks) are partly defined by Concrete block walls & Concrete columns

Exclusive use area (Storage) is defined by Concrete block walls

We, Ken Hing Kee Associates Pty Ltd (ACN 017 249 825) Licensed Surveyor certify that the details shown on this sketch plan are correct

Director \_\_\_\_\_

Director & Licensed Surveyor **KEN HING KEE** Date **14-02-00**



Surveyors Ref No: 970808

## ASSET REGISTER

## SUNSHINE TOWERS MAROOCHYDORE CTS 27797

Description	Type	Method of Acquisition	Date of Acquisition	Acquired from	Original Cost	Cost to date	Market Value
Thermal Pool Cover	Furniture & Fittings	Purchase	31/07/10	Billabong Pool Services P O Box 8088 Maroochydore DC Qld 4558		0.00	1,535.00
Aiphone GT Audio Intercom at front entry door; 11 handsets; 1 front door station & 1 paddy strike	Office Equipment	Purchase	26/09/12	Queensland Security Consultant P O Box 269 Noosa Heads Qld 4567		0.00	2,762.10
enduro 25GM	Plant and Machinery	Purchase	27/01/10	Northcoast Pool Equipment P O Box 371 Cotton Tree Qld 4558		0.00	1,300.00
1 x Pump D75SA Sewage .75KW 240V Stormwater Sump Pump	Plant and Machinery	Purchase	28/02/18	The Pump House 23 Matthew Street Nambour Qld 4560		0.00	1,310.06
DHP603 Pool Heater	Plant and Machinery	Purchase	22/10/12	Evo Industries Australia P/L 3/101 Jijaws Street Sumner Park Qld 4071		0.00	6,033.50
Puresilk Electrode Cell PS35 and Board (the brd has the Warranty 2 yr + 3 yr pro-rata parts warranty)	Plant and Machinery	Purchase	16/02/15	North Coast Pool Equipment P O Box 371 Cotton Tree Qld 4558		0.00	975.00
pure silk 25gm electrode cell 1 yr warranty	Plant and Machinery	Purchase	04/03/17	Northcoast Pool Equipment 15 King Street Cotton Tree Qld 4558		0.00	1,038.00
Poolrite Quiteline SQI Series 3 yr motor warranty; 10 yr housing warranty & 1 yr mechanical seal warranty	Plant and Machinery	Purchase	05/12/18	North Coast Pool Equipment 15 King Street Cotton Tree Q 4558		0.00	950.00
Page Totals					0.00	0.00	15,903.66
Report Totals					0.00	0.00	15,903.66

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](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.