

DISCLOSURE STATEMENT
BODY CORPORATE AND COMMUNITY MANAGEMENT ACT 1997
SECTION 206

Body Corporate Body Corporate for: PORTSEA NORTH
Community Titles Scheme No: 8895
BUP: 6324
Lot No: 8
Address: 83 Parkyn Parade, Mooloolaba Q 4557

Regulation Module Standard

Body Corporate Secretary/Manager Name: Body Corporate Services
Address: PO Box 450, Noosa Heads Q 4567
Telephone: 07 5341 6500
Fax: 07 5447 2511

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: \$5,134.00 (Gross)

Installment(s): (Gross)	Period	Amount	Due Date
	01.11.19 – 31.01.20	\$1,300.00	01.11.19
	01.02.20 – 30.04.20	\$1,300.00	01.02.20
	01.05.20 – 31.07.20	\$1,267.00	01.05.20
	01.08.20 – 31.10.20	\$1,267.00	01.08.20
<i>Pre-issued Levies:</i>	<i>01.11.20 – 31.01.21</i>	<i>\$1,300.00</i>	<i>01.11.20</i>
	<i>01.02.21 – 30.04.21</i>	<i>\$1,300.00</i>	<i>01.02.21</i>

Sinking Fund: Annual Levy: \$3,400.00 (Gross)

Installment(s): (Gross)	Period	Amount	Due Date
	01.11.19 – 31.01.20	\$850.00	01.11.19
	01.02.20 – 30.04.20	\$850.00	01.02.20
	01.05.20 – 31.07.20	\$850.00	01.05.20
	01.08.20 – 31.10.20	\$850.00	01.08.20
<i>Pre-issued Levies:</i>	<i>01.11.20 – 31.01.21</i>	<i>\$850.00</i>	<i>01.11.20</i>
	<i>01.02.21 – 30.04.21</i>	<i>\$850.00</i>	<i>01.02.21</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: 9
This Lot: 1
Interest Schedule Lot Entitlement: Aggregate: 9
This Lot: 1

Balance of Sinking Fund: \$ 116,151.49 as at 08.06.20
Balance of Administrative Fund: \$ 25,585.03 as at 08.06.20

Improvements on Common Property for which buyer will be responsible

12.02.05 – Approval for Installation of sliding glass door and fly screens on master bedroom.
22.11.06 – Approval for a wireless antenna being attached to ceiling of balcony.
24.02.07 – Approval for remodeling of kitchen and replacing glass sliding doors to bi fold doors on balcony.
16.02.13 – Approval for Installation of racks for Kayaks on basement wall of car park for Lot 8.
The registers of Authorisations and Improvements are attached.

By-Law 42 grants exclusive use for car spaces and By-Law 43 grants exclusive use of a balcony. The exclusive use by-law and plans are attached.

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

Assets on Register

Refer to attached Asset Register.

Insurance

Insurer:	CHU Communitysure Underwriting Agencies Pty Ltd
Policy No:	861247
Current to:	31.07.2020
Building Cover:	\$ 7,539,422
Public Liability:	\$ 30,000,000
Common Contents:	\$ 61,845
Loss of Rent:	\$ 1,130,913
Building Catastrophe:	\$ 2,261,826
Office Bearers Liability:	\$ 5,000,000
Machinery Breakdown:	\$ 50,000

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.

Tess Stephen

INSIDE OUT LEGAL SERVICES
08.06.2020

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.

REGISTER OF IMPROVEMENTS TO LOTS
FOR **PORTSEA NORTH**
Community Titles Scheme 8895

Lot 8

Date Resolution Passed Giving

Authorisation: 12/02/2005

Resolution Type:

Details of Improvements: install sliding glass door and fly screens on master bedroom
to allow access to balcony.

Lot 8

Date Resolution Passed Giving

Authorisation: 22/11/2006

Resolution Type: OWNER

Details of Improvements: OWNER ADVISED INSTALLED WIRELESS ANTENNA ATTACHED TO
CEILING OF BALCONY

Lot 8

Date Resolution Passed Giving

Authorisation: 24/02/2007

Resolution Type: SPECIAL

Details of Improvements: remodel of kitchen and replace sliding doors to balcony with bi fold
doors
all costs to be by owner

**** End of Report ****

REGISTER OF AUTHORISATIONS AFFECTING COMMON PROPERTY
FOR **PORTSEA NORTH**
Community Titles Scheme 8895

Lot 8 - INSTALL RACKS FOR KAYAKS

Major Improvement? No
Resolution Date: 16/02/2013
Adjudicator Order Date:
Resolution Type: COMMITTEE
Area of Common Property: BASEMENT WALL OF CAR PARK FOR LOT 8
Conditions of Authorisation: OWNER RESPONSIBLE FOR ALL COSTS

**** End of Report ****

- (b) that their respective air conditioning unit is insured under their respective individual contents insurance policy they have in respect of their Lot.

41.3 All Owners acknowledge that the air conditioning unit will not be covered by the Body Corporate's insurance policy.

42. Car parking

- (a) The proprietors of each of Lots 1 to 9 inclusive shall be entitled to the exclusive use of that part of the common area marked with number corresponding to the number of the particular Unit in the plan attached hereto headed "Plan showing allocation of exclusive use spaces for car spaces on Level A".

43. Balconies

- (a) Each of the Proprietors of Lots 1 to 3 inclusive shall be entitled to the exclusive use of the balcony or balconies appurtenant to the Unit in question together with the exclusive use of the outside area appurtenant to the Unit in question such as balcony or balconies and outside areas as are shown as adjacent to the relevant Units in the plan attached hereto and marked "Plan Showing Allocation of Exclusive Use Space on Level "B". The Proprietor of each Lot to which the said balconies and outside areas relate shall properly maintain and repair the balcony areas and outside areas and shall in all respects be responsible for the performance of the duties of the Body Corporate under Section 120 of the Regulations.
- (b) Each of the Proprietors of Lots 7 and 9 shall be entitled to the exclusive use of the balcony appurtenant to the Unit in question such balconies as shown as adjacent to the relevant Units in the plan attached hereto and marked "Plan Showing Allocation of Exclusive Use Space on Level D" and the Proprietor of each Lot to the said balconies relate shall properly maintain and repair the balcony areas and outside areas and shall in all respects be responsible for the performance of the duties of the Body Corporate under Section 120 of the Regulations.
- (c) The Proprietor for the time being of Lot 7 in the building shall be entitled to the exclusive use of that outside area as is marked with the numeral seven (7) in the Plan attached hereto entitled "Plan showing allocation of exclusive use space on Level E". The Proprietors of such Lot shall properly maintain and repair such common area and shall in all respects be responsible for the performance of the duties of the Body Corporate under Section 120 of the Regulations.
- (d) The Proprietor for the time being of Lot 8 in the building shall be entitled to the exclusive use of that outside area as is marked with the numeral eight (8) in the Plan attached hereto entitled "Plan showing allocation of exclusive use space on Level E". The Proprietor of such Lot shall properly maintain and repair such common area and shall in all respects be responsible for the performance of the duties of the Body Corporate under Section 120 of the Regulations.
- (e) The Proprietor for the time being of Lot 9 in the building shall be entitled to the exclusive use of that outside area as is marked with the numeral nine (9) in the Plan attached hereto entitled "Plan showing allocation of exclusive use space on Level "E". The Proprietor of such Lot shall properly maintain and repair such common area and shall in all respects be responsible for the performance of the duties of the Body Corporate under Section 120 of the Regulations.

44. No additions

No proprietor shall erect or cause or allow to be erected on any exclusive use area or on the common property any fence, wall, barrier or impediment without the written consent of the Body Corporate.

45. Security Keys

45.1 This by-law shall apply to all Security Keys held by Owners. For the purpose of this by law "Security Key" means the key or any other operating system issued by the Body Corporate to the Owners which gives access to the common property and the Building including the lift.

- 45.2 (a) If the Body Corporate in the exercise of any of its powers under these by-laws restricts access of Owners or occupiers to any part of the Common Property, the Building or the lift by means of a lock or similar security device it may make such a number of Security Keys as it determines available to Owners free of charge or on payment of a deposit and thereafter make at its discretion make additional numbers thereof available to Owners on payment of such reasonable charge as may be determined from time to time by the Body Corporate.

- (b) An Owner to whom any Security Key is provided pursuant to these by-laws shall exercise a high degree of caution and responsibility in making the same available for use by any occupier of a Lot and shall take reasonable precautions (which shall include and appropriate covenant in any Lease or Licence of a Lot by such Owner) to ensure the Security Key is returned to the Owner, its agent or the Body Corporate upon the occupier ceasing to be an occupier.
- (c) An Owner shall not without the prior approval in writing of the Body Corporate duplicate the Security Key and shall take all reasonable precautions to ensure that the Security Key is not lost or handed to any other person other than another Owner, the Owner's agent or occupier.

45.3 Each Owner must:-

- (a) notify the Body Corporate immediately if a Security Key is stolen or lost;
- (b) if a Security Key is stolen or lost by an Owner or an occupier of a Lot the Owner must pay for the cost of obtaining a new set of Security Keys, if necessary;
- (c) comply with the reasonable instructions of the Body Corporate about Security Keys.

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

Nil

SCHEDULE E**DESCRIPTION OF LOTS ALLOCATED EXCLUSIVE USE AREAS OF COMMON PROPERTY****CAR PARKING**

Lot 1 on BUP 6324 - hatched area 1 on "Plan Showing Allocation of Exclusive Use Spaces for Car Spaces on Level A"
Lot 2 on BUP 6324 - hatched area 2 on "Plan Showing Allocation of Exclusive Use Spaces for Car Spaces on Level A"
Lot 3 on BUP 6324 - hatched area 3 on "Plan Showing Allocation of Exclusive Use Spaces for Car Spaces on Level A"
Lot 4 on BUP 6324 - hatched area 4 on "Plan Showing Allocation of Exclusive Use Spaces for Car Spaces on Level A"
Lot 5 on BUP 6324 - hatched area 5 on "Plan Showing Allocation of Exclusive Use Spaces for Car Spaces on Level A"
Lot 6 on BUP 6324 - hatched area 6 on "Plan Showing Allocation of Exclusive Use Spaces for Car Spaces on Level A"
Lot 7 on BUP 6324 - hatched area 7 on "Plan Showing Allocation of Exclusive Use Spaces for Car Spaces on Level A"
Lot 8 on BUP 6324 - hatched area 8 on "Plan Showing Allocation of Exclusive Use Spaces for Car Spaces on Level A"
Lot 9 on BUP 6324 - hatched area 9 on "Plan Showing Allocation of Exclusive Use Spaces for Car Spaces on Level A"

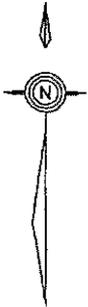
BALCONIES

Lot 1 on BUP 6324 - hatched area 1 on "Plan Showing Allocation of Exclusive Use Space on Level "B".
Lot 2 on BUP 6324 - hatched area 2 on "Plan Showing Allocation of Exclusive Use Space on Level "B".
Lot 3 on BUP 6324 - hatched area 3 on "Plan Showing Allocation of Exclusive Use Space on Level "B".

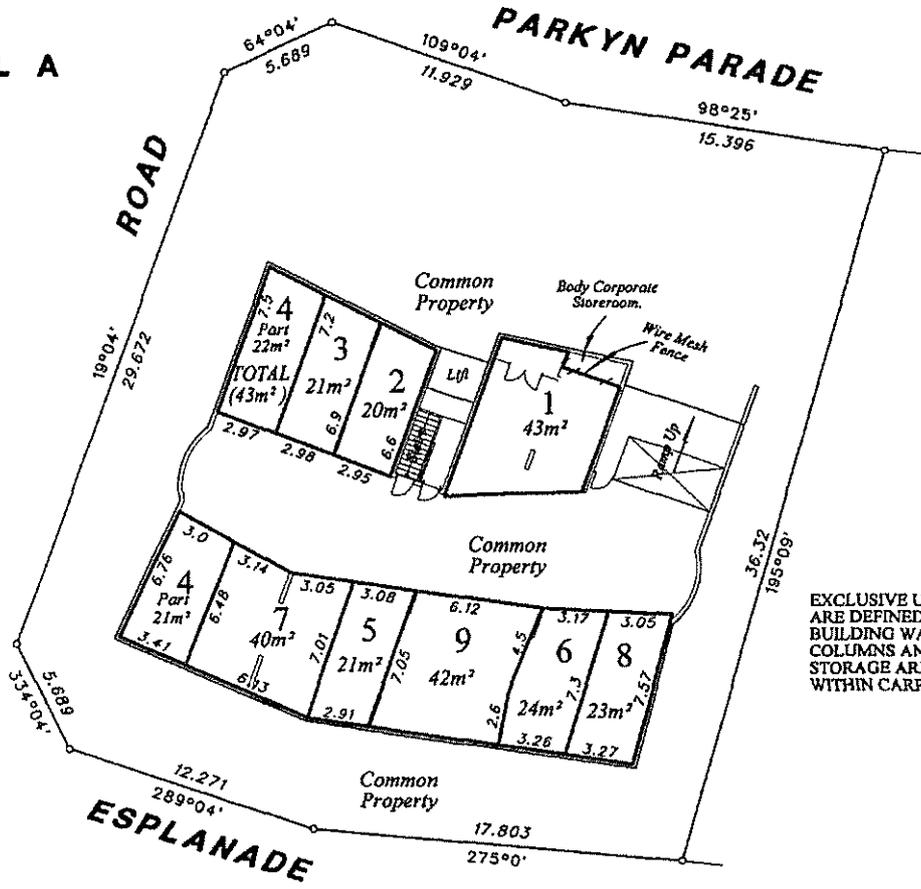
Lot 7 on BUP 6324 - hatched area 7 on "Plan Showing Allocation of Exclusive Use Space on Level "D".
Lot 9 on BUP 6324 - hatched area 9 on "Plan Showing Allocation of Exclusive Use Space on Level "D".

Lot 7 on BUP 6324 - hatched area 7 on "Plan Showing Allocation of Exclusive Use Space on Level "E".
Lot 8 on BUP 6324 - hatched area 8 on "Plan Showing Allocation of Exclusive Use Space on Level "E".
Lot 9 on BUP 6324 - hatched area 9 on "Plan Showing Allocation of Exclusive Use Space on Level "E".

**PORTSEA NORTH COMMUNITY TITLES SCHEME No. 8895
PLAN FOR EXCLUSIVE USE AREA OVER COMMON PROPERTY
ON BUP6324.**

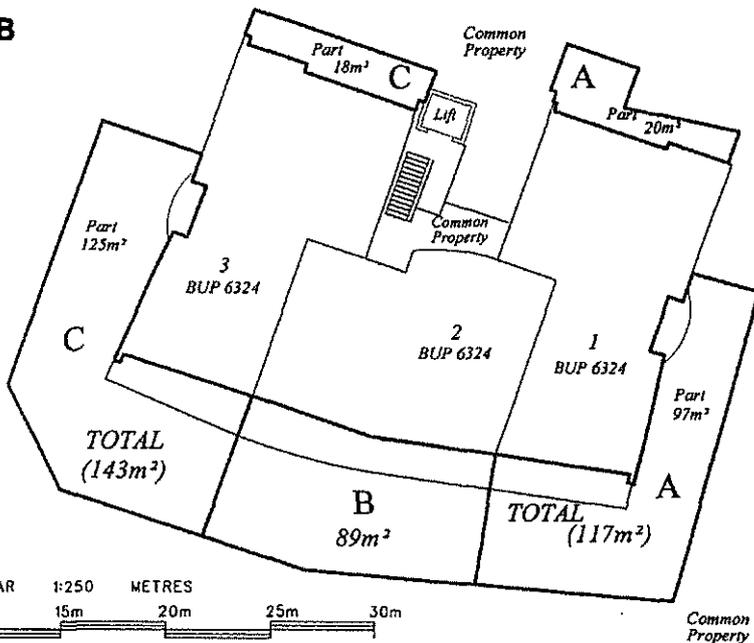


LEVEL A



EXCLUSIVE USE CARPARKING AREAS ARE DEFINED BY INTERNAL FACE OF BUILDING WALLS, CENTRELINE OF COLUMNS AND DIMENSION. UNIT STORAGE AREAS ARE CONTAINED WITHIN CARPARK ALLOCATION.

LEVEL B



AREAS OF EXCLUSIVE USE ARE DEFINED BY EXTERNAL FACE OF BUILDING WALLS, BOUNDARY OF BASE PARCEL, RIGHT LINES AND GARDEN WALLS AND FENCING.



**PLAN A
Sheet 1 of 2**

We, DEFINIUM PTY LTD (ACN 109 244 144) LICENSED SURVEYOR OF MAROOCHYDORE, CERTIFY THAT THE DETAILS SHOWN ON THIS PLAN ARE CORRECT.



Director & Licensed Surveyor
Date 3/5/2004

CLIENT: PORTSEA NORTH COMMUNITY TITLES SCHEME No. 8895

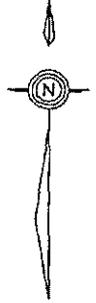
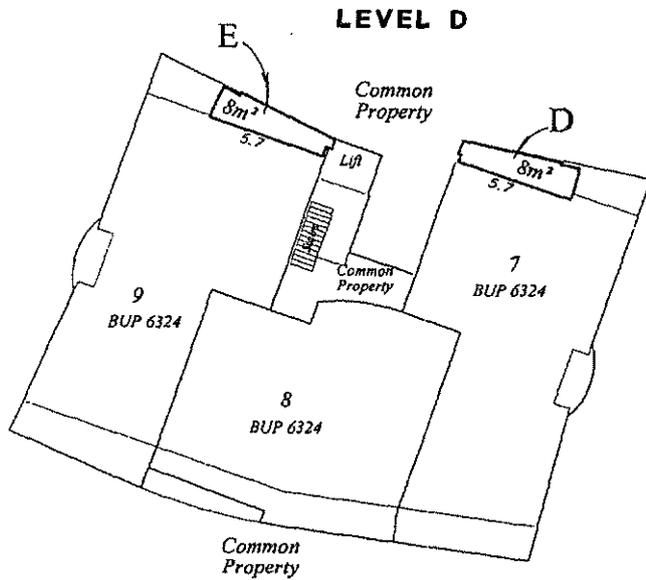
PROJECT: PLAN FOR EXCLUSIVE USE OF COMMON PROPERTY ON BUP6324
PARISH: MOOLOOLAH
COUNTY: CANNING

FWK: LJS
DATE: 27/4/05
DWG No: 10330-030504
-ExUse.LCD
DRAWN: JER
JOB No: 10330

definium 
survey | plan | develop
SUITE 15
DALTON PROFESSIONAL CENTRE
1 NEWSPAPER PLACE MAROOCHYDORE
PO BOX 364 MOOLOOLABA 4557
E: mail@definium.com
ACN 109 244 144 P.07 5443 7733.F.07 5443 7505

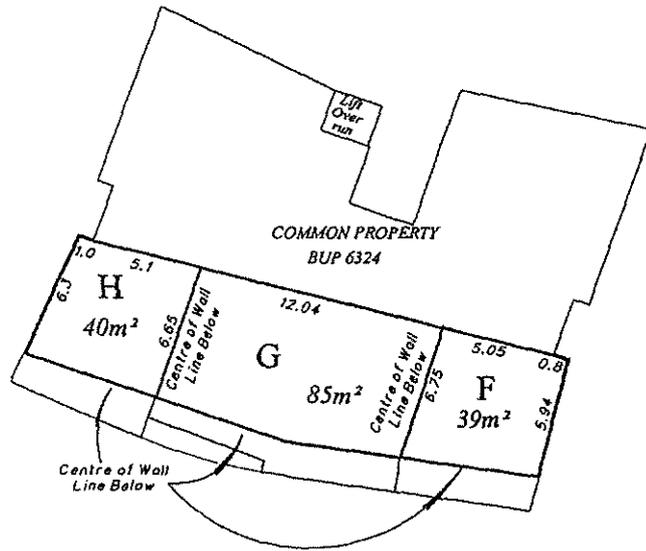
**PORTSEA NORTH COMMUNITY TITLES SCHEME No. 8895
 PLAN FOR EXCLUSIVE USE AREA OVER COMMON PROPERTY
 ON BUP6324.**

SHEET 16 OF 16 SHEETS



AREAS OF EXCLUSIVE USE ARE DEFINED BY EXTERNAL FACE OF BUILDING WALLS, CENTRELINE OF BALCONY RAILING, RIGHT LINES AND DIMENSION.

LEVEL E



AREAS OF EXCLUSIVE USE ARE DEFINED BY EXTERNAL FACE OF BUILDING WALLS, VERTICAL PROJECTION OF CENTRELINE OF UNIT DIVIDING WALLS, BELOW AND DIMENSION.



PLAN A
 Sheet 2 of 2

We, DEFINIUM PTY LTD (ACN 109 244 144) LICENSED SURVEYORS OF MAROOCHYDORE, CERTIFY THAT THE DETAILS SHOWN ON THIS PLAN ARE CORRECT.

[Signature]
 Director & Licensed Surveyor
 Date 30/5/2004

CLIENT: **PORTSEA NORTH COMMUNITY TITLES SCHEME No. 8895**
 PROJECT: **PLAN FOR EXCLUSIVE USE OF COMMON PROPERTY ON BUP6324 PARISH:MOOLOOLAH COUNTY:CANNING**

FWK: LJS
 DATE: 27/4/05
 DWG No: 10330-030504-ExUse.LCD
 DRAWN: JER
 JOB No: 10330

definium 
 survey | plan | develop
 SUITE 15
 DALTON PROFESSIONAL CENTRE
 1 NEWSPAPER PLACE MAROOCHYDORE
 PO BOX 364 MOOLOOLABA 4557
 E: mail@definium.com
 ACN 109 244 144 P.07 5443 7733.F.07 5443 7505

ASSET REGISTER
For **PORTSEA NORTH**
Community Titles Scheme 8895

Asset Register Number 1 of 1

Asset Description:	S/I 8X SIGNS OCT19
Date Acquired:	15/10/2019
Purchased or Gift:	Purchased
Price or Value:	\$1,779.98
Supplied By:	SUNQUEST INDUSTRIES 4575

**** End of Report ****

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.