

DISCLOSURE STATEMENT
BODY CORPORATE AND COMMUNITY MANAGEMENT ACT 1997
SECTION 206

Body Corporate Body Corporate for: Windward
Community Titles Scheme No: 10899
BUP: 4286
Lot No: 8
Address: 137 Mooloolaba Esplanade, Mooloolaba Q 4557

Regulation Module Accommodation

Body Corporate Secretary/Manager Name: Noosa District Body Corporate Management
Address: PO Box 385 Noosa Heads Q 4567
Telephone: 07 5473 5622 Fax: 07 5473 5711

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: \$5,211.92 (Gross)

Installment(s): (Gross)	Period	Amount	Due Date
	01.09.17 – 30.11.17	\$1,573.86	01.09.17
	01.12.17 - 28.02.18	\$1,212.68	01.12.17
	01.03.18 – 31.05.18	\$1,212.69	01.03.18
	01.06.18 – 31.08.18	\$1,212.69	01.06.18
<i>Pre-issued Levies:</i>	<i>01.09.18 – 30.11.18</i>	<i>\$1,579.90</i>	<i>01.09.18</i>
	<i>01.12.18 – 28.02.19</i>	<i>\$1,579.90</i>	<i>01.12.18</i>

Sinking Fund: Annual Levy: \$4,172.56 (Gross)

Installment(s): (Gross)	Period	Amount	Due Date
	01.09.17 – 30.11.17	\$ 675.43	01.09.17
	01.12.17 - 28.02.18	\$1,165.71	01.12.17
	01.03.18 – 31.05.18	\$1,165.71	01.03.18
	01.06.18 – 31.08.18	\$1,165.71	01.06.18
<i>Pre-issued Levies</i>	<i>01.09.18 – 30.11.18</i>	<i>\$ 854.00</i>	<i>01.09.18</i>
	<i>01.12.18 – 28.02.19</i>	<i>\$ 854.00</i>	<i>01.12.18</i>

Insurance Levies: Annual Levy: \$540.24 (Gross)

Installment(s): (Gross)	Period	Amount	Due Date
	01.09.17 – 30.11.17	\$127.94	01.09.17
	01.12.17 - 28.02.18	\$136.40	01.12.17
	01.03.18 – 31.05.18	\$136.40	01.03.18
	01.06.18 – 31.08.18	\$139.50	01.06.18
<i>Pre-issued Levies:</i>	<i>01.09.18 – 30.11.18</i>	<i>\$139.50</i>	<i>01.09.18</i>
	<i>01.12.18 – 28.02.19</i>	<i>\$139.50</i>	<i>01.12.18</i>

Discount: 10%

Other: Nil

Information Prescribed under Regulation Module Not applicable – none prescribed

Lot Entitlements And Other Matters Contribution Schedule Lot Entitlement: Aggregate: 10,000
This Lot: 427
Interest Schedule Lot Entitlement: Aggregate: 10,000
This Lot: 310

Balance of Sinking Fund: \$ 126,458.37 as at 31.08.18
Balance of Administrative Fund: \$ 7,958.26 as at 31.08.18

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

None recorded on the Register of Authorisations.
By-Law 23 grants exclusive use for car parking. The exclusive use by-law and plan is attached.
(Improvements without body corporate approval should be disclosed here by the seller)

Assets on Register

None recorded on the Register of Assets.

Insurance

Insurer: CHU Underwriting Agencies Pty Ltd
Policy No: HU0012471
Current to: 04.07.19
Building Cover: \$ 15,781,500
Public Liability: \$ 20,000,000
Common Contents: \$ 160,678
Loss of Rent: \$ 2,367,225
Building Catastrophe: \$ 2,367,225
Office Bearers Liability: \$ 2,000,000
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

08.10.18

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.

SCHEDULE

Title Reference 19204286

- (a) recovering levies or any other money that the Body Corporate is entitled to receive from the Owner; and
 - (b) all proceedings, including legal proceedings, taken against the Owner concluded in favour of the Body Corporate including, but not limited to, applications for an order by the Commissioner.
23. **Exclusive Use – Car Spaces**
The Owners from the time being and from time to time of each Lot shall be entitled to the exclusive use and enjoyment for car parking facilities of that part of the Common Property as is identified in Schedule E and on the attached sketch plan marked "B".
24. **Exclusive Use – Roof Area**
Each owner for the time being of the lots set forth in the First Column hereunder shall have the exclusive use and enjoyment by that owner and his licensees of that part of the roof area set forth in the Second Column opposite to such lots and shown in the plan annexed to these by-laws
- | <u>First Column</u> | <u>Second Column</u> |
|---------------------|----------------------|
| 23 | 23 |
| 24 | 24 |

SCHEDULE D	OTHER DETAILS REQUIRED/PERMITTED TO BE INCLUDED
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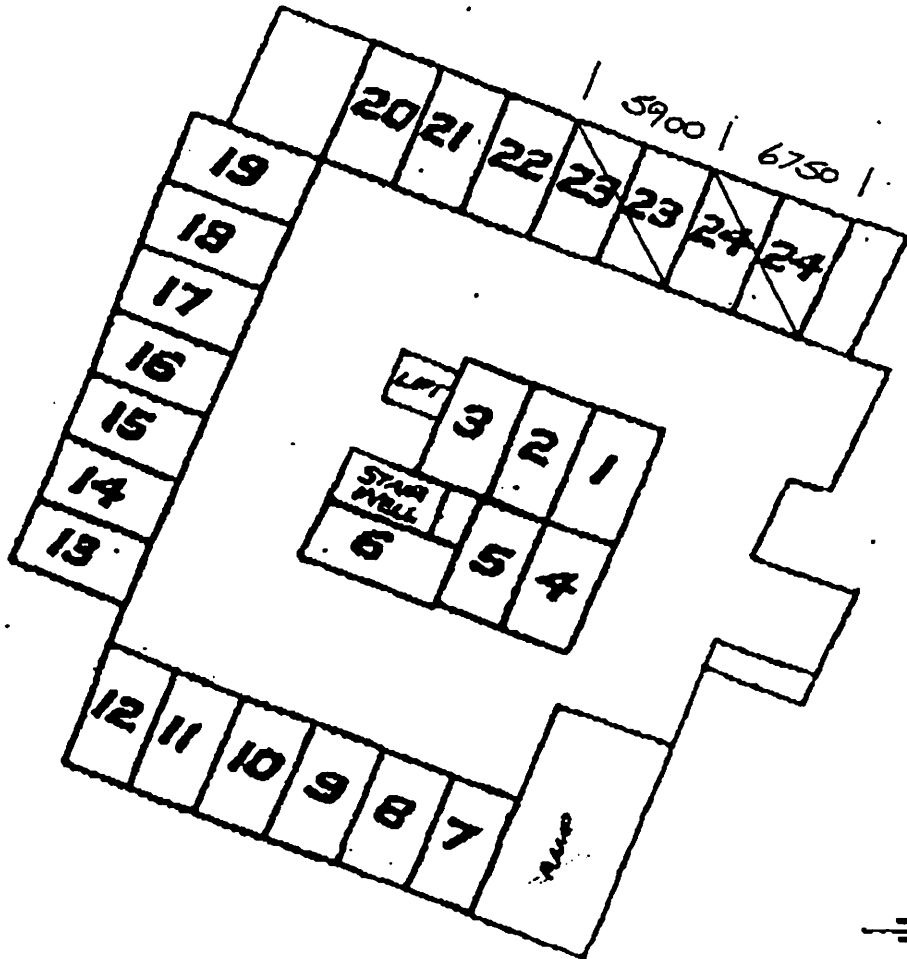
NIL

SCHEDULE E	DESCRIPTION OF LOTS ALLOCATED EXCLUSIVE USE AREAS OF COMMON PROPERTY
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Lot 23 in BUP 4286	Area 23 on Plan A
Lot 24 in BUP 4286	Area 24 on Plan A
Lot 1 in BUP 4286	Area 1 on Plan B
Lot 2 in BUP 4286	Area 2 on Plan B
Lot 3 in BUP 4286	Area 3 on Plan B
Lot 4 in BUP 4286	Area 4 on Plan B
Lot 5 in BUP 4286	Area 5 on Plan B
Lot 6 in BUP 4286	Area 6 on Plan B
Lot 7 in BUP 4286	Area 7 on Plan B
Lot 8 in BUP 4286	Area 8 on Plan B
Lot 9 in BUP 4286	Area 9 on Plan B
Lot 10 in BUP 4286	Area 10 on Plan B
Lot 11 in BUP 4286	Area 11 on Plan B
Lot 12 in BUP 4286	Area 12 on Plan B
Lot 13 in BUP 4286	Area 13 on Plan B
Lot 14 in BUP 4286	Area 14 on Plan B
Lot 15 in BUP 4286	Area 15 on Plan B
Lot 16 in BUP 4286	Area 16 on Plan B
Lot 17 in BUP 4286	Area 17 on Plan B
Lot 18 in BUP 4286	Area 18 on Plan B
Lot 19 in BUP 4286	Area 19 on Plan B

"B"
 WINDWARD CTS 10899
 BUILDING UNITS PLAN NO.

PLAN SHOWING ALLOCATION
 OF CAR SPACES ON LEVEL 'A'



CAR SPACES	#	Dimensions
	1	5000 X 3250
	2, 3	5000 X 3000
	4	5500 X 3250
	5	6100 X 3150
	6	5450 X 3150
	7, 8, 9, 10, 11, 12	5700 X 3000
	13, 14, 15, 16, 17, 18, 19	5300 X 3000
	20, 21	5400 X 2700
	22	5400 X 3050
	23	5400 X 5900
	24	5400 X 6750

Pool safety certificate

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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:

101184001875

2. Location is the swimming pool

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

Street address:

137 MOOLOOLABA ESP, MOOLOOLABA 4557

Lot/s on plan:

0BUP4286

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:

16 May 2018

Expiry date:

15 May 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:

Pool safety inspector licence number:

Signature:

Date:

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 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.