

DISCLOSURE STATEMENT
BODY CORPORATE AND COMMUNITY MANAGEMENT ACT 1997
SECTION 206

Body Corporate Body Corporate for: M1
Community Titles Scheme No: 34814
SP: 164173
Lot No: 1002
Address: 1-7 Duporth Avenue, Maroochydore Qld 4558

Regulation Module Accommodation

Body Corporate Secretary/Manager Name: BCP Strata Pty Ltd
Address: Suite 3, 'K1', Level 2, 16 Innovation Parkway, Birtinya Qld 4575
Telephone: 07 5438 4000
Fax: 07 5437 8977

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: \$ 5,250.00 (Gross)
Installment(s): (Gross)

Period	Amount	Due Date
01.03.19 – 31.05.19	\$ 1,250.00	01.03.19
01.06.19 – 31.08.19	\$ 1,250.00	01.06.19
01.09.19 – 30.11.19	\$ 1,375.00	01.09.19
01.12.19 – 29.02.20	\$ 1,375.00	01.12.19
01.03.20 – 31.05.20	\$ 1,312.50	01.03.20
01.06.20 – 31.08.20	\$ 1,312.50	01.06.20

Sinking Fund: Annual Levy: \$ 3,750.00 (Gross)
Installment(s): (Gross)

Period	Amount	Due Date
01.03.19 – 31.05.19	\$ 937.50	01.03.19
01.06.19 – 31.08.19	\$ 937.50	01.06.19
01.09.19 – 30.11.19	\$ 937.50	01.09.19
01.12.19 – 29.02.20	\$ 937.50	01.12.19
01.03.20 – 31.05.20	\$ 937.50	01.03.20
01.06.20 – 31.08.20	\$ 937.50	01.06.20

Insurance Levies not included in Administrative Fund Levies: Annual Levy: \$ 671.64 (Gross)
Installment(s): (Gross)

Period	Amount	Due Date
01.03.19 – 31.05.19	\$ 147.32	01.03.19
01.06.19 – 31.08.19	\$ 147.32	01.06.19
01.09.19 – 30.11.19	\$ 187.92	01.09.19
01.12.19 – 29.02.20	\$ 189.08	01.12.19
01.03.20 – 31.05.20	\$ 168.20	01.03.20
01.06.20 – 31.08.20	\$ 168.20	01.06.20

Discount: 20%
Other: Nil

Information Prescribed under Regulation Module Not applicable – none prescribed

Lot Entitlements And Other Matters Contribution Schedule Lot Entitlement: Aggregate: 77
This Lot: 1
Interest Schedule Lot Entitlement: Aggregate: 10,007
This Lot: 116

Balance of Sinking Fund: \$ 700,434.40 as at 01.10.19
Balance of Administrative Fund: \$ 139,214.23 as at 01.10.19

Improvements on Common Property for which buyer will be responsible

Nil.
By-law 21 grants exclusive use of vehicle parking – the By-law and Exclusive Use Plan are attached

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

Assets on Register

Copy of register attached

Insurance

Insurer:	Longitude Insurance
Policy No:	LNG-STR-169284
Current to:	30.11.19
Building Cover:	\$ 68,965,331
Public Liability:	\$ 50,000,000 (R-LNG-STR-169284A)
Common Contents:	\$ 689,652
Loss of Rent:	None shown
Building Catastrophe:	None shown
Office Bearers Liability:	\$ 5,000,000 (R-LNG-STR-169284A)
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.



INSIDE OUT LEGAL SERVICES
01.10.19

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)(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)(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.

Title Reference 50587119

- (c) ensure that the health, hygiene and comfort of any other Owner or Occupier is not adversely affected by its disposal of garbage.

19. KEEPING OF ANIMALS

- 19.1 Subject to section 181 of the Act, an Owner or Occupier shall not, without the prior written approval of the Body Corporate, bring or keep any animal on its Lot or on the Common Property or permit any invitee to bring or keep any animal on the Lot or the Common Property.
- 19.2 If the Body Corporate approves a cat or dog to be kept on a Lot, the Body Corporate may issue to the owner a numbered identification tag ('Tag') referable to that animal.
- 19.3 Any such approval may be given subject to the following conditions and any other conditions determined by the Body Corporate:
- (a) the relevant animal must be restricted to the Owner's or Occupier's Lot and any area set aside for the exclusive use of that Lot;
 - (b) the animal must be properly restrained and controlled at all times;
 - (c) the animal must be on a leash or carried across the Common Property;
 - (d) any animal in relation to which a Tag has been issued must wear the Tag on a collar at any time it traverses or is located on the Common Property;
 - (e) the Owner or Occupier must prevent such animal from causing a nuisance, whether by noise or otherwise, at all times;
 - (f) the Owner or Occupier must immediately clean up any waste or mess created by the animal;
 - (g) the maximum weight of the animal must be no more than 10 kg;
 - (h) the animal must be registered or have the necessary approval (if required) from the Council or other Government or other Statutory Body;
 - (i) any approval granted extends only to the individual animal specified in the approval, and must be obtained prior to the animal being kept on the Owners or Occupiers Lot; and
 - (j) the Owner or Occupier indemnifies the Body Corporate against any loss, damage or claims whatsoever that may arise as a result of the animal being permitted on Scheme land.
- 19.4 If any of the conditions specified in by-law 19.3 are contravened, the Body Corporate may give the Owner or Occupier a written notice requiring the Owner or Occupier to remedy the contravention within a period of no less than 7 days. If the contravention is not remedied within the time specified in the notice, or if the Owner or Occupier receives more than 2 notices in any 12-month period, the Body Corporate may require the immediate and permanent removal of the animal from the Lot.

20. HOUSE RULES

- 20.1 The Committee may make rules relating to the use of the Recreation Facilities and other Common Property and its use not inconsistent with these by-laws which shall be observed by the Owners unless and until they are disallowed or revoked by a majority resolution at a general meeting of the Body Corporate.

21. EXCLUSIVE USE SCHEDULE

- 21.1 The Owners for the time being and from time to time of each Lot identified in Schedule E shall be entitled to the exclusive use and enjoyment of such areas of Common Property as are allocated in and for the purposes specified in Schedule E as identified in the attached sketch plans on the following conditions:
- (a) the Owner is responsible for the costs of maintaining the respective exclusive use areas in accordance with section 171 of the Module;

Title Reference 50587119

- (b) the Owner must not enclose or construct any structure on any exclusive use area (including any storage area in any car parking space) without first obtaining the written consent of the Committee, which consent may be given subject to conditions; and
- (c) the Owner must allow the Body Corporate access to the exclusive use area at all reasonable times to enable inspection and maintenance.

21.2 The Owners of Lots may vary, transpose or reallocate any areas of Common Property allocated to them pursuant to this by-law by notice in writing delivered to the Body Corporate signed by the Owner of the Lot currently entitled to the exclusive use of such area or areas and by the Owner of the Lot to which it is proposed that the exclusive use of such area be transferred or with which it is proposed it be transposed provided such changes comply with the relevant provisions of the Local Government's planning scheme. Subject to such Owners bearing all relevant costs, upon receipt of such notice together with an appropriate plan clearly describing the relevant area or areas, the Body Corporate shall seal and lodge the appropriate documents in the Department of Natural Resources to record such change.

21.3 An Owner may, with the prior written consent of the Committee, install an over-the-bonnet storage unit in the Owner's or Occupier's exclusive use vehicle parking area, provided such unit does not interfere with the Owner's or Occupier's ability to park their vehicle in that area.

22. OCCUPATION OF COMMON PROPERTY

Subject to section 134 of the Module, the Caretaker shall be entitled to the exclusive occupation of such areas of Common Property for the storage of pool, garden and other equipment as may be allocated by the Body Corporate during the term of the Caretaker's agreement with the Body Corporate. The Caretaker shall be responsible, at its expense, for the maintenance of all areas of Common Property occupied by it.

23. TELECOMMUNICATIONS AND ENTERTAINMENT

23.1 The Body Corporate may enter into a lease, licence or any other arrangement for the use, provision or enhancement of television or other communications or entertainment reception by means of any equipment installed upon the Building (the 'Telecommunication Services') upon such terms as to price, rent, fees or otherwise as the Committee determines, and shall be entitled to install or permit any other party to install such cabling and other equipment on any part of the Common Property and in any wall or ceiling as shall be necessary to facilitate the provision of such services.

23.2 The Body Corporate may arrange for connection of each Lot in the Scheme to the Telecommunication Services and each Owner of such a Lot will be levied for the costs of connection and the cost of operation and maintenance of the equipment and the service provided (including rent or licence fees, if any, payable by the Body Corporate to the owner of the equipment and any relevant authority) in the same proportion as its Lot entitlement bears to the aggregate Lot entitlements of the Lots to which such services are provided.

23.3 An Owner must not erect or permit any television or radio aerial or satellite dish or other communication receiver on the Common Property or a Lot without the prior written consent of the Body Corporate.

24. PABX

24.1 If the Body Corporate provides or agrees with the Operator or any other party to provide a PABX System for the Scheme then, insofar as may be reasonably necessary to facilitate installation or operation of such system, the Operator shall be entitled to install cabling and facilities associated with the system on or across Common Property and Lots.

25. SECURITY

25.1 The Body Corporate may establish a security system and provide security services for the benefit of Owners, Occupiers and the Building.

25.2 Any security system installed on the Common Property for use in connection with a security system for the Building will remain the property of the Body Corporate and be maintained and repaired at the cost of the Body

Title Reference 50587119

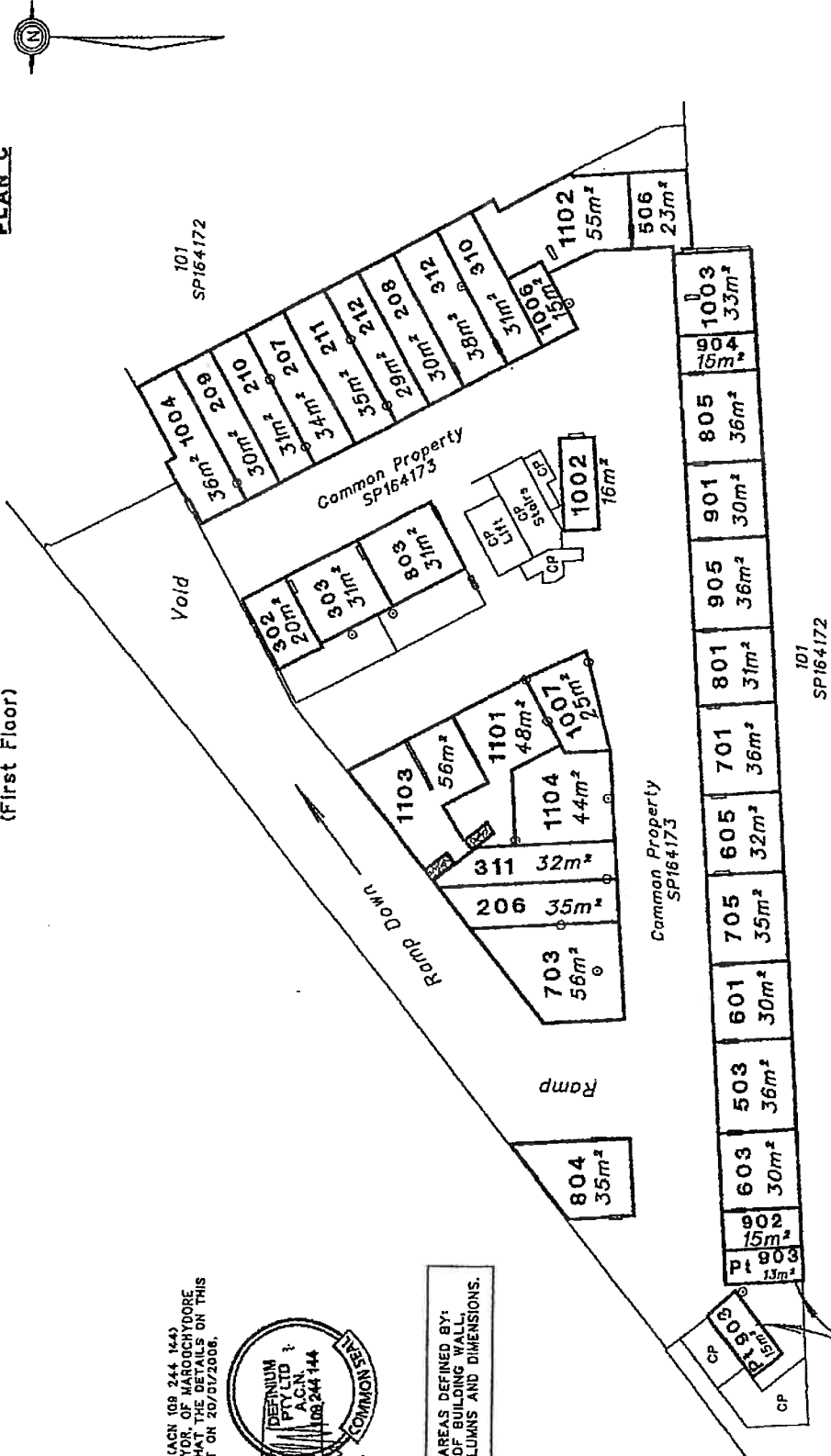
Lot 901 on SP 164173	Area 901 on Level C on Plan C	Vehicle Parking
Lot 902 on SP 218923	Area 902 on Level C on Plan C	Vehicle Parking
Lot 902 on SP 218923	Area 903 on Level C on Plan C	Vehicle Parking
Lot 904 on SP 164173	Area 904 on Level C on Plan C Area S91 on Level K on Plan J	Vehicle Parking Storage
Lot 905 on SP 164173	Area 905 on Level C on Plan C	Vehicle Parking
Lot 906 on SP 164173	Area 906 on Level A on Plan A	Vehicle Parking & Storage
Lot 907 on SP 164173	Area 907 on Level A on Plan A Area S93 on Level K on Plan J	Vehicle Parking & Storage Storage
Lot 1001 on SP 164173	Area 1001 on Level A on Plan A	Vehicle Parking & Storage
Lot 1002 on SP 164173	Area 1002 on Level C on Plan C	Vehicle Parking
Lot 1003 on SP 164173	Area 1003 on Level C on Plan C	Vehicle Parking
Lot 1004 on SP 164173	Area 1004 on Level C on Plan C Area S101 on Level L on Plan K Area S1004 on Level A on Plan A	Vehicle Parking Storage Storage
Lot 1005 on SP 164173	Area 1005 on Level A on Plan A Area S102 on Level L on Plan K Area S1005 on Level A on Plan A	Vehicle Parking Storage Storage
Lot 1006 on SP 164173	Area 1006 on Level C on Plan C	Vehicle Parking
Lot 1007 on SP 164173	Area 1007 on Level C on Plan C	Vehicle Parking
Lot 1101 on SP 164173	Area 1101 on Level C on Plan C	Vehicle Parking & Storage
Lot 1102 on SP 164173	Area 1102 on Level C on Plan C Area S21 on Level D on Plan D Area S103 on Level L on Plan K	Vehicle Parking & Storage Storage Storage
Lot 1103 on SP 164173	Area 1103 on Level C on Plan C	Vehicle Parking & Storage
Lot 1104 on SP 164173	Area 1104 on Level C on Plan C	Vehicle Parking & Storage

Title Reference 50587119

Page of Pages

PLAN C

M1 COMMUNITY TITLES SCHEME No. 34814
PLAN FOR EXCLUSIVE USE AREAS OF COMMON PROPERTY ON LEVEL C
(First Floor)



DEFINIUM PTY. LTD (ACN 108 244 144)
SUBSTITUTED SURVEYOR, OF MAROOCHYDORE,
HEREBY CERTIFIES THAT THE DETAILS ON THIS
PLAN ARE CORRECT ON 20/01/2006.

DIRECTOR
DATE 16-8-2011

DEFINIUM PTY LTD
ACN 108 244 144
COMMON SEAL

EXCLUSIVE USE AREAS DEFINED BY:
INTERNAL FACE OF BUILDING WALLS
STRUCTURAL COLUMNS AND DIMENSIONS.



definium
survey | plan | develop

SUITE 15
DALTON PROFESSIONAL CENTRE
1 NEWSPAPER PLACE MAROOCHYDORE
PO BOX 364 MOOLOOLABA 4857
P: 07 5443 7733 F: 07 5443 7805
E: molle@definium.com.au ACN 108 244 144

M1									
COMMUNITY TITLES SCHEME No. 34814									
PLAN OF EXCLUSIVE USE OF COMMON PROPERTY LEVEL C ON SP 164173 PARISH OF MOOLOOLAH COUNTY OF CANNING	<table border="1"> <tr> <td>PLAN</td> <td>L/S</td> </tr> <tr> <td>DRAWING NO.</td> <td>5750</td> </tr> <tr> <td>DATE</td> <td>8/19/05</td> </tr> <tr> <td>PREP.</td> <td>L/L</td> </tr> </table>	PLAN	L/S	DRAWING NO.	5750	DATE	8/19/05	PREP.	L/L
PLAN	L/S								
DRAWING NO.	5750								
DATE	8/19/05								
PREP.	L/L								

Amended... 20/01/06 Lot 303

ASSET REGISTER

M1 CTS 34814

Description	Type	Method of Acquisition	Date of Acquisition	Acquired from	Original Cost	Cost to date	Market Value
Water Rower - Natural First Degree	Furniture & Fittings	Gift	09/12/05	Reed Property Group		0.00	2,500.00
Vision Fitness Bike E3600 HRT Upright bike programmable	Furniture & Fittings	Gift	09/12/05	Reed Property Group		0.00	3,000.00
Canvas Prints x 21	Furniture & Fittings	Purchase	20/06/16	Wall Art Prints		0.00	3,772.79
Body Solid EXM 3000 Multi Station 2 Stack Deluxe #18WC103061505	Furniture & Fittings	Gift	09/12/05	Reed Property Group		0.00	4,700.00
Canvas Prints x 3	Furniture & Fittings	Purchase	23/10/09	Go Arty		0.00	1,395.00
6 x Monserrat Coffee Tables with glass tops	Pool Furniture	Gift	09/12/05	Reed Property Group		0.00	1,500.00
Chairs x 28- Elba Resin Marquee, anthracite Bistro 12116	Furniture & Fittings	Purchase	29/09/16	Bunnings		0.00	373.24
Barbados Setting 15 chairs + 1 table	Pool Furniture	Gift	09/12/05	Reed Property Group		0.00	2,640.00
				Page Totals	0.00	0.00	19,881.03
				Report Totals	0.00	0.00	19,881.03

ASSET REGISTER

M1 CTS 34814

Description	Type	Method of Acquisition	Date of Acquisition	Acquired from	Original Cost	Cost to date	Market Value
Zephyr Sofa 2-seater Warwick Eastwood Slate Vinyl 1300L x 750D x 450/760 H	Furniture & Fittings	Purchase	11/05/17	Image Business Furniture		0.00	773.30
Notice Board - Level 2 Nobo 2 door swing 1250x910x50mm Black	Furniture & Fittings	Purchase	01/12/09	Corporate Express	708.90	708.90	709.00
PCL Office x 2 System LED Asus 18.5", Windows 7 Home Premium 64bit OEM	Plant and Machinery	Purchase	30/06/11	PC Land		0.00	736.85
Gas Barbecue - Heattie 700s/s + 2 x 9kg bottles Level 2	Furniture & Fittings	Purchase	01/08/10	BBQ & Fireplace Centre		0.00	3,028.00
Elevator protection frame and curtain pads	Furniture & Fittings	Gift	27/11/07	Reed Property Group		0.00	2,000.00
10 x Black & Chrome Chairs Rec. Room	Furniture & Fittings	Purchase	04/05/08	Corporate Express		0.00	990.00
Karcher Pressure Cleaner	Cleaning Equipment	Purchase	04/05/08	Sunshine Coast Pressure Cleaners		0.00	1,295.00
Table Tennis Table 'Double Happiness' 2017 25mm white edge, 2 bats, 3 balls, 1 net	Furniture & Fittings	Purchase	30/06/08	T&R Sports	340.00	340.00	549.00
				Page Totals	1,048.90	1,048.90	10,081.15
				Report Totals	1,048.90	1,048.90	29,962.18

ASSET REGISTER

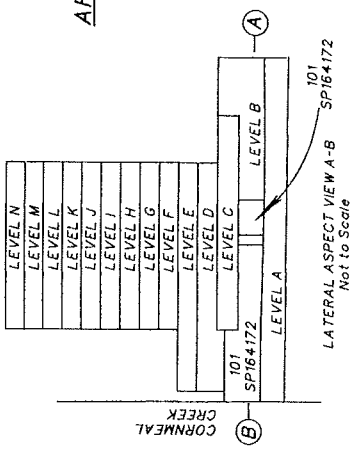
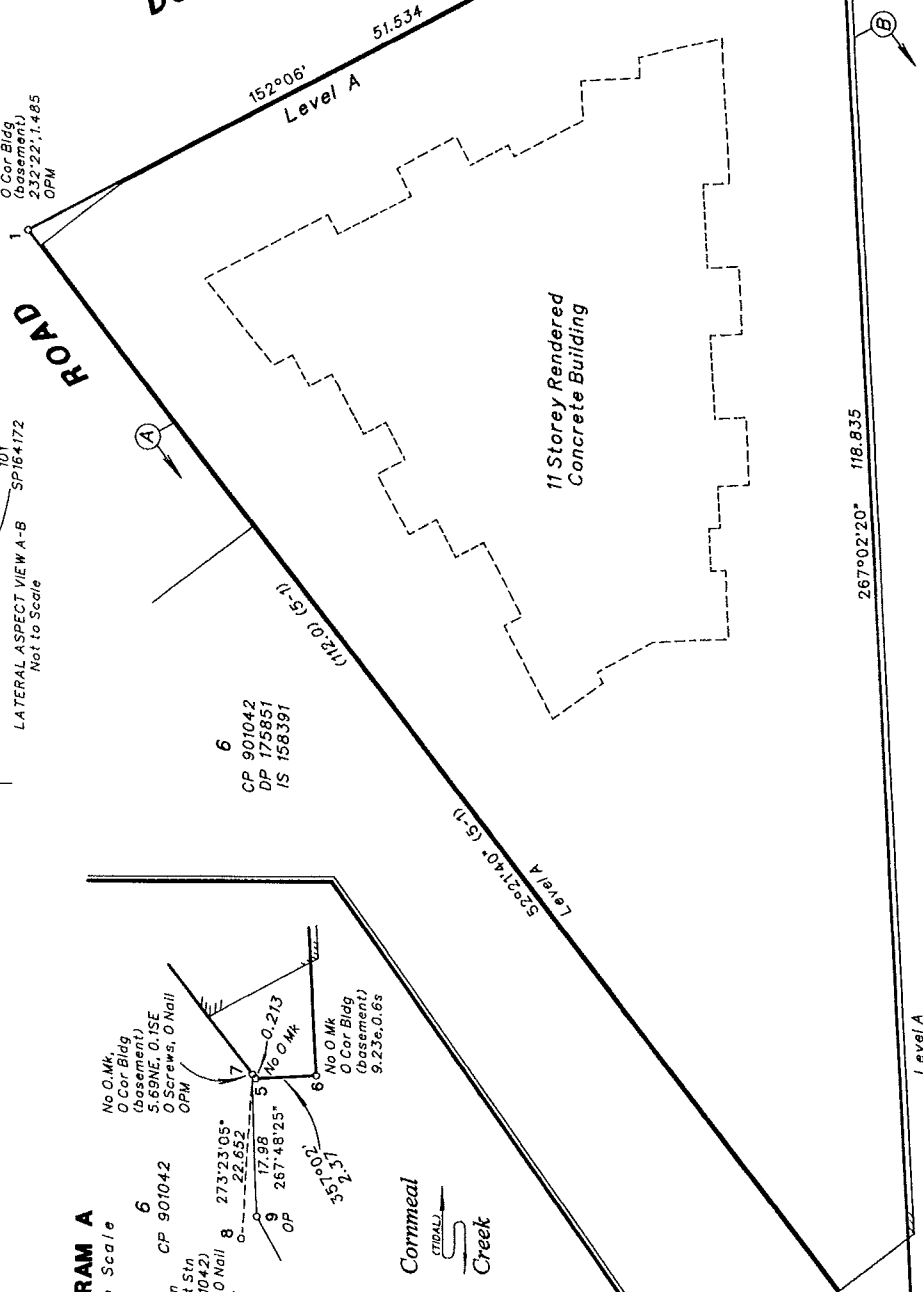
M1 CTS 34814

Description	Type	Method of Acquisition	Date of Acquisition	Acquired from	Original Cost	Cost to date	Market Value
2 x tables 180 x 90cm foldable	Furniture & Fittings	Purchase	04/06/08	Bizfurn		0.00	680.96
Spirit fitness CR 800 Recumbent Bike	Furniture & Fittings	Purchase	24/03/15	Calibre Fitness		0.00	2,440.00
Umbrella Blue Canvas	Furniture & Fittings	Purchase	25/11/10	Daydream Leisure Furniture		0.00	467.10
2 x Spirit Fitness CT 800 Treadmills	Furniture & Fittings	Purchase	24/03/15	Calibre Fitness		0.00	9,552.00
Spirit Fitnexx RE500 Cross Trainer	Furniture & Fittings	Purchase	24/03/15	Calibre Fitness		0.00	3,820.00
GYMNASIUM TELEVISION Samsung 40' LED TV	Furniture & Fittings	Purchase	24/06/14	MYER		0.00	1,000.00
Parking bollard removable survace mount Cam-Lok 90mm	Furniture & Fittings	Purchase	29/02/12	Equipe Enterprises		0.00	457.00
10 x Parking protectors lockup LU-NP incl padlocks with keys x 10	Furniture & Fittings	Purchase	09/04/15	Equipe Enterprises Sunshine Locksmiths		0.00	3,808.00
				Page Totals	0.00	0.00	22,225.06
				Report Totals	1,048.90	1,048.90	52,187.24



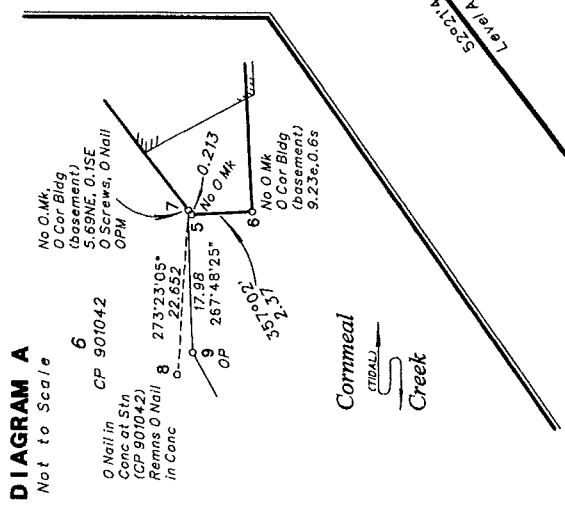
AREA OF BASE PARCEL 4130m²

DUPORTH AVENUE



Stn	To	Bearing	Distance	Remarks
1	OPM 146899 Conn. Only	350°57'20"	60.953	SP126202
4	OPM 140846 Conn. Only	92°11'20"	21.525	IS153213
7	OPM 93282 Conn. Only	247°27'	149.225	SP160874

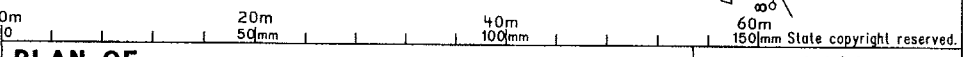
FOR REFERENCE MARKS SEE SHEET 2



Scalebar 1:400 metres

DEFINIUM PTY LTD (ACN 109 244 144) hereby that the land comprised in this plan was surveyed by the corporation, by LUKE JUSTIN SCOTT (Surveying Graduate) for whose work the corporation accepts responsibility, under the supervision of JOHN EDWARD REARER (Cadastral Surveyor), and that the plan is accurate and the survey was performed in accordance with the Survey and Mapping Infrastructure Act, the Survey Act 2003 and associated regulations of the standards and that the said survey was completed on the 27/10/2005.

Director
Date: 15-11-05
Director



PLAN OF
LOTS 201-212, 301-312, 401-407,
501-507, 601-607, 701-707, 801-807,
901-907, 1001-1007, 1101-1104
AND COMMON PROPERTY
 Cancelling Lot 100 on SP164172
 PARISH: MOOLOOLAH COUNTY: Canning
 Meridian: SP160874

Scale: 1:400
 Format: BUILDING

 SP164173
 Plan Status:

WARNING : Folded or Mutilated Plans will not be accepted.
Plans may be rolled.
Information may not be placed in the outer margins.

709183748

NR 400 NT

\$5168.60
01/12/2005 15:51

Registered

5. Lodged by
GARLAND WASHINGTON
Cnr Esplanade + Second Avenue
MAROOCHYDORE Q 4558
Ph. 07 5443 4866
Email adnco@gulam.com.au
Lodger Code: 023
(Include address, phone number, reference, and Lodger Code)

1. Certificate of Registered Owners or Lessees.

~~METRO MAROOCHYDORE PTY LTD ACN 100 031 883~~

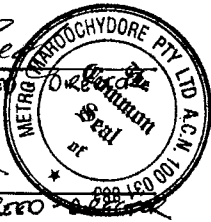
(Names in full)

* as Registered Owners of this land agree to this plan and dedicate the Public Use Land as shown hereon in accordance with Section 50 of the Land Title Act 1994.

* as Lessees of this land agree to this plan.

Signature of *Registered Owners *Lessees

H. G. Reid
HARRY GEORGE REID
[Signature]
KENNETH HARRY REID



* Rule out whichever is inapplicable

2. Local Government Certificate.

* MAROOCHY SHIRE COUNCIL

certifies that the requirements of this Council, the Local Government Act 1993, the Local Government (Planning and Environment) Act 1990, the City of Brisbane Act 1924, and all Local Laws and Ordinances have been complied with subject to INTERSECTED PLANNING ACT, 1997

Dated this 30th DAY OF NOVEMBER, 2005

[Signature]
DELEGATED OFFICER

MICHAEL HENDERSON
UNIT COORDINATOR
WORKS ASSESSMENT

* Insert the name of the Local Government.
Insert designation of signatory or delegation

3. Plans with Community Management Statement :

CMS Number : 34514
Name : M1

4. References :

Dept File :
Local Govt :
Surveyor : 5750

6. Existing

Title Reference	Lot	Plan
50458679	100	SP164172

Created

Lots	Emts	Road
201-212, 301-312, 401-407, 501-507, 601-607, 701-707, 801-807, 901-907, 1001-1007, 1101-1104, & Common Property		

All New Lots are wholly contained within the Base Parcel.

6
201-212, 301-312, 401-407, 501-507, 601-607, 701-707, 801-807, 901-907, 1001-1007, 1101-1104 & Common Property

Date of Development Approval
..... 9/2/2004

Orig	Lots
------	------

7. Portion Allocation :

8. Map Reference :
9544 - 43142

9. Locality :
MAROOCHYDORE

10. Local Government :
MAROOCHY SHIRE COUNCIL

11. Passed & Endorsed :

By: DEFINIUM PTY LTD
Date: 15-11-05
Signed: *[Signature]*
Designation: Director

12. Building Format Plans only.

I certify that :
* As far as it is practical to determine, no part of the building shown on this plan encroaches onto adjoining lots or road;

* Part of the building shown on this plan encroaches onto adjoining lots and road

[Signature]
15-11-05
Licensed Surveyor/Director Date
* delete words not required

13. Lodgement Fees :

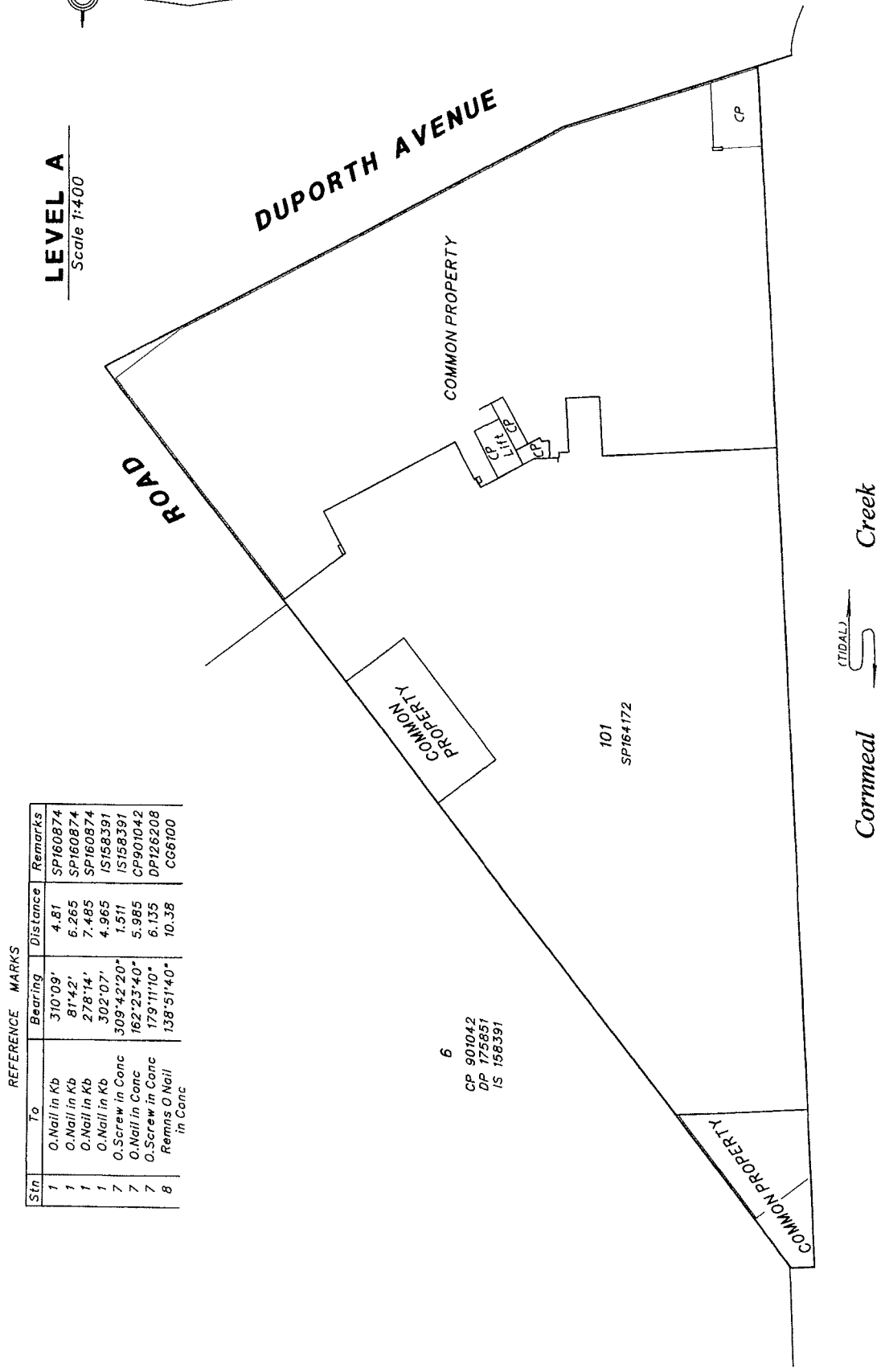
Survey Deposit	\$ _____
Lodgement	\$ _____
____ New Titles	\$ _____
Photocopy	\$ _____
Postage	\$ _____
TOTAL	\$ _____

14. Insert Plan Number

SP164173



LEVEL A
Scale 1:400



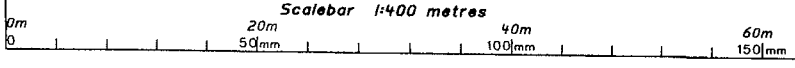
REFERENCE MARKS

Stn	To	Bearing	Distance	Remarks
1	O.Nail in Kb	310°09'	4.81	SP160874
1	O.Nail in Kb	81°42'	6.265	SP160874
1	O.Nail in Kb	278°14'	7.485	SP160874
1	O.Nail in Kb	302°07'	4.965	IS158391
7	O.Screw in Conc	309°42'20"	1.511	IS158391
7	O.Nail in Conc	162°23'40"	5.985	CP901042
7	O.Screw in Conc	179°11'10"	6.135	DP126208
8	Remns O Nail in Conc	138°51'40"	10.38	C66100

6
CP 901042
DP 175851
IS 156391

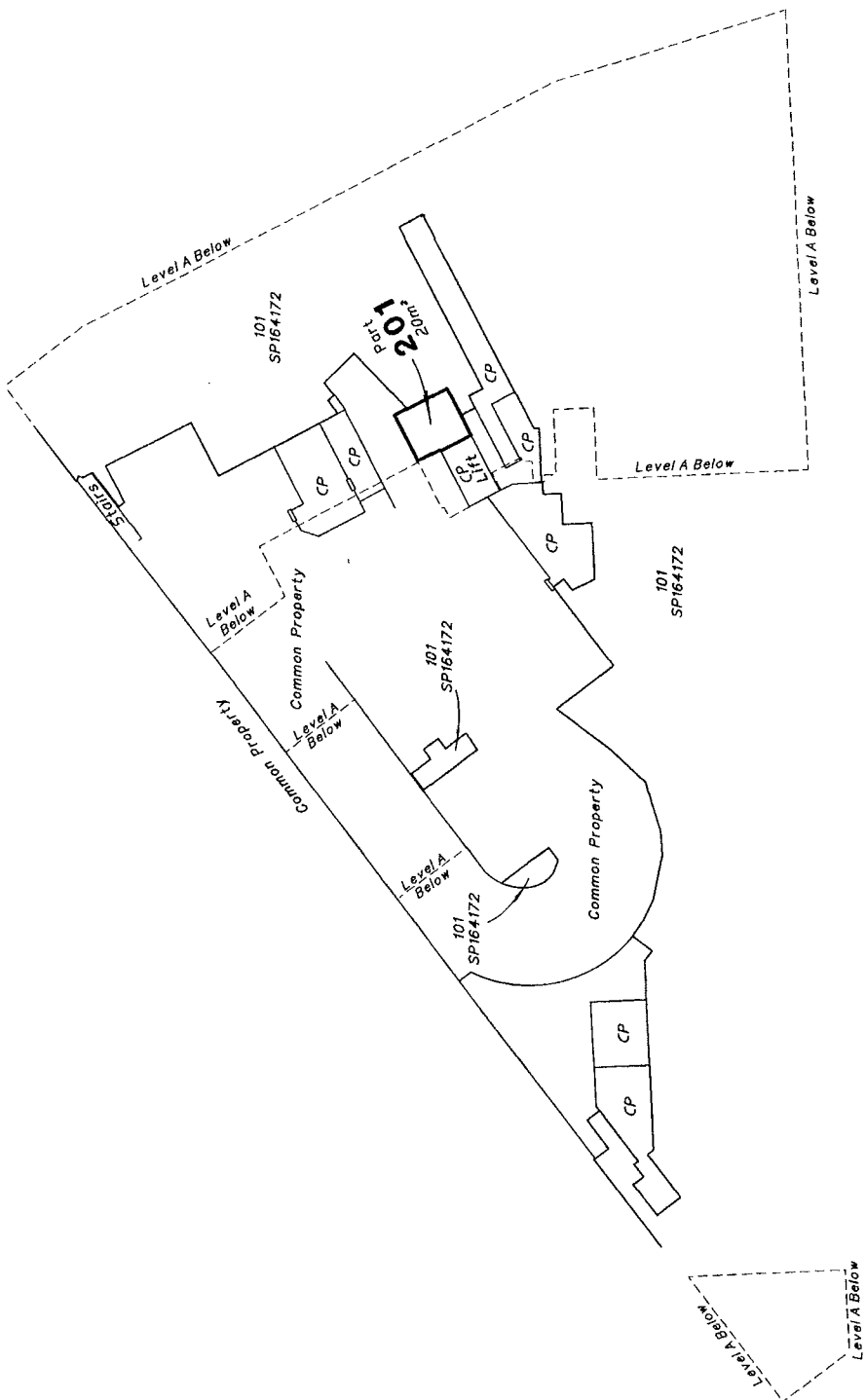
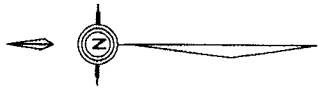
101
SP164172

Cormmeal Creek
(TIDAL)



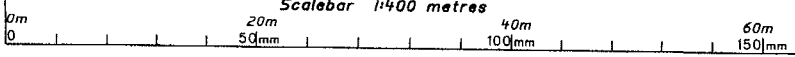
State copyright reserved.

Insert Plan Number **SP164173**



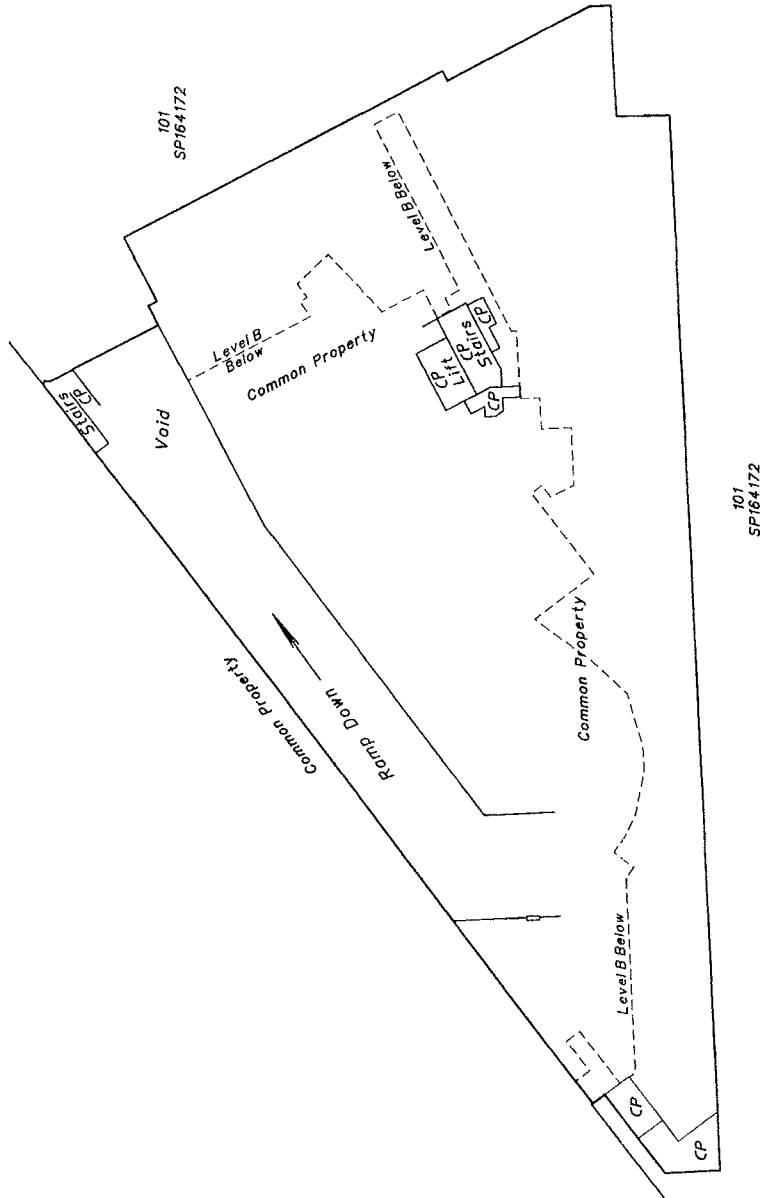
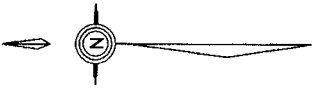
LEVEL B
Scale 1:400

Scalebar 1:400 metres

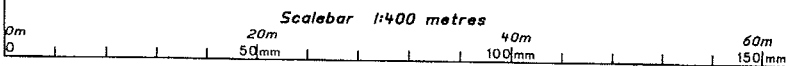


State copyright reserved.

Insert Plan Number **SP164173**

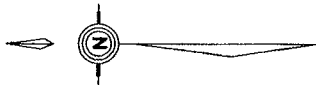


LEVEL C
Scale 1:400



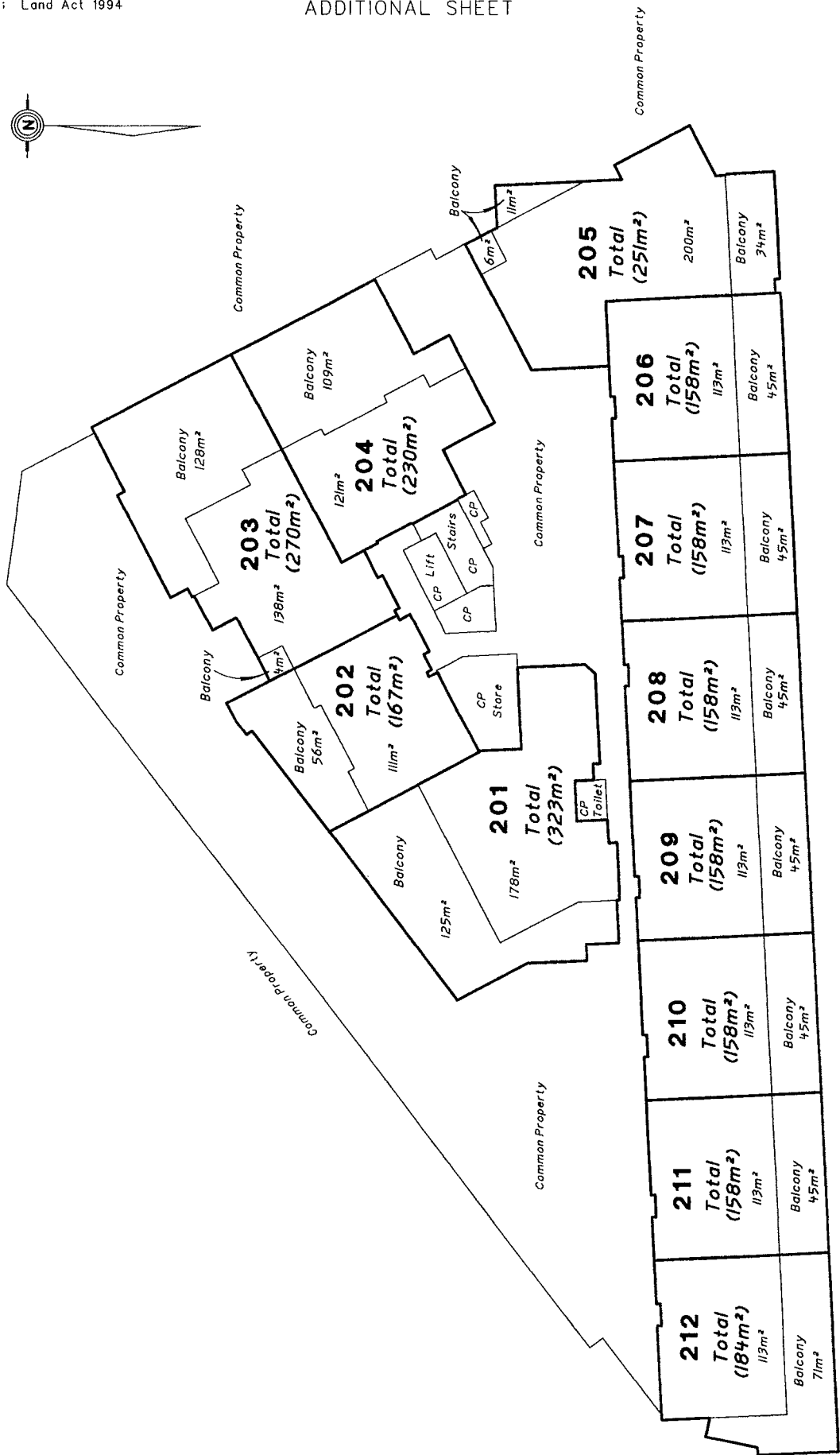
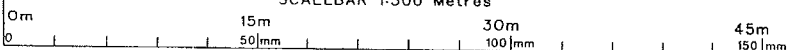
State copyright reserved.

Insert Plan Number **SP164173**



LEVEL D
SCALE 1:300

SCALEBAR 1:300 Metres

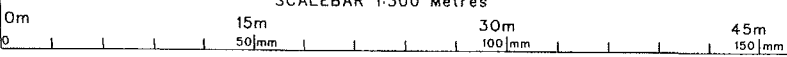
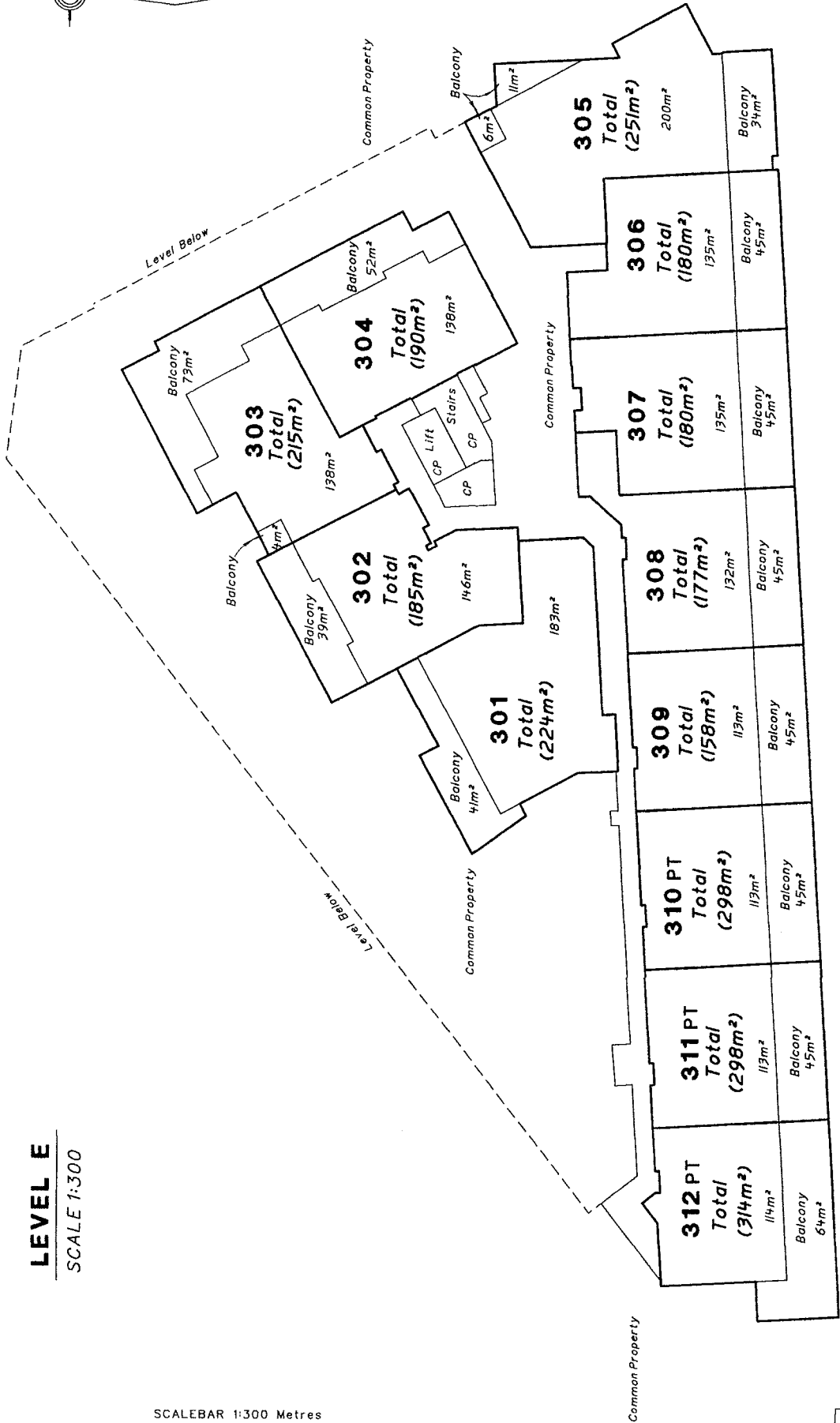


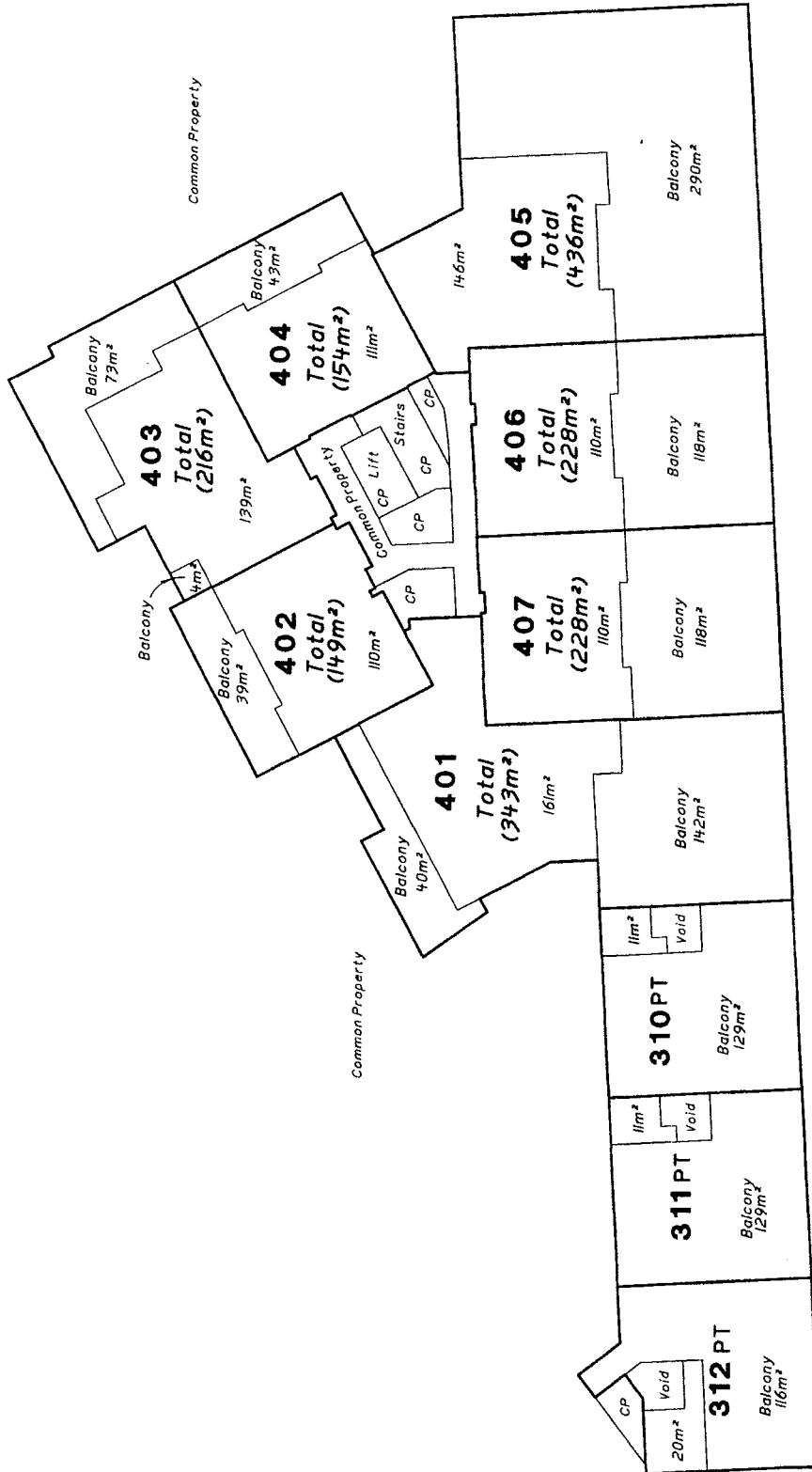
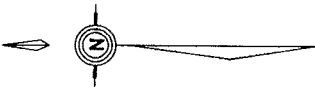
Common Property

Common Property

State copyright reserved.

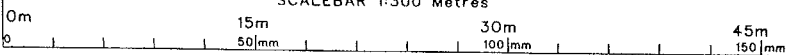
Insert Plan Number **SP164173**





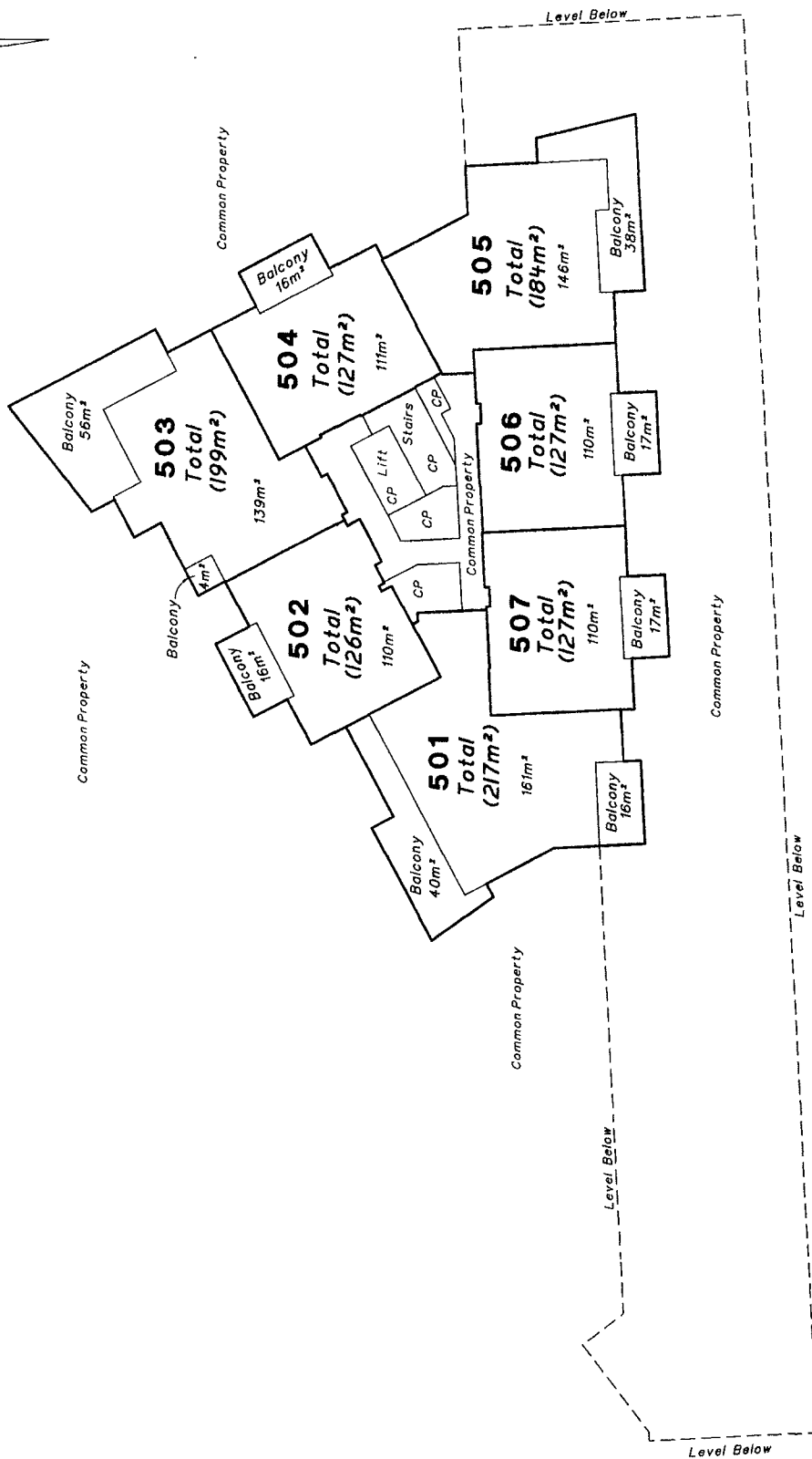
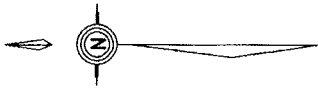
LEVEL F
SCALE 1:300

SCALEBAR 1:300 Metres



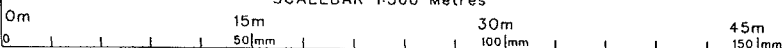
State copyright reserved.

Insert Plan Number **SP164173**



LEVEL G
SCALE 1:300

SCALEBAR 1:300 Metres

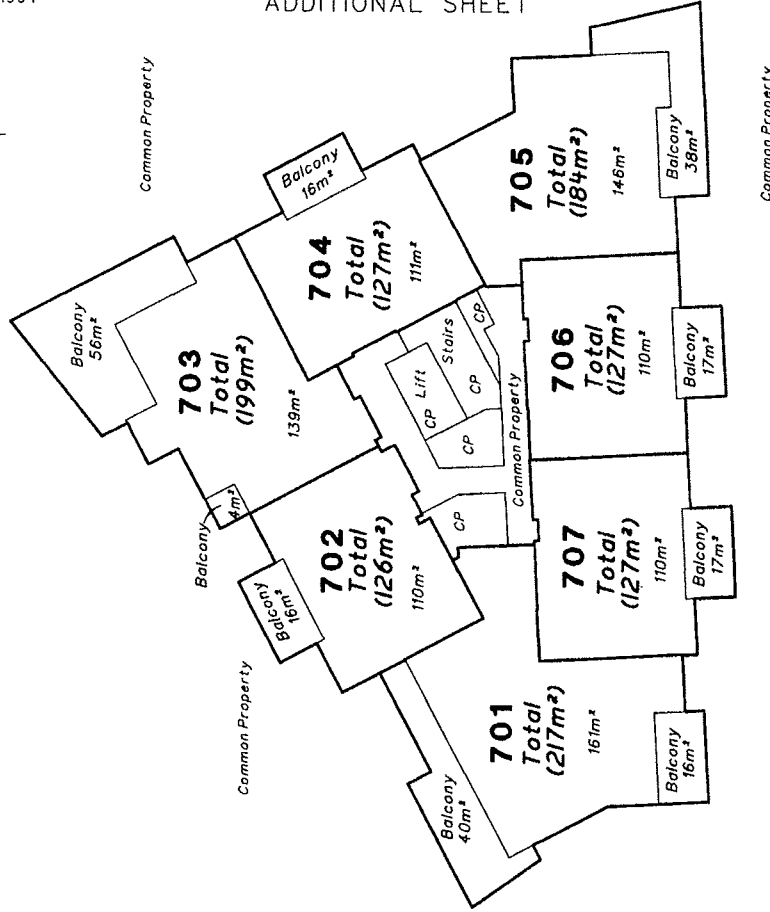


State copyright reserved.

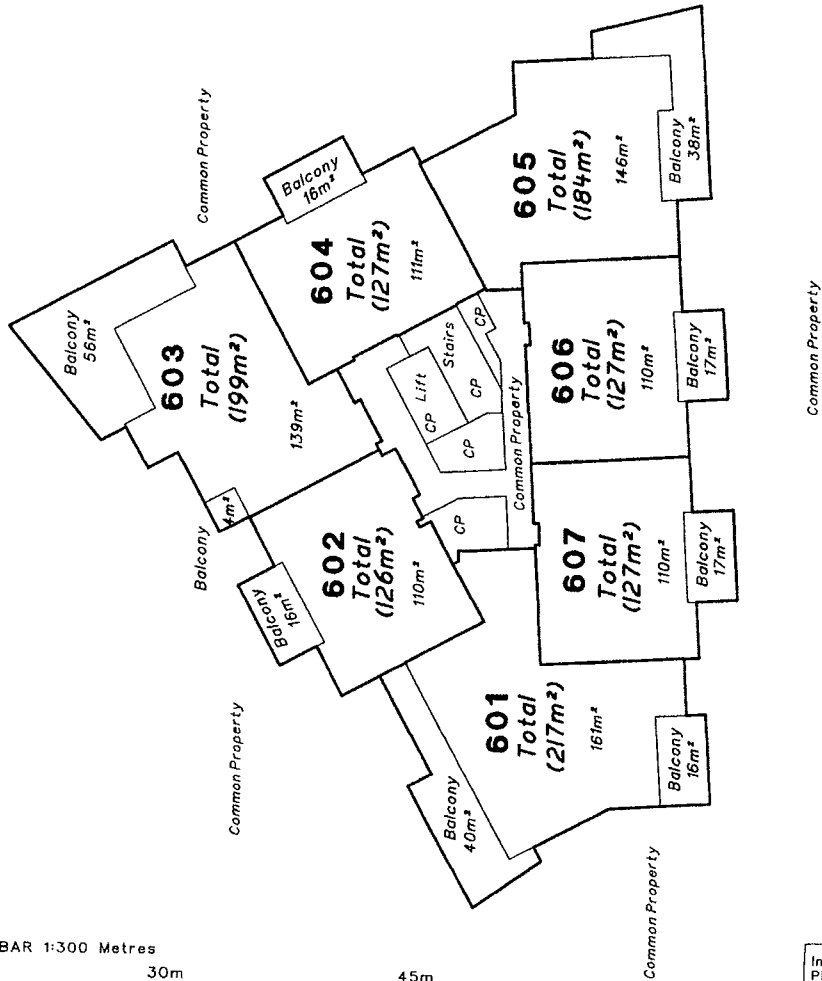
Insert Plan Number **SP164173**



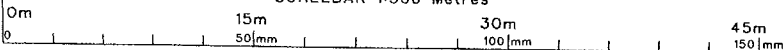
LEVEL I
SCALE 1:300



LEVEL H
SCALE 1:300



SCALEBAR 1:300 Metres

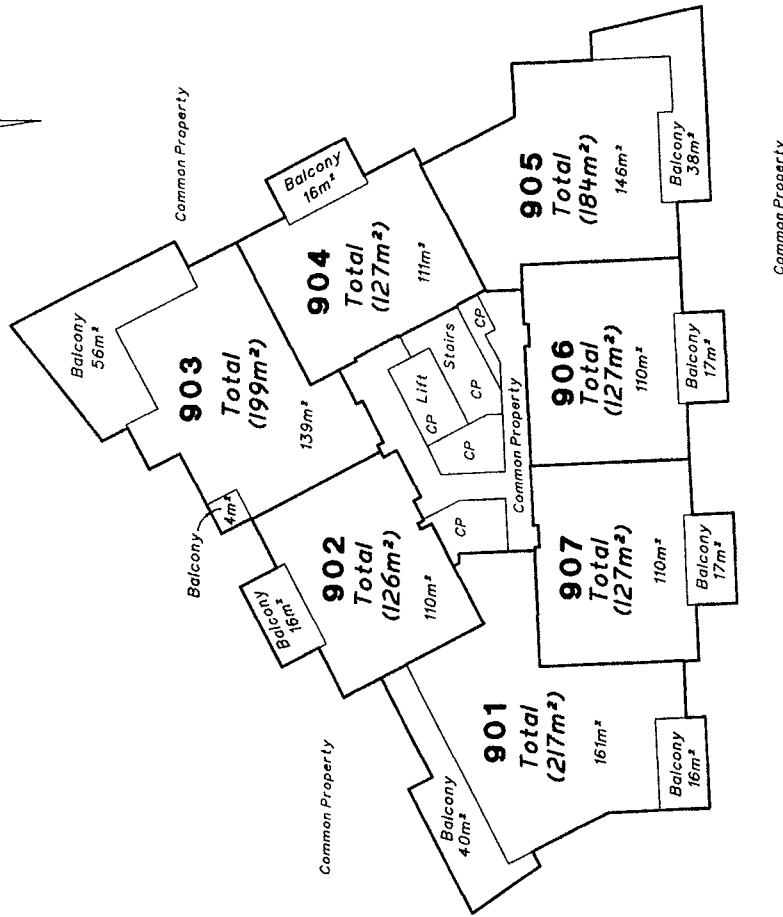


State copyright reserved.

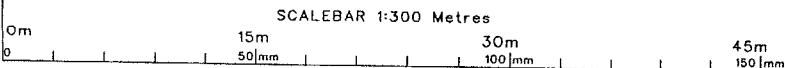
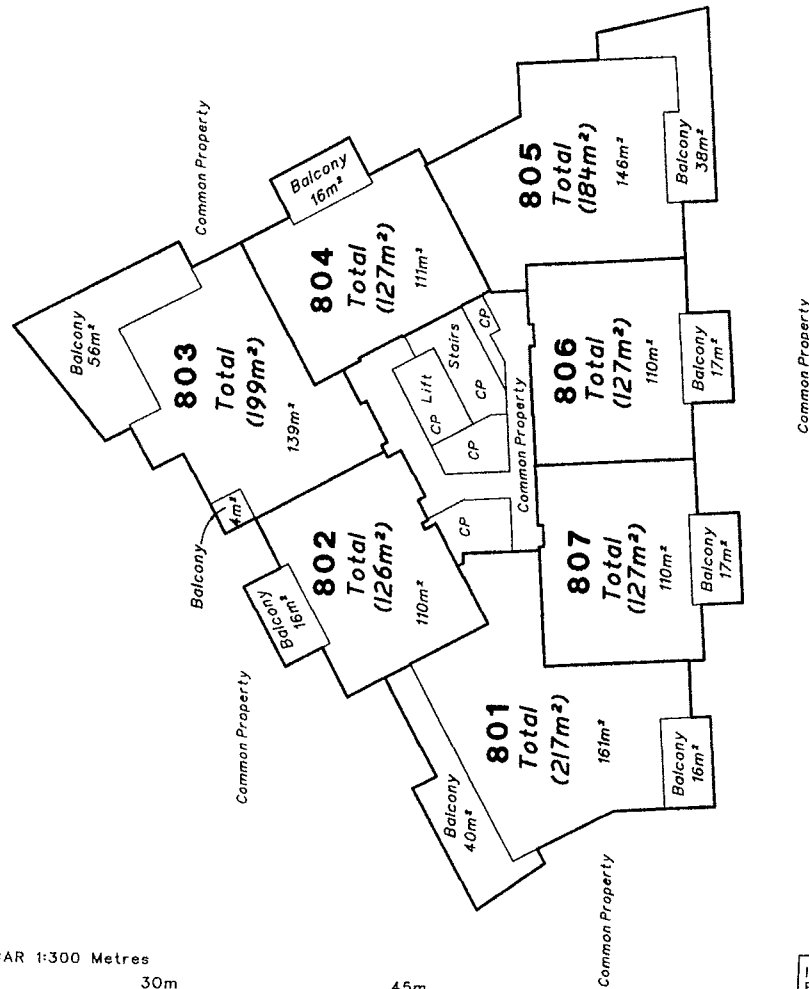
Insert Plan Number **SP164173**



LEVEL K
SCALE 1:300

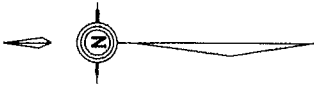


LEVEL J
SCALE 1:300

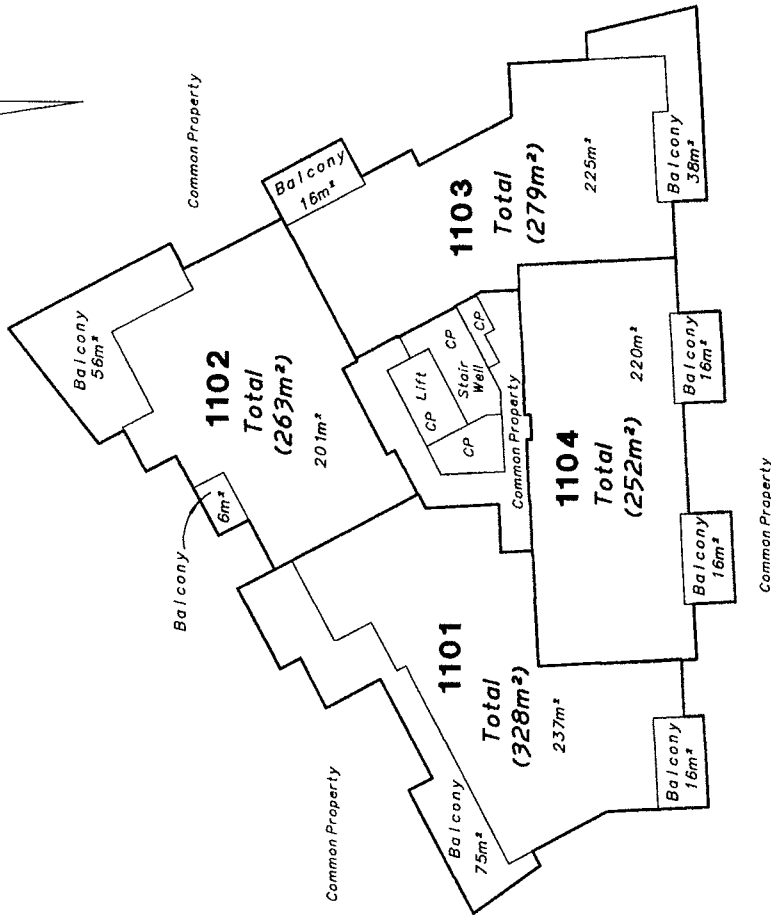


State copyright reserved.

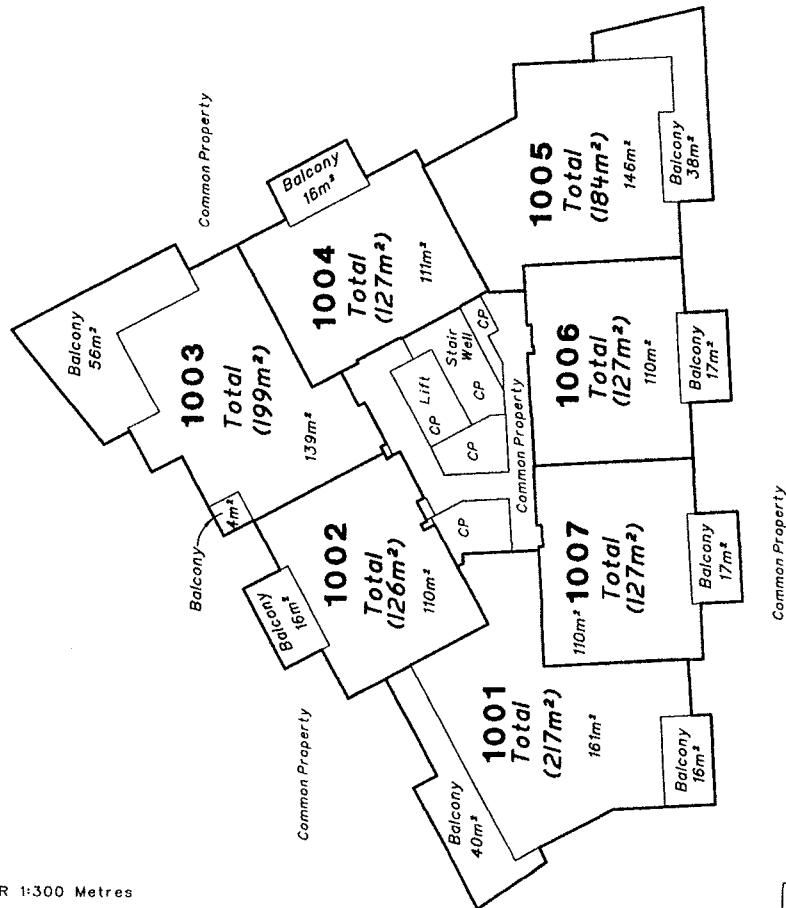
Insert Plan Number **SP164173**



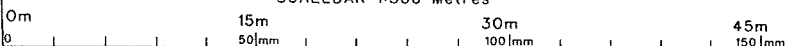
LEVEL M
SCALE 1:300



LEVEL L
SCALE 1:300

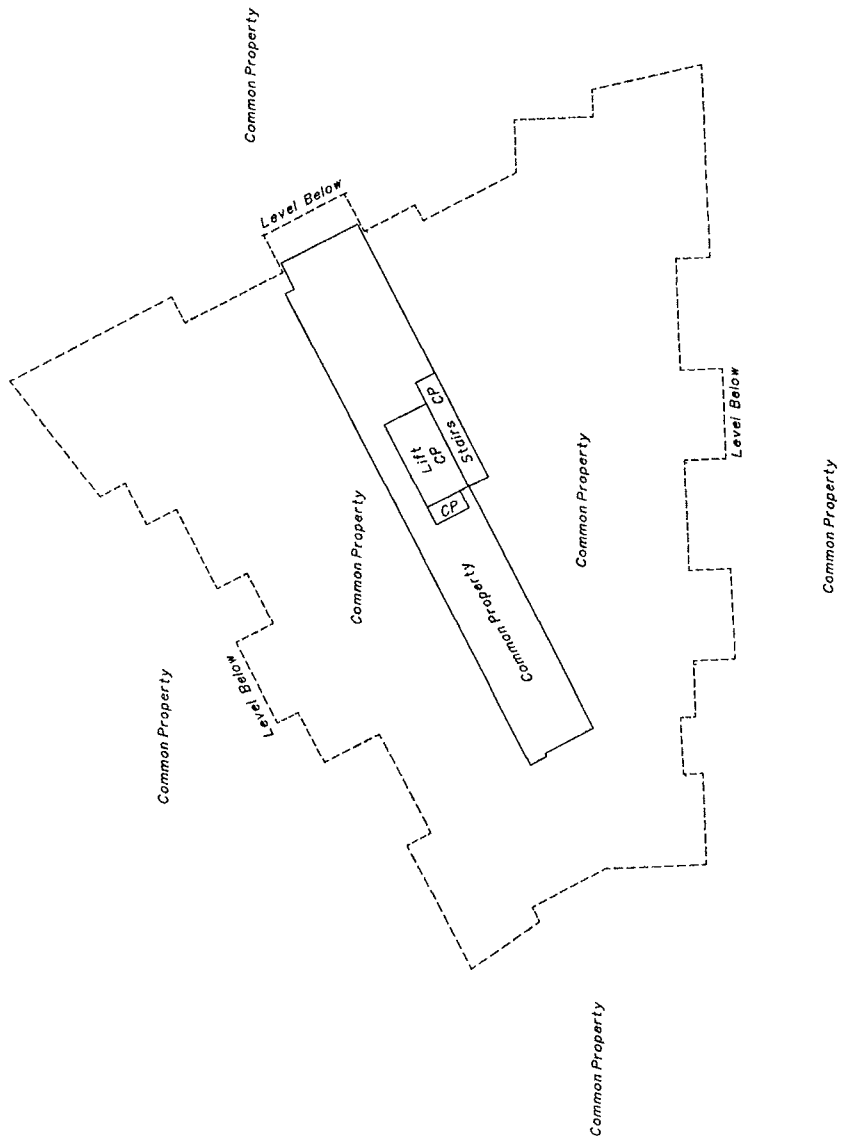
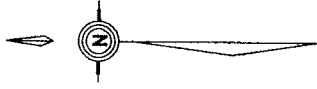


SCALEBAR 1:300 Metres

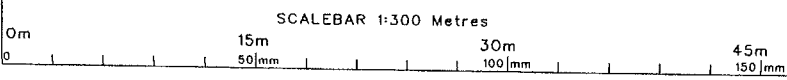


State copyright reserved.

Insert Plan Number **SP164173**



LEVEL N
SCALE 1:300



State copyright reserved.

Insert Plan Number **SP164173**

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: PSC0015363

2. Location of the swimming pool

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

Street address:

1 DUPORTH AVE

MAROOCHYDORE QLD

Postcode

Lot and plan details:

9999/SP/203442

Local government area:

SUNSHINE COAST REGIONAL

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.

No disability exemption applies; No impracticality exemption applies

No alternative solution applies

4. Shared pool or non-shared pool

Shared pool

Non-shared pool

5. Pool safety certificate validity

Effective date:

0 3 / 0 4 / 2 0 1 9

Expiry date:

0 3 / 0 4 / 2 0 2 0

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:

MARTIN TONE

Pool safety inspector licence number:

PS101184

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.