

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

<b>Body Corporate</b>	Body Corporate for: Community Titles Scheme No: SP: Lot No: Address:	<b>SOUTHERN CROSS VIEWS</b> 27008 112636 8 82 Southern Cross Parade, Sunrise Beach Qld 4567																								
<b>Regulation Module</b>	Standard																									
<b>Body Corporate Secretary/Manager</b>	Name: Noosa District Body Corporate Management Address: PO Box 385, NOOSA HEADS QLD 4567 Telephone: 07 5473 5622 Fax: 07 5473 5711																									
<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: N/A																									
<b>Annual Contributions And Levies</b>	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20%;"><b>Administrative Fund:</b></td> <td style="width: 20%;">           Annual Levy: \$2,750.00            (Gross)            Installment(s):            (Gross)            Pre-issued Levy:         </td> <td style="width: 20%;">           Period            01.06.17 – 30.11.17            01.12.17 – 31.05.18            01.06.17 – 30.11.18         </td> <td style="width: 20%;">           Amount            \$1,375.00            \$1,375.00            \$1,375.00         </td> <td style="width: 20%;">           Due Date            01.06.17            01.12.17            01.06.18         </td> </tr> <tr> <td><b>Sinking Fund:</b></td> <td>           Annual Levy: \$1,125.00            (Gross)            Installment(s):            (Gross)            Pre-issued Levy:         </td> <td>           Period            01.06.17 – 30.11.17            01.12.17 – 31.05.18            01.06.17 – 30.11.18         </td> <td>           Amount            \$ 562.50            \$ 562.50            \$ 600.00         </td> <td>           Due Date            01.06.17            01.12.17            01.06.18         </td> </tr> </table> <p><b>Insurance Levies not included in Administrative Fund Levies:</b> Nil. Insurance levies are included in the Administrative Fund Levies.</p> <p><b>Discount:</b> 20%</p> <p><b>Other:</b> N/A</p>		<b>Administrative Fund:</b>	Annual Levy: \$2,750.00 (Gross) Installment(s): (Gross) Pre-issued Levy:	Period 01.06.17 – 30.11.17 01.12.17 – 31.05.18 01.06.17 – 30.11.18	Amount \$1,375.00 \$1,375.00 \$1,375.00	Due Date 01.06.17 01.12.17 01.06.18	<b>Sinking Fund:</b>	Annual Levy: \$1,125.00 (Gross) Installment(s): (Gross) Pre-issued Levy:	Period 01.06.17 – 30.11.17 01.12.17 – 31.05.18 01.06.17 – 30.11.18	Amount \$ 562.50 \$ 562.50 \$ 600.00	Due Date 01.06.17 01.12.17 01.06.18														
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<b>Information Prescribed under Regulation Module</b>	Not applicable – none prescribed																									
<b>Lot Entitlements And Other Matters</b>	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 40%;">Contribution Schedule Lot Entitlement:</td> <td style="width: 20%;">Aggregate:</td> <td style="width: 20%;">8</td> <td style="width: 20%;"></td> </tr> <tr> <td></td> <td>This Lot:</td> <td>1</td> <td></td> </tr> <tr> <td>Interest Schedule Lot Entitlement:</td> <td>Aggregate:</td> <td>8</td> <td></td> </tr> <tr> <td></td> <td>This Lot:</td> <td>1</td> <td></td> </tr> <tr> <td>Balance of Sinking Fund:</td> <td>\$13,326.81</td> <td>as at</td> <td>31.05.17</td> </tr> <tr> <td>Balance of Administrative Fund:</td> <td>\$ 6,060.82</td> <td>as at</td> <td>31.05.17</td> </tr> </table>		Contribution Schedule Lot Entitlement:	Aggregate:	8			This Lot:	1		Interest Schedule Lot Entitlement:	Aggregate:	8			This Lot:	1		Balance of Sinking Fund:	\$13,326.81	as at	31.05.17	Balance of Administrative Fund:	\$ 6,060.82	as at	31.05.17
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**Improvements on  
Common Property  
for which buyer  
will be responsible**

16.12.09 – Install Air Conditioning.  
Refer to attached Register of Authorisations for an Owner to make Improvements to Common Property for the Benefit of that Lot.

By-law 15 grants exclusive use. Refer to extract of by-law and plan attached.

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

**Assets on Register**

None Recorded on Register

**Insurance**

Insurer:	QBE Insurance (Australia) Limited (Qld)
Policy No:	856247
Current to:	14.08.18
Building Cover:	\$ 2,709,000
Public Liability:	\$20,000,000
Common Contents:	\$ 19,000
Loss of Rent:	\$ 406,350
Building Catastrophe:	\$ 812,700
Office Bearers Liability:	\$ 500,000
Machinery Breakdown:	Not Selected

**Signing**

.....  
Seller/Seller's Agent

.....  
Witness

.....  
Date

**Buyer's  
Acknowledgement**

The buyer acknowledges having received and read this statement from the seller before entering into the contract.

.....  
Buyer

.....  
Witness

.....  
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.

Tarn Parker

**INSIDE OUT LEGAL SERVICES**

This report has been prepared from information obtained from an inspection of files and records supplied or to which access was allowed by the representative of the Body Corporate and contains an accurate report based on such information. No warranty is given by INSIDE OUT LEGAL SERVICES as to the accuracy or reliability of the files and records presented at the time of inspection including information advised from computer records. The information obtained for the Sellers Disclosure is based on an inspection limited to general meeting minutes dating back 5 years, committee meeting minutes dating back 2 years, quotations dating back 1 year and correspondence dating back 12 months only from the date of this report.

CTS 27008

LOT NO. 8

DATE: 07.09.17

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## **INFORMATION TO ASSIST THE SELLER IN COMPLETING THE STATUTORY WARRANTIES AND CONTRACTUAL RIGHTS SECTION OF THE CONTRACT**

**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]*

None found on the records of the body corporate presented for inspection at the office of the Body Corporate Manager.

**(b) Actual or Contingent or Expected Liabilities of Body Corporate**

*[Section 223(2)(d) Body Corporate and Community Management Act 1997-2003]*

Refer to attached Quote Q9433 issued by Bones Plumbing dated 23.02.17 – Sewer excavation works. Unable to determine if this work has been completed. No further quotes were located on records of body corporate manager.

Refer to attached email dated 15.03.17 from Body Corporate Manager to Committee regarding a fall sustained by Janet Hicks on 15.03.17. No further correspondence was found on file of Body Corporate Manager.

Refer to the attached extract of Sinking Fund Forecast prepared by Graham Lukins Partnerships dated March 2013.

**(c) Circumstances in Relation to Affairs of the Body Corporate**

*[Section 223(3) Body Corporate and Community Management Act 1997-2003]*

NIL

**(d) Exceptions to Warranties in Clause 7.4(3) of REIQ Contract for Lots in a Community Titles Scheme (Sixth Edition)**

None found on the records of the body corporate presented for inspection at the office of the Body Corporate Manager.

**(e) Proposed Body Corporate Resolutions – Clause 8.4 of REIQ Contract for Lots in a Community Titles Scheme (Sixth Edition)**

No Meeting Notices for forthcoming meetings were found on the records of the body corporate presented for inspection at the office of the body corporate manager.

**ATTACHED:**

- Register of Improvements
- Extract Exclusive Use By-law and Plan
- Quote Q9433 issued by Bones Plumbing dated 23.02.17
- Correspondence dated 15.03.17 re Incident Janet Hicks
- Sinking Fund Forecast – March 2013
- Certificate Pool Safety

**Noosa District Body Corporate Management**

Suite 9, 41 Sunshine Beach Road NOOSA HEADS QLD 4567 ABN: 89879891432

Ph: 0754735622 Email: info@noosabcm.com.au

Printed: 07/09/2017 09:21 am

User: Pam Maxwell

**Register of Authorisation for an Owner to make an  
Improvement to Common Property for the Benefit of that Lot  
27008 SOUTHERN CROSS VIEWS 82 Southern Cross Parade**

Page 1

Lot No	Date of Resolution Passed Giving Authorisation	Description of Area Authorised for use for Improvement	Conditions Applying to the Use
4	31/10/02	Outside wiring for phone and tv point	
5	19/12/06	Install air-con condenser on northern outside wall	
4	16/12/09	Install air-con	
8	16/12/09	Install air-con	
5	15/02/13	Install 2 air-con units	That the air conditioning units are installed as detailed in the applicants original request and diagram; That the air conditioning units are installed by a suitably qualified tradesman; That the installation and future maintenance of the air conditioning units are the responsibility of the Owners of Lot 5; and That the installation meets any relevant Council requirements. (Secretary's Comment: The Owner of Lot 5 has agreed to paint the air conditioning conduits to match the building paint scheme.)
3	11/09/14	Install Fence	Refer to document
3	30/11/14	Paint fence	Please ensure the contractor has all the required insurance /workers Compensation Insurance. Please a copies of insurances to our strata Manager before fencing work commences.  Please ensure Complex Strata CTS 27008 when fencing complete site is left free of fencing Material / digging for post ( as was before fence installation )
4	18/09/15	Install hot water heater	Water heater will be a (Vulcan 250L - 10yr warranty) placed on cement ribbed pad directly next to air conditioner beside bedroom window.

- (1) Unless the body corporate provides some other way of garbage disposal, the occupier of a lot must keep a receptacle for garbage in a clean and dry condition and adequately covered on the lot, or on a part of the common property designated by the body corporate for the purpose.
- (2) The occupier of a lot must -
  - (a) comply with all local government local laws about disposal of garbage; and
  - (b) ensure that the occupier does not, in disposing of garbage, adversely affect the health, hygiene or comfort of the occupiers of other lots.

#### 11. Keeping of animals

- (1) The occupier of a lot must not, without the body corporate's written approval -
  - (a) bring or keep an animal on the lot or the common property; or
  - (b) permit an invitee to bring or keep an animal on the lot or the common property.
- (2) The occupier must obtain the body corporate's written approval before bringing, or permitting an invitee to bring, an animal onto the lot or the common property.

#### 12. Exclusive Use

The occupier of Lot 5 for the time being shall have exclusive use of the rights and enjoyment of that part of the common property delineated on the attached plan and marked with the numeral 5 and referred to as a courtyard, however shall not be responsible for the maintenance and operating costs, which shall remain the responsibility of the body corporate .

#### 13. Exclusive Use

The occupier of Lot 6 for the time being shall have exclusive use of the rights and enjoyment of that part of the common property delineated on the attached plan and marked with the numeral 6 and referred to as a courtyard, however shall not be responsible for the maintenance and operating costs, which shall remain the responsibility of the body corporate .

#### 14. Exclusive Use

The occupier of Lot 7 for the time being shall have exclusive use of the rights and enjoyment of that part of the common property delineated on the attached plan and marked with the numeral 7 and referred to as a courtyard, however shall not be responsible for the maintenance and operating costs, which shall remain the responsibility of the body corporate .

#### 15. Exclusive Use

The occupier of Lot 8 for the time being shall have exclusive use of the rights and enjoyment of that part of the common property delineated on the attached plan and marked with the numeral 8 and referred to as a courtyard, however shall not be responsible for the maintenance and operating costs, which shall remain the responsibility of the body corporate .

#### SCHEDULE D

#### OTHER DETAILS REQUIRED/PERMITTED TO BE INCLUDED

Not Applicable

**SCHEDULE E**

**DESCRIPTION OF LOTS ALLOCATED EXCLUSIVE USE AREAS OF COMMON PROPERTY**

Lot 5 on SP 112636 (AREA 5 ON SKETCH PLAN MARKED "A")  
Lot 6 on SP 112636 (AREA 6 ON SKETCH PLAN MARKED "A")  
Lot 7 on SP 112636 (AREA 7 ON SKETCH PLAN MARKED "A")  
Lot 8 on SP 112636 (AREA 8 ON SKETCH PLAN MARKED "A")

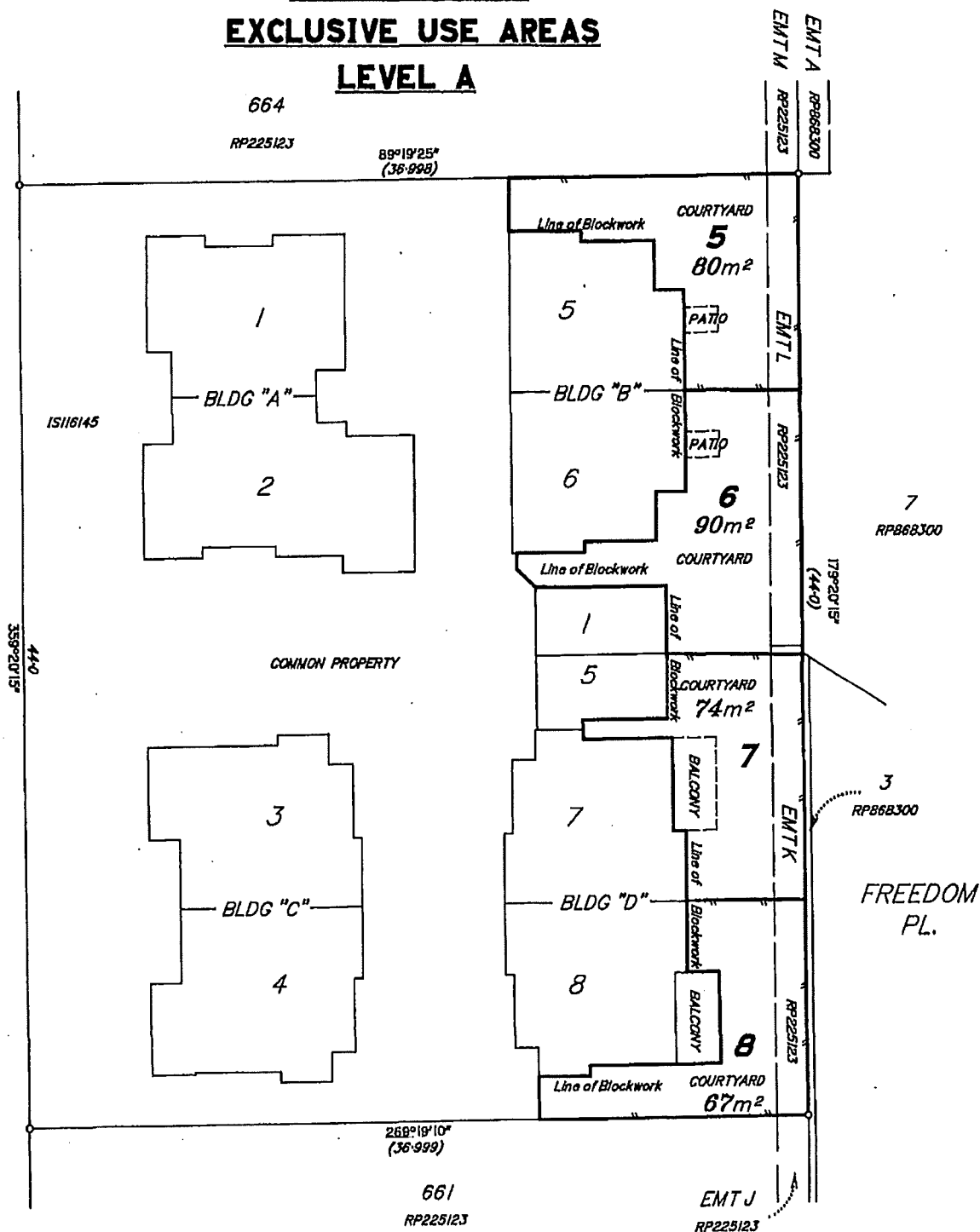
NAME OF COMMUNITY TITLE SCHEME: SOUTHERN CROSS VIEWS

"A"

**PLAN SHOWING  
EXCLUSIVE USE AREAS  
LEVEL A**



SOUTHERN CROSS PARADE



**NOTE:**

The area under the patio in Lots 5 & 6 and the area under the balcony in Lot 7 is included in the exclusive use area.

The area of the balcony is excluded from the exclusive use area for unit 8.

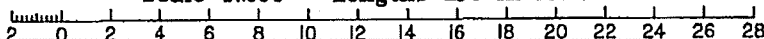
--- Denotes control line of paling fence

I, Kimmorley & Associates Pty Ltd ACN 072 156 711, Licensed Surveyor, certify that the details shown on this sketch plan are correct.



28-5-99  
Date

Scale 1:200 - Lengths are in Metres.







## Maintenance Plumbers

T (07) 5455 6557 F (07) 5449 0573 M 0412 715 237

E admin@bonesplumbing.com.au

7/54 Rene Street, Noosaville, Qld 4566

ABN: 391 4569 4220 Seigus Pty Ltd QBCC No: 1192664

### QUOTATION

**Quote Date**

23 Feb 2017

**Quote Number**

Q9433

**Reference**

82 Southern Cross

Southern Cross Views CTS  
27008 c/- Noosa District  
Body Corporate

Description	Unit Price	GST	Amount
Southern Cross Views CTS 27008			
Sewer excavation works Estimate to excavate 100mm sewer junction with tree root ingress, to gain access to branch line. Cut junction out and inspect with drain camera up branch line to determine where tree roots are penetrating this line. If issue is not in immediate vicinity, we will supply another quote for repairs. Replace junction and backfill, and clean site.			
Estimated labour and materials	1,680.00	10.00%	1,680.00
Subtotal			1,680.00
Total GST 10%			168.00
Quote Total			1,848.00

Quote Terms: Quotation is for listed scope of works only and is valid for 30 days. Any changes will incur a price variation.

A 40% deposit will be required on quotes over \$5,000 before commencement of work.

**THANK YOU FOR THE OPPORTUNITY TO SUBMIT THIS QUOTE.**

• Blocked Drains • Drain Camera • Electronic Water Leak Detection & Repair • Pipe Locator • Hot Water Systems •  
• Roof & Gutter Repairs & Replacement • Gas Fitting • Renovations • Back Flow Testing • Toilets •

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From: Adelle Sirett [mailto:[adelles@noosabcm.com.au](mailto:adelles@noosabcm.com.au)]

Sent: Wednesday, 15 March 2017 4:32 PM

To: [denduross@gmail.com](mailto:denduross@gmail.com); [jason@jaseimages.com.au](mailto:jason@jaseimages.com.au); [rayreed@bigpond.com](mailto:rayreed@bigpond.com); [rainer\\_friedrich\\_1@hotmail.com](mailto:rainer_friedrich_1@hotmail.com)

Subject: SOUTHERN CROSS VIEWS CTS 27008 - INCIDENT - JANET HICKS - 15 MARCH 2017

**TO ALL COMMITTEE MEMBERS**

Dear Committee

The Owner of Lot 5, Ms Janet Hicks has just called out office to advise that at 3.15pm today she went out to put some rubbish out and took a nasty fall between the pool and driveways within the walkway.

Ms Hicks confirmed that she is "OK" but has a on her left foot and wanted the incident reported to the Committee and recorded just in case anything further happens.

Ms Hicks also advised that the walkway was very slipper after just recently having been painted and due to the rain.

Regards

## for SOUTHERN CROSS VIEWS - CTS 27008

[illegible]

# Pool safety certificate

RECEIVED  
18 APR 2017

23

Version 1 effective 6 October 2010

BY: .....

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: 100612000218

## 2. Location is the swimming pool

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

Street address: 82 SOUTHERN CROSS PDE, SUNRISE BEACH 4567

Lot/s on plan: 2SP112636

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: 5 Apr 2017

Expiry date: 4 Apr 2018

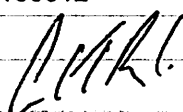
## 6. Certification

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: Conrad Reed

Pool safety inspector licence number: 100612

Signature: 

Date: 5 Apr 2017

### 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.