

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

**Body Corporate**      Body Corporate for:                      Azure on Double Bay  
Community Titles Scheme No:      35366  
SP:    203446  
Lot No:    32  
Address:    10 Grand Parade, Parrearra Q 4575

**Regulation Module**      Accommodation

**Body Corporate Secretary/Manager**      Name:                                      BCP Strata  
Address:    3/16 Innovation Parkway, Birtinya Q 4575  
Telephone:    07 5438 4000  
Email:    [info@bcpstrata.com.au](mailto:info@bcpstrata.com.au)

**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:                      \$3,875.00 (Gross)

Installment(s): (Gross)	Period	Amount	Due Date
	01.05.19 – 31.10.19	\$2,000.00	01.05.19
	01.11.19 – 30.04.20	\$1,875.00	01.11.19
<i>Pre-issued Levy:</i>	<i>01.05.20 – 31.10.20</i>	<i>\$1,937.50</i>	<i>01.05.20</i>

**Sinking Fund:**      Annual Levy:                      \$2,750.00 (Gross)

Installment(s): (Gross)	Period	Amount	Due Date
	01.05.19 – 31.10.19	\$1,250.00	01.05.19
	01.11.19 – 30.04.20	\$1,500.00	01.11.19
<i>Pre-issued Levy:</i>	<i>01.05.20 – 31.10.20</i>	<i>\$1,375.00</i>	<i>01.05.20</i>

**Insurance Levies:**      Annual Levy:                      \$638.40 (Gross)

Installment(s): (Gross)	Period	Amount	Due Date
	01.05.19 – 31.10.19	\$241.92	01.05.19
	01.11.19 – 30.04.20	\$396.48	01.11.19
<i>Pre-issued Levy:</i>	<i>01.05.20 – 31.10.20</i>	<i>\$319.20</i>	<i>01.05.20</i>

**Discount:**                      20%

**Other:**                              Nil

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

**Lot Entitlements And Other Matters**      Contribution Schedule Lot Entitlement:                      Aggregate: 660  
This Lot: 10  
Interest Schedule Lot Entitlement:                      Aggregate: 3,101  
This Lot: 48

Balance of Sinking Fund:                      \$206,503.41      as at 19.11.19  
Balance of Administrative Fund:                      \$134,408.88      as at 19.11.19

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

None found on Register of Authorisations Affecting Common Property.  
By-law 19 grants exclusive use of recreational open space area.  
By-Law 20 grants exclusive use of a car parking space. The exclusive use by-laws and plans are attached.

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

**Assets on Register**

Register of Assets is attached.

**Insurance**

Insurer:	Allianz Australia Insurance Limited via Strata Community Insurance Agencies Pty Ltd
Policy No:	QRSC16000961
Current to:	03.04.20
Building Cover:	\$26,576,358
Public Liability:	\$20,000,000
Common Contents:	\$ 265,764
Loss of Rent:	\$ 3,986,454
Building Catastrophe:	\$ 7,972,907
Office Bearers Liability:	\$ 1,000,000
Machinery Breakdown:	\$ 100,000

**Signing**

.....	.....
Seller/Seller's Agent	Witness <i>(not required if this form is signed electronically)</i>

.....  
Date

**Buyer's Acknowledgement**

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

.....	.....
Buyer	Witness <i>(not required if this form is signed electronically)</i>

.....  
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**  
19.11.19

## **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.***

any Common Property for which special rights have been granted pursuant to this By-Law.

**19. Exclusive Use - Recreational Open Space Areas**

19.1 The Owners and Occupiers of Lots described in Schedule E shall have the exclusive use and enjoyment of recreational open space of that part of the Common Property as identified as exclusive use area for a lot on the Plan "A" annexed to this CMS and as identified in Schedule E.

19.2 The Owners and Occupiers shall be responsible for the cleaning of these areas.

**20. Exclusive Use - Car Park**

20.1 The Owners and Occupiers of the Lots described in Schedule "E" shall have the exclusive use and enjoyment as a car space of that part of the Common Property as identified as exclusive use area for a Lot on Plan "C" annexed and as identified in Schedule "E".

20.2 The Body Corporate shall be responsible for the cleaning of these area.

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

**1. Services and Easements**

1.1 For the purposes of this Schedule "LTA" means the Land Titles Act 1994.

1.2 A Service Location diagram pursuant to the LTA is attached marked Service Location Diagram Plan B and Plan E.

1.3 All lots in Common Property in the Scheme are affected by the following types of statutory Easements:-

1.3.1 Easement for Lateral and Subjacent Support pursuant to Section 115(N) of the LTA;

1.3.2 Easement for supplying utility services to the lots and establishing and maintaining utility infrastructure reasonably necessary for the supplying of utility services pursuant to Section 115(O) of the LTA;

1.3.3 Easement in favour of Common Property of the Scheme against the lots for supply utility services to Common Property and establishing and maintaining utility infrastructure reasonably necessary for the supplying of utility services pursuant to Section 115(P) of the LTA;

1.3.4 an Easement for shelter pursuant to Section 115(Q) of the LTA;

1.3.5 an Easement for projections pursuant to Section 115(R) of the LTA.

<b>SCHEDULE E</b>	<b>DESCRIPTION OF LOTS ALLOCATED EXCLUSIVE USE AREAS OF COMMON PROPERTY</b>
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Lot No	Plan No	Exclusive Use Area	Purpose
1	SP 179970	Area A on Plan "A"	Recreational Open Space
2	SP 179970	Area 2 on Plan "A"	Recreational Open Space
3	SP 179970	Area 3 on Plan "A"	Recreational Open Space
4	SP 179970	Area 4 on Plan "A"	Recreational Open Space
5	SP 179970	Area 5 on Plan "A"	Recreational Open Space
6	SP 179970	Area 6 on Plan "A"	Recreational Open Space
7	SP 179970	Area 7 on Plan "A"	Recreational Open Space
8	SP 179970	Area 8 on Plan "A"	Recreational Open Space
9	SP 179970	Area 9 on Plan "A"	Recreational Open Space
10	SP 179970	Area 10 on Plan "A"	Recreational Open Space
11	SP 203446	Area A on Plan "D"	Recreational Open Space
12	SP 203446	Area B on Plan "D"	Recreational Open Space
13	SP 203446	Area C on Plan "D"	Recreational Open Space
14	SP 203446	Area D on Plan "D"	Recreational Open Space
15	SP 203446	Area E on Plan "D"	Recreational Open Space
16	SP 203446	Area F on Plan "D"	Recreational Open Space
17	SP 203446	Area G on Plan "D"	Recreational Open Space
18	SP 203446	Area H on Plan "D"	Recreational Open Space
19	SP 203446	Area J on Plan "D"	Recreational Open Space
20	SP 203446	Area K on Plan "D"	Recreational Open Space
21	SP 203446	Area L on Plan "D"	Recreational Open Space
22	SP 203446	Area M on Plan "D"	Recreational Open Space
23	SP 203446	Area N on Plan "D"	Recreational Open Space
24	SP 203446	Area P on Plan "D"	Recreational Open Space
25	SP 203446	Area Q on Plan "D"	Recreational Open Space
26	SP 203446	Area R on Plan "D"	Recreational Open Space
27	SP 203446	Area S on Plan "D"	Recreational Open Space
28	SP 203446	Area T on Plan "D"	Recreational Open Space
29	SP 203446	Area U on Plan "D"	Recreational Open Space
30	SP 203446	Area V on Plan "D"	Recreational Open Space
31	SP 203446	Area W on Plan "D"	Recreational Open Space
32	SP 203446	Area X on Plan "D"	Recreational Open Space

33	SP 203446	Area Y	on Plan "D"	Recreational Open Space
34	SP 203446	Area Z	on Plan "D"	Recreational Open Space
11	SP 203446	Area 11	on Plan "C"	Car Parking
12	SP 203446	Area 12	on Plan "C"	Car Parking
13	SP 203446	Area 13	on Plan "C"	Car Parking
15	SP 203446	Area 15	on Plan "C"	Car Parking
16	SP 203446	Area 16	on Plan "C"	Car Parking
18	SP 203446	Area 18	on Plan "C"	Car Parking
19	SP 203448	Area 19	on Plan "C"	Car Parking
21	SP 203446	Area 21	on Plan "C"	Car Parking
22	SP 203446	Area 22	on Plan "C"	Car Parking
24	SP 203446	Area 24	on Plan "C"	Car Parking
25	SP 203446	Area 25	on Plan "C"	Car Parking
26	SP 203446	Area 26	on Plan "C"	Car Parking
27	SP 203446	Area 27	on Plan "C"	Car Parking
29	SP 203446	Area 29	on Plan "C"	Car Parking
30	SP 203446	Area 30	on Plan "C"	Car Parking
32	SP 203446	Area 32	on Plan "C"	Car Parking
33	SP 203446	Area 33	on Plan "C"	Car Parking
34	SP 203446	Area 34	on Plan "C"	Car Parking
35	SP 203446	Area 35	on Plan "C"	Car Parking
36	SP 203446	Area 36	on Plan "C"	Car Parking
37	SP 203446	Area 37	on Plan "C"	Car Parking
38	SP 203446	Area 38	on Plan "C"	Car Parking
39	SP 203446	Area 39	on Plan "C"	Car Parking
40	SP 203446	Area 40	on Plan "C"	Car Parking
41	SP 203446	Area 41	on Plan "C"	Car Parking
42	SP 203446	Area 42	on Plan "C"	Car Parking
43	SP 203446	Area 43	on Plan "C"	Car Parking
44	SP 203446	Area 44	on Plan "C"	Car Parking
45	SP 203446	Area 45	on Plan "C"	Car Parking
46	SP 203446	Area 46	on Plan "C"	Car Parking
47	SP 203446	Area 47	on Plan "C"	Car Parking
48	SP 203446	Area 48	on Plan "C"	Car Parking
49	SP 203446	Area 49	on Plan "C"	Car Parking
50	SP 203446	Area 50	on Plan "C"	Car Parking
51	SP 203446	Area 51	on Plan "C"	Car Parking
52	SP 203446	Area 52	on Plan "C"	Car Parking
53	SP 203446	Area 53	on Plan "C"	Car Parking
54	SP 203446	Area 54	on Plan "C"	Car Parking
55	SP 203446	Area 55	on Plan "C"	Car Parking
56	SP 203446	Area 56	on Plan "C"	Car Parking
57	SP 203446	Area 57	on Plan "C"	Car Parking
58	SP 203446	Area 58	on Plan "C"	Car Parking
59	SP 203446	Area 59	on Plan "C"	Car Parking
60	SP 203446	Area 60	on Plan "C"	Car Parking
61	SP 203446	Area 61	on Plan "C"	Car Parking
62	SP 203446	Area 62	on Plan "C"	Car Parking
63	SP 203446	Area 63	on Plan "C"	Car Parking
64	SP 203446	Area 64	on Plan "C"	Car Parking
65	SP 203446	Area 65	on Plan "C"	Car Parking
66	SP 203446	Area 66	on Plan "C"	Car Parking

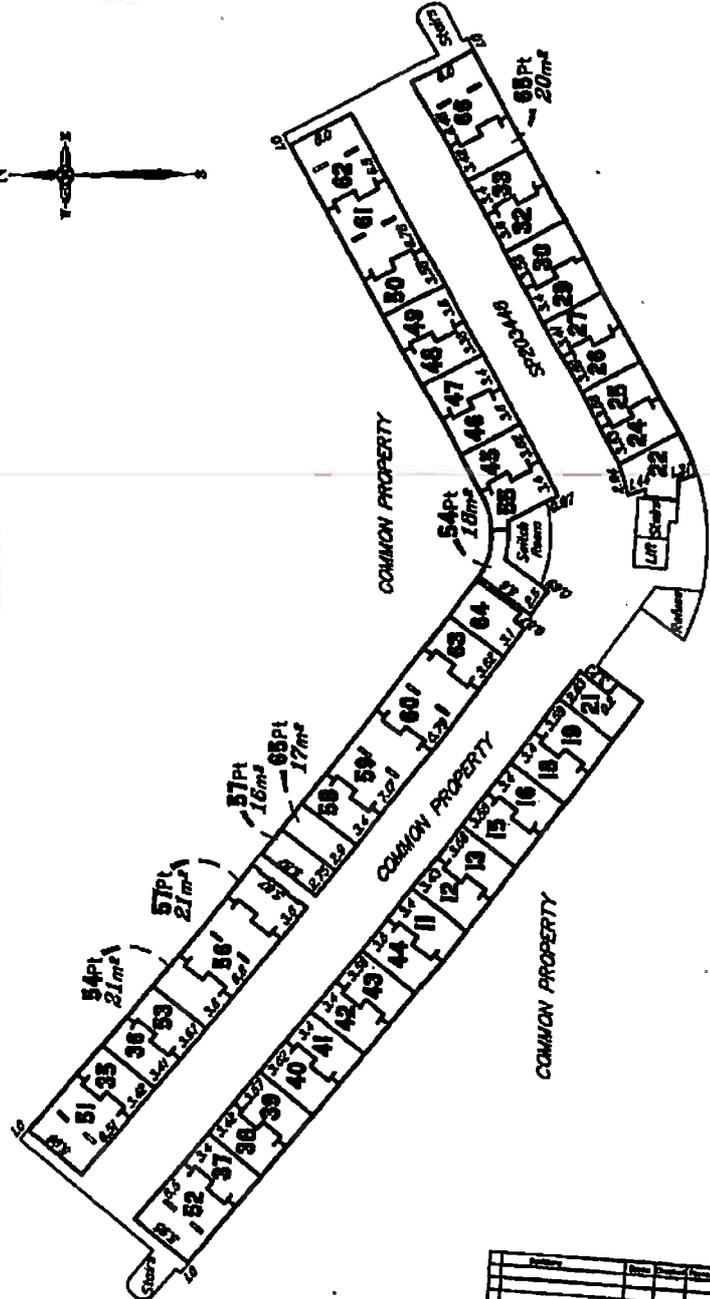
Sheet 19/21

**EXCLUSIVE USE PLAN**  
**Azure on Double Bay Community Titles Scheme 35366**

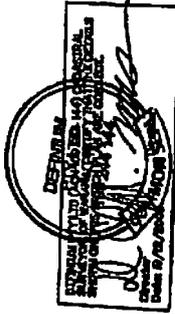
LOT	TOTAL AREA
11	20 m <sup>2</sup>
12	20 m <sup>2</sup>
13	21 m <sup>2</sup>
14	21 m <sup>2</sup>
15	21 m <sup>2</sup>
16	20 m <sup>2</sup>
17	20 m <sup>2</sup>
18	21 m <sup>2</sup>
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47	20 m <sup>2</sup>
48	20 m <sup>2</sup>
49	21 m <sup>2</sup>
50	21 m <sup>2</sup>
51	20 m <sup>2</sup>
52	20 m <sup>2</sup>
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60	20 m <sup>2</sup>
61	20 m <sup>2</sup>
62	20 m <sup>2</sup>
63	21 m <sup>2</sup>
64	20 m <sup>2</sup>
65	20 m <sup>2</sup>
66	20 m <sup>2</sup>



**LEVEL A**  
 Scale 1:400



EXCLUSIVE USE AREAS DEFINED BY INTERNAL FACE OF BUILDING WALLS  
 STRUCTURAL COLUMNS INTERNAL FACE OF STOREROOM WALLS, MESH BRACING  
 WALLS AND JOINTS/SEAMS



REVISION	DATE	BY	REASON

**PLAN C**

CMS Number: 35366

**definium**  
 survey | plan | develop

PO Box 8272, RedCliff QLD 4678  
 43 Princes Street, Herne  
 Ph: (07) 5437 8233  
 Fax: (07) 5437 8244  
 Email: info@definium.com.au  
 definium.com.au  
 ACR 100 6-1114

**Plan of Exclusive Use Area in Common Property  
 on Level A of SP203446**

CMS Number: 35366  
 CMS Name: Azure on Double Bay  
 Locality: **PARREARRA**  
 PARISH: **MOOLOOLAH**  
 Map Ref: **9544-63212**  
 COUNTY: **Canning**  
 Meridian: **SP203446** Local Authority: **SUNSHINE COAST REGIONAL COUNCIL**

Scale: **1:400**  
 Format: **Exclusive Use Plan**  
 This plan has been prepared for Azure on Double Bay Community Titles Scheme for exclusive use purposes only and should not be used for any other purpose.

Plan No. **11164-EU-1**  
 REV. **B**

F/M: NO

EXCLUSIVE USE PLAN  
 Azure on Double Bay Community Titles Scheme 35366

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EXCLUSIVE USE AREAS

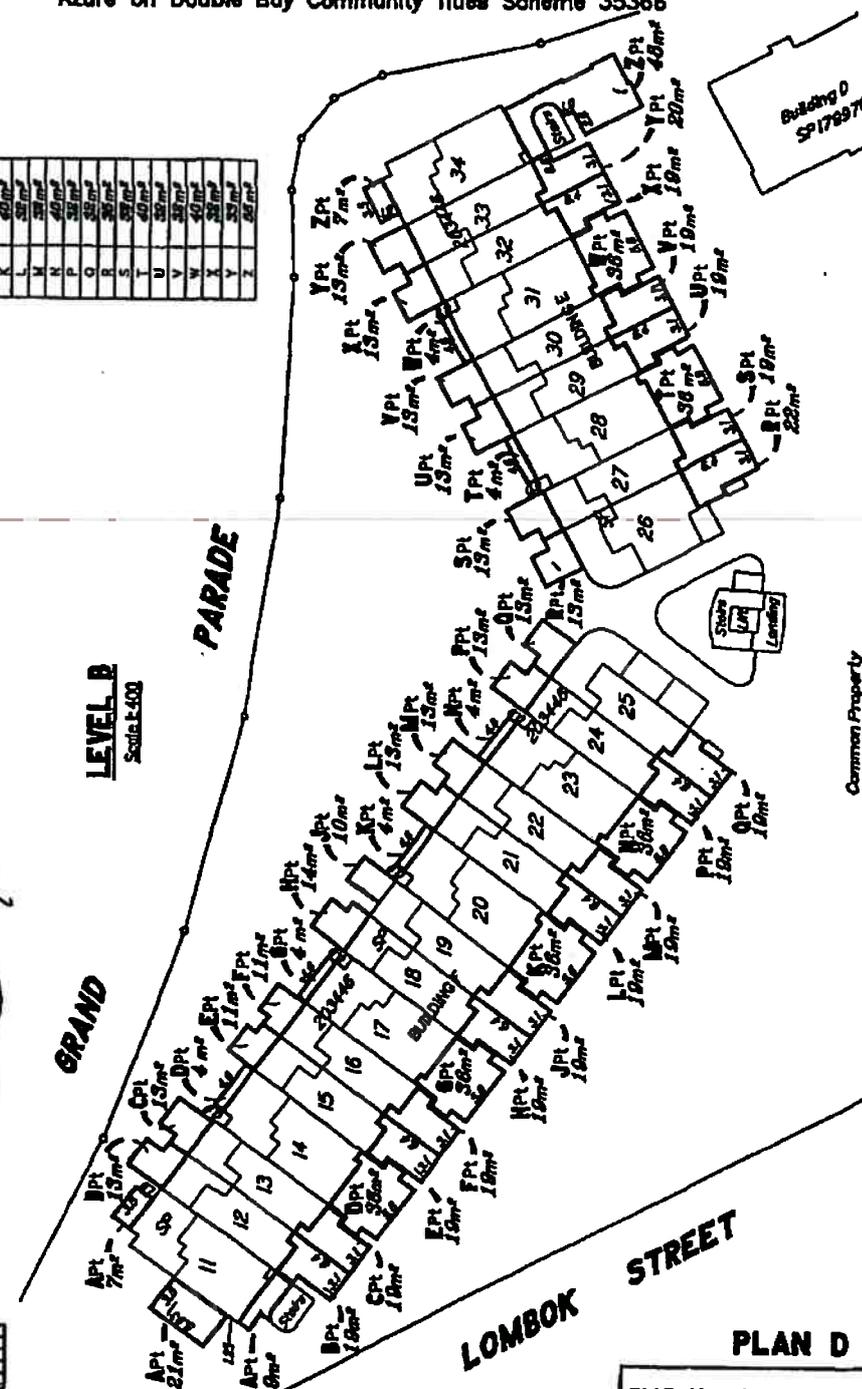
LOT	TOTAL AREA
A	37 m <sup>2</sup>
B	38 m <sup>2</sup>
C	38 m <sup>2</sup>
D	40 m <sup>2</sup>
E	30 m <sup>2</sup>
F	30 m <sup>2</sup>
G	30 m <sup>2</sup>
H	30 m <sup>2</sup>
I	30 m <sup>2</sup>
J	30 m <sup>2</sup>
K	30 m <sup>2</sup>
L	30 m <sup>2</sup>
M	30 m <sup>2</sup>
N	30 m <sup>2</sup>
O	30 m <sup>2</sup>
P	30 m <sup>2</sup>
Q	30 m <sup>2</sup>
R	30 m <sup>2</sup>
S	30 m <sup>2</sup>
T	30 m <sup>2</sup>
U	30 m <sup>2</sup>
V	30 m <sup>2</sup>
W	30 m <sup>2</sup>
X	30 m <sup>2</sup>
Y	30 m <sup>2</sup>
Z	30 m <sup>2</sup>



EXCLUSIVE USE AREAS BOUNDARY  
 EXTERNAL FACE OF BUILDING WALLS  
 METAL FINISHING, CANTILEVER POSTS,  
 STRUCTURAL COLUMNS, EDGE OF  
 CONCRETE DIMENSIONS



GRAND PARADE  
 LEVEL B  
 Scale 1:400



LOMBOK STREET

PLAN D

CMS Number: 35366

**definium**  
 survey | plan | develop

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 Fax: (02) 9337 8334  
 Email: info@definium.com.au  
 www.definium.com.au

Plan of Exclusive Use Area in Common Property  
 on Level B of SP203446

CMS Number: 35366  
 CMS Name: Azure on Double Bay

Locality: PARREARRA Map Ref: 9544-43212  
 PARISH: MOOLOOLAH COUNTY: Canning  
 Identifier: SP203446 Local Authority: SUNSHINE COAST REGIONAL COUNCIL F/R: NO

Scale: 1:400  
 Format: Exclusive Use Plan

This plan has been prepared for  
 Azure on Double Bay Community  
 Titles Scheme for exclusive use  
 purposes only and should not be  
 used for any other purposes.

Plan No: 11164-EU-2  
 REC: A



# Pool Barrier Report

<b>Date of Inspection</b>	30.05.2019
<b>Date of Report</b>	30.05.2019
<b>Property Details RP Description</b>	<b>AZURE ON DOUBLE BAY CTS 35366 – 10 GRAND PDE PARREARRA 9999SP179970</b>
<b>Reinspection Due Date</b>	Form 23 Issued <b>Expiry – 30.05.2020</b>
<b>Property Management</b>	Bcpstrata (31613)
<b>Site Contact</b>	Peter Dick 0407 025 184
<b>Pool Type</b>	Shared <input checked="" type="checkbox"/> Private <input type="checkbox"/> Inground <input checked="" type="checkbox"/> Above Ground <input type="checkbox"/> Spa <input type="checkbox"/> Indoor <input type="checkbox"/> Outdoor <input checked="" type="checkbox"/>
<b>Barrier Construction</b>	Aluminium
<b>Gate/s</b>	Aluminium <input checked="" type="checkbox"/> Glass <input type="checkbox"/> Timber <input type="checkbox"/> Galv. Metal <input type="checkbox"/> Other <input type="checkbox"/>
<b>CPR ANZCOR Guideline 8</b>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Clearly Visible & Undamaged <input checked="" type="checkbox"/> Supplied <input type="checkbox"/>



Issues of Non-Compliance -

ITEM:	SAFETY ISSUE:	SOLUTION:	PHOTO:
1	There is a bracket missing off one panel.	PSI replaced the missing panel bracket at the time of inspection.	 The top photograph shows a white pool fence panel with a missing bracket at its connection point to a post. The bottom photograph shows the same panel after the bracket has been replaced, ensuring a secure connection.

**POOL IS NOW COMPLIANT**

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: PSC0020907

2. Location of the swimming pool

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

Street address: 10 GRAND PDE  
PARREARRA QLD Postcode 4 5 7 5  
Lot and plan details: 9999/SP/179970 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: 3 0 / 0 5 / 2 0 1 9 Expiry date: 3 0 / 0 5 / 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: MARK JAMES CHATFIELD  
Pool safety inspector licence number: PS100430  
Signature: M Chatfield

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.

