



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

None recorded on Register of Authorisations Affecting Common Property.  
By-law 12 grants exclusive use of courtyard/balcony.  
By-law 13.1 grants exclusive use for a car park. Refer to By-law and Exclusive Use Plan attached.

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

**Assets on Register**

Register of Assets is attached.

**Insurance**

Insurer:	CHU Underwriting Agencies Pty Ltd
Policy No:	HU0000017278
Current to:	14.08.20
Building Cover:	\$ 23,230,012
Public Liability:	\$ 20,000,000
Common Contents:	\$ 232,300
Loss of Rent:	\$ 3,484,501
Building Catastrophe:	\$ 3,484,501
Office Bearers Liability:	\$ 5,000,000
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.



**INSIDE OUT LEGAL SERVICES**  
**31.10.19**

## **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.***

**NEW COMMUNITY MANAGEMENT STATEMENT**  
**THE BEACH CLUB MOOLOOLABA COMMUNITY TITLES SCHEME 15260**

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- (3) This section does not apply to a lot created under a standard format plan of subdivision.

**STORAGE OF FLAMMABLE MATERIALS**

9. (1) The occupier of a lot must not, without the Body Corporate's written approval, store a flammable substance on the common property.
- (2) The occupier of a lot must not, without the Body Corporate's written approval, store a flammable substance on the lot unless the substance is used or intended for use for domestic purposes.
- (3) However, this section does not apply to the storage of fuel in -
- (a) the fuel tank of a vehicle, boat, or internal combustion engine; or
  - (b) a tank kept on a vehicle or boat in which the fuel is stored under the requirements of the law regulating the storage of flammable liquid.

**GARBAGE DISPOSAL**

10. (1) Unless the Body Corporate provides some other way of garbage disposal, the occupier of a lot must keep a receptacle for garbage in 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.

**KEEPING OF ANIMALS**

11. (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.

**EXCLUSIVE USE – COURTYARD/BALCONY**

12. The proprietor for the time being of lots 15,17,18,19,21,46,59,60,65,66,70,71, and 75 shall have the privilege of the exclusive use and enjoyment for a courtyard/balcony facility of that part for the common property as is delineated and which has the same number corresponding with the lot number in the plans annexed marked "A", "B" and "C" on the following conditions:-
- (i) the proprietor shall not construct any permanent structure on the exclusive use area without first obtaining a written consent of the Committee of the Body Corporate;
  - (ii) The proprietor must allow the resident manager or any other person authorized by the Committee of the Body Corporate access to the exclusive use area at all times through the lot to enable the resident manager or such other person to inspect and maintain the area;
  - (iii) The proprietor must, at his own cost, keep the area in a neat and tidy condition and otherwise maintain the area.

**EXCLUSIVE USE – CAR PARKING AND STORAGE**

- 13.1 The proprietor for the time being of each lot shall have the special privilege of the exclusive use and enjoyment for a car parking facility and storage of that part of the common property as is delineated and which has the same number corresponding with the lot number on the plan annexed marked "D" on the following conditions:-
- (i) The proprietor shall not construct any permanent structure on the exclusive use area without first obtaining the written consent of the committee of the Body Corporate.
  - (ii) The proprietor must allow the resident manager or any other such person authorized by the committee of the body corporate access to the exclusive use area at all times to enable the Resident Manager or such other person to inspect and maintain the area.

**NEW COMMUNITY MANAGEMENT STATEMENT**  
**THE BEACH CLUB MOOLOOLABA COMMUNITY TITLES SCHEME 15260**

**SCHEDULE E**  
**ALLOCATION OF EXCLUSIVE USE AREA**

LOT ON PLAN	EXCLUSIVE USE AREA	PURPOSE OF USE	BY- LAW REFERENCE
Lot 15 on BUP 105598	Area 15 on level B on sketch plan "A"	Courtyard/Balcony	By-law 12
Lot 17 on BUP 105598	Area 17 on level B on sketch plan "A"	Courtyard/Balcony	By-law 12
Lot 18 on BUP 105598	Area 18 on level B on sketch plan "A"	Courtyard/Balcony	By-law 12
Lot 19 on BUP 105598	Area 19 on level B on sketch plan "A"	Courtyard/Balcony	By-law 12
Lot 21 on BUP 105598	Area 21 on level B on sketch plan "A"	Courtyard/Balcony	By-law 12
Lot 46 on BUP 105598	Area 46 on level D on sketch plan "B"	Courtyard/Balcony	By-law 12
Lot 59 on BUP 105598	Area 59 on level D on sketch plan "B"	Courtyard/Balcony	By-law 12
Lot 60 on BUP 105598	Area 60 on level D on sketch plan "B"	Courtyard/Balcony	By-law 12
Lot 65 on BUP 105598	Area 65 on level D on sketch plan "B"	Courtyard/Balcony	By-law 12
Lot 66 on BUP 105598	Area 66 on level E on sketch plan "B" "C"	Courtyard/Balcony	By-law 12
Lot 70 on BUP 105598	Area 70 on level E on sketch plan "B" "C"	Courtyard/Balcony	By-law 12
Lot 71 on BUP 105598	Area 71 on level E on sketch plan "B" "C"	Courtyard/Balcony	By-law 12
Lot 75 on BUP 105598	Area 75 on level E on sketch plan "B" "C"	Courtyard/Balcony	By-law 12
Lot 1 on BUP 105598	Area 1 on level A on sketch plan "D"	Carparking	By-law 13.1
Lot 2 on BUP 105598	Area 2 on level A on sketch plan "D"	Carparking	By-law 13.1
Lot 3 on BUP 105598	Area 3 on level A on sketch plan "D"	Carparking	By-law 13.1
Lot 4 on BUP 105598	Area 4 on level A on sketch plan "D"	Carparking	By-law 13.1
Lot 5 on BUP 105598	Area 5 on level A on sketch plan "D"	Carparking	By-law 13.1
Lot 6 on BUP 105598	Area 6 on level A on sketch plan "D"	Carparking	By-law 13.1
Lot 7 on BUP 105598	Area 7 on level A on sketch plan "D"	Carparking	By-law 13.1
Lot 8 on BUP 105598	Area 8 on level A on sketch plan "D"	Carparking	By-law 13.1

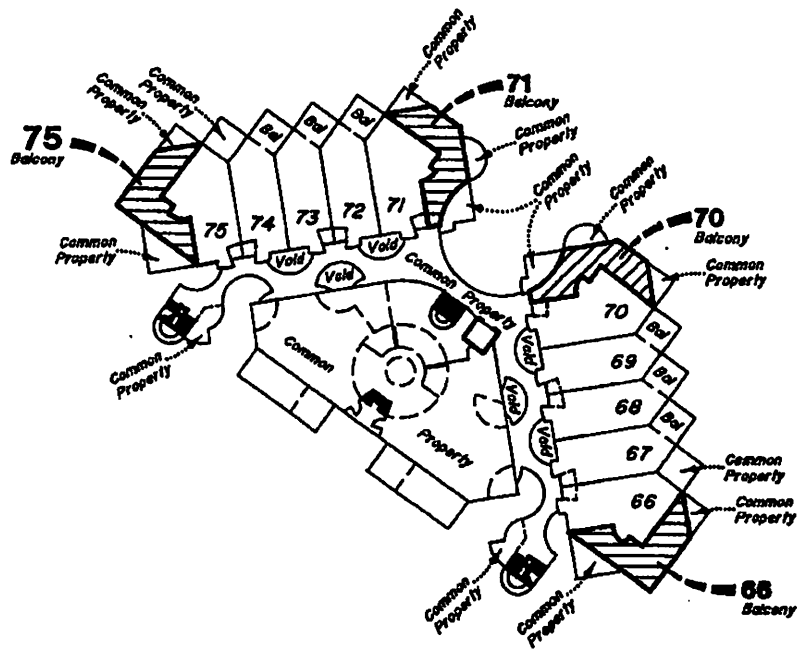
**NEW COMMUNITY MANAGEMENT STATEMENT**  
**THE BEACH CLUB MOOLOOLABA COMMUNITY TITLES SCHEME 15260**

Lot 58 on BUP 105598	Area 58 on level A on sketch plan "D"	Carparking	By-law 13.1
Lot 59 on BUP 105598	Area 59 on level A on sketch plan "D"	Carparking	By-law 13.1
Lot 60 on BUP 105598	Area 60 on level A on sketch plan "D"	Carparking	By-law 13.1
Lot 61 on BUP 105598	Area 61 on level A on sketch plan "D"	Carparking	By-law 13.1
Lot 62 on BUP 105598	Area 62 on level A on sketch plan "D"	Carparking	By-law 13.1
Lot 63 on BUP 105598	Area 63 on level A on sketch plan "D"	Carparking	By-law 13.1
Lot 64 on BUP 105598	Area 64 on level A on sketch plan "D"	Carparking	By-law 13.1
Lot 65 on BUP 105598	Area 65 on level A on sketch plan "D"	Carparking	By-law 13.1
Lot 66 on BUP 105598	Area 66 on level A on sketch plan "D"	Carparking	By-law 13.1
Lot 67 on BUP 105598	Area 67 on level A on sketch plan "D"	Carparking	By-law 13.1
Lot 68 on BUP 105598	Area 68 on level A on sketch plan "D"	Carparking	By-law 13.1
Lot 69 on BUP 105598	Area 69 on level A on sketch plan "D"	Carparking	By-law 13.1
Lot 70 on BUP 105598	Area 70 on level A on sketch plan "D"	Carparking	By-law 13.1
Lot 71 on BUP 105598	Area 71 on level A on sketch plan "D"	Carparking	By-law 13.1
Lot 72 on BUP 105598	Area 72 on level A on sketch plan "D"	Carparking	By-law 13.1
Lot 73 on BUP 105598	Area 73 on level A on sketch plan "D"	Carparking	By-law 13.1
Lot 74 on BUP 105598	Area 74 on level A on sketch plan "D"	Carparking	By-law 13.1
Lot 75 on BUP 105598	Area 75 on level A on sketch plan "D"	Carparking	By-law 13.1
Lot 18 on BUP 105598	Area Managers Storeroom on level D on sketch plan "B"	Managers Storeroom	By-law 18
Lot 18 on BUP 105598	Area Managers Storeroom on level A on sketch plan "E"	Managers Storeroom	By-law 18
Lot 18 on BUP 105598	Area Managers Storeroom on level C on sketch plan "F"	Managers Storeroom	By-law 18
Lot 1 on BUP 105598	Area 1 on level B on sketch plan "A"	Courtyard	By-law 20
Lot 2 on BUP 105598	Area 2 on level B on sketch plan "A"	Courtyard	By-law 20
Lot 3 on BUP 105598	Area 3 on level B on sketch plan "A"	Courtyard	By-law 20

Building Units and Group Titles Act 1980  
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980  
(Form 9)

Name of Building: "THE BEACH CLUB MOOLOOLABA"

LEVEL E  
BALCONY ALLOCATION PLAN



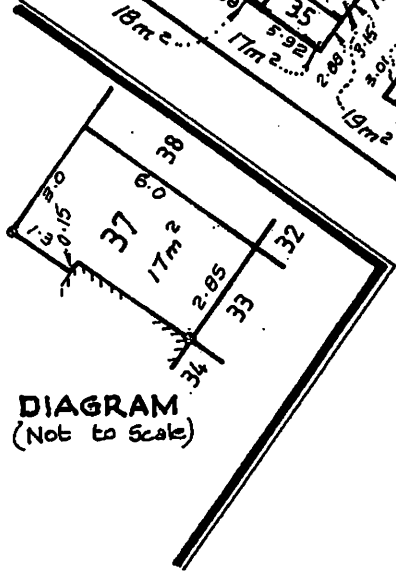
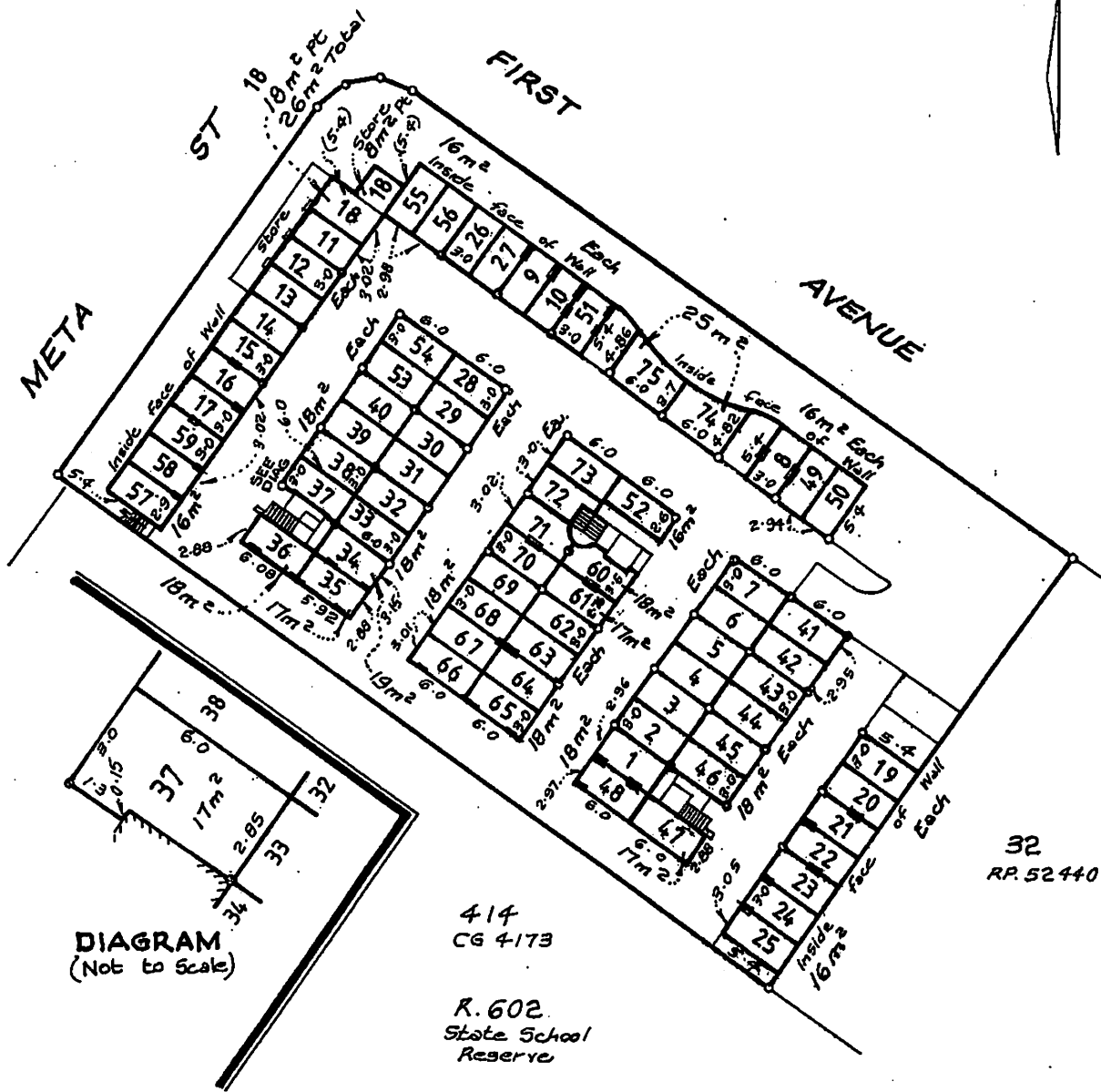
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Contained within structural elements

"D"

# THE BEACH CLUB MOOLOOLABA COMMUNITY TITLES SCHEME No. 15260 PLAN FOR EXCLUSIVE USE AREAS OF COMMON PROPERTY ON LEVEL A

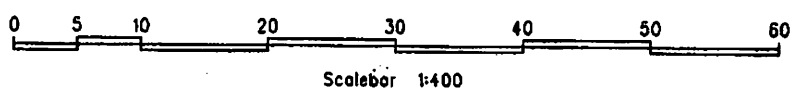
## CARPARK ALLOCATION PLAN



414  
CG 4173

R. 602  
State School  
Reserve

32  
RP. 52440



EXCLUSIVE USE AREAS DEFINED BY:  
INSIDE FACE OF BUILDING WALL,  
STRUCTURAL COLUMNS AND  
DIMENSIONS

### PLAN A

We, JOHN READERS (REGISTERED) LTD (ACN 010470118)  
TRADING AS READERS & CLIFFORD SURVEYORS,  
LICENSED SURVEYORS OF MOOLOOLABA, CERTIFY THAT THE  
DETAILS SHOWN ON THIS PLAN ARE CORRECT.

*John Edward Readers*  
John Edward Readers, Director / Licensed Surveyor  
Date 26/02/2009  
Thomas Clifford, Director

CLIENT: THE BEACH CLUB MOOLOOLABA  
COMMUNITY TITLES SCHEME No. 15260

PROJECT: PLAN OF EXCLUSIVE USE  
OVER COMMON PROPERTY FOR  
LOTS 1 - 75 ON BUP 105598  
PARISH OF MOOLOOLAH  
COUNTY OF CANNING

DATE: 26/02/02

FILE: L/L

**READERS & CLIFFORD**  
CONSULTING SURVEYORS

1000  
READERS & CLIFFORD  
SURVEYORS

1000  
READERS & CLIFFORD  
SURVEYORS

1000  
READERS & CLIFFORD  
SURVEYORS



## ASSET REGISTER

## THE BEACH CLUB MOOLOOLABA CTS 15260

Description	Type	Method of Acquisition	Date of Acquisition	Acquired from	Original Cost	Cost to date	Market Value
Vision Upright Exercise Bike	Furniture & Fittings	Purchase	31/07/06	Future Fitness Equipment		0.00	2,080.00
Lobby furniture	Furniture & Fittings	Purchase	19/05/97	Outdoor Furniture Specialists		0.00	1,000.00
Pool and Sundeck Furniture	Furniture & Fittings	Purchase	19/05/97	Outdoor Furniture Specialists		0.00	4,875.40
BACKDRAFT CYCLE WINDTRAINER AIR BIKE 701 STRENGTH SYSTEM	Furniture & Fittings	Purchase	08/10/01	ELITE FITNESS EQUIPMENT ELITE ELITE		0.00	4,530.00
Barbeques x 2 Roband HP505A Hot Plates S/N 3361 & 3501	Furniture & Fittings	Purchase	19/10/01	Hiller & Assoc Commercial		0.00	870.00
Resin Lounger Palmyra Natural	Furniture & Fittings	Purchase	13/09/02	Daydream Leisure Furniture		0.00	480.00
1 x mobile bbq 850	Furniture & Fittings	Purchase	16/09/02	Barbeques Galore		0.00	895.00
2.5M Umbrella - Natural	Furniture & Fittings	Purchase	11/11/02	Daydream Leisure Furniture		0.00	568.00
				Page Totals	0.00	0.00	15,298.40
				Report Totals	0.00	0.00	15,298.40

## ASSET REGISTER

## THE BEACH CLUB MOOLOOLABA CTS 15260

Description	Type	Method of Acquisition	Date of Acquisition	Acquired from	Original Cost	Cost to date	Market Value
LUGARNO UMBRELLA	Furniture & Fittings	Purchase	26/10/05	THE OUTDOOR FURNITURE SPECIALISTS		0.00	179.00
S/STEEL ASHTRAY	Furniture & Fittings	Purchase	18/01/06	NOOSA WHOLESALERS 12 Rene Street NOOSAVILLE QLD 4566	155.00	155.00	
1 x Stand	Furniture & Fittings	Purchase	28/06/06	First Avenue Accommodation P/L		0.00	507.00
Vision Cross Trainer	Furniture & Fittings	Purchase	31/07/06	Future Fitness Equipment		0.00	2,453.63
2 X METRO SLING CHAIRS @ \$244.50 EACH	Furniture & Fittings	Purchase	04/10/06	THE OUTDOOR FURNITURE SPEC		0.00	489.00
4 X SILVER BERGEN TABLES @ 155 EACH	Furniture & Fittings	Purchase	25/09/06	THE OUTDOOR FURNITURE SPEC		0.00	620.00
16 X SILVER ARMCHAIRS @ \$70 EACH	Furniture & Fittings	Purchase	25/09/06	THE OUTDOOR FURNITURE SPEC		0.00	1,120.00
9 X CUSHIONS @ \$75 EACH only 7 left 27/5/08	Furniture & Fittings	Purchase	28/08/06	THE OUTDOOR FURNITURE SPEC		0.00	675.00
				Page Totals	155.00	155.00	6,043.63
				Report Totals	155.00	155.00	21,342.03

## ASSET REGISTER

## THE BEACH CLUB MOOLOOLABA CTS 15260

Description	Type	Method of Acquisition	Date of Acquisition	Acquired from	Original Cost	Cost to date	Market Value
1 TABLE & 6 CHAIRS	Furniture & Fittings	Purchase	08/05/07	THE BEACH CLUB RESORT - EFT Cnr Meta Street & First Avenue MOOLOOLABA QLD 4557	689.00	689.00	689.00
Pool furniture Umbrella & 2 lounges	Furniture & Fittings	Purchase	07/08/07	First Avenue Accommodation P/L		0.00	577.00
Pool Umbrella	Furniture & Fittings	Purchase	22/04/08	First Avenue Accommodation P/L		0.00	179.00
RESKIN 2 UMBRELLAS	Furniture & Fittings	Purchase	18/06/08	COBBS CANVAS WORLD		0.00	3,100.00
Horizon Sail Structures	Furniture & Fittings	Purchase	27/08/08			0.00	26,785.00
HARBORD UMBRELLA - NATURAL	Furniture & Fittings	Purchase	30/12/08	DAYDREAM LEISURE FURNITURE		0.00	129.00
2 Umbrellas	Furniture & Fittings	Purchase	23/06/08	Cobbs Canvas World		0.00	3,100.00
1 umbrella	Furniture & Fittings	Purchase	29/08/08	First Avenue Accommodation P/L		0.00	119.00
				Page Totals	689.00	689.00	34,678.00
				Report Totals	844.00	844.00	56,020.03

## ASSET REGISTER

## THE BEACH CLUB MOOLOOLABA CTS 15260

Description	Type	Method of Acquisition	Date of Acquisition	Acquired from	Original Cost	Cost to date	Market Value
Artificial Plants	Furniture & Fittings	Purchase	29/08/08	First Avenue Accommodation P/L		0.00	883.52
POOL UMBRELLA	Furniture & Fittings	Purchase	04/08/09	THE BEACH CLUB RESORT - EFT Cnr Meta Street & First Avenue MOOLOOLABA QLD 4557	119.00	119.00	
POOL LOUNGE CHAIRS	Furniture & Fittings	Purchase	04/08/09	THE BEACH CLUB RESORT - EFT Cnr Meta Street & First Avenue MOOLOOLABA QLD 4557	1,640.00	1,640.00	1,640.00
REEF CHAIR	Furniture & Fittings	Purchase	02/10/09	THE BEACH CLUB RESORT - EFT Cnr Meta Street & First Avenue MOOLOOLABA QLD 4557	572.00	572.00	572.00
MANHATTAN LOUNGE	Furniture & Fittings	Purchase	08/01/10	THE BEACH CLUB RESORT - EFT Cnr Meta Street & First Avenue MOOLOOLABA QLD 4557	628.00	628.00	628.00
UMBRELLA & STAND	Furniture & Fittings	Purchase	08/01/10	THE BEACH CLUB RESORT - EFT Cnr Meta Street & First Avenue MOOLOOLABA QLD 4557	539.10	539.10	539.10
UPRIGHT BIKE	Furniture & Fittings	Purchase	29/09/10	CALGYM PHYSICAL CONDITIONING PO BOX 3214 ROBINA TOWN CENTRE QLD		0.00	2,805.00
FLUID ROWER	Furniture & Fittings	Purchase	29/09/10	CALGYM PHYSICAL CONDITIONING PO BOX 3214 ROBINA TOWN CENTRE		0.00	1,974.50
Page Totals					3,498.10	3,498.10	9,042.12
Report Totals					4,342.10	4,342.10	65,062.15

## ASSET REGISTER

## THE BEACH CLUB MOOLOOLABA CTS 15260

Description	Type	Method of Acquisition	Date of Acquisition	Acquired from	Original Cost	Cost to date	Market Value
UMBRELLA BASE	Furniture & Fittings	Purchase	22/02/11	DAYDREAM LEISURE FURNITURE CNR MAIN DRV & NICKLIN WAY WARANA QLD 4575		0.00	126.00
	Furniture & Fittings	Purchase	23/04/13	Daydream Leisure Furniture		0.00	179.00
	Furniture & Fittings	Purchase	12/05/16	Daydream Leisure Furniture completed 24/04/13 \$110.00 & again 12/05/2016 \$440.00		0.00	440.00
	Furniture & Fittings	Purchase	15/07/13	DAYDREAM LEISURE FURNITURE		0.00	1,412.00
	Furniture & Fittings	Purchase	19/06/13	cool canopies		0.00	3,880.00
REEF CHAIR & TABLE	Furniture & Fittings	Purchase	11/02/14	DAYDREAM LEISURE FURNITURE Cnr Main Drive & Nicklin Way WARANA QLD 4575	1,370.00	1,370.00	1,370.00
Coffee Table 50cm Round Silver	Furniture & Fittings	Purchase	05/07/14	Daydream Leisure Furniture		0.00	186.00
BERMUDA LOUNGE SILVER/SLATE	Furniture & Fittings	Purchase	11/07/14	DAYDREAM LEISURE FURNITURE		0.00	179.00
				Page Totals	1,370.00	1,370.00	7,772.00
				Report Totals	5,712.10	5,712.10	72,834.15

## ASSET REGISTER

## THE BEACH CLUB MOOLOOLABA CTS 15260

Description	Type	Method of Acquisition	Date of Acquisition	Acquired from	Original Cost	Cost to date	Market Value
BERMUDA CHAIR & FOOTSTOOL SILVER/SLATE	Furniture & Fittings	Purchase	11/07/14	DAYDREAM LEISURE FURNITURE		0.00	249.00
BERMUDA CHAIR & FOOTSTOOL SILVER/SLATE COFFEE TABLE 50CM ROUND SILVER	Furniture & Fittings	Purchase	18/07/14	DAYDREAM LEISURE FUTNITURE		0.00	310.00
CHAIRS	Furniture & Fittings	Purchase	30/12/15	FIRST AVENUE ACCOMMODATION SITTING AROUND		0.00	2,057.00
CONFERENCE FRIDGE	Furniture & Fittings	Purchase	30/12/15	FIRST AVENUE ACCOMMODATION JOYCE MAYNE		0.00	542.00
BBQ GROUND FLOOR	Furniture & Fittings	Purchase	30/12/15	FIRST AVENUE ACCOMMODATION BBQ & FIREPLACE CENTRE		0.00	1,435.00
Sunlounges x 6	Furniture & Fittings	Purchase	18/04/18	Bunnings		0.00	714.00
Photographic Art 190cmx65cm Conference Room	Furniture & Fittings	Purchase	26/09/18	Sunshine Coast Photographic Art		0.00	650.00
Logo Mat 1320mmx1590mm	Furniture & Fittings	Purchase	11/10/18	Identity Matters		0.00	755.70
				Page Totals	0.00	0.00	6,712.70
				Report Totals	5,712.10	5,712.10	79,546.85

## ASSET REGISTER

## THE BEACH CLUB MOOLOOLABA CTS 15260

Description	Type	Method of Acquisition	Date of Acquisition	Acquired from	Original Cost	Cost to date	Market Value
Lounge Aluminum Minosa	Furniture & Fittings	Purchase	27/02/19	Bunnings		0.00	1,290.00
	Office Equipment	Purchase	08/07/00	JOYCE MAYNE		0.00	117.00
HW 1050 PERFORMANCE PLUS SWIMMING POOL HEAT PUMP	Plant and Machinery	Purchase	19/04/02	HEAT PUMP SYSTEMS 105 KARAWATHA ST BUDERIM MEADOWS Q 4556		0.00	16,450.00
NILFISK PUSH SWEEPER	Plant and Machinery	Purchase	20/03/06	BM & SJ MANAGEMENT SERVICES Cnr Meta Street & First Ave MOOLOOLABA QLD 4557	1,090.00	1,090.00	1,090.00
Viking 715 Electric Hedger	Plant and Machinery	Purchase	31/10/06	The Beach Club Mooloolaba		0.00	429.00
FLOOR SWEEPER	Plant and Machinery	Purchase	24/06/11	RAY MCMULLEN PO BOX 917 MOOLOOLABA QLD 4557	400.00	400.00	
Truvox Multiwash 340mm Multi Surface Scrubber with brushes, trolley, hand battery scrubber, hard brush	Plant and Machinery	Purchase	30/09/13	AlphaClean Australia		0.00	2,904.00
Force USA - Functional Trainer System	Plant and Machinery	Purchase	23/11/16	Gym & Fitness		0.00	1,699.00
				Page Totals	1,490.00	1,490.00	23,979.00
				Report Totals	7,202.10	7,202.10	103,525.85





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: PSC0007729

**2. Location of the swimming pool**

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

Street address:

87 FIRST AVE

MOOLOOLABA QLD

Postcode

4

5

5

7

Lot and plan details:

9999/BUP/105598

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:

1 9 / 0 1 / 2 0 1 9

Expiry date:

1 9 / 0 1 / 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:

KARL GUERIN

Pool safety inspector  
licence number:

PS100398

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](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.