

Disclosure Statement

Body Corporate and Community Management Act 1997 Section 206

Body Corporate:

Body Corporate For: MARKET LANE RESIDENCES Community Title Scheme: 55194
Lot No: 604 on SP266456
Address: 9 MARKET LANE, MAROOCHYDORE QLD 4558

Secretary of Body Corporate:

Name: GAYE STOLSNOW
Postal Address: PO BOX 1191, MAROOCHYDORE QLD 4557
Email: sunshinecoast@abcm.com.au

Body Corporate Manager:

Name: ARCHERS BODY CORPORATE MANAGEMENT
Address: LEVEL 1, 35 DALTON DRIVE, MAROOCHYDORE QLD 4558
Telephone: 5458 4500

Body Corporate Committee:

Is there a committee for the Body Corporate? ☒ Yes ☐ No
If there is a committee, is the body corporate manager engaged to perform the functions of the committee? ☐ Yes ☒ No

Annual Contributions and Levies:

Current Financial Year End: 30/06/2024 **Current Levy Year Issued:** 30/06/2024

If the "Current Financial Year" and the "Current Levy Year Issued" differ then the levies quoted in this disclosure statement are for the **Current Levy Year Issued**. Full year levies will be issued at the scheme's next AGM, within three months of EFY. This document will remain current until that AGM is held, and new yearly levies are issued.

Administrative Fund Payable by This Lot:

Period Issued:	01/07/2023 - 31/12/2023	Due Date:	1/07/2023	Payable:	\$1,376.55
Period Issued:	01/01/2024 - 30/06/2024	Due Date:	1/01/2024	Payable:	\$1,038.92

DISCOUNT FOR PAYMENT DUE DATE: NIL **GROSS LEVY PAYABLE:** \$2,415.47

Sinking Fund Payable by This Lot:

Period Issued:	01/07/2023 - 31/12/2023	Due Date:	1/07/2023	Payable:	\$363.51
Period Issued:	01/01/2024 - 30/06/2024	Due Date:	1/01/2024	Payable:	\$465.54

DISCOUNT FOR PAYMENT DUE DATE: NIL **GROSS LEVY PAYABLE:** \$829.05

Other: INSURANCE: **\$385.40** PER ANNUM PAYABLE BY INSTALMENTS WITH OTHER LEVIES-

Levies for next period 1/07/2024 – 31/12/2024 were resolved at the last AGM and will be: Administrative Fund **\$1,207.74**, Insurance **\$192.70**, and Sinking Fund **\$414.53**.

Schedule of Lot Entitlements:

Contribution Schedule Lot Entitlement:	63	Aggregate:	10008
Interest Schedule Lot Entitlements:	54	Aggregate:	10007

Improvements on Common Property for Which Buyer Will Be Responsible:

NOTHING SIGHTED IN RECORDS PROVIDED

**Body Corporate
Assets Required to
Be Recorded:**

NOTHING SIGHTED IN RECORDS PROVIDED

**Information
Prescribed under
Regulation Module:**

ACCOMMODATION MODULE - NIL

**Financial Statement
Balances**

Administrative Fund: \$137,032.41 as at 5/06/2024

Sinking Fund: \$116,583.17 as at 5/06/2024

Insurance

Insurer: CHUBB INSURANCE AUSTRALIA LIMITED

Policy No: 04GS017337 & 04GS017336

Building: \$74,513,659

Public Liability: \$20,000,000

Other: LOSS OF RENT \$11,066,385, CATASTROPHE \$22,132,770, MACHINERY BREAKDOWN \$100,000, FIDELITY GUARANTEE \$100,000, OFFICE BEARERS \$5,000,000. POLICY EXPIRES 14/07/2024

Section 223 Implied Warranties

Building Defects

The last two years minutes of the body corporate have been examined and the following patent defects relating to the common property of the body corporate have been identified:

First EGM 6/07/2022

- Resolved to enter several agreements including appointment of a body corporate manager, entry into Caretaking and Letting Agreement for a term of twenty-five (25) years, and embedded electricity network agreement.
- Resolved to carry out a common property safety report at a cost of \$1,800 plus GST.
- Resolved to carry out fire safety compliance at a cost of \$6,044.
- Resolved major spending limit be set to \$100,000 (above this threshold two quotes minimum are required).

Reconvened First AGM 24/10/2022

- Resolved there be no extension of restricted matters for committee.
- Resolved by-laws be confirmed as registered.

Committee meeting 25/07/2023

- Discussed security between floors noting that owners should only have access to the floor they live on. Resolved to seek quotes for fob system.
- Resolved to obtain a quote for extra cameras in the lifts and between levels.
- Noted cleaning of carpets at a cost of \$95 per hallway for a total of 19 hallways.

- Resolved to complete annual fire safety service reports at a cost of \$1,450 plus GST.
- Resolved to carry out annual common property safety report at a cost of \$735 plus GST.
- Resolved committee investigate options for solar power for common property.

Reconvened AGM 5/10/2023

- Resolved to carry out a defect assessment report on common property at a cost of \$9,885.
- Resolved maximum number of remotes issued to lot owners is one per vehicle parking.
- Resolved requests for additional fobs be sent to committee in writing.

Committee Meeting 14/11/2023

- Noted quote obtained for fob restrictions was \$6,000. Committee advised this is not viable.
- Noted quote for additional cameras was \$15,000. Resolved further quotes be sourced.
- Noted an inspection of the building by HUM Energy is to be carried out to assess capacity for solar.
- Noted that the by-laws regarding dining room hours need amendment to reflect pool hours. Resolved Archers draft a new by-law and an EGM be called.
- Discussed privacy for occupants of the pool. Options were discussed but none agreed upon.
- Resolved committee investigate electric vehicle / scooter charging options for the complex.
- Discussed need for a building and glass washdown. Tabled a quote of \$25,000. Noted this is necessary due to the new private hospital being constructed and other works. Resolved to arrange a suitable time to complete
- Tabled quote of \$12,100 to carry out a car park clean on three levels and ramp. Resolved to seek a second quote.

Reconvened EGM 14/12/2023

- Resolved to amend by-law 35.4 re dining room hours and register a new CMS.

Sighted Podium Awning Inspection Report dated 23/02/2024 prepared by Projex Partners. Cracking was observed on soffit of the awning. The cause of cracking was identified as restrained shrinkage. The awning abuts the main level 2 slab which was poured 14 months prior to the awning. This has resulted in tensile stresses in the awning resulting in regularly spaced minor cracking. This is not a structural concern. Water ingress through the cracks should be addressed. The weatherproof membrane was noted as cracked in some places and should be repaired. A blocked drain is noted as contributing to water ponding. The water pump for planter box has a small leak which should be resolved.

Sighted Building Defect Assessment Report dated March 2024 prepared by ASQ Advisory Services (Qld). Structural defects were identified including cracking in concrete – carpark ground floor slab, honeycomb and crumbling concrete to columns in carpark levels, water ingress to fire stairwells and carpark, failure of search around balustrade posts, corrosion and water ponding Pergola column base plates, water ingress at building construction points, and

exposed steel fixings and reinforcement throughout carpark and fire stairwells. These structural issues should be referred to the builder under warranty.

Vote Outside Committee 24/05/2024

- Resolved to install a 26.4kw solar system at a cost of \$30,400.

Disputes

The last two years minutes of the body corporate have been examined and the following disputes relating to the common property of the body corporate have been identified:

Nothing sighted in records provided

**Any Other Factors
Affect the Purchaser**

The last two years minutes of the body corporate have been examined and the following additional factors relating to the common property of the body corporate have been identified:

Exclusive Use Allocated: CAR PARK AREA 604

Signing:

.....
Seller / Sellers Agent

.....
Witness – not required if signed electronically

.....
Date

**Buyer's
Acknowledgement:**

The Buyer acknowledges having received and read this statement from the Seller

.....
Buyer / Buyers Agent

.....
Witness – not required if signed electronically

.....
Date

MARKET LANE RESIDENCES CTS 55194

9 Market Lane Maroochydore QLD 4558

STATEMENT

Narelle and Glyn Taylor
109 Reushle Road
CABARLAH QLD 4352

Statement Period

01 Jul 22 to 05 Jun 24

A/c No 604

Lot No 604

Page Number 1 of 2

Transfer Date: 25/07/22

Date	Type	Details	Reference	Debit	Credit	Balance
		Brought forward				0.00
07/07/22	Administrative Fund	01/07/22 To 31/12/22	I0000039	1,300.32		1,300.32
07/07/22	Sinking Fund	01/07/22 To 31/12/22	I0000186	363.20		1,663.52
07/07/22	Insurance Fund	01/07/22 To 31/12/22	I0000333	107.46		1,770.98
25/07/22		Transfer				1,770.98
25/07/22	Receipt	Administrative Fund	R0000004		1,300.32	470.66
25/07/22	Receipt	Sinking Fund	RA000004		363.20	107.46
25/07/22	Receipt	Insurance Fund	RB000004		107.46	0.00
22/11/22	Administrative Fund	01/01/23 To 30/06/23	I0000527	1,376.55		1,376.55
22/11/22	Sinking Fund	01/01/23 To 30/06/23	I0000679	363.51		1,740.06
22/11/22	Insurance Fund	01/01/23 To 30/06/23	I0000831	104.22		1,844.28
16/01/23	Other	Arrears Notice Fee	M0000022	27.50		1,871.78
30/01/23	Other	Arrears Notice Fee	M0000070	38.50		1,910.28
13/02/23	Other	Arrears Notice Fee	M0000093	60.50		1,970.78
13/03/23	Receipt	Administrative Fund	R0000327		1,376.55	594.23
13/03/23	Receipt	Sinking Fund	RA000327		363.51	230.72
13/03/23	Receipt	Insurance Fund	RB000327		104.22	126.50
13/03/23	Receipt	Other	RC000327		126.50	0.00
More details on next page...				\$3,741.76	\$3,741.76	Nil

Over 90 Days	90 Days	60 Days	30 Days	Current	BALANCE DUE: \$1,814.97	
0.00	0.00	0.00	0.00	1,814.97	Date Paid	Amount Paid



ARCHERS BODY CORPORATE M'MENT



DEFT Reference Number:
293548616 1000 0006 042



Billers Code: 96503
Ref: 293548616 1000 0006 042

Lot 604/ Unit 604
Market Lane Residences

Visit www.deft.com.au to pay by card or direct debit.

** Payments by credit card may attract a surcharge

Internet & Telephone Banking - BPAY

Make this payment from your preferred bank account or card



Pay in-store at Australia Post by cheque or EFTPOS
All cheques must be made payable to:
BODY CORPORATE FOR MARKET LANE RESIDENCES B.F.P. 55194



*496 293548616 10000006042

TOTAL AMOUNT DUE
DUE DATE

\$1,814.97

MARKET LANE RESIDENCES CTS 55194

STATEMENT

Narelle and Glyn Taylor
109 Reushle Road
CABARLAH QLD 4352

Statement Period

01 Jul 22 to 05 Jun 24

A/c No

604

Lot No

604

Page Number

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Date	Type	Details	Reference	Debit	Credit	Balance
		Brought forward		3,741.76	3,741.76	0.00
23/05/23	Administrative Fund	01/07/23 To 31/12/23	I0000983	1,376.55		1,376.55
23/05/23	Sinking Fund	01/07/23 To 31/12/23	I0001135	363.51		1,740.06
23/05/23	Insurance Fund	01/07/23 To 31/12/23	I0001287	104.22		1,844.28
12/07/23	Other	Arrears Notice Fee	M0000121	27.50		1,871.78
17/07/23	Receipt	Administrative Fund	R0000525		1,376.55	495.23
17/07/23	Receipt	Sinking Fund	RA000525		363.51	131.72
17/07/23	Receipt	Insurance Fund	RB000525		104.22	27.50
17/07/23	Receipt	Other	RC000525		27.50	0.00
21/11/23	Administrative Fund	01/01/24 To 30/06/24	I0001439	1,038.92		1,038.92
21/11/23	Sinking Fund	01/01/24 To 30/06/24	I0001591	465.54		1,504.46
21/11/23	Insurance Fund	01/01/24 To 30/06/24	I0001743	281.18		1,785.64
12/01/24	Other	Arrears Notice Fee	M0000224	27.50		1,813.14
16/01/24	Receipt	Administrative Fund	R0000778		600.00	1,213.14
17/01/24	Receipt	Administrative Fund	R0000780		438.92	774.22
17/01/24	Receipt	Sinking Fund	RA000780		161.08	613.14
18/01/24	Receipt	Sinking Fund	R0000783		304.46	308.68
18/01/24	Receipt	Insurance Fund	RA000783		281.18	27.50
18/01/24	Receipt	Other	RB000783		14.36	13.14
19/01/24	Receipt	Other	R0000784		13.14	0.00
20/05/24	Administrative Fund	01/07/24 To 31/12/24	I0001895	1,207.74		1,207.74
20/05/24	Sinking Fund	01/07/24 To 31/12/24	I0002047	414.53		1,622.27
20/05/24	Insurance Fund	01/07/24 To 31/12/24	I0002199	192.70		1,814.97
				\$9,241.65	\$7,426.68	\$1,814.97

Mail Address
PO Box 1191
Mooloolaba Qld 4557

Telephone (07) 5458 4500
Fax (07) 5444 5595

Level 1
35 Dalton Drive
Maroochydore, Qld 4558

MARKET LANE RESIDENCES CTS 55194

BALANCE SHEET

AS AT 05 JUNE 2024

	ACTUAL 05/06/2024	ACTUAL 30/06/2023
<u>OWNERS FUNDS</u>		
Administrative Fund	137,032.41	117,145.96
Sinking Fund	116,583.17	48,929.24
<u>TOTAL</u>	<u>\$ 253,615.58</u>	<u>\$ 166,075.20</u>
<u>THESE FUNDS ARE REPRESENTED BY</u>		
<u>CURRENT ASSETS</u>		
Cash At Bank	216,199.23	387,871.63
Investment - Macquarie 1	100,000.00	0.00
Levies Billed - Not Yet Due	293,419.37	295,734.47
Levies Rec'd - Not Yet Billed	802.65	600.65
Levies In Arrears	0.00	740.06
Other Arrears	659.68	627.01
Sundry Debtors	0.00	3,250.23
Prepayments	0.00	1,186.69
Second Debtors	0.00	8,239.28
<u>TOTAL ASSETS</u>	<u>611,080.93</u>	<u>698,250.02</u>
<u>LIABILITIES</u>		
G S T Clearing Account	17,557.62	14,368.30
Arrears Clearing Account	60.50	0.00
Prepaid Income	0.00	3,878.75
Creditors	12,730.38	4,743.21
Sundry Creditors	0.00	55,614.02
Accrued Expenses	0.00	11,000.53
Levies Billed - Not Yet Due	266,744.88	268,849.52
Levies Rec'd - Not Yet Billed	729.92	546.19
All Levies Rec'd In Advance	52,917.03	162,135.56
Other Payments In Advance	6,725.02	11,038.74
<u>TOTAL LIABILITIES</u>	<u>357,465.35</u>	<u>532,174.82</u>
<u>NET ASSETS</u>	<u>\$ 253,615.58</u>	<u>\$ 166,075.20</u>

MARKET LANE RESIDENCES CTS 55194

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 JULY 2023 TO 05 JUNE 2024

	ACTUAL	ACTUAL	BUDGET
	01/07/23-05/06/24	01/07/22-30/06/23	01/07/23-30/06/24
<u>ADMINISTRATIVE FUND</u>			
<u>INCOME</u>			
Levies - Administrative Fund	348,831.81	379,966.74	348,832.00
Levies - Insurance	64,928.12	34,821.27	64,928.00
<u>TOTAL ADMIN. FUND INCOME</u>	413,759.93	414,788.01	413,760.00
<u>EXPENDITURE - ADMIN. FUND</u>			
<u>BANK CHARGES</u>			
Transaction Fees	22.46	10.80	20.00
<u>BODY CORPORATE MANAGEMENT</u>			
Audit Assistance Fee	0.00	1,368.00	1,400.00
Building Supervisor Fees	1,000.00	0.00	0.00
Business Activity Statements	1,180.00	1,152.00	1,200.00
Disbursements	7,365.50	6,912.37	8,000.00
Secretarial Fees Additional	1,428.75	984.00	4,280.00
Secretarial Fees	22,056.72	20,889.44	22,769.00
Disbursements - Additional	222.27	0.00	1,000.00
Secretarial Fees Bms	3,000.00	2,000.00	0.00
Flying Minute	0.00	97.00	0.00
<u>CARETAKER</u>			
Caretaker	173,114.42	184,206.27	203,000.00
<u>CLEANING</u>			
Cleaning - General	3,427.50	959.09	2,000.00
Cleaning - Materials	863.75	589.22	1,200.00
Cleaning - Sanitary Services	1,008.00	883.00	0.00
Cleaning - Windows	26,013.64	0.00	12,000.00
Cleaning - Chute	850.00	0.00	1,000.00
<u>COMMUNITY POWER</u>			
Electricity	26,516.26	25,245.52	30,000.00
Electricity - Reimbursement	(181.82)	0.00	0.00
Qld Govt. Relief	(650.00)	0.00	0.00
<u>CONTRIBUTIONS</u>			
Cont's To Pbc - Admin Levy	0.00	0.00	(2,140.00)
Cont's To Pbc - Insurance Levy	0.00	0.00	(2,140.00)
B M S - Annual Contributions	(7,757.50)	(14,446.00)	(15,457.00)

MARKET LANE RESIDENCES CTS 55194

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 JULY 2023 TO 05 JUNE 2024

	ACTUAL	ACTUAL	BUDGET
	01/07/23-05/06/24	01/07/22-30/06/23	01/07/23-30/06/24
<u>COUNCIL FEES</u>			
Backflow Registration	700.00	550.00	600.00
<u>FIRE CONTROL</u>			
Fire - Contract	15,107.96	2,514.49	6,000.00
Fire - Evacuation Plan	0.00	588.00	2,500.00
Fire - Repairs & Maintenance	2,511.85	0.00	1,000.00
Fire - Qfes Monitoring	2,763.68	3,111.81	0.00
Fire - Training	0.00	392.00	0.00
Fire Safety Advisor	1,450.00	490.00	0.00
Fire - Evacuation Practice	0.00	392.00	0.00
Fire - Occupier's Statement	0.00	196.00	0.00
Fire Safety Regulations	0.00	481.98	0.00
Fire - Annual Audit	0.00	1,354.18	0.00
<u>INSURANCE</u>			
B M S - Insurance	54,567.47	133.88	59,079.00
Insurance - Stamp Duty	4,413.04	6.67	5,849.00
<u>LICENCES & FEES</u>			
Water Rates - No Gst	6,500.51	41,238.87	0.00
<u>LIFT EXPENSES</u>			
Lift - Contract	20,860.77	0.00	24,600.00
Lift - Repairs & Maintenance	0.00	0.00	1,000.00
Lift - Registration Fee	3,443.65	824.15	200.00
<u>PEST CONTROL</u>			
Pest Control	630.00	0.00	2,500.00
<u>POOL EXPENDITURE</u>			
Pool - Chemicals	3,674.03	2,340.61	5,000.00
Pool - Repairs & Maintenance	0.00	0.00	2,000.00
Pool Safety Inspections	204.93	0.00	300.00
<u>PROFESSIONAL FEES</u>			
Audit Fees	170.00	1,680.00	1,700.00
Legal Fees	767.34	0.00	0.00
Professional Reports	0.00	0.00	9,000.00
Prep Of Income Tax Return	0.00	300.00	350.00
Work Place Health & Safety	735.00	760.46	950.00
Debt Recovery	(25.00)	0.00	0.00

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PO Box 1191
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MARKET LANE RESIDENCES CTS 55194

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 JULY 2023 TO 05 JUNE 2024

	ACTUAL	ACTUAL	BUDGET
	01/07/23-05/06/24	01/07/22-30/06/23	01/07/23-30/06/24
<u>REPAIRS & MAINTENANCE</u>			
R & M - Building	3,183.43	976.90	5,000.00
R & M - Gardens & Grounds	300.00	293.03	3,000.00
R & M - Electrical	2,338.64	240.00	3,000.00
R & M - Locksmiths	0.00	0.00	500.00
R & M - Plumbing	930.91	0.00	3,000.00
R & M - Rubbish Removal	0.00	0.00	500.00
R & M - Auto Doors	2,521.82	981.81	0.00
<u>SECURITY</u>			
Security	6,643.50	6,944.50	8,000.00
<u>TOTAL ADMIN. EXPENDITURE</u>	393,873.48	297,642.05	413,760.00
<u>SURPLUS / DEFICIT</u>	\$ 19,886.45	\$ 117,145.96	\$ 0.00
Opening Admin. Balance	117,145.96	0.00	117,145.96
<u>ADMINISTRATIVE FUND BALANCE</u>	\$ 137,032.41	\$ 117,145.96	\$ 117,145.96

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MARKET LANE RESIDENCES CTS 55194

STATEMENT OF INCOME AND EXPENDITURE
FOR THE PERIOD 01 JULY 2023 TO 05 JUNE 2024

	ACTUAL 01/07/23-05/06/24	ACTUAL 01/07/22-30/06/23	BUDGET 01/07/23-30/06/24
<u>SINKING FUND</u>			
<u>INCOME</u>			
Levies - Sinking Fund	119,727.93	103,100.36	119,728.00
<u>TOTAL SINKING FUND INCOME</u>	119,727.93	103,100.36	119,728.00
<u>EXPENDITURE - SINKING FUND</u>			
Consultancy - Professional	10,685.00	0.00	0.00
Electrical	18,700.00	0.00	0.00
Lift - Phones	6,400.00	0.00	0.00
Lift - Repairs	0.00	36,267.62	0.00
Security System	16,289.00	14,554.00	0.00
Signage	0.00	3,349.50	0.00
<u>TOTAL SINK. FUND EXPENDITURE</u>	52,074.00	54,171.12	0.00
<u>SURPLUS / DEFICIT</u>	\$ 67,653.93	\$ 48,929.24	\$ 119,728.00
Opening Sinking Fund Balance	48,929.24	0.00	48,929.24
<u>SINKING FUND BALANCE</u>	\$ 116,583.17	\$ 48,929.24	\$ 168,657.24

Certificate of Currency

Insured:	Market Lane Residences CTS 55194 & Market Lane Retail CTS 55228
Policy Number:	04GS017337
Policy Period:	From: 4PM on 14/07/2023 To: 4PM on 14/07/2024
Particulars Of Insurance:	Residential Strata Insurance
Location:	9 Market Lane, Maroochydore QLD 4558
Sum Insured:	
Building & Common property	\$74,513,659
Temporary Accommodation and Loss of Rent	\$11,066,385
Catastrophe Extension and Owners Improvements	\$22,132,770
General Liability	Not Insured
Crime Insurance	Not Insured
Machinery Breakdown	\$100,000
Management Committee Liability	Not Insured
Voluntary Workers (in the aggregate any one period)	Not Insured
Voluntary Workers (per volunteer)	Not Insured
Professional Expenses (in the aggregate any one period)	Not Insured
Appeal Expenses (in the aggregate any one period)	Not Insured
Chubb Proportion:	100%
Date:	14 July 2023

All the values on this Certificate of Currency are correct as at 14 July 2023 and may only be subject to change within the Policy Period by written agreement between the Insurer and the Insured.

This Certificate is furnished as a matter of information only and does not constitute an insurance contract upon which claims can be made.

The insurance afforded by the policies described herein is subject to all terms, exclusions and conditions of such policies.



Kat Beattie | **Chubb Insurance Australia Limited**

Certificate of Currency

Insured:	Market Lane Residences CTS 55194
Policy Number:	04GS017336
Policy Period:	From: 4PM on 14/07/2023 To: 4PM on 14/07/2024
Particulars Of Insurance:	Residential Strata Insurance
Location:	9 Market Lane, Maroochydore QLD 4558
Sum Insured:	
Building & Common property	Not Insured
Temporary Accommodation and Loss of Rent	Not Insured
Catastrophe Extension and Owners Improvements	Not Insured
General Liability	\$20,000,000
Crime Insurance	\$100,000
Machinery Breakdown	Not Insured
Management Committee Liability	\$5,000,000
Voluntary Workers (in the aggregate any one period)	\$500,000
Voluntary Workers (per volunteer)	\$200,000
Professional Expenses (in the aggregate any one period)	\$30,000
Appeal Expenses (in the aggregate any one period)	\$150,000
Chubb Proportion:	100%
Date:	14 July 2023

All the values on this Certificate of Currency are correct as at 14 July 2023 and may only be subject to change within the Policy Period by written agreement between the Insurer and the Insured.

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The insurance afforded by the policies described herein is subject to all terms, exclusions and conditions of such policies.



Kat Beattie | **Chubb Insurance Australia Limited**

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: **PSC0194504**

2. Location of the swimming pool

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

Street address:

9 MARKET Lane

MAROOCHYDORE QLD

Postcode

4

5

5

8

Lot and plan details:

9999/SP/266456

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 impracticability 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

5

/

1

1

/

2

0

2

3

Expiry date:

1

5

/

1

1

/

2

0

2

4

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:

Emma Gardiner

Pool safety inspector
licence number:

PS15329813

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/your-property/swimming-pools/pool-safety-standard 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.