

Disclosure Statement

Body Corporate and Community Management Act 1997

Section 206

Body Corporate:

Body Corporate For: VIEW POINT AT TWIN WATERS Community Title Scheme: 33170

Lot No: 1 on SP152926

Address: 20 BAYWATER DRIVE, TWIN WATERS QLD 4564

Secretary of Body Corporate:

Name: WENDY GRAY

Postal Address: PO BOX 9195, PACIFIC PARADISE QLD 4564

Email: admin@sunstatestrata.com.au

Body Corporate Manager:

Name: SUNSTATE STRATA PTY LTD

Address: SUITE 5, CNR SEASIDE BLVD & MERCHANTS PDE, MARCOOLA QLD 4564

Telephone: 5450 5300

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: 30/09/2025

Current Levy Year Issued: 30/09/2025

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:	01/10/2024 - 31/01/2025	Due Date:	1/10/2024	Payable:	\$1,141.55
Period Issued:	01/02/2025 - 31/05/2025	Due Date:	1/02/2025	Payable:	\$1,358.90
Period Issued:	01/06/2025 - 30/09/2025	Due Date:	1/06/2025	Payable:	\$1,358.90

DISCOUNT PAID BY DUE DATE: NIL GROSS LEVY PAYABLE: **\$3,859.35**

Sinking Fund Payable by This Lot:

Period Issued:	01/10/2024 - 31/01/2025	Due Date:	1/10/2024	Payable:	\$1,128.80
Period Issued:	01/02/2025 - 31/05/2025	Due Date:	1/02/2025	Payable:	\$1,600.61
Period Issued:	01/06/2025 - 30/09/2025	Due Date:	1/06/2025	Payable:	\$1,600.61

DISCOUNT PAID BY DUE DATE: NIL GROSS LEVY PAYABLE: **\$4,330.02**

Other: INSURANCE: **\$1,551.30** PER YEAR DUE BY INSTALMENTS WITH OTHER LEVIES-
ADMIN FUND EXCLUSIVE USE: **\$1,389.24** PER YEAR DUE BY INSTALMENTS WITH OTHER LEVIES

Levies for next period 1/10/2025 – 31/01/2026 were resolved at the last AGM and will be:
Administrative Fund **\$1,286.05**, insurance **\$514.14**, Admin Fund Exclusive Use **\$462.40**,
and Sinking Fund **\$1,443.30**.

Schedule of Lot Entitlements:

Contribution Schedule Lot Entitlement:	85	Aggregate:	4515
Interest Schedule Lot Entitlements:	451	Aggregate:	24130

Improvements on
Common Property for
Which Buyer Will Be
Responsible:

REFER TO IMPROVEMENTS REGISTER ATTACHED

Body Corporate
Assets Required To
Be Recorded:

REFER TO ASSET REGISTER ATTACHED

Information
Prescribed under
Regulation Module:

ACCOMMODATION MODULE - NIL

Financial Statement
Balances

Administrative Fund: \$-49,062.17 as at 7/07/2025

Sinking Fund: \$313,169.58 as at 7/07/2025

Insurance

Insurer: ALLIANZ AUSTRALIA INSURANCE LIMITED VIA STRATA
COMMUNITY INSURANCE

Policy No: QRSC14000455

Building: \$58,092,565

Public Liability: \$20,000,000

Other: COMMON CONTENTS \$339,000, LOSS OF RENT \$8,713,885,
FIDELITY GUARANTEE \$100,000, OFFICE BEARERS \$2,000,000,
MACHINERY BREAKDOWN \$100,000, CATASTROPHE
\$17,427,770. POLICY EXPIRES 25/10/2025

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

Levy Year		Last Annual General Meeting	Contribution Entitlements	Interest Entitlements	Total Number of Lots	Financial Year	
Start	End					Start	End
01/10/2024	30/09/2025	28/11/2024	4515	24130	51	01/10/2024	30/09/2025

[illegible]

VIEW POINT AT TWIN WATERS CTS 33170

BALANCE SHEET

AS AT 07 JULY 2025

	ACTUAL 07/07/2025	ACTUAL 30/09/2024
<u>OWNERS FUND</u>		
Administrative Fund	(49,062.17)	(98,820.56)
Sinking Fund	313,169.58	301,320.13
<u>TOTAL</u>	<u>\$ 264,107.41</u>	<u>\$ 202,499.57</u>

THESE FUNDS ARE REPRESENTED BY

<u>CURRENT ASSETS</u>		
Gst On Capital	(640.00)	0.00
Cash At Bank - 237155510	84,160.95	120,202.02
Atcall Account- 232353896 2.9%	30,000.00	100,000.00
Term Dep-221466436 4.45% 25/8	50,000.00	50,000.00
Term Dep-298795105 4.05% 22/10	55,793.08	53,305.65
Term Dep-232688465 4.3% 28/07	55,528.49	53,621.20
Term Dep-221442171 4.5% 11/08	57,928.47	56,601.97
Levies - In Arrears	10,595.75	1,803.78
Other Arrears	4,324.88	425.30
Secondary Debtors	690.20	(2,503.96)
<u>TOTAL ASSETS</u>	<u>348,381.82</u>	<u>433,455.96</u>

<u>LIABILITIES</u>		
G S T Clearing Account	(43.88)	(14,847.59)
P A Y G Clearing Account	1,455.60	3,035.60
Creditors	(1,943.78)	26,644.75
Strata Loan-Surrender Caretaki	83,806.47	97,453.09
Levies - In Advance	1,000.00	92,068.02
Other Advance Payments	0.00	32,612.52
Prepayments	0.00	(6,010.00)
<u>TOTAL LIABILITIES</u>	<u>84,274.41</u>	<u>230,956.39</u>

<u>NET ASSETS</u>	<u>\$ 264,107.41</u>	<u>\$ 202,499.57</u>
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VIEW POINT AT TWIN WATERS CTS 33170

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 OCTOBER 2024 TO 07 JULY 2025

	ACTUAL 01/10/24-07/07/25	BUDGET 01/10/24-30/09/25	VARIANCE %	ACTUAL 01/10/23-30/09/24
<u>ADMINISTRATIVE FUND</u>				
<u>INCOME</u>				
Levies - Administrative Fund	204,999.69	205,000.00	100.00	181,999.64
Levies - Building Insurance	82,999.96	83,000.00	100.00	84,000.00
Levies - Basement Excl. Use	54,180.36	54,180.00	100.00	42,603.21
Sundry Income - Recycling	969.90	0.00		0.00
Interest On Overdue Levies	614.88	0.00		350.56
Debt Collection	440.00	0.00		0.00
Gst On Income	(31,235.48)	(31,107.28)	100.41	(28,068.78)
<u>TOTAL ADMIN. FUND INCOME</u>	312,969.31	311,072.72		280,884.63
<u>EXPENDITURE - ADMIN. FUND</u>				
Bank Charges	110.15	250.00	44.06	210.50
Body Corporate Administration	4,869.54	6,500.00	74.92	6,303.60
Business Activity Statements	1,337.10	1,783.00	74.99	1,730.88
Caretaker	69,751.93	77,420.00	90.10	78,131.43
Cleaning Materials	8.53	600.00	1.42	55.87
Cleansing Services	4,341.50	0.00		0.00
Committee Expenses	0.00	0.00	0.00	417.15
Community Electricity	4,001.67	9,200.00	43.50	6,129.45
Exc. Use - Electricity Bld 1	5,143.32	11,900.00	43.22	7,961.17
Exc. Use - Electricity Bld 2	5,381.88	9,100.00	59.14	6,072.95
Exc. Use - Caretaker	14,012.94	33,180.00	42.23	33,484.71
Lift Maintenance	24,220.32	24,400.00	99.26	23,514.91
Telephone Lifts	651.66	1,150.00	56.67	891.00
Debt Collection	671.00	0.00		77.00
Fire Equipment Service	2,752.91	4,200.00	65.55	4,404.32
Fuel	61.92	0.00		155.42
Grounds & Gardens	5,235.45	0.00		6,000.00
Garden Materials	912.65	1,000.00	91.26	961.92
Mat Maintenance	0.00	0.00	0.00	528.00
Insurance - Building	83,023.82	83,000.00	100.03	77,058.72
Insurance - Other	200.00	0.00		200.00
Insurance - Stamp Duty	7,363.18	7,400.00	99.50	6,831.28
Legal Fees	0.00	5,000.00	0.00	0.00
Caretaker - Phone	834.50	0.00		0.00
Lift - Registration	1,024.36	1,050.00	97.56	1,024.36

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STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 OCTOBER 2024 TO 07 JULY 2025

	ACTUAL	BUDGET	VARIANCE	ACTUAL
	01/10/24-07/07/25	01/10/24-30/09/25	%	01/10/23-30/09/24
Memberships	450.00	450.00	100.00	450.00
Pest Control	7,140.00	9,200.00	77.61	610.00
Pool - Chemicals	1,189.71	5,800.00	20.51	4,980.76
Pool - Registration Fee	250.00	300.00	83.33	200.00
Disbursements	2,029.05	2,705.00	75.01	2,626.56
R & M - General	0.00	33,400.00	0.00	0.00
R & M - Building	1,103.00	0.00		5,301.86
R & M - Air Conditioner	1,056.00	0.00		0.00
R & M - Electrical	1,634.60	0.00		4,186.80
R & M - Doors	2,762.95	0.00		742.50
R & M - Fire Equipment	6,738.41	0.00		254.21
R & M - Fences	0.00	0.00	0.00	660.00
R & M - Gates	1,191.85	0.00		3,138.30
R & M - Irrigation	21.49	0.00		0.00
R & M - Keys & Locks	172.17	0.00		2,356.22
R & M - Lift	0.00	0.00	0.00	1,188.00
R & M - Light Globes	42.90	0.00		148.83
R & M - Painting	660.00	0.00		3,927.99
R & M - Plumbing	2,721.30	0.00		3,517.58
R & M - Pool & Spa	2,114.47	0.00		1,717.00
R & M - Pumps	860.20	0.00		1,124.20
R & M - Windows	0.00	0.00	0.00	770.00
Stratamax Facility	912.90	900.00	101.43	869.55
Strata Pay Facility	91.00	80.00	113.75	75.60
Strata Loan Interest	5,514.53	9,000.00	61.27	2,322.21
Surrender Of Caretaking	0.00	0.00	0.00	110,000.00
Telephone	85.54	0.00		83.04
Water Bulk Bills	25,363.84	31,000.00	81.82	30,460.88
Water Bulk Bills Recovered	(11,529.21)	(15,000.00)	76.86	(14,707.17)
Gst On Expenses	(25,276.11)	(32,815.27)	77.03	(28,771.85)
<u>TOTAL ADMIN. EXPENDITURE</u>	<u>263,210.92</u>	<u>322,152.73</u>		<u>400,377.71</u>
<u>SURPLUS /(DEFICIT)</u>	<u>\$ 49,758.39</u>	<u>\$ (11,080.01)</u>		<u>\$ (119,493.08)</u>
Opening Admin. Balance	(98,820.56)	(98,820.56)	100.00	20,672.52
<u>ADMINISTRATIVE FUND BALANCE</u>	<u>\$ (49,062.17)</u>	<u>\$ (109,900.57)</u>		<u>\$ (98,820.56)</u>

VIEW POINT AT TWIN WATERS CTS 33170

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 OCTOBER 2024 TO 07 JULY 2025

	ACTUAL 01/10/24-07/07/25	BUDGET 01/10/24-30/09/25	VARIANCE %	ACTUAL 01/10/23-30/09/24
<u>SINKING FUND</u>				
<u>INCOME</u>				
Levies - Sinking Fund	230,000.46	230,000.00	100.00	179,999.94
Interest Received	7,802.60	5,000.00	156.05	11,783.88
Sundry Income-Intercom Units	0.00	0.00	0.00	18,005.00
Gst On Income	(20,586.66)	(20,909.09)	98.46	(18,000.32)
<u>TOTAL SINKING FUND INCOME</u>	217,216.40	214,090.91		191,788.50
<u>EXPENDITURE - SINKING FUND</u>				
Building	149,920.16	95,000.00	157.81	84,521.80
Building Improvements	0.00	0.00	0.00	28,274.03
Electrical	3,744.40	20,000.00	18.72	0.00
Fencing	0.00	5,000.00	0.00	0.00
Fire Equipment	0.00	5,000.00	0.00	7,194.44
Furniture & Fittings	0.00	5,000.00	0.00	4,173.40
Garage Vents	0.00	5,000.00	0.00	0.00
Garden Refurbishments	15,468.20	18,000.00	85.93	0.00
Gates	12,928.30	14,000.00	92.34	0.00
Irrigation	7,465.00	5,000.00	149.30	0.00
Income Tax	0.00	0.00	0.00	(4,999.50)
Payg/Instalment Tax	2,299.00	2,500.00	91.96	2,978.00
Income Tax Return	1,342.66	300.00	447.55	397.70
Legal Fees	0.00	0.00	0.00	16,467.34
Lift	0.00	16,000.00	0.00	21,895.97
Painting	0.00	0.00	0.00	3,702.50
Plumbing	1,408.00	0.00		7,687.50
Pool	1,434.00	10,000.00	14.34	9,286.00
Pressure Cleaning	5,397.98	5,000.00	107.96	4,961.37
Pumps	0.00	2,000.00	0.00	1,674.31
Roof	16,351.62	15,000.00	109.01	0.00
Reports	7,656.00	8,000.00	95.70	3,604.00
Security System	0.00	8,000.00	0.00	13,607.40
Signage	234.95	0.00		0.00
Waterproofing	0.00	0.00	0.00	2,574.00
Gst On Expenses	(20,283.32)	(21,481.84)	94.42	(28,107.52)
<u>TOTAL SINK. FUND EXPENDITURE</u>	205,366.95	217,318.16		179,892.74

VIEW POINT AT TWIN WATERS CTS 33170

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 OCTOBER 2024 TO 07 JULY 2025

	ACTUAL 01/10/24-07/07/25	BUDGET 01/10/24-30/09/25	VARIANCE %	ACTUAL 01/10/23-30/09/24
<u>SURPLUS/(DEFICIT)</u>	<u>\$ 11,849.45</u>	<u>\$ (3,227.25)</u>		<u>\$ 11,895.76</u>
Opening Sinking Fund Balance	301,320.13	301,320.13	100.00	289,424.37
<u>SINKING FUND BALANCE</u>	<u>\$ 313,169.58</u>	<u>\$ 298,092.88</u>		<u>\$ 301,320.13</u>

ASSET REGISTER

VIEW POINT AT TWIN WATERS CTS 33170

Description	Type	Method of Acquisition	Date of Acquisition	Acquired from	Original Cost	Cost to date	Market Value
Outdoor Lounge	Furniture & Fittings	Purchase	25/10/19	OUTDOOR ELEGANCE	1,282.00	1,282.00	1,282.00
Pool Cleaning Equipment	Furniture & Fittings	Gift	29/10/04	Lend Lease		0.00	500.00
Sunloungers	Furniture & Fittings	Purchase	30/12/21	BUNNINGS GROUP LIMITED PO Box 160 WELSHPOOL WA 6986	499.90	499.90	499.90
Ride on Mower	Plant and Machinery	Purchase	05/02/13	HI-WAY TRUCK & TRACTOR PO Box 437 GYMPIE QLD 4570	3,618.80	3,618.80	3,618.80
Honda Pow Cleaner	Plant and Machinery	Purchase	27/02/15	SUNSHINE STATE MOWERS 168 Eumundi Road NOOSAVILLE QLD 4566	850.00	850.00	850.00
Mosmatic Turbo Devil	Plant and Machinery	Purchase	27/02/15	SUNSHINE STATE MOWERS 168 Eumundi Road NOOSAVILLE QLD 4566	475.00	475.00	475.00
Sunloungers x 4	Furniture & Fittings	Purchase	06/09/23	NEXTREND PO Box 4366 Bundaberg QLD 4670	1773.20	1,773.20	1,773.20
Outdoor Furniture	Furniture & Fittings	Purchase	06/11/23	NEXTREND PO Box 4366 Bundaberg QLD 4670	4,173.40	4,173.40	4,173.40
Page Totals					12,672.30	12,672.30	13,172.30
Report Totals					12,672.30	12,672.30	13,172.30

VIEW POINT AT TWIN WATERS CTS 33170

Lot Improvements

Account No	Name	Details
02100001	Pails & Cawthorne	24/10/17: Approval given to install A/C 24/10/17: Approval to keep visiting dog
02100002	Nigel & Wendy Gray	30/11/20 APPROVAL - install security screen 22/06/21 APPROVAL - visting pet dog 25/05/23 APPROVAL - install crimsafe sceens to front and bedroom doors
02100003	TAUBMAN MARGARET	020715 APPROVAL - Pet Cat. 011216 APPROVAL - Handrail 12/05/2022 APPROVAL - A/C Unit
02100006	O'BRIEN JAMES & LEONIE	25/05/13 APPROVAL - replace lawn in exclusive use area with artificial grass and walkway 05/08/14 APPROVAL - install security screen
02100007	MACMILLAN GRAHAM & JOANNE	11/05/20 APPROVAL - Screen Door installation
02100008	LEA PETER & JEAN	30/06/15 APPROVAL - Pet 01/12/16 APPROVAL - Pet 09/10/18 APPROVAL - install security door & fire safety door guard
02100013	MULVIHILL PAUL & CHRISTINE	21/03/16 APPROVAL - granted for Pet dog Visits ONLY 22/02/18 APPROVAL - granted to install an A/C unit 26/11/18 APPROVAL - visiting pet 05/12/18 APPROVAL - install blinds 17/10/19 APPROVAL - install timber slats 11/03/20 APPROVAL - Garage Electrical & Lights installation 04/03/21 APPROVAL - fly screen installation 22/06/21 APPROVAL - extend existing roof & add timber slats
02100014	SMITH BRENDON	09/09/20 APPROVAL - Install power point & light in storage area 09/09/20 APPROVAL - pet request 16/12/21 APPROVAL - install a screen door (approved by Andy via email)
02100015	MCKITRICK GREGORY & JOSEPHINE	19/11/13 APPROVAL - pet approved 04/03/21 APPROVAL - fly screen installation 15/10/2021 APPROVAL (VOC) Install Awning
02100016	MACGREGOR ANDREW	12/5/15 Approval - Weatherproof screen. 02/02/16 APPROVAL - Insulate Roof of Top terrace Deck. 22/05/17 APPROVAL - Antenna 04/03/21 APPROVAL - fly screen installation 09/03/21 APPROVAL - skylights installation 30/06/21 APPROVAL - blinds installation
02100017	SHIEL GRAEME	271015 APPROVED - Air Conditioning Units 11/03/20 APPROVED - Install Screen Door
02100018	CAMPLING S & CAMPLING G	17/09/13 APPROVAL - install flyscreens
02100019	COWLEY RUSSELL	24/10/17 APPROVAL - visiting dog 20/06/18: APPROVAL - A/C unit install to Bedroom 2 17/08/18 APPROVAL - install A/C
02100021	BOWER TIFFANY	17/09/13 APPROVAL - for a dog

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Lot Improvements

Account No	Name	Details
		19/11/13 APPROVAL - Install fly screens
		23/10/18 APPROVAL - install plantation shutters
		23/10/18 APPROVAL - A/C
02100022	MCCULLOCH RODERICK & DINAH	28/10/13 APPROVAL - pet approved
02100023	Ruby Thomas	25/08/13 APPROVAL - pet approved
		17/09/13 APPROVAL - pet resolved
02100024	Saini, Geeta	17/03/14 APPROVAL - for a dog
		02/04/14 APPROVAL - to keep a caged bird subject to bylaw
		07/04/20 APPROVAL - pet request
02100025	AMOS CHRISTOPHER & CHERIE	27/01/15 APPROVAL - install Air Conditioning
		16/11/15 APPROVAL - Pet
		16/11/15 APPROVAL - Install Twin Doors
		14/01/16 APPROVAL - Roofing to Pergola
		14/01/16 APPROVAL - Shutters
		20/01/16 APPROVAL - Air Condition grd floor on western wall
		20/01/16 APPROVAL - Install Blinds
		20/01/16 APPROVAL - Install Amplimesh Screen to Bedroom door
		17/05/18 APPROVAL - Install timber bollards across front side of external verge.
02100026	HUDSON GENEVIEVE ROSA-LEANNE	22/01/14 APPROVAL - install a front security screen door and flyscreens
		26/06/17 APPROVAL - Pergola Cover
		17/08/18: Approval granted to install two (2) outdoor A/C units
		06/03/20 APPROVAL - Spa & Solar Installations
02100027	M & A Murphy	23/04/13 APPROVAL - for UV Mesh outdoor stone colour blind
		17/01/22 APPROVAL - for outdoor roof covering
02100028	EIVERS & KNOWLES	23/04/13 APPROVAL - UV Mesh outdoor stone colour blind
		27/01/15 APPROVAL - Pet Cat Request.
		17/10/19 APPROVAL - install A/C
		28/01/21 APPROVAL - install skylight
		06/05/21 APPROVAL - install gable roof shed
02100029	Janine Haigh	19/11/13 APPROVAL - security screen to front door
		21/03/19 APPROVAL - visiting pet
02100030	Ann O'Toole	25/05/13 APPROVAL - install exhaust flue in the outside wall of their villa
		27/10/15 APPROVAL - Replace existing hedge with lilli pillis trees
		04/10/16 APPROVAL - Pet
		15/05/20 APPROVAL - Pet request
		30/06/21 APPROVAL - install roof pergola
02100031	REES ROBERT	25/08/13 APPROVAL - replacing outdoor tiles
		17/09/13 resolved committee minutes
		17/09/13 APPROVAL - install security doors
		05/08/14 APPROVAL - for security window
		23/03/16 APPROVAL - Extend lockups

VIEW POINT AT TWIN WATERS CTS 33170

Lot Improvements

Account No	Name	Details
02100032	HENDRY KEVIN & DEBRA	01/03/16 APPROVAL - Pet
02100033	GRAHAM PRUDENCE	20/06/16 APPROVAL - Install Shutters
02100034	MILES PETER & CORAL	24/07/13 APPROVAL - dog visit occasionally 19/11/13 APPROVAL - install an outdoor tap 15/04/25 APPROVAL - install air con provided moisture discharge is directed into the garden beds
02100036	STANTON CHARMAINE	17/03/14 APPROVAL - Pet 14/04/15 APPROVAL - Pet 30/01/17 APPROVAL - Screen Door
02100037	Wenger Ernst & Aynsley Helen	Approval to install 8 wooden slats in their exclusive use garden area as per minutes 5/8/14. Approval to install 8 wooden slats on the existing rafter system exclusive use garden as per committee minutes 05/08/14. 24/11/21 - APPROVED by VOC - Privacy Screen in Courtyard over existing fence subject to conditions.
02100038	Anthony & Marilyn Freeman	19/11/13 APPROVAL - dog visit and stay overnight 22/02/18 APPROVAL - replace existing A/C with new units 06/05/21 APPROVAL - visiting pet
02100039	PORTWINE & SOETANTO	300615 APPROVAL - Pet 230316 APPROVAL - Extend lockups
02100040	MARKOVITS PAMELA	15/07/13 APPROVAL - Dog 20/01/23 APPROVAL - Aluminium shutter
02100042	MCCONAGHY CRAIG & HEATHER	Approval to install glass perspex screen on the side panel of their patio.
02100044	RIPPING MARTINA MARIA	23/04/13 APPROVAL - for pet Approval for pet as per committee minutes 23/4/13. Approval for glass panel on patio as per committee minutes 23/4/13. 14/12/15 APPROVAL - Shutters
02100045	David & Annette Newton	15/03/18 APPROVAL to tenant to keep pet birds
02100047	MALETZ & MANGELS	011216 APPROVAL - Pet
02100048	KIRKPATRICK IAN & SUSAN	160821 APPROVAL - Install Sklights 02/05/17 APPROVAL - Install sliding doors 02/05/17 APPROVAL - Install sliding windows 02/02/18 APPROVAL - Install outside TV Antenna
02100049	David & Tanya Hain	27/10/15 APPROVED - Glass Sliding Door 06/05/21 APPROVAL - visiting pet 25/08/23 APPROVAL - install 3 internal solar skylight units to rooftop
02100050	DONOVAN PATRICIA	03/08/16 APPROVAL - Install Glass Panels to Balcony 09/03/21 APPROVAL - Cage extension request
02100051	DUNNING ANDREW & ALEXANDRA	17/01/17 APPROVAL - Pet 17/08/18 APPROVAL - install security screens 17/08/18 APPROVAL - visiting pet



CERTIFICATE OF CURRENCY

THE INSURED

POLICY NUMBER	QRSC14000455
PDS AND POLICY WORDING	Residential Strata Product Disclosure Statement and Policy Wording SCI034-Policy-RS-PPW-02/2021 Supplementary Product Disclosure Statement SCIA-036_SPDS_RSC-10/2021
THE INSURED	Body Corporate for Viewpoint at Twin Waters Community Title Scheme 33170
SITUATION	20 Baywater Drive, Twin Waters, QLD, 4564
PERIOD OF INSURANCE	Commencement Date: 4:00pm on 25/10/2024 Expiry Date: 4:00pm on 25/10/2025
INTERMEDIARY	Direct Insurance Brokers Pty Ltd
ADDRESS	38 Brookes Street, Bowen Hills, QLD, 4006
DATE OF ISSUE	21/10/2024

POLICY LIMITS / SUMS INSURED

SECTION 1	PART A	1. Building	\$58,092,565
		Common Area Contents	\$339,000
	PART B	Loss of Rent/Temporary Accommodation	\$8,713,885
	OPTIONAL COVERS	1. Flood	Not Included
		2. Floating Floors	Not Included
SECTION 2	Liability		\$20,000,000
SECTION 3	Voluntary Workers		Included
SECTION 5	Fidelity Guarantee		\$100,000
SECTION 6	Office Bearers' Liability		\$2,000,000
SECTION 7	Machinery Breakdown		\$100,000
SECTION 8	Catastrophe		\$17,427,770
SECTION 9	PART A	Government Audit Costs – Professional Fees	\$25,000
	PART B	Appeal Expenses	\$100,000
	PART C	Legal Defence Expenses	\$50,000
SECTION 10	Lot Owners' Fixtures and Improvements		\$300,000
SECTION 11	Loss of Lot Market Value		Not Included

This certificate of currency has been issued by Strata Community Insurance Agencies Pty Ltd, ABN 72 165 914 009, AFSL 457787 on behalf of the insurer Allianz Australia Insurance Limited, ABN 15 000 122 850, AFSL 234708 and confirms that on the Date of Issue a policy existed for the Period of Insurance and sums insured shown herein. The Policy may be subsequently altered or cancelled in accordance with its terms after the Date of Issue of this notice without further notice to the holder of this notice. It is issued as a matter of information only and does not confer any rights on the holder.

This certificate does not amend, extend, replace, negate or override the benefits, terms, conditions and exclusions as described in the Schedule documents together with the Product Disclosure Statement and insurance policy wording.

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

Identification number: PSC0232492

2. Location of the swimming pool

Property details are usually shown on the title documents and rates notices

Street address:

20 BAYWATER DR

TWIN WATERS QLD

Postcode

4

5

6

4

Lot and plan details:

9999/SP/152926

Local government area:

SUNSHINE COAST REGIONAL

3. Exemptions or alternative solutions for the swimming pool (if applicable)

If 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. Pool properties

Shared pool



Non-shared pool



Number of pools

1

5. Pool safety certificate validity

Effective date:

0

6

/

1

1

/

2

0

2

4

Expiry date:

0

6

/

1

1

/

2

0

2

5

6. Certification

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:

Scott Michael John HEANEY

Pool safety inspector
licence number:

PS100479

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*. High penalties apply for non-compliance. Parents should also consider beginning swimming lessons for their young children from an early age. Please visit

<https://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.