



DISCLOSURE STATEMENT

Body Corporate and Community Management Act 1997 and amendments (Section 206)
As at 20/07/2021 Reference# 47858X

Section 1 - Body Corporate			
Name of Scheme:	Bayside City		
Address of Scheme	327-329 Lake Street, Cairns North QLD 4870		
Community Titles Scheme # (CTS):	18183		
Lot number this report relates to:	44 (BUP100387)		
Date of registration of the Scheme:	27/07/1994		
Name of the secretary:	Carolyn Cooper		
Regulation Module for Scheme :	Standard		
Date of Last AGM :	02/12/2020		
Approximate Size of the Lot :	108m2		
Asset Register :	No		
Section 2 - Body Corporate Manager			
Name of Manager:	Strataworks		
Address of Manager:	105/181 Mulgrave Road, Bungalow QLD 4870		
Telephone Number:	(07) 4041-1590		
Body Corporate Information Certificates Issued by:	The Body Corporate Manager		
Section 3 - Bank Balances			
Administration Fund: Balance:	\$41,972.04 credit, as at 19/07/2021		
Sinking Fund: Balance:	\$152,177.63 credit, as at 19/07/2021		
Section 4 - Annual Contributions, Payable by this lot			
Administrative Fund:	\$2,772.00		
Sinking Fund:	\$548.94		
Insurance Levy:	NA		
Total Annual Funds, payable by this lot :	\$3,320.94		
Total Discounted Annual Funds:	NA		
Levy Notes Gst/Other:	The above levies are all inclusive of GST		
Any Discount Applicable :	No		
Late Payment penalty (if applicable) :	Unable to ascertain		
Section 5 - Lot Entitlements			
Total lots in Scheme:	50		
Contribution Entitlement:	21	Aggregate (total contribution entitlements)	1,000
Interest Lot Entitlement :	21	Aggregate (total interest entitlements)	1,000
Date of last Community Management Statement on file	14/06/2000		
Is there a Committee Elected for this Scheme :	Yes		
Section 6 - Common Property Details			
What are the common property improvements, which the owner of the lot, is responsible for :	Any locking, safety device or security screens. Ac's		
What Exclusive Use is granted for this lot :	Nil		
Section 7 - Any Special Levies			
Any disclosed Special levies (for lot) :	Yes		
Special Levy amount / due date :	Insurance YE2020 \$577.50 due 15/05/2021, Insurance YE2021 \$329.70 due 15/07/2021 & 15/10/2021		

Section 8 - Administration Fund Contributions (payable quarterly):

Period issued	Due Date	Discounted	Gross Payable
01/09/2020 To 30/11/2020	01/09/2020	0.00	\$508.20
01/12/2020 To 28/02/2021	01/12/2020	0.00	\$754.53
01/03/2021 To 31/05/2021	01/03/2021	0.00	\$754.53
01/06/2021 To 31/08/2021	01/06/2021	0.00	\$754.74
		0.00	\$2,772.00
Pre-Issue			
01/09/2021 To 30/11/2021	01/09/2021	0.00	\$693.00
N/A To N/A	N/A	0.00	0.00

Section 9 - Sinking Fund Contributions (payable quarterly) :

Period issued	Due Date	Discounted	Gross Payable
01/09/2020 To 30/11/2020	01/09/2020	0.00	\$133.77
01/12/2020 To 28/02/2021	01/12/2020	0.00	\$138.39
01/03/2021 To 31/05/2021	01/03/2021	0.00	\$138.39
01/06/2021 To 31/08/2021	01/06/2021	0.00	\$138.39
		0.00	\$548.94
Pre-Issue			
01/09/2021 To 30/11/2021	01/09/2021	0.00	\$137.24
N/A To N/A	N/A	0.00	0.00

Section 10 - Insurance Levy (if applicable N/A) :

Period issued	Due Date	Discounted	Gross Payable
01/09/2020 To 30/11/2020	01/09/2020	0.00	0.00
01/12/2020 To 28/02/2021	01/12/2020	0.00	0.00
01/03/2021 To 31/05/2021	01/03/2021	0.00	0.00
01/06/2021 To 31/08/2021	01/06/2021	0.00	0.00
		0.00	0.00
Pre-Issue			
01/09/2021 To 30/11/2021	01/09/2021	0.00	0.00
N/A To N/A	N/A	0.00	0.00

Section 11 - InsuranceBuilding:

Building Sum Insured \$13,369,140.00 Insurance Company CGU Insurance Limited

Policy No. 0652714134 Renewal date 28/01/2022 Premium \$95,045.86

Public Liability:

Public Liability Sum Insured \$20,000,000.00 Insurance Company CGU Insurance Limited

Policy No. 0652714134 Renewal date 28/01/2022 Premium Included in the Building Insurance

Other Insurance :

Loss of Rent/Temporary Accommodation: \$2,005,371.00

Catastrophe or Emergency: \$2,005,371.00

Fidelity Guarantee: \$100,000.00

Office Bearers Liability: \$1,000,000.00

Voluntary Workers: \$200,000.00/\$2,000

Government Audit Costs: \$25,000.00

Legal Expenses: \$50,000.00

Work Place Health & Safety Breaches: \$100,000.00

Lot Owners Fixtures and Improvements (per lot): \$250,000.00

Section 12 - Implied Warranties, Defects and other matters

Sighted Standard Timber Pest Report dated 04/03/2021 prepared by Pest Off Solutions. Summary reported Evidence of Live Termite Activity found at the property on trees and fences).

EGM 07/05/2021: resolved to raise a special levy to meet the cost of Insurance for Year Ended August 2020 at a rate of \$27.50 per unit of lot entitlement due and payable by the 15/05/2021.

Resolved to raise a special levy to meet the cost of Insurance for year ended August 2021 at a rate of \$31.40 per unit of lot entitlement due and payable in 2 installments on the 15/07/2021 and 15/10/2021.

Sighted Pool Safety Certificate dated 20/05/2021, expiring 20/05/2022.

Sighted Committee Meeting 05/07/2021: resolved to accept a quotation from H2O Consultants to provide a scope of works and certify repair works to L39 Fire Rated Ceiling. Nothing further sighted.

Note: Strataworks do not supply a current owner levy statement

Signing

Seller / Sellers Agent

Witness

Date

BUYERS ACKNOWLEDGEMENT (the buyer acknowledges having received and read this statement)

Buyer / Buyers Agent

Witness

Date

Disclaimers and Exclusions

**The information contained in this report was extracted from the books and records of the Body Corporate Manager. Implied Warranties, defects and other matters included are applicable to the 12 month period preceding the date of this report. There is a possibility that all of the Body Corporation records may not have been made available for inspection, or the records may not have contained all of the information of interest to the Purchaser or Mortgagee. Body Corporate Reports will not accept responsibility in either event. It is highly recommended that any purchaser obtain a Full Strata Inspection Report, which includes an extensive building history and a complete record of matters of interest to the buyer.

GST - our reports are a reflection of the books and records of the Body Corporate Managers. Most Levies are shown inclusive of GST, however GST is NOT always included in levies on some buildings. Where this is the case, we will clearly reflect that in our Levy Notes/Other directly underneath the total annual contributions shown as "The above Levies are plus GST".

Disclosure Statement for Lot 44 (BUP100387) Bayside City CTS 18183

Information supplied in this report is compiled by Body Corporate Reports on 0425 777485.

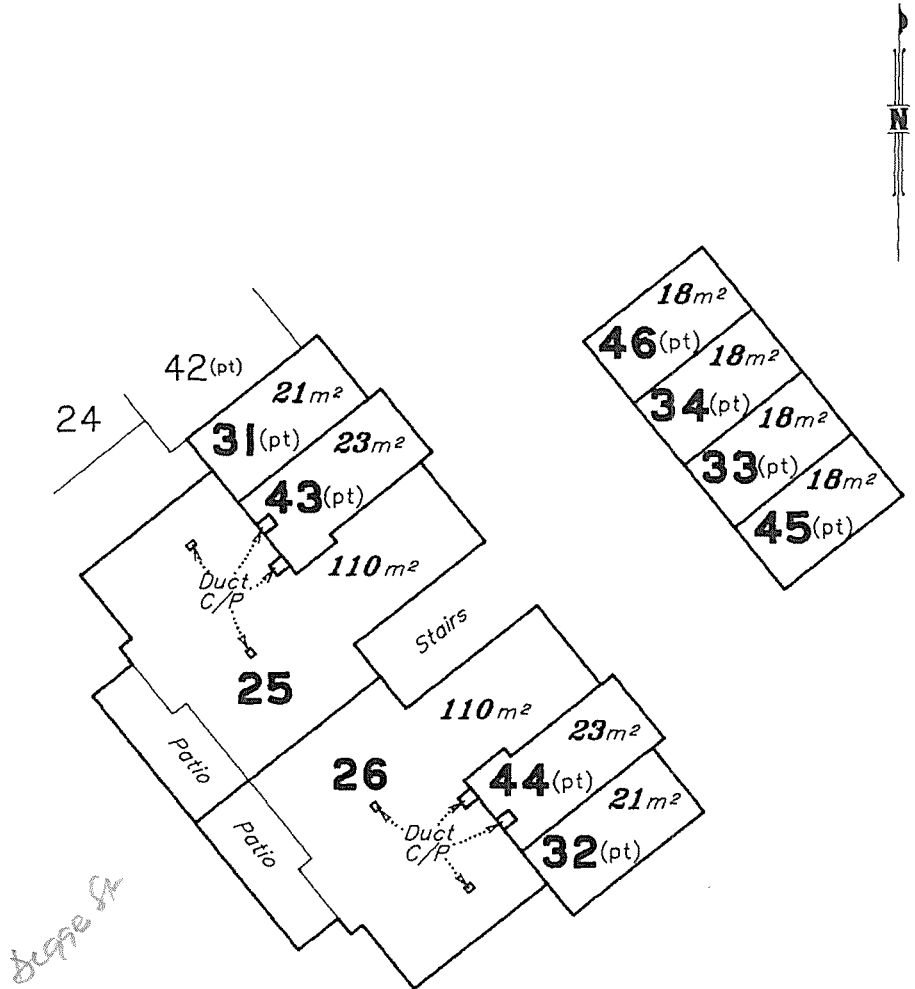
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Name of Building: Bayside City

Section 8(1).
Sheet No. 11 of 21 Sheets

BUILDING UNITS PLAN NO. 100387

LEVEL A



Signe Dr

SCALE: 1:200

Floor areas are approximate only.

SIGNATURE OF REGISTERED PROPRIETOR:

The common seal of Bembrey Pty Ltd,
ACN 010 635 435 was here unto affixed
by Authority of the Directors in the presence
of John Kenneth Broadley and Julienne Jane
Broadley.

BEMBRAY PTY LTD (ACN 010 635 435) by its
Attorney GLEN MICHAEL MORROW under Power of
Attorney No. T714581H

Glen M Morrow
GLEN MICHAEL MORROW

..... DIRECTOR

[Signature]
.....
Chief Executive Officer

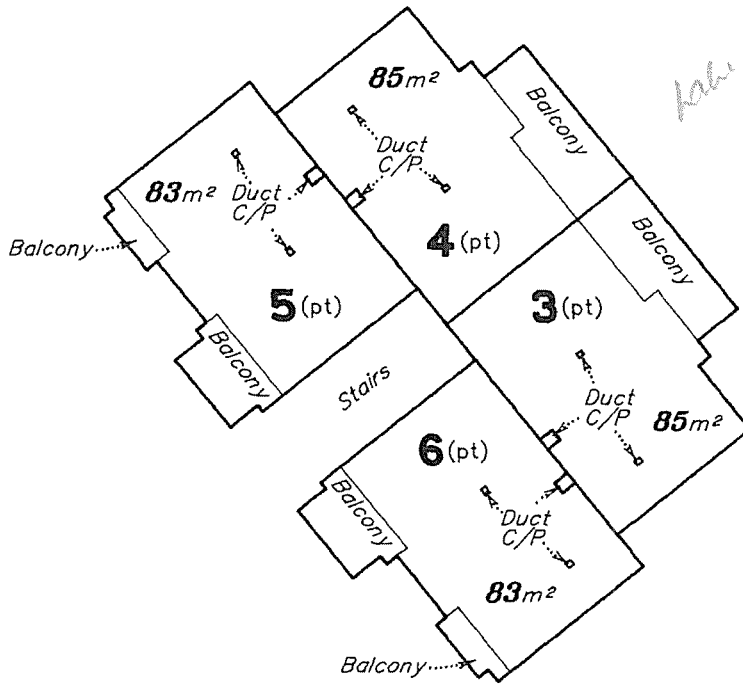
..... DIRECTOR

Council of the City of Cairns

Name of Building: Bayside City

BUILDING UNITS PLAN NO. 100387

LEVEL B



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GLEN MICHAEL MORROW

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[Signature]
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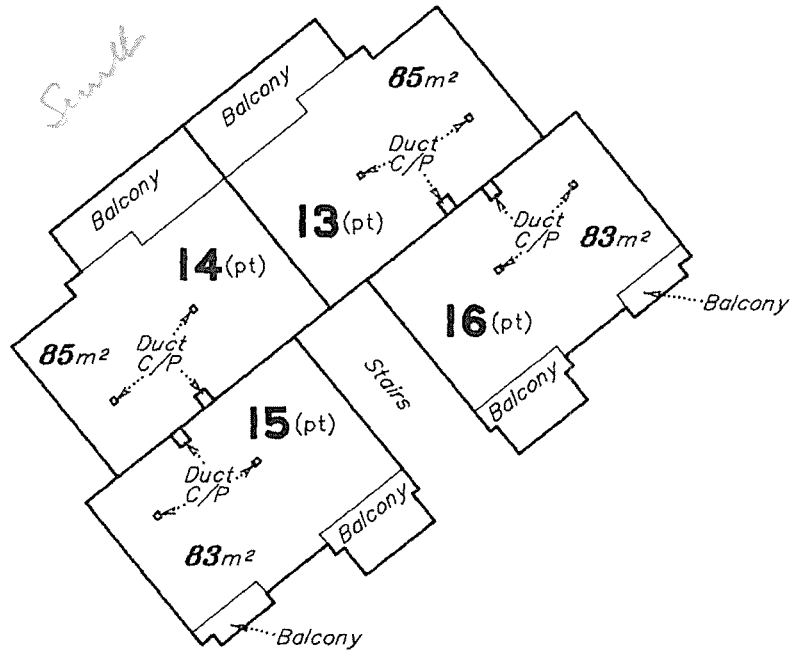
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Name of Building: Bayside City

Section 8(1).
Sheet No. 13 of 21 Sheets

BUILDING UNITS PLAN NO. 100387

LEVEL B



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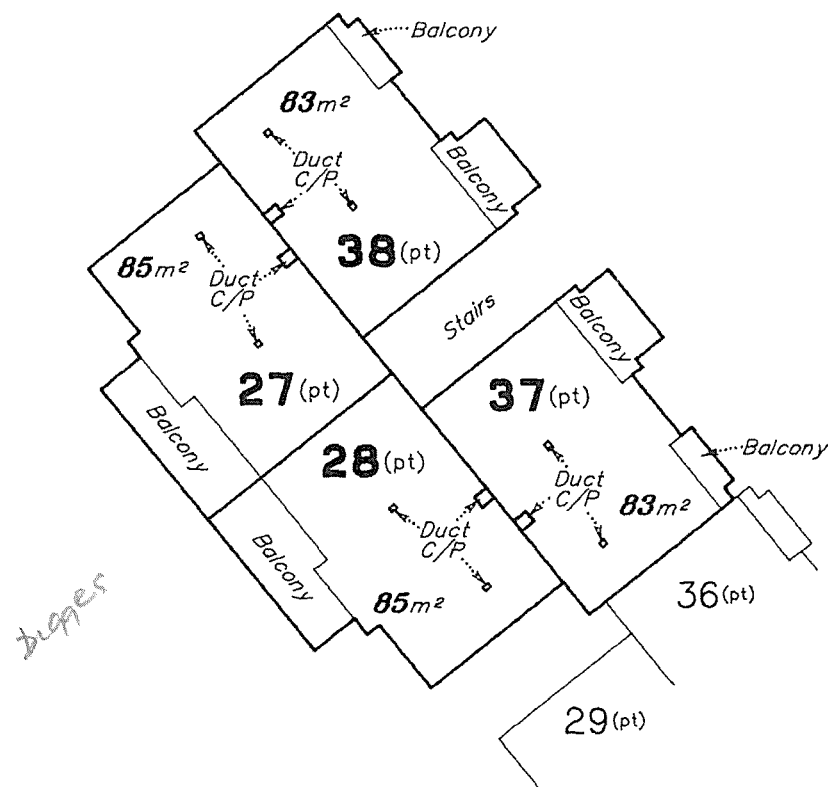
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Name of Building: Bayside City

BUILDING UNITS PLAN NO. 100387

LEVEL B

3



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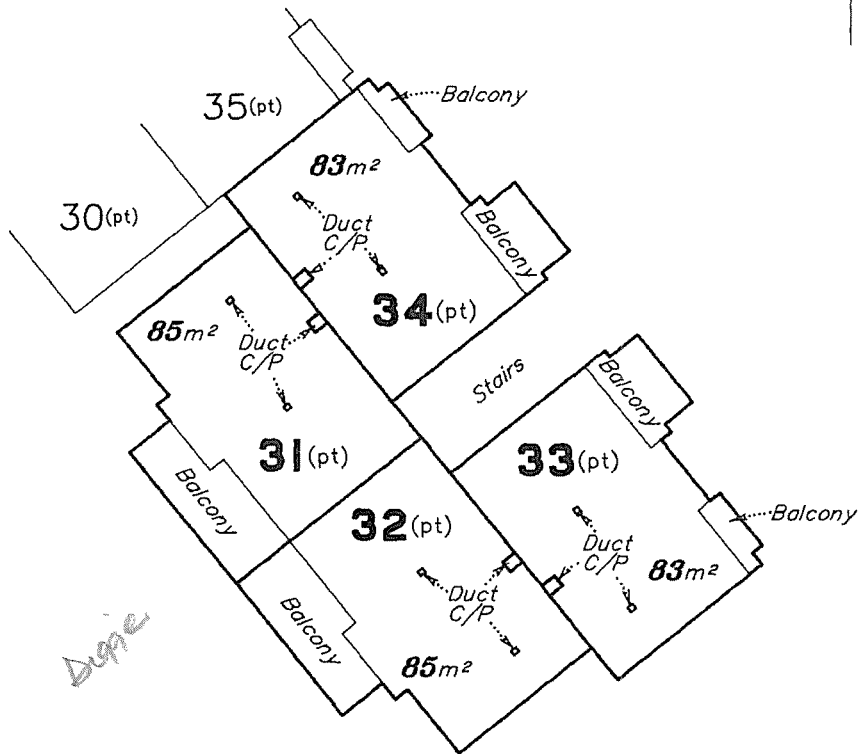
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Section 8(1).
Sheet No. 16 of 21 Sheets

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LEVEL B

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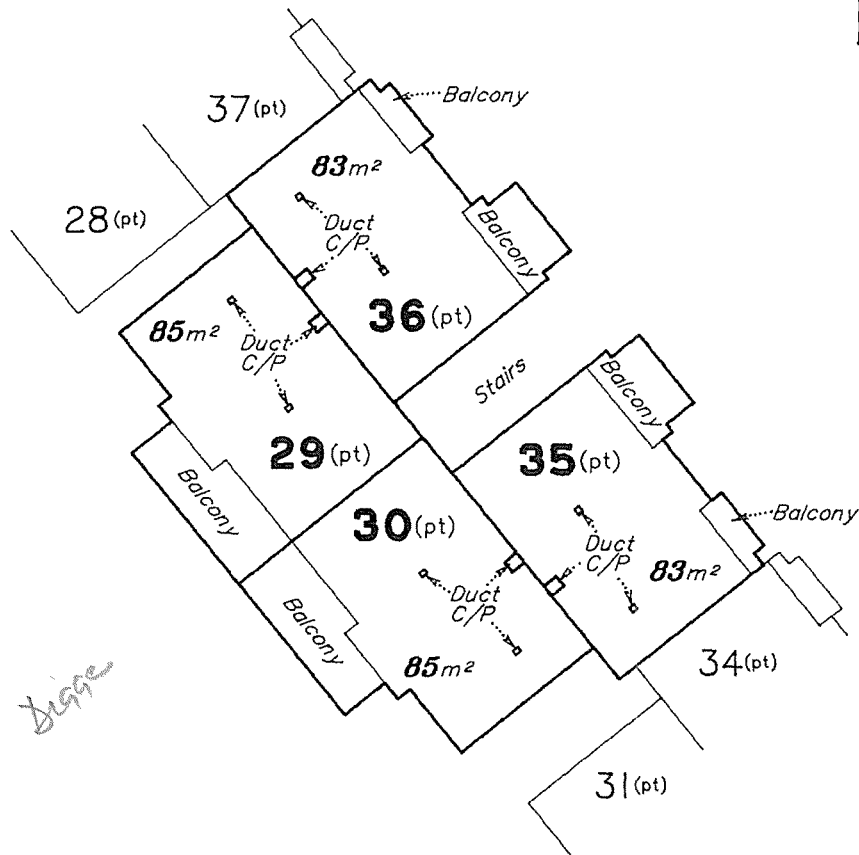
Malcolm
.....
Chief Executive Officer

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BUILDING UNITS PLAN NO. 100387

LEVEL B



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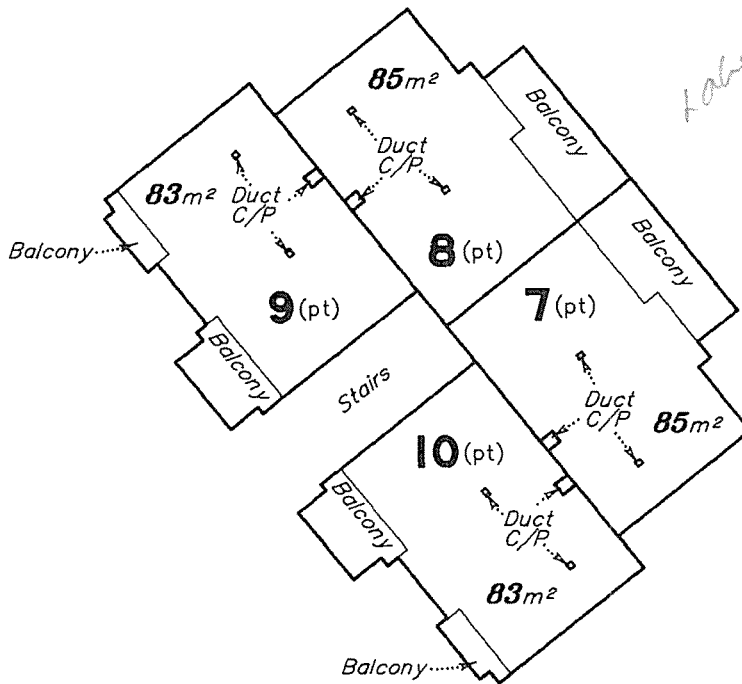
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Name of Building: Bayside City

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Sheet No.17 of 21 Sheets

BUILDING UNITS PLAN NO. 100387

LEVEL C



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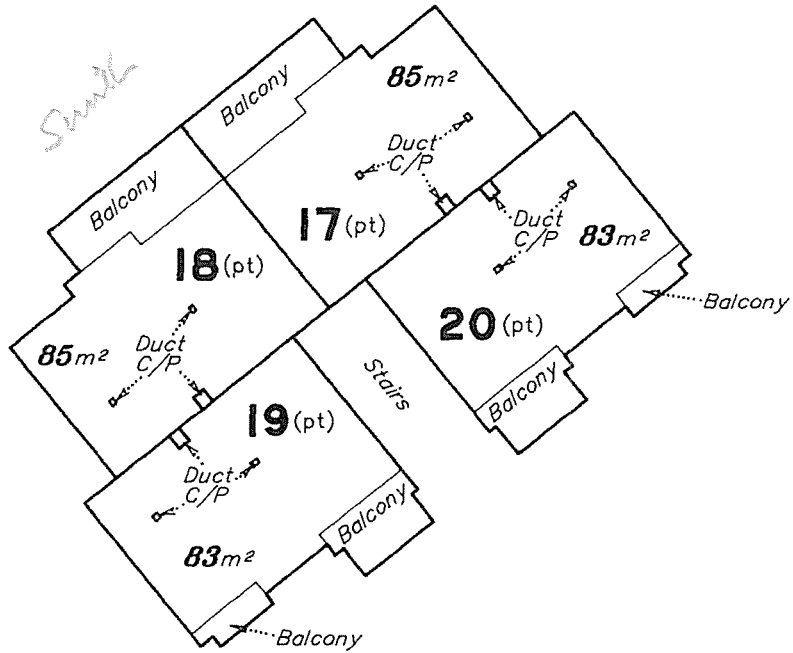
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Section 8(1).
Sheet No. 18 of 21 Sheets

BUILDING UNITS PLAN NO. 100387

LEVEL C

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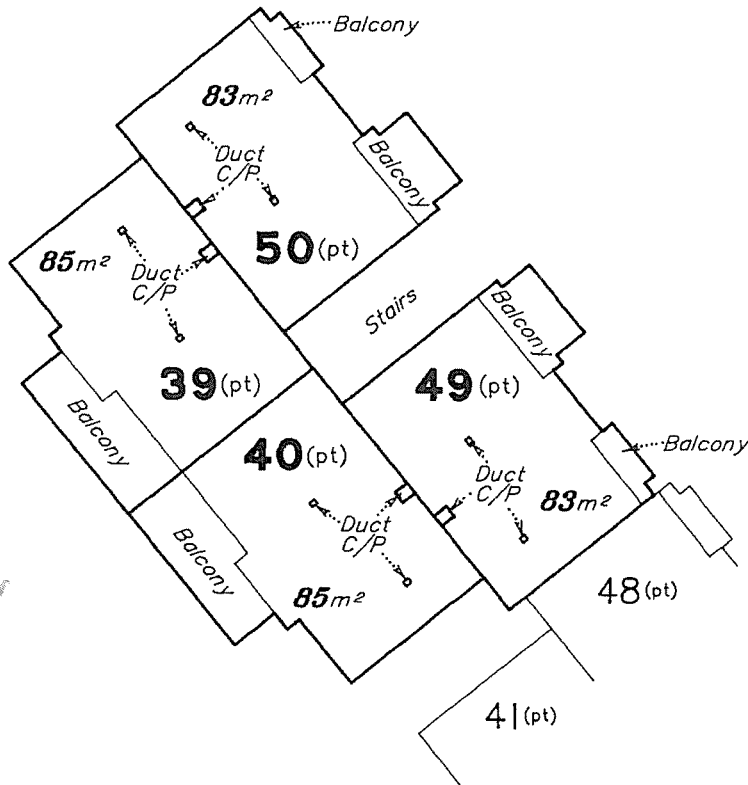
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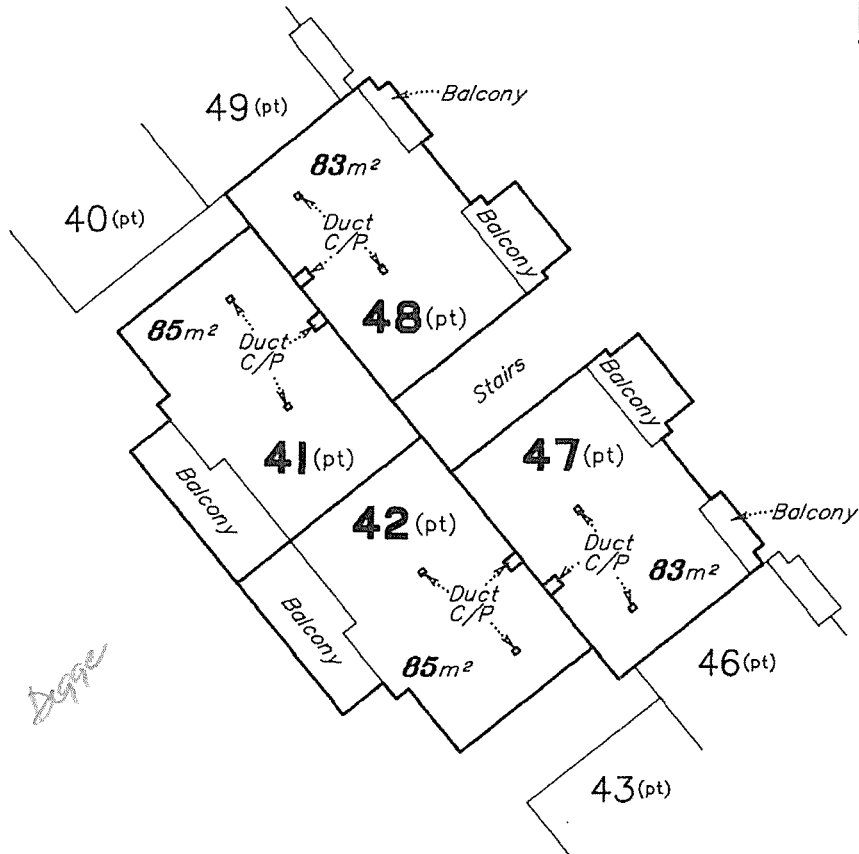
+ *[Signature]*
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Name of Building: Bayside City

BUILDING UNITS PLAN NO. 100387

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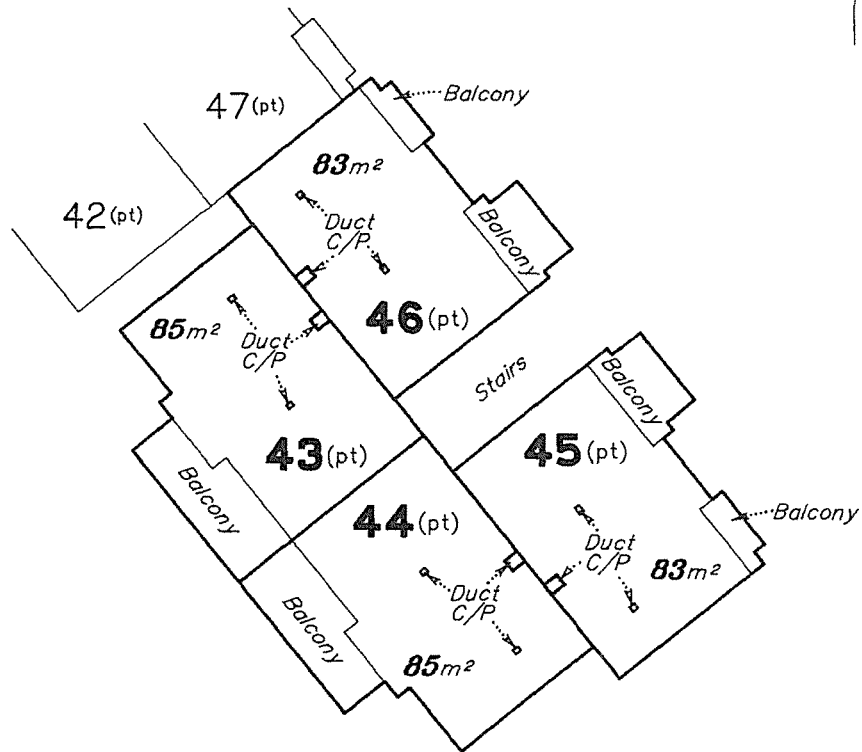
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BUILDING UNITS PLAN NO. 100387

LEVEL C

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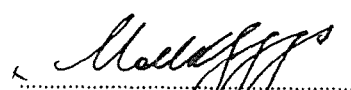
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Council of the City of Cairns

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:
2. Location of the swimming pool

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

Street address:

Postcode

Lot and plan details:

Local government area:

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.

4. Shared pool or non-shared pool

Shared pool

Non-shared pool

5. Pool safety certificate validity

Effective date:

 / /

Expiry date:

 / /
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:

 Pool safety inspector
licence number:

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 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.