DISCLOSURE STATEMENT

BODY CORPORATE AND COMMUNITY MANAGEMENT ACT 1997 SECTION 206

Body Corporate Body Corporate for: ALEXANDRA BEACH RESORT APARTMENTS

Community Titles Scheme No: 30867 BUP: 106913 Lot No: 56 (Unit 458)

Address: 180 Alexandra Parade, Alexandra Headland Qld 4572

Regulation Module

Accommodation

Body Corporate Secretary/Manager Name: North Coast Body Corporate Management Services Address: Suite 13, 65 Bulcock Street, Caloundra Qld 4551

Telephone: 5491 4833 Fax: 5492 5791

Body Corporate Committee

Is there a Committee for the Body Corporate:

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: \$ 4,419.14 (Gross) **Discount: 10%**

Installment(s): Due Date Period Amount 01.12.17 - 28.02.18 \$ 1.088.45 01.12.17 (Gross) 01.03.18 - 31.05.18\$ 1.088.45 01.03.18 01.06.18 - 31.08.18\$1,121.12 01.06.18 01.09.18 - 30.11.18 \$1,121.12 01.09.18 Pre-Issued Levies: 01.12.18 - 28.02.19 \$ 1.104.79 01.12.18 101.03.19 - 31.05.19 \$ 1,104.79 01.03.19

Sinking Fund: Annual Levy: \$ 2,381.74 (Gross) Discount: 10%

Installment(s): Period Amount Due Date 01.12.17 - 28.02.18(Gross) \$ 586.58 01.12.17 01.03.18 - 31.05.18\$ 586.58 01.03.18 01.06.18 - 31.08.18\$604.29 01.06.18 01.09.18 - 30.11.18\$ 604.29 01.09.18 Pre-Issued Levies: \$ 595.43 01.12.18 - 28.02.19 01.12.18

101.03.19 \$ 595.43 01.12.18 | 01.03.19 | \$ 595.43 01.03.19

Insurance Fund: Annual Levy: \$518.34 (Gross) Discount: Nil

Due Date Installment(s): Period Amount (Gross) 01.12.17 - 28.02.18\$ 122.82 01.12.17 01.03.18 - 31.05.18 \$ 122.82 01.03.18 01.06.18 - 31.08.18\$ 136.35 01.06.18 \$ 136.35 01.09.18 - 30.11.1801.09.18 Pre-Issued Levy: 01.12.18 - 28.02.19 \$ 129.58 01.12.18 \$ 129.58 01.03.19 - 31.05.19 01.03.19

Other: Nil

Information Prescribed under Regulation Module Not applicable – none prescribed

Lot Entitlements And Other Matters Contribution Schedule Lot Entitlement: Aggregate: 10,005 This Lot: 45

Interest Schedule Lot Entitlement:

Aggregate: 851
This Lot: 5

Balance of Sinking Fund: \$1,017,496.63 as at 16.11.18 Balance of Administrative Fund: \$88,950.74 as at 16.11.18

Improvements on	None recorded on the Register of Improvements to Lots.					
Common Property for which buyer	Car park part of Lot 56 on Level A - see extract from BUP 106913 attached					
will be responsible	(Improvements without body corporate approval should be disclosed here by the seller)					
Assets on Register	Refer to attached Asset Register					
	<u>-</u>					
Insurance	Insurer: Policy No:	Chubb Insurance Company of Australia Limited 93213138				
	Current to: Building Cover:	30.10.19 \$ 77,336,652				
	Public Liability: Common Contents:	\$ 20,000,000 Included in Building Sum Insured				
	Loss of Rent:	\$ 11,485,641				
	Building Catastrophe: Office Bearers Liability:	15% of Building Sum Insured \$ 5,000,000				
	Machinery Breakdown:	\$ 100,000				
Signing						
Signing	Seller/Seller's Agent	Witness				
	Date					
Buyer's	The buyer acknowledges having received and read this statement from the seller before					
Acknowledgement	The buyer acknowledges having received and read this statement from the seller before entering into the contract.					
	Divor	Mileson				
	Buyer	Witness				

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 16.11.18

Date

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)(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)(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.

Building Units and Group Titles Act 1980 BUILDING UNITS AND GROUP TITLES REGULATION 1980

(Form 9)

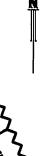
Name of Building: <u>ALEXANDRA BEACH</u>

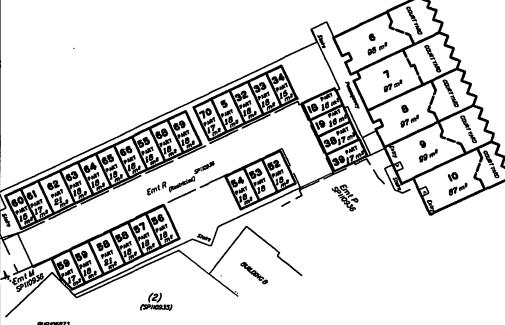
Section 8(1). Sheet No. 7 of I2 Sheets

BUILDING UNITS PLAN NO.

BUILDING

LEVEL





SCALE:

1:400

Floor areas are approximate only.

SIGNATURE OF REGISTERED PROPRIETOR:

Die tor

Delegated Officer

Maroochy Shire Council

ASSET REGISTER

For ALEXANDRA BEACH RESORT APTS **Community Titles Scheme 30867**

Asset Register Number 1 of 6

Asset Description:

Body solid G9

Date Acquired:

21/07/2012

Purchased or Gift:

Purchased

Price or Value:

\$4,999.00

Supplied By:

Asset Register Number 2 of 6

Asset Description:

Vision Treadmill

Date Acquired:

12/07/2012

Purchased or Gift:

Purchased

Price or Value:

\$6,500.00

Supplied By:

Asset Register Number 3 of 6

Asset Description:

Vision bike

Date Acquired:

6/07/2012

Purchased or Gift:

Purchased

Price or Value:

\$900.00

Supplied By:

Asset Register Number 4 of 6

Asset Description:

Bodywork Recumbent Bike

Date Acquired:

6/07/2012

Purchased or Gift:

Purchased

Price or Value:

\$500.00

Supplied By:

Asset Register Number 5 of 6

Asset Description:

Liberty fitness phoenix bike

Date Acquired:

8/04/2014

Purchased or Gift:

Purchased

Price or Value:

\$2,598.99

Supplied By:

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Asset Register Number 6 of 6

Asset Description:

Quad bike & trailer

Date Acquired:

2/02/2013

Purchased or Gift:

Purchased

Price or Value:

\$0.00

Supplied By:

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**** End of Report ****



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 num	ber:	PSC0000900				
2. Location of the swimming pool								
Lot/s on plan details are usually shown on the title documents and rates notices								
Street address:	180 ALEXANDRA PDE							
	ALEXANDRA HEADLAND QLD				de 4 5 7 2			
Lot and plan details:	9999/BUP/106873	Local government area:	SUN	ISHINE COAST REGION	AL.			
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:	0 6 / 1 1 / 2	0 1 8	E	xpiry date: 0 6 / 1	1 / 2 0 1 9			
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 <i>Building Act 1975</i> .								
I certify that I have inspected the swimming pool and I am reasonably satisfied that, under the <i>Building Act 1975</i> , the pool is a complying pool.								
Name:	PAUL JOHN BLOOMER							
Pool safety inspector licence number:	PS100529							
Signature:	Paul Bloomer			Date: 6 / 1	1/2019			

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.