

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: 13 (Unit 263)
Address: 180 Alexandra Parade, Alexandra Headland Qld 4572

Regulation Module Accommodation

Body Corporate Secretary/Manager Name: Body Corporate Services
Address: PO Box 534, Caloundra Q 4551
Telephone: 07 5491 4833
Email: bcs_caloundra@bcssm.com.au

Body Corporate Committee Is there a Committee for the Body Corporate: Yes
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:	\$3,933.82 (Gross)	Discount: 10%	
		Installment(s): (Gross)	Period	Amount	Due Date
			01.12.18 – 28.02.19	\$1,080.20	01.12.18
			01.03.19 – 31.05.19	\$1,080.20	01.03.19
			01.06.19 – 31.08.19	\$ 886.71	01.06.19
			01.09.19 – 30.11.19	\$ 886.71	01.09.19
		<i>Pre-Issued Levies:</i>	<i>01.12.19 – 29.02.20</i>	<i>\$ 983.46</i>	<i>01.12.19</i>
		<i>01.03.20 – 31.05.20</i>	<i>\$ 983.48</i>	<i>01.03.20</i>	

Sinking Fund:	Annual Levy:	\$2,715.80 (Gross)	Discount: 10%	
	Installment(s): (Gross)	Period	Amount	Due Date
		01.12.18 – 28.02.19	\$582.18	01.12.18
		01.03.19 – 31.05.19	\$582.18	01.03.19
		01.06.19 – 31.08.19	\$775.72	01.06.19
		01.09.19 – 30.11.19	\$775.72	01.09.19
	<i>Pre-Issued Levies:</i>	<i>01.12.19 – 29.02.20</i>	<i>\$678.98</i>	<i>01.12.19</i>
		<i>01.03.20 – 31.05.20</i>	<i>\$678.95</i>	<i>01.03.20</i>

Insurance Fund:	Annual Levy:	\$441.98 (Gross)	Discount: Nil	
	Installment(s): (Gross)	Period	Amount	Due Date
		01.12.18 – 28.02.19	\$103.62	01.12.18
		01.03.19 – 31.05.19	\$103.62	01.03.19
		01.06.19 – 31.08.19	\$117.37	01.06.19
		01.09.19 – 30.11.19	\$117.37	01.09.19
	<i>Pre-Issued Levy:</i>	<i>01.12.19 – 29.02.20</i>	<i>\$110.50</i>	<i>01.12.19</i>
		<i>01.03.20 – 31.05.20</i>	<i>\$110.51</i>	<i>01.03.20</i>

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: 44
Interest Schedule Lot Entitlement: Aggregate: 851
This Lot: 4

Balance of Sinking Fund: \$1,280,129.40 as at 05.12.19
Balance of Administrative Fund: \$ 188,031.17 as at 05.12.19

Improvements on Common Property for which buyer will be responsible

None found on Register of Authorisations Affecting Common Property.

By-law 42 grants exclusive use for car parking. The exclusive use by-law and plan is attached.

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

Assets on Register

Register of Assets is attached.

Insurance

Insurer:	Chubb Insurance Australia Limited
Policy No:	93213138
Current to:	30.10.20
Building Cover:	\$83,791,097
Public Liability:	\$20,000,000
Common Contents:	Included in Building Sum Insured
Loss of Rent:	\$12,444,222
Building Catastrophe:	\$12,444,222
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.

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.

Alexandra Beach Resort Apartments Community Titles Scheme 30867

42. Exclusive Use for car Parking

- 42.1 The owner for the time being of lots 11 – 19, 24 – 27, 29, 31, 41, 42, 45, 47 – 51, 53 – 63, 66, 67, 70, 72 – 74, 79, 82, 85, 91 and 92 on BUP 106756 shall be entitled to the exclusive use for himself and his or her licensees of the carpark space or spaces, the identifying number or numbers of which appear in the sheet marked "A" and "A2" within the plan in Schedule E of the Community Management Statement.
- 42.2 The owner for the time being of lots 1 – 4, 7 – 14, 17 – 20, 22 – 32, 35 – 41, 44 and 45 on BUP 106873 shall be entitled to the exclusive use for himself and his or her licensees of the carpark space or spaces, the identifying number or numbers of which appear in the sheet marked "B", "B1" and "B2" within the plan in Schedule E of the Community Management Statement.
- 42.3 The owner for the time being of lots 1 – 4, 6 – 31, 35 – 51 and 67 on BUP 106913 shall be entitled to the exclusive use for himself and his or her licensees of the carpark number and numbers of which appear in the sheets marked "C", "C1", "C2" and "C3" within the plan in Schedule of the Community Management Statement.
- 42.4 Each owner to whom exclusive use of a car space or spaces is granted shall use the space or spaces for car parking purposes only and shall not litter the same or so use the same as to create a nuisance.
- 42.5 The owner shall be responsible for the maintenance of the exclusive use area pursuant to Section 114(1) of the Act at its expense.

43. BBQ Prohibited on Balconies

An owner or occupier of a lot must not use any cooking equipment such as a barbeque on the balcony of the lot.

44. Interpretation

44.1 In these by-laws, unless a contrary intention appears:-

"Act" means the Body Corporate and Community Management Act 1997 as amended.

"Dining Areas" means those parts of the common property located on the ground level of the buildings to use used for dining purposes.

"Manager's Unit" means Lots 3 and 19 on BUP 106756

"Manager" means the owner of lot 3 and 19 on BUP 106756 or any entity or entities associated with the owner of lots 3 and 19 on BUP 106756.

45. No Smoking

Smoking is prohibited on all of the Common Property.

SCHEDULE D	OTHER DETAILS REQUIRED/PERMITTED TO BE INCLUDED
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Nil

SCHEDULE E	DESCRIPTION OF LOTS ALLOCATED EXCLUSIVE USE AREAS OF COMMON PROPERTY
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Lot on Plan	Purpose	Exclusive Use Area
Lot 1 on BUP 106756	Outdoor Dining Area	Area marked unit 1 on sketch marked "A1" and Area OD2 on sketch marked "D"
Lot 2 on BUP 106756	Outdoor Dining Area	Area marked unit 2 on sketch marked "A1"
Lot 20 on BUP 106756	Outdoor Dining Area	Area marked unit 20 on sketch marked "A1"

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Lot 4 on BUP 106913	Car Parking	Area 4 on sketch marked "C" and "C2"
Lot 6 on BUP 106913	Car Parking	Area 6 on sketch marked "C" and "C2"
Lot 7 on BUP 106913	Car Parking	Area 7 on sketch marked "C" and "C1"
Lot 8 on BUP 106913	Car Parking	Area 8 on sketch marked "C" and "C1"
Lot 9 on BUP 106913	Car Parking	Area 9 on sketch marked "C" and "C1"
Lot 10 on BUP 106913	Car Parking	Area 10 on sketch marked "C" and "C1"
Lot 11 on BUP 106913	Car Parking	Area 11 on sketch marked "C" and "C1"
Lot 12 on BUP 106913	Car Parking	Area 12 on sketch marked "C" and "C1"
Lot 13 on BUP 106913	Car Parking	Area 13 on sketch marked "C" and "C1"
Lot 14 on BUP 106913	Car Parking	Area 14 on sketch marked "C" and "C1"
Lot 15 on BUP 106913	Car Parking	Area 15 on sketch marked "C" and "C1"
Lot 16 on BUP 106913	Car Parking	Area 16 on sketch marked "C" and "C1"
Lot 17 on BUP 106913	Car Parking	Area 17 on sketch marked "C" and "C1"
Lot 18 on BUP 106913	Car Parking	Area 18 on sketch marked "C" and "C1"
Lot 19 on BUP 106913	Car Parking	Area 19 on sketch marked "C" and "C1"
Lot 20 on BUP 106913	Car Parking	Area 20 on sketch marked "C" and "C1"
Lot 21 on BUP 106913	Car Parking	Area 21 on sketch marked "C" and "C1"
Lot 22 on BUP 106913	Car Parking	Area 22 on sketch marked "C" and "C1"
Lot 23 on BUP 106913	Car Parking	Area 23 on sketch marked "C" and "C1"
Lot 24 on BUP 106913	Car Parking	Area 24 on sketch marked "C" and "C2"
Lot 25 on BUP 106913	Car Parking	Area 25 on sketch marked "C" and "C2"
Lot 26 on BUP 106913	Car Parking	Area 26 on sketch marked "C" and "C2"
Lot 27 on BUP 106913	Car Parking	Area 27 on sketch marked "C" and "C2"
Lot 28 on BUP 106913	Car Parking	Area 28 on sketch marked "C" and "C2"
Lot 29 on BUP 106913	Car Parking	Area 29 on sketch marked "C" and "C2"
Lot 30 on BUP 106913	Car Parking	Area 30 on sketch marked "C" and "C2"
Lot 31 on BUP 106913	Car Parking	Area 31 on sketch marked "C" and "C2"
Lot 35 on BUP 106913	Car Parking	Area 35 on sketch marked "C" and "C2"
Lot 36 on BUP 106913	Car Parking	Area 36 on sketch marked "C" and "C2"
Lot 37 on BUP 106913	Car Parking	Area 37 on sketch marked "C" and "C3"
Lot 38 on BUP 106913	Car Parking	Area 38 on sketch marked "C" and "C3"
Lot 39 on BUP 106913	Car Parking	Area 39 on sketch marked "C" and "C3"
Lot 40 on BUP 106913	Car Parking	Area 40 on sketch marked "C" and "C3"
Lot 41 on BUP 106913	Car Parking	Area 41 on sketch marked "C" and "C3"
Lot 42 on BUP 106913	Car Parking	Area 42 on sketch marked "C" and "C3"
Lot 43 on BUP 106913	Car Parking	Area 43 on sketch marked "C" and "C3"
Lot 44 on BUP 106913	Car Parking	Area 44 on sketch marked "C" and "C3"
Lot 45 on BUP 106913	Car Parking	Area 45 on sketch marked "C" and "C3"
Lot 46 on BUP 106913	Car Parking	Area 46 on sketch marked "C" and "C3"
Lot 47 on BUP 106913	Car Parking	Area 47 on sketch marked "C" and "C3"
Lot 48 on BUP 106913	Car Parking	Area 48 on sketch marked "C" and "C3"
Lot 49 on BUP 106913	Car Parking	Area 49 on sketch marked "C" and "C3"
Lot 50 on BUP 106913	Car Parking	Area 50 on sketch marked "C" and "C3"
Lot 51 on BUP 106913	Car Parking	Area 51 on sketch marked "C" and "C3"
Lot 67 on BUP 106913	Car Parking	Area 67 on sketch marked "C" and "C2"

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Lot 22 on BUP 106756	Outdoor Dining Area	Area marked unit 22 on sketch marked "A1"
Lot 11 on BUP 106756	Car Parking	Area 11 on sketch marked "A" and "A2"
Lot 12 on BUP 106756	Car Parking	Area 12 on sketch marked "A" and "A2"
Lot 13 on BUP 106756	Car Parking	Area 13 on sketch marked "A" and "A2"
Lot 14 on BUP 106756	Car Parking	Area 14 on sketch marked "A" and "A2"
Lot 15 on BUP 106756	Car Parking	Area 15 on sketch marked "A" and "A2"
Lot 16 on BUP 106756	Car Parking	Area 16 on sketch marked "A" and "A2"
Lot 17 on BUP 106756	Car Parking	Area 17 on sketch marked "A" and "A2"
Lot 18 on BUP 106756	Car Parking	Area 18 on sketch marked "A" and "A2"
Lot 19 on BUP 106756	Car Parking	Area 19 on sketch marked "A" and "A3"
Lot 24 on BUP 106756	Car Parking	Area 24 on sketch marked "A" and "A2"
Lot 25 on BUP 106756	Car Parking	Area 25 on sketch marked "A" and "A2"
Lot 26 on BUP 106756	Car Parking	Area 26 on sketch marked "A" and "A2"
Lot 27 on BUP 106756	Car Parking	Area 27 on sketch marked "A" and "A2"
Lot 29 on BUP 106756	Car Parking	Area 29 on sketch marked "A" and "A2"
Lot 31 on BUP 106756	Car Parking	Area 31 on sketch marked "A" and "A2"
Lot 32 on BUP 106756	Car Parking	Area 32 on sketch marked "A" and "A3"
Lot 33 on BUP 106756	Car Parking	Area 33 on sketch marked "A" and "A3"
Lot 34 on BUP 106756	Car Parking	Area 34 on sketch marked "A" and "A3"
Lot 35 on BUP 106756	Car Parking	Area 35 on sketch marked "A" and "A3"
Lot 36 on BUP 106756	Car Parking	Area 36 on sketch marked "A" and "A3"
Lot 37 on BUP 106756	Car Parking	Area 37 on sketch marked "A" and "A3"
Lot 38 on BUP 106756	Car Parking	Area 38 on sketch marked "A" and "A3"
Lot 39 on BUP 106756	Car Parking	Area 39 on sketch marked "A" and "A3"
Lot 41 on BUP 106756	Car Parking	Area 41 on sketch marked "A" and "A3"
Lot 42 on BUP 106756	Car Parking	Area 42 on sketch marked "A" and "A3"
Lot 45 on BUP 106756	Car Parking	Area 45 on sketch marked "A" and "A3"
Lot 47 on BUP 106756	Car Parking	Area 47 on sketch marked "A" and "A3"
Lot 48 on BUP 106756	Car Parking	Area 48 on sketch marked "A" and "A3"
Lot 49 on BUP 106756	Car Parking	Area 49 on sketch marked "A" and "A3"
Lot 50 on BUP 106756	Car Parking	Area 50 on sketch marked "A" and "A3"
Lot 51 on BUP 106756	Car Parking	Area 51 on sketch marked "A" and "A3"
Lot 53 on BUP 106756	Car Parking	Area 53 on sketch marked "A" and "A3"
Lot 54 on BUP 106756	Car Parking	Area 54 on sketch marked "A" and "A3"
Lot 55 on BUP 106756	Car Parking	Area 55 on sketch marked "A" and "A3"
Lot 56 on BUP 106756	Car Parking	Area 56 on sketch marked "A" and "A2"
Lot 57 on BUP 106756	Car Parking	Area 57 on sketch marked "A" and "A2"
Lot 58 on BUP 106756	Car Parking	Area 58 on sketch marked "A" and "A2"
Lot 59 on BUP 106756	Car Parking	Area 59 on sketch marked "A" and "A2"
Lot 60 on BUP 106756	Car Parking	Area 60 on sketch marked "A" and "A2"
Lot 61 on BUP 106756	Car Parking	Area 61 on sketch marked "A" and "A2"
Lot 62 on BUP 106756	Car Parking	Area 62 on sketch marked "A" and "A2"
Lot 63 on BUP 106756	Car Parking	Area 63 on sketch marked "A" and "A2"
Lot 66 on BUP 106756	Car Parking	Area 66 on sketch marked "A" and "A2"
Lot 67 on BUP 106756	Car Parking	Area 67 on sketch marked "A" and "A2"
Lot 70 on BUP 106756	Car Parking	Area 70 on sketch marked "A" and "A2"

Community Title Scheme Name:

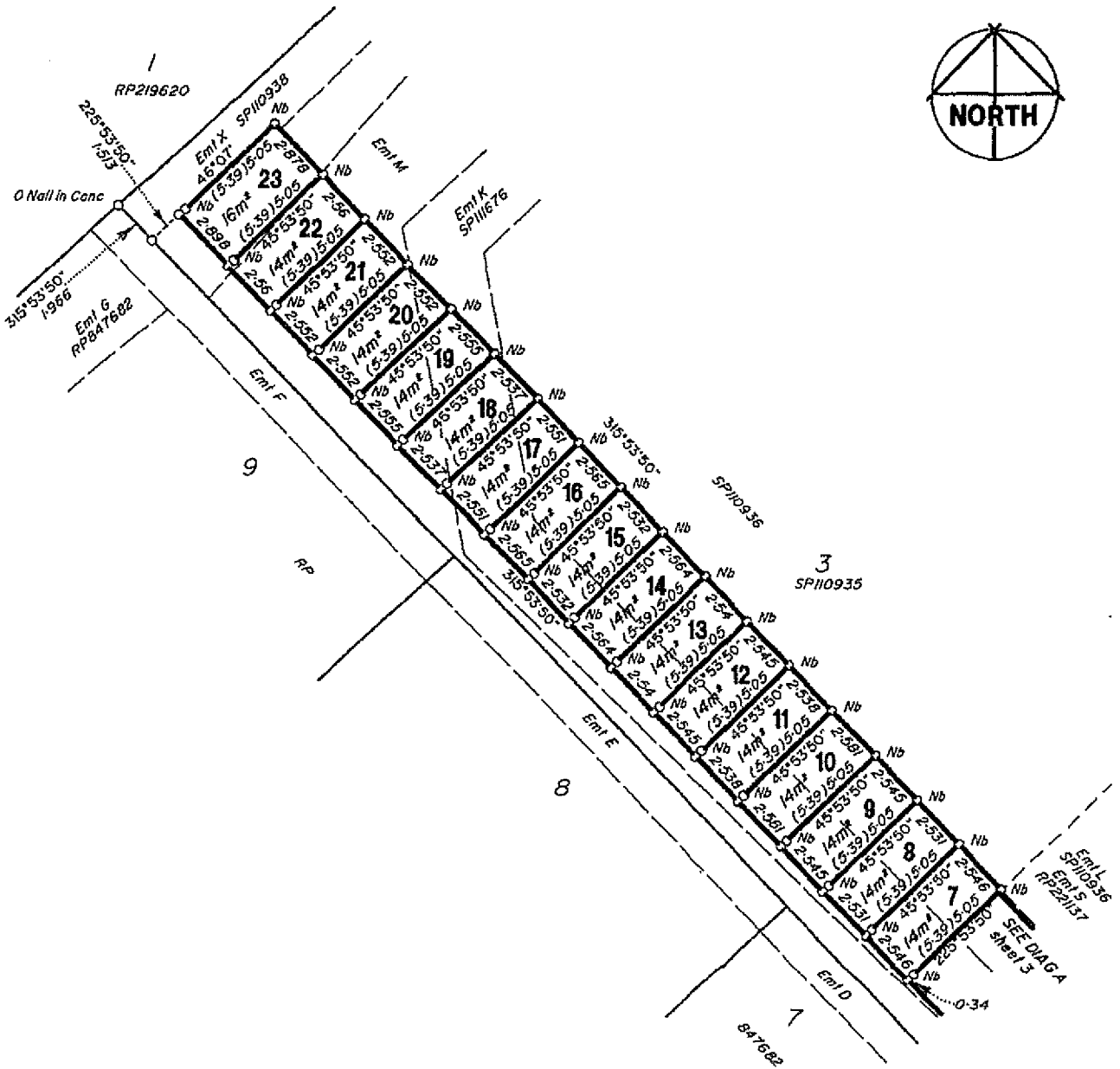
"ALEXANDRA BEACH RESORT APARTMENTS"

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PLAN CI

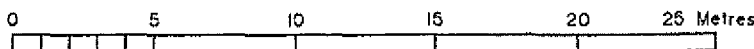
CTS no. 30867

EXCLUSIVE USE - CARPARKS



Nb - DENOTES NAIL IN BITUMEN

SHEET 4 of 4 SHEETS



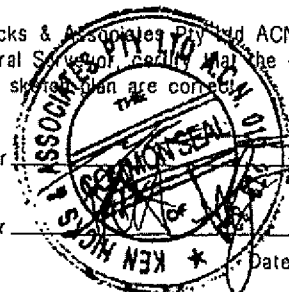
Original Scale 1:250

Surveyors Ref No: 14375

Ken Hicks & Associates Pty Ltd ACN 010 278 823
Cadastral Surveyor
on this sketch plan are correct

Director

Director



Date 20/11/16

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: .
. .
. .

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 ****