

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: 106873
Lot No: 21 (Unit 234)
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:	\$4,023.38 (Gross)	Discount: 10%	
		Installment(s): (Gross)	Period	Amount	Due Date
			01.12.18 – 28.02.19	\$1,104.79	01.12.18
			01.03.19 – 31.05.19	\$1,104.79	01.03.19
			01.06.19 – 31.08.19	\$ 906.90	01.06.19
			01.09.19 – 30.11.19	\$ 906.90	01.09.19
		<i>Pre-Issued Levies:</i>	<i>01.12.19 – 29.02.20</i>	<i>\$1,005.84</i>	<i>01.12.19</i>
		<i>01.03.20 – 31.05.20</i>	<i>\$1,005.83</i>	<i>01.03.20</i>	

Sinking Fund:	Annual Levy:	\$2,777.50 (Gross)	Discount: 10%	
	Installment(s): (Gross)	Period	Amount	Due Date
		01.12.18 – 28.02.19	\$595.43	01.12.18
		01.03.19 – 31.05.19	\$595.43	01.03.19
		01.06.19 – 31.08.19	\$793.32	01.06.19
		01.09.19 – 30.11.19	\$793.32	01.09.19
	<i>Pre-Issued Levies:</i>	<i>01.12.19 – 29.02.20</i>	<i>\$694.38</i>	<i>01.12.19</i>
		<i>01.03.20 – 31.05.20</i>	<i>\$694.38</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: 45
Interest Schedule Lot Entitlement: Aggregate: 851
This Lot: 4

Balance of Sinking Fund: \$1,280,129.40 as at 06.12.19
Balance of Administrative Fund: \$ 188,031.17 as at 06.12.19

Improvements on Common Property for which buyer will be responsible

None found on Register of Authorisations Affecting Common Property.
Car park part of Lot 21 on Level A – refer to attached extract of BUP 106873.
(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.

Building Units and Group Titles Act 1980
BUILDING UNITS AND GROUP TITLES REGULATION 1980
(Form 9)

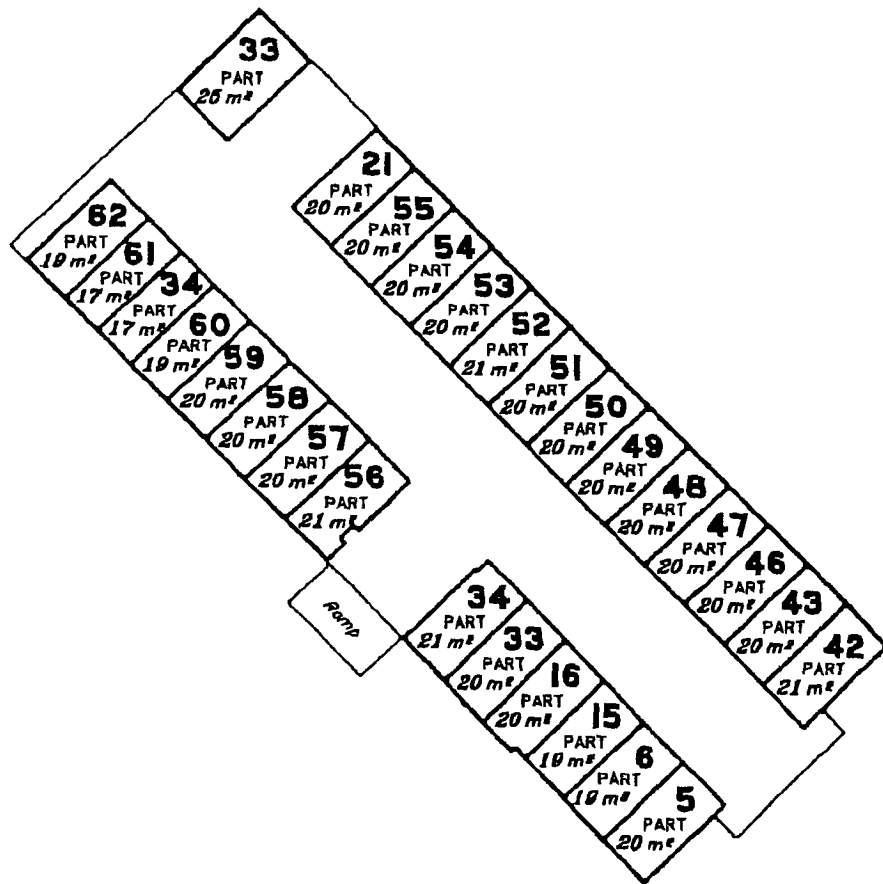
Name of Building: ALEXANDRA BEACH
RESORT APARTMENTS II

Section 8(1).
Sheet No. 7 of 16 Sheets

BUILDING UNITS PLAN NO.

BUILDING B

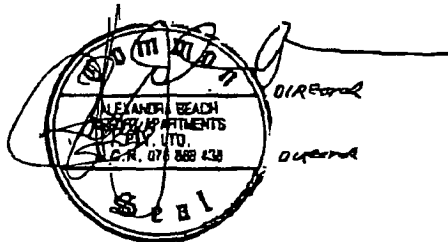
LEVEL A



SCALE: 1:300

Floor areas are approximate only.

SIGNATURE OF REGISTERED PROPRIETOR:



[Handwritten Signature]
Delegated Officer

Maroochy Shire Council

Building Units and Group Titles Act 1980
BUILDING UNITS AND GROUP TITLES REGULATION 1980
(Form 9)

Name of Building: ALEXANDRA BEACH

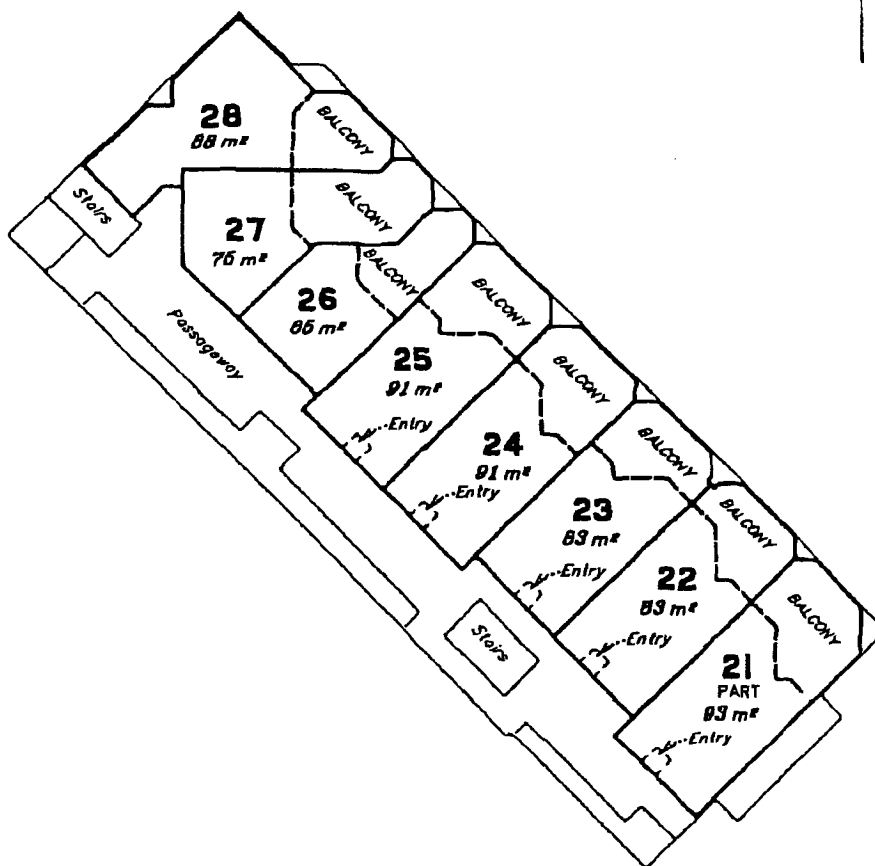
Section 8(1).
Sheet No. 8a of 16 Sheets

RESORT APARTMENTS II

BUILDING UNITS PLAN NO.

BUILDING B

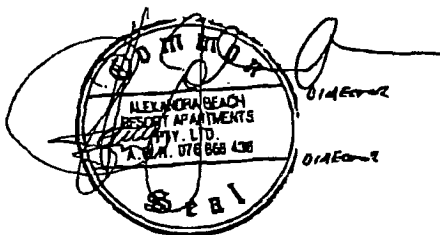
LEVEL B



SCALE: 1:300

Floor areas are approximate only.

SIGNATURE OF REGISTERED PROPRIETOR:



[Handwritten Signature]
Delegated Officer

Margoohy 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: .
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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 ****