

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: 106756
Lot No: 88 (Unit 418)
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: \$4,291.56 (Gross) **Discount: 10%**

Installment(s): (Gross)	Period	Amount	Due Date
	01.12.19 – 29.02.20	\$1,072.89	01.12.19
	01.03.20 – 31.05.20	\$1,072.89	01.03.20
	01.06.20 – 31.08.20	\$1,072.89	01.06.20
	01.09.20 – 30.11.20	\$1,072.89	01.09.20
<i>Pre-Issued Levies:</i>	<i>01.12.20 – 28.02.21</i>	<i>\$1,072.89</i>	<i>01.12.20</i>
	<i>01.03.21 – 31.05.21</i>	<i>\$1,072.89</i>	<i>01.03.21</i>

Sinking Fund: Annual Levy: \$3,062.42 (Gross) **Discount: 10%**

Installment(s): (Gross)	Period	Amount	Due Date
	01.12.19 – 29.02.20	\$740.69	01.12.19
	01.03.20 – 31.05.20	\$740.69	01.03.20
	01.06.20 – 31.08.20	\$790.52	01.06.20
	01.09.20 – 30.11.20	\$790.52	01.09.20
<i>Pre-Issued Levies:</i>	<i>01.12.20 – 28.02.21</i>	<i>\$765.59</i>	<i>01.12.20</i>
	<i>01.03.21 – 31.05.21</i>	<i>\$765.59</i>	<i>01.03.21</i>

Insurance Fund: Annual Levy: \$540.56 (Gross) **Discount: Nil**

Installment(s): (Gross)	Period	Amount	Due Date
	01.12.19 – 29.02.20	\$110.50	01.12.19
	01.03.20 – 31.05.20	\$110.50	01.03.20
	01.06.20 – 31.08.20	\$159.78	01.06.20
	01.09.20 – 30.11.20	\$159.78	01.09.20
<i>Pre-Issued Levy:</i>	<i>01.12.20 – 28.02.21</i>	<i>\$135.13</i>	<i>01.12.20</i>
	<i>01.03.21 – 31.05.21</i>	<i>\$135.13</i>	<i>01.03.21</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: 48
Interest Schedule Lot Entitlement: Aggregate: 851
This Lot: 4

Balance of Sinking Fund: \$1,359,553.81 as at 31.03.20
Balance of Administrative Fund: \$ 209,091.49 as at 31.03.20

Improvements on Common Property for which buyer will be responsible

None recorded on Register of Authorisations Affecting Common Property.

Car parking forms part of Lot 88 – Refer to the plan 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.

Angela Cox
INSIDE OUT LEGAL SERVICES
28.08.2020

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)

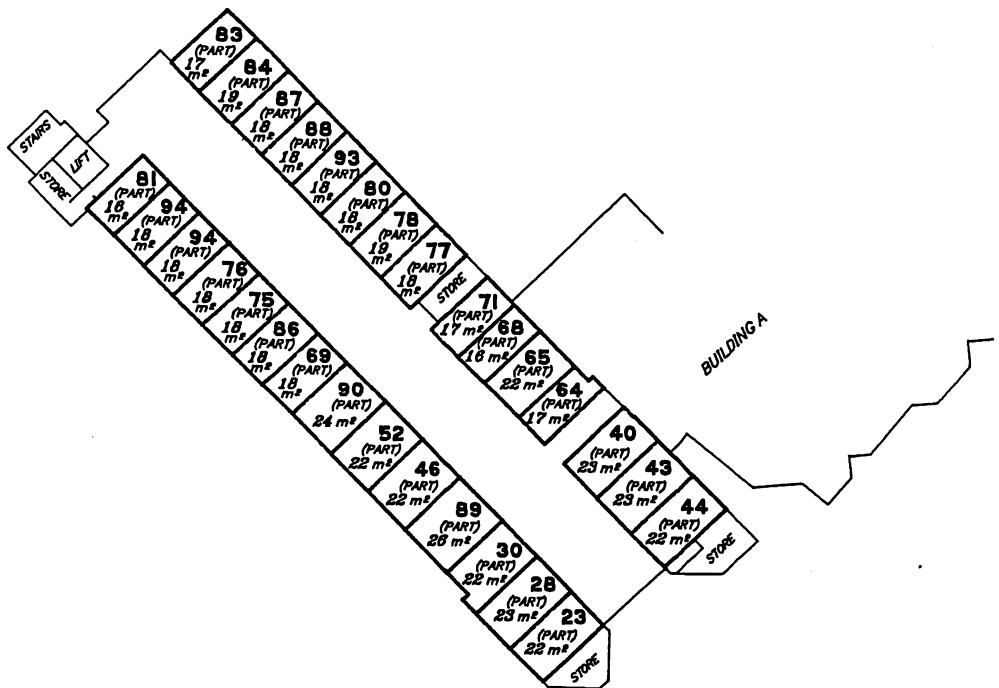
Name of Building:

ALEXANDRA BEACH
RESORT APARTMENTS I

Section 8(1).
Sheet No. 7a of 17 Sheets

BUILDING UNITS PLAN NO.

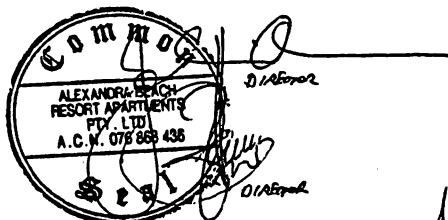
BUILDING B LEVEL A



SCALE: 1:400

Floor areas are approximate only.

SIGNATURE OF REGISTERED PROPRIETOR:



[Signature]
Chief Executive Officer
Delegated Officer
Maroochy Shire Council

ATTN: PETER GAHAGHER

3210.0291

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

Name of Building:

ALEXANDRA BEACH

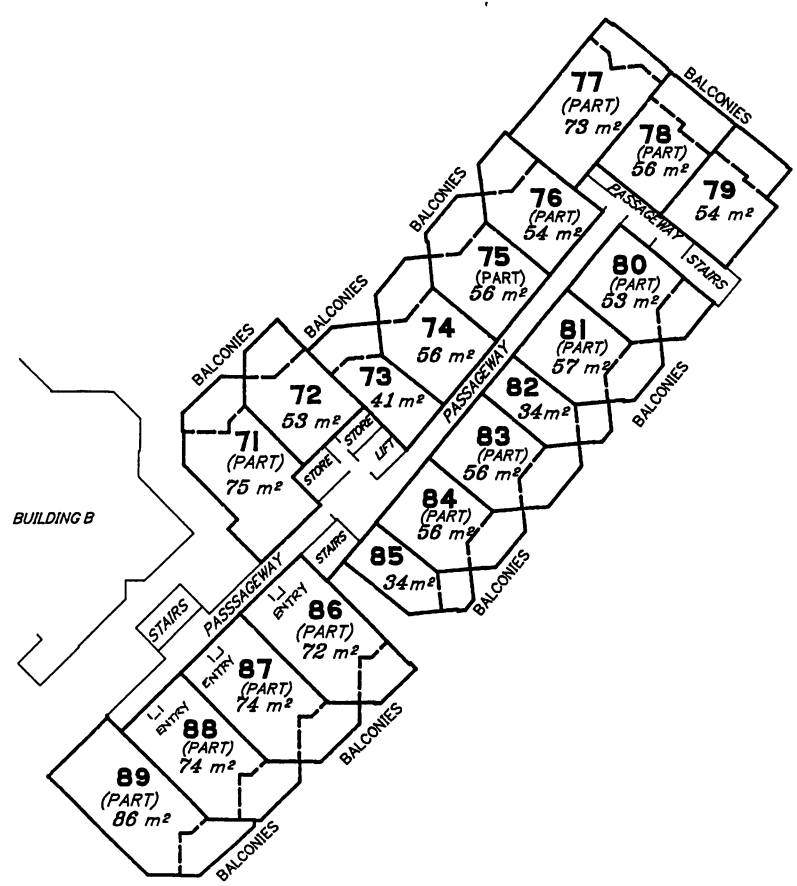
Section 8(1).

Sheet No.10 of 17 Sheets

RESORT APARTMENTS I

BUILDING UNITS PLAN NO.

BUILDING A LEVEL D



SCALE: 1:400

Floor areas are approximate only.

SIGNATURE OF REGISTERED PROPRIETOR:

[Handwritten signature]

[Handwritten signature]
.....
Chief Executive Officer
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. 11 of 17 Sheets

RESORT APARTMENTS I

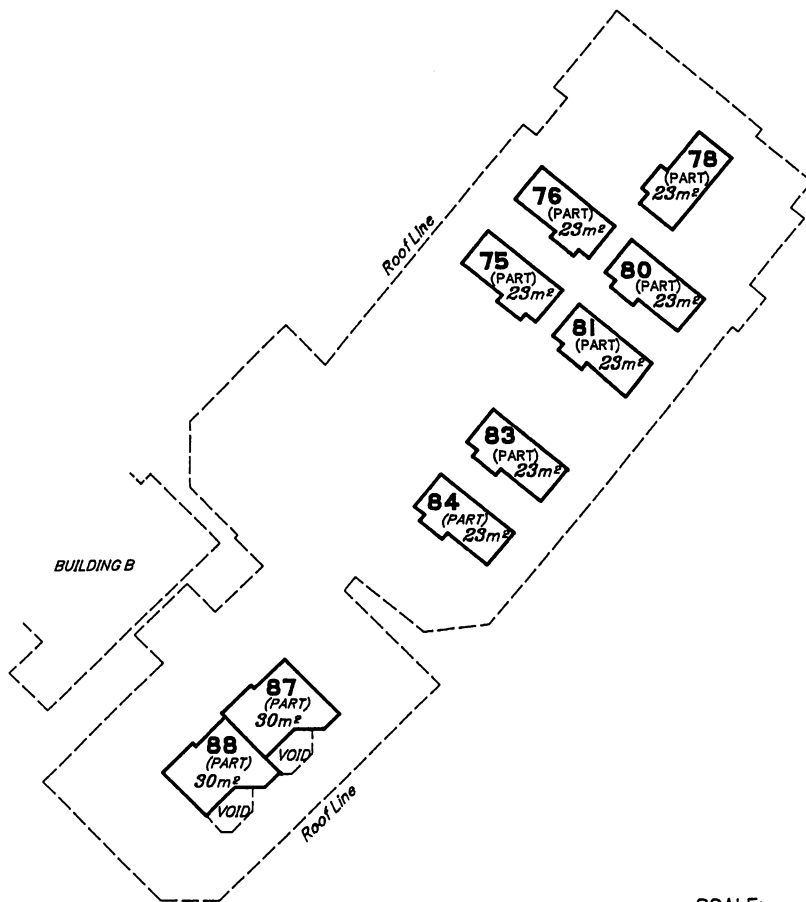
BUILDING UNITS PLAN NO.

BUILDING

A

LEVEL

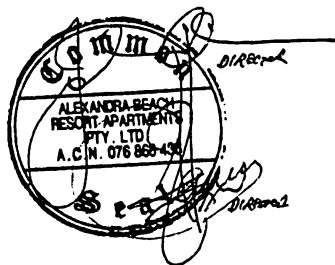
E



SCALE: 1:400


Floor areas are approximate only.

SIGNATURE OF REGISTERED PROPRIETOR:




J. Holliday
.....
Chief Executive Officer
Delegated Officer
Maroochy Shire Council

ASSET REGISTER

 **ALEXANDRA BEACH RESORT APTS #30867** > Assets
Property Registers

[Delete](#) [Edit](#)

Details

Date of Acquisition	21/07/2012		
Cost of Asset	4,999.00		
Brief Description of Asset	Body solid G9		
Received From			
Street Address	.		
Suburb		PCode	No Post Co
<input type="checkbox"/> The Asset is a Gift			
Disposal Date	DD/MM/YYYY		
Person to Whom Asset Disposed			

- 7/21** 2012 **BODY SOLID G9**
- 7/12 2012 **VISION TREADMILL**
- 7/6 2012 **VISION BIKE**
- 7/6 2012 **BODYWORK RECUMBENT BIKE**
- 4/8 2014 **LIBERTY FITNESS PHOENIX BIKE**
- 2/2 2013 **QUAD BIKE & TRAILER**

[? Help](#)

COMPLAINTS – Nil

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: PSC0042341

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

Postcode

4

5

7

2

Lot and plan details:

9999/BUP/106873

Local government area:

SUNSHINE COAST REGIONAL

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:

1 2 / 1 2 / 2 0 1 9

Expiry date:

1 2 / 1 2 / 2 0 2 0

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:

PAUL JOHN BLOOMER

Pool safety inspector licence number:

PS100529

Signature:

Paul Bloomer

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.