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: 11 (Unit 101)

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: \$3,486.80 (Gross) Discount: 10%

Installment(s): Period Amount Due Date 01.12.19 - 29.02.20\$871.70 01.12.19 (Gross) 01.03.20 - 31.05.20\$871.70 01.03.20 01.06.20 - 31.08.20 01.09.20 - 30.11.20 \$871.70 01.06.20 \$871.70 01.09.20 Pre-Issued Levies: 01.12.20 - 28.02.21 \$871.71 01.12.20 01.03.21 - 31.05.21 \$871.71 01.03.21

Sinking Fund: Annual Levy: \$2,488.20 (Gross) Discount: 10%

Installment(s): Period Amount Due Date (Gross) 01.12.19 - 29.02.20\$601.81 01.12.19 01.03.20 - 31.05.20 01.03.20 \$601.81 01.06.20 - 31.08.20\$642.29 01.06.20 01.09.20 - 30.11.20\$642.29 01.09.20 Pre-Issued Levies: 01.12.20 - 28.02.21 \$622.04 01.12.20

Pre-Issued Levies: 01.12.20 – 28.02.21 \$622.04 01.12.20 01.03.21 – 31.05.21 \$622.04 01.03.21

Insurance Fund: Annual Levy: \$405.42 (Gross) Discount: Nil

Installment(s): Period Amount Due Date (Gross) 01.12.19 - 29.02.20\$ 82.89 01.12.19 01.03.20 - 31.05.20\$ 82.89 01.03.20 01.06.20 - 31.08.20\$119.79 01.06.20 01.09.20 - 30.11.2001.09.20 \$119.85 01.12.20 - 28.02.21 Pre-Issued Levy: \$101.35 01.12.20 01.03.21 - 31.05.21 \$101.35 01.03.21

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: 39

Interest Schedule Lot Entitlement: Aggregate: 851

This Lot: 3

Balance of Sinking Fund: \$1,553.130.90 as at 30.10.20 Balance of Administrative Fund: \$64,925.42 as at 30.10.20

Page 1 of 2 Initials

Date

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: Policy No: Current to: Building Cover: Public Liability: Common Contents: Loss of Rent: Building Catastrophe: Office Bearers Liability: Machinery Breakdown:	93213138 30.10.21 \$ 87,980,652 \$ 20,000,000	e Australia Limited ling Sum Insured	
Signing	Seller/Seller's Agent	Witne	ss (not required if this form is sign	ed electronically)
	Date			
Buyer's Acknowledgement	The buyer acknowledges ha into the contract.	ving received and	read this statement from the selle	r before entering
	Buyer	Witne	ss (not required if this form is sign	ed electronically)

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

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.

SCHEDULE

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. Smoking and Smoke Nuisance

Smoking is prohibited on all of the Common Property. An occupier must not smoke, or permit any invitees to smoke:

- (a) in a completely or substantially enclosed area on the Common Property;
- (b) in any recreational areas or facilities on Common Property, even if they are unenclosed (i.e. a swimming pool area);
- (c) within four metres of any entrance or open window of an area of the Common Property that is completely or substantially enclosed; or
- (d) on the Common Property or from a lot such that it unreasonably interferes with the use or enjoyment of another lot or the Common Property.

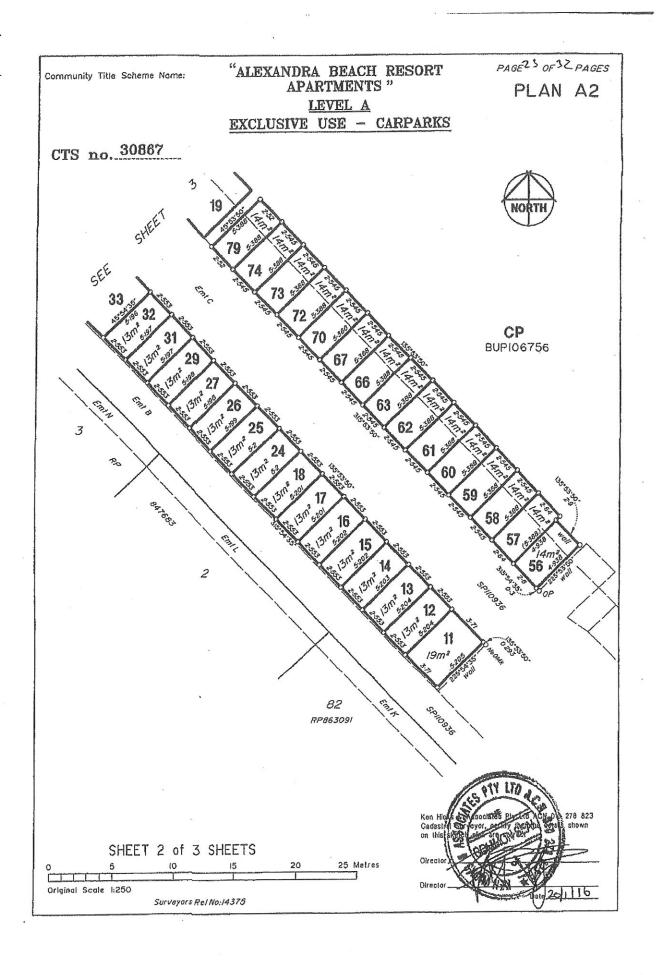
SCHEDULE D OTHER DETAILS REQUIRED/PERMITTED TO BE INCLUDED

Alexandra Beach Resort Apartments Community Titles Scheme 30867

SCHEDULE E DESCRIPTION OF LOTS ALLOCATED EXCLUSIVE USE AREAS OF COMMON PROPERTY

Lot on Plan	Purpose	Exclusive Use Area
Lot 1 on BUP 106756	Outdoor Dining Area	Area marked unit 1 on sketch marked
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
Lot 22 on BUP 106756	Outdoor Dining Area	Area marked unit 22 on sketch marked
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 Car Parking	Area 26 on sketch marked "A" and "A2"
Lot 27 on BUP 106756		Area 27 on sketch marked "A" and "A2"
Lot 29 on BUP 106756	Car Parking	
Lot 31 on BUP 106756	Car Parking	Area 29 on sketch marked "A" and "A2"
Lot 32 on BUP 106756	Car Parking	Area 31 on sketch marked "A" and "A2"
Lot 33 on BUP 106756	Car Parking	Area 32 on sketch marked "A" and "A3"
	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		Area 62 on sketch marked "A" and "A2"
Lot 63 on BUP 106756	Car Parking	
LOT 00 OII DOI: 100/00	Car Parking	Area 63 on sketch marked "A" and "A2"

PAGE 2 1 OF 32 PAGES "ALEXANDRA BEACH RESORT APARTMENTS" Community Title Scheme Name: PLAN A LEVEL A EXCLUSIVE USE - CARPARKS CTS no. 30867 5 RP847682 **CP** BUPI06756 82 RP863091 SHEET I of 3 SHEETS 60 Metres Original Scale 1:600 Surveyors Rel No:14375



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:

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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:

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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:

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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 ****