

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: 40 (Unit 337)
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@bcsm.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:	\$3,933.84 (Gross)	Discount: 10%		
		Installment(s):	Period	Amount	Due Date	
		(Gross)				
				01.12.19 – 29.02.20	\$983.46	01.12.19
				01.03.20 – 31.05.20	\$983.46	01.03.20
				01.06.20 – 31.08.20	\$983.46	01.06.20
			01.09.20 – 30.11.20	\$983.46	01.09.20	
		<i>Pre-Issued Levies:</i>	01.12.20 – 28.02.21	\$983.47	01.12.20	
			01.03.21 – 31.05.21	\$983.47	01.03.21	

Sinking Fund:	Annual Levy:	\$2,807.23 (Gross)	Discount: 10%		
	Installment(s):	Period	Amount	Due Date	
	(Gross)				
			01.12.19 – 29.02.20	\$678.98	01.12.19
			01.03.20 – 31.05.20	\$678.98	01.03.20
			01.06.20 – 31.08.20	\$724.63	01.06.20
			01.09.20 – 30.11.20	\$724.64	01.09.20
		<i>Pre-Issued Levies:</i>	01.12.20 – 28.02.21	\$701.80	01.12.20
			01.03.21 – 31.05.21	\$701.80	01.03.21

Insurance Fund:	Annual Levy:	\$540.54 (Gross)	Discount: Nil		
	Installment(s):	Period	Amount	Due Date	
	(Gross)				
			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	\$159.76	01.09.20
		<i>Pre-Issued Levies:</i>	01.12.20 – 28.02.21	\$135.14	01.12.20
			01.03.21 – 31.05.21	\$135.14	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:	44
	Interest Schedule Lot Entitlement:	Aggregate:	851
		This Lot:	4

Balance of Sinking Fund:	\$1,448,323.69	as at	09.06.20
Balance of Administrative Fund:	\$ 270,139.30	as at	09.06.20

Improvements on Common Property for which buyer will be responsible

None found on Register of Authorisations Affecting Common Property.
By-law 42.2 grants exclusive use for carparking. The by-law and exclusive use 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.

Angela Cox
INSIDE OUT LEGAL SERVICES
09.06.2020

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.

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
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Nil

SCHEDULE

Alexandra Beach Resort Apartments Community Titles Scheme 30867

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"
Lot 72 on BUP 106756	Car Parking	Area 72 on sketch marked "A" and "A2"
Lot 73 on BUP 106756	Car Parking	Area 73 on sketch marked "A" and "A2"
Lot 74 on BUP 106756	Car Parking	Area 74 on sketch marked "A" and "A2"
Lot 79 on BUP 106756	Car Parking	Area 79 on sketch marked "A" and "A2"
Lot 82 on BUP 106756	Car Parking	Area 82 on sketch marked "A" and "A3"
Lot 85 on BUP 106756	Car Parking	Area 85 on sketch marked "A" and "A3"
Lot 91 on BUP 106756	Car Parking	Area 91 on sketch marked "A" and "A3"
Lot 92 on BUP 106756	Car Parking	Area 92 on sketch marked "A" and "A3"
Lot 1 on BUP 106873	Car Parking	Area 1 on sketch marked "B" and "B2"
Lot 2 on BUP 106873	Car Parking	Area 2 on sketch marked "B" and "B2"
Lot 3 on BUP 106873	Car Parking	Area 3 on sketch marked "B" and "B2"
Lot 4 on BUP 106873	Car Parking	Area 4 on sketch marked "B" and "B2"
Lot 7 on BUP 106873	Car Parking	Area 7 on sketch marked "B" and "B2"
Lot 8 on BUP 106873	Car Parking	Area 8 on sketch marked "B" and "B2"
Lot 9 on BUP 106873	Car Parking	Area 9 on sketch marked "B" and "B2"
Lot 10 on BUP 106873	Car Parking	Area 10 on sketch marked "B" and "B2"
Lot 11 on BUP 106873	Car Parking	Area 11 on sketch marked "B" and "B2"
Lot 12 on BUP 106873	Car Parking	Area 12 on sketch marked "B" and "B2"
Lot 13 on BUP 106873	Car Parking	Area 13 on sketch marked "B" and "B2"
Lot 14 on BUP 106873	Car Parking	Area 14 on sketch marked "B" and "B2"
Lot 17 on BUP 106873	Car Parking	Area 17 on sketch marked "B" and "B2"
Lot 18 on BUP 106873	Car Parking	Area 18 on sketch marked "B" and "B1"
Lot 19 on BUP 106873	Car Parking	Area 19 on sketch marked "B" and "B1"
Lot 20 on BUP 106873	Car Parking	Area 20 on sketch marked "B" and "B1"
Lot 22 on BUP 106873	Car Parking	Area 22 on sketch marked "B" and "B1"
Lot 23 on BUP 106873	Car Parking	Area 23 on sketch marked "B" and "B1"
Lot 24 on BUP 106873	Car Parking	Area 24 on sketch marked "B" and "B1"
Lot 25 on BUP 106873	Car Parking	Area 25 on sketch marked "B" and "B1"
Lot 26 on BUP 106873	Car Parking	Area 26 on sketch marked "B" and "B1"
Lot 27 on BUP 106873	Car Parking	Area 27 on sketch marked "B" and "B1"
Lot 28 on BUP 106873	Car Parking	Area 28 on sketch marked "B" and "B1"
Lot 29 on BUP 106873	Car Parking	Area 29 on sketch marked "B" and "B1"
Lot 30 on BUP 106873	Car Parking	Area 30 on sketch marked "B" and "B1"
Lot 31 on BUP 106873	Car Parking	Area 31 on sketch marked "B" and "B1"
Lot 32 on BUP 106873	Car Parking	Area 32 on sketch marked "B" and "B1"
Lot 35 on BUP 106873	Car Parking	Area 35 on sketch marked "B" and "B1"
Lot 36 on BUP 106873	Car Parking	Area 36 on sketch marked "B" and "B1"
Lot 37 on BUP 106873	Car Parking	Area 37 on sketch marked "B" and "B1"
Lot 38 on BUP 106873	Car Parking	Area 38 on sketch marked "B" and "B1"
Lot 39 on BUP 106873	Car Parking	Area 39 on sketch marked "B" and "B2"
Lot 40 on BUP 106873	Car Parking	Area 40 on sketch marked "B" and "B2"
Lot 41 on BUP 106873	Car Parking	Area 41 on sketch marked "B" and "B2"
Lot 44 on BUP 106873	Car Parking	Area 44 on sketch marked "B" and "B2"
Lot 45 on BUP 106873	Car Parking	Area 45 on sketch marked "B" and "B2"
Lot 1 on BUP 106913	Car Parking	Area 1 on sketch marked "C" and "C2"
Lot 2 on BUP 106913	Car Parking	Area 2 on sketch marked "C" and "C2"
Lot 3 on BUP 106913	Car Parking	Area 3 on sketch marked "C" and "C2"

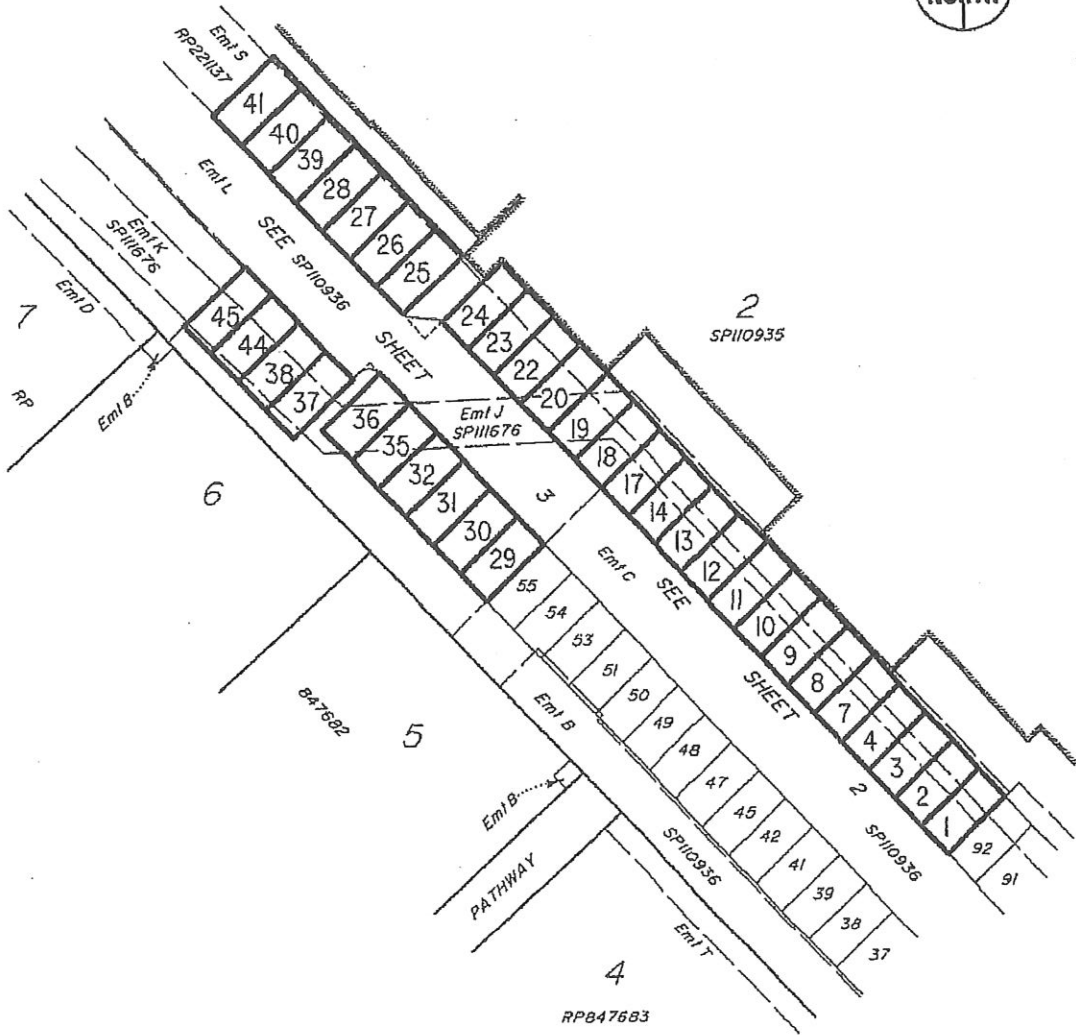
Community Title Scheme Name:

**"ALEXANDRA BEACH RESORT
APARTMENTS"
LEVEL A
EXCLUSIVE USE - CARPARKS**

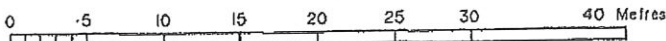
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PLAN B

CTS no. 30867



SHEET 1 of 3 SHEETS



Original Scale 1:400

Surveyors Ref No: 14375

K. J. & Associates Pty Ltd A.C.N. 010 278 823
 Registered Surveyors in Queensland
 on the basis of the details shown
 on this plan of the site.
 Director:
 Director:
 Date: 25/1/16

Community Title Scheme Name:

"ALEXANDRA BEACH RESORT APARTMENTS"

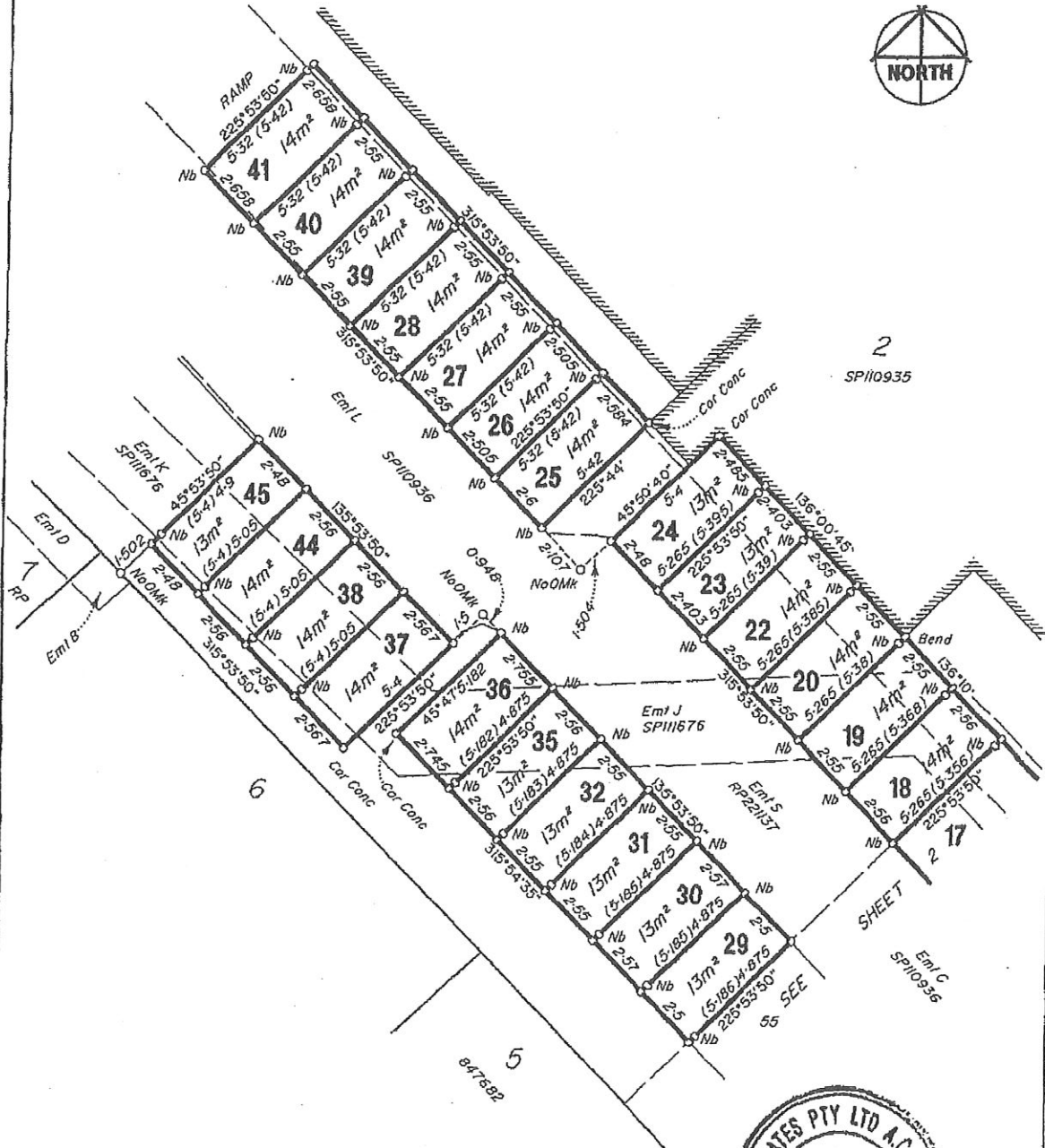
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LEVEL A

PLAN B1

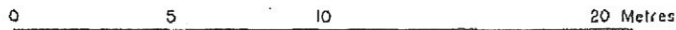
EXCLUSIVE USE - CARPARKS

CTS no. 30867



Nb - DENOTES NAIL IN BITUMEN

SHEET 3 of 3 SHEETS



Original Scale 1:200

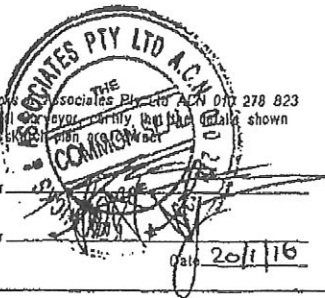
Surveyors Ref No: 14375

Ken Hogg Associates Pty Ltd ACN 070 278 823
 Cadastrian Surveyors
 on this plan shown

Director

Director

Date 20/1/16



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: .
.
. .

**** 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 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.