



**Improvements on Common Property for which buyer will be responsible**

None recorded on the Register of Improvements to Lots.  
Car park part of Lot 86 on Level A – refer to attached extract of BUP 106756.  
(Improvements without body corporate approval should be disclosed here by the seller)

**Assets on Register**

Refer to attached Asset Register

**Insurance**

Insurer:	Chubb Insurance Company of Australia Limited
Policy No:	93213138
Current to:	30.10.19
Building Cover:	\$ 77,336,652
Public Liability:	\$ 20,000,000
Common Contents:	Included in Building Sum Insured
Loss of Rent:	\$ 11,485,641
Building Catastrophe:	15% of Building Sum Insured
Office Bearers Liability:	\$ 5,000,000
Machinery Breakdown:	\$ 100,000

**Signing**

.....	.....
Seller/Seller's Agent	Witness

.....  
Date

**Buyer's Acknowledgement**

The buyer acknowledges having received and read this statement from the seller before entering into the contract.

.....	.....
Buyer	Witness

.....  
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**  
**12.02.19**

## **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.***

ASSET REGISTER  
For **ALEXANDRA BEACH RESORT APTS**  
**Community Titles Scheme 30867**

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**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 \*\*\*\*

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

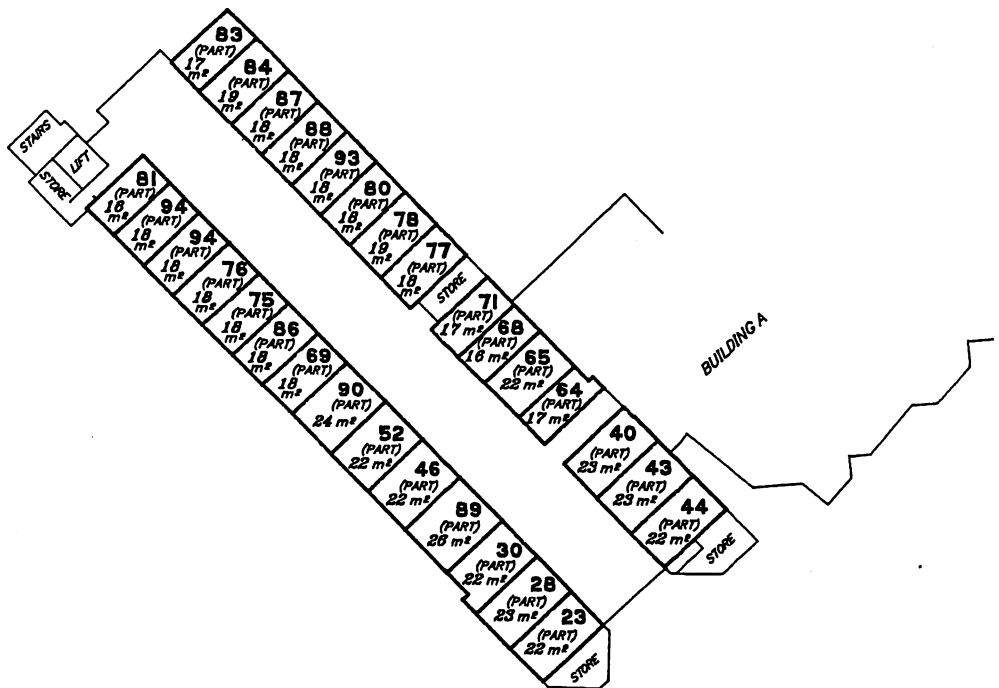
Name of Building:

**ALEXANDRA BEACH**  
**RESORT APARTMENTS I**

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

**BUILDING UNITS PLAN NO.**

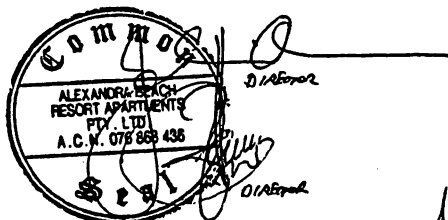
**BUILDING B LEVEL A**



SCALE: **1:400**

Floor areas are approximate only.

SIGNATURE OF REGISTERED PROPRIETOR:



*[Handwritten 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:

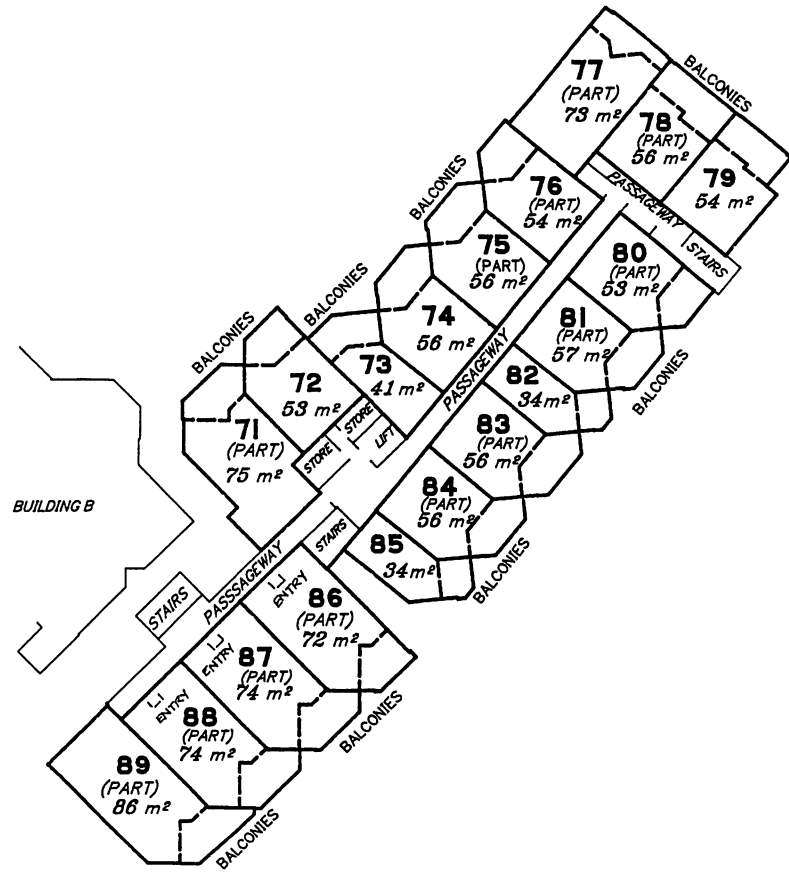
ALEXANDRA BEACH

Section 8(1).  
Sheet No.10 of 17 Sheets

RESORT APARTMENTS I

BUILDING UNITS PLAN NO.

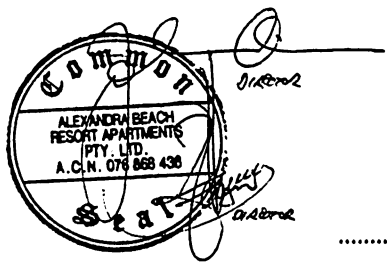
BUILDING A LEVEL D



SCALE: 1:400

Floor areas are approximate only.

SIGNATURE OF REGISTERED PROPRIETOR:



*H. Holliday*  
Chief Executive Officer  
Delegated Officer  
Maroochy Shire Council

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: PSC0000900

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:

0 6 / 1 1 / 2 0 1 8

Expiry date:

0 6 / 1 1 / 2 0 1 9

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*

Date:

6 / 11 / 2 0 1 9

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](http://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.