

DISCLOSURE STATEMENT
BODY CORPORATE AND COMMUNITY MANAGEMENT ACT 1997
SECTION 206

Body Corporate Body Corporate for: **GRAND PALAIS BOOLARONG RESORT**
Community Titles Scheme No: 26548
SP: 110477
Lot No: 27
Address: 188 Alexandra Parade, Alexandra Headland, QLD, 4572

Regulation Module Accommodation

Body Corporate Secretary/Manager Name: Archers Body Corporate Management
Address: PO Box 1191, Mooloolaba Q 4557
Telephone: 5458 4500
Fax: 5444 5595

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: \$ 3,979.20 (Gross)

Installment(s): (Gross)	Period	Amount	Due Date
	01.02.19 – 31.07.19	\$ 1,703.44	01.02.19
	01.08.19 – 31.01.20	\$ 2,275.76	01.08.19
<i>Pre-issued levy:</i>	<i>01.02.20 – 31.07.20</i>	<i>\$ 1,989.60</i>	<i>01.02.20</i>

Sinking Fund: Annual Levy: \$ 2,809.72(Gross)

Installment(s): (Gross)	Period	Amount	Due Date
	01.02.19 – 31.07.19	\$ 1,404.84	01.02.19
	01.08.19 – 31.01.20	\$ 1,404.88	01.08.19
<i>Pre-issued levy:</i>	<i>01.02.20 – 31.07.20</i>	<i>\$ 1,404.84</i>	<i>01.02.20</i>

Insurance Levies: Not applicable – Insurance Premium included in Administrative Fund Levies.

Discount: 10%

Other: Nil

Information Prescribed under Regulation Module Not applicable – none prescribed

Lot Entitlements And Other Matters Contribution Schedule Lot Entitlement: Aggregate: 348
This Lot: 4
Interest Schedule Lot Entitlement: Aggregate: 348
This Lot: 4

Balance of Sinking Fund: \$ 176,957.73 as at 31.05.19
Balance of Administrative Fund: \$ 29,587.39 as at 31.05.19

Improvements on Common Property for which buyer will be responsible

Nil.
By-law 40 grants exclusive use of carpark. A copy of the exclusive use by-law and plan is attached.

(Improvements without body corporate approval should be disclosed here by the seller)

Assets on Register

Refer to attached Asset Register.

Insurance

Insurer:	QBE Insurance (Aust) Ltd via CHU Underwriting Agencies Pty Ltd
Policy No:	HU0030257
Current to:	12.02.20
Building Cover:	\$ 31,108,193
Public Liability:	\$ 20,000,000
Common Contents:	\$ 329,280
Loss of Rent:	\$ 4,666,229
Building Catastrophe:	\$ 9,332,458
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
03.06.19

SELLERS DISCLOSURE

Latent or Patent Defects in Common Property or Body Corporate Assets

[Section 223(2)(a)&(b) Body Corporate and Community Management Act 1997-2003]

These matters are for consideration by the Vendor and are not disclosed in this Statement.

Actual or Contingent or Expected Liabilities of Body Corporate

[Section 223(2)(c)&(d) Body Corporate and Community Management Act 1997-2003]

These matters are for consideration by the Vendor and are not disclosed in this Statement.

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.

Exceptions to Statements in Clause 7.4(2) of REIQ Contract for Lots in a Community Titles Scheme (Fourth Edition)

These matters are for consideration by the Vendor and are not disclosed in this Statement.

Body Corporate for Grand Palais Boolarong Resort CTS 28548

cabling and other equipment necessary for the operation of such a facility throughout the Lots, the Scheme building and the Common Property.

39. Use of Lots

- 39.1 Lot 1, Lots 3 to 8 and Lots 11 to 70 may be used for residential/accommodation purposes only.
- 39.2 Lot 2 may be used for residential purposes and may also be used for the business of providing caretaking, letting and ancillary services to the Body Corporate and to owners or occupants of lots.
- 39.3 Lots 9 and 10 may be used for commercial purposes but may not be used for any of the purposes specified in By-laws 39.1 and 39.2.

40. Exclusive Use

- 40.1 The Body Corporate grants to the Owner of each Lot the exclusive use and enjoyment of those areas of Common Property as allocated and for the purposes specified in Schedule "E" and identified in the attached sketch plans on the following conditions:

- (1) the Owner must keep the exclusive use area clean and tidy;
- (2) the Owner is responsible for the cost of maintaining the exclusive use area including any improvements installed on the exclusive use area in accordance with Section 122(2) of the Accommodation Module;
- (3) the Owner must not construct any structure on the exclusive use area without first obtaining the written consent of the Body Corporate; and
- (4) the Owner must allow the Body Corporate access at all times to the exclusive use area including through the Owner's Lot to enable inspection and maintenance, if necessary.

41. Signage

- 41.1 Subject to the terms of any Letting Agent Agreement between the Letting Agent and the Body Corporate, the Letting Agent may display signs or notices relating to the Letting Agent Business and approved by the Committee within that part of the Common Property comprising the reception area and office and at the entrance to such reception area subject to the following conditions:

- (1) the signage must relate to the Letting Agent Business; and
- (2) the design and style of the signage must be in keeping with the general signage of the Scheme.

- 41.2 Despite By-law 9.2, an Occupier of a Commercial Lot may display any sign, advertisement, placard, banner or like matter ("the Sign") to the external walls of its Lot subject to the following conditions:

- (1) the Occupier must first obtain the written consent of the Committee;
- (2) the Sign must relate to the business or usage being conducted from within the Commercial Lot;
- (3) the design and style of the Sign must comply with all Requirements;
- (4) the design and style must, in the opinion of the Committee be aesthetically compatible with the design of the Scheme building;
- (5) the Occupier is responsible for the cost of erecting, installing and maintaining the Sign;
- (6) the Occupier must, within 14 days of receiving notice in writing from the Committee, renew the Sign to an "as new condition"; and
- (7) if the Body Corporate carries out any work to renew the Sign to an "as new condition", the Body Corporate may recover the cost from the Owner of the Commercial Lot as a debt.

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SCHEDULE D OTHER DETAILS REQUIRED/PERMITTED TO BE INCLUDED

Nil

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

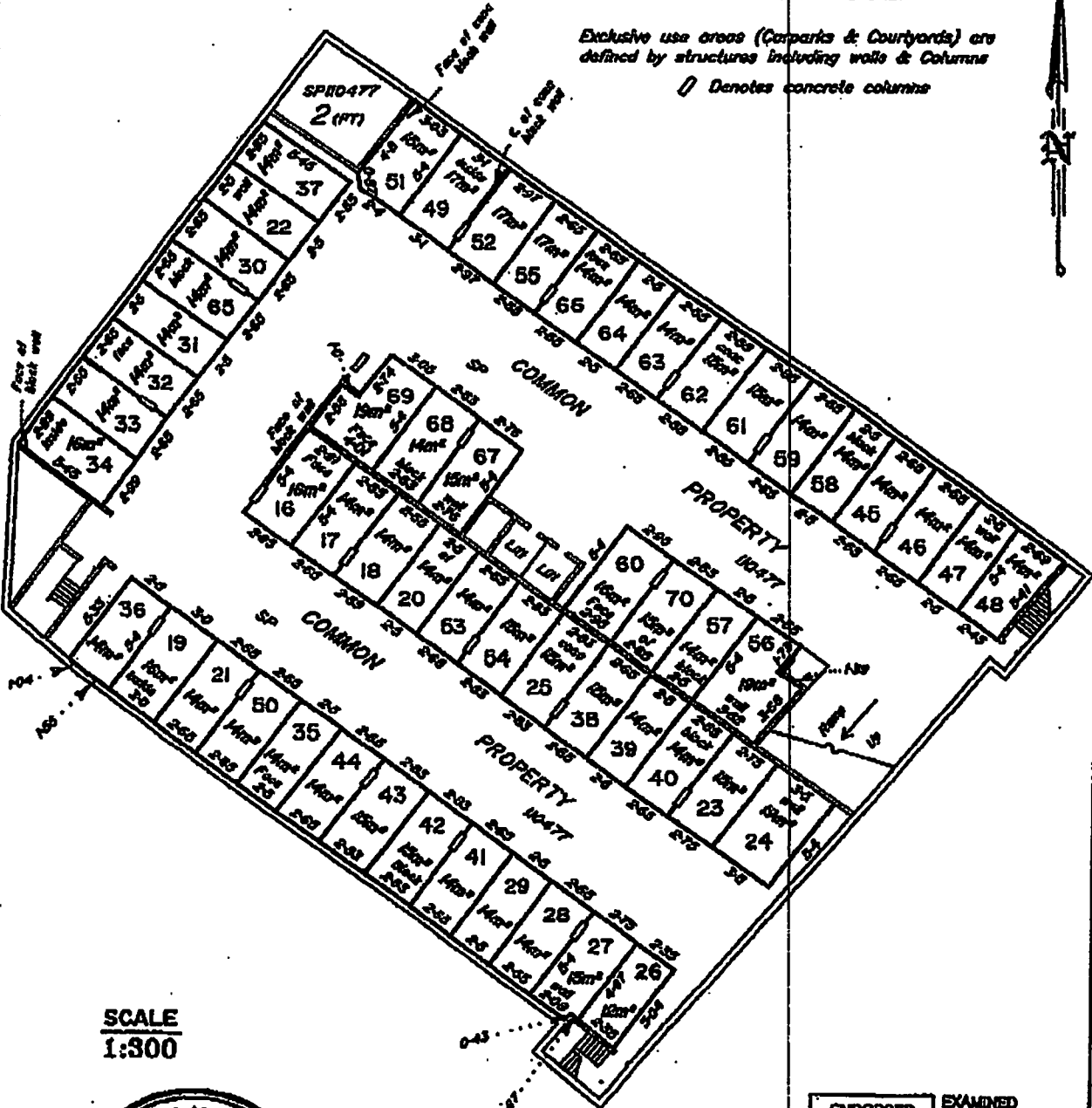
Lot on Plan	Exclusive Use Area of Common Property	Use
Lot 1 on SP 110477	Area 1a on attached plan marked A Area 1b on attached plan marked A	Car parking Courtyard
Lot 2 on SP 110477	Area 2a on attached plan marked A Area 2b on attached plan marked A	Car parking Courtyard
Lot 3 on SP 110477	Area 3 on attached plan marked A	Car parking
Lot 4 on SP 110477	Area 4 on attached plan marked A	Car parking
Lot 5 on SP 110477	Area 5 on attached plan marked A	Car parking
Lot 6 on SP 110477	Area 6 on attached plan marked A	Car parking
Lot 7 on SP 110477	Area 7 on attached plan marked A	Car parking
Lot 8 on SP 110477	Area 8 on attached plan marked A	Car parking
Lot 9 on SP 110477	Area 9 on attached plan marked A	Car parking
Lot 10 on SP 110477	Area 10a on attached plan marked A Area 10b on attached plan marked A	Car parking Restaurant area
Lot 11 on SP 110477	Area 11 on attached plan marked A Area 11 on attached plan marked C	Car parking Courtyard
Lot 12 on SP 110477	Area 12 on attached plan marked A Area 12 on attached plan marked C	Car parking Courtyard
Lot 13 on SP 110477	Area 13 on attached plan marked A Area 13 on attached plan marked C	Car parking Courtyard
Lot 14 on SP 110477	Area 14 on attached plan marked A	Car parking
Lot 15 on SP 110477	Area 15 on attached plan marked A	Car parking
Lot 16 on SP 110477	Area 16 on attached plan marked B	Car parking
Lot 17 on SP 110477	Area 17 on attached plan marked B	Car parking
Lot 18 on SP 110477	Area 18 on attached plan marked B	Car parking
Lot 19 on SP 110477	Area 19 on attached plan marked B	Car parking
Lot 20 on SP 110477	Area 20 on attached plan marked B	Car parking
Lot 21 on SP 110477	Area 21 on attached plan marked B	Car parking
Lot 22 on SP 110477	Area 22 on attached plan marked B	Car parking
Lot 23 on SP 110477	Area 23 on attached plan marked B	Car parking
Lot 24 on SP 110477	Area 24 on attached plan marked B	Car parking
Lot 25 on SP 110477	Area 25 on attached plan marked B	Car parking
Lot 26 on SP 110477	Area 26 on attached plan marked B	Car parking
Lot 27 on SP 110477	Area 27 on attached plan marked B	Car parking
Lot 28 on SP 110477	Area 28 on attached plan marked B	Car parking
Lot 29 on SP 110477	Area 29 on attached plan marked B	Car parking
Lot 30 on SP 110477	Area 30 on attached plan marked B	Car parking
Lot 31 on SP 110477	Area 31 on attached plan marked B	Car parking

LEVEL A
EXCLUSIVE USE - CARPARKS & STOREROOMS

AREAS ARE APPROXIMATE ONLY

Exclusive use areas (Carparks & Courtyards) are defined by structures including walls & Columns

□ Denotes concrete columns



SCALE
1:300

PROPERTY LTD
 (ACN 012 345 678) Licensed Surveyor
 certify that the plan and sketch are correct
 Director & Licensed Surveyor
KEN HILSON
 28-1-99

ENDORSED EXAMINED
ACCREDITED 8.1.99
SURVEYOR PASSED
[Signature]



Original Scale 1:300

Surveyor's Ref No: 970120

ASSET REGISTER

GRAND PALAIS BOOLARONG RESORT CTS 26548

Description	Type	Method of Acquisition	Date of Acquisition	Acquired from	Original Cost	Cost to date	Market Value	
3 X LUGGAGE TROLLEYS	Furniture & Fittings	Purchase	16/04/07	RONCA METAL INDUSTRIES 6 INDUSTRIAL AVENUE CALOUNDRA QLD 4551	2,194.50	2,194.50		
BBQ	Furniture & Fittings	Purchase	11/04/11	All Park Products		0.00	5,403.20	
Creative Events	Furniture & Fittings	Purchase	01/09/12	2 Paintings - Foyer		0.00	750.00	
Pool Outdoor Furniture - 450x450 Resin & Side Table Rattan Fiji Lounge&Ibiza Chair	Furniture & Fittings	Purchase	10/12/13	DAYDREAM LEISURE		0.00	3,400.00	
4 Fiji Sunlounges	Furniture & Fittings	Purchase	19/07/18	Powell Property Mgt Pty Ltd		0.00	1,322.20	
Christie CC-2 BBQ SN 403269	Furniture & Fittings	Purchase	13/02/18	Hamilton Gas & Mtce		0.00	3,505.70	
HEDGE TRIMMER	Office Equipment	Purchase	01/08/15	RUM		0.00	179.00	
Dyson Vac-Hand Vacuum Cleaner	Office Equipment	Purchase	30/01/16	Good Guys		0.00	379.00	
					Page Totals	2,194.50	2,194.50	14,939.10
					Report Totals	2,194.50	2,194.50	14,939.10

ASSET REGISTER**GRAND PALAIS BOOLARONG RESORT CTS 26548**

Description	Type	Method of Acquisition	Date of Acquisition	Acquired from	Original Cost	Cost to date	Market Value
NILFISK SCRUBBER	Plant and Machinery	Purchase	15/04/09	TENSENS Unit 1-4 Conara Road KUNDA PARK QLD 4556	4,465.00	4,465.00	
BLOWER VAC	Plant and Machinery	Purchase	01/08/15	RUM		0.00	100.00
Pool Robot	Plant and Machinery	Purchase	01/09/15	Billabong Pool Supplies		0.00	4,284.00
Page Totals					4,465.00	4,465.00	4,384.00
Report Totals					6,659.50	6,659.50	19,323.10

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:
2. Location of the swimming pool

Lot/s on plan details are usually shown on the title documents and rates notices

Street address:

Postcode

Lot and plan details:

Local government area:

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.

4. Shared pool or non-shared pool

Shared pool

Non-shared pool

5. Pool safety certificate validity

Effective date:

 / /

Expiry date:

 / /
6. Certification

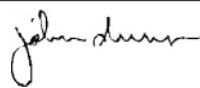
This certificate states that the pool safety inspector has inspected the regulated pool and is satisfied that the pool is a complying pool under the *Building Act 1975*.

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:

 Pool safety inspector
licence number:

Signature:


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.