

Improvements on Common Property for which buyer will be responsible

None noted on the Register of Authorisations.
By-law 47 grants exclusive use for car parking. The exclusive use by-laws and plan are attached.
(Improvements without body corporate approval should be disclosed here by the seller)

Assets on Register

The Asset Register is attached.

Insurance

Insurer:	Allianz Australia Insurance Limited via Strata Community Insurance
Policy No:	QRSC16007079
Current to:	31.12.18
Building Cover:	\$ 112,800,450
Public Liability:	\$ 20,000,000
Common Contents:	\$ 1,128,005
Loss of Rent:	\$ 16,920,068
Building Catastrophe:	\$ 33,840,135
Office Bearers Liability:	\$ 20,000,000
Machinery Breakdown:	\$ 10,000,000 (Policy No. LAT-EQBI-280926– Sur Engineering)

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.



INSIDE OUT LEGAL SERVICES
18.12.18

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)(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.

(b) 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.

(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.

Title Reference [50837151]

not be unreasonably refused (and, if lawfully required, by the Local Government), and shall be displayed in an orderly manner so as not to inhibit internal vehicle and pedestrian movements.

44. PABX CABLING

Should the Caretaker/Building Manager provide a PABX system for the building and other buildings in the "Seaforth Apartments" complex, then insofar as may be reasonable necessary to facilitate operation of the system, the Caretaker/Building Manager shall be entitled to run cabling and wiring associated with the system across common property provided this is attended to and maintained in a manner satisfactory to the Committee.

45. USE OF BALCONIES

An owner or occupier of a Lot shall not, except with the consent in writing of the Committee, install, construct, erect or affix anything whatsoever on the balcony of their Lot or the terrace areas allocated to their Lot.

46. FIRE CONTROL

- a) An owner or occupier of a Lot must not use or interfere with any fire safety equipment except in the case of an emergency, and must not obstruct any fire stairs or fire escape.
- b) The Body Corporate or an owner or occupier of a Lot must, in respect of the Scheme or the Lot, as appropriate –
 - i. Consult with any relevant authority as to an appropriate fire alarm and fire sprinkler system for the Scheme or the Lot;
 - ii. Ensure the provision of all adequate equipment to prevent fire or the spread of fire in or from the Scheme or the Lot to the satisfaction of all relevant authorities; and
 - iii. Take all reasonable steps to ensure compliance with fire laws in respect of the Scheme or the Lot.

46.1 FIRE CONTROL – CALL OUT CHARGES

- a) An owner of a Lot must pay for and indemnify the body corporate for any and all fire call out charges arising from or related to the subject Lot including without limitation all and any false alarms whenever or however they arise.
- b) This obligation applies to monies that are payable by the body corporate but have not yet been paid.
- c) By-law 33 (recovery costs) applies to this by-law.

47. EXCLUSIVE USE – CARPARKING

Each owner for the time being of a Lot in the building shall be entitled to the exclusive use for himself and his licensee of such car space or spaces marked:

- i. C1 to C55 on Plan marked "A"
- ii. C211-C222, C311-C322, C411-C422, C511-C522 and C611-C622 on the attached sketch plan marked 'I'
- iii. C223-C229, C323-C329, C423-C429, C523-C529, C623-C629 on the plan marked 'N'
- iv. C230-C236, C330-C336, C430-C436, C530-C536, and C630-C636 on the plan 'P'
- v. C137-C144, C237-C244, C337-C344, C437-C444, C537-C544 and C637-642 on the plan 'Q'

Each owner to whom exclusive use of the space or spaces is given pursuant to this By-Law shall use such space of spaces for the purpose of car parking only, and so as not to create a nuisance, and shall be responsible, at its own cost, for the duties of the Body Corporate under Section 152 of the Act. In respect of the car spaces allocated pursuant to the By-Law, those spaces may be transposed from one owner of a Lot to another owner of a Lot and at any time and from time to time on receipt by the Body Corporate of written notices signed by both such owners.

48. EXCLUSIVE USE – STORAGE SPACES

Title Reference [50837151]

Lot 629 on SP 164215	Area C629 on Plan "N"	Car Parking
Lot 223 on SP 164215	Area S223 on Plan "N"	Storage
Lot 224 on SP 164215	Area S224 on Plan "N"	Storage
Lot 225 on SP 164215	Area S225 on Plan "N"	Storage
Lot 226 on SP 164215	Area S226 on Plan "N"	Storage
Lot 227 on SP 164215	Area S227 on Plan "N"	Storage
Lot 228 on SP 164215	Area S228 on Plan "N"	Storage
Lot 229 on SP 164215	Area S229 on Plan "N"	Storage
Lot 323 on SP 164215	Area S323 on Plan "N"	Storage
Lot 324 on SP 164215	Area S324 on Plan "N"	Storage
Lot 325 on SP 164215	Area S325 on Plan "N"	Storage
Lot 326 on SP 164215	Area S326 on Plan "N"	Storage
Lot 327 on SP 164215	Area S327 on Plan "N"	Storage
Lot 328 on SP 164215	Area S328 on Plan "N"	Storage
Lot 329 on SP 164215	Area S329 on Plan "N"	Storage
Lot 423 on SP 164215	Area S423 on Plan "N"	Storage
Lot 424 on SP 164215	Area S424 on Plan "N"	Storage
Lot 425 on SP 164215	Area S425 on Plan "N"	Storage
Lot 426 on SP 164215	Area S426 on Plan "N"	Storage
Lot 427 on SP 164215	Area S427 on Plan "N"	Storage
Lot 428 on SP 164215	Area S428 on Plan "N"	Storage
Lot 429 on SP 164215	Area S429 on Plan "N"	Storage
Lot 523 on SP 164215	Area S523 on Plan "N"	Storage
Lot 524 on SP 164215	Area S524 on Plan "N"	Storage
Lot 525 on SP 164215	Area S525 on Plan "N"	Storage
Lot 526 on SP 164215	Area S526 on Plan "N"	Storage
Lot 527 on SP 164215	Area S527 on Plan "N"	Storage
Lot 528 on SP 164215	Area S528 on Plan "N"	Storage
Lot 529 on SP 164215	Area S529 on Plan "N"	Storage
Lot 623 on SP 164215	Area S623 on Plan "N"	Storage
Lot 624 on SP 164215	Area S624 on Plan "N"	Storage
Lot 625 on SP 164215	Area S625 on Plan "N"	Storage
Lot 626 on SP 164215	Area S626 on Plan "N"	Storage
Lot 627 on SP 164215	Area S627 on Plan "N"	Storage
Lot 628 on SP 164215	Area S628 on Plan "N"	Storage
Lot 629 on SP 164215	Area S629 on Plan "N"	Storage
Lot 623 on SP 164215	Area R623 on Plan "O"	Roof Area
Lot 624 on SP 164215	Area R624 on Plan "O"	Roof Area
Lot 625 on SP 164215	Area R625 on Plan "O"	Roof Area
Lot 626 on SP 164215	Area R626 on Plan "O"	Roof Area
Lot 627 on SP 164215	Area R627 on Plan "O"	Roof Area
Lot 628 on SP 164215	Area R628 on Plan "O"	Roof Area
Lot 629 on SP 164215	Area R629 on Plan "O"	Roof Area
Lot 230 on SP 166414	Area C230 on Plan "P"	Car Parking
Lot 231 on SP 166414	Area C231 on Plan "P"	Car Parking
Lot 232 on SP 166414	Area C232 on Plan "P"	Car Parking
Lot 233 on SP 166414	Area C233 on Plan "P"	Car Parking
Lot 234 on SP 166414	Area C234 on Plan "P"	Car Parking
Lot 235 on SP 166414	Area C235 on Plan "P"	Car Parking
Lot 236 on SP 166414	Area C236 on Plan "P"	Car Parking
Lot 330 on SP 166414	Area C330 on Plan "P"	Car Parking
Lot 331 on SP 166414	Area C331 on Plan "P"	Car Parking
Lot 332 on SP 166414	Area C332 on Plan "P"	Car Parking
Lot 333 on SP 166414	Area C333 on Plan "P"	Car Parking
Lot 334 on SP 166414	Area C334 on Plan "P"	Car Parking
Lot 335 on SP 166414	Area C335 on Plan "P"	Car Parking

ASSET REGISTER

SEAFORTH AT ALEXANDRA HEADL CTS 42156

Description	Type	Method of Acquisition	Date of Acquisition	Acquired from	Original Cost	Cost to date	Market Value
SF - Outdoor Tables (5)	Furniture & Fittings	Gift		Australand P/L	1,900.00	1,900.00	1,000.00
SF - Outdoor resin chairs	Furniture & Fittings	Gift		Daydream	1,600.00	1,600.00	1,000.00
SF - pool lounges (12) white	Furniture & Fittings	Purchase		Daydream	3,081.00	3,081.00	1,500.00
sf - pool lounges (6) white	Furniture & Fittings	Purchase		Daydream	1,560.00	1,560.00	800.00
sf - motor mower	Plant and Machinery	Purchase		maroochy mowers	500.00	500.00	100.00
sf - water pressure spray	Plant and Machinery	Purchase		Tensens P/L	500.00	500.00	100.00
sf - hand-held blower	Plant and Machinery	Purchase		maroochy mowers	449.00	449.00	100.00
sf - pool pump controllers (12	Plant and Machinery	Purchase		DW Pool Supplies	18,018.00	18,018.00	16,200.00
Page Totals					27,608.00	27,608.00	20,800.00
Report Totals					27,608.00	27,608.00	20,800.00

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SEAFORTH AT ALEXANDRA HEADL CTS 42156

Description	Type	Method of Acquisition	Date of Acquisition	Acquired from	Original Cost	Cost to date	Market Value
sf - gym multi station	Plant and Machinery	Purchase		future fitness Equip	5,998.00	5,998.00	5,400.00
sf - gym treadmills t670 (2)	Plant and Machinery	Purchase		future fitness equip	15,399.00	15,399.00	13,900.00
sf - sports trainer E870 (1)	Plant and Machinery	Purchase		future fitness Equip	7,699.00	7,699.00	6,000.00
sf - sports bike C570U (2)	Plant and Machinery	Purchase		future fitness equip	5,998.00	5,998.00	5,300.00
sf - sports art rec bike C570R	Plant and Machinery	Purchase		future fitness equip	3,635.00	3,635.00	3,280.00
sf - concept 2 rower	Plant and Machinery	Purchase		future fitness equip	1,818.00	1,818.00	1,640.00
sf - shoulder press unit	Plant and Machinery	Purchase		future fitness equip	2451.00	2,451.00	2,200.00
a - coffee table, stone & glas	Furniture & Fittings	Gift	01/11/99	Daryl Franklyn		0.00	1,745.00
Page Totals					42,998.00	42,998.00	39,465.00
Report Totals					70,606.00	70,606.00	60,265.00

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SEAFORTH AT ALEXANDRA HEADL CTS 42156

Description	Type	Method of Acquisition	Date of Acquisition	Acquired from	Original Cost	Cost to date	Market Value
a - entry table, stone & glass	Furniture & Fittings	Gift	01/11/99	Daryl Franklyn		0.00	1,545.00
a - large pots (4)	Furniture & Fittings	Gift		Daryl Franklin	0.00	0.00	1,045.00
a - lounges (2)	Furniture & Fittings	Gift	01/11/99	Australand		0.00	2,000.00
a - paintings/prints (27)	Furniture & Fittings	Gift	01/11/99	Australand		0.00	5,000.00
a - trolley (1)	Plant and Machinery	Gift	01/11/99	Australand		0.00	500.00
n - lounge chairs (2)	Furniture & Fittings	Gift	01/01/02	Australand		0.00	2,000.00
n - coffee tables (2)	Furniture & Fittings	Gift	01/01/02	Australand		0.00	400.00
n - tub chairs (2)	Furniture & Fittings	Gift	01/01/02	Australand		0.00	400.00
Page Totals					0.00	0.00	12,890.00
Report Totals					70,606.00	70,606.00	73,155.00

SEAFORTH AT ALEXANDRA HEADL CTS 42156

Description	Type	Method of Acquisition	Date of Acquisition	Acquired from	Original Cost	Cost to date	Market Value
n - bench seats (2)	Furniture & Fittings	Gift	01/01/02	Australand		0.00	400.00
n - floor rug	Furniture & Fittings	Gift	01/01/02	Australand		0.00	200.00
n - low table and lamp	Furniture & Fittings	Gift	01/01/02	Australand		0.00	200.00
n - paintings and prints (32)	Furniture & Fittings	Gift	01/01/02	Australand		0.00	5,000.00
ws - prints (14)	Furniture & Fittings	Purchase		Maroochy Framing P/L	1,800.00	1,800.00	1,800.00
ws - Mirror sets	Furniture & Fittings	Gift		Maroochy Framing P/L	800.00	800.00	400.00
ws - heat pumps (16)	Plant and Machinery	Purchase		Quantum P/L	43000.00	43,000.00	35,000.00
ws - electricity meters	Plant and Machinery	Purchase		Impulse Electrical P/L	1,500.00	1,500.00	1,500.00
Page Totals					47,100.00	47,100.00	44,500.00
Report Totals					117,706.00	117,706.00	117,655.00

SEAFORTH AT ALEXANDRA HEADL CTS 42156

Description	Type	Method of Acquisition	Date of Acquisition	Acquired from	Original Cost	Cost to date	Market Value
TCA - heat pumps (12)	Plant and Machinery	Purchase		ERC Contract	35,000.00	35,000.00	28,000.00
tca - electy mtr (heat pump)	Plant and Machinery	Purchase		Impulse Electrical	1,435.00	1,435.00	1,435.00
tca - gate shared with WS	Plant and Machinery	Purchase		Total Gate and Garage	8,723.00	8,723.00	8,000.00
l - prints (5)	Furniture & Fittings	Purchase		Maroochy Picture Shop	1,940.00	1,940.00	1,940.00
l - luggage trolleys	Office Equipment	Purchase		QHDC Burleigh Heads	640.00	640.00	640.00
l - heat pumps (12)	Plant and Machinery	Purchase		Quantun Plumbing	35,000.00	35,000.00	28,000.00
l - electricity meters (35)	Plant and Machinery	Purchase		ERC P/L	2734.00	2,734.00	2,734.00
Water Tank&Fit 5/11	Plant and Machinery	Purchase	19/11/15	PRESTEX PTY LTD T/A POLYWORLD 14-20 Robson Street CLONTARF QLD 4019	1,623.00	1,623.00	1,623.00
Page Totals					87,095.00	87,095.00	72,372.00
Report Totals					204,801.00	204,801.00	190,027.00

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SEAFORTH AT ALEXANDRA HEADL CTS 42156

Description	Type	Method of Acquisition	Date of Acquisition	Acquired from	Original Cost	Cost to date	Market Value
Toshiba Satellite Notebook	Office Equipment	Purchase	01/08/11		943.00	943.00	943.00
Mircosoft Office Home & Bus	Office Equipment	Purchase	01/08/11		298.00	298.00	298.00
AWheel Flat Trolley	Plant and Machinery	Purchase	06/12/11	QHDC AUSTRALIA PTY LTD PO Box 2141 BURLEIGH DC QLD 4220	627.00	627.00	
AHansaBushChipper	Furniture & Fittings	Purchase	06/12/11	SUNSHINE COAST MOWERS 189 Brisbane Road MOOLOOLABA QLD 4557	2,550.00	2,550.00	
Wheelie Bin 30/1/12	Plant and Machinery	Purchase	10/02/12	COMMERCIAL HARDWARE SUPPLIES 10 Pinter Drive Southport QLD 4215	406.73	406.73	
133 x Single Phase Meters	Plant and Machinery	Purchase	02/04/12	Metering Dynamics		0.00	5,916.60
Purchase Metering	Plant and Machinery	Purchase	04/04/12	ENERGEX LIMITED GPO Box 1461 BRISBANE QLD 4001	4519.02	4,519.02	
Lobby Furniture	Furniture & Fittings	Purchase	20/07/12	SUSAN JARVIE	639.00	639.00	
Page Totals					9,982.75	9,982.75	7,157.60
Report Totals					214,783.75	214,783.75	197,184.60

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SEAFORTH AT ALEXANDRA HEADL CTS 42156

Description	Type	Method of Acquisition	Date of Acquisition	Acquired from	Original Cost	Cost to date	Market Value
LngeResEdenWhite18/1	Furniture & Fittings	Purchase	19/01/16	DAYDREAM LEISURE FURNITURE Cnr Main Drive & Nicklin Way WARANA QLD 4575	975.00	975.00	975.00
Instl Door&Clostr25/7	Furniture & Fittings	Purchase	03/08/12	GUY KNOTT C/- Aleutian at Seaforth 98-110 Alexandra Parade ALEXANDRA HEADLAND	955.00	955.00	
Chairs & stool 1/8	Furniture & Fittings	Purchase	13/08/12	SUSAN JARVIE	387.00	387.00	
Coffee Table 23/10	Furniture & Fittings	Purchase	01/11/12	DAYDREAM LEISURE FURNITURE Cnr Main Drive & Nicklin Way WARANA QLD 4575	4,032.00	4,032.00	
Battery Scruber16/11	Plant and Machinery	Purchase	18/12/12	TENSENS CLEANING SUPPLIES Unit 1 - 4 Conara Road KUNDA PARK QLD 4556	4,167.22	4,167.22	
Honda Motor Ergo	Plant and Machinery	Purchase	02/08/13	TENSENS CLEANING SUPPLIES Unit 1 - 4 Conara Road KUNDA PARK QLD 4556	3,786.60	3,786.60	3,786.60
Visitor Chair 24/10	Office Equipment	Purchase	03/12/13	OFFICEWORKS SUPERSTORES P/L GPO Box 1816 MELBOURNE VIC 3001	149.01	149.01	149.01
Inst Pool Pump	Plant and Machinery	Purchase	11/12/13	DW POOL SUPPLIES AND CLEANING PO Box 774 MOOLOOLABA QLD 4557	920.00	920.00	920.00
Page Totals					15,371.83	15,371.83	5,830.61
Report Totals					230,155.58	230,155.58	203,015.21

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SEAFORTH AT ALEXANDRA HEADL CTS 42156

Description	Type	Method of Acquisition	Date of Acquisition	Acquired from	Original Cost	Cost to date	Market Value
Inst Cartridge Filtr	Plant and Machinery	Purchase	11/12/13	DW POOL SUPPLIES AND CLEANING PO Box 774 MOOLOOLABA QLD 4557	710.00	710.00	710.00
Mono Laser MFC/Cover	Office Equipment	Purchase	16/01/14	OFFICEWORKS SUPERSTORES P/L GPO Box 1816 MELBOURNE VIC 3001	215.00	215.00	215.00
Hnd Held Blower 6/2	Plant and Machinery	Purchase	12/02/14	MAROOCHY MOWERS OUTDOOR POWER P O Box 5399 MAROOCHYDORE QLD 4558	469.00	469.00	469.00
Ins AC Sys-Gym 1/8	Office Equipment	Purchase	01/08/16	ALWAYS COOL AIR CONDITIONING & PO Box 1354 NOOSAVILLE BC QLD 4566	5,295.00	5,295.00	5,295.00
Bermuda/Coffee Table	Furniture & Fittings	Purchase	10/11/16	DAYDREAM LEISURE FURNITURE Cnr Main Drive & Nicklin Way WARANA QLD 4575	946.00	946.00	946.00
HP 15IN 15/Cover	Office Equipment	Purchase	25/07/16	OFFICEWORKS SUPERSTORES P/L GPO Box 1816 MELBOURNE VIC 3001	866.00	866.00	866.00
Honda Brush Cutter	Plant and Machinery	Purchase	22/03/16	MAROOCHY MOWERS OUTDOOR POWER P O Box 5399 MAROOCHYDORE QLD 4558	549.00	549.00	549.00
HP15AY502X - Computer MS office win h&bus 2016 Extra cover; inlogmk345; NSiUR1DEV	Office Equipment	Purchase	10/05/17	Officeworks		0.00	1,497.00
Page Totals					9,050.00	9,050.00	10,547.00
Report Totals					239,205.58	239,205.58	213,562.21

Pool safety certificate

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Version 1 effective 6 October 2010

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:

101184001769

2. Location is the swimming pool

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

Street address:

98 ALEXANDRA PDE, ALEXANDRA HEADLAND 4572

Lot/s on plan:

OSP120561

Local government area:

SUNSHINE COAST REGIONAL

3. Exemptions, alternative solutions or special restrictions for the swimming pool

If it is known that an exemption, alternative solution or restriction is applicable to the swimming pool please state this. For example, a restriction may require a permanent body of water that is part of the swimming pool barrier to be maintained to a minimum depth. This will help provide pool owners with a concise and practical explanation of the exemption, alternative solution or restriction. 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 exemptions apply

No alternative solutions apply

No special restrictions apply

4. Shared pool or non-shared pool

Shared pool

Non-shared pool

5. Pool safety certificate expiry

Effective date:

23 Jan 2018

Expiry date:

22 Jan 2019

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:

Date:

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 noncompliance. 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.dip.qld.gov.au/poolsafety 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.

This is a public document and the information in this form will be made available to the public.