

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.

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| SCHEDULE D OTHER DETAILS REQUIRED/PERMITTED TO BE INCLUDED |
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Nil

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 | Area 26 on sketch marked "A" and "A2" |
| Lot 27 on BUP 106756 | Car Parking | Area 27 on sketch marked "A" and "A2" |
| Lot 29 on BUP 106756 | Car Parking | Area 29 on sketch marked "A" and "A2" |
| Lot 31 on BUP 106756 | Car Parking | Area 31 on sketch marked "A" and "A2" |
| Lot 32 on BUP 106756 | Car Parking | Area 32 on sketch marked "A" and "A3" |
| Lot 33 on BUP 106756 | 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 | Car Parking | Area 62 on sketch marked "A" and "A2" |
| Lot 63 on BUP 106756 | Car Parking | Area 63 on sketch marked "A" and "A2" |

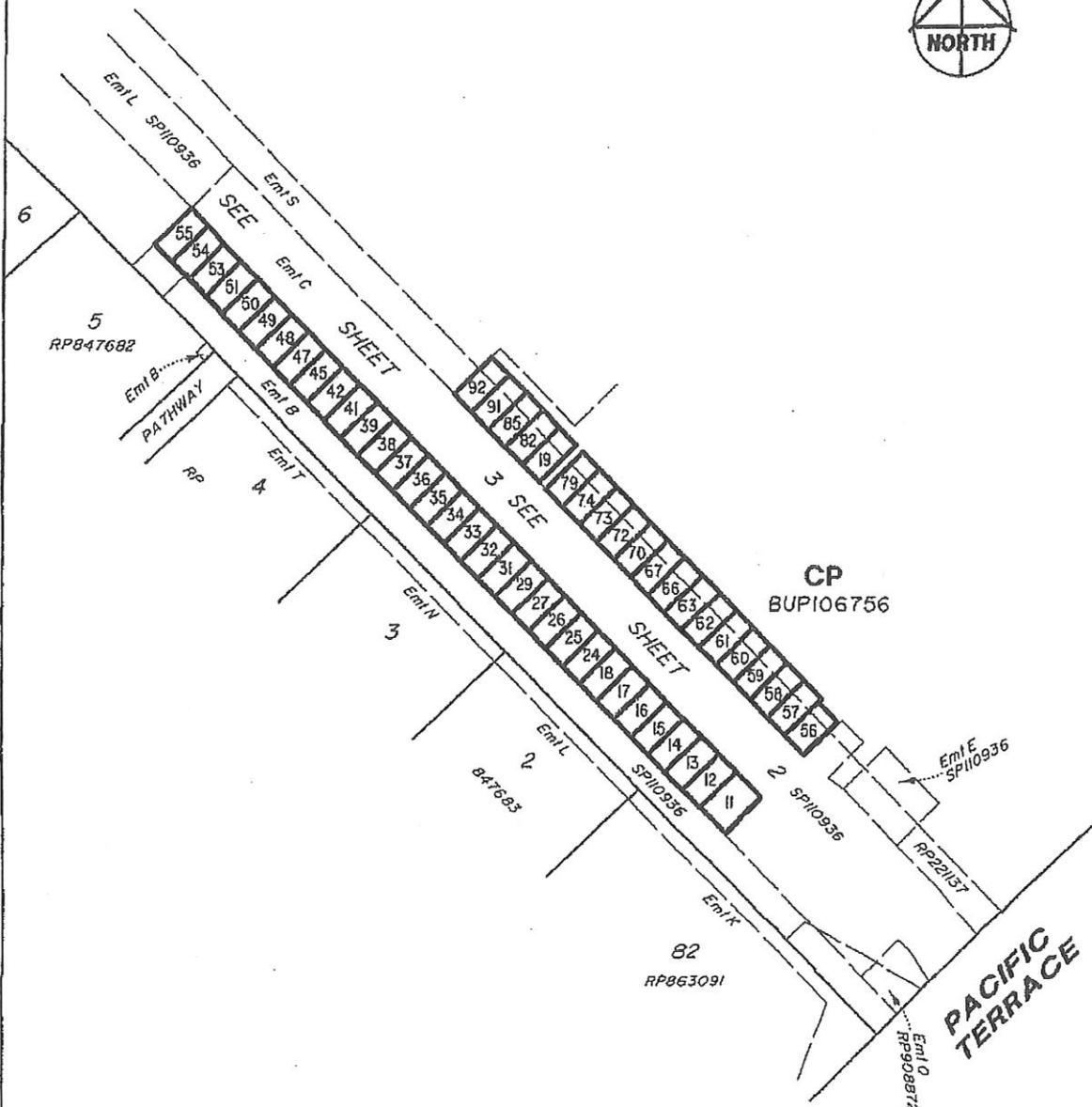
Community Title Scheme Name:

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

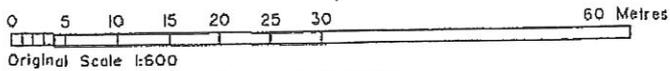
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PLAN A

CTS no. 30867



SHEET 1 of 3 SHEETS



Surveyors Ref No: 14375

Kon Hing Associates Pty Ltd
Cadastral Surveyors
on this plan and details shown

Director

Director



Community Title Scheme Name:

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

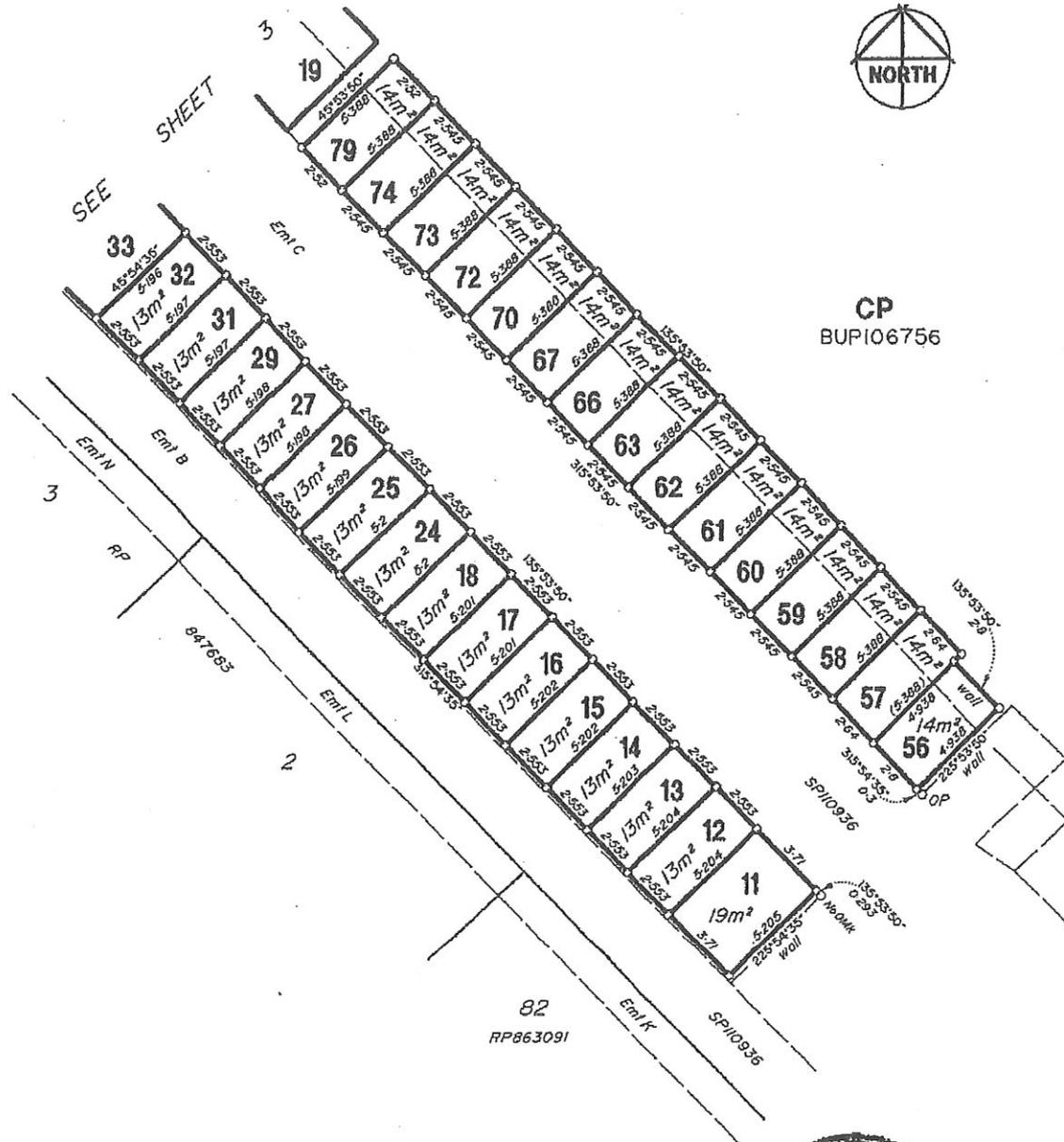
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PLAN A2

CTS no. 30867



CP
BUI06756



SHEET 2 of 3 SHEETS

0 5 10 15 20 25 Metres

Original Scale 1:250

Surveyors Ref No: 14375

Ken H... Associates Pty Ltd
Cadastral Surveyor, 278 823
on this plan are shown

Director

Director



Date 20/11/16

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: .
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**** End of Report ****