

Kyneton Bushland Resort



SHARE OFFER

We have a limited number of shares available
for only **\$950**.

If you are interested in purchasing a share in
the resort on (03) 5422 0888, email admin@kynetonbushresort.com.au
to request an application form or
www.kynetonbushresort.com

This offer includes:

➤ One two-bedroom floating share at Kyneton Bushland Resort

A floating share at KBR entitles the member to use one of 48 floating weeks per year. The only time of the year that a floating shareholder is excluded from booking are fixed weeks 52, 1, 2 and 3 (Summer School Holidays). You can book any other school holiday period during the year (just remember to book early).

➤ **The 2020-2021 maintenance fee**

➤ **One year membership with RCI**

➤ **One year membership with Dial An Exchange**

If you or someone you know are interested in taking up the share offer, please contact the resort on (03)5422 0888, email admin@kynetonbushresort.com.au or download it from www.kynetonbushresort.com.au

LETTER OF OFFER
KYNETON BUSHLAND RESORT LTD
P.O. Box 410, KYNETON, VIC., 3444



ABN 71 007 447 645

Details of Applicant(s):

Name(s)

1.
TITLE FIRST NAME MIDDLE NAME(S) SURNAME

2.
TITLE FIRST NAME MIDDLE NAME(S) SURNAME
Maximum of two. Must be over 18 years of age

Mailing address for all correspondence (including state and postcode)

.....
.....

Residential address (only if different from mailing address)

.....

Contact Phone Nos – B/H:..... A/H:.....

E-mail:

I/We the above applicant(s) hereby apply to purchase the timeshare interest as marked below.

Details of application:

Type of share: Floating No. of Shares Requested: \$.....

Payment details:

I have attached a cheque/money order for \$..... (Please make payable to Kyneton Bushland Resort)

OR

Please charge my MasterCard /Visa

Expiry Date: ____/____ for the amount of \$.....

Cardholder's Name _____ Cardholder's Signature _____

The applicant(s) may rescind the said sale agreement in writing to Kyneton Bushland Resort within fourteen (14) days of the date of signing this Letter of Offer.

.....
Signed by Applicant 1

..... Date: ____/____/2019
Signed by Applicant 2

Witness

OFFICE USE ONLY

Date Application Received:

Account No.:

Date Application to Be Processed:

Share No.:



Kyneton Bushland Resort Limited

A.B.N. 71 007 447 645

P.O. Box 410

252 Edgecombe Road, Kyneton, Vic., 3444

Phone: (03) 5422 0888

Email: admin@kynetonbushresort.com.au

Website: www.kynetonbushresort.com.au

STATEMENT OF PARTICULARS

In relation to Floating Resort Ownership Interval in Kyneton Bushland Resort Ltd.

Kyneton Bushland Resort Ltd ("the Company") hereby informs you as follows:

Information Relating to the Share held by the member

1. (a) The share offered by:

Kyneton Bushland Resort Ltd.

(b) The address of the company is:

252 Edgecombe Road, Kyneton, Victoria, 3444

(c) The share offered is of the following class:

Ordinary Floating

2. The Resort Ownership scheme is structured as follows:

The land upon which the Resort is constructed is divided into 71 lots on a cluster subdivision with each of 52 lots divided into 51 undivided interest as tenants in common and each of 4 lots divided into 102 undivided interests as tenants in common ("part interest"). Each lot has been leased to the Company or its wholly owned subsidiary, Club Woodleigh Pty. Ltd., for 99 years, which mature during various years from 2081. The Company also wholly owns 12 lots.

3. The rights attaching to the share:

- (i) Floating week. Choice of any one of forty-eight weeks of the year. A floating member is excluded from fixed weeks 52, 1, 2 and 3.
- (ii) The entitlement relates to all 2 bedroom timeshare villas at the Resort.
- (iii) The reservation procedure is by request no more than 24 months before the date required.
- (iv) One week may be used each year ending on the anniversary date.

4. (a) The names and addresses of the Directors of the Board of Kyneton Bushland Resort Ltd are:

Mr. James Noy;
Mrs. Mary Power;
Mr. Bryan Power;
Mr. Stuart Bonnington;
Mrs. Kathryn Portelli;
Mr. Thomas Porker.

Address for all directors
C/- Kyneton Bushland Resort Ltd
PO Box 410
Kyneton, Victoria, 3444

- (b) The method by which Directors are appointed is by vote of the members at the Annual General Meeting.
- (c) A Member has one vote at the Annual General Meeting or, if a poll is taken, one vote per share. The member must be financial at the time of any vote to be taken.

5. Particulars of all levies, charges, fees and contribution costs in respect of the share are as follows:

(a) Current annual maintenance fees 2020-21:

- | | | |
|-------|---|---------------------------|
| (i) | Amount | \$600 |
| (ii) | Date Due | 1 st July 2020 |
| (iii) | Have the levies been paid | Yes |
| (iv) | Accrued interest and penalties | None |
| (v) | No part of the week or the whole week has been used by the members or anyone else during the current entitlement period as at date of preparation of this document: | |

(b) Unpaid annual maintenance fees other than for the current period:

- | | | |
|------|----------|------|
| (i) | Amount | None |
| (ii) | Date Due | N/A |

(c) Details of planned expenditure for renovations, refurbishment's, repairs etc., which are likely to result in a special levy within the next twelve(12) months are as follows:

N/A

6. Particulars of insurance policies held by the company.

	Type of policy	Name of Insurer	Sum Insured
(a)	Buildings, Stock & Contents	CGU	\$ 11,200,000
(b)	Business Interruption	CGU	\$ 2,130,000
(c)	Public Liability	CGU	\$ 20,000,000

7. Is Kyneton Bushland Resort Ltd aware of any of the following, if so, details should be provided:

(i) Proceedings commenced by or against the company

None to the knowledge of the Company.

(ii) Judgements, orders, decrees and/or executions against the Company

None to the knowledge of the Company.

(iii) Order of Application made by or to the Court, or any special resolution proposed or passed, in relation to the winding-up of the Company.

None to the knowledge of the Company.

(iv) Proposed amendments to the Constitution and/or other regulations documents (e.g. timesharing plan, by-laws, rules and regulations) of the Company.

None to the knowledge of the Company.

- (v) Notice(s) issued by any competent authority (i.e. Local Council) in relation to the land upon which the Resort is situated or the improvements upon the land or the activities conducted upon the land other than the usual rate.

None to the Company's knowledge other than Planning and Building Permits.

8. A copy of the most recent audited accounts or, where not available, other relevant financial information may be obtained or inspected at the offices of:

The Resort Manager
Kyneton Bushland Resort Ltd
252 Edgecombe Road
Kyneton VIC 3444

9. The Constitution of Kyneton Bushland Resort Ltd may be viewed on the Company's website.

Information Relating to the Interest in the Lands held by the Member

10. Particulars of the Certificate of Title reference

Volume: N/A Folio: N/A.

11. Particulars of any Strata Plan, Building Units Plan, Cluster Plan, etc., relating to the Land.

Registered Cluster Plan Number CS1134

12. Particulars of any special rights or privileges in relation to the common property granted to any person(s) are:

None to the knowledge of the Company

13. Particulars of any encumbrances affecting the land (e.g., easement, right of carriage way, restrictive covenant, etc.)

99 year leases in favour of Kyneton Bushland Resort Ltd. or its wholly owned subsidiary Club Woodleigh Pty. Ltd. as per point 2 above.

Miscellaneous

14. Particulars of any affiliation of the Resort with an exchange organisation are:

R.C.I. Pacific, Dial An Exchange and HC Direct.

15. Any other information that the Company wishes to provide:

None

16. Cooling-Off Policy

A 14-day cooling-off period applies to every share purchase from Kyneton Bushland Resort Ltd. If received within this time, written notification of the intention to withdraw from the share transaction will result in immediate cancellation of the proceedings and the unconditional return of all purchase monies paid.

17. Warranty

The information contained in this statement was correct at the time and date of its preparation.

Dated 31st May 2019

Person providing this statement: James W. Noy
Position held within the Company: Chairman