



Pacific View Resort No 2 Ltd

PRODUCT DISCLOSURE STATEMENT

ABOUT TIMESHARE

Australians were first introduced to the concept of Timeshare with the opening of several resorts in both New South Wales and Queensland in 1978. Pacific View Resort opened in 1981.

Today there are over 110 Timeshare resorts in Australia alone, catering to the needs of more than 130,000 families who own Timeshare holiday intervals in those resorts.

Traditional Timeshare is offered at Pacific View Resort.

Consumers make a one-time purchase of furnished resort accommodation, at a fraction of whole ownership costs, and pay an annual maintenance levy. Each unit at Pacific View is divided into 52 fixed weeks which are sold individually. Consumers purchase a specific unit for a specific weekly interval. The purchaser owns the holiday accommodation – but only for the amount of time he or she has purchased. Typically one or two weeks a year. Included in these rights is the exclusive use of a range of resort facilities, such as tennis, sauna, spa, swimming pool and table tennis. With timeshare, the owner has all the benefits of a holiday home without the year round costs.

Fixed time is purchased by the owner for the same use at the same time each year. The ownership weeks are pre-fixed by the calendar year, week 1 commences on the first Friday in January each year.

Purchase Procedures

At the time of purchase, the consumer pays the one-time purchase price plus the conveyancing fees to transfer complete legal ownership for the time being purchased. Many consumers choose to use a Solicitor who specialise in timeshare for this purpose.

Gustafson's Solicitors & Attorneys

PO Box 393, West Burleigh Qld 4219

Ph: (07) 5520 1455

Email: timeshare@gustafsons.com.au

Pacific View Resort is a title based scheme. This means that each timeshare purchaser receives an undivided interest in the property. Each unit is divided into 52 weeks (at least one week per year is reserved for maintenance). For each weekly interval acquired, the purchaser is entitled to 1/52nd undivided interest in the unit property. This type of ownership enables the owner to sell, rent or will the timeshare interval.

Article 12.1 (a) of the Memorandum and Articles of Association of Pacific View Resort No. 2 Limited:

Commencing on 1st January, 2003 no member or co-owner shall be entitled to exercise their right of occupation by personal use or sub-license until they have lodged their original Certificate of Title or such instrument of Title as may have been issued from the Department of Natural Resources with the Company or its solicitors, or if none has been issued, an Application for a Certificate of Title to be held by the Company's solicitors for the time being in safe custody under a Deed of Escrow together with an irrevocable Power of Attorney signed by all co-owners of the Title in favour of the Company and registrable in the

Department of Natural Resources giving authority to the Company to sell the Title or prescribed interest as the case may be in the event of the member(s) failing to pay their contributions within twelve (12) months of expiration of the period described by article 12 (b) or in the event of the members resolving pursuant to a Special Resolution passed at a duly constituted General Meeting called for that purpose to grant a new lease or an extension of the present lease to the Company on such terms and conditions as may be contained in the Special Resolution or resolving to sell the Resort property and setting a minimum price for such sale and such other conditions and for such other matters as may be contained in such Special Resolution and nominating the Company as the member's agent for these purposes.

Management

Pacific View Resort Owners (Shareholders) elect a Board of Directors every year. These Directors are nominated and duly elected from the shareholders and are responsible for overseeing the operations and management of the resort. The Board is responsible for ensuring maintenance of the resort, as well as the establishment of a budget and levy to be paid by each owner as a contribution towards such upkeep.

Maintenance Levy

An annual maintenance levy is necessary to maintain and preserve the value of Pacific View Resort. A budget is calculated and shared equally among all timeshare owners of the resort. The annual levy is used to cover the costs of maintenance (E.g., housekeeping, repairs, refurbishments, utilities and maintenance of the resorts common areas) and management of the resort (e.g., administration, accounting, legal fees, taxes and insurance). All members contribute in proportion to the number of weeks they own. The 2010 Maintenance Levy is \$572.00 including GST.

Pacific View Resort accounts operate on a calendar year basis. In late October the accounts are sent out.

The maintenance levy for weeks 1 to 26 is due by the 1st December.

The maintenance levy for weeks 27 to 52 is due by the 1st June.

Failure to pay by the due dates will result in a 10% penalty being added to the members account.

The board of Directors will not accept that non – payment is due to nonreceipt of levy notice. Members are advised that if they have not received their notice by 5th December it is their responsibility to contact the Resort to ascertain the levy payment required.

All Pacific View Resort accounts are audited annually and lodged with ASIC within set timelines. A copy of the audited annual report is made available to all shareholders via the Pacific View Resort website.

What do timeshare owners do with their timeshare?

Owners at Pacific View Resort have three options with the usage of the week/s.

1. Use their week at the Resort. The owners can use the week themselves or nominate another family member or friend to use the week.
2. Space bank the week with an **Exchange** Company.
3. Deposit the week into the Resort Rental Pool.

1. Using your week at Pacific View Resort:

Pacific View Timeshare Owners own fixed weeks. A timeshare calendar indicates the starting dates for each week each year. Week 1 is always the first Friday in January. All weeks commence on Friday and finish the following Friday.

Owners advise the resort each year if they are intending to 'use' their week.

Maintenance Levies must be paid in full prior to arrival.

2. Exchange

Exchange Companies operate in Australia, enabling Timeshare owners the flexibility to trade their holiday week for another resort in one of many locations worldwide. The exchange system works much like a bank savings account, allowing owners the opportunity to bank a holiday week any year they consider they will probably not use it, and save it till the following year, or exchange it for a different holiday location at a resort of their choice in the same year.

There are two exchange companies who offer Pacific View owners different exchange options and choices.

DAE - www.daelive.com

Phone: 1300 733 674

RCI – www.rci.com

Phone: 1800 144 900

Deposit early to maximize your trading power so you have more opportunities available for a match when you're ready to request an exchange vacation. Keep in mind that you don't have to know the details of your own vacation in order to deposit the week you own.

Before planning any exchanges you must ensure the following:

- Your levies at Pacific View Resort are paid in full
- You have not already used your entitlement on the resort or through an exchange company
- You are a member of the exchange company you have selected
- You have paid the appropriate membership fees to the Exchange Company for the period that is to be deposited.

3. Rental Pool

Pacific View Resort operates a member's rental pool. Owners who do not wish to use their weekly entitlement one year and do not wish to deposit the week with an exchange company are able to deposit their week into the rental pool.

The rental pool operates on a weekly basis. Owners must advise the resort at least 60 days prior to the commencement of their week if they wish to be in the rental pool. The maintenance levy must also be paid in full. Once placed in the pool, the week becomes available for the public to book as a rental.

A minimum of 4 weeks after the completion of the week, the resort management distributes the rental pool. All rental monies received for the week are totalled, the resort receives 20% commission from this money, and the remainder is distributed equally to the members in the rental pool. Rental Dividend cheques are sent out to owners, or some owners elect to have their rental dividend credited to their maintenance account.

BOOKING ONLINE

Pacific View Resort now offers an online system through our website at www.pacificview.com.au This option gives members the ability to take control of their own timeshare holidays by allowing members to pay levies, make bookings, deposit weeks and make rental reservations. There are also links directly to the exchange companies. Simply contact the resort to receive your member number, password and with a few simple steps to follow and you'll be all set to go.



Cooling-off Statement

Pacific View Resort No 2. Ltd ABN 81 010 318 297

This statement must be given to all applicants for interests in Pacific View Resort No 2 Ltd (Pacific View) at the time of, or prior to, their entering into an agreement to have issued or to purchase shares in Pacific View. A person to whom this statement is provided is entitled to retain a copy of it.

COOLING-OFF PERIOD FOR PACIFIC VIEW RESORT

Your Right to Change Your Mind

You may void your application by withdrawing your offer or terminating your agreement to purchase an interest in Pacific View within fourteen (14) calendar days after the Acknowledgement Date.

Acknowledgement Date means the date when you sign an acknowledgement that you have received all the relevant documents relating to the application (the application form, this Cooling-Off Statement and the Product Disclosure Statement).

How Can I Exercise My Right?

You may exercise your right to void the application and withdraw from the purchase by giving Pacific View a notice to that effect. The recommended form of notice is attached to this statement.

Pacific View's address for service of this notice is:

Pacific View Resort
34 Victoria Tce
Caloundra QLD 4551

Pacific View Resort No 2 Ltd

ABN 81 010 318 297
34 Victoria Terrace
Caloundra, Qld. 4551

Email: admin@pacificview.com.au

Telephone: (07) 5491 1200
Fax: (07) 5491 2434
Manager: Fiona Rickards



STATEMENT OF RECEIPT

PACIFIC VIEW RESORT NO 2 LTD

PRODUCT DISCLOSURE STATEMENT

COOLING OFF STATEMENT – PACIFIC VIEW RESORT NO 2 LTD.

I/We

Acknowledge receipt of this Cooling-Off Statement, Product Disclosure Statement and the application form for interests in Pacific View.

Signature(s):Date: / /

Pacific View Resort No 2 Ltd

Email: admin@pacificview.com.au

ABN 81 010 318 297
34 Victoria Terrace
Caloundra, Qld. 4551

Telephone: (07) 5491 1200
Fax: (07) 5491 2434
Manager: Fiona Rickards



PACIFIC VIEW RESORT NO 2 LTD

WRITTEN NOTICE OF EXERCISE OF MY COOLING-OFF RIGHTS

To:

Pacific View Resort No 2 Ltd ABN 81 010 318 297
34 Victoria Tce
Caloundra QLD 4551

I/We

Hereby exercise my/our Cooling-off rights to void the application and withdraw from my/our proposed purchase of interests in Pacific View. Please return any money I/we have paid by way of deposit or otherwise as soon as possible to my address, which is:

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.....
.....

Signature(s):

Dated: / /

<p>Pacific View Resort No 2 Ltd</p> <p>ABN 81 010 318 297 34 Victoria Terrace Caloundra, Qld. 4551</p>	<p>Email: admin@pacificview.com.au</p> <p>Telephone: (07) 5491 1200 Fax: (07) 5491 2434 Manager: Fiona Rickards</p>
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APPLICATION TO PURCHASE TIMESHARE

To:

Pacific View Resort No 2 Ltd ABN 81 010 318 297

34 Victoria Tce

Caloundra QLD 4551

I/We
(full name)

Of
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(home address)

Apply to purchase timeshare interest/s at Pacific View Resort No. 2 Ltd as follows:

Unit No	Week No	Purchase Price
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Signature(s):

Dated: / /

Pacific View Resort No 2 Ltd

Email: admin@pacificview.com.au

ABN 81 010 318 297
34 Victoria Terrace
Caloundra, Qld. 4551

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