### DISCLOSURE STATEMENT BODY CORPORATE AND COMMUNITY MANAGEMENT ACT 1997 SECTION 206

Body Corporate	Body Corporate for: Community Titles Scheme No: BUP: Lot No: Address:		EMERALD APARTMENTS 3881 11712 3 38 Toorumbee Drive, Mooloolaba, Qld, 4557			
Regulation Module	Standard					
Body Corporate Secretary/Manager	Name:KBW Community ManagementAddress:Upper Level, 120 Brisbane Road, Mooloolaba Qld 4557Telephone:07 5458 5458Fax:07 5478 0088					
Body Corporate	Is there a Committee for the Body Corpor			te: Yes		
Committee	If there is no Committee, is the Body Corporate Manager engaged Not applicable to perform the functions of the Committee:					
Annual Contributions And Levies	Administrative Fund:			\$ 2,388.44		
	i unu.	Installmer	nt(s):	Period	Amount	Due Date
		(Gross) Levy prev issued:	riously	<i>01.06.18 – 30.11.18</i> 01.12.18 – 31.05.19 01.06.19 – 30.11.19	\$ 1,194.22	<i>01.06.18</i> 01.12.18 01.06.19
	Sinking Fund: Annual Levy: \$1,406.26					
	Ū.	(Gross) Installmer (Gross)	-	Period	Amount	Due Date
		Levy prev issued:	riously	<i>01.06.18</i> – <i>30.11.18</i> 01.12.18 – 31.05.19 01.06.19 – 30.11.19	\$ 703.13	<i>01.06.18</i> 01.12.18 01.06.19
	Insurance Levies not included in Administrative Fund Levies: Nil. Insurance Premium is part of Administrative Fund Levies.					
	Discount:	20%				
	Other: Possible Special Levy for painting. Chairperson to communicate with owners to ascertain if there is support for a special Sinking Fund levy to fund the painting in the short term or increase the annual Sinking Fund contributions to enable the funds to accumulate so that the building can be repainted in the near future.					
Information Prescribed under Regulation Module	Not applicable – none prescribed					
Lot Entitlements	Contribution Sched	lule Lot Entitle	ement:	Aggreg		
And Other Matters	Interest Schedule Lot Entitlement		ıt:	This Lo Aggreg This Lo	ate: 4	
	Balance of Sinking Fund: Balance of Administrative Fund:			\$ 4,492 \$ 1,272		19.09.18 19.09.18
Page 1 of 2					Initials	

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CTS 3881	LOT NO. 3	DISCLOSURE STATEMENT			
Improvements on Common Property for which buyer will be responsible	Installation of individual water meters – 08.10.10. By-law 12 grants exclusive use of courtyard – see By-law and Exclusive Use Plan attached. Garage is part of Lot 3 on Level A – see extract from BUP 11712 attached. (Improvements without body corporate approval should be disclosed here by the seller)				
Assets on Register	None shown on register				
Insurance	Insurer: Policy No: Current to: Building Cover: Public Liability: Common Contents: Loss of Rent: Building Catastrophe: Office Bearers Liability: Machinery Breakdown:	CGU Insurance 06S8423153 14.12.18 \$ 1,921,540 \$ 20,000,000 Included in Building Cover \$ 288,231 \$ 288,231 None shown None shown			
Signing	Seller/Seller's Agent	Witness (not required if this form is signed electronically)			
	Date				
Buyer's Acknowledgement	The buyer acknowledges having received and read this statement from the seller before entering into the contract.				
	Buyer	Witness (not required if this form is signed electronically)			
	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.

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INSIDE OUT LEGAL SERVICES 21.09.18

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.

#### BY-LAW 10 Garbage disposal

A proprietor or occupier of a lot shall -

- (a) save where the body corporate provides some other means of disposal of garbage, maintain within his lot, or on such part of the common property as may be authorised by the body corporate, in clean and dry condition and adequately covered, a receptacle for garbage;
- (b) comply with all local authority by-laws and ordinances relating to the disposal of garbage;
- (c) ensure that the health, hygiene and comfort of the proprietor or occupier of any other lot is not adversely affected by his disposal of garbage.

#### BY-LAW 11 Keeping of animals

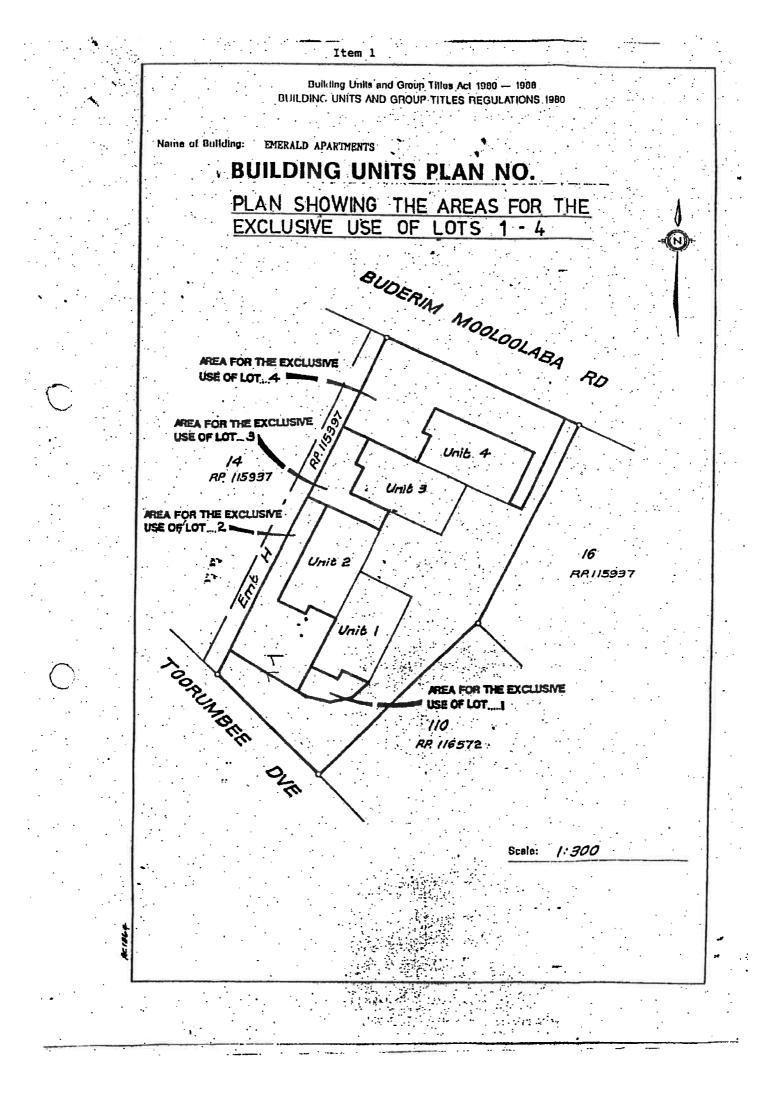
Subject to Section 30(12), a proprietor or occupier of a lot shall not, without the approval in writing of the body corporate, keep any animal upon his lot or the common property.

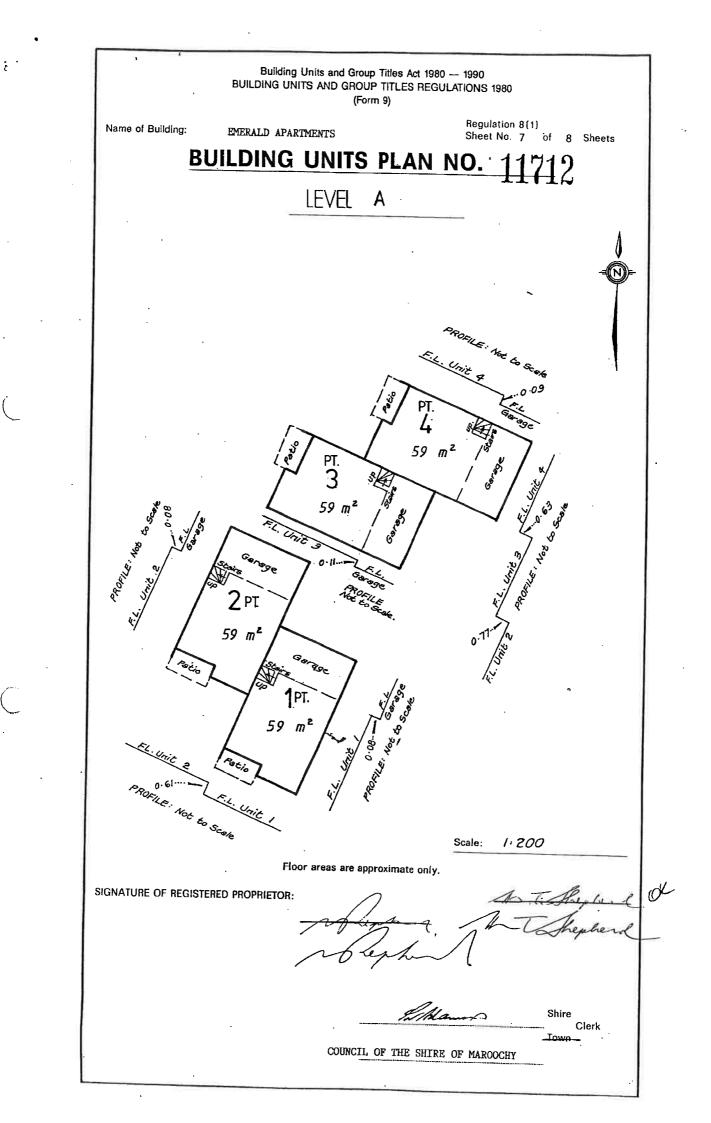
#### BY-LAW 12 Exclusive Use - Courtyard (Registered By-Law No 11)

The Proprietors for the time being and from time to time of Lots 1, 2, 3 and 4 shall have the exclusive use and enjoyment for a courtyard facility of that part of the common property as shall be delineated, described and which has the same number corresponding with the lot number in the Plan annexed hereto and marked Item with the said proprietors being responsible at their own cost and expense to keep same in a neat and tidy condition and otherwise being responsible for the performance of the duty of the Body Corporate under and pursuant to Section 37(1) of the Act.

#### Attachments:

One (1) Exclusive Use plan relating to By-Law 12 (Registered By-Law No 11)





Building Units and Group Titles Act 1980 — 1990 BUILDING UNITS AND GROUP TITLES REGULATIONS 1980 (Form 9) Regulation 8(1) . Name of Building: EMERALD APARTMENTS Sheet No. 8 òf 8 Sheets **BUILDING UNITS PLAN NO.** 1712LEVEL В Void 60 m 0.63 60 т PORIE Tor Co. PT. Void .... 2 2 60 т 0.1 PT. 1 Void 60 m² Inits F.L. Balcon PROFILE: Not to Scale ROFILE, NOC CO. Score Amendments 8.4.1992 veyor Scale: 1:200 Floor areas are approximate only, SIGNATURE OF REGISTERED PROPRIETOR: de Shire Clerk Town-COUNCIL OF THE SHIRE OF MAROOCHY х.

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