

DISCLOSURE STATEMENT
BODY CORPORATE AND COMMUNITY MANAGEMENT ACT 1997
SECTION 206

Body Corporate Body Corporate for: EMERALD APARTMENTS
Community Titles Scheme No: 3881
BUP: 11712
Lot No: 3
Address: 38 Toorumbee Drive, Mooloolaba, Qld, 4557

Regulation Module Standard

Body Corporate Secretary/Manager Name: KBW Community Management
Address: Upper Level, 120 Brisbane Road, Mooloolaba Qld 4557
Telephone: 07 5458 5458
Fax: 07 5478 0088

Body Corporate Committee Is there a Committee for the Body Corporate: Yes

If there is no Committee, is the Body Corporate Manager engaged to perform the functions of the Committee: Not applicable

Annual Contributions And Levies	Administrative Fund:	Annual Levy: \$ 2,388.44			
		(Gross)			
	Installment(s): Period Amount Due Date				
	(Gross)				
	<i>Levy previously issued:</i>	01.06.18 – 30.11.18	\$ 1,055.78	01.06.18	
		01.12.18 – 31.05.19	\$ 1,194.22	01.12.18	
		01.06.19 – 30.11.19	\$ 1,194.22	01.06.19	
	Sinking Fund:	Annual Levy: \$ 1,406.26			
		(Gross)			
		Installment(s): Period Amount Due Date			
	(Gross)				
	<i>Levy previously issued:</i>	01.06.18 – 30.11.18	\$ 625.00	01.06.18	
		01.12.18 – 31.05.19	\$ 703.13	01.12.18	
		01.06.19 – 30.11.19	\$ 703.13	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 And Other Matters Contribution Schedule Lot Entitlement: Aggregate: 4
This Lot: 1
Interest Schedule Lot Entitlement: Aggregate: 4
This Lot: 1

Balance of Sinking Fund: \$ 4,492.09 as at 19.09.18
Balance of Administrative Fund: \$ 1,272.32 as at 19.09.18

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 1 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:

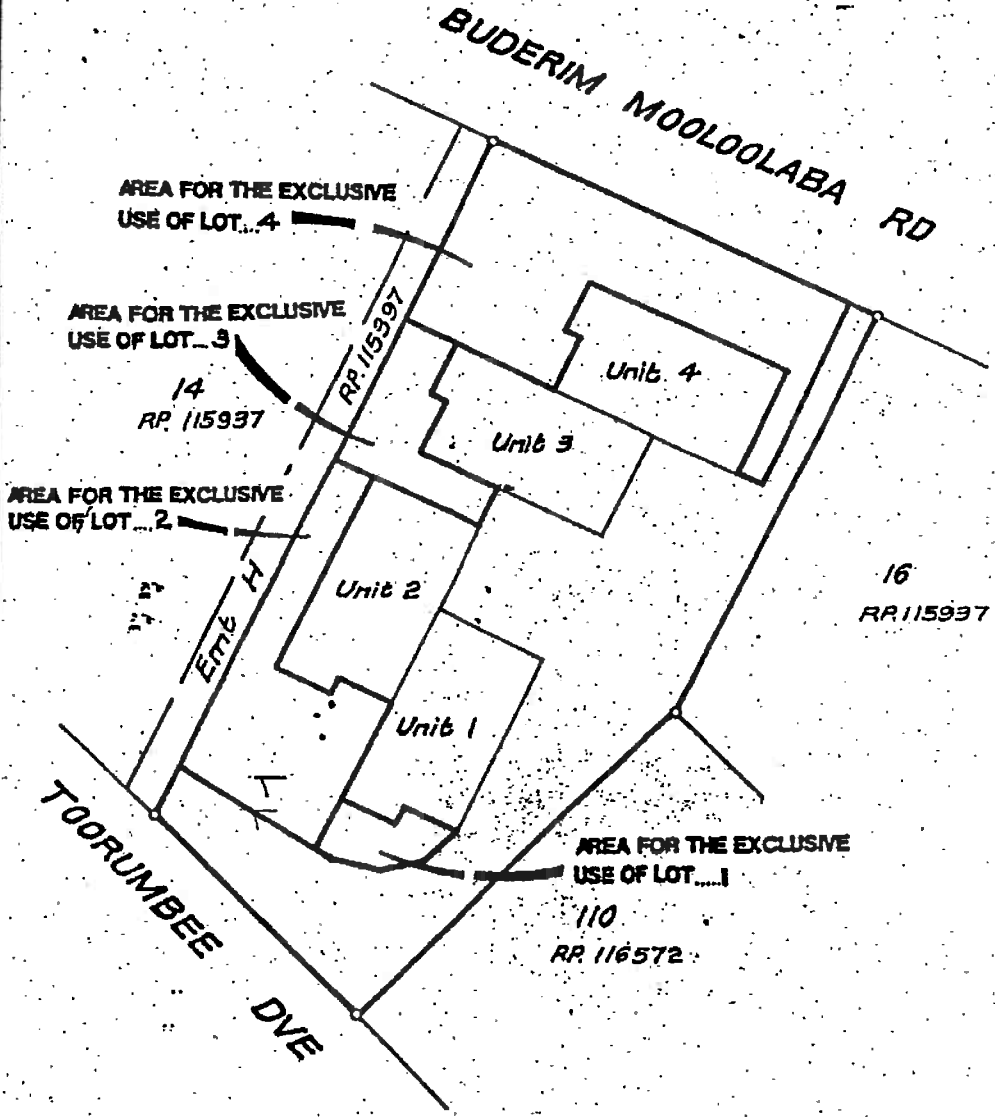
One (1) Exclusive Use plan relating to By-Law 12 (Registered By-Law No 11)

Building Units and Group Titles Act 1980 — 1988
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980

Name of Building: EMERALD APARTMENTS

BUILDING UNITS PLAN NO.

**PLAN SHOWING THE AREAS FOR THE
EXCLUSIVE USE OF LOTS 1 - 4**



Scale: 1:300

AE 1064

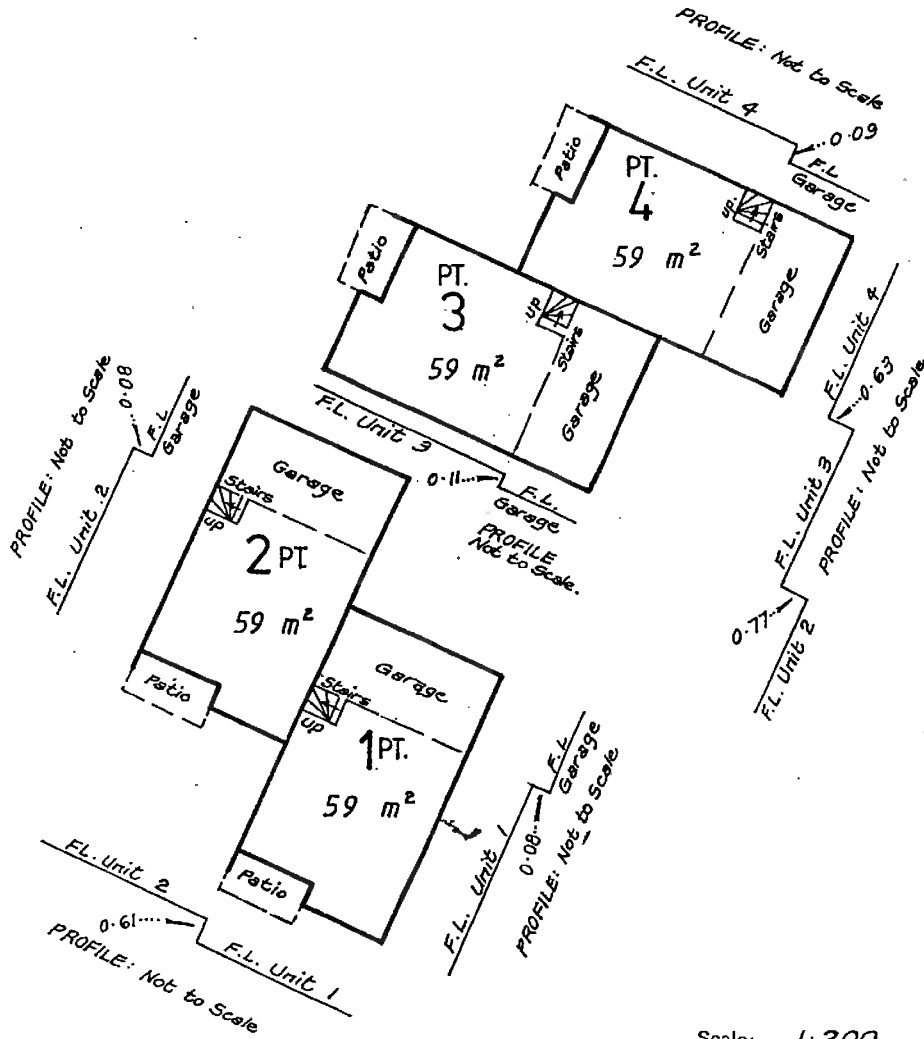
Building Units and Group Titles Act 1980 — 1990
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980
(Form 9)

Name of Building: EMERALD APARTMENTS

Regulation 8(1)
Sheet No. 7 of 8 Sheets

BUILDING UNITS PLAN NO. 11712

LEVEL A



Scale: 1:200

Floor areas are approximate only.

SIGNATURE OF REGISTERED PROPRIETOR:

[Handwritten signature]
[Handwritten signature]

[Handwritten signature]

Shire Clerk
Town

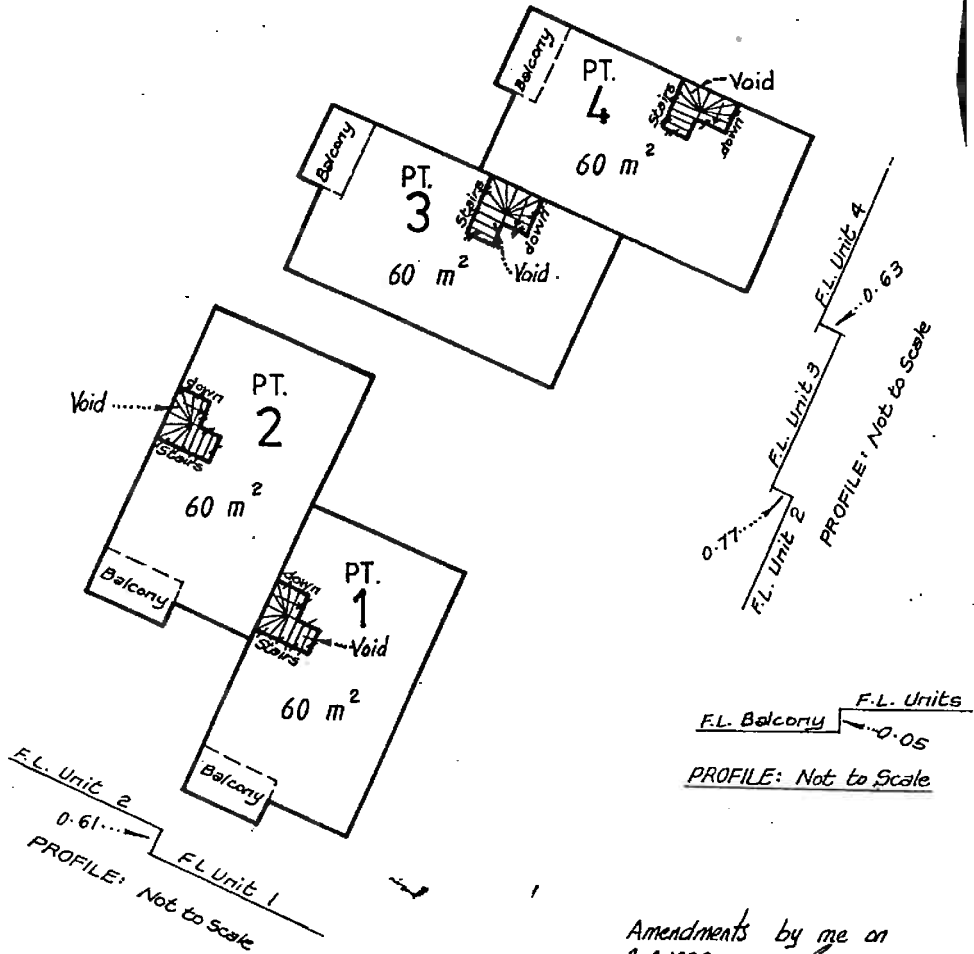
COUNCIL OF THE SHIRE OF MAROOCHY

Name of Building: EMERALD APARTMENTS

Regulation 8(1)
Sheet No. 8 of 8 Sheets

BUILDING UNITS PLAN NO. 11712

LEVEL B



Amendments by me on
8.4.1992.

J. Sheal
(Lic. Surveyor)

Scale: 1:200

Floor areas are approximate only.

SIGNATURE OF REGISTERED PROPRIETOR:

A. Shepherd
A. Shepherd
Shepherd

OK

P. Mans

Shire
Clerk
Town

COUNCIL OF THE SHIRE OF MAROOCHY