

DISCLOSURE STATEMENT
BODY CORPORATE AND COMMUNITY MANAGEMENT ACT 1997
SECTION 206

Body Corporate	Body Corporate for:	MAPLE GROVE
	Community Titles Scheme No:	1992
	BUP:	13683
	Lot No:	13
	Address:	14 Glen Kyle Drive, Maroochydore, QLD, 4558

Regulation Module	Standard
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Body Corporate Secretary/Manager	Name:	Archers Body Corporate Management
	Address:	Level 1, 35 Dalton Drive, Maroochydore, Qld 4558
	Telephone:	07 5458 4500
	Fax:	07 5444 5595

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: \$ 1,139.72		
		(Gross)		
	Installment(s):	Period	Amount	Due Date
	(Gross)	01.04.18 – 30.09.18	\$ 595.47	01.04.18
		01.10.18 – 31.03.19	\$ 544.25	01.10.18
	<i>Pre-Issued Levy:</i>	<i>01.04.19 – 30.09.19</i>	<i>\$ 569.86</i>	<i>01.04.19</i>
	Sinking Fund:	Annual Levy: \$ 683.10		
		(Gross)		
	Installment(s):	Period	Amount	Due Date
	(Gross)	01.04.18 – 30.09.18	\$ 315.94	01.04.18
		01.10.18 – 31.03.19	\$ 367.16	01.10.18
	<i>Pre-Issued Levy:</i>	<i>01.04.19 – 30.09.19</i>	<i>\$ 341.55</i>	<i>01.04.19</i>

Insurance Levies not included in Administrative Fund Levies: Nil. Insurance premium is part of Administrative Fund Levies.

Discount: Nil

Other: Nil

Information Prescribed under Regulation Module	Not applicable – none prescribed
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Lot Entitlements And Other Matters	Contribution Schedule Lot Entitlement:	Aggregate: 16
		This Lot: 1
	Interest Schedule Lot Entitlement:	Aggregate: 16
		This Lot: 1

Balance of Sinking Fund:	\$ 65,667.75	as at	06.03.19
Balance of Administrative Fund:	\$ 15,800.13	as at	06.03.19

**Improvements on
Common Property
for which buyer
will be responsible**

Nil.
By-law 12 grants exclusive use of Terrace/Courtyard - see By-law and Exclusive Use Plan attached.
Parking is part of Lot 13 on Level A – see extract from BUP 13683 attached

(Improvements without body corporate approval should be disclosed here by the seller)

Assets on Register

Nil

Insurance

Insurer:	Longitude Insurance Pty Ltd
Policy No:	LNG-STR-202236
Current to:	29.04.19
Building Cover:	\$ 3,826,896
Public Liability:	\$ 20,000,000
Common Contents:	\$ 38,269
Loss of Rent:	None selected
Building Catastrophe:	None selected
Office Bearers Liability:	\$ 1,000,000
Machinery Breakdown:	\$ 100,000

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.

OP Carter

INSIDE OUT LEGAL SERVICES
06.03.19

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 11 Keeping of animals

11 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.

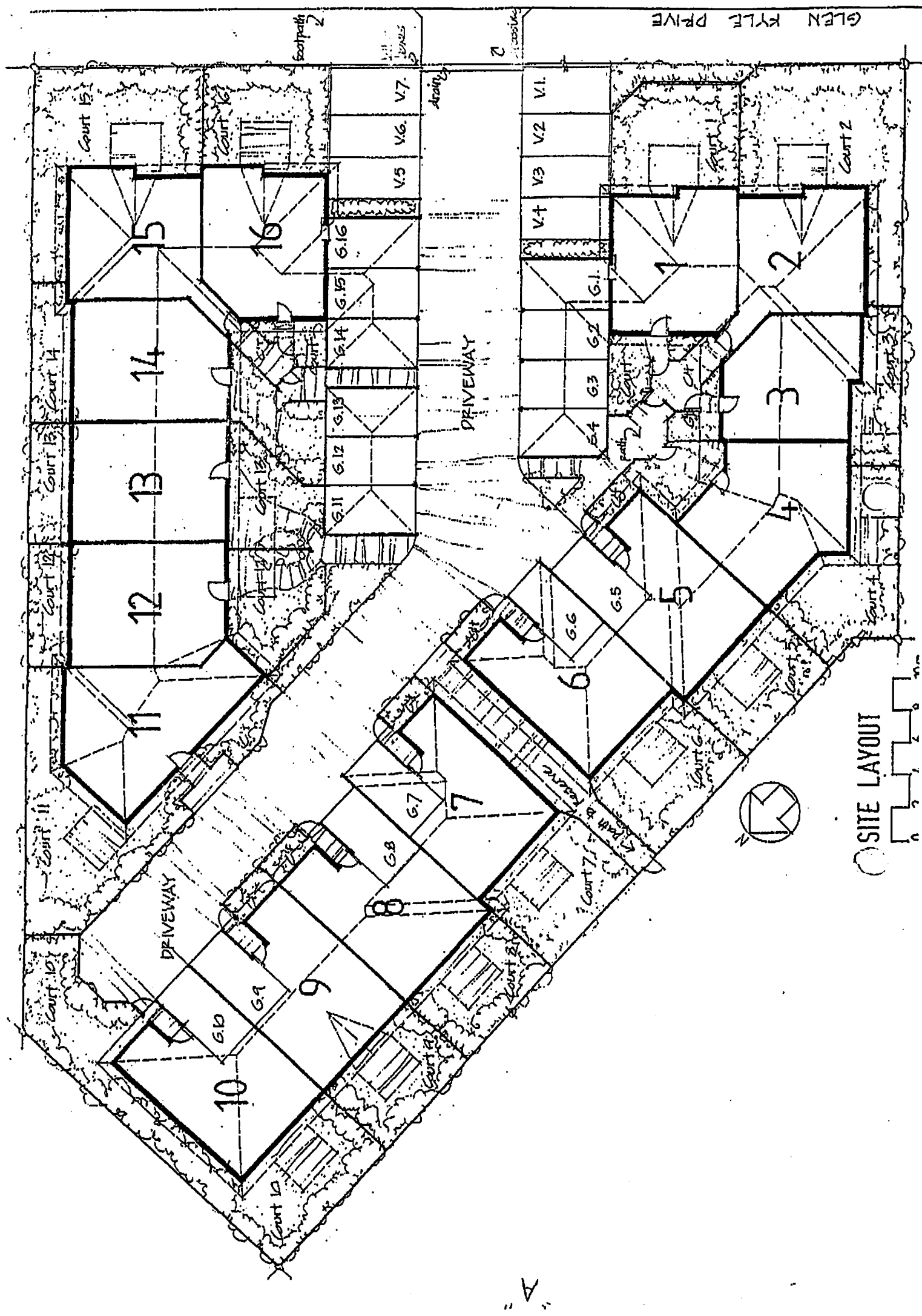
BY-LAW 12 Exclusive Use - Terrace/Courtyard

12 The proprietor for the time being and from time to time of lots 1 to 16 inclusive shall have the special privilege of the exclusive use and enjoyment for a terrace/courtyard facility of that part of the common property as shall be delineated and which has the same number corresponding with the respective lot no. in the plan annexed hereto and marked with the letter "A" with the said proprietor being responsible at his own cost and expense to keep same in a neat and tidy condition and to keep all plants thereon properly tendered and watered and otherwise being responsible for the performance of the duty of the body corporate under and pursuant to Section 37(1) of the Act.

The aforesaid grant of exclusive use and enjoyment is made subject to and conditional upon the said proprietor allowing the body corporate and its Committee and its properly appointed servants or agents, at all reasonable times, access to such privileged area through the lot for any proper purpose including inspection and maintenance thereof.

BY-LAW 13 Display Lot

13 While the original proprietor remains the proprietor of any lot, it and its respective servants and/or agents shall be entitled to utilise any such lot in the building as a display lot for the purpose only of allowing prospective purchasers of any lot to inspect such lot AND FURTHER shall be entitled to place signs and other advertising and display material in and about the lot and other parts of the common property.



○ SITE LAYOUT

GLEN KYLE DRIVE

DRIVEWAY

DRIVEWAY

11

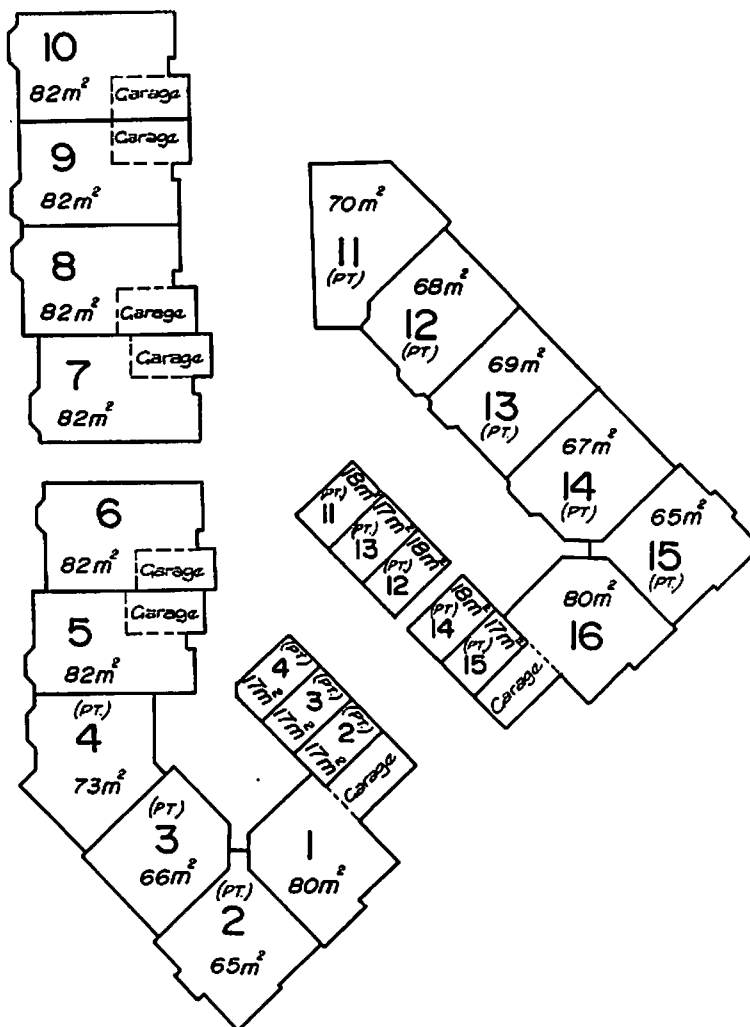
Building Units and Group Titles Act 1980 — 1990
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980
(Form 9)

Name of Building: "MAPLE GROVE"

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

BUILDING UNITS PLAN NO. 13683

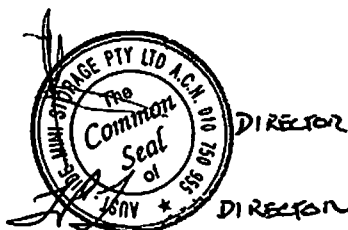
LEVEL A



Scale: 1:400

Floor areas are approximate only.

SIGNATURE OF REGISTERED PROPRIETOR:
Who certify they are the Proper Officers
to affix the Seal.



[Signature] Shire Clerk
XXXXX
COUNCIL OF THE SHIRE OF MAROOCHY