

DISCLOSURE STATEMENT
BODY CORPORATE AND COMMUNITY MANAGEMENT ACT 1997
SECTION 206

Body Corporate	Body Corporate for:	Mylos		
	Community Titles Scheme No:	10886		
	BUP:	4299		
	Lot No:	29		
	Address:	2 Maroubra Street, Maroochydore, QLD 4558		
Regulation Module	Accommodation			
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: (Gross)	\$ 4,027.82	
		Installment(s): (Gross)	Period	Amount Due Date
			01.09.18 – 30.11.18	\$ 921.77 01.09.18
			01.12.18 – 28.02.19	\$ 921.77 01.12.18
			01.03.19 – 31.05.19	\$ 1,092.14 01.03.19
			01.06.19 – 31.08.19	\$ 1,092.14 01.06.19
		<i>Pre-issued Levy:</i>	<i>01.09.19 – 30.11.19</i>	<i>\$ 1,006.96 01.09.19</i>
		<i>Pre-issued Levy:</i>	<i>01.12.19 – 28.02.20</i>	<i>\$ 1,006.95 01.12.19</i>
	Sinking Fund:	Annual Levy: (Gross)	\$ 2,014.98	
		Installment(s): (Gross)	Period	Amount Due Date
			01.09.18 – 30.11.18	\$ 586.34 01.09.18
			01.12.18 – 28.02.19	\$ 586.33 01.12.18
			01.03.19 – 31.05.19	\$ 421.15 01.03.19
			01.06.19 – 31.08.19	\$ 421.16 01.06.19
		<i>Pre-issued Levy:</i>	<i>01.09.19 – 30.11.19</i>	<i>\$ 503.75 01.09.19</i>
		<i>Pre-issued Levy:</i>	<i>01.12.19 – 28.02.20</i>	<i>\$ 503.74 01.12.19</i>
	Insurance Levies not included in Administrative Fund Levies: Nil. Insurance Premium is included in Administrative Fund Levies.			
	Discount:	10%		
	Other:	Nil		
Information Prescribed under Regulation Module	Not applicable – none prescribed			
Lot Entitlements And Other Matters	Contribution Schedule Lot Entitlement:		Aggregate:	37
			This Lot:	1
	Interest Schedule Lot Entitlement:		Aggregate:	37
			This Lot:	1
	Balance of Sinking Fund:		\$ 196,668.26	as at 12.03.19
	Balance of Administrative Fund:		\$ 41,516.07	as at 12.03.19

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

Nil.
By-law 35 grants exclusive use of Car Park marked area 29 on Exclusive Use Plan A –
see By-law and Exclusive Use Plan attached.

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

Assets on Register

See register attached.

Insurance

Insurer:	QBE Insurance (Aust) Ltd via CHU Underwriting Agencies Pty Ltd
Policy No:	865768
Current to:	30.11.19
Building Cover:	\$ 10,308,083
Public Liability:	\$ 20,000,000
Common Contents:	\$ 23,192
Loss of Rent:	\$ 1,546,212
Building Catastrophe:	\$ 3,092,425
Office Bearers Liability:	\$ 2,000,000
Machinery Breakdown:	Nil

Signing

.....
Seller/Seller's Agent

.....
Witness

.....
Date

**Buyer's
Acknowledgement**

The buyer acknowledges having received and read this statement from the seller before
entering into the contract.

.....
Buyer

.....
Witness

.....
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.



INSIDE OUT LEGAL SERVICES
12.03.19

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.

Mylos Community Titles Scheme 18806

- (2) The Occupier must, at its expense, maintain each area and keep each area in a clean and tidy condition;
- (3) The Occupier must ensure that all items in each area are in good repair and condition;
- (4) No physical alterations may be made without obtaining the consent of the Body Corporate.

34.3 The Owner of Lot 1 shall not open for business earlier than 6.30am nor remain open later than 9pm but otherwise shall maintain normal hours of trading 7 days per week.

34.4 The Owner shall ensure that any entertainment which is provided on Lot 1 does not create a nuisance or annoyance to other Owners or their Invitees.

35. Car Parking - Exclusive Use

35.1 The owner of each lot is granted the exclusive use of the car parking space which is part of the common property, identified with the same number as the lot number in the plan contained in Schedule "E" on the following conditions:-

- (1) The Owner shall not construct any structure in this car parking space without obtaining the consent of the Body Corporate;
- (2) The Owner is responsible for the expense of keeping his car parking space in a clean and tidy condition and, failing that, the Body Corporate may do so at the Owner's expense;
- (3) The Owner must maintain the area at its cost and must allow the Body Corporate access to the car parking space to enable inspection and maintenance if necessary at the owner's cost.
- (4) An Occupier must:
 - (a) within its car space and Lot, store empty bottles, boxes, used containers and similar items tidily and, so far as possible, out of sight; and
 - (b) keep the car space tidy and free of all litter, spillage and oil and other stains and free of storage of household items; and
 - (c) use the car space only for the parking of vehicles, boats and trailers.

35.2 One Owner may transpose its exclusive use car space area with another Owner at any time on giving written notice to the Body Corporate from both owners. The costs of recording the notification of transposition of the exclusive use area must be paid by the relevant Owners.

36. Balcony - Exclusive Use

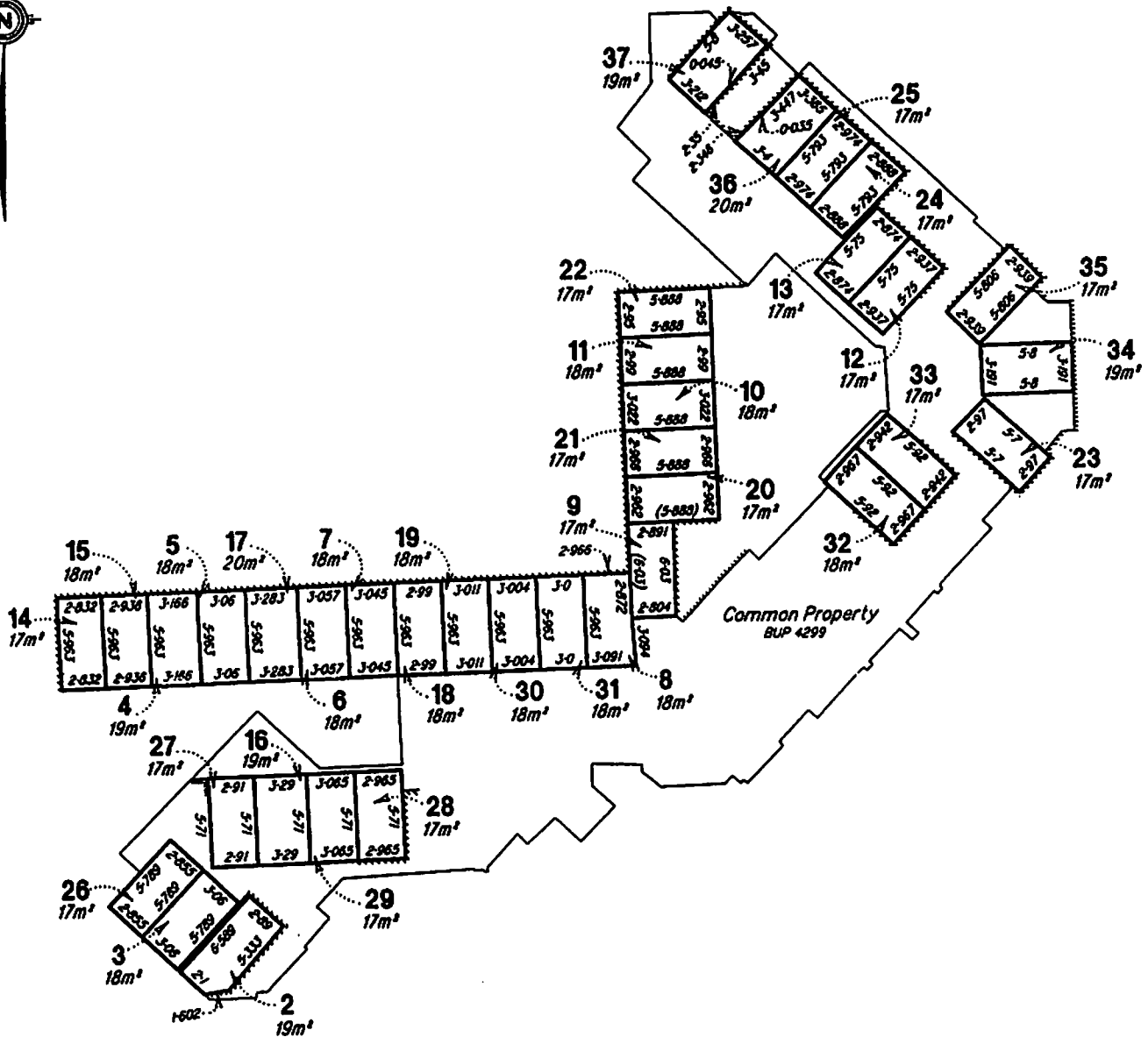
36.1 The Body Corporate grants to the Owner of Lot 2 the exclusive use of that part of the Common Property identified in the plan contained in Schedule "E" as "Balcony" for use as an outside balcony area.

SCHEDULE**Mylos Community Titles Scheme 18806**

Lot 29 on BUP 4299	Area 29 on attached plan marked "Sketch A"	Car parking
Lot 30 on BUP 4299	Area 30 on attached plan marked "Sketch A"	Car parking
Lot 31 on BUP 4299	Area 31 on attached plan marked "Sketch A"	Car parking
Lot 32 on BUP 4299	Area 32 on attached plan marked "Sketch A"	Car parking
Lot 33 on BUP 4299	Area 33 on attached plan marked "Sketch A"	Car parking
Lot 34 on BUP 4299	Area 34 on attached plan marked "Sketch A"	Car parking
Lot 35 on BUP 4299	Area 35 on attached plan marked "Sketch A"	Car parking
Lot 36 on BUP 4299	Area 36 on attached plan marked "Sketch A"	Car parking
Lot 37 on BUP 4299	Area 37 on attached plan marked "Sketch A"	Car parking
Lot 1 on BUP 2499	Area 1 marked "Cabana - Bistro Terrace" on attached plan marked "Sketch C"	Dining seating and service
Lot 1 on BUP 2499	Area 1 marked "Bistro Toilets" on attached plan marked "Sketch B"	Toilets
Lot 2 on BUP 2499	Area 1 marked "Balcony" on attached plan marked "Sketch D"	Balcony

SKETCH PLAN "A"

"MYLOS" C.T.S. 10886



SIMPSON RAYNER SURVEYS PTY LTD. ACN 078 818 187
 certify that the details shown on this sketch
 are correct.

**SIMPSON
 RAYNER
 SURVEYS
 PTY LTD
 ACN
 078 818 187**

Michael John Simpson
 Director and Licensed Surveyor

Carl Andrew Rayner
 Director

Date: 28.3.2000

EXAMINED	SIMPSON RAYNER SURVEYS PTY LTD A.C.N. 078 818 187
PASSED	<i>[Signature]</i>
DESIGNATION	LICENSED SURVEYOR
ENDORSED	ACCREDITED

SIMPSON RAYNER SURVEYS

SIMPSON RAYNER SURVEYS PTY LTD A.C.N. 078 818 187
 LICENSED LAND SURVEYORS, PLANNERS
 AND LAND DEVELOPMENT CONSULTANTS
 Suite 3/8 The Corso, NORMAN PARK Q.4170
 Telephone (07)38998105 Fax. (07)38998107
 Email Address - sr surveys@ozemail.com.au

PLAN OF EXCLUSIVE USE AREA FOR CARPARK ALLOCATIONS IN COMMON PROPERTY ON LEVEL A OF BUP4299

"MYLOS" C.T.S.10886

PARISH MOOLOOLAH COUNTY CANNING

LOCAL AUTHORITY MAROOCHY SHIRE COUNCIL	SURV. K.E.M.
JOB NO. 00217	DWG FILE SR00217
HORIZONTAL DATUM RP176944	DATE 24/3/2000
SCALE 1:300	PLAN REF. 00217 A3/1
	DRAWN P.S.D.
	CHECK

ASSET REGISTER

MYLOS CTS 10886

Description	Type	Method of Acquisition	Date of Acquisition	Acquired from	Original Cost	Cost to date	Market Value
Vac blower						0.00	
whipper snipper plus attachmen						0.00	
Picnic Table	Furniture & Fittings	Purchase	01/11/97	Lakefern Pty Ltd		0.00	150.00
3 - 12 Seat Garden Settings	Furniture & Fittings	Purchase	16/09/99	April Rose Furniture 1 Llcuala Drive NORTH TAMBOURINE 4272		0.00	2,145.00
1x Coffee Table	Furniture & Fittings	Purchase	17/12/99	Amart		0.00	155.00
2x Polar Tub Chairs	Furniture & Fittings	Purchase	24/02/00	Super Amart		0.00	470.00
12 WHITE CHAIRS	Furniture & Fittings	Purchase	11/11/09	COOZ PTY LTD MAROUBRA ST ALEXANDRA HEADLANDS 4572		0.00	488.00
6 White chairs	Furniture & Fittings	Purchase	23/02/10	Cooz P/L		0.00	468.00
Page Totals Report Totals					0.00 0.00	0.00 0.00	3,876.00 3,876.00

ASSET REGISTER

MYLOS CTS 10886

Description	Type	Method of Acquisition	Date of Acquisition	Acquired from	Original Cost	Cost to date	Market Value
FPBI-E-02-HE Electric BBQ	Furniture & Fittings	Purchase	02/12/11	All Park Products		0.00	2,566.30
ELECT BBQ SYSTEM	Furniture & Fittings	Purchase	02/12/11	ALL PARK PRODUCTS PO BOX 279 DROMANA VIC 3936		0.00	2,566.30
5 Pool Lounges	Furniture & Fittings	Purchase	24/07/15			0.00	1,400.00
1x Lawn Mower	Plant and Machinery	Purchase	17/12/99	Maroochy Mowers Shop 6 Centre Two Norval Court MAROOCHYDORE 4558		0.00	639.00
MOWER	Plant and Machinery	Purchase	18/04/12	MAROOCHY MOWERS SHOP 6 CENTRE TWO NORVAL COURT MAROOCHYDORE Q 4558		0.00	1,540.00
PRESSURE CLEANER	Plant and Machinery	Purchase	18/04/12	MAROOCHY MOWERS SHOP 6 CENTRE TWO NORVAL COURT MAROOCHYDORE Q 4558		0.00	899.00
				Page Totals	0.00	0.00	9,610.60
				Report Totals	0.00	0.00	13,486.60

A pool safety certificate is required in Queensland when selling or leasing a property with a regulated pool.
This form is to be used for the purposes of sections 246AA and 246AK of the *Building Act 1975*.

1. Pool safety certificate number

Certificate number: **PSC0003834**

2. Location of the swimming pool

Lot/s on plan details are usually shown on the title documents and rates notices

Street address:

2 MAROUBRA ST

MAROOCHYDORE QLD

Postcode

4 5 5 8

Lot and plan details:

9999/BUP/4299

Local government area:

SUNSHINE COAST REGIONAL

3. Exemptions or alternative solutions for the swimming pool (if known and applicable)

If it is known that an exemption or alternative solution is applicable to the swimming pool please state this. This will help provide pool owners with a concise and practical explanation of the exemption or alternative solution. It will also help to ensure the ongoing use of the pool and any future modifications do not compromise compliance with the pool safety standard.

No disability exemption applies; No impracticality exemption applies

No alternative solution applies

4. Shared pool or non-shared pool

Shared pool



Non-shared pool



5. Pool safety certificate validity

Effective date:

0 2 / 1 2 / 2 0 1 8

Expiry date:

0 2 / 1 2 / 2 0 1 9

6. Certification

This certificate states that the pool safety inspector has inspected the regulated pool and is satisfied that the pool is a complying pool under the *Building Act 1975*.

I certify that I have inspected the swimming pool and I am reasonably satisfied that, under the *Building Act 1975*, the pool is a complying pool.

Name:

PETER JOHN DRANSFIELD

Pool safety inspector
licence number:

PS100627

Signature:

Other important information that could help save a young child's life

It is the pool owner's responsibility to ensure that the pool (including the barriers for the pool) is properly maintained at all times to comply with the pool safety standard under the *Building Act 1975*. Gates and doors giving access to the pool must always be kept securely closed while they are not in use. High penalties apply for non-compliance. It is essential that parents and carers carefully supervise young children around swimming pools at all times. Parents should also consider beginning swimming lessons for their young children from an early age. Please visit www.qbcc.qld.gov.au/home-building-owners/pool-safety for further information about swimming pool safety. This pool safety certificate does not certify that a building development approval has been given for the pool or the barriers for the pool. You can contact your local government to ensure this approval is in place.

Privacy statement

The Queensland Building and Construction Commission is collecting personal information as required under the *Building Act 1975*. This information may be stored by the QBCC, and will be used for administration, compliance, statistical research and evaluation of pool safety laws. Your personal information will be disclosed to other government agencies, local government authorities and third parties for purposes relating to administering and monitoring compliance with the *Building Act 1975*. Personal information will otherwise only be disclosed to third parties with your consent or unless authorised or required by law.

RTI: The information collected on this form will be retained as required by the *Public Records Act 2002* and other relevant Acts and regulations, and is subject to the Right to Information regime established by the *Right to Information Act 2009*.

This is a public document and the information in this form will be made available to the public.