

DISCLOSURE STATEMENT
BODY CORPORATE AND COMMUNITY MANAGEMENT ACT 1997
SECTION 206

Body Corporate Body Corporate for: Riviera on Duporth
Community Titles Scheme No: 41706
SP: 234478
Lot No: 2
Address: 131-133 Duporth Avenue, Maroochydore Qld 4558

Regulation Module Standard Regulation Module

Body Corporate Secretary/Manager Name: BCP Strata Pty Ltd
Address: PO Box 153, Mooloolaba Qld 4557
Telephone: 07 5438 4000
Fax: 07 5437 8977

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: \$798.80 (Gross)

Installment(s):	Period	Amount	Due Date
(Gross)	01.08.17 – 31.01.18	\$399.38	01.08.17
	01.02.18 – 31.07.18	\$399.42	01.02.18
<i>Pre-issued Levies:</i>	<i>01.08.18 – 31.07.19</i>	<i>\$399.33</i>	<i>01.08.18</i>

Sinking Fund: Annual Levy: \$956.25 (Gross)

Installment(s):	Period	Amount	Due Date
(Gross)	01.08.17 – 31.01.18	\$478.17	01.08.17
	01.02.18 – 31.07.18	\$478.08	01.02.18
<i>Pre-issued Levies:</i>	<i>01.08.18 – 31.07.19</i>	<i>\$478.17</i>	<i>01.08.18</i>

Insurance Levies: Annual Levy: \$644.01 (Gross)

Installment(s):	Period	Amount	Due Date
(Gross)	01.08.17 – 31.01.18	\$321.87	01.08.18
	01.02.18 – 31.07.18	\$322.14	01.02.18
<i>Pre-issued Levies:</i>	<i>01.08.18 – 31.01.19</i>	<i>\$321.72</i>	<i>01.08.18</i>

Discount: 20%

Other: Nil

Information Prescribed under Regulation Module Not applicable – none prescribed

Lot Entitlements And Other Matters Contribution Schedule Lot Entitlement: Aggregate: 84
This Lot: 9
Interest Schedule Lot Entitlement: Aggregate: 367
This Lot: 42

Balance of Sinking Fund: \$32,808.55 as at 19.09.18
Balance of Administrative Fund: \$13,825.08 as at 19.09.18

Improvements on Common Property for which buyer will be responsible

None recorded on Register.
By-law 33 grants exclusive use of carparking. See exclusive use by-law and plan attached.
(Improvements without body corporate approval should be disclosed here by the seller)

Assets on Register

None recorded on Register.

Insurance

Insurer:	CHU Strata Insurance
Policy No:	868237
Current to:	31.10.18
Building Cover:	\$ 2,840,000
Public Liability:	\$ 10,000,000
Common Contents:	\$ 21,036
Loss of Rent:	\$ 426,000
Building Catastrophe:	\$ 852,000
Office Bearers Liability:	\$ 1,000,000
Machinery Breakdown:	Not Selected

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.

Angela Cox

INSIDE OUT LEGAL SERVICES
21.09.18

STATUTORY WARRANTIES AND CONTRACTUAL RIGHTS

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)(a)&(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)(c)&(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.

RIVIERA ON DUPORTH COMMUNITY TITLES SCHEME
Title Reference 11900166 & 11906236

32. WINDOWS

An Owner must:

- (1) keep the windows in its Lot clean; and
- (2) promptly replace, at the Owner's expense, any window which is broken or cracked with new glass of the same kind and weight as currently installed.

33. EXCLUSIVE USE

33.1 The Body Corporate grants to the Owner of each Lot the exclusive use and enjoyment of those areas of Common Property as allocated and for the purposes specified in Schedule E and identified in the attached sketch plan marked "A" on the following conditions:-

- (1) the Owner is responsible for the cost of maintaining its exclusive use area including any improvements installed on the exclusive use area in accordance with the Standard Module;
- (2) the Owner must not construct any structure on the exclusive use area without first obtaining the written consent of the Body Corporate; and
- (3) the Owner must allow the Body Corporate access at all times to the exclusive use area to enable inspection and maintenance, if necessary.

33.2 The original Owner may, in its absolute discretion, by giving written notice to the Body Corporate:

- (1) nominate a part of the Common Property for the exclusive use of an Owner; and
- (2) designate the purpose for which the exclusive use area may be used.

34. LOCAL GOVERNMENT PROPERTY NOTE

34.1 The Body Corporate must not at any time (in relation to Development Approval MCU 08/0123 or any Change to Conditions or Change to Development Approval request) construct a gate along the front property boundary to restrict vehicular access. Construction of a front gate on the frontage to Duporth Avenue will not allow sufficient vehicular queuing space to Duporth Avenue.

SCHEDULE D	OTHER DETAILS REQUIRED/PERMITTED TO BE INCLUDED
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1. Services Location Diagram

A Services Location Diagram pursuant to the Act is attached marked Plan "A".

2. Statutory Easements

Lot on Plan	Statutory Easement	Service Location Diagrams
Lots 1 - 9 on SP 234478	Support, Shelter & Services	"A"
Common Property on SP 234478	Underground Electricity, Stormwater, Telecommunications, Sewerage, Support & Shelter	"A"

RIVIERA ON DUPORTH COMMUNITY TITLES SCHEME
Title Reference 11900166 & 11906236

SCHEDULE E DESCRIPTION OF LOTS ALLOCATED EXCLUSIVE USE AREAS OF COMMON PROPERTY

Lot on Plan	Exclusive Use of Common Property	Use
Lot 1 on SP 234478	Area "1A" on attached sketch plan marked "B"	Courtyard
Lot 2 on SP 234478	Area "2" on attached sketch plan marked "B"	Carparking
Lot 2 on SP 234478	Area "2A" on attached sketch plan marked "B"	Courtyard
Lot 3 on SP 234478	Area "3" on attached sketch plan marked "B"	Carparking
Lot 3 on SP 234478	Area "3A" on attached sketch plan marked "B"	Courtyard
Lot 4 on SP 234478	Area "4" on attached sketch plan marked "B"	Carparking
Lot 4 on SP 234478	Area "4A" on attached sketch plan marked "B"	Courtyard
Lot 5 on SP 234478	Area "5" on attached sketch plan marked "B"	Carparking
Lot 5 on SP 234478	Area "5A" on attached sketch plan marked "B"	Courtyard
Lot 6 on SP 234478	Area "6" on attached sketch plan marked "B"	Carparking
Lot 6 on SP 234478	Area "6A" on attached sketch plan marked "B"	Courtyard
Lot 7 on SP 234478	Area "7" on attached sketch plan marked "B"	Carparking
Lot 7 on SP 234478	Area "7A" on attached sketch plan marked "B"	Courtyard
Lot 8 on SP 234478	Area "8" on attached sketch plan marked "B"	Carparking
Lot 8 on SP 234478	Area "8A" on attached sketch plan marked "B"	Courtyard
Lot 9 on SP 234478	Area "9" on attached sketch plan marked "B"	Carparking
Lot 9 on SP 234478	Area "9A" on attached sketch plan marked "B"	Courtyard

"B"

NAME OF COMMUNITY TITLE SCHEME: RIVIERA ON DUPORTH CTS

NUMBER OF COMMUNITY TITLE SCHEME:

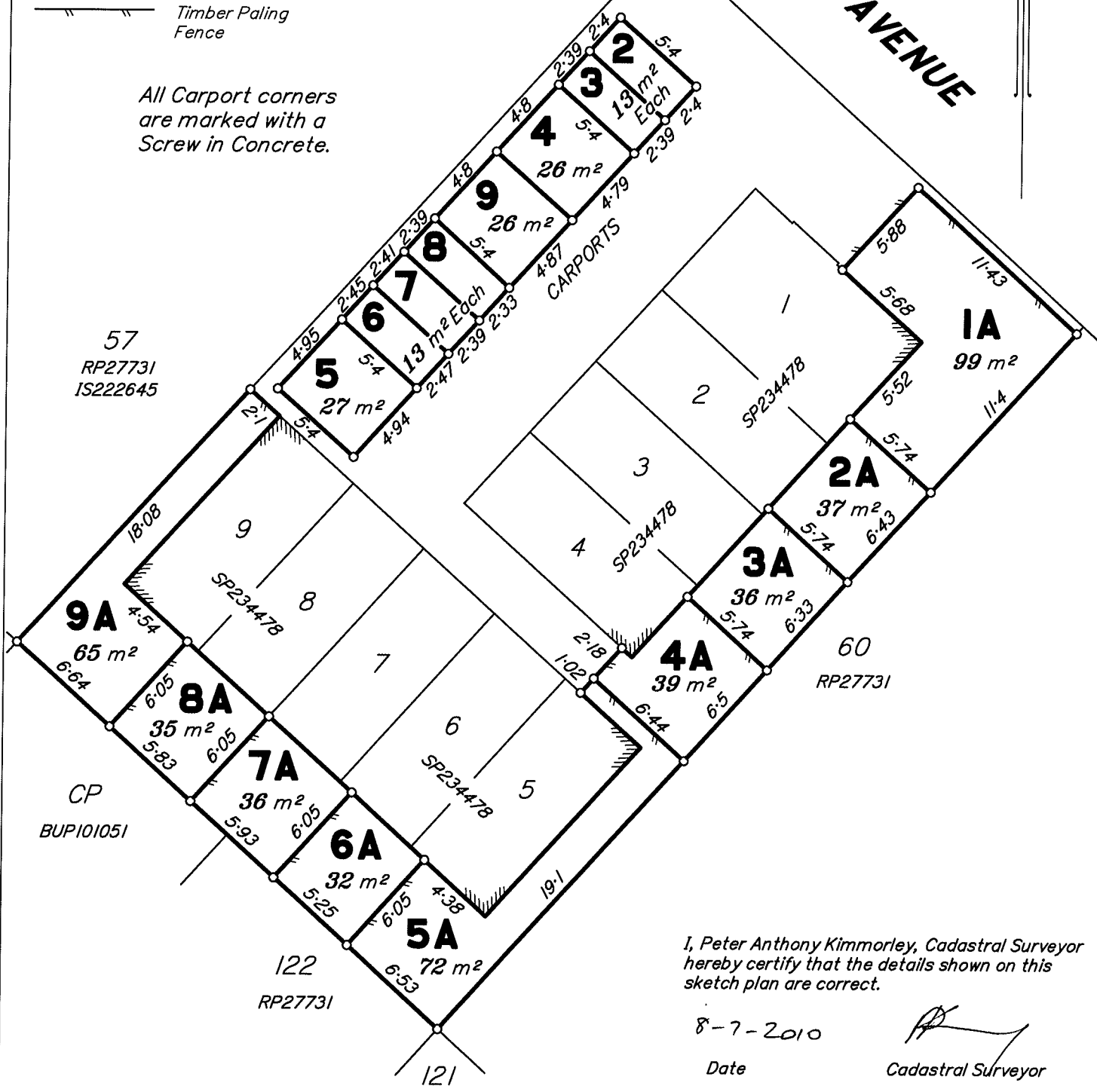
PLAN SHOWING EXCLUSIVE USE AREAS LEVEL A

DUPORTH AVENUE



Timber Paling Fence

All Carport corners are marked with a Screw in Concrete.



I, Peter Anthony Kimmorley, Cadastral Surveyor hereby certify that the details shown on this sketch plan are correct.

8-7-2010

Date

Cadastral Surveyor

Scale 1:300 - Lengths are in Metres.

