

BODY CORPORATE DISCLOSURE STATEMENT

Section 206, Body Corporate and Community Management Act, 1997

As at 27th February 2013

1. BODY CORPORATE DETAILS

Name of Scheme: The Oxford Centre
Address of Scheme: 133 Leichhardt Street SPRING HILL QLD 4000
Community Titles Scheme Number: 17548
Regulation Module: Commercial
Lot Number this statement relates to:
Unit Number this statement relates to:

2. BODY CORPORATE MANAGER DETAILS

Name of Manager: DCS Management Pty Ltd
ABN / ACN: 89 151 736 266
Address of Manager: PO Box 305 SHERWOOD QLD 4075
Telephone: 3733 1300
Facsimile: 3883 4002
E-mail Address: dcsmangement@me.com

3. ANNUAL CONTRIBUTIONS

| | |
|--|-------------------|
| Annual Administrative Fund Contribution based on Contribution Schedule Lot Entitlements | \$15,859.50 |
| Annual Sinking Fund Contribution based on Contribution Schedule Lot Entitlements | \$3,825.90 |
| Total annual contributions (both funds) | <hr/> \$19,685.40 |

Note: The Contribution Schedule Lot Entitlements and the Interest Schedule Lot Entitlements for the lots included in the Scheme are set out in the community management statement for the scheme.

4. COMMITTEE DETAILS

Is there a Committee appointed? YES.

5. IMPROVEMENTS ON COMMON PROPERTY FOR WHICH THE BUYER WILL BE RESPONSIBLE

Nil.

6. BODY CORPORATE ASSETS REQUIRED TO BE RECORDED IN THE ASSETS REGISTER

There are no assets required to be recorded in the scheme's Asset Register.

BODY CORPORATE DISCLOSURE STATEMENT

(Continued)

As at 27th February 2013

For Community Titles Scheme for The Oxford Centre - CTS 17548 - Lot 6

7. OTHER INFORMATION

The following information in regard to this scheme has been disclosed in accordance with the requirements of the regulation module:

1. The annual contributions based on contribution schedule lot entitlements (CSLE) are shown in item 3 above indicated as Administrative Fund contributions and Sinking Fund contributions.
2. The annual contributions based on interest schedule lot entitlements (ISLE), if applicable, are shown in item 3 above indicated as Administrative Fund (Insurance) contributions.
3. The CSLE & ISLE are set out in the CMS.

BODY CORPORATE DISCLOSURE STATEMENT

(Continued)

As at 27th February 2013

For Community Titles Scheme for The Oxford Centre - CTS 17548 - Lot 6

SIGNING

Seller / Authorised Person

Witness

Date

BUYERS ACKNOWLEDGEMENT

The Buyer acknowledges having received and read this statement from the Seller before entering into the contract.

Buyer

Witness

Date

Body Corporate for The Oxford Centre CTS 17548

ANNEXURE TO DISCLOSURE STATEMENT

The following information is provided as an annexure to the Disclosure Statement for Lot 6 dated 27th February 2013.
The information does not form part of the Disclosure Statement.

Scheme information

| | |
|---------------------|--|
| CTS: | 17548 |
| Building Name: | The Oxford Centre |
| Property Address: | 133 Leichhardt Street SPRING HILL QLD 4000 |
| Module Type: | Commercial |
| Financial Year End: | 30-June-2013 |
| ABN | 25 338 311 287 |
| GST registered? | NO |

Insurance information

| | |
|-----------------------|-------------------|
| <u>Policy Details</u> | |
| Policy No. | 17M023804100 |
| Expiry Date | 29-September-2013 |
| Insurance Company | CGU |
| Broker | |
| Premium | 941.88 |

| | |
|-------------------|------------------------|
| <u>Cover Type</u> | <u>Amount of Cover</u> |
| Other | 30,000 |

| | |
|-----------------------|-------------------|
| <u>Policy Details</u> | |
| Policy No. | QUSS000918 |
| Expiry Date | 29-September-2013 |
| Insurance Company | QUS Pty Ltd |
| Broker | |
| Premium | 7396.03 |

| | |
|---|------------------------|
| <u>Cover Type</u> | <u>Amount of Cover</u> |
| Damage (i.e. Building) Policy | 6,174,000 |
| Loss of Rent | 1,852,200 |
| Property, Death and Injury (Public Liability) | 20,000,000 |

Lot information

| | | | |
|--------------|-------------|---------------------------------|-----|
| Lot No. | 6 | Contribution Unit Entitlements: | 327 |
| Unit No. | 6 | Interest Unit Entitlements: | 327 |
| Type of Lot: | Residential | | |
| Subdivided? | NO | | |

Additional Levy information

| | |
|---|--|
| Total Annual Contributions to the Administrative Fund: | \$15,859.50 |
| Monthly penalty on overdue contributions | 0.00% per month |
| Discount | No |
| Number of levy installment periods per year | 2 |
| <i>Current Periods</i> | 01/07/12 to 31/12/12 01/01/13 to 30/06/13 |

| | |
|--|--|
| Total Annual Contributions to the Sinking Fund: | \$3,825.90 |
| Monthly penalty on overdue contributions | 0.00% per month |
| Discount | No |
| Number of levy installment periods per year | 2 |
| <i>Current Periods</i> | 01/07/12 to 31/12/12 01/01/13 to 30/06/13 |

27 FEB 2013

TO:

JB No 2 Pty Ltd AFT JB No 2 Trust
Suite 346,
421 Brunswick Street
Fortitude Valley 4006

Dear JB No 2 Pty Ltd AFT JB No 2 Trust

RE: BODY CORPORATE DISCLOSURE STATEMENT - LOT 6 , CTS 17548

In response to your request, we now attach a Body Corporate Disclosure Statement for Lot 6 in Community Titles Scheme 17548 dated 27th February 2013. This certificate is intended for use for the purposes of section 206(1) of the Body Corporate and Community Management Act 1997 ("Act").

We have also included some additional information regarding this body corporate and Lot 6 which you may find useful. Please note this additional information does not form part of the Disclosure Statement.

Please note the following:

- (a) the additional information provided does not form part of the Disclosure Statement;
- (b) Chapter 5 Part 3 of the Act implies certain warranties in all contracts for sale of community title lots, the breach of which may give rise to cancellation of the contract and/or a claim for damages;
- (c) a Disclosure Statement is not sufficient to protect against the risk of such breach and a Seller should provide or obtain additional information for disclosure in the contract for that purpose; and
- (d) a Disclosure Statement only shows improvements authorised and recorded by the body corporate, unauthorised improvements being a matter that should be raised and/or dealt with by the Seller. (e) for contractual disclosure purposes, the Disclosure Statement must be accompanied by a copy of the community management statement for the scheme.

Yours faithfully,
