

**INFORMATION FOR DISCLOSURE STATEMENT****as at 14 March 2023**

<b>Body Corporate</b>	Name of Scheme:	<b>HORTON LAKE VILLAS</b>			
	Community Titles Scheme No:	<b>16671</b>			
	Lot Number:	<b>2</b>	Plan Number:	<b>103278</b>	

  

<b>Secretary</b>	Name				
	Address	<b>c/- StrataLiving BCM</b>			
	Telephone	<b>5475 4492</b>	Facsimile	<b>5475 4493</b>	

  

<b>Body Corporate Manager</b>	Name	<b>StrataLiving BCM</b>			
	Address	<b>PO Box 5273 Maroochydore BC 4558</b>			
	Telephone	<b>07 54754492</b>	Facsimile	<b>07 5475 4493</b>	

  

<b>Contributions and Levies</b>	Levies Determined by the Body Corporate for this Lot				
	Administrative Fund	Amount	Due Date	Discount	If paid by
	<b>01/11/22 to 30/04/23</b>	<b>\$1,041.67</b>	<b>01/11/22</b>	<b>\$208.33</b>	<b>01/11/22</b>
	<b>01/05/23 to 31/10/23</b>	<b>\$1,563.89</b>	<b>01/05/23</b>	<b>\$312.78</b>	<b>01/05/23</b>
	<b>01/11/23 to 30/04/24</b>	<b>\$1,302.78</b>	<b>01/11/23</b>	<b>\$260.56</b>	<b>01/11/23</b>
	Sinking Fund				
	<b>01/11/22 to 30/04/23</b>	<b>\$868.06</b>	<b>01/11/22</b>	<b>\$173.61</b>	<b>01/11/22</b>
	<b>01/05/23 to 31/10/23</b>	<b>\$1,076.39</b>	<b>01/05/23</b>	<b>\$215.28</b>	<b>01/05/23</b>
	<b>01/11/23 to 30/04/24</b>	<b>\$972.22</b>	<b>01/11/23</b>	<b>\$194.44</b>	<b>01/11/23</b>

  

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<b>Improvements on Common Property for which Buyer will be Responsible</b>	<b>See annexure Register of Authorisations Affecting Common Property</b>
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INFORMATION FOR DISCLOSURE STATEMENT (continued)

Body Corporate  
Assets Required to  
be Recorded on  
Register

**There are no assets required to be recorded.**

Committee

Information  
prescribed under  
Regulation  
Module

**Nil**

Signing

\_\_\_\_\_  
Seller/Sellers Agent

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Date

Buyers  
Acknowledgement

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

\_\_\_\_\_  
Buyer

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Date

## Additional Information

<b>Body Corporate</b>	Name of Scheme:	<b>HORTON LAKE VILLAS</b>			
	Community Titles Scheme No:	<b>16671</b>			
	Lot Number:	<b>2</b>	Plan Number:	<b>103278</b>	

<b>Lot Entitlements and Other Matters</b>	Interest Schedule	Aggregate	<b>18</b>	Entitlement of Lot	<b>1</b>
	Contribution Schedule	Aggregate	<b>18</b>	Entitlement of Lot	<b>1</b>
	Balance of Sinking fund at end of last Financial Year		<b>50,365.24</b>	as at	<b>31/10/22</b>
	Insurance Levies not included in Administrative Fund Levies:				
	Monetary Liability under Exclusive Use By-Law				

<b>Insurance</b>	Type	Company	Policy No	Sum Insured	Due Date
	<b>BUILDING</b>	<b>C H U Insurance</b>	<b>861441Q</b>	<b>7,428,317</b>	<b>31/10/23</b>
	<b>BUILDING CATASTROPHE</b>	<b>C H U Insurance</b>	<b>861441Q</b>	<b>2,228,495</b>	<b>31/10/23</b>
	<b>COMMON CONTENTS</b>	<b>C H U Insurance</b>	<b>861441Q</b>	<b>74,284</b>	<b>31/10/23</b>
	<b>FIDELITY GUARANTEE</b>	<b>C H U Insurance</b>	<b>861441Q</b>	<b>250,000</b>	<b>31/10/23</b>
	<b>GOVT AUDIT &amp; LEGAL</b>	<b>C H U Insurance</b>	<b>861441Q</b>	<b>175,000</b>	<b>31/10/23</b>
	<b>LOSS OF RENT</b>	<b>C H U Insurance</b>	<b>861441Q</b>	<b>1,114,247</b>	<b>31/10/23</b>
	<b>OFFICE BEARERS</b>	<b>C H U Insurance</b>	<b>861441Q</b>	<b>5,000,000</b>	<b>31/10/23</b>
	<b>OWNERS FIXT &amp; IMPROV</b>	<b>C H U Insurance</b>	<b>861441Q</b>	<b>250,000</b>	<b>31/10/23</b>
	<b>PUBLIC LIABILITY</b>	<b>C H U Insurance</b>	<b>861441Q</b>	<b>30,000,000</b>	<b>31/10/23</b>
	<b>VOLUNTARY WORKERS</b>	<b>C H U Insurance</b>	<b>861441Q</b>	<b>200,000/2,000</b>	<b>31/10/23</b>

<b>Mortgages or Securities over Body Corporate Assets</b>	<b>Nil</b>
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## Additional Information (continued)

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Body Corporate

Name of Scheme:

**HORTON LAKE VILLAS**

Community Titles Scheme No:

**16671**

Lot Number:

**2**

Plan Number:

**103278**

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Latent or Patent  
Defects in  
Common  
Property or Body  
Corporate Assets

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Actual or  
Contingent or  
Expected  
Liabilities of Body  
Corporate

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Circumstances in  
Relation to  
Affairs of the  
Body Corporate

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Exceptions to  
Statements in  
Clause 7.4(2)

[illegible]