



# Disclosure Statement

*Body Corporate and Community Management Act 1997 Section 206 and Section 223*

## Body Corporate

Scheme No: Bilgola  
1571  
Description: Lot No: 4 on BUP 70039  
Address: 200 Grafton Street Cairns Qld 4870

## Regulation Module

Standard

## Body Corporate Secretary

Name: Jan Iggulden  
Address: C/- BCS PO Box 5134 Cairns Qld 4870

## Body Corporate Manager

Name: Body Corporate Services  
Address: Level 4/46-48 Sheridan Street, Cairns Qld 4870  
Telephone: 07 4040 4000 BCSfax 07 4031 1877

## Body Corporate Information Certificates

**NOTE** S205(4) Certificates relate to unpaid levies etc and can only be obtained directly from the ☒ Body Corporate Manager / ☐ Secretary

## Body Corporate Committee

Is there a Committee? Yes  
Is the Body Corporate Manager engaged to perform functions of the Committee? No

## Annual Contributions And Levies

**Administrative Fund:** \$5,200.00 annually by 4 instalments  
**Sinking Fund:** \$330.00 annually by 4 instalments

## Levies not included In Funds Quoted Above

**Insurance Fund:** \$0.00  
**Special Fund:** No current Special Levy noted in records provided  
**Total Annual Funds Payable This Lot:** \$5,530.00  
Discount Applicable: Nothing sighted  
Penalty Applicable: 2.5% penalty interest per month on overdue levies

Levies Issued Period	Administrative Fund	Sinking Fund	Other Fund	Due Date
	Gross	Gross	Gross	
01/04/2021-30/06/2021	\$1,050.00	\$65.00	\$0.00	01/04/2021
01/07/2021-30/09/2021	\$1,050.00	\$65.00	\$0.00	01/07/2021
01/10/2021-31/12/2021	\$1,550.00	\$100.00	\$0.00	01/10/2021
01/01/2022-31/03/2022	\$1,550.00	\$100.00	\$0.00	01/01/2022
<b>Total</b>	<b>\$5,200.00</b>	<b>\$330.00</b>	<b>\$0.00</b>	
<b>Interim Levies</b>				
01/04/2022-30/06/2022	\$1,300.00	\$82.50	\$0.00	01/04/2022
01/07/2022-30/09/2022	\$1,300.00	\$82.50	\$0.00	01/07/2022

## Is seller original owner?

No

## Are Lot Entitlements equal?

Yes

*Note* If No and seller is original owner; refer CMS schedule B  
This section does not apply to titles registered before 4/03/03

## Improvements on Common Property -

buyer will be responsible

Refer Register of Authorisations Affecting Common Property  
– Nothing sighted for this lot

## Body Corporate Assets

**Recorded on Register**

Nothing sighted

## Information prescribed by module

Nil at this time

## QUALIFICATIONS AND EXCLUSIONS

1. This disclosure statement **must** be updated after a **maximum** elapsed time of six (6) weeks from the inspection date (in which time an Extraordinary General Meeting or an Annual General Meeting may be convened to change any or all details) or until the next Annual General Meeting is due or until the insurance is due for renewal, whichever time comes first.
2. This report has been prepared from information obtained from an inspection of files and records supplied or to which access was allowed by the Representative of the Body Corporate and contains accurate report based on such information.
3. We rely on the officers of the body corporate and/or the body corporate managers to act lawfully in the discharge of their duties.
4. No warranty is given as to the accuracy or reliability of the files and records presented at the time of inspection including information obtained from computer.
5. Where possible this information has been checked against our database of previous inspection reports, However you should be aware of the possibility that all of the body corporate records may not, (despite our best efforts and procedures) have been provided for inspection, may not have contained all the relevant information as required by the Act, or may not be accurate.
6. We have also included some additional information regarding this body corporate which you may find useful. Please note this additional information does not form part of the Disclosure Statement.
7. 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, 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.
8. 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.
9. All services, including but not derogating from the generality hereof, advice, comments, reports, opinions, valuations or inspections to be executed, performed or carried out by us, our servants or agents shall not be deemed responsible for any loss or damage howsoever or to whomsoever caused or arising out of any negligence, error of judgment, typing error or any breach of any terms of any agreement express or implied and whether such breach amounts to a fundamental, wilful or total breach of such agreement
10. No responsibility is accepted to any third party who may use or rely upon any part or the whole of the contents of his disclosure statement
11. It is the responsibility of the seller/s to check the details of this document for accuracy before signing
12. Any buyer/s or buyer's solicitor is **strongly** advised to commission a Purchaser's Inspection Report, or themselves inspect the body corporate manager's books and records to protect their interests. There may be other information, not required by the Act to be disclosed in this statement which may be of relevance to any buyer's decision.

### Copyright Notice

1. This disclosure statement is the property of, the vendor Michael William Cook who/or by the belowmentioned agent commissioned this report and Cairns Search Agents.com.au the copyright owner.
2. This disclosure statement is commissioned by the vendor or the vendor/s agent or solicitor First National Cairns Beaches and is designed to accompany a unit sale contract for lot 4 "Bilgola"
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### Additional Information

<b>Financial Statement Balances:</b>	Current balances as at 28/03/2022	<b>Administrative Fund:</b>	\$28,838.20
		<b>Sinking Fund:</b>	\$11,450.11
<b>Contribution Entitlements</b>	Contribution lot Entitlement:	1	Aggregate: 10
	Interest Lot Entitlement:	1	Aggregate: 10
	Total Lots:	10	

<b>Insurance</b>	Insurer:	CHU/QBE Communitysure
	Policy No	HU0022639
	Expiry date	18/05/2022
	Premium	\$20,967.95
	Building and Common Property	\$2,525,425.00
	Public Liability:	\$30,000,000.00
	Public Officer	\$5,000,000.00
	Loss Of Rent	\$378,813.00
	Catastrophe Insurance	\$757,627.00
	Personal Injury Voluntary Worker	\$300,000.00 / \$3,000.00 p/w
	Fidelity Guarantee	\$250,000.00
	Common Contents	\$25,223.00
	Other Insurance	Govt Audit \$25,000.00
		10Legal Expenses \$50,000.00
		WPHS Breaches \$100,000.00
		Improvements to lot \$250,000.00 each lot
		Machinery Breakdown \$10,000.00

**Implied Warranties:** The body corporate records do not disclose any patent or latent defects in the common property or body corporate assets, other than the following—

- (i) defects arising through fair wear and tear;
- (ii) defects disclosed in the contract

*(In all cases we recommend that a building inspection be commissioned by any prospective purchaser to protect their interests)*

The body corporate records do not disclose any actual, contingent or expected liabilities of the body corporate that are not part of the body corporate's normal operating expenses, other than liabilities disclosed in the contract

**Other Matters:** Last AGM 2/07/2021 Built: 1976  
 Lot Size: Lot 4 = 59m2

Exclusive Use Car Park Marked 4a o Sketch "A"

Monetary Liability: under Exclusive Use By-laws - Nil  
 Mortgages or Securities over Body Corporate Assets - Nil

**Information Compiled** © Cairns Search Agents: 29/03/2022

**Signing** X..... X.....  
 Seller/Seller's Agent Witness  
 Date / /20

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

X..... X.....  
 Buyer Witness  
 Date / /20