



Disclosure Statement

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

Body Corporate

Scheme No: Triton Street (Sea Temple Palm Cove)
 Description: 32860
 Address: Lot No: 107 on SP 167719
 Triton Street PALM COVE Qld 4879

Regulation Module

Accommodation

Body Corporate Secretary

Name: Gary Turner
 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: \$11,106.56 annually by 5 instalments
Sinking Fund: \$2,470.08 annually by 5 instalments
Insurance Fund: \$5,772.75
Special Fund: No current Special Levy noted in records provided
Total Annual Funds Payable This Lot: \$19,349.39
 Discount Applicable: 10% discount for prompt payment of levies
 Total Discounted Annual Funds Payable This Lot: \$17,414.45
 Penalty Applicable: 2.5% penalty interest per month on overdue levies

Levies Issued Period	Administrative Fund		Sinking Fund		Due Date
	Gross	Net	Gross	Net	
01/10/2020-31/12/2020	\$4,037.92	\$3,634.13	\$0.00	\$0.00	01/10/2020
01/01/2021-31/03/2021	\$2,650.72	\$2,385.65	\$926.24	\$833.62	01/01/2021
01/04/2021-30/06/2021	\$2,650.72	\$2,385.65	\$926.24	\$833.62	01/04/2021
01/07/2021-31/08/2021	\$1,767.20	\$1,590.48	\$617.60	\$555.84	01/07/2021
Total	\$11,106.56	\$9,995.90	\$2,470.08	\$2,223.07	
Interim Levies					
01/09/2021-30/11/2021	\$3,113.12	\$2,801.81	\$926.24	\$833.62	01/09/2021
01/12/2021-28/02/2022	\$3,113.12	\$2,801.81	\$926.24	\$833.62	01/12/2021

Levies Issued Period	Insurance Fund	
	Gross	Net
01/10/2020-31/12/2020	\$2,828.20	\$2,545.38
01/01/2021-31/03/2021	\$1,100.85	\$990.77
01/04/2021-30/06/2021	\$1,100.85	\$990.77
01/07/2021-31/08/2021	\$742.85	\$668.57
Total	\$5,772.75	\$5,195.48
Interim Levies		
01/09/2021-30/11/2021	\$1,682.60	\$1,514.34
01/12/2021-28/02/2022	\$1,682.60	\$1,514.34

Levy period are not standard quarterly; 5 levy period exist as follows; 01/09/2020 - 30/09/2020 (1 Month)
 01/10/2021 - 31/12/2020 (3 months) 01/01/2021 - 31/03/2021 (3 Months)
 01/04/2021 - 30/06/2021 (3 Months) 01/07/2021 - 31/08/2021 (2 Months)

Is seller original owner? No
 Are Lot Entitlements equal? No

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 Register attached (57 items) 2020

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.

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2. This disclosure statement is commissioned by the vendor or the vendor/s agent or solicitor First National Cairns Central and is designed to accompany a unit sale contract for lot 107 "Triton Street (Sea Temple Palm Cove)"
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Additional Information

Financial Statement Balances:	Current balances as at 30/08/2021	Administrative Fund:	\$339,448.78
		Sinking Fund:	\$446,088.93
Contribution Entitlements	Contribution lot Entitlement:	16	Aggregate: 1410
	Interest Lot Entitlement:	895	Aggregate: 63050
	Total Lots:	85	
Insurance	Insurer:	Platinum Placements Solutions Pty Ltd & CHU Communitysire Underwriting Agencies Pty Ltd B0429BA2007105 & CS0006057663	
	Policy No	31/12/2021	
	Expiry date	\$12,000.00 + \$387,999.52	
	Premium		
	Building and Common Property	\$73,920,000.00	
	Public Liability:	\$30,000,000.00	
	Public Officer	\$5,000,000.00	
	Loss Of Rent	\$11,088,000.00	
	Catastrophe Insurance	\$11,088,000.00	
	Personal Injury Voluntary Worker	\$300,000.00 / 3,000.00 p/w	
	Fidelity Guarantee	\$250,000.00	
	Common Contents	\$739,200.00	
	Other Insurance	Fusion \$10,000.00 Machinery Breakdown \$100,000.00 Govt Audit \$25,000.00 Legal Expenses \$50,000.00 WPHS Breaches \$100,000.00 Improvements to lot \$250,000.00 each lot Excess Buydown \$50,000.00	
Insurance Note:	Triton Street Palm Cove CTS32860 (Pullman Palm Cove) and Accor Australia and New Zealand Hospitality Pty Ltd, and AAPC Australia Pty Ltd including subsidiary or controlled companies now existing or hereafter formed or acquired.		
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		
	<i>(In all cases we recommend that a building inspection be commissioned by any prospective purchaser to protect their interests)</i>		
	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	7/11/2020	Built: 2004
	Lot Size: Lot 107 = 145m2 + 82m2(balcony) + 14m2(patio) + 5m2(balcony) = 246m2(total)		
	Exclusive Use Carpark Marked 107 on Sketch "A"		
	Monetary Liability: under Exclusive Use By-laws - Nil		
	Mortgages or Securities over Body Corporate Assets - Nil		
Information Compiled	© Cairns Search Agents:	31/08/2021	
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		
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