

Disclosure Statement

Body Corporate and Community Management Act 1997 Section 206

Body Corporate

Triton Street (Sea Temple Palm Cove) Community Titles Scheme No 32860
Lot No: 418 on SP 167719 / Triton Street PALM COVE Qld 4879

PRESCRIBED INFORMATION

**Body Corporate Secretary
206(2)(a)(i)(B)**

Name: Dr Shaun Walsh
Address: CAS PO Box 1152 Milton Qld 4064
Telephone: 07 3726 0050 fax: 07 3870 0768

Body Corporate Manager

Name: Cassels Strata
Address: Level 1/ 11 Lang Parade Milton Qld 4064
Telephone: 07 3726 0050 fax: 07 3870 0768

**Information Certificates
206(2)(a)(ii)**

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

**Contributions and Levies
for:- Current financial year
Plus pre-issued levies
if any
206(2)(b)**

Administrative Fund: \$10,434.30 annually by 4 instalments, in advance as follows:
\$2,608.50 due 1/07/2015, 1/10/2015
\$2,608.65 due 1/01/2016, 1/04/2016 then pre-issued (interim)
\$2,608.50 due 1/07/2016, 1/10/2016

Sinking Fund: \$3,830.70 annually by 4 instalments, in advance as follows:
\$772.05 due 1/07/2015, 1/10/2015
\$1,143.30 due 1/01/2016, 1/04/2016 then pre-issued (interim)
\$1,143.30 due 1/07/2016, 1/10/2016

*Levies not included In Funds
Quoted Above*

Insurance Fund: \$3,082.50 annually by 4 instalments, in advance as follows:
\$750.00 due 1/07/2015, \$757.50 due 1/10/2015
\$787.50 due 1/01/2016, 1/04/2016 then pre-issued (interim)
\$750.00 due 1/07/2016, 1/10/2016

Penalties or Discounts: 2.5% penalty interest per month on overdue levies
20% discount for prompt payment of levies

Is seller original owner?
Are Lot Entitlements equal?

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

**Improvements on Common
Property - buyer will be
responsible 206(2)(c)**

(Insert details) exclusive use by-laws and sketch plan attached

**Body Corporate Assets
Required to be Recorded on
Register 206(2)(d)(ii)**

(Insert details) register attached (40 items)

**Is there a Committee? 206(2)(e)
Is the Body Corporate
Manager engaged to perform
functions of the Committee?**

Yes
No

Regulation Module

Accommodation Module

Information prescribed by module 206(2)(f)

Nil at this time

Signing

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

**Buyer's
Acknowledgment**

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

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

Additional Information

Lot Entitlements, interest and other matters	Contribution Schedule Lot Entitlement for this lot (no of shares)	15
	Aggregate Contribution Schedule Lot Entitlements: (total no of shares)	1410
	Interest Schedule Lot Entitlements of this Lot: (for insurance etc.)	750
	Aggregate (total) Interest Schedule Lot Entitlements:	63050
	No of lots in scheme	85
	Last Known/Reconciled Balance of Admin Fund :	\$227,979.66 as at 30/09/2016
	Last Known/Reconciled Balance of Sinking Fund :	\$686,508.47 as at 30/09/2016

Monetary Liability: under Exclusive Use By-laws	\$Nil each year by instalments of in advance/arrears on the day of each	\$Nil
---	---	-------

Insurance S189

Insurer:	Ace Insurance Company and Others
Policy No	various
Expiry date	31/12/2016
Premium	\$not shown

Building and Common Property	\$86,206,726.00
Public Liability:	\$10,000,000.00
Public Officer	\$5,000,000.00
Loss Of Rent	\$---
Catastrophe Insurance	\$---
Personal Injury to Voluntary Worker	\$200,000.00 / \$2,000.00pw
Fidelity Guarantee	\$---
Common Contents	\$---
Other Insurance	Legal Expenses \$100,000.00 Govt Audit \$50,000.00 Products Liability \$14,249,000.00 Pollution Liability \$7,124,500.00

Mortgages or Securities over Body Corporate Assets

[Insert details]	Nil noted
------------------	-----------

Defects Patent or Latent

No evidence of any patent or latent defects that could not be rectified from available funds was sighted in the books and records as presented.
Excluded are: Fair wear & tear and any defects disclosed in the contract
(In all cases we recommend that a building inspection be commissioned by any prospective purchaser to protect their interests)

LIABILITIES

From the records inspected or other information provided, it appears that the body corporate can meet it's actual, contingent or expected liabilities (other than it's normal operating costs) from available funds (including unpaid levies)

Note:

AGM scheduled 15/10/2016 - proposed Admin Fund Levy \$678.04 and Sinking Fund Levy \$318.88 per lot contribution entitlement per annum; Insurance Reimbursement Levy \$3.82 per lot interest entitlement per annum.

Approx. Size

Built/Registered: 2004; lot 418 = 105m² + 23m²(patio) + 127m² = 255m²(total)

Last AGM

10/10/2015

Information Compiled

By Cairns Search Agents on : 6/10/2016

© Cairns Search Agents 07 4056 8161