

Disclosure Statement

Body Corporate and Community Management Act 1997 Section 206

Body Corporate

The Gables Community Titles Scheme No 659
Lot No: 11 on BUP 70973 / 18 Rose Street, WESTCOURT Qld 4870

PRESCRIBED INFORMATION

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

Name: Russell Gill
Address: TCM PO Box 5332 Cairns Qld 4870
Telephone: 07 4031 7877 TCMfax 07 4031 5762

Body Corporate Manager

Name: tcmstrata
Address: Level 3/58-62 McLeod Street Cairns Qld 4870
Telephone: 07 4031 7877 TCMfax 07 4031 5762

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: \$2,445.30 annually by 3 instalments, in advance as follows:
\$815.10 due 1/06/2019
\$815.10 due 1/10/2019, 1/02/2020

Sinking Fund: \$540.54 annually by 3 instalments, in advance as follows:
\$180.18 due 1/06/2019
\$180.18 due 1/10/2019, 1/02/2020

Levies not included In Funds Quoted Above

Other Fund: Nil

Penalties or Discounts 2.5% penalty interest per month on overdue levies

Is seller original owner? Are Lot Entitlements equal?

No
No
Note If No and seller is original owner; Reason stated in CMS schedule B
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) Nil Noted

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

(Insert details) Register blank

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

Yes

No

Regulation Module

Standard 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

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. The information in this disclosure statement was compiled from the books and records of the body corporate and, where possible, from conversations with officers of the body corporate and/or the body corporate manager.
3. We rely on accuracy of the body corporate books & records, and truthfulness of the officers of the body corporate and/or the body corporate managers.
4. We rely on the officers of the body corporate and/or the body corporate managers to act lawfully in the discharge of their duties.
5. We accept no responsibility for the unlawful actions, inaccuracies or untruthfulness of the abovementioned officers of the body corporate and/or the body corporate managers.
6. 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.
7. 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.
8. 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.
9. 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.
10. 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
11. 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
12. It is the responsibility of the seller/s to check the details of this document for accuracy before signing
13. 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 Kevin Reynolds 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 Chris Gay Real Estate and is designed to accompany a unit sale contract for lot 11 "The Gables"
3. This disclosure statement is **not a public document** and as such shall not (in part or whole) be disseminated, copied, published or transmitted physically, electronically or in any other way, (except for the purposes stated above) nor shall it be used for any other purpose except with the express written permission of the owner/s **and** Cairns Search Agents .com.au.

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Additional Information

Lot Entitlements, interest and other matters	Contribution Schedule Lot Entitlement for this lot (no of shares)	78
	Aggregate Contribution Schedule Lot Entitlements: (total no of shares)	1084
	Interest Schedule Lot Entitlements of this Lot: (for insurance etc.)	78
	Aggregate (total) Interest Schedule Lot Entitlements:	1084
	No of lots in scheme	14
	Last Known/Reconciled Balance of Admin Fund :	\$3,833.34 as at 28/11/2019
	Last Known/Reconciled Balance of Sinking Fund :	\$34,906.81 as at 28/11/2019

Monetary Liability: under Exclusive Use By-laws	\$Nil each year by instalments of in advance/arrears on the day of each	\$Nil
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Insurance S189	Insurer:	Top Strata
	Policy No	18268925P8
	Expiry date	23/11/2020
	Premium	\$14,306.00
	Building and Common Property	\$4,023,000.00
	Public Liability:	\$10,000,000.00
	Public Officer	\$---
	Loss Of Rent	\$---
	Catastrophe Insurance	\$---
	Personal Injury to Voluntary Worker	\$100,000.00/1,000.00 PW
	Fidelity Guarantee	\$50,000.00
	Common Contents	\$---
	Other Insurance	---

Mortgages or Securities over Body Corporate Assets	[Insert details]	Nil noted
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Defects Patent or Latent S223(2)(b)	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
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(In all cases we recommend that a building inspection be commissioned by any prospective purchaser to protect their interests)

Liabilities S223(2)(d)	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
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	Built/Registered: 1999
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Last AGM	20/05/2019
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Information Compiled	By Cairns Search Agents on : 28/11/2019
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