



## DISCLOSURE STATEMENT

Body Corporate and Community Management Act 1997 and amendments (Section 206)  
As at 30/1/2018 Reference# 58040T

### Section 1 - Body Corporate

Name of Scheme:	Sample Apartments
Address of Scheme	Sample Street, Cairns QLD 4870
Community Titles Scheme # (CTS):	0000
Lot number this report relates to:	1
Date of registration of the Scheme:	7/11/2002
Name of the secretary:	C/- The body Corporate Manager
Regulation Module for Scheme :	Standard
Date of Last AGM :	20/12/2017
Date of Last minutes sighted :	Unknown
Approximate Size of the Lot :	112m2
Asset Register :	No

### Section 2 - Body Corporate Manager

Name of Manager:	Sample Body Corporate Manager
Address of Manager:	Sample street, Cairns QLD 4870
Telephone Number:	(07) 4000-4000
Information Certificates issued by:	The Body Corporate Manager

### Section 3 - Bank Balances

Administration Fund: Balance:	\$38,511.79 credit, as at 30/1/2018
Sinking Fund: Balance:	\$53,345.87 credit, as at 30/1/2018

### Section 4 - Contributions

Total Administrative Fund Contributions, payable by this lot :	\$2,022.48
Total Sinking Fund Contributions, payable by this lot:	\$881.40
Total Insurance Fund Levies, payable by this lot	\$751.63
<b>Total (Gross) Annual Funds, payable by this lot :</b>	<b>\$3,655.51</b>
Levy Notes Gst/Other:	N/A
Any Discount Applicable :	20% if paid on or before the due date
Late Payment penalty (if applicable) :	2.5% on all unpaid levies

### Section 5 - Lot Entitlements

Total lots in Scheme:	28		
Contribution Entitlement:	12	Aggregate (total contribution entitlements)	356
Interest Lot Entitlement :	11	Aggregate (total interest entitlements)	320
Date of last Community Management Statement(CMS) found on file :	28/11/2005		
Is there a Committee Elected for this Scheme :	Yes		

### Section 6 - Common Property Details

Any common property improvement which the owner of the subject lot is responsible :	Yes
This lot is responsible for :	Any locking or safety devices or security screens. Windows. Air Conditioning, Awnings. General upkeep.

### Section 7 - Any Special Levies

Any disclosed Special levies :	Yes
Special Levy amount / due date :	\$1300.00 due by the 2/2/2018

**Section 8 - Administration Fund Contributions (payable quarterly):**

Period issued	Due Date	Discounted	Gross Payable
1/10/2017 To 31/12/2017	1/10/2017	\$384.29	\$480.36
1/1/2018 To 31/3/2018	1/1/2018	\$411.17	\$513.96
1/4/2018 To 30/6/2018	1/4/2018	\$411.26	\$514.08
1/7/2018 To 30/9/2018	1/7/2018	\$411.26	\$514.08
Total Gross Payable (this lot) :			\$2,022.48
Pre-Issue			
1/10/2018 To 31/1/2018	1/10/2018	\$404.54	\$505.68
N/A To N/A	N/A	-	-

**Section 9 - Sinking Fund Contributions (payable quarterly) :**

Period issued	Due Date	Discounted	Gross Payable
1/10/2017 To 31/12/2017	1/10/2017	\$134.98	\$168.72
1/1/2018 To 31/3/2018	1/1/2018	\$189.98	\$237.48
1/4/2018 To 30/6/2018	1/4/2018	\$190.08	\$237.60
1/7/2018 To 30/9/2018	1/7/2018	\$190.08	\$237.60
Total Gross Payable (this lot) :			\$881.40
Pre-Issue			
1/10/2018 To 31/1/2018	1/10/2018	\$176.26	\$220.32
N/A To N/A	N/A	-	-

**Section 10 - Insurance Levy (if applicable quarterly) :**

Period issued	Due Date	Discounted	Gross Payable
1/10/2017 To 31/12/2017	1/10/2017	\$147.58	\$184.47
1/1/2018 To 31/3/2018	1/1/2018	\$151.18	\$188.98
1/4/2018 To 30/6/2018	1/4/2018	\$151.18	\$188.98
1/7/2018 To 30/9/2018	1/7/2018	\$151.36	\$189.20
Total Gross Payable (this lot) :			\$751.63
Pre-Issue			
1/10/2018 To 31/1/2018	1/10/2018	\$151.18	\$188.98
N/A To N/A	N/A	-	-

**Section 11 - Insurance**Building:

Building Sum Insured \$6,829,988.00 Insurance Company Sample Insurance

Policy No. 1111 Renewal date 15/12/2018 Premium \$23,259.37

Public Liability:

Building Sum Insured \$10,000,000.00 Insurance Company Sample Insurance

Policy No. 1111 Renewal date 15/12/2018 Premium Included in Building Insurance

Other Insurance :

Loss of Rent/Temporary Accommodation: \$1,024,498.00

Catastrophe or Emergency: \$1,024,498.00

Fidelity Guarantee: \$100,000.00

Office Bearers Liability: \$1,000,000.00

Voluntary Workers Compensation: \$200,000.00 / \$2,000

## Section 12 - Implied Warranties, Defects and other matters

Sighted Pool Safety Certificate dated 16/10/2017, expiring 15/10/2017

**DISCLAIMER:** Stewart Silver King and Burns ("**SSKB**") send information electronically via email from their Brisbane office for all buildings they manage in the Cairns and Surrounding Areas. They do not have an office in Cairns. Every reasonable effort is made to identify and inspect relevant documents but Body Corporate Reports cannot guarantee that everything of relevance to a purchaser has been inspected and incorporated in this report and will not be responsible for any omissions arising as a consequence of the above.

### Signing

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

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Date

### BUYERS ACKNOWLEDGEMENT (the buyer acknowledges having received and read this statement)

\_\_\_\_\_  
Buyer / Buyers Agent

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Date

### Disclaimers and Exclusions

\*\*The information contained in the report was extracted from the books and records of the Body Corporate Manager covering a 1 year period from the date of this report. Please be advised that there is a possibility that all of the Body Corporation records may not have been made available for inspection, or the records may not have contained all of the information of interest to the Purchaser or mortgagee. Body Corporate Reports will not accept responsibility in either event. It is recommended that any purchaser obtain a Full Strata Inspection report which includes an extensive building history and a complete record of matters of interest.

\*\*GST on Levies: All levies in this report are inclusive of gst unless otherwise stated in Levy Notes Gst/Other.

### Disclosure Statement for Lot 1 Sample Apartments CTS 0000

Information supplied in this report is compiled by Body Corporate Reports on 0425 777485.