



# Disclosure Statement

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

**Body Corporate**

Scheme No: Paradise Palms Country Club - The Keys  
 38177  
 Description: Lot No: 5 on SP 212600  
 Address: Paradise Palms - Kewarra Beach Qld 4879

**Regulation Module**

Standard

**Body Corporate Secretary**

Name: Clive Abbott  
 Address: C/- Archers BCM PO Box 2676 Cairns Qld 4870

**Body Corporate Manager**

Name: Archers Body Corporate Management  
 Address: Level 1/26 Florence Street Cairns Qld 4870  
 Telephone: 07 4045 7400 ARCfax 07 4045 7499

**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:** \$2,966.44 annually by 4 instalments  
**Sinking Fund:** \$1,415.50 annually by 4 instalments

*Levies not included In Funds Quoted Above*

**Insurance Fund:** \$4,221.00  
**Special Fund:** No current Special Levy noted in records provided

**Total Annual Funds Payable This Lot:**

\$8,602.94

Discount Applicable:

Nothing Sighted

Penalty Applicable:

2.5% penalty interest per month on overdue levies

Levies Issued Period	Administrative Fund	Sinking Fund	Insurance Fund	Due Date
	Gross	Gross	Gross	
01/03/2023-31/05/2023	\$765.00	\$353.88	\$1,002.96	01/03/2023
01/06/2023-31/08/2023	\$765.00	\$353.88	\$1,002.96	01/06/2023
01/09/2023-30/11/2023	\$717.25	\$353.88	\$1,107.55	01/09/2023
01/12/2023-29/02/2024	\$719.18	\$353.88	\$1,107.55	01/12/2023
<b>Total</b>	<b>\$2,966.44</b>	<b>\$1,415.50</b>	<b>\$4,221.00</b>	
<b>Interim Levies</b>				
01/03/2024-31/05/2024	\$741.61	\$353.88	\$1,055.25	01/03/2024
01/06/2024-31/08/2024	\$741.61	\$353.88	\$1,055.25	01/06/2024

Balance Sheet Attached for review due to Admin Fund Balance Drawn as at 20/11/2023 (Insurance Premium paid in full for period 07/04/2023 - 07/04/2024)

**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 – lot 60 = permission to install skylights

**Body Corporate Assets**

**Recorded on Register**

Register attached (3) Nov 2023

**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 Clive Abbott and is designed to accompany a unit sale contract for lot 5 "Paradise Palms Country Club - The Keys"
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**Additional Information**

<b>Financial Statement Balances:</b>	Current balances as at 20/11/2023	<b>Administrative Fund:</b>	\$76,497.86DR
		<b>Sinking Fund:</b>	\$470,445.98
<b>Contribution Entitlements</b>	Contribution lot Entitlement:	475	Aggregate: 34500
	Interest Lot Entitlement:	137	Aggregate: 8738
	Total Lots:	84	

<b>Insurance</b>	Insurer:	CGU Insurance Ltd
	Policy No	06S7954201
	Expiry date	07/04/2024
	Premium	\$255,851.91
	Building and Common Property	\$35,097,997.00
	Public Liability:	\$20,000,000.00
	Public Officer	\$5,000,000.00
	Loss Of Rent	\$5,264,699.00
	Catastrophe Insurance	\$5,264,699.00
	Personal Injury Voluntary Worker	\$200,000.00 / \$2,000.00 p/w
	Fidelity Guarantee	\$1,000,000.00
	Common Contents	\$---
	Other Insurance	Govt Audit \$25,000.00
		Legal Expenses \$50,000.00
		WPHS Breaches \$100,000.00
		Improvements to lot \$250,000.00 each lot
		Machinery Breakdown \$100,000.00

**Insurance Note:** Flood Cover Excluded

**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

**2018 Building Cladding Amendment Regulation:** Based on the Information provided the combustible cladding checklist is complete unless otherwise notified by the QBCC.

**Other Matters:** Last AGM 25/05/2023 Built: 2008  
 Lot Size: Lot 5 = 152m2 + 20m2(patio) + 2m2(patio) + 11m2(courtyard) + 20m2(deck) + 30m2(garage) + 4m2(garage) + 2m2(storage) = 241m2(total)  
 Monetary Liability: under Exclusive Use By-laws - Nil  
 Mortgages or Securities over Body Corporate Assets - Nil

**Information Compiled** © Cairns Search Agents: 4/12/2023

**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

Page 3 of 3 of Disclosure Both parties to Initial X.....X .....