

# DISCLOSURE STATEMENT

Body Corporate and Community Management Act 1997 and amendments (Section 206)  
As at 11/07/2025 Reference# 19876P

Section 1 - Body Corporate			
Name of Scheme:		Silkwood	
Address of Scheme		13 Hibiscus Lane, Holloways Beach QLD 4878	
Community Titles Scheme # (CTS):		1167	
Lot number this report relates to:		1 on BUP70453	
Date of registration of the Scheme:		25/02/1985	
Name of the secretary:		Cheryl O'Connor	
Regulation Module for Scheme :		Standard	
Date of Last AGM :		02/07/2025	
Approximate Size of the Lot :		96m2	
Asset Register :		Yes - nil assets	
Section 2 - Body Corporate Manager			
Name of Manager:		Tcm Strata	
Address of Manager:		Suite 1, 27 Lake Street, Cairns QLD 4870	
Telephone Number:		(07) 4031-7877	
Body Corporate Information Certificates Issued by:		The Body Corporate Manager	
Section 3 - Bank Balances			
Administration Fund: Balance:		-\$(8,831.16) DEBIT, as at 11/07/2025	
Sinking Fund: Balance:		\$10,431.37 credit, as at 11/07/2025	
Section 4 - Annual Contributions, Payable by this lot			
Administrative Fund:		\$3,970.00	
Sinking Fund:		\$1,025.00	
Insurance Levy:		\$2,100.00	
<b>Total Annual Funds, payable by this lot :</b>		<b>\$7,095.00</b>	
<b>Total Discounted Annual Funds:</b>		<b>NA</b>	
Levy Notes Gst/Other:		The above levies are all inclusive of GST	
Any Discount Applicable :		No	
Late Payment Penalty (if applicable) :		Unable to ascertain	
Section 5 - Lot Entitlements			
Total lots in Scheme:		4	
Contribution Entitlement:	1	Aggregate (total contribution entitlements)	4
Interest Lot Entitlement :	1	Aggregate (total interest entitlements)	4
Date of last Community Management Statement on file :		15/07/2000	
Is there a Committee Elected for this Scheme :		Yes	
Section 6 - Common Property Details			
Is there a common property improvement register for this lot		Yes - nil improvement	
What Exclusive Use is granted for this lot :		By-Law 11 & 22 - Car Parking Space & Lockup Storage	
Section 7 - Any Special Levies			
Any disclosed Special levies (for lot) :		No	
Special Levy amount for this lot / due date :		N/A	

Section 8 - Administration Fund Contributions (payable quarterly):			
Period issued	Due Date	Discounted	Gross Payable
01/04/2025 To 30/06/2025	01/04/2025	0.00	\$715.00
01/07/2025 To 30/09/2025	01/07/2025	0.00	\$1,085.00
01/10/2025 To 31/12/2025	01/10/2025	0.00	\$1,085.00
01/01/2026 To 31/03/2026	01/01/2026	0.00	\$1,085.00
		0.00	\$3,970.00
Pre-Issue			
01/04/2026 To 30/06/2026	01/04/2026	0.00	\$1,085.00
N/A To N/A	N/A	0.00	0.00
Section 9 - Sinking Fund Contributions (payable quarterly) :			
Period issued	Due Date	Discounted	Gross Payable
01/04/2025 To 30/06/2025	01/04/2025	0.00	\$245.00
01/07/2025 To 30/09/2025	01/07/2025	0.00	\$260.00
01/10/2025 To 31/12/2025	01/10/2025	0.00	\$260.00
01/01/2026 To 31/03/2026	01/01/2026	0.00	\$260.00
		0.00	\$1,025.00
Pre-Issue			
01/04/2026 To 30/06/2026	01/04/2026	0.00	\$260.00
N/A To N/A	N/A	0.00	0.00
Section 10 - Insurance Levy (if applicable quarterly) :			
Period issued	Due Date	Discounted	Gross Payable
01/04/2025 To 30/06/2025	01/04/2025	0.00	\$435.00
01/07/2025 To 30/09/2025	01/07/2025	0.00	\$555.00
01/10/2025 To 31/12/2025	01/10/2025	0.00	\$555.00
01/01/2026 To 31/03/2026	01/01/2026	0.00	\$555.00
		0.00	\$2,100.00
Pre-Issue			
01/04/2026 To 30/06/2026	01/04/2026	0.00	\$555.00
N/A To N/A	N/A	0.00	0.00
Section 11 - Insurance			
<u>Building :</u>			
Building Sum Insured \$1,543,500.00 Insurance Company Suncorp Insurance			
Policy No. HPS038041940 Renewal date 20/06/2026 Premium \$9,515.78			
<u>Public Liability :</u>			
Public Liability Sum Insured \$20,000,000.00 Insurance Company Suncorp Insurance			
Policy No. HPS038041940 Renewal date 20/06/2026 Premium Included in Building Insurance			
<u>Other Insurance :</u>			
Common Contents: \$15,400.00			

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

Sighed Roof and Gutter Report dated 11/03/2021, prepared by Gutter-Vac (Downpipes, gutters and roofing are all in good condition. It is recommended that the roof and gutters be inspected and cleaned at least every 12 months).

AGM 22/06/2023:

General Business: Solar Installation - Lot 1 & 2: attempting to obtain quotes to install solar panels on the common roof (nothing further sighted).

AGM 26/06/2024:

Resolved to accept a quote of \$10,074.99 incl. gst to install aluminum front boundary fence, pedestrian gate and new letterboxes.

Sighted Pool Safety Certificate dated 03/06/2025, expiring 03/06/2026.

No Certificate of Currency sighted.

### 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 this report was extracted from the books and records of the Body Corporate Manager. Body Corporate Managers retain building information in either hard copies, electronic copies, or both. As Search Agents, we rely on the information presented to us being made accessible and filed correctly.

Implied Warranties, defects and other matters included are applicable to the 12 month period preceding the date of this report. Correspondence is viewed for Topics of interest or for information specifically pertaining to the Lot and applicable to the 3 month period preceding the date of this report.

There is a possibility that all of the Body Corporate 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. Due to the way in which documents are sometimes categorized and filed, Body Corporate Reports will not accept responsibility in either event. It is highly recommended that any purchaser obtain a Full Strata Inspection Report, which includes an extensive building history and a complete record of matters of interest to the buyer.

**Disclosure Statement for Lot 1 on BUP70453 Silkwood CTS 1167**

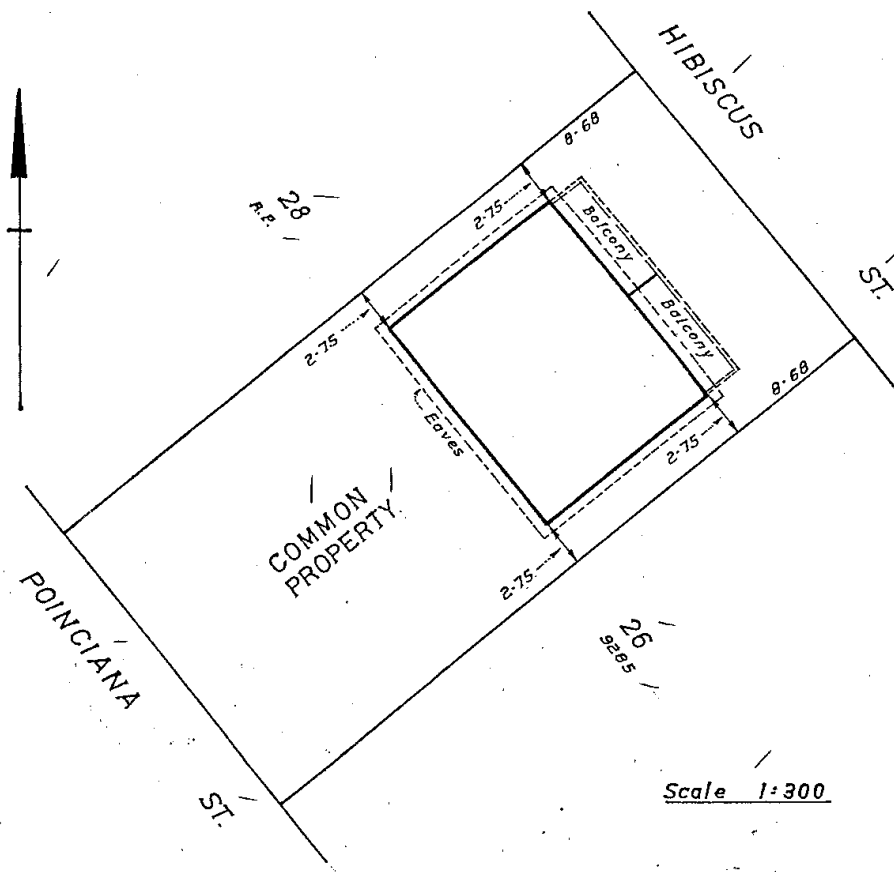
**Information supplied in this report is compiled by Body Corporate Reports on 0425 777485.**

Building Units and Group Titles Act 1980  
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980

Regulation 8(1)(b)(ii)

Sheet No. 2 of 8 sheets

BUILDING UNITS PLAN No: **453**



Signature of Registered Proprietors:

*[Handwritten Signature]*  
*L. Leeger*

*[Handwritten Signature]*  
.....  
Shire Clerk  
Council of the Shire of Mulgrave

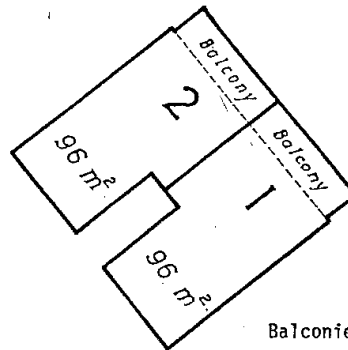
Building Units and Group Titles Act 1980  
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980  
(Form 9)

Regulation 8(1)(b)(vii)

Sheet No. 7 of 8 sheets

BUILDING UNITS PLAN No: **453**

LEVEL A



Balconies are fully covered

Scale 1:300

Floor areas are approximate only  
Signature of Registered Proprietors:

*[Signature]*  
L. Seager

*[Signature]*  
.....  
Shire Clerk  
Council of the Shire of Mulgrave

A pool safety certificate is required in Queensland when selling or leasing a property with a regulated pool.  
This form is to be used for the purposes of sections 246AA and 246AK of the *Building Act 1975*.

**1. Pool safety certificate number**

Identification number: PSC0254507

**2. Location of the swimming pool**

Property details are usually shown on the title documents and rates notices

Street address:

13 HIBISCUS LANE

HOLLOWAYS BEACH QLD

Postcode

4

8

7

8

Lot and plan details:

9999/BUP/70453

Local government area:

CAIRNS REGIONAL

**3. Exemptions or alternative solutions for the swimming pool (if applicable)**

If an exemption or alternative solution is applicable to the swimming pool please state this. This will help provide pool owners with a concise and practical explanation of the exemption or alternative solution. It will also help to ensure the ongoing use of the pool and any future modifications do not compromise compliance with the pool safety standard.

No disability exemption applies; No impracticality exemption applies

No alternative solution applies

**4. Pool properties**

Shared pool



Non-shared pool



Number of pools

1

**5. Pool safety certificate validity**

Effective date:

0

3

/

0

6

/

2

0

2

5

Expiry date:

0

3

/

0

6

/

2

0

2

6

**6. Certification**

I certify that I have inspected the swimming pool and I am reasonably satisfied that, under the *Building Act 1975*, the pool is a complying pool.

Name:

Bailey Wieden

Pool safety inspector  
licence number:

PS15429679

Signature:

*Bailey Wieden*

**Other important information that could help save a young child's life**

It is the pool owner's responsibility to ensure that the pool (including the barriers for the pool) is properly maintained at all times to comply with the pool safety standard under the *Building Act 1975*. High penalties apply for non-compliance. Parents should also consider beginning swimming lessons for their young children from an early age. Please visit

<https://www.qbcc.qld.gov.au/your-property/swimming-pools/pool-safety-standard> for further information about swimming pool safety. This pool safety certificate does not certify that a building development approval has been given for the pool or the barriers for the pool. You can contact your local government to ensure this approval is in place.

**Privacy statement**

The Queensland Building and Construction Commission is collecting personal information as required under the *Building Act 1975*. This information may be stored by the QBCC, and will be used for administration, compliance, statistical research and evaluation of pool safety laws. Your personal information will be disclosed to other government agencies, local government authorities and third parties for purposes relating to administering and monitoring compliance with the Building Act 1975. Personal information will otherwise only be disclosed to third parties with your consent or unless authorised or required by law.

**RTI:** The information collected on this form will be retained as required by the *Public Records Act 2002* and other relevant Acts and regulations, and is subject to the Right to Information regime established by the *Right to Information Act 2009*.

This is a public document and the information in this form will be made available to the public.