

# Disclosure Statement

## Body Corporate and Community Management Act 1997 Section 206

### Body Corporate:

Body Corporate For: BUTTERFLY VIEW Community Title Scheme: 40672

Lot No: 10 on SP219696

Address: 3 SWORDGRASS COURT KALLANGUR QLD 4503

### Secretary of Body Corporate:

Name: MELANIE NIBLETT

Postal Address: PO BOX 111, CORINDA QLD 4075

Email: info@hbcm.co

### Body Corporate Manager:

Name: HARTLEYS BODY CORPORATE MANAGEMENT

Address: 2/296 OXLEY ROAD, GRACEVILLE QLD 4075

Telephone: 3379 7455

### Body Corporate Committee:

Is there a committee for the Body Corporate?

☒ Yes ☐ No

If there is a committee, is the body corporate manager engaged to perform the functions of the committee?

☐ Yes ☒ No

### Annual Contributions and Levies:

Current Financial Year End: 31/10/2024

Current Levy Year Issued: 31/10/2024

If the "Current Financial Year" and the "Current Levy Year Issued" differ then the levies quoted in this disclosure statement are for the **Current Levy Year Issued**. Full year levies will be issued at the scheme's next AGM, within three months of EFY. This document will remain current until that AGM is held and new yearly levies are issued.

#### Administrative Fund Payable By This Lot:

Period Issued:	01/11/2023 - 30/04/2024	Due Date:	1/11/2023	Payable:	\$995.00
Period Issued:	01/05/2024 - 31/10/2024	Due Date:	1/05/2024	Payable:	\$1,334.00

**DISCOUNT FOR PAYMENT DUE DATE:** NIL **GROSS LEVY PAYABLE:** \$2,329.00

#### Sinking Fund Payable By This Lot:

Period Issued:	01/11/2023 - 30/04/2024	Due Date:	1/11/2023	Payable:	\$800.00
Period Issued:	01/05/2024 - 31/10/2024	Due Date:	1/05/2024	Payable:	\$800.00

**DISCOUNT FOR PAYMENT DUE DATE:** NIL **GROSS LEVY PAYABLE:** \$1,600.00

Other: -

Levies for next period 1/11/2024 – 30/04/2025 were resolved at the last AGM and will be: Administrative Fund **\$1,334.00** and Sinking Fund **\$800.00**.

### Schedule of Lot Entitlements:

Contribution Schedule Lot Entitlement:	1	Aggregate:	20
Interest Schedule Lot Entitlements:	1	Aggregate:	20

### Improvements on Common Property for Which Buyer Will Be Responsible:

NOTHING SIGHTED IN RECORDS PROVIDED

**Body Corporate  
Assets Required To  
Be Recorded:**

NOTHING SIGHTED IN RECORDS PROVIDED

**Information  
Prescribed under  
Regulation Module:**

STANDARD MODULE - NIL

**Financial Statement  
Balances**

**Administrative Fund:** \$10,108.00 as at 21/03/2024

**Sinking Fund:** \$30,910.49 as at 21/03/2024

**Insurance**

Insurer: ALLIANZ AUSTRALIA INSURANCE LIMITED VIA STRATA  
COMMUNITY INSURANCE AGENCIES PTY LTD

Policy No: QRSC21006009

Building: \$9,405,000

Public Liability: \$10,000,000

Other: COMMON CONTENTS \$94,050, LOSS OF RENT \$1,410,750,  
VOLUNTARY WORKERS \$200,000, FIDELITY GUARANTEE \$100,000,  
OFFICE BEARERS' \$1,000,000, CATASTROPHE \$2,821,500, LOT  
OWNERS IMPROVEMENTS \$300,000. POLICY EXPIRES 1/09/2024

**Signing:**

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

\_\_\_\_\_  
Witness – *not required if signed electronically*

\_\_\_\_\_  
Date

**Buyer's  
Acknowledgement:**

The Buyer acknowledges having received and read this statement from the Seller

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

\_\_\_\_\_  
Witness – *not required if signed electronically*

\_\_\_\_\_  
Date



## CERTIFICATE OF CURRENCY

### THE INSURED

POLICY NUMBER	QRSC21006009
PDS AND POLICY WORDING	Residential Strata PDS & Policy Wording SCI034-Policy-RS-PPW-02/2021
THE INSURED	Body Corporate for Butterfly View Community Title Scheme 40672
SITUATION	3 Swordgrass Court Kallangur QLD 4503
PERIOD OF INSURANCE	Commencement Date: 4.00pm on 01/09/23 Expiry Date: 4.00pm on 01/09/24
INTERMEDIARY	Hartley's Body Corporate Management
ADDRESS	Level 2, 296 Oxley Road Graceville QLD 4075
DATE OF ISSUE	3 November 2023

### POLICY LIMITS / SUMS INSURED

SECTION 1	PART A	1. Building Common Area Contents	\$9,405,000 \$94,050
		2. Terrorism Cover under Section 1 Part A2	Applies
	PART B	Loss of Rent/Temporary Accommodation	\$1,410,750
SECTION 2	Liability		\$10,000,000
SECTION 3	Voluntary Workers		\$200,000/\$2,000
SECTION 5	Fidelity Guarantee		\$100,000
SECTION 6	Office Bearers' Liability		\$1,000,000
SECTION 8	Catastrophe		\$2,821,500
SECTION 9	PART A - Government Audit Costs - Professional Fees		\$25,000
	PART B - Appeal Expenses		\$100,000
	PART C - Legal Defence Expenses		\$50,000
SECTION 10	Lot Owners' Fixtures and Improvements		\$300,000

This certificate of currency has been issued by Strata Community Insurance Agencies Pty Ltd, ABN 72 165 914 009, AFSL 457787 on behalf of the insurer Allianz Australia Insurance Limited, ABN 15 000 122 850, AFSL 234708 and confirms that on the Date of Issue a policy existed for the Period of Insurance and sums insured shown herein. The Policy may be subsequently altered or cancelled in accordance with its terms after the Date of Issue of this notice without further notice to the holder of this notice. It is issued as a matter of information only and does not confer any rights on the holder or any noted interested parties. This certificate does not amend, extend, replace, negate or override the benefits, terms, conditions and exclusions as described in the Schedule documents together with the Product Disclosure Statement and insurance policy wording.

Hartleys Body Corporate Management

PO Box 111 CORINDA QLD 4075 ABN: 68613005182

Ph: (07) 3379 7455 Email: info@hbcm.co

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Balance Sheet - C.T.S. 40672  
"BUTTERFLY VIEW"  
3 SWORDGRASS COURT, KALLANGUR, QLD 4503  
For the Financial Period 01/10/2023 to 21/03/2024

	Administrative	Sinking	TOTAL THIS YEAR
<b>Assets</b>			
Cash At Bank			
Butterfly View CTS 40672	\$12,937.89	\$30,910.49	\$43,848.38
Levies Receivable	\$1,002.50	\$800.00	\$1,802.50
Total Assets	\$13,940.39	\$31,710.49	\$45,650.88
<b>Liabilities</b>			
Accounts Payable (GST Free)	\$142.29	\$0.00	\$142.29
Levies Paid in Advance	\$3,690.10	\$800.00	\$4,490.10
Total Liabilities	\$3,832.39	\$800.00	\$4,632.39
Net Assets	\$10,108.00	\$30,910.49	\$41,018.49
<b>Owners Funds</b>			
Opening Balance	\$3,044.40	\$20,447.49	\$23,491.89
Net Income For The Period	\$7,063.60	\$10,463.00	\$17,526.60
Total Owners Funds	\$10,108.00	\$30,910.49	\$41,018.49

**Income and Expenditure Statement - C.T.S. 40672**  
**"BUTTERFLY VIEW"****3 SWORDGRASS COURT, KALLANGUR, QLD 4503**

For the Financial Period 01/10/2023 to 21/03/2024

**Administrative Fund**

	<b>TOTAL THIS YEAR</b>	<b>This Year Budget</b>	<b>Last Year Actual</b>
<b>Income</b>			
Levy Income	\$19,900.00	\$46,569.00	\$44,043.60
<b>Total Administrative Fund Income</b>	<b>\$19,900.00</b>	<b>\$46,569.00</b>	<b>\$44,043.60</b>
<b>Expenses</b>			
Archiving/Records Maint 4-1100	\$75.36	\$96.00	\$150.70
Audit Fees 4-1200	\$0.00	\$0.00	\$1,078.00
Backflow Testing	\$671.00	\$650.00	\$632.50
Bank Charges/Payments	\$109.45	\$210.00	\$205.18
Council Charges/Rates	\$0.00	\$440.00	\$440.00
Electricity	\$325.74	\$900.00	\$869.01
Fixed Disbursements	\$892.29	\$1,724.00	\$1,656.72
Govt Charges/Lodgements 4-4096	\$55.00	\$110.00	\$55.00
Govt Compliance	\$165.00	\$66.00	\$101.20
Ins. - Stamp Duty	\$24.72	\$1,597.00	\$1,330.84
Ins. - Workcover 4-9097	\$0.00	\$229.00	\$190.48
Insurance	\$335.09	\$17,856.00	\$14,879.42
Legal Fees	\$524.15	\$0.00	\$0.00
Levy Recovery Costs	\$0.00	\$0.00	\$0.00
Maint. - Building	\$150.00	\$500.00	\$0.00
Maint. - Building Services	\$66.00	\$400.00	\$891.00
Maint. - Electrical	\$0.00	\$400.00	\$22.97
Maint. - Fire & Safety Service (Contract)	\$544.50	\$700.00	\$654.50
Maint. - Garden & Grounds (Contract)	\$2,003.00	\$5,000.00	\$4,262.00
Maint. - Garden & Grounds (Non-Contract/Materials)	\$0.00	\$0.00	\$780.97
Maint. - Gutters	\$0.00	\$1,800.00	\$379.50
Maint. - Plumbing	\$324.50	\$500.00	\$0.00
Maint. - Termites	\$0.00	\$1,800.00	\$3,625.00
Management Fee (Addl) 4-9065	\$989.00	\$900.00	\$847.00
Management Fee	\$2,298.06	\$4,439.00	\$4,267.89
Post.Print Statio Addtl 4-4050	\$199.24	\$600.00	\$544.81
Rates - Water	\$1,880.32	\$4,000.00	\$3,308.67
Report Costs	\$698.00	\$728.00	\$1,250.00
Software Support Fee 4-9095	\$274.98	\$550.00	\$467.53
Tax - IncomeTax Returns	\$66.00	\$44.00	\$209.00
Telephone/Fax 4-4060	\$165.00	\$330.00	\$247.46

Hartleys Body Corporate Management

PO Box 111 CORINDA QLD 4075 ABN: 68613005182

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Income and Expenditure Statement - C.T.S. 40672  
"BUTTERFLY VIEW"  
3 SWORDGRASS COURT, KALLANGUR, QLD 4503  
For the Financial Period 01/10/2023 to 21/03/2024

Administrative Fund

	TOTAL THIS YEAR	This Year Budget	Last Year Actual
Total Administrative Fund Expenses	\$12,836.40	\$46,569.00	\$43,347.35
Administrative Fund Surplus/Deficit	\$7,063.60	\$0.00	\$696.25

**Income and Expenditure Statement - C.T.S. 40672**  
**"BUTTERFLY VIEW"****3 SWORDGRASS COURT, KALLANGUR, QLD 4503**

For the Financial Period 01/10/2023 to 21/03/2024

**Sinking Fund**

	<b>TOTAL THIS YEAR</b>	<b>This Year Budget</b>	<b>Last Year Actual</b>
<b>Income</b>			
Levy Income	\$16,000.00	\$32,000.00	\$32,000.00
<b>Total Sinking Fund Income</b>	<b>\$16,000.00</b>	<b>\$32,000.00</b>	<b>\$32,000.00</b>
<b>Expenses</b>			
Fencing/Gates	\$3,137.00	\$5,000.00	\$591.25
Garage Doors	\$0.00	\$0.00	\$4,111.45
Gardens & Grounds	\$0.00	\$0.00	\$474.60
Painting	\$0.00	\$12,852.00	\$17,427.95
Plumbing	\$0.00	\$2,000.00	\$5,924.05
Retaining Wall	\$2,400.00	\$0.00	\$0.00
Roof/Gutters	\$0.00	\$3,500.00	\$2,145.00
Water Tanks	\$0.00	\$3,500.00	\$0.00
<b>Total Sinking Fund Expenses</b>	<b>\$5,537.00</b>	<b>\$26,852.00</b>	<b>\$30,674.30</b>
<b>Sinking Fund Surplus/Deficit</b>	<b>\$10,463.00</b>	<b>\$5,148.00</b>	<b>\$1,325.70</b>

# HARTLEYS BODY CORPORATE MANAGEMENT

## OWNER TRANSACTION SUMMARY from 19/03/23 to 30/04/25

### Contribution Schedule

Page 1

**C.T.S.:** 40672  
**Building Address:** 3 Swordgrass Court  
**Suburb:** KALLANGUR  
**Building Name:** BUTTERFLY VIEW  
**GST?:** No

**Units:** 20      **Lots:** 20  
**State:** QLD      **Post Code:** 4503  
**ABN:** 93 017 132 293  
**Manager:** Rose-Anna Chin

**Lot#:** 10      **Unit#:** 10  
**Owner Name:** J A Adil

**Units of Entitlement:** 1  
**Contribution Schedule:** 1  
**Paid To:** 30/04/24

#### Levies

Due Date	Reference	Details	Total Due	Paid	Discount	Unpaid	Arrears	Interest Due	GST
01/05/23	315	Standard Levy Contribution Schedule from 01/05/2023 to 31/10/2023 FULLY PAID	\$1,795.00	\$1,795.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		Admin	\$995.00	\$995.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		Sinking	\$800.00	\$800.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
01/11/23	316	Standard Levy Contribution Schedule from 01/11/2023 to 30/04/2024 FULLY PAID	\$1,795.00	\$1,795.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		Admin	\$995.00	\$995.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		Sinking	\$800.00	\$800.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
01/05/24	362	Standard Levy Contribution Schedule from 01/05/2024 to 31/10/2024 UNPAID	\$2,134.00	\$0.00	\$0.00	\$2,134.00	\$0.00	\$0.00	\$0.00
		Admin	\$1,334.00	\$0.00	\$0.00	\$1,334.00	\$0.00	\$0.00	\$0.00
		Sinking	\$800.00	\$0.00	\$0.00	\$800.00	\$0.00	\$0.00	\$0.00
01/11/24	363	Standard Levy Contribution Schedule from 01/11/2024 to 30/04/2025 UNPAID	\$2,134.00	\$0.00	\$0.00	\$2,134.00	\$0.00	\$0.00	\$0.00
		Admin	\$1,334.00	\$0.00	\$0.00	\$1,334.00	\$0.00	\$0.00	\$0.00
		Sinking	\$800.00	\$0.00	\$0.00	\$800.00	\$0.00	\$0.00	\$0.00
Levy Totals for the Period 19/03/23 to 30/04/25			\$7,858.00	\$3,590.00	\$0.00	\$4,268.00	\$0.00	\$0.00	\$0.00

#### Receipts

Date	Reference	Details	Admin	Sinking	Total	Discount	Interest Paid	GST
20/04/23	627	Standard Levy Contribution Schedule for 01/05/2023 to 31/10/2023 Receipt; bpay-payment - DEFT Bpay 0000010043	\$995.00	\$800.00	\$1,795.00	\$0.00	\$0.00	\$0.00



**HARTLEYS BODY CORPORATE MANAGEMENT**  
**OWNER TRANSACTION SUMMARY from 19/03/23 to 30/04/25**  
**Contribution Schedule**

Page 2

**C.T.S.:** 40672  
**Lot#:** 10      **Unit#:** 10  
**Owner Name:** J A Adil

**Units of Entitlement:** 1  
**Contribution Schedule:** 1

**Paid To:** 30/04/24  
**Interest:** \$0.00  
**Total Due:** \$0.00 as at 19/03/24

**Receipts(Continued)**

Date	Reference	Details	Admin	Sinking	Total	Discount	Interest Paid	GST
20/10/23	678	Standard Levy Contribution Schedule for 01/11/2023 to 30/04/2024 Receipt; bpay-payment - DEFT Bpay 0000010043	\$995.00	\$800.00	\$1,795.00	\$0.00	\$0.00	\$0.00
<b>Receipt Totals for the Period 19/03/23 to 30/04/25</b>			<b>\$1,990.00</b>	<b>\$1,600.00</b>	<b>\$3,590.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>