



# Disclosure Statement

## *Body Corporate and Community Management Act 1997* Section 206

### Body Corporate:

Body Corporate For: SOVEREIGN GARDEN VILLAS CTS: 20702

Lot No: 18 on GTP2171

Address: 37 OLD COACH ROAD, TALLAI QLD 4213

### Secretary of Body Corporate:

Name: RON GRIFFITHS

Postal Address: PO BOX 7393, GCMC, BUNDALL QLD 9726

Email: admin@bchq.com.au

### Body Corporate Manager:

Name: BODY CORPORATE HEADQUARTERS

Address: 4/71 UPTON STREET, BUNDALL QLD 4217

Telephone: 5538 2676

### 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: 30/11/2025

Current Levy Year Issued: 30/11/2025

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:	1/12/2024 - 28/02/2025	Due Date:	1/12/2024	Payable:	\$462.50
Period Issued:	1/03/2025 - 31/05/2025	Due Date:	1/03/2025	Payable:	\$512.50
Period Issued:	1/06/2025 - 31/08/2025	Due Date:	1/06/2025	Payable:	\$512.50
Period Issued:	1/09/2025 - 30/11/2025	Due Date:	1/09/2025	Payable:	\$512.50

**DISCOUNT PAID BY DUE DATE:** NIL **GROSS LEVY PAYABLE:** \$2,000.00

#### Sinking Fund Payable by This Lot:

Period Issued:	1/12/2024 - 28/02/2025	Due Date:	1/12/2024	Payable:	\$237.65
Period Issued:	1/03/2025 - 31/05/2025	Due Date:	1/03/2025	Payable:	\$187.65
Period Issued:	1/06/2025 - 31/08/2025	Due Date:	1/06/2025	Payable:	\$187.65
Period Issued:	1/09/2025 - 30/11/2025	Due Date:	1/09/2025	Payable:	\$187.65

**DISCOUNT PAID BY DUE DATE:** NIL **GROSS LEVY PAYABLE:** \$800.60

#### Other:

Levies for next period 1/12/2025 – 28/02/2026 were resolved at the last AGM and will be: Administrative Fund **\$512.50** and Sinking Fund **\$187.65**.

### Schedule of Lot Entitlements:

Contribution Schedule Lot Entitlement:	5	Aggregate:	403
Interest Schedule Lot Entitlements:	5	Aggregate:	403

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Improvements on  
Common Property  
for Which Buyer  
Will Be  
Responsible:

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NOTHING SIGHTED IN RECORDS PROVIDED

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Body Corporate  
Assets Required to  
Be Recorded:

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NOTHING SIGHTED IN RECORDS PROVIDED

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Information  
Prescribed under  
Regulation Module:

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STANDARD MODULE - NIL

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Financial Statement  
Balances

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Administrative Fund: \$59,535.79 as at 24/06/2025

Sinking Fund: \$217,118.24 as at 24/06/2025

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Insurance

Insurer: ALLIANZ AUSTRALIA LIMITED VIA STRATA COMMUNITY AGENCIES PTY LTD

Policy No: QRSC22004348

Building: \$25,008.888

Public Liability: \$10,000,000

Other: LOSS OF RENT \$3,751,333, FIDELITY GUARANTEE \$100,000, OFFICE BEARERS LIABILITY \$1,000,000, CATASTROPHE \$3,751,333, LOT OWNERS FIXTURES \$300,000, VOLUNTARY WORKERS - INCLUDED. POLICY EXPIRES 31/08/2025

## Section 223 Implied Warranties

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Building Defects

The last two years minutes of the body corporate have been examined and the following patent defects relating to the common property of the body corporate have been identified:

AGM 5/02/2024

Motion for installation of a pool shade sail at a cost of \$2,685 or \$7,766 lost.

Vote Outside Committee Meeting 13/08/2024

Resolved to include flood cover in the body corporate insurance policy.

Resolved for the preferred body corporate insurer to be Strata Community Insurance Agencies Pty Ltd.

Committee Meeting 9/12/2024

Resolved to carry out replacement flooring to the library and associated areas at a cost of \$7,645.

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Disputes

The last two years minutes of the body corporate have been examined and the following disputes relating to the common property of the body corporate have been identified:

Nothing sighted in records provided.

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Any Other Factors  
Affect the  
Purchaser

The last two years minutes of the body corporate have been examined and the following additional factors relating to the common property of the body corporate have been identified:

Exclusive Use Allocated: Nil

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Signing:

.....  
Seller / Sellers Agent

.....  
Witness – *not required if signed electronically*

.....  
Date

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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



## SOVEREIGN GARDEN VILLAS CTS 20702

### BALANCE SHEET

AS AT 24 JUNE 2025

	ACTUAL 24/06/2025	ACTUAL 30/11/2024
<b><u>OWNERS FUNDS</u></b>		
Admin Fund	59,535.79	257.94
Sinking Fund	217,118.24	216,055.70
<b><u>TOTAL</u></b>	<b><u>\$ 276,654.03</u></b>	<b><u>\$ 216,313.64</u></b>
<b><u>THESE FUNDS ARE REPRESENTED BY</u></b>		
<b><u>CURRENT ASSETS</u></b>		
Bank Balance Admin Fund	64,637.24	25,076.33
Bank Balance Sinking Fund	55,664.93	59,758.85
Td A/C 3208 Exp 24.06.2026	116,000.00	116,000.00
Td A/C 9036 Exp 19.06.2025	41,253.42	50,000.00
Levies In Arrears	6,634.64	1,853.40
Other Arrears	129.46	0.00
Interest On Overdue Levies	4.44	9.70
<b><u>TOTAL ASSETS</u></b>	<b><u>284,324.13</u></b>	<b><u>252,698.28</u></b>
<b><u>LIABILITIES</u></b>		
Gst Clearing Account	10,163.55	(2,954.59)
Payg Clearing Account	0.00	2,075.75
Gst Reconciliation Account	916.93	(2,438.07)
Creditors	(7,078.40)	(554.40)
Levies In Advance	3,668.02	40,255.95
<b><u>TOTAL LIABILITIES</u></b>	<b><u>7,670.10</u></b>	<b><u>36,384.64</u></b>
<b><u>NET ASSETS</u></b>	<b><u>\$ 276,654.03</u></b>	<b><u>\$ 216,313.64</u></b>

## SOVEREIGN GARDEN VILLAS CTS 20702

### STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 DECEMBER 2024 TO 24 JUNE 2025

	ACTUAL 01/12/24-24/06/25	BUDGET 01/12/24-30/11/25	VARIANCE %	ACTUAL 01/12/23-30/11/24
<b><u>ADMINISTRATIVE FUND</u></b>				
<b><u>INCOME</u></b>				
Admin Levy Income	119,892.50	161,200.00	74.38	148,102.50
Admin Levy Discount	0.00	0.00	0.00	(0.02)
Interest On Arrears-Admin	27.68	0.00		78.95
Recovery--Other	1,445.58	0.00		0.00
Gst On Income	(11,030.74)	(14,654.55)	75.27	(13,463.85)
<b>TOTAL ADMIN FUND INCOME</b>	<b>110,335.02</b>	<b>146,545.45</b>		<b>134,717.58</b>
<b><u>EXPENDITURE - ADMIN. FUND</u></b>				
Accounting	0.00	1,375.00	0.00	220.00
Bas/las/Tax/Ato Work	275.00	0.00		0.00
Administration Fees	2,637.32	0.00		0.00
Admin Services	0.00	1,370.00	0.00	0.00
Auditors-Audit Services	0.00	1,750.00	0.00	1,749.00
Bank Charges-Account Fees	75.45	120.00	62.88	0.00
Fees & Permits	0.00	1,400.00	0.00	1,369.50
R & M - Plumbing	2,126.00	0.00		0.00
Income Tax-Instalment	(974.75)	600.00	(162.46)	519.00
Insurance-Premiums	0.00	36,500.00	0.00	34,519.02
Maint-Building	349.39	400.00	87.35	323.70
Maint-Cleaning	1,720.00	3,000.00	57.33	2,880.00
Maint-Club House Expenses	0.00	250.00	0.00	479.01
Maint-Electrical-Repairs	374.00	150.00	249.33	0.00
Maint-Fire Prtcn-Contract	190.30	450.00	42.29	403.70
Maint-Lawns & Gardening	47,291.84	86,000.00	54.99	78,688.85
Maint-Locks, Keys & Card Keys	0.00	0.00	0.00	107.80
Maint-Pest/Vermin Control	350.00	700.00	50.00	700.00
Maint-Pool	1,842.50	3,300.00	55.83	4,000.60
Management Fees-Standard	8,823.44	16,771.81	52.61	17,346.96
Mgt Fees - Additional	39.60	2,282.35	1.74	0.00
Mgt Fees - Archives	110.00	348.00	31.61	110.00
Mgt Fees- Disb-Stationery	1,520.56	0.00		0.00
Stationery/Printing Supplies	0.00	100.00	0.00	0.00
Printing, Postage, Stationery	156.20	0.00		0.00
Petty Cash Expenses	0.00	500.00	0.00	410.80
Stationery & Printing	44.38	0.00		0.00

## SOVEREIGN GARDEN VILLAS CTS 20702

### STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 DECEMBER 2024 TO 24 JUNE 2025

	ACTUAL	BUDGET	VARIANCE	ACTUAL
	01/12/24-24/06/25	01/12/24-30/11/25	%	01/12/23-30/11/24
Stratapay Fees	96.35	350.00	27.53	374.00
Prior Year Gst Adjustment	(10,695.00)	0.00	0.00	0.00
Utility-Electricity	849.71	3,400.00	24.99	3,408.17
Prior Year Writeoff-Gst/Tax	0.00	1.00	0.00	0.00
Gst On Expenses	(6,145.12)	(14,581.58)	42.14	(13,371.96)
<b>TOTAL ADMIN EXPENDITURE</b>	<b>51,057.17</b>	<b>146,536.58</b>		<b>134,238.15</b>
<b><u>SURPLUS/DEFICIT</u></b>	<b><u>\$ 59,277.85</u></b>	<b><u>\$ 8.87</u></b>		<b><u>\$ 479.43</u></b>
Brought Forward	257.94	257.94	100.00	(221.49)
<b><u>ADMINISTRATIVE FUND BALANCE</u></b>	<b><u>\$ 59,535.79</u></b>	<b><u>\$ 266.81</u></b>		<b><u>\$ 257.94</u></b>

## SOVEREIGN GARDEN VILLAS CTS 20702

### STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 DECEMBER 2024 TO 24 JUNE 2025

	ACTUAL 01/12/24-24/06/25	BUDGET 01/12/24-30/11/25	VARIANCE %	ACTUAL 01/12/23-30/11/24
<b><u>SINKING FUND</u></b>				
<b><u>INCOME</u></b>				
Sinking Levy Income	49,403.77	64,528.36	76.56	77,625.86
Interest -Bank	1,253.42	6,000.00	20.89	5,815.86
Gst On Income	(4,491.25)	(5,866.22)	76.56	(7,056.91)
<b><u>TOTAL SINKING FUND INCOME</u></b>	<b>46,165.94</b>	<b>64,662.14</b>		<b>76,384.81</b>
<b><u>EXPENDITURE - SINKING FUND</u></b>				
Maint-Aircon	3,484.80	0.00		0.00
Maint-Building Improvement	4,741.00	2,000.00	237.05	0.00
Maint-Electrical	792.00	600.00	132.00	1,179.26
Maint-Equipment Purchases	301.00	200.00	150.50	75.71
Fence Replacement	8,924.00	0.00		2,439.57
Maint-Grounds- Improvements	0.00	5,850.00	0.00	0.00
Maint-Painting & Sfce Finishes	1,462.56	0.00		0.00
Maint-Paths & Driveways	396.00	4,000.00	9.90	6,655.00
Maint-Plant & Equipment	0.00	600.00	0.00	1,374.91
Maint-Plumbing & Drainage	11,524.62	30,000.00	38.42	25,061.50
Maint-Signs & Notice Boards	24.41	100.00	24.41	165.00
Road Line Marking	0.00	0.00	0.00	1,660.00
Retaining Walls	0.00	0.00	0.00	209.00
Security Camera System	0.00	2,000.00	0.00	9,234.50
Traffic Control	0.00	0.00	0.00	588.50
Replacement Clotheslines	8,470.00	22,250.00	38.07	27,611.86
Pool Solar System	354.69	0.00		285.00
Maint- Clubhouse Floor	9,108.55	10,000.00	91.09	0.00
Gst On Expenses	(4,480.23)	(7,054.56)	63.51	(6,958.17)
<b><u>TOTAL SINKING FUND EXPENDITURE</u></b>	<b>45,103.40</b>	<b>70,545.44</b>		<b>69,581.64</b>
<b><u>SURPLUS/DEFICIT</u></b>	<b><u>\$ 1,062.54</u></b>	<b><u>\$ (5,883.30)</u></b>		<b><u>\$ 6,803.17</u></b>
Brought Forward	216,055.70	216,055.70	100.00	209,252.53
<b><u>SINKING FUND BALANCE</u></b>	<b><u>\$ 217,118.24</u></b>	<b><u>\$ 210,172.40</u></b>		<b><u>\$ 216,055.70</u></b>





## CERTIFICATE OF CURRENCY

### THE INSURED

POLICY NUMBER	QRSC22004348
PDS AND POLICY WORDING	Residential Strata Product Disclosure Statement and Policy Wording <a href="#">SCI034-Policy-RS-PPW-02/2021</a> Supplementary Product Disclosure Statement <a href="#">SCIA-036_SPDS_RSC-10/2021</a>
THE INSURED SITUATION	Body Corporate for Sovereign Garden Villas Community Title Scheme 20702 37 Old Coach Road, Tallai, QLD, 4213
PERIOD OF INSURANCE	Commencement Date: 4:00pm on 31/08/2024 Expiry Date: 4:00pm on 31/08/2025
INTERMEDIARY ADDRESS	Lea Insurance Brokers Pty Ltd PO BOX 5844, GOLD COAST MC, QLD, 9726
DATE OF ISSUE	15/08/2024

### POLICY LIMITS / SUMS INSURED

SECTION 1	PART A	1. Building	\$25,008,888
		Common Area Contents	\$250,089
		2. Terrorism Cover under Section 1 Part A2	Applies
	PART B	Loss of Rent/Temporary Accommodation	\$3,751,333
	OPTIONAL COVERS	1. Flood	Included
		2. Floating Floors	Included
SECTION 2	Liability		\$10,000,000
SECTION 3	Voluntary Workers		Included
SECTION 5	Fidelity Guarantee		\$100,000
SECTION 6	Office Bearers' Liability		\$1,000,000
SECTION 7	Machinery Breakdown		Not Included
SECTION 8	Catastrophe		\$3,751,333
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
SECTION 11	Loss of Lot Market Value		Not Included

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.

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.

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: PSC0247813

**2. Location of the swimming pool**

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

Street address:

37 OLD COACH RD

TALLAI QLD

Postcode

4

2

1

3

Lot and plan details:

9999/GTP/3842

Local government area:

GOLD COAST CITY

**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

4

/

2

0

2

5

Expiry date:

0

3

/

0

4

/

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.

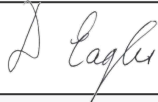
Name:

David Geoffrey EAGLES

Pool safety inspector  
licence number:

PS100385

Signature:



**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.