

Disclosure Statement

Body Corporate and Community Management Act 1997

Section 206

Body Corporate:

Body Corporate For: SUNSET BOULEVARD VILLAS Community Title Scheme: 46821

Lot No: 60 on SP261168

Address: 17 GREENSBORO PLACE, LITTLE MOUNTAIN QLD 4551

Secretary of Body Corporate:

Name: AMY MCDONALD

Postal Address: PO BOX 153, MOOLOOLABA QLD 4557

Email: info@bcpstrata.com.au

Body Corporate Manager:

Name: BCP STRATA

Address: LEVEL 2, 16 INNOVATION PARKWAY, KAWANA WATERS QLD 4575

Telephone: 5438 4000

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: 31/12/2025

Current Levy Year Issued: 31/12/2025

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:	01/01/2025 - 30/06/2025	Due Date:	1/01/2025	Payable:	\$1,237.50
Period Issued:	01/07/2025 - 30/09/2025	Due Date:	1/07/2025	Payable:	\$618.75
Period Issued:	01/10/2025 - 31/12/2025	Due Date:	1/10/2025	Payable:	\$618.75

DISCOUNT PAID BY DUE DATE: NIL GROSS LEVY PAYABLE: **\$2,475.00**

Sinking Fund Payable by This Lot:

Period Issued:	01/01/2025 - 30/06/2025	Due Date:	1/01/2025	Payable:	\$536.25
Period Issued:	01/07/2025 - 30/09/2025	Due Date:	1/07/2025	Payable:	\$333.30
Period Issued:	01/10/2025 - 31/12/2025	Due Date:	1/10/2025	Payable:	\$331.65

DISCOUNT PAID BY DUE DATE: NIL GROSS LEVY PAYABLE: **\$1,201.20**

Other: INSURANCE: \$762.19 PER ANNUM PAYABLE BY INSTALMENTS WITH OTHER LEVIES- PAINTING SPECIAL LEVY OF \$514.80 PAYABLE IN 2 INSTALMENTS OF \$257.40 DUE 1/01/2026 AND 1/07/2026 (A FURTHER 6 INSTALMENTS PAYABLE FROM 2027 TO 2029)

Levies for periods starting 1/01/2026 and 1/04/2026 were resolved at the last AGM and will be: Administrative Fund **\$618.75**, Sinking Fund **\$300.30**, Insurance **\$190.97** and Special Levy **\$257.40**

Schedule of Lot Entitlements:

Contribution Schedule Lot Entitlement: 165 Aggregate: 10007

Interest Schedule Lot Entitlements: 169 Aggregate: 9998

Improvements on
Common Property for
Which Buyer Will Be
Responsible:

NOTHING SIGHTED IN RECORDS PROVIDED

Body Corporate
Assets Required To
Be Recorded:

REFER TO ASSET REGISTER ATTACHED

Information
Prescribed under
Regulation Module:

ACCOMMODATION MODULE - NIL

Financial Statement
Balances

Administrative Fund: \$59,060.23 as at 2/07/2025

Sinking Fund: \$79,608.84 as at 2/07/2025

Insurance

Insurer: ALLIANZ AUSTRALIA INSURANCE LIMITED VIA STRATA
COMMUNITY INSURANCE

Policy No: QRSC14001258

Building: \$28,482,300

Public Liability: \$20,000,000

Other: COMMON CONTENTS \$284,823, LOSS OF RENT \$4,272,345,
VOLUNTARY WORKERS - INCLUDED, FIDELITY GUARANTEE
\$100,000, OFFICE BEARERS \$1,000,000, CATASTROPHE
\$8,544,690, LOT OWNERS IMPROVEMENTS \$300,000. POLICY
EXPIRES 30/11/2025

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

SUNSET BOULEVARD VILLAS CTS 46821

A/c No **02100060**

Owner Information

02 July 2025

Lot No	Contribution Entitlements	Interest Entitlements	Unit No	StrataPay No	Car Space	Storage Space
60	165	169	60	141457473		

Owner Name

Email

Telephone (1)

Mobile

Telephone (2)

Facsimile

Account Balance	Administrative Fund Paid To	Sinking Fund Paid To	Direct Debit
-1,183.62	30/09/25	30/09/25	Not Set up

Residential / Business Address	Address for Service of Notices	Levy Notice Address
12 Firmstone Gardens ARNCLIFFE NSW 2205	12 Firmstone Gardens ARNCLIFFE NSW 2205	12 Firmstone Gardens ARNCLIFFE NSW 2205
Delivery by Email to Owner	Delivery by Email to Owner	Delivery by Email to Owner

Letting Agent **Aspire Project Services Pty Ltd**

Email **tenants@aspirehousinggroup.com**

Telephone (1) **07 5414 2413**

Mobile

Telephone (2) **07 3036 6658**

Facsimile

Address

PO Box 1276

BUDDINA QLD 4575

Date	Description	Fund	Reference	Amount	Balance
	Brought Forward			0.00	0.00
24/05/24	01/07/24 to 31/12/24	Admin Fund	I0004138	1,221.00	1,221.00
24/05/24	01/07/24 to 31/12/24	Sinking Fund	I0004199	864.60	2,085.60
24/05/24	01/07/24	Sinking Fund Special	I0004260	257.40	2,343.00
24/05/24	01/07/24 to 31/12/24	Insurance Fund	I0004321	375.18	2,718.18
25/06/24	Admin Fund	Admin Fund	R0001521	-1,221.00	1,497.18
25/06/24	Sinking Fund	Sinking Fund	RA001521	-864.60	632.58
25/06/24	Sinking Fund Special	Sinking Fund Special	RB001521	-257.40	375.18
25/06/24	Insurance Fund	Insurance Fund	RC001521	-375.18	0.00
27/11/24	01/01/25 to 30/06/25	Admin Fund	I0004382	1,237.50	1,237.50
27/11/24	01/01/25 to 30/06/25	Sinking Fund	I0004443	536.25	1,773.75
27/11/24	01/01/25	Sinking Fund Special	I0004504	257.40	2,031.15
27/11/24	01/01/25 to 30/06/25	Insurance Fund	I0004565	295.75	2,326.90
20/01/25	Admin Fund	Admin Fund	R0001699	-1,237.50	1,089.40
20/01/25	Sinking Fund	Sinking Fund	RA001699	-536.25	553.15
20/01/25	Sinking Fund Special	Sinking Fund Special	RB001699	-257.40	295.75
20/01/25	Insurance Fund	Insurance Fund	RC001699	-295.75	0.00
29/05/25	01/07/25 to 30/09/25	Admin Fund	I0004870	618.75	618.75
29/05/25	01/07/25 to 30/09/25	Sinking Fund	I0004931	333.30	952.05
29/05/25	01/07/25	Sinking Fund Special	I0004992	257.40	1,209.45
29/05/25	01/07/25 to 30/09/25	Insurance Fund	I0005053	233.22	1,442.67
26/06/25	Admin Fund	Admin Fund	R0001760	-1,802.37	-359.70
26/06/25	Sinking Fund	Sinking Fund	RA001760	-333.30	-693.00
26/06/25	Sinking Fund Special	Sinking Fund Special	RB001760	-257.40	-950.40
26/06/25	Insurance Fund	Insurance Fund	RC001760	-233.22	-1,183.62

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Sunset Boulevard Villas CTS 46821

BALANCE SHEET

AS AT 02 JULY 2025

	ACTUAL 02/07/2025	ACTUAL 31/12/2024
<u>OWNERS FUNDS</u>		
Administrative Fund	59,060.23	25,320.53
Sinking Fund	79,608.84	63,565.78
<u>TOTAL</u>	<u>\$ 138,669.07</u>	<u>\$ 88,886.31</u>
<u>THESE FUNDS ARE REPRESENTED BY</u>		
<u>CURRENT ASSETS</u>		
Cash At Bank	96,923.79	127,443.59
Levies In Arrears	30,273.28	2,343.00
Other Arrears	11,384.84	1,059.18
Interest On Overdue Levies	698.04	407.82
Prepayments	0.00	45,043.20
<u>TOTAL ASSETS</u>	<u>139,279.95</u>	<u>176,296.79</u>
<u>LIABILITIES</u>		
Gst Clearing Account	(5,373.63)	(8,740.99)
Creditors	1,276.75	7,418.88
Levies In Advance	4,707.76	78,094.34
Other Payments In Advance	0.00	10,638.25
<u>TOTAL LIABILITIES</u>	<u>610.88</u>	<u>87,410.48</u>
<u>NET ASSETS</u>	<u>\$ 138,669.07</u>	<u>\$ 88,886.31</u>

Sunset Boulevard Villas CTS 46821

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 JANUARY 2025 TO 02 JULY 2025

	ACTUAL 01/01/25-02/07/25	BUDGET 01/01/25-31/12/25	VARIANCE %	ACTUAL 01/01/24-31/12/24
<u>ADMINISTRATIVE FUND</u>				
<u>INCOME</u>				
Levies - Administrative Fund	112,578.75	150,105.00	75.00	150,105.00
Insurance Levy	31,293.74	45,045.00	69.47	34,993.00
Interest On Overdue Levies	846.44	0.00		969.92
Gst On Income	(13,079.31)	(17,740.00)	73.73	(16,827.09)
<u>TOTAL ADMIN. FUND INCOME</u>	131,639.62	177,410.00		169,240.83
<u>EXPENDITURE - ADMIN. FUND</u>				
Audit Fees	0.00	0.00	0.00	2,650.00
Bank Charges	1.10	10.00	11.00	3.30
Bank Charges - Stratapay Fees	2.80	100.00	2.80	42.80
Body Corp Mgmnt- Agreement	5,200.26	10,400.00	50.00	10,400.52
Body Corp Mgmnt- Add Services	1,051.40	2,500.00	42.06	2,447.20
Body Corp Mgmnt- Facilities	1,165.70	4,000.00	29.14	3,768.20
Quarterly B A S Preparation	568.00	1,200.00	47.33	1,118.00
Caretaker	36,275.85	91,000.00	39.86	85,509.60
Cleaning Supplies & Toilet Req	0.00	20.00	0.00	8.20
Community Power	1,483.51	3,000.00	49.45	2,031.75
Disbursements	3,794.47	7,500.00	50.59	7,188.65
Gardening Miscellaneous	0.00	550.00	0.00	499.85
Income Tax Preparation	0.00	500.00	0.00	456.00
Insurance Claims	0.00	0.00	0.00	335.78
Insurance- Property	41,522.04	41,523.00	100.00	32,230.50
Insurance- Valuations	0.00	0.00	0.00	1,037.99
Insurance- Stamp Duty - No Gst	3,521.16	3,522.00	99.98	2,795.81
Legal Expenses	5,181.00	2,000.00	259.05	1,188.00
Meeting Expenses	0.00	0.00	0.00	200.00
Pest Control	0.00	500.00	0.00	780.00
Termite Inspection	0.00	7,300.00	0.00	7,179.70
Pool Maintenance & Repairs	1,852.80	3,000.00	61.76	2,140.97
Pool Chemicals	1,088.89	2,750.00	39.60	2,628.46
Pool Safety Compliance	0.00	250.00	0.00	232.00
Common Water/Sewerage- No Gst	366.63	3,000.00	12.22	662.91
Repairs & Maint- General	500.39	2,000.00	25.02	1,434.78
Repairs & Maint- Electrical	649.00	1,000.00	64.90	1,669.36
Repairs & Maint- Plumbing	2,522.00	2,000.00	126.10	884.79

Sunset Boulevard Villas CTS 46821

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 JANUARY 2025 TO 02 JULY 2025

	ACTUAL	BUDGET	VARIANCE	ACTUAL
	01/01/25-02/07/25	01/01/25-31/12/25	%	01/01/24-31/12/24
Backflow Testing	0.00	1,000.00	0.00	952.00
Security	474.51	1,000.00	47.45	949.02
W H S Compliance	57.00	1,100.00	5.18	1,100.00
Gst On Expenses	(9,378.59)	(17,520.00)	53.53	(15,484.26)
<u>TOTAL ADMIN. EXPENDITURE</u>	97,899.92	175,205.00		159,041.88
<u>SURPLUS / DEFICIT</u>	<u>\$ 33,739.70</u>	<u>\$ 2,205.00</u>		<u>\$ 10,198.95</u>
Opening Admin. Balance	25,320.53	25,320.53	100.00	15,121.58
<u>ADMINISTRATIVE FUND BALANCE</u>	<u>\$ 59,060.23</u>	<u>\$ 27,525.53</u>		<u>\$ 25,320.53</u>

Sunset Boulevard Villas CTS 46821

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 JANUARY 2025 TO 02 JULY 2025

	ACTUAL 01/01/25-02/07/25	BUDGET 01/01/25-31/12/25	VARIANCE %	ACTUAL 01/01/24-31/12/24
<u>SINKING FUND</u>				
<u>INCOME</u>				
Levies - Sinking Fund	52,736.89	72,900.00	72.34	65,045.50
Special Levy - Sinking Fund	31,221.84	31,221.84	100.00	31,221.84
Interest Received	266.64	0.00		533.70
Gst On Income	(7,632.60)	(9,465.00)	80.64	(8,751.57)
<u>TOTAL SINKING FUND INCOME</u>	76,592.77	94,656.84		88,049.47
<u>EXPENDITURE - SINKING FUND</u>				
Pressure Cleaning	0.00	10,000.00	0.00	0.00
Roof Washdown	0.00	0.00	0.00	12,205.88
Painting	55,792.60	53,650.00	103.99	53,646.74
General	1,328.35	0.00		1,369.50
Speed Bumps	0.00	0.00	0.00	2,977.50
Garden	2,453.00	0.00		2,235.00
Mulching	0.00	0.00	0.00	5,474.00
Building	0.00	2,000.00	0.00	1,760.00
Tree Lopping/Pruning	0.00	3,000.00	0.00	0.00
Pool	1,756.22	0.00		4,379.00
Sinking Fund Forecast	0.00	0.00	0.00	1,053.00
Electrical	0.00	2,000.00	0.00	1,095.17
Bollard Lights	0.00	1,500.00	0.00	0.00
Plumbing	0.00	2,000.00	0.00	4,600.00
Signage	5,274.50	1,500.00	351.63	0.00
Signage - Units	0.00	0.00	0.00	2,871.00
Bbq Furniture	0.00	500.00	0.00	0.00
Gst On Expenses	(6,054.96)	(6,923.00)	87.46	(8,515.15)
<u>TOTAL SINK. FUND EXPENDITURE</u>	60,549.71	69,227.00		85,151.64
<u>SURPLUS / DEFICIT</u>	\$ 16,043.06	\$ 25,429.84		\$ 2,897.83
Opening Sinking Fund Balance	63,565.78	63,565.78	100.00	60,667.95
<u>SINKING FUND BALANCE</u>	\$ 79,608.84	\$ 88,995.62		\$ 63,565.78



CERTIFICATE OF CURRENCY

THE INSURED

POLICY NUMBER	QRSC14001258
PDS AND POLICY WORDING	Residential Strata Product Disclosure Statement and Policy Wording SCI034-Policy-RS-PPW-02/2021 Supplementary Product Disclosure Statement SCIA-036_SPDS_RSC-10/2021
THE INSURED SITUATION	Body Corporate for Sunset Boulevard Villas Community Title Scheme 46821 17 Greensboro Place, Little Mountain, QLD, 4551
PERIOD OF INSURANCE	Commencement Date: 4:00pm on 30/11/2024 Expiry Date: 4:00pm on 30/11/2025
INTERMEDIARY	Body Corporate Brokers
ADDRESS	PO Box 5579, Gold Coast MC, QLD, 9726
DATE OF ISSUE	09/01/2025

POLICY LIMITS / SUMS INSURED

SECTION 1	PART A	1. Building	\$28,482,300
		Common Area Contents	\$284,823
	PART B	2. Terrorism Cover under Section 1 Part A2	Applies
		Loss of Rent/Temporary Accommodation	\$4,272,345
	OPTIONAL COVERS	1. Flood	Not Included
		2. Floating Floors	Included
SECTION 2	Liability		\$20,000,000
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		\$8,544,690
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.

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: PSC0232619

2. Location of the swimming pool

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

Street address:

17 GREENSBORO PL

LITTLE MOUNTAIN QLD

Postcode

Lot and plan details:

9999/SP/261197

Local government area:

SUNSHINE COAST 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

5. Pool safety certificate validity

Effective date:

 / /

Expiry date:

 / /

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:

Emma Gardiner

Pool safety inspector
licence number:

PS15329813

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.