

# Disclosure Statement

Body Corporate and Community Management Act 1997

Section 206

Body Corporate:

Body Corporate For: ROBINA VISTA Community Title Scheme: 34297

Lot No: 32 on SP 158003

Address: 62-74 FRANKLIN DRIVE, MUDGEEERABA QLD 4213

Secretary of Body Corporate:

Name: ANTONY MCKEON

Postal Address: PO BOX 8021, GOLD COAST MAIL CENTRE QLD 9726

Email: admin@challengestrata.com

Body Corporate Manager:

Name: CHALLENGE STRATA MANAGEMENT

Address: LEVEL 21, 50 CAVILL AVENUE, SURFERS PARADISE QLD 4217

Telephone: 5574 0055

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: 31/07/2025

Current Levy Year Issued: 31/07/2025

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:	01/08/2024 - 31/10/2024	Due Date:	1/08/2024	Payable:	\$937.47
Period Issued:	01/11/2024 - 31/01/2025	Due Date:	1/11/2024	Payable:	\$937.47
Period Issued:	01/02/2025 - 30/04/2025	Due Date:	1/02/2025	Payable:	\$1,043.66
Period Issued:	01/05/2025 - 31/07/2025	Due Date:	1/05/2025	Payable:	\$1,043.66

DISCOUNT PAID BY DUE DATE: 20% GROSS LEVY PAYABLE: \$3,962.26

## Sinking Fund Payable by This Lot:

Period Issued:	01/08/2024 - 31/10/2024	Due Date:	1/08/2024	Payable:	\$270.31
Period Issued:	01/11/2024 - 31/01/2025	Due Date:	1/11/2024	Payable:	\$270.31
Period Issued:	01/02/2025 - 30/04/2025	Due Date:	1/02/2025	Payable:	\$270.31
Period Issued:	01/05/2025 - 31/07/2025	Due Date:	1/05/2025	Payable:	\$270.31

DISCOUNT PAID BY DUE DATE: 20% GROSS LEVY PAYABLE: \$1,081.24

Other: --

Levies for next periods starting 1/08/2025 and 1/11/2025 were resolved at the last AGM and will be: Administrative Fund **\$990.57** and Sinking Fund **\$270.31**.

Schedule of Lot Entitlements:

Contribution Schedule Lot Entitlement:	1	Aggregate:	53
Interest Schedule Lot Entitlements:	1	Aggregate:	53

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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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REFER TO COPY OF ASSET REGISTER ATTACHED

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Information  
Prescribed under  
Regulation Module:

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ACCOMMODATION MODULE - NIL

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Financial Statement  
Balances

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Administrative Fund: \$26,146.99 as at 1/07/2025

Sinking Fund: \$284,263.87 as at 1/07/2025

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Insurance

Insurer: STRATA COMMUNITY INSURANCE BROKERS PTY LTD

Policy No: QRSC23004958

Building: \$18,091,290

Public Liability: \$20,000,000

Other:

COMMON AREA CONTENTS \$180,913, CATASTROPHE \$2,713,694,  
LOT OWNER FIXTURES \$300,000, LOSS OF RENT \$2,713,694,  
OFFICE BEARERS LIABILITY \$2,000,000, FIDELITY GUARANTEE  
\$100,00, AND VOLUNTARY WORKERS \$200,000. Expiring  
10/07/2025

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Signing:

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Seller / Sellers Agent

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Witness – not required if signed electronically

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Date

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Buyer's  
Acknowledgement:

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

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Buyer / Buyers Agent

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Witness – not required if signed electronically

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Date

# ROBINA VISTA CTS 34297

[illegible]



# Robina Vista CTS 34297

## BALANCE SHEET

AS AT 01 JULY 2025

	ACTUAL 01/07/2025	ACTUAL 31/07/2024
<b><u>OWNERS FUNDS</u></b>		
Administrative Fund	26,146.99	8,501.87
Sinking Fund	284,263.87	280,471.98
<b><u>TOTAL</u></b>	<b><u>\$ 310,410.86</u></b>	<b><u>\$ 288,973.85</u></b>
<b><u>THESE FUNDS ARE REPRESENTED BY</u></b>		
<b><u>CURRENT ASSETS</u></b>		
Bank Balance Administrative Fu	387,174.29	363,203.25
Bank Balance Sinking Fund	(57,746.94)	(66,547.31)
Levies In Arrears	3,148.21	1,058.56
Other Arrears	1,452.14	319.00
Prepaid Expenses	0.00	31,183.43
<b><u>TOTAL ASSETS</u></b>	<b><u>334,027.70</u></b>	<b><u>329,216.93</u></b>
<b><u>LIABILITIES</u></b>		
G S T Clearing A/C	0.05	(1,422.17)
Creditors	12,982.17	2,026.17
Accrued Expenses	0.00	4,495.59
Next Year Discounts	(2,269.53)	(8,641.74)
Levies In Advance	12,904.15	43,785.23
<b><u>TOTAL LIABILITIES</u></b>	<b><u>23,616.84</u></b>	<b><u>40,243.08</u></b>
<b><u>NET ASSETS</u></b>	<b><u>\$ 310,410.86</u></b>	<b><u>\$ 288,973.85</u></b>

# Robina Vista CTS 34297

## STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 AUGUST 2024 TO 01 JULY 2025

	ACTUAL 01/08/24-01/07/25	BUDGET 01/08/24-31/07/25	VARIANCE %	ACTUAL 01/08/23-31/07/24
<b><u>ADMINISTRATIVE FUND</u></b>				
<b><u>INCOME</u></b>				
Contributions Levied	209,999.78	210,000.00	100.00	198,743.64
Discounts	(37,555.94)	(42,000.00)	89.42	(36,560.53)
Prior Year Adjustment	60.94	0.00		0.00
Late Payment Penalties	992.65	0.00		0.00
Gst On Income	(15,676.58)	(15,272.73)	102.64	(14,744.66)
<b><u>TOTAL INCOME</u></b>	<b>157,820.85</b>	<b>152,727.27</b>		<b>147,438.45</b>
<b><u>EXPENDITURE</u></b>				
Accountancy Fees	66.00	500.00	13.20	66.00
Audit Fees	(583.00)	1,900.00	(30.68)	1,848.00
<b><u>BANK CHARGES</u></b>				
Bank Charges (Incl Gst)	203.45	300.00	67.82	211.35
Caretaking Agreement	82,337.98	91,885.67	89.61	88,554.34
Caretaking - Expenses	839.84	500.00	167.97	396.00
Collection Charges	0.00	0.00	0.00	44.00
Community Power	880.40	4,000.00	22.01	3,045.31
Consultancy Fees	0.00	2,000.00	0.00	1,978.00
<b><u>COUNCIL RATES</u></b>				
Council - Rates (No Gst)	264.91	350.00	75.69	325.39
<b><u>INSURANCES</u></b>				
Insurances	28,640.25	28,640.25	100.00	29,834.05
Ins - Stamp Duty (No Gst)	2,501.34	2,501.34	100.00	2,610.38
<b><u>INSURANCE CLAIMS</u></b>				
Legal Fees	(1,736.35)	1,500.00	(115.76)	3,225.20
Pest Control	5,060.00	5,000.00	101.20	4,970.00
R & M - Building	1,426.67	1,400.00	101.90	1,338.02
R & M - Cleaning	578.24	0.00		0.00
R & M - Electrical	3,762.00	700.00	537.43	668.99
R & M - Equipment/Plant	0.00	800.00	0.00	0.00
R & M - Fire Safety	751.48	750.00	100.20	743.07
R & M - Gardens/Grounds	3,440.47	1,800.00	191.14	1,568.32
R & M - General Maintenance	0.00	3,500.00	0.00	3,300.00
R & M - Plumbing	731.50	1,000.00	73.15	181.50
R & M - Pool	7,569.01	3,000.00	252.30	2,252.56
R & M - Waste Removal	663.00	3,000.00	22.10	2,739.00
Secretarial - Fees	6,054.76	6,663.69	90.86	6,427.12
Secretarial - Additional Work	1,055.48	2,000.00	52.77	2,574.23
Secretarial - Disbursements	5,340.36	6,000.00	89.01	5,697.64
Secretarial - Gst Compliance	1,210.00	1,210.00	100.00	1,210.00
Security	1,848.00	0.00		0.00
Telephone	904.31	1,500.00	60.29	1,100.15

Robina Vista CTS 34297

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 AUGUST 2024 TO 01 JULY 2025

	ACTUAL	BUDGET	VARIANCE	ACTUAL
	01/08/24-01/07/25	01/08/24-31/07/25	%	01/08/23-31/07/24
<b><u>PRIOR YEAR ADJUSTMENT</u></b>				
Prior Year Adj (Inc Gst)	0.00	0.00	0.00	(1,621.02)
Gst On Expenses	(13,634.37)	(15,672.81)	86.99	(14,755.14)
<b><u>TOTAL EXPENDITURE</u></b>	<b><u>140,175.73</u></b>	<b><u>156,728.14</u></b>		<b><u>150,532.46</u></b>
<b><u>SURPLUS (DEFICIT)</u></b>	<b><u>\$ 17,645.12</u></b>	<b><u>\$ (4,000.87)</u></b>		<b><u>\$ (3,094.01)</u></b>
Opening Balance	8,501.87	8,501.87	100.00	11,595.88
<b><u>ADMINISTRATIVE FUND BALANCE</u></b>	<b><u>\$ 26,146.99</u></b>	<b><u>\$ 4,501.00</u></b>		<b><u>\$ 8,501.87</u></b>

# Robina Vista CTS 34297

## STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 AUGUST 2024 TO 01 JULY 2025

	ACTUAL 01/08/24-01/07/25	BUDGET 01/08/24-31/07/25	VARIANCE %	ACTUAL 01/08/23-31/07/24
<b><u>SINKING FUND</u></b>				
<b><u>INCOME</u></b>				
Contributions Levied	57,305.72	57,305.00	100.00	57,304.66
Discounts	(10,271.40)	(11,461.00)	89.62	(10,540.64)
Gst On Income	(4,276.54)	(4,167.64)	102.61	(4,251.25)
<b><u>TOTAL INCOME</u></b>	<b><u>42,757.78</u></b>	<b><u>41,676.36</u></b>		<b><u>42,512.77</u></b>
<b><u>EXPENDITURE</u></b>				
Building Maintenance	22,083.48	40,000.00	55.21	22,310.52
<b><u>INCOME TAX</u></b>				
Pool	0.00	3,000.00	0.00	0.00
Plumbing Repairs	18,799.00	3,000.00	626.63	19,063.35
Gardens & Grounds	1,800.00	10,000.00	18.00	2,790.00
Fencing	0.00	10,000.00	0.00	0.00
Gst On Expenses	(3,716.59)	(6,000.00)	61.94	(3,805.81)
<b><u>TOTAL EXPENDITURE</u></b>	<b><u>38,965.89</u></b>	<b><u>60,000.00</u></b>		<b><u>40,358.06</u></b>
<b><u>SURPLUS (DEFICIT)</u></b>	<b><u>\$ 3,791.89</u></b>	<b><u>\$ (18,323.64)</u></b>		<b><u>\$ 2,154.71</u></b>
Opening Balance	280,471.98	280,471.98	100.00	278,317.27
<b><u>SINKING FUND BALANCE</u></b>	<b><u>\$ 284,263.87</u></b>	<b><u>\$ 262,148.34</u></b>		<b><u>\$ 280,471.98</u></b>



## ASSET REGISTER

## ROBINA VISTA CTS 34297

Description	Type	Method of Acquisition	Date of Acquisition	Acquired from	Original Cost	Cost to date	Market Value
S/I Long Entry Swing Gate New 1.8 x 3.340 Almn Pwdr Coat Jasper	Plant and Machinery	Purchase	30/06/22	FIRM FINISH 7 Violet Way Gaven Qld 4211 30.06.22 Inv 2824	3,729.00	3,729.00	3,729.00
SIDecking&PntBal 06.06.23 INV-2220230746 \$5,500 18.07.23 INV-232024006 \$11,000 18.07.23 INV-232024005 \$880	Furniture & Fittings	Purchase	18/07/23	PRIME PAINTERS PLUS 74 / 21 Regensberg Close VARSITY LAKES QLD 4227 18.07.23 INV-232024006 \$11K	11,000.00	11,000.00	17,380.00
Reltech V3 Pump \$1449.00 NeptuneNDC45 Chlorinator \$1667.00 Installation \$149.00	Plant and Machinery	Purchase	21/02/23	TALLAI POOL AND SPA PTY LTD  21.02.23 Inv M57240 \$3275.00		0.00	3,275.00
1 x DALLAS DELTA SENTINAL Mark 1 1 x DALLAS DELTA SENTINAL Mark 4	Plant and Machinery	Purchase	04/03/24	Magic Door Industries		0.00	3,300.00
2x NESS 4G DIALLERS Gen3	Plant and Machinery	Purchase	08/09/24	All Coast Security		0.00	1,848.00
Page Totals					14,729.00	14,729.00	29,532.00
Report Totals					14,729.00	14,729.00	29,532.00



## CERTIFICATE OF CURRENCY

### THE INSURED

POLICY NUMBER	QRSC23004958
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 Robina Vista Community Title Scheme 34297 62 Franklin Drive, Mudgeeraba, QLD, 4213
PERIOD OF INSURANCE	Commencement Date: 4:00pm on 10/07/2024 Expiry Date: 4:00pm on 10/07/2025
INTERMEDIARY	Body Corporate Brokers
ADDRESS	PO Box 5579, Gold Coast MC, QLD, 9726
DATE OF ISSUE	05/07/2024

### POLICY LIMITS / SUMS INSURED

SECTION 1	PART A	1. Building	\$18,091,290
		Common Area Contents	\$180,913
		2. Terrorism Cover under Section 1 Part A2	Applies
	PART B	Loss of Rent/Temporary Accommodation	\$2,713,694
	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		\$2,000,000
SECTION 7	Machinery Breakdown		Not Included
SECTION 8	Catastrophe		\$2,713,694
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: PSC0239669

**2. Location of the swimming pool**

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

Street address:

62 FRANKLIN ST

MUDGEERABA QLD

Postcode

4

2

1

3

Lot and plan details:

9999/SP/158003

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:

2

1

/

0

1

/

2

0

2

5

Expiry date:

2

1

/

0

1

/

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:

HAYLEY NICOLE DOWD

Pool safety inspector  
licence number:

PS101068

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.