

Body Corporate and Community Management Act 1997  
Section 206  
INFORMATION FOR DISCLOSURE STATEMENT

**as at 20 May 2024**

<b>Body Corporate</b>	Name of Scheme: <b>SOVEREIGN GARDEN VILLAS</b>
	Community Titles Scheme No: <b>20702</b>
	Lot Number: <b>43</b> <span style="float: right;">Plan Number: <b>3368</b></span>

<b>Secretary</b>	Name <b>Ron Griffiths</b>
	Address

Telephone

<b>Body Corporate Manager</b>	Name <b>Squires Body Corp Management</b>
	Address <b>PO Box 5151 Gold Coast Mail Centre BUNDALL QLD 9726</b>
	Telephone <b>07 5532 6372</b>

**Contributions  
and Levies**

Levies Determined by the Body Corporate for this Lot

Administrative Fund	Amount	Due Date	Discount	If Paid By
01/12/23 to 29/02/24	\$450.00	01/12/23	Nil	01/12/23
01/03/24 to 31/05/24	\$462.50	01/03/24	Nil	01/03/24
01/06/24 to 31/08/24	\$462.50	01/06/24	Nil	01/06/24
01/09/24 to 30/11/24	\$462.50	01/09/24	Nil	01/09/24
01/12/24****28/02/25	\$462.50	01/12/24	Nil	01/12/24
Sinking Fund	Amount	Due Date	Discount	If Paid By
01/12/23 to 29/02/24	\$250.15	01/12/23	Nil	01/12/23
01/03/24 to 31/05/24	\$237.65	01/03/24	Nil	01/03/24
01/06/24 to 31/08/24	\$237.65	01/06/24	Nil	01/06/24
01/09/24 to 30/11/24	\$237.65	01/09/24	Nil	01/09/24
01/12/24****28/02/25	\$237.65	01/12/24	Nil	01/12/24

**Special Levies**

Improvements on Common Property for which Buyer will be Responsible	Lot No	Date of Resolution	Authority Given To	Description of Area	Conditions

Body Corporate  
Assets Required to  
be Recorded on  
Register

Body Corporate and Community Management Act 1997  
Section 206  
INFORMATION FOR DISCLOSURE STATEMENT (continued)

\_\_\_\_\_  
Committee

\_\_\_\_\_  
Information  
prescribed under  
Regulation  
Module

\_\_\_\_\_  
Signing

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

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Date

\_\_\_\_\_  
Buyers  
Acknowledgement

The Buyer acknowledges having received and read this statement from the Seller before entering into the contract.

\_\_\_\_\_  
Buyer

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Date

\_\_\_\_\_  
Lot Entitlements  
and Other  
Matters

Interest Schedule	Aggregate	403	Entitlement of Lot	5
Contribution Schedule	Aggregate	403	Entitlement of Lot	5
Balance of Sinking fund at end of last Financial Year		209,252.53	as at	30/11/23
Insurance Levies not included in Administrative Fund Levies:		See Other Levies		
Monetary Liability under Exclusive Use By-Law				

## Additional Information

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Other Levies

Amount

Due Date

Discount

If Paid By

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Insurance

Type/Name of Insurer	Policy Number	Sum Insured	Renewal Date
<i>APPEAL EXP -H&amp;S</i> Strata Community Insurance	QRSC22004348	100,000.00	31/08/24
<i>BUILDING</i> Strata Community Insurance	QRSC22004348	23,817,989.00	31/08/24
<i>CATASTROPHE INS.</i> Strata Community Insurance	QRSC22004348	3,572,698.00	31/08/24
<i>COMMON AREA CONTENTS</i> Strata Community Insurance	QRSC22004348	238,180.00	31/08/24
<i>FIDELITY GUARANTEE</i> Strata Community Insurance	QRSC22004348	100,000.00	31/08/24
<i>GOVT. AUDIT COSTS</i> Strata Community Insurance	QRSC22004348	25,000.00	31/08/24
<i>LEGAL DEFENCE EXP.</i> Strata Community Insurance	QRSC22004348	50,000.00	31/08/24
<i>LEGAL LIABILITY</i> Strata Community Insurance	QRSC22004348	10,000,000.00	31/08/24
<i>LOSS OF RENT/TEMP AC</i> Strata Community Insurance	QRSC22004348	3,572,699.00	31/08/24
<i>LOT OWNER FIX/IMPROV</i> Strata Community Insurance	QRSC22004348	300,000.00	31/08/24
<i>OFFICE BEARERS</i> Strata Community Insurance	QRSC22004348	1,000,000.00	31/08/24
<i>VOLUNTARY WORKERS</i> Strata Community Insurance	QRSC22004348	\$200,000 /	31/08/24

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Mortgages or  
Securities over  
Body Corporate  
Assets

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Latent or Patent  
Defects in  
Common  
Property or Body  
Corporate Assets

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Actual or  
Contingent or  
Expected  
Liabilities of Body  
Corporate

## Additional Information

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Circumstances in  
Relation to  
Affairs of the  
Body Corporate

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Exceptions to  
Statements in  
Clause 7.4(3)