PO Box 9195, Pacific Paradise QLD 4564
P: 07 5450 5300
E: admin@ssbcm.com.au
W: www.sunstatestrata.com.au
ABN: 16 071 897 900 • SCA(QLD) Member

11 October 2021

PICTURE POINT CTS 27561
Registered for GST

ABN: 57 370 187 587

Tax Invoice

G Hooper

Ref Harvesting Rentals (Shannon)

Re Lot 11 PICTURE POINT CTS 27561

Fee 140.00 Paid

Above Fee includes GST

Please find enclosed information which may be used to enable you to complete the Disclosure Statement.
Note that no warranties are made in relation to the contents, which should be checked by the seller.
Note also that no details have been inserted in the section Information Prescribed Under Regulation Module.
This section should be completed by the seller if applicable.
Implied warranties are matters for consideration or enquiry by the seller and are not disclosed in this information.

.....
Sunstate Strata Pty Ltd

Body Corporate and Community Management Act 1997

Section 206

INFORMATION FOR DISCLOSURE STATEMENT

as at 11 October 2021

Body Corporate

Name of Scheme: **PICTURE POINT**

Community Titles Scheme No: **27561**

Lot Number: **11** Plan Number: **123716**

Secretary

Name **Peter De Jong**

Address **Unit 1 'Picture Point'**
24 Picnic Point
Maroochydore QLD 4558

Telephone **07 5445 5693** Facsimile

Body Corporate Manager

Name **Sunstate Strata Pty Ltd**

Address **PO Box 9195**
Pacific Paradise QLD

Telephone **07 5450 5300** Facsimile

Contributions and Levies

Levies Determined by the Body Corporate for this Lot

Administrative Fund	Amount	Due Date	Discount	If paid by
01/05/21 to 31/07/21	**$1,083.30**	**01/06/21**	**Nil**	**01/06/21**
01/08/21 to 31/10/21	**$1,333.34**	**01/09/21**	**Nil**	**01/09/21**
01/11/21 to 31/01/22	**$1,333.34**	**01/12/21**	**Nil**	**01/12/21**
01/02/22 to 30/04/22	**$1,333.34**	**01/03/22**	**Nil**	**01/03/22**
01/05/22**31/07/22**	**$1,309.00**	**01/06/22**	**Nil**	**01/06/22**
Sinking Fund				
01/05/21 to 31/07/21	**$750.00**	**01/06/21**	**Nil**	**01/06/21**
01/08/21 to 31/10/21	**$683.33**	**01/09/21**	**Nil**	**01/09/21**
01/11/21 to 31/01/22	**$683.33**	**01/12/21**	**Nil**	**01/12/21**
01/02/22 to 30/04/22	**$683.33**	**01/03/22**	**Nil**	**01/03/22**
01/05/22**31/07/22**	**$721.00**	**01/06/22**	**Nil**	**01/06/22**

Body Corporate

Name of Scheme: **PICTURE POINT**

Community Titles Scheme No: **27561**

Lot Number: **11** Plan Number: **123716**

Improvements on Common Property for which Buyer will be Responsible

15/12/99	**Car park**	**Exclusive use**
15/12/99	**Storage**	**Exclusive use**

INFORMATION FOR DISCLOSURE STATEMENT (continued)

Body Corporate Assets Required to be Recorded on Register	**Copy of Register of Assets is attached.**
Committee	
Information prescribed under Regulation Module	**Nil**
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

Additional Information

Body Corporate

Name of Scheme: **PICTURE POINT**

Community Titles Scheme No: **27561**

Lot Number: **11** Plan Number: **123716**

Lot Entitlements and Other Matters

Interest Schedule Aggregate **500** Entitlement of Lot **50**

Contribution Schedule Aggregate **120** Entitlement of Lot **10**

Balance of Sinking fund at end of last Financial Year **112,921.00** as at **30/04/21**

Insurance Levies not included in Administrative Fund Levies: **See Annexure**

Monetary Liability under Exclusive Use By-Law

Insurance

Type	Company	Policy No	Sum Insured	Due Date
BUILDING	**Strata Community Insurance**	**QRSC15001088**	**8,420,559**	**30/06/22**
CATASTROPHE	**Strata Community Insurance**	**QRSC15001088**	**1,263,084**	**30/06/22**
FIDELITY GUARANTEE	**Strata Community Insurance**	**QRSC15001088**	**100,000**	**30/06/22**
OFFICE BEARERS	**Strata Community Insurance**	**QRSC15001088**	**2,000,000**	**30/06/22**
PUBLIC LIABILITY	**Strata Community Insurance**	**QRSC15001088**	**20,000,000**	**30/06/22**
VOLUNTARY WORKERS	**Strata Community Insurance**	**QRSC15001088**	**200,000/2,000**	**30/06/22**

Mortgages or Securities over Body Corporate Assets

Nil

Additional Information (continued)

Body Corporate

Name of Scheme: **PICTURE POINT**

Community Titles Scheme No: **27561**

Lot Number: **11** Plan Number: **123716**

Latent or Patent Defects in Common Property or Body Corporate Assets

Actual or Contingent or Expected Liabilities of Body Corporate

Circumstances in Relation to Affairs of the Body Corporate

Exceptions to Statements in Clause 7.4(2)

Name of Scheme	**PICTURE POINT**			CTS No	**27561**
Lot No.	**11**	Type	**BUILDING FORMAT PLAN**	Plan No	**123716**

ANNEXURE - LEVY DETAILS

Description	Amount	Due Date	Date Paid	Discount	If paid by	Date of Notice	Amount Overdue
ADMIN FUND-INSURANCE							
01/05/21 to 31/07/21	255.50	01/06/21	N/A	0.00	01/06/21	20/04/21	N/A
01/08/21 to 31/10/21	296.50	01/09/21	N/A	0.00	01/09/21	21/07/21	N/A
01/11/21 to 31/01/22	296.50	01/12/21	N/A	0.00	01/12/21		N/A
01/02/22 to 30/04/22	296.50	01/03/22	N/A	0.00	01/03/22		N/A
01/05/22****31/07/22	300.50	01/06/22	N/A	0.00	01/06/22		N/A

Items marked with **** are for periods that are outside the current financial year. They may also be subject to ratification at the next General Meeting

ASSET REGISTER

PICTURE POINT CTS 27561

Description	Type	Method of Acquisition	Date of Acquisition	Acquired from	Original Cost	Cost to date	Market Value
	Plant and Machinery					**0.00**	**12,300.00**
Outdoor Lounges	**Furniture & Fittings**	**Purchase**	**31/08/21**	**Daydream Leisure Furniture PO Box 1938 SUNSHINE PLAZA MAROOCHYDORE, QLD 4558**	**477.00**	**477.00**	**477.00**
				Page Totals	**477.00**	**477.00**	**12,777.00**
				Report Totals	**477.00**	**477.00**	**12,777.00**