

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

as at 30 October 2024

Body Corporate	Name of Scheme:	SALT AT OCEANSIDE	
	Community Titles Scheme No:	50395	
	Lot Number:	60	Plan Number: 284656

Secretary	Name	Carol Thorogood
	Address	C/ - PO Box 1191 MOOLOOLABA QLD 4557
	Telephone	07 5458 4500

Body Corporate Manager	Name	Archers the Strata Professionals
	Address	PO BOX 1191 MOOLOOLABA QLD 4557
	Telephone	07 5458 4500

**Contributions
and Levies**

Levies Determined by the Body Corporate for this Lot

Administrative Fund	Amount	Due Date	Discount	If Paid By
01/08/23 to 31/01/24	\$1,463.56	01/08/23	Nil	01/08/23
01/02/24 to 31/07/24	\$1,482.76	01/02/24	Nil	01/02/24
01/08/24****31/01/25	\$1,473.16	01/08/24	Nil	01/08/24
Sinking Fund	Amount	Due Date	Discount	If Paid By
01/08/23 to 31/01/24	\$458.33	01/08/23	Nil	01/08/23
01/02/24 to 31/07/24	\$838.30	01/02/24	Nil	01/02/24
01/08/24****31/01/25	\$648.32	01/08/24	Nil	01/08/24

Special Levies

**Improvements on
Common
Property for
which Buyer will
be Responsible**

Lot No	Date of Resolution	Authority Given To	Description of Area	Conditions
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Body Corporate Assets Required to be Recorded on Register	Lot No	Date of Resolution	Authority Given To	Description of Area	Conditions	0.00	0.00	1,377.41
Cordless shredder vacuum			Plant and Machinery	Karcher		0.00	0.00	1,377.41
Towbar for Tow buggy		11/10/17	Plant and Machinery	Gary McDonald		0.00	0.00	40.00
Vacuum Mop Karcher		22/02/18	Plant and Machinery	Bunnings		0.00	0.00	349.00
KARCHER H/P CLEANER		17/07/18	Plant and Machinery	BUNNINGS		0.00	0.00	483.00
EZGO RXV 2018 LITHIUM LIGHT ALMOND CODE E634		06/03/24	Plant and Machinery	ALLCOAST GOLF CARS		0.00	0.00	7,750.00

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

Committee

Information prescribed under Regulation Module

Signing

Sam Stanfield

Seller/Sellers Agent

Witness

13/11/2024

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	27,216	Entitlement of Lot	460.0000
Contribution Schedule	Aggregate	6,000	Entitlement of Lot	100
Balance of Sinking fund at end of last Financial Year		162,153.32	as at	31/07/24
Insurance Levies not included in Administrative Fund Levies:		See Other Levies		
Monetary Liability under Exclusive Use By-Law				

Additional Information

Other Levies	Amount	Due Date	Discount	If Paid By
Insurance Fund				
01/08/23 to 31/01/24	\$337.14	01/08/23	Nil	01/08/23
01/02/24 to 31/07/24	\$245.72	01/02/24	Nil	01/02/24
01/08/24 to 31/01/25	\$291.43	01/08/24	Nil	01/08/24

Insurance	Type/Name of Insurer	Policy Number	Sum Insured	Renewal Date
	<i>BUILDING</i> LONGITUDE UNDERWRITING	LNG-STR-20275114	21,496,818.00	08/08/25
	<i>BUILDING CATASTROPHE</i> LONGITUDE UNDERWRITING	LNG-STR-20275114	27,945,863.00	08/08/25
	<i>FLOOD COVER</i> LONGITUDE UNDERWRITING	LNG-STR-20275114	21,496,818.00	08/08/25
	<i>OFFICE BEARERS</i> LONGITUDE UNDERWRITING	LNG-STR-20275114	5,000,000.00	08/08/25
	<i>PUBLIC LIABILITY</i> LONGITUDE UNDERWRITING	LNG-STR-20275114	20,000,000.00	08/08/25

Mortgages or
Securities over
Body Corporate
Assets

Latent or Patent
Defects in
Common
Property or Body
Corporate Assets

Additional information on this page to be completed by the Vendor/s.

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(3)

CONTRACTS REGISTER

SALT AT OCEANSIDE CTS 50395

Contractor Name and Address Archers The Strata Professionals Level 1, 35 Dalton Drive Maroochydore QLD 4558	Details of Duties Body Corporate Administration	Delegated Powers See agreement	Basis of Remuneration Quarterly in advance: \$11,073.27 pa as at 02/11/2023
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No	01/11/22 3 years N Y	Termination Date 01/11/25 Finance Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	
Contractor Name and Address Locality Planning Electricity Suite 306, Tower 1 55 Plaza Parade Maroochydore Q 4558	Details of Duties Can be terminated at any time pursuant to the Discount Schedule	Delegated Powers	Basis of Remuneration .
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No	23/05/16 10 years N Y	Termination Date Finance Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	
Contractor Name and Address Kone Elevators Pty Ltd 185 O'Riodan Street MASCOT NSW 2020	Details of Duties See Agreement	Delegated Powers	Basis of Remuneration 5903.01 inc GST p.a.
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No	01/05/24 5 Years rolled 12m	Termination Date Finance Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	
Contractor Name and Address FIREBOAR	Details of Duties	Delegated Powers	Basis of Remuneration N/A
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No	01/11/22 1 Year rolled 1 more year	Termination Date 01/11/25 Finance Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	
Contractor Name and Address Air Boar	Details of Duties	Delegated Powers	Basis of Remuneration annually
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No	01/11/24 3	Termination Date 01/11/27 Finance Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	