

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

as at 23 May 2025

Body Corporate	Name of Scheme:	NORTH SHORE OCEANSIDE KAWANA
	Community Titles Scheme No:	50656
	Lot Number:	31
	Plan Number:	279342

Secretary	Name	George Kahwati
	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
01/10/24 to 31/03/25	\$1,453.54	01/10/24	Nil	01/10/24
01/04/25 to 30/09/25	\$1,613.70	01/04/25	Nil	01/04/25
01/10/25****31/03/26	\$1,533.62	01/10/25	Nil	01/10/25

Sinking Fund	Amount	Due Date	Discount	If Paid By
01/10/24 to 31/03/25	\$904.25	01/10/24	Nil	01/10/24
01/04/25 to 30/09/25	\$1,060.21	01/04/25	Nil	01/04/25
01/10/25****31/03/26	\$982.23	01/10/25	Nil	01/10/25

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	Towbar for Tow Buggy	Plant and Machinery	11/10/17	Gary McDonald	0.00	0.00	60.00
	UBIQUITY SECURITY SYSTEM	Office Equipment	10/10/18	ELYPSSYS	0.00	0.00	5,720.00
	Hedge Trimmer C/Less Ryobi	Plant and Machinery	08/12/20	Bunnings			1.00
	189 Console OHT185TR						
	5/11 Ride on Mower	Plant and Machinery	09/11/21	SUNSHINE COAST MOWERS 189 Brisbane Road MOOLOOLABA QLD 4557	3,588.00	0.00	3,588.00
	WASHING MACHINE	Plant and Machinery	13/07/22	DIRECT RENTALS	0.00	0.00	800.00
	06/11 Golf Cart	Plant and Machinery	07/11/23	ALLCOAST GOLF	8,000.00	0.00	8,000.00

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INFORMATION FOR DISCLOSURE STATEMENT (continued)

Body Corporate
Assets Required to
be Recorded on
Register

2019 Li Almond
sn 5489118

CARS
UNIT 1 / 21
TRINDER AVE
MAROOCHYDORE
Q 4558
INV-10326

Westinghouse Front
load washer
Model #WWF7524N3WA
\$499 each

Plant and Machinery 28/11/24 L&M Gold Star

998.00

Fisherpaykel vented 5kg
dryer
Model # DE5060MU2

Plant and Machinery 28/11/24 L&M Gold Star
Kunda Park

559.00

Committee

Information
prescribed under
Regulation
Module

Signing

Sam Stanfield

Seller/Sellers Agent

Witness

23/05/2025

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

Lot Entitlements and Other Matters	Interest Schedule	Aggregate	30,080	Entitlement of Lot	440.0000
	Contribution Schedule	Aggregate	10,014	Entitlement of Lot	160
	Balance of Sinking fund at end of last Financial Year		198,421.79	as at	30/09/24
	Insurance Levies not included in Administrative Fund Levies:		See Other Levies		
	Monetary Liability under Exclusive Use By-Law				

Other Levies		Amount	Due Date	Discount	If Paid By
Insurance Fund					
01/10/24 to 31/03/25		\$275.83	01/10/24	Nil	01/10/24
01/04/25 to 30/09/25		\$163.44	01/04/25	Nil	01/04/25
01/10/25 to 31/03/26		\$219.63	01/10/25	Nil	01/10/25

Insurance		Type/Name of Insurer	Policy Number	Sum Insured	Renewal Date
		<i>BUILDING</i> LONGITUDE UNDERWRITING	TBA	24,910,316.00	17/10/25
		<i>BUILDING CATASTROPHE</i> LONGITUDE UNDERWRITING	TBA	7,473,094.00	17/10/25
		<i>FLOOD COVER</i> LONGITUDE UNDERWRITING	TBA	24,910,316.00	17/10/25
		<i>MACHINERY BREAKDOWN</i> LONGITUDE UNDERWRITING	TBA	100,000.00	17/10/25
		<i>OFFICE BEARERS</i> LONGITUDE UNDERWRITING	TBA	5,000,000.00	17/10/25
		<i>PUBLIC LIABILITY</i> LONGITUDE UNDERWRITING	TBA	20,000,000.00	17/10/25

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.

Additional Information

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

NORTH SHORE OCEANSIDE KAWANA CTS 50656

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: \$9,266.35 as at 16/12/2024
Commencement Date	01/01/24	Termination Date	31/12/26
Term of Contract	3 years	Finance	
Options	N	Name of Financier	
Copy of Agreement on File	Y	Date of Advice from Financier	
Workers Comp No		Date of Withdrawal of Financier	
Contractor Name and Address PV Central Pty Ltd 1/5 Innovation Parkway Birtinya QLD 4575	Details of Duties Letting services	Delegated Powers See agreement	Basis of Remuneration Nil
Commencement Date	17/10/17	Termination Date	16/10/42
Term of Contract	25 years	Finance	
Options	N	Name of Financier	
Copy of Agreement on File	Y	Date of Advice from Financier	
Workers Comp No		Date of Withdrawal of Financier	
Contractor Name and Address PV Central Pty Ltd 1/5 Innovation Parkway Birtinya QLD 4575	Details of Duties Caretaking & management	Delegated Powers See agreement	Basis of Remuneration Monthly in arrears
Commencement Date	17/10/17	Termination Date	16/10/47
Term of Contract	25 years	Finance	
Options	N	Name of Financier	
Copy of Agreement on File	Y	Date of Advice from Financier	
Workers Comp No		Date of Withdrawal of Financier	
Contractor Name and Address Locality Planning Energy Suite 306, Tower 1 55 Plaza Parade Maroochydore Q 4558	Details of Duties Elec Supply & Billing / Capital Recovery	Delegated Powers	Basis of Remuneration .
Commencement Date	16/10/17	Termination Date	
Term of Contract	10 years	Finance	
Options		Name of Financier	
Copy of Agreement on File	Y	Date of Advice from Financier	
Workers Comp No		Date of Withdrawal of Financier	
Contractor Name and Address Kone Elevators Pty Ltd PO Box 511 FORTITUDE VALLEY Q 4006	Details of Duties See Agreement	Delegated Powers	Basis of Remuneration Quarterly in advance: \$5,238.64 pa
Commencement Date	01/07/23	Termination Date	30/06/28
Term of Contract	5 Years	Finance	
Options		Name of Financier	
Copy of Agreement on File	Y	Date of Advice from Financier	
Workers Comp No		Date of Withdrawal of Financier	