

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

as at 19 March 2025

Body Corporate	Name of Scheme:	SALTWATER ON THE PENINSULA
	Community Titles Scheme No:	45747
	Lot Number:	52
	Plan Number:	249721

Secretary	Name	Shirley Ann Mead
	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
01/03/24 to 31/08/24	\$1,996.97	01/03/24	\$399.39	01/03/24
01/09/24 to 30/11/24	\$1,080.26	01/09/24	\$216.05	01/09/24
01/12/24 to 28/02/25	\$1,080.26	01/12/24	\$216.05	01/12/24
01/03/25****31/05/25	\$1,385.83	01/03/25	\$277.17	01/03/25
01/06/25****31/08/25	\$1,385.83	01/06/25	\$277.17	01/06/25
Sinking Fund	Amount	Due Date	Discount	If Paid By
01/03/24 to 31/08/24	\$727.15	01/03/24	\$145.43	01/03/24
01/09/24 to 30/11/24	\$390.06	01/09/24	\$78.01	01/09/24
01/12/24 to 28/02/25	\$390.06	01/12/24	\$78.01	01/12/24
01/03/25****31/05/25	\$502.42	01/03/25	\$100.48	01/03/25
01/06/25****31/08/25	\$502.42	01/06/25	\$100.48	01/06/25

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	31/05/18	SCRUBBER	Plant and Machinery	BATTERIES 2 GO 6 CHARLES COURT KUNDA PARK Q 4556	670.00	0.00	670.00
	20 chairs 6 tables, 8 lounges		Furniture & Fittings	30/04/14 DAYDREAM LEISURE	0.00	0.00	5,000.00
	Floor Scrubber-Factory Cat Mic		Plant and Machinery	17/03/15 Oceanside/Aus Sweeper Company	0.00	0.00	8,470.00
	7 RESIN SUNLOUNGES		Furniture & Fittings	05/04/17 IMAGE	0.00	0.00	2,142.00

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INFORMATION FOR DISCLOSURE STATEMENT (continued)

Body Corporate
Assets Required to
be Recorded on
Register

BATTERY CHARGER	Plant and Machinery	22/08/17	RGD	0.00	0.00	460.00
Rita EV 12v 22AH	Plant and Machinery	23/10/20	Springs Solar	0.00	0.00	198.00
Battery						

Committee

Information
prescribed under
Regulation
Module

Signing

Sam Stanfield

Seller/Sellers Agent

Witness

21/03/2025

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	33,160	Entitlement of Lot	450.0000
	Contribution Schedule	Aggregate	10,304	Entitlement of Lot	130
	Balance of Sinking fund at end of last Financial Year		295,306.60	as at	28/02/25
	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				
01/03/24 to 31/08/24	\$466.49	01/03/24	\$93.30	01/03/24
01/09/24 to 30/11/24	\$167.22	01/09/24	\$33.44	01/09/24
01/12/24 to 28/02/25	\$167.22	01/12/24	\$33.44	01/12/24
01/03/25 to 31/05/25	\$266.98	01/03/25	\$53.40	01/03/25
01/06/25 to 31/08/25	\$266.98	01/06/25	\$53.40	01/06/25

Insurance	Type/Name of Insurer	Policy Number	Sum Insured	Renewal Date
	<i>BUILDING</i> LONGITUDE UNDERWRITING	LNG-STR- 20335412	30,137,103.00	13/03/26
	<i>BUILDING CATASTROPHE</i> LONGITUDE UNDERWRITING	LNG-STR- 20335412	9,041,130.00	13/03/26
	<i>FLOOD COVER</i> LONGITUDE UNDERWRITING	LNG-STR- 20335412	30,137,103.00	13/03/26
	<i>MACHINERY BREAKDOWN</i> LONGITUDE UNDERWRITING	LNG-STR- 20335412	100,000.00	13/03/26
	<i>OFFICE BEARERS</i> LONGITUDE UNDERWRITING	LNG-STR- 20335412	2,000,000.00	13/03/26
	<i>PUBLIC LIABILITY</i> LONGITUDE UNDERWRITING	LNG-STR- 20335412	30,000,000.00	13/03/26

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

SALTWATER ON THE PENINSULA CTS 45747

Contractor Name and Address Archers Body Corporate Management PO Box 1191 MOOLOOLABA QLD 4557	Details of Duties Body Corporate administration	Delegated Powers See agreement	Basis of Remuneration Quarterly in advance; \$13,284.83 Incl GST pa as at 22/05/2024
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No	01/06/23 3 years N Y	Termination Date 31/05/26 Finance Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	
Contractor Name and Address Kone Elevators Pty Ltd PO Box 511 FORTITUDE VALLEY QLD 4006	Details of Duties Lift maintenance	Delegated Powers See agreement/see cancel letter	Basis of Remuneration Canceled 30.03.2025
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No	01/07/20 5 years 5-year periods Y	Termination Date 01/07/25 Finance Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	
Contractor Name and Address Locality Planning Energy Pty Ltd Suite 18, 13 Norval Court MAROOCHYDORE QLD 4558	Details of Duties Bulk electricity supply	Delegated Powers See agreement	Basis of Remuneration Billing cycle
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No	01/07/22 3 years Y	Termination Date 30/06/25 Finance Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	
Contractor Name and Address BOSS Fire Protection 8 innovation Way BIRTINYA QLD 4575	Details of Duties Fire equipment inspection & testing	Delegated Powers As per agreement	Basis of Remuneration Quarterly in advance payable
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No	21/05/22 3 year Y Y	Termination Date 21/05/25 Finance Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	
Contractor Name and Address PV Central Pty Ltd ACN 628 755 260 t/a Saltwater Apartments PO Box 596 MOOLOOLABA QLD 4557	Details of Duties Caretaking & management	Delegated Powers See agreement	Basis of Remuneration Monthly in arrears; \$9,508.43 as at 14/01/2017
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No	14/03/14 25 years N Y	Termination Date 13/03/39 Finance Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	National Australia Bank 05/10/23

CONTRACTS REGISTER

SALTWATER ON THE PENINSULA CTS 45747

Contractor Name and Address PV Central Pty Ltd ACN 628 755 260 t/a Saltwater Apartments PO Box 596 MOOLOOLABA QLD 4557	Details of Duties Letting services	Delegated Powers See agreement	Basis of Remuneration Nil
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No	14/03/14 25 years N Y	Termination Date	13/03/39
		Finance	
		Name of Financier	
		Date of Advice from Financier	
		Date of Withdrawal of Financier	

		Termination Date	
		Finance	
		Name of Financier	
		Date of Advice from Financier	
		Date of Withdrawal of Financier	

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		Finance	
		Name of Financier	
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		Date of Withdrawal of Financier	

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		Finance	
		Name of Financier	
		Date of Advice from Financier	
		Date of Withdrawal of Financier	

		Termination Date	
		Finance	
		Name of Financier	
		Date of Advice from Financier	
		Date of Withdrawal of Financier	