

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

**as at 08 May 2024**

<b>Body Corporate</b>	Name of Scheme:	<b>EDGEWATER LAKE KAWANA</b>		
	Community Titles Scheme No:	<b>43881</b>		
	Lot Number:	<b>205</b>	Plan Number:	<b>217622</b>

<b>Secretary</b>	Name	<b>Doug George</b>		
	Address	<b>C/ - PO Box 1191 MOOLOOLABA QLD 4557</b>		
	Telephone	<b>07 5458 4500</b>		

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

**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 31/10/23	\$870.58	01/08/23	\$87.06	01/08/23
01/11/23 to 31/01/24	\$870.58	01/11/23	\$87.06	01/11/23
01/02/24 to 30/04/24	\$1,065.71	01/02/24	\$106.57	01/02/24
01/05/24 to 31/07/24	\$1,065.47	01/05/24	\$106.55	01/05/24
01/08/24****31/10/24	\$968.08	01/08/24	\$96.81	01/08/24
01/11/24****31/01/25	\$968.08	01/11/24	\$96.81	01/11/24
Sinking Fund	Amount	Due Date	Discount	If Paid By
01/08/23 to 31/10/23	\$477.64	01/08/23	\$47.76	01/08/23
01/11/23 to 31/01/24	\$477.64	01/11/23	\$47.76	01/11/23
01/02/24 to 30/04/24	\$573.68	01/02/24	\$57.37	01/02/24
01/05/24 to 31/07/24	\$573.13	01/05/24	\$57.31	01/05/24
01/08/24****31/10/24	\$525.52	01/08/24	\$52.55	01/08/24
01/11/24****31/01/25	\$525.52	01/11/24	\$52.55	01/11/24

**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
12 SUNLOUNGES / 10 TABLES (5 LARGE, 5 SMALL) / 6 POOL TABLES			Furniture & Fittings	15/05/13 Coastal Casual Furniture	0.00    0.00    6,543.00
				04/06/13 owner - BROOK	0.00    0.00    2,340.00
				26/02/15 Future Fitness	0.00    0.00    3,635.45
1 CROSS TRAINER			Plant and Machinery	26/02/19 Bourn Technology	0.00    0.00    3,883.00
SECURITY SYSTEM			Plant and Machinery	09/08/19 Future Fitness	0.00    0.00    2,080.91
1 RECUMBENT			Plant and Machinery		

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INFORMATION FOR DISCLOSURE STATEMENT (continued)

Body Corporate Assets Required to be Recorded on Register								
EXERCISE BIKE								
PA EVACUATION SYSTEM	Plant and Machinery	23/10/19	Torr Electrical Services	0.00	0.00	12,375.00		
1 A/C (FUJITSU) - WORKSHOP	Plant and Machinery	03/04/20	Shaka Air	0.00	0.00	2,170.00		
CT BULK METERING SWITCHBOARD	Plant and Machinery	09/06/20	Alym Electrics	0.00	0.00	8,775.36		
THERMOPLUS THP31-3 HEAT PUMP 16/6 THP31-3 heat	Plant and Machinery	16/06/20	HEAT PUMP SYSTEMS UNIT 5, 12 NEWSPAPER PLACE MAROOCHYDORE QLD 4558	17,864.42	0.00	17,864.42		
SPA HEAT PUMP THP14-1 16/6 THP14-1 SPA HEA	Plant and Machinery	16/06/20	HEAT PUMP SYSTEMS UNIT 5, 12 NEWSPAPER PLACE MAROOCHYDORE QLD 4558	5,288.43	0.00	5,288.43		
TRIDENT ULTRA POOL CLEANER	Plant and Machinery	11/11/20	Swimart	0.00	0.00	1,970.00		
32-Channel Network Video Recor 2 8tb SATA hard drives 24" HD flat panel monitor 4Gb PoE data switches	Office Equipment	11/05/23	Eyewitness Security Camera P/L	0.00	0.00	5,145.80		

Committee

Information  
prescribed under  
Regulation  
Module

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

**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	76,741	Entitlement of Lot	525
Contribution Schedule	Aggregate	10,021	Entitlement of Lot	71
Balance of Sinking fund at end of last Financial Year		833,210.52	as at	31/07/23
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				
01/08/23 to 31/10/23	\$115.64	01/08/23	\$11.56	01/08/23
01/11/23 to 31/01/24	\$115.64	01/11/23	\$11.56	01/11/23
01/02/24 to 30/04/24	\$162.75	01/02/24	\$16.28	01/02/24
01/05/24 to 31/07/24	\$166.97	01/05/24	\$16.70	01/05/24
01/08/24 to 31/10/24	\$140.25	01/08/24	\$14.03	01/08/24
01/11/24 to 31/01/25	\$140.25	01/11/24	\$14.03	01/11/24

Additional Information

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Insurance	Type/Name of Insurer	Policy Number	Sum Insured	Renewal Date
	<i>BUILDING</i> Chubb Insurance	04GS016638	66,124,345.00	16/08/24
	<i>BUILDING CATASTROPHE</i> Chubb Insurance	04GS016638	19,837,304.00	16/08/24
	<i>FLOOD COVER</i> Chubb Insurance	04GS016638	1,000,000.00	16/08/24
	<i>MACHINERY BREAKDOWN</i> Chubb Insurance	04GS016638	50,000.00	16/08/24
	<i>OFFICE BEARERS</i> Chubb Insurance	04GS016638	1,000,000.00	16/08/24
	<i>PUBLIC LIABILITY</i> Chubb Insurance	04GS016638	20,000,000.00	16/08/24

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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

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

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Actual or  
Contingent or  
Expected  
Liabilities of Body  
Corporate

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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)

# CONTRACTS REGISTER

## EDGEWATER LAKE KAWANA CTS 43881

Contractor Name and Address <b>Archers Body Corporate Management</b> <b>PO Box 1191</b> <b>MOOLOOLABA</b> <b>QLD 4557</b>	Details of Duties <b>Body Corporate administration</b>	Delegated Powers <b>See agreement</b>	Basis of Remuneration <b>Quarterly in advance: \$26,463.93</b> <b>Incl GST PA as at 01/11/23</b>
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No	<b>01/11/21</b> <b>3 years</b>  <b>Y</b>	Termination Date  <b>Finance</b> Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	<b>31/10/24</b>    
Contractor Name and Address <b>Kone Elevators Pty Ltd</b> <b>PO Box 511</b> <b>FORTITUDE VALLEY</b> <b>QLD 4006</b>	Details of Duties <b>Lift maintenance</b>	Delegated Powers <b>See agreement</b>	Basis of Remuneration <b>Quarterly in advance</b>
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No	<b>01/04/23</b> <b>5 years</b> <b>5-year periods</b> <b>Y</b>	Termination Date  <b>Finance</b> Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	<b>31/03/28</b>    
Contractor Name and Address <b>Sunshine Coast Realty Services Pty Ltd ACN 649 134 314</b> <b>C/- Tony and Sue</b>	Details of Duties <b>Caretaking &amp; Management</b>	Delegated Powers <b>See agreement</b>	Basis of Remuneration <b>Monthly in arrears</b>
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No	<b>01/09/21</b> <b>21 years</b> <b>N</b> <b>Y</b>	Termination Date  <b>Finance</b> Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	<b>29/08/42</b>    
Contractor Name and Address <b>Sunshine Coast Realty Services Pty Ltd ACN 649 134 314</b> <b>C/- Tony and Sue</b>	Details of Duties <b>Letting services</b>	Delegated Powers <b>See agreement</b>	Basis of Remuneration <b>Nil</b>
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No	<b>01/09/21</b> <b>21 Years</b> <b>N</b> <b>Y</b>	Termination Date  <b>Finance</b> Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	<b>29/08/42</b>  <b>Commonwealth Bank of Australia</b> <b>01/09/21</b>  
Contractor Name and Address <b>Edgebrook Enterprises Pty Ltd</b> <b>237/21 Innovation Parkway</b> <b>Birtinya QLD 4575</b>	Details of Duties <b>Refer Contract</b>	Delegated Powers	Basis of Remuneration <b>0</b>
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No	<b>07/12/18</b> <b>2 Yrs &amp; 4 months</b>   	Termination Date  <b>Finance</b> Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	<b>28/08/42</b>    

# CONTRACTS REGISTER

## EDGEWATER LAKE KAWANA CTS 43881

Contractor Name and Address <b>PowerMetric Metering Pty Ltd</b>  <b>Level 52, 111 Eagle Street BRISBANE QLD 4000 07 3020 5100</b>	Details of Duties <b>embedded network operator</b>	Delegated Powers <b>See Agreement</b>	Basis of Remuneration <b>\$147.00 (Excl GST) per meter, per annum as at 27/05/20</b>
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No	<b>27/05/20</b> <b>10 years</b> <b>See Agreement</b> <b>Y</b>	Termination Date  <b>Finance</b> Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	<b>26/05/30</b>   <b>iwolhuter@powermetric.com.au</b>
Contractor Name and Address <b>AGL Sales Pty Limited</b>  <b>Locked Bag 14120 MCMC Melbourne VIC 8001</b>	Details of Duties <b>Bulk Electricity Supply</b>	Delegated Powers <b>See Agreement</b>	Basis of Remuneration <b>14 days from invoice</b>
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No	<b>01/08/23</b> <b>4 years</b>  <b>Y</b>	Termination Date  <b>Finance</b> Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	<b>31/07/27</b>   
Contractor Name and Address <b>ARC</b>	Details of Duties	Delegated Powers	Basis of Remuneration <b>See contract</b>
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No	<b>02/09/20</b> <b>6 Years</b>  <b>Y</b>	Termination Date  <b>Finance</b> Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	<b>01/09/26</b>   
Contractor Name and Address <b>Edgebrook transferred to Sunshine Coast Realty Services Pty Ltd C/- Tony and Sue</b>	Details of Duties <b>Caretaking and Letting Services</b>	Delegated Powers <b>See agreement</b>	Basis of Remuneration <b>Monthly in arrears</b>
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No	<b>01/09/21</b> <b>21 Years</b> <b>N</b> <b>Y</b>	Termination Date  <b>Finance</b> Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	<b>29/08/42</b>   
Contractor Name and Address	Details of Duties	Delegated Powers	Basis of Remuneration
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No		Termination Date  <b>Finance</b> Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	