

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

as at 16 January 2025

Body Corporate	Name of Scheme:	ESSENTIA SURFERS PARADISE
	Community Titles Scheme No:	55912
	Lot Number:	82
	Plan Number:	335956

Secretary	Name	Roman Abdel-Massih
	Address	P O Box 8319 GOLD COAST MC QLD 9726

Telephone	07 5504 2000
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Body Corporate Manager	Name	SSKB
	Address	PO Box 8319 GOLD COAST M C QLD 9726

Telephone	07 5504 2000
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**Contributions
and Levies**

Levies Determined by the Body Corporate for this Lot

Administrative Fund	Amount	Due Date	Discount	If Paid By
01/06/24 to 30/09/24	\$1,103.31	01/06/24	Nil	01/06/24
01/10/24 to 31/01/25	\$1,453.14	11/12/24	Nil	11/12/24
01/02/25 to 31/05/25	\$1,454.31	01/02/25	Nil	01/02/25
01/06/25****30/09/25	\$1,337.31	01/06/25	Nil	01/06/25

Sinking Fund	Amount	Due Date	Discount	If Paid By
01/06/24 to 30/09/24	\$283.14	01/06/24	Nil	01/06/24
01/10/24 to 31/01/25	\$314.73	11/12/24	Nil	11/12/24
01/02/25 to 31/05/25	\$315.90	01/02/25	Nil	01/02/25
01/06/25****30/09/25	\$304.20	01/06/25	Nil	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	There are no assets required to be recorded.
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Committee	There is a Committee for this Body Corporate
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Body Corporate and Community Management Act 1997
Section 206
INFORMATION FOR DISCLOSURE STATEMENT (continued)

Information
prescribed under
Regulation
Module

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	10,001	Entitlement of Lot	129.0000
Contribution Schedule	Aggregate	9,992	Entitlement of Lot	117
Balance of Sinking fund at end of last Financial Year		44,015.32	as at	31/05/24
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					
	01/06/24 to 30/09/24	\$152.22	01/06/24	Nil	01/06/24
	01/10/24 to 31/01/25	\$223.17	11/12/24	Nil	11/12/24
	01/02/25 to 31/05/25	\$221.88	01/02/25	Nil	01/02/25
	01/06/25 to 30/09/25	\$198.66	01/06/25	Nil	01/06/25
Insurance		Type/Name of Insurer	Policy Number	Sum Insured	Renewal Date
		<i>BUILD CATASTROPHE/EM</i> Chubb	04GS017217	6,787,958.00	20/06/25
		<i>BUILDING</i> Chubb	04GS017217	44,805,000.00	20/06/25
		<i>COMMON AREA CONTENTS</i> Chubb	04GS017217	448,050.00	20/06/25
		<i>FIDELITY GUARANTEE</i> Chubb	04GS017217	100,000.00	20/06/25
		<i>LOSS OF RENT</i> Chubb	04GS017217	6,720,750.00	20/06/25
		<i>MACHINERY BREAKDOWN</i> Chubb	04GS017217	25,000.00	20/06/25
		<i>OFFICE BEARERS</i> Chubb	04GS017217	5,000,000.00	20/06/25
		<i>PUBLIC LIABILITY</i> Chubb	04GS017217	20,000,000.00	20/06/25
		<i>STAMP DUTY/GST/OTHER</i> Chubb	04GS017217	0.00	20/06/25
		<i>VOLUNTARY WORKERS</i> Chubb	04GS017217	200,000/2,000	20/06/25
Mortgages or Securities over Body Corporate Assets					
Latent or Patent Defects in Common Property or Body Corporate Assets		This certificate only relates to the statements under Section 206 that the seller must give, it should also be noted that the seller is also required to warrant certain matters relative to defects liability under Section 223, This certificate does not extend to Section 223			
Actual or Contingent or Expected Liabilities of Body Corporate					

Additional Information

Circumstances in
Relation to
Affairs of the
Body Corporate

Exceptions to
Statements in
Clause 7.4(3)

CONTRACTS REGISTER

ESSENTIA SURFERS PARADISE CTS 55912

Administration							
Contractor Name and Address SSKB (Gold Coast) Pty Ltd 10 Frigo Crt BUNDALL QLD 4217		Details of Duties Strata Management		Delegated Powers Secretary/Treasurer		Basis of Remuneration \$110 Sec Fee per lot per annum plus Disbursements \$55 per lot per annum plus GST payable quarterly in advance	
Commencement Date	20/06/23	Expiry Date	19/06/26	Copy of Agreement on File	Y	Termination Date	
Term of Contract	3 Years			Options			
Estimated Cost of Contract	0.00			Name of Financier			
Est Renumeration of Contract	0.00			Date of Advice from Financier			
Workers Comp No				Date of Withdrawal of Financier			

Maintenance							
Contractor Name and Address Queensland Fire and Emergency Services GPO Box 1425 Brisbane QLD 4001		Details of Duties Fire Alarm Monitoring		Delegated Powers		Basis of Remuneration Refer agreement	
Commencement Date	17/07/23	Expiry Date		Copy of Agreement on File	Y	Termination Date	
Term of Contract	Until term			Options	Y		
Estimated Cost of Contract	0.00			Name of Financier			
Est Renumeration of Contract	0.00			Date of Advice from Financier			
Workers Comp No				Date of Withdrawal of Financier			

Bulk Electricity							
Contractor Name and Address Origin Energy Retail Limited GPO Box 186 Melbourne VIC 3001		Details of Duties Supply Electricity		Delegated Powers Embedded Network Manager		Basis of Remuneration Refer agreement	
Commencement Date	16/06/23	Expiry Date		Copy of Agreement on File	Y	Termination Date	
Term of Contract	Until term			Options	Y		
Estimated Cost of Contract	0.00			Name of Financier			
Est Renumeration of Contract	0.00			Date of Advice from Financier			
Workers Comp No				Date of Withdrawal of Financier			

Building/Letting							
Contractor Name and Address Morris Property Group Real Estate Pty Ltd PO Box 57 Mermaid Beach QLD 4218		Details of Duties Duties as per the Management Engagement & Letting Authorisation Agreement		Delegated Powers		Basis of Remuneration \$1,000.00 per lot pa + GST	
Commencement Date	20/06/23	Expiry Date	19/06/48	Copy of Agreement on File	Y	Termination Date	
Term of Contract	25 years			Options	Y		
Estimated Cost of Contract	0.00			Name of Financier			
Est Renumeration of Contract	0.00			Date of Advice from Financier			
Workers Comp No				Date of Withdrawal of Financier			

Maintenance							
Contractor Name and Address SPEL Environmental Pty Ltd 100 Silverwater Road Silverwater NSW 2128		Details of Duties Monitoring and servicing of SPEL Stormsacks and SPEL Filters		Delegated Powers		Basis of Remuneration \$5,852.00 pa + GST	
Commencement Date	20/06/23	Expiry Date	19/06/33	Copy of Agreement on File	Y	Termination Date	
Term of Contract	10 years			Options	Y		
Estimated Cost of Contract	0.00			Name of Financier			
Est Renumeration of Contract	0.00			Date of Advice from Financier			
Workers Comp No				Date of Withdrawal of Financier			

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Work Cover							
Contractor Name and Address Workcover QLD GPO BOX 2772 BRISBANE QLD 4001		Details of Duties		Delegated Powers		Basis of Remuneration •	
Commencement Date Term of Contract Estimated Cost of Contract Est Renumeration of Contract Workers Comp No		01/07/24 Expiry Date 30/06/25 Policy: WSM230799857 0.00 0.00		Copy of Agreement on File Options Name of Financier Date of Advice from Financier Date of Withdrawal of Financier		Termination Date	

Maintenance							
Contractor Name and Address MYBOS Pty Ltd Quad 2, 6 Parkview Drive Sydney Olympic Park NSW 2127		Details of Duties As per contract		Delegated Powers		Basis of Remuneration \$2,320.20 including GST	
Commencement Date Term of Contract Estimated Cost of Contract Est Renumeration of Contract Workers Comp No		25/09/23 Expiry Date 12 Months 0.00 0.00		Copy of Agreement on File Y Options Name of Financier Date of Advice from Financier Date of Withdrawal of Financier		Termination Date	

Maintenance							
Contractor Name and Address It's Bin Cleaned dean@itsbincleaned.com.au		Details of Duties Bin Cleaning		Delegated Powers		Basis of Remuneration Monthly \$35 plus GST per bin and Fortnightly \$25 plus GST per bin	
Commencement Date Term of Contract Estimated Cost of Contract Est Renumeration of Contract Workers Comp No		20/09/23 Expiry Date Month to Month 0.00 0.00		Copy of Agreement on File Options Name of Financier Date of Advice from Financier Date of Withdrawal of Financier		Termination Date	

Maintenance							
Contractor Name and Address Auscoast Fire Services 105 Spencer Rd Nerang 4211		Details of Duties Fire Equipment Test & Service		Delegated Powers		Basis of Remuneration \$4,107 Ex GST Per Annum	
Commencement Date Term of Contract Estimated Cost of Contract Est Renumeration of Contract Workers Comp No		23/07/24 Expiry Date 23/09/24 2 Months 0.00 0.00		Copy of Agreement on File Y Options Name of Financier Date of Advice from Financier Date of Withdrawal of Financier		Termination Date	

Maintenance							
Contractor Name and Address SCHINDLER PO BOX 7153 Alexandria NSW 2015		Details of Duties Interim Lift Service & Maintenance		Delegated Powers		Basis of Remuneration \$10,680 Ex GST Per Annum	
Commencement Date Term of Contract Estimated Cost of Contract Est Renumeration of Contract Workers Comp No		02/06/24 Expiry Date On Going 0.00 0.00		Copy of Agreement on File Y Options Name of Financier Date of Advice from Financier Date of Withdrawal of Financier		Termination Date	

CONTRACTS REGISTER

ESSENTIA SURFERS PARADISE CTS 55912

Utility							
Contractor Name and Address ORIGIN GPO Box 186 MELBOURNE VIC 3001		Details of Duties Embedded Network Management Service		Delegated Powers		Basis of Remuneration Refer Agreement	
Commencement Date	20/06/23	Expiry Date		Copy of Agreement on File	Y	Termination Date	
Term of Contract	On Going			Options			
Estimated Cost of Contract				Name of Financier			
Est Renumeration of Contract				Date of Advice from Financier			
Workers Comp No				Date of Withdrawal of Financier			

Maintenance							
Contractor Name and Address ORIGIN		Details of Duties Metering Equipment for Embedded Network		Delegated Powers		Basis of Remuneration \$44,128.70 Incl GST at the current rate of 10%	
Commencement Date	04/05/22	Expiry Date		Copy of Agreement on File	Y	Termination Date	
Term of Contract	On Going			Options			
Estimated Cost of Contract	0.00			Name of Financier			
Est Renumeration of Contract	0.00			Date of Advice from Financier			
Workers Comp No				Date of Withdrawal of Financier			

Utility							
Contractor Name and Address ORIGIN GPO Box 186 Melbourne VIC 3001		Details of Duties Centralised Energy Equipment		Delegated Powers		Basis of Remuneration Refer Agreement	
Commencement Date	04/05/22	Expiry Date		Copy of Agreement on File	Y	Termination Date	
Term of Contract	On Going			Options			
Estimated Cost of Contract	0.00			Name of Financier			
Est Renumeration of Contract	0.00			Date of Advice from Financier			
Workers Comp No				Date of Withdrawal of Financier			

Maintenance							
Contractor Name and Address Interfire Systems 9/30 Mudgeeraba Road, Mudgeeraba QLD 4213		Details of Duties Fire Services regular maintenance		Delegated Powers		Basis of Remuneration \$5,720 Inc GST	
Commencement Date	12/11/24	Expiry Date	11/11/27	Copy of Agreement on File	Y	Termination Date	
Term of Contract	36 Months			Options			
Estimated Cost of Contract	0.00			Name of Financier			
Est Renumeration of Contract	0.00			Date of Advice from Financier			
Workers Comp No				Date of Withdrawal of Financier			

Contractor Name and Address		Details of Duties		Delegated Powers		Basis of Remuneration	
Commencement Date		Expiry Date		Copy of Agreement on File		Termination Date	
Term of Contract				Options			
Estimated Cost of Contract				Name of Financier			
Est Renumeration of Contract				Date of Advice from Financier			
Workers Comp No				Date of Withdrawal of Financier			