

17 July 2025

PARADISE PLACE RESORT CTS 32336  
Not registered for GST

ABN: 30 080 524 835

L Saltmarsh & G Fox  
Unit 1/25 Lows Drive  
PACIFIC PARADISE QLD 4564

Ref

Re Lot 1 PARADISE PLACE RESORT CTS 32336

Fee 209.00 Paid

The seller acknowledges to their knowledge, there are no actual, contingent or expected liabilities of the body corporate that are not part of the body corporate's normal operating expenses, other than liabilities disclosed in the contract.

Please refer to Section 233 of the Body Corporate and Community Management Act 1997 regarding Implied Warranties for further clarification.

The Team  
North Shore Body Corporate

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

**as at 17 July 2025**

<b>Body Corporate</b>	Name of Scheme: <b>PARADISE PLACE RESORT CTS 32336</b>
	Community Titles Scheme No: <b>32336</b>
	Lot Number: <b>1</b> Plan Number: <b>160674</b>

<b>Secretary</b>	Name <b>Tahila Griffiths</b>
	Address <b>C/- NSSM, 934 David Low Way, MARCOOLA 4564</b>

Telephone

<b>Body Corporate Manager</b>	Name <b>NORTH SHORE STRATA MANAGEMENT</b>
	Address <b>934 David Low Way</b>
	<b>MARCOOLA</b>
	<b>4564</b>
	Telephone <b>07 5448 8725</b>

**Contributions and Levies**

Levies Determined by the Body Corporate for this Lot

Administrative Fund	Amount	Due Date	Discount	If Paid By
01/03/25 to 31/05/25	\$827.26	25/03/25	Nil	25/03/25
01/06/25 to 31/08/25	\$827.26	01/06/25	Nil	01/06/25
01/09/25 to 30/11/25	\$127.26	01/09/25	Nil	01/09/25
01/12/25 to 28/02/26	\$127.40	01/12/25	Nil	01/12/25
01/03/26****31/05/26	\$477.26	01/03/26	Nil	01/03/26
01/06/26****31/08/26	\$477.26	01/06/26	Nil	01/06/26
Sinking Fund	Amount	Due Date	Discount	If Paid By
01/03/25 to 31/05/25	\$334.04	25/03/25	Nil	25/03/25
01/06/25 to 31/08/25	\$334.04	01/06/25	Nil	01/06/25
01/09/25 to 30/11/25	\$318.08	01/09/25	Nil	01/09/25
01/12/25 to 28/02/26	\$318.08	01/12/25	Nil	01/12/25
01/03/26****31/05/26	\$326.06	01/03/26	Nil	01/03/26
01/06/26****31/08/26	\$326.06	01/06/26	Nil	01/06/26

**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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<b>Body Corporate Assets Required to be Recorded on Register</b>	<b>There are no assets required to be recorded.</b>
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Body Corporate and Community Management Act 1997  
Section 206  
INFORMATION FOR DISCLOSURE STATEMENT (continued)

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Committee

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Information  
prescribed under  
Regulation  
Module

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Signing

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Seller/Sellers Agent

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Witness

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Date

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Buyers  
Acknowledgement

The Buyer acknowledges having received and read this statement from the  
Seller before entering into the contract.

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Buyer

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Witness

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Date

## Additional Information

<b>Lot Entitlements and Other Matters</b>	Interest Schedule	Aggregate	110	Entitlement of Lot	14.0000
	Contribution Schedule	Aggregate	110	Entitlement of Lot	14
	Balance of Sinking fund at end of last Financial Year		10,489.48	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				
01/03/25 to 28/02/26	\$1,303.82	25/03/25	Nil	25/03/25
01/03/26 to 28/02/27	\$1,303.82	01/03/26	Nil	01/03/26

Insurance	Type/Name of Insurer	Policy Number	Sum Insured	Renewal Date
	<i>BUILDING</i>	ISRSC/0004236	4,007,698.00	01/03/26
	Insurance Investment Solutions			
	<i>PUBLIC LIABILITY</i>	ISRSC/0004236	20,000,000.00	01/03/26
	Insurance Investment Solutions			
	<i>COMMON CONTENTS</i>	ISRSC/0004236	40,077.00	01/03/26
	Insurance Investment Solutions			
	<i>LOSS OF RENT</i>	ISRSC/0004236	601,155.00	01/03/26
	Insurance Investment Solutions			
	<i>FIDELITY GUARANTEE</i>	ISRSC/0004236	250,000.00	01/03/26
	Insurance Investment Solutions			
	<i>VOLUNTARY WORKERS</i>	ISRSC/0004236	Insured	01/03/26
	Insurance Investment Solutions			
	<i>OFFICE BEARERS</i>	ISRSC/0004236	5,000,000.00	01/03/26
	Insurance Investment Solutions			
	<i>MACHINERY BREAKDOWN</i>	ISRSC/0004236	100,000.00	01/03/26
	Insurance Investment Solutions			
	<i>CATASTROPHE</i>	ISRSC/0004236	1,202,309.00	01/03/26
	Insurance Investment Solutions			
	<i>GOVERNMENT AUDIT COST</i>	ISRSC/0004236	30,000.00	01/03/26
	Insurance Investment Solutions			
	<i>WH&amp;S APPEAL EXPENSES</i>	ISRSC/0004236	150,000.00	01/03/26
	Insurance Investment Solutions			
	<i>LEGAL EXPENSES</i>	ISRSC/0004236	50,000.00	01/03/26
	Insurance Investment Solutions			
	<i>LOT OWNERS IMPROVEMENT</i>	ISRSC/0004236	Insured	01/03/26
	Insurance Investment Solutions			
	<i>FLOATING FLOORS</i>	ISRSC/0004236	Insured	01/03/26
	Insurance Investment Solutions			
	<i>PAINT/WALLPAPER</i>	ISRSC/0004236	Insured	01/03/26
	Insurance Investment Solutions			

## Additional Information

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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

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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

## PARADISE PLACE RESORT CTS 32336

Contractor Name and Address <b>OSY Maintenance</b>  <b>18 Maleny Street</b> <b>Landsborough Qld 4550</b>	Details of Duties <b>Refer Duties List</b>	Delegated Powers	Basis of Remuneration <b>Refer Duties list - Monthly</b>
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No	<b>01/06/12</b> <b>Ongoing</b> <b>N</b> <b>Y</b>	Termination Date	
		Finance	
		Name of Financier	
		Date of Advice from Financier	
		Date of Withdrawal of Financier	

  

Contractor Name and Address <b>Deluxe Property Services</b>	Details of Duties <b>Refer Duties List</b>	Delegated Powers	Basis of Remuneration <b>Weekly Summer/Fortnight Winter</b>
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No	<b>21/12/18</b> <b>Ongoing</b> <b>N</b> <b>Y</b>	Termination Date	
		Finance	
		Name of Financier	
		Date of Advice from Financier	
		Date of Withdrawal of Financier	

  

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

  

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