

Dott & Crossitt

Conveyancing + Solicitors

14/1/2026

The following Vendor Disclosures are made pursuant to *Property Law Act 2023* (Qld):

- Form 2
- Title Search
- Plan Diagram
- Residential Lease
- Notice issued about a Transport Infrastructure proposal
- Notice under section 408(2) of the Environmental Protection Act
- Notice under section 369(2) of the Environmental Protection Act
- Notice under section 347(2) of the Environmental Protection Act
- Order or Application under the Neighbourhood Disputes (Dividing Fences and Trees) Act 2011
- Pool Compliance Certificate
- Notice of no pool safety certificate
- Notice under section 47 of the Queensland Building and Construction Commission Act 1991
- Council Rates notice (optional)
- Water Rates notice (optional)
- Form 33
- Form 34
- Form 18
- Copy of other unregistered easement

Seller disclosure statement



Queensland
Government

Property Law Act 2023 section 99

Form 2, Version 1 | Effective from: 1 August 2025

WARNING TO BUYER – This statement contains important legal and other information about the property offered for sale. You should read and satisfy yourself of the information in this statement before signing a contract. You are advised to seek legal advice before signing this form. You should not assume you can terminate the contract after signing if you are not satisfied with the information in this statement.

WARNING – You must be given this statement before you sign the contract for the sale of the property.

This statement does not include information about:

- » flooding or other natural hazard history
- » structural soundness of the building or pest infestation
- » current or historical use of the property
- » current or past building or development approvals for the property
- » limits imposed by planning laws on the use of the land
- » services that are or may be connected to the property
- » the presence of asbestos within buildings or improvements on the property.

You are encouraged to make your own inquiries about these matters before signing a contract. You may not be able to terminate the contract if these matters are discovered after you sign.

Part 1 – Seller and property details

Seller	BOATS N HOES WORLD WIDE PTY LTD A.C.N. 672 738 304 TRUSTEE UNDER INSTRUMENT 722996325
Property address (referred to as the “property” in this statement)	UNIT 1/67 Broad St Labrador, Queensland, 4215
Lot on plan description	Lot 1, Plan BUP13409, Title Reference 18665051

Community titles scheme or BUGTA scheme: Is the property part of a community titles scheme or a BUGTA scheme: Yes No
If Yes, refer to Part 6 of this statement for additional information *If No, please disregard Part 6 of this statement as it does not need to be completed*

Part 2 – Title details, encumbrances and residential tenancy or rooming accommodation agreement

Title details	The seller gives or has given the buyer the following—
	A title search for the property issued under the <i>Land Title Act 1994</i> showing interests registered under that Act for the property. <input checked="" type="checkbox"/> Yes
	A copy of the plan of survey registered for the property. <input checked="" type="checkbox"/> Yes

Registered encumbrances	<p>Registered encumbrances, if any, are recorded on the title search, and may affect your use of the property. Examples include easements, statutory covenants, leases and mortgages.</p> <p>You should seek legal advice about your rights and obligations before signing the contract.</p>
Unregistered encumbrances (excluding statutory encumbrances)	<p>There are encumbrances not registered on the title that will continue to affect the property after settlement.</p> <p>Note—If the property is part of a community titles scheme or a BUGTA scheme it may be subject to and have the benefit of statutory easements that are NOT required to be disclosed.</p>
Unregistered lease (if applicable)	<p>If the unregistered encumbrance is an unregistered lease, the details of the agreement are as follows:</p> <ul style="list-style-type: none"> » the start and end day of the term of the lease: <input type="text" value="19 January 2025-19 January 2026"/> » the amount of rent and bond payable: <input type="text" value="\$ 710.00, \$ 2,840.00"/> » whether the lease has an option to renew: <input type="text" value="No"/>
Other unregistered agreement in writing (if applicable)	<p>If the unregistered encumbrance is created by an agreement in writing, and is not an unregistered lease, a copy of the agreement is given, together with relevant plans, if any.</p>
Unregistered oral agreement (if applicable)	<p>If the unregistered encumbrance is created by an oral agreement, and is not an unregistered lease, the details of the agreement are as follows:</p> <div style="border: 1px solid black; height: 200px; width: 100%;"></div>
Statutory encumbrances	<p>There are statutory encumbrances that affect the property. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes, the details of any statutory encumbrances are as follows:</p> <p>All statutory rights relating to water supply, sewerage, drainage, electricity, telephone and other services in passing through or over the property whether or not protected by registered easement including but not limited to any infrastructure or public authority searches included as Annexures to this Form 2.</p> <div style="border: 1px solid black; height: 100px; width: 100%;"></div>
Residential tenancy or rooming accommodation agreement	<p>The property has been subject to a residential tenancy agreement or a rooming accommodation agreement under the <i>Residential Tenancies and Rooming Accommodation Act 2008</i> during the last 12 months.</p> <p>If Yes, when was the rent for the premises or each of the residents' rooms last increased? (<i>Insert date of the most recent rent increase for the premises or rooms</i>) <input type="text" value="19 January 2025"/></p> <p>Note—Under the <i>Residential Tenancies and Rooming Accommodation Act 2008</i> the rent for a residential premises may not be increased earlier than 12 months after the last rent increase for the premises.</p> <p>As the owner of the property, you may need to provide evidence of the day of the last rent increase. You should ask the seller to provide this evidence to you prior to settlement.</p>

Part 3 – Land use, planning and environment

WARNING TO BUYER – You may not have any rights if the current or proposed use of the property is not lawful under the local planning scheme. You can obtain further information about any planning and development restrictions applicable to the lot, including in relation to short-term letting, from the relevant local government.

Zoning	The zoning of the property is (<i>Insert zoning under the planning scheme, the Economic Development Act 2012; the Integrated Resort Development Act 1987; the Mixed Use Development Act 199; the State Development and Public Works Organisation Act 1971 or the Sanctuary Cove Resort Act 1985, as applicable</i>): <div style="border: 1px solid black; padding: 5px; display: inline-block;">Medium density residential</div>		
Transport proposals and resumptions	<p>The lot is affected by a notice issued by a Commonwealth, State or local government entity and given to the seller about a transport infrastructure proposal* to: locate transport infrastructure on the property; or alter the dimensions of the property.</p> <p>The lot is affected by a notice of intention to resume the property or any part of the property.</p>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<i>If Yes, a copy of the notice, order, proposal or correspondence must be given by the seller.</i>			
<i>* Transport infrastructure has the meaning defined in the Transport Infrastructure Act 1994. A proposal means a resolution or adoption by some official process to establish plans or options that will physically affect the property.</i>			
Contamination and environmental protection	<p>The property is recorded on the Environmental Management Register or the Contaminated Land Register under the <i>Environmental Protection Act 1994</i>.</p> <p>The following notices are, or have been, given:</p> <p>A notice under section 408(2) of the <i>Environmental Protection Act 1994</i> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (for example, land is contaminated, show cause notice, requirement for site investigation, clean up notice or site management plan).</p> <p>A notice under section 369C(2) of the <i>Environmental Protection Act 1994</i> (the property is a place or business to which an environmental enforcement order applies).</p> <p>A notice under section 347(2) of the <i>Environmental Protection Act 1994</i> (the property is a place or business to which a prescribed transitional environmental program applies).</p>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Trees	<p>There is a tree order or application under the <i>Neighbourhood Disputes (Dividing Fences and Trees) Act 2011</i> affecting the property.</p> <p><i>If Yes, a copy of the order or application must be given by the seller.</i></p>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Heritage	The property is affected by the <i>Queensland Heritage Act 1992</i> or is included in the World Heritage List under the <i>Environment Protection and Biodiversity Conservation Act 1999</i> (Cwlth).	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Flooding	Information about whether the property is affected by flooding or another natural hazard or within a natural hazard overlay can be obtained from the relevant local government and you should make your own enquiries. Flood information for the property may also be available at the FloodCheck Queensland portal or the Australian Flood Risk Information portal.		
Vegetation, habitats and protected plants	Information about vegetation clearing, koala habitats and other restrictions on development of the land that may apply can be obtained from the relevant State government agency.		

Part 4 – Buildings and structures

WARNING TO BUYER – The seller does not warrant the structural soundness of the buildings or improvements on the property, or that the buildings on the property have the required approval, or that there is no pest infestation affecting the property. You should engage a licensed building inspector or an appropriately qualified engineer, builder or pest inspector to inspect the property and provide a report and also undertake searches to determine whether buildings and improvements on the property have the required approvals.

Swimming pool	There is a relevant pool for the property. If a community titles scheme or a BUGTA scheme – a shared pool is located in the scheme. Pool compliance certificate is given. OR Notice of no pool safety certificate is given.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Unlicensed building work under owner builder permit	Building work was carried out on the property under an owner builder permit in the last 6 years. <i>A notice under section 47 of the Queensland Building and Construction Commission Act 1991 must be given by the seller and you may be required to sign the notice and return it to the seller prior to signing the contract.</i>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Notices and orders	There is an unsatisfied show cause notice or enforcement notice under the <i>Building Act 1975</i> , section 246AG, 247 or 248 or under the <i>Planning Act 2016</i> , section 167 or 168. The seller has been given a notice or order, that remains in effect, from a local, State or Commonwealth government, a court or tribunal, or other competent authority, requiring work to be done or money to be spent in relation to the property. <i>If Yes, a copy of the notice or order must be given by the seller.</i>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Building Energy Efficiency Certificate	If the property is a commercial office building of more than 1,000m ² , a Building Energy Efficiency Certificate is available on the Building Energy Efficiency Register.				
Asbestos	The seller does not warrant whether asbestos is present within buildings or improvements on the property. Buildings or improvements built before 1990 may contain asbestos. Asbestos containing materials (ACM) may have been used up until the early 2000s. Asbestos or ACM may become dangerous when damaged, disturbed, or deteriorating. Information about asbestos is available at the Queensland Government Asbestos Website (asbestos.qld.gov.au) including common locations of asbestos and other practical guidance for homeowners.				

Part 5 – Rates and services

WARNING TO BUYER – The amount of charges imposed on you may be different to the amount imposed on the seller.

Rates

Whichever of the following applies—

The total amount payable* for all rates and charges (without any discount) for the property as stated in the most recent rate notice is:

Amount: **\$ 1,619.79**

Date Range: **1 July 2025 - 31 December 2025**

OR

The property is currently a rates exempt lot.**

OR

The property is not rates exempt but no separate assessment of rates is issued by a local government for the property.

*Concessions: A local government may grant a concession for rates. The concession will not pass to you as buyer unless you meet the criteria in section 120 of the *Local Government Regulation 2012* or section 112 of the *City of Brisbane Regulation 2012*.

** An exemption for rates applies to particular entities. The exemption will not pass to you as buyer unless you meet the criteria in section 93 of the *Local Government Act 2009* or section 95 of the *City of Brisbane Act 2010*.

Water

Whichever of the following applies—

The total amount payable as charges for water services for the property as indicated in the most recent water services notice* is:

Amount: **\$ 472.43**

Date Range: **7 August 2025 to 3 November 2025**

OR

There is no separate water services notice issued for the lot; however, an estimate of the total amount payable for water services is:

Amount:

Date Range:

* A water services notices means a notice of water charges issued by a water service provider under the *Water Supply (Safety and Reliability) Act 2008*.

Part 6 – Community titles schemes and BUGTA schemes

(If the property is part of a community titles scheme or a BUGTA scheme this Part must be completed)

WARNING TO BUYER – If the property is part of a community titles scheme or a BUGTA scheme and you purchase the property, you will become a member of the body corporate for the scheme with the right to participate in significant decisions about the scheme and you will be required to pay contributions towards the body corporate's expenses in managing the scheme. You will also be required to comply with the by-laws. By-laws will regulate your use of common property and the lot.

For more information about living in a body corporate and your rights and obligations, contact the Office of the Commissioner for Body Corporate and Community Management.

Body Corporate and Community Management Act 1997	The property is included in a community titles scheme. <i>(If Yes, complete the information below)</i>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Community Management Statement	A copy of the most recent community management statement for the scheme as recorded under the <i>Land Title Act 1994</i> or another Act is given to the buyer. Note —If the property is part of a community titles scheme, the community management statement for the scheme contains important information about the rights and obligations of owners of lots in the scheme including matters such as lot entitlements, by-laws and exclusive use areas.	<input checked="" type="checkbox"/> Yes	
Body Corporate Certificate	A copy of a body corporate certificate for the lot under the <i>Body Corporate and Community Management Act 1997</i> , section 205(4) is given to the buyer. If No — An explanatory statement is given to the buyer that states: » a copy of a body corporate certificate for the lot is not attached; and » the reasons under section 6 of the <i>Property Law Regulation 2024</i> why the seller has not been able to obtain a copy of the body corporate certificate for the lot.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Statutory Warranties	Statutory Warranties —If you enter into a contract, you will have implied warranties under the <i>Body Corporate and Community Management Act 1997</i> relating to matters such as latent or patent defects in common property or body corporate assets; any actual, expected or contingent financial liabilities that are not part of the normal operating costs; and any circumstances in relation to the affairs of the body corporate that will materially prejudice you as owner of the property. There will be further disclosure about warranties in the contract.		

Building Units and Group Titles Act 1980	The property is included in a BUGTA scheme <i>(If Yes, complete the information below)</i>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Body Corporate Certificate	A copy of a body corporate certificate for the lot under the <i>Building Units and Group Titles Act 1980</i> , section 40AA(1) is given to the buyer. If No — An explanatory statement is given to the buyer that states: » a copy of a body corporate certificate for the lot is not attached; and » the reasons under section 7 of the <i>Property Law Regulation 2024</i> why the seller has not been able to obtain a copy of the body corporate certificate for the lot. Note —If the property is part of a BUGTA scheme, you will be subject to by-laws approved by the body corporate and other by-laws that regulate your use of the property and common property.	<input type="checkbox"/> Yes	<input type="checkbox"/> No

Signatures – SELLER



as solicitor
on behalf of the seller

Signature of seller

Signature of seller

BOATS N HOES WORLD WIDE PTY LTD A.C.N. 672 738 304
TRUSTEE UNDER INSTRUMENT 722996325
Name of seller

Name of seller

16/1/2026

Date

Date

Signatures – BUYER

By signing this disclosure statement the buyer acknowledges receipt of this disclosure statement before entering into a contract with the seller for the sale of the lot.

Signature of buyer

Signature of buyer

Name of buyer

Name of buyer

Date

Date



Current Title Search

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	18665051	Search Date:	13/01/2026 12:06
Date Title Created:	21/12/1993	Request No:	54687174
Previous Title:	16101185		

ESTATE AND LAND

Estate in Fee Simple

LOT 1 BUILDING UNIT PLAN 13409
Local Government: GOLD COAST
COMMUNITY MANAGEMENT STATEMENT 2259

REGISTERED OWNER

Dealing No: 722996325 09/01/2024

BOATS N HOES WORLD WIDE PTY LTD A.C.N. 672 738 304 TRUSTEE
UNDER INSTRUMENT 722996325

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10356132 (POR 14)
Deed of Grant No. 10589176 (POR 61)
Deed of Grant No. 10589177 (POR 61)
Deed of Grant No. 10589178 (POR 61)
2. MORTGAGE No 722996326 09/01/2024 at 14:16
PERPETUAL CORPORATE TRUST LIMITED A.C.N. 000 341 533

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

Building Units and Group Titles Act 1980 — 1990
 BUILDING UNITS AND GROUP TITLES REGULATIONS 1980
 (Form 1)

COMPLETED

Regulation 8(1)
 Sheet No. 1 of 7 Sheets
 ANNEXURE 1 TO SHEET 1
 MADE

NAME OF BUILDING: SYBAL PLACE

BUILDING UNITS PLAN NO. 13409

SIGNATURE OF REGISTERED PROPRIETOR:

*A. G. Cook.
 Sybil S. Cook.*

F.O.L.R. NAME OF REGISTERED PROPRIETOR: ALLEN GEORGE COOK & SYBIL SHIRLEY COOK AS JOINT TENANTS

ADDRESS: 17 MOORE STREET
 VICTORIA POINT QLD 4165

REFERENCE TO TITLE: VOLUME 6101 FOLIO 185

DESCRIPTION OF PARCEL: LOT 2 ON RP 172405

COUNTY: WARD

PARISH: BARROW & NERANG

CITY: GOLD COAST



CMS2259

BUP13409

NAME OF BODY CORPORATE:

THE PROPRIETORS

'SYBAL PLACE'

BUILDING UNITS PLAN NO.

13409

ADDRESS at which documents
 may be served:

67 BROAD STREET
 LABRADOR Q 4215

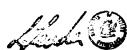
BUILDING UNITS PLAN NO.:

13409

REGISTERED:

16 DEC 1993

at 3.29 pm



REGISTRAR OF TITLES

P. Parsons
 Shire
 Town Clerk

Surveyor's Reference: C1059/93
 Local Authority Reference: S762

COUNCIL OF THE CITY OF GOLD COAST

CISP

QUEENSLAND TITLES REGISTRY PTY LTD
14/01/2026 16:26
Request No: 54709449

AUTOMATED TITLES SYSTEM
COMMUNITY TITLES SCHEME SEARCH STATEMENT

ENE470

Scheme Name: SYBAL PLACE COMMUNITY TITLES SCHEME 2259

Body Corp. Addr: 67 BROAD STREET
LABRADOR QLD
4215

COMMUNITY MANAGEMENT STATEMENT NO: 2259

Title	Lot	Plan
18665051	1	BUP 13409
18665052	2	BUP 13409
19213409	CP	BUP 13409

COMMUNITY MANAGEMENT STATEMENT Dealing No: 704177853

** End of CMS Search Statement **

COPYRIGHT QUEENSLAND TITLES REGISTRY PTY LTD [2026]
Requested By: D-ENQ INFOTRACK PTY LIMITED

STANDARD COMMUNITY MANAGEMENT STATEMENT
Section 285. Body Corporate and Community Management Act 1997

Dealing: 704177853
Title Reference: 19213409
Lodgment: 1062004
Date: 15/07/2000 10:43:30

1. Name of Community Title Scheme

SYBAL PLACE

2. Regulation Module

Body Corporate and Community Management (Standard Module) Regulation 1997

3. Name of Body Corporate

BODY CORPORATE FOR SYBAL PLACE COMMUNITY TITLES SCHEME 2259

4. Address for service of documents on the body corporate

67 BROAD STREET
LABRADOR QLD 4215

5. By-Laws

Taken to be those in effect as at 13 July 2000
[section 285 (5)(a) Body Corporate and Community Management Act 1997]

6. Contribution Schedule 7. Interest Schedule

Lot	Entitlement	Lot	Entitlement
1 in BUP13409	1	1 in BUP13409	1
2 in BUP13409	1	2 in BUP13409	1

Total Lots: 2 Aggregate 2 Total Lots: 2 Aggregate 2

***** End *****

RENEWAL TAX INVOICE

Body Corporate Sybal Place CTS 2259

Invoice Number: 4686525

Date: 05/12/2025

Account Manager: Paula Carey

 Phone: 07 4040 4435
 Mobile: 0409 936 785
 paula.carey@regional.com.au

Thank you for using our services to arrange this insurance cover. Brief details of cover arranged on your behalf are given below. Please refer to the policy document issued by the insurer for complete policy terms and conditions. Please read the attached important notices. Do not hesitate to contact us with any questions you may have.

Type of Policy	Strata Residential						
Insured:	Body Corporate Sybal Place CTS 2259						
Insurer:	Longitude Insurance Pty Ltd						
Policy Number:	LNG-STR-20010384						
Period of Insurance:	From 30/12/2025 to 30/12/2026 at 4.00pm local standard time <i>This cover expires at 4.00pm on the date of expiry, unless otherwise specified on the attached schedule</i>						
Transaction Details:	67 Broad Street, Labrador QLD 4215						
Premium	ESL	Underwriter Fee	Stamp Duty	Broker Fee	GST	Total Due	
\$2,032.73	\$0.00	\$250.00	\$201.24	\$552.51	\$228.27	\$55.25	\$3,320.00

Commission earned on this invoice \$0.00

Payment Options	Terms Net 14 days
 DEFT PAYMENT SYSTEMS	Regional Insurance Brokers (FNQ) Pty Ltd

DEFT Reference Number 406371246865257	Name: Body Corporate Sybal Place CTS 2259 Client ID: 153497 Invoice No: 4686525 Payment Date: 30/12/2025
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*498 406371 246865257

Payments can be made at any Post Office cheque or EFTPOS.

Premium Funding Option
 Premium Finance is available. To arrange a quotation
 please call 07 4040 4444
Finance and administration charges apply.


Biller Code: 20362
Reference: 406371246865257

Enter the Biller Code and BPAY reference number as detailed above

Total Due: **\$3,320.00**
 (GST included if applicable)



Pay by credit card at www.deft.com.au

Regional Insurance Brokers (FNQ) Pty Ltd
accepts Mastercard, Visa, American Express &
Diners Club Cards.

Payments by credit card attract a surcharge.



Contact your participating bank, credit union or
building society to make payment directly from your
savings account.

You will be required to enter the Biller Code and
BPAY reference number as detailed on the front of
your invoice.



Please present invoice intact showing barcode at
any Australia Post Office.

Payments may be made by EFTPOS.

Residential Strata Title

The Insured: Body Corporate For Sybal Place CTS 2259

Period of Insurance: From 30/12/2025 to 30/12/2026 at 4.00pm local standard time

Situation/s of Risk: 67 Broad Street, Labrador QLD 4215

Complex Details:

Comprising of:	2 Units – 1 Level
Pool:	No
Lift:	No
Year Built:	1984

Nature of Construction:

Building:	Brick
Roof:	Tile
Floor:	Concrete

Additional Information:
No solar panels or skylights installed

Percentage of Building occupied by commercial occupants: 0.00%

Interest Insured: **Section 1 Property: Physical Loss, Destruction or Damage**

	Building	\$	953,367
2.1	i) Fixed artwork or sculptures	\$	50,000
	Common Contents	\$	9,534
2.2	g) Pots, plants, shrubs, trees, rockwork and lawns	\$	9,534
	h) Money	\$	9,534
	i) Artwork or sculptures (other than fixed)	\$	9,534
	Storm Surge (caused immediately following a named tropical cyclone) any one event and in the aggregate period of insurance	\$	953,367

Optional Cover

Loss of Market Value	Not Insured
Flood	Insured
*(Optional) Limit of Liability	\$ 962,901

Costs Incurred by the Lot Owner

All sub-sections 5.16(a) – (h) combined	\$ 500,000
Lot Owners fixtures and fittings (per lot)	\$ 300,000
Temporary Accommodation & Loss of Rent	\$ 143,005

Lot Owners Optional Covers

Paint & Wallpaper (applies to NSW & ACT only)	Not Insured
Floating floorboards	Insured

Catastrophe Cover (sub-section 5.1)

Buildings	Not Insured
Common Contents	Not Insured
Costs Incurred by the Lot Owner	Not Insured
Additional Benefits	Not Insured

Section 2 – Voluntary Workers Personal Accident		
Accidental Death & Disablement	\$	200,000
Weekly Benefits		
Total Disablement per week		Up to \$2,000 per week
Partial Disablement per week		Up to \$1,000 per week
		As outlined in the table of benefits
As per Policy Table of Benefits		
Section 3 – Office Bearers Liability		
Limit of Liability in the aggregate period of insurance	\$	Not Insured
Optional Additional Benefits (in addition to the limit of liability)		
Defence Costs in the aggregate period of insurance	\$	Not Insured
Statutory Fines and Penalties in the aggregate period of insurance	\$	Not Insured
Section 4 – Fidelity Guarantee		
Any one Loss and in the aggregate period of insurance	\$	100,000
Section 5 – Equipment Breakdown		
Limit of Liability in the aggregate period of insurance	\$	Not Insured
Section 6 – Public Liability		
Personal Injury or Property Damage Limit of Liability any one occurrence	\$	10,000,000
Section 7 – Government Audit Costs, Workplace Health & Safety Breaches and Legal Expenses		
a) Taxation and Audit Costs		
Limit of Liability in the aggregate period of insurance	\$	30,000
b) Workplace Health and Safety Breaches		
Limit of Liability in the aggregate period of insurance	\$	150,000
c) Legal Defence Expenses		
Limit of Liability in the aggregate period of insurance	\$	50,000
Deductible/Excess:		
Section 1 - Property: Physical Loss, Destruction or Damage		
Loss, destruction or damage caused by or arising from earthquake, subterranean fire or volcanic eruption each and every claim	\$	2,000
All other losses each and every claim	\$	2,000
Flood each and every claim	\$	2,000
Section 2 - Voluntary Workers Personal Accident		
Excluded Period of Claim, each and every claim	\$	7 days
All Per Table of Benefits		
Section 3 - Office Bearers Liability		
Each and every claim	\$	Not Applicable
Section 4 - Fidelity Guarantee		
Each and every claim	\$	2,000
Section 5 - Equipment Breakdown		
Each and every claim	\$	Not Applicable
Water Chiller and Power Generators each and every claim	\$	Not Applicable

Section 6 - Public Liability		
Each and every claim	\$	2,000
Section 7 - Government Audit Costs, Workplace Health & Safety Breaches and Legal Expenses		
a) Taxation and Audit Costs	\$	500
Each and every claim	\$	500
b) Workplace Health and Safety Breaches	\$	500
Each and every claim	\$	500
c) Legal Defence Expenses	\$	1,000
Each and every claim	\$	1,000
Contribution each and every claim	10% of Legal Expenses Incurred	

Special Note:

The information detailed on this invoice relates solely to the insurance requirements of the Body Corporate and no other insurance products.

Individual unit owners should make separate enquiries to protect their Assets and Liabilities. Please contact your broker should you require any further insurance products.

This Policy does not include protection for Mobile or Fixed Air-conditioning units servicing an individual unit when the building is located in Queensland.

Owner occupiers should include the Air-conditioning units as part of their content's insurance.

Landlords should ensure they have Contents Insurance which includes the Air-conditioning units.

Refer to the policy wording for full terms and conditions

Endorsements: Endorsements as per policy

Extensions: Conditions/Extensions as per policy

Exclusions: Exclusions as per policy

Policy Wording: Residential Strata Package LONGRSI 12 03.2024

Insurer Panel: Underwriting Agency: Longitude Insurance Pty Ltd as an authorised representative of Austagencies Pty Ltd 100%

Underwritten By: *Chubb Insurance Australia Limited* 100%
ABN: 23 001 642 020
Level 38 225 George Street
Sydney NSW 2000

IMPORTANT NOTICES

We have prepared this document to assist you to understand important issues relating to your insurances. Please contact our office if you have any questions or require further advice/assistance.

YOUR POLICY DOCUMENTATION

The policy wordings and other documentation should be read carefully to ensure that the cover provided is right for you. If you do not comply with the policy terms and conditions the insurer may be able to cancel the policy and/or refuse to pay or reduce a claim. You should carefully monitor and review your insurance contract to ensure it continues to be adequate during the period of insurance. If any information is incorrect or unclear, make sure that you tell us.

YOUR DISCLOSURE OBLIGATIONS

It is important that you provide us with complete and accurate information about the risk to be insured otherwise the advice we give you may not be appropriate for your needs. We rely on you to provide complete and accurate information.

Before you enter into an insurance contract with an insurer, you have a duty under the Insurance Contracts Act 1984 (Cth) to disclose information to the insurer. This Duty of Disclosure applies until the insurer agrees to either insure you or renew your insurance. The Duty of Disclosure also applies before you extend, vary or reinstate your insurance.

If you are applying for or renewing insurance in relation to consumer insurance products such as, your motor vehicle, home building and/or contents, residential strata, travel, personal accident or sickness and/or consumer credit products, you must answer the specific questions asked by the insurer truthfully and accurately. In answering those questions, you must tell the insurer all information that's known to you and that a reasonable person would be expected to provide in answer to the questions. Not doing so may be considered by the insurer to be a breach of your 'duty to take reasonable care not to make a misrepresentation' and may cause issues in relation to the validity of your insurance policy and/or issues in the event of you lodging a claim.

At renewal, the insurer may either ask you to advise any changes to information you have previously disclosed, or may give you a copy of the information you previously disclosed and ask you to advise them if there have been any changes. If you do not tell the insurer about a change, you will be taken to have told the insurer there is no change.

If you are applying for or renewing any other insurance, you must tell the insurer all information that is known to you that a reasonable person could be expected to know or that is relevant to the insurer's decision to insure you and on what terms.

You do not need to tell the insurer anything:

- that reduces the risk it insures you for;
- is common knowledge;
- that the insurer knows or should know; or
- which the insurer waived your duty to tell it about

NON-DISCLOSURE

If you fail to comply with your Duty of Disclosure, the insurer may cancel your contract of insurance, or reduce the amount it will pay you if you make a claim, or both. If your failure to comply with the Duty of Disclosure is fraudulent, the insurer may refuse to pay a claim and treat the contract of insurance as if it never existed. If you are in doubt about whether or not a particular matter should be disclosed, please contact our office.

PEOPLE YOU REPRESENT

You must make sure you explain the Duty of Disclosure to any person you represent when we arrange any insurance cover for you. Alternatively, you may ask any person you represent to contact us, and we will explain their Duty of Disclosure to them directly.

DUTY OF GOOD FAITH

Both parties to an insurance contract, the insurer and the insured, must act towards each other with the utmost good faith. If you fail to do, the insurer can cancel your insurance. If the insurer fails to do so, you may be able to sue the insurer.

PRIVACY

We are committed to protecting your privacy. We use the information you provide to us to assist and advise on your insurance needs. We provide your information to insurance companies and agents that provide insurance quotes and offer insurance terms to you. Your information may also be provided to the companies that deal with your insurance claim such as assessors and claims administrators. Your information may be given to an overseas insurer (eg. Lloyds of London) if we are seeking insurance terms from an overseas insurer, or to reinsurers who are located overseas. We will inform you of where the insurer is located, if it is possible to do so at the time of advising you. We also provide your information to the suppliers of our policy administration and broking systems that help us to provide our products and services to you. We do not trade, rent, or sell your information.

COOLING OFF RIGHTS

You may have a statutory cooling-off right to return your policy. The Product Disclosure Statement (PDS) or policy document issued by the insurer tells you what the cooling-off right is. You must notify us in writing within the period noted in your PDS or policy document. Irrespective of any cooling-off period you may still have cancellation rights under your policy.

TARGET MARKET DETERMINATION (TMD)

A TMD is developed for any retail insurance product to help you understand the class of customer for which the insurance policy is designed for. You can find the TMD relevant to your insurance policy through the link:

<https://www.steadfast.com.au/target-market-determinations>

UNDER-INSURANCE

Reviewing the sums insured and declared values in your policies on a regular basis and at each renewal will help you to ensure that you have maximum protection under your policies.

Consider whether you require cover for replacement on a 'new for old' basis and other costs such as removal of debris. The value of the property/assets insured may need to be updated if you change locations, renovate, or expand your premises, or purchase new property/assets.

If you do not check these values and advise us of changes you require, you could be underinsured as the insurer may apply an Average or Co-insurance clause.

AVERAGE, CO-INSURANCE

Some policies contain an Average or Co-insurance clause. This means that if you insure for less than the full value of the property, your claim may be reduced in proportion to the amount of the under-insurance.

Some business interruption policies contain an Average/Co-Insurance clause which has a different application. Check your policy and contact us with any questions.

CONTRACTS AND LEASES YOU SIGN

If you sign a contract with an indemnity, "hold harmless" or release, it can invalidate your insurance – unless you obtain the Insurer's consent in advance.

These clauses are often found in leases and other contracts you sign from time to time relating to your business. Do not sign a contract or lease without contacting us and/or taking legal advice as to whether the contract terms will prejudice your policy.

LEASING, HIRING AND BORROWING PROPERTY

When you lease, hire, or borrow property, make sure that the contract clearly identifies who is responsible for insuring the property.

Industrial Special Risks policies automatically cover property which you are responsible to insure, subject to the policy excess. Public liability insurance may assist you meet claims relating to property damage to property which you lease or hire. A sub-limit usually applies to the amount you can claim for damage to property in your care, custody, or control.

CLAIMS OCCURRING POLICIES

Most of your policies do not provide indemnity in respect of events that occurred before the insurance commenced. They cover events that occur during the policy period.

CLAIMS MADE POLICIES

Some policies (e.g. professional indemnity insurance) provide cover on a "claims made" basis. This means that claims first advised to you (or made against you) and reported to your insurer during the policy period are insured under that policy, irrespective of when the incident causing the claim occurred. (unless there is a date beyond which the policy does not cover – this is called a "retroactive date"). If you become aware of circumstances which could give rise to a claim, notify the insurer during the policy period.

Report all incidents that may give rise to a claim against you to the insurers immediately after they come to your attention and before the policy expires.

ADDITIONAL INSUREDS AND NOTING INTERESTS

If a person is to be named on your policy or insured as a co-insured or joint insured, notify us immediately so we can request this in advance from the insurer. Your property and liability policies will not provide automatic cover for the insurable interest of other parties (e.g., mortgagees, lessors).

Check with us whether the insurer will include someone else as an insured or note their interests before you agree to this in a contract or lease. We cannot guarantee that an insurer will agree to include someone as an insured under your policy or to note their interests on your policy.

INSURER SOLVENCY

We do not warrant or guarantee the current or ongoing solvency or financial viability of the insurer because we have no control over the insurer's performance, and this can be affected by many complex commercial and economic factors.

UNAUTHORISED FOREIGN INSURERS

In limited cases, we may recommend that you insure with an unauthorised foreign insurer. An unauthorised foreign insurer is an insurer that is not authorised under the Insurance Act 1973 (Act) to conduct insurance business in Australia and is not subject to the system of financial supervision of general insurers in Australia that is monitored by the Australian Prudential Regulation Authority. If the insurer becomes insolvent, you will not be protected by the Federal Government's Financial Claims Scheme provided under Part VC of that Act.

CANCELLATIONS

If there is a refund of premium as a result of a cancellation or adjustment to a policy, we reserve the right to retain the remuneration earned prior to the alteration. If we don't do this we will not be properly paid for the services provided to you.

**Body corporate certificate – Specified Two-lot Schemes***Body Corporate and Community Management Act 1997, section 205(4)*

This form is effective from 1 August 2025

For the sale of a lot included in a community titles scheme under the *Body Corporate and Community Management (Specified Two-lot Schemes Module) Regulation 2011*.

WARNING - Do not sign a contract to buy a property in a community titles scheme until you have read and understood the information in this certificate. Obtain independent legal advice if needed.

You may rely on this certificate against the body corporate as conclusive evidence of matters stated in the certificate, except any parts where the certificate contains an error that is reasonably apparent.

This certificate contains important information about the lot and community titles scheme named in the certificate, including:

- property details and contacting the body corporate ...[Page 3](#)
- by-laws and exclusive use areas ...[Page 4](#)
- lot entitlements and financial information ...[Page 5](#)
- common property, assets, and contracts ...[Page 7](#)
- insurance ...[Page 8](#)

This certificate does not include information about:

- physical defects in the common property or buildings in the scheme;
- body corporate expenses and liabilities for which no lot owner agreements have been made;
- body corporate decisions made by lot owner agreements (other than lot owner agreements about agreed body corporate expenses);
- current, past or planned body corporate disputes or court actions;
- orders made against the body corporate by an adjudicator, a tribunal or a court; or
- the lawful use of lots, including whether a lot can be used for short-term letting.

Search applicable planning laws, instruments and documents to find out what your lot can be used for. If you are considering short-term letting your lot, contact your solicitor, the relevant local government or other planning authority to find out about any approvals you will need or if there are any restrictions on short-term letting. It is possible that lots in the community titles scheme are being used now or could in future be used lawfully or unlawfully for short-term or transient accommodation.

Becoming an owner

When you become an owner of a lot in a community titles scheme, you:

- automatically become a member of the body corporate and have the right to make decisions about the scheme with the owner of the other lot in the scheme;
- must pay contributions towards agreed body corporate expenses (for example, insurance);
- must comply with the body corporate by-laws.

A body corporate under the Body Corporate and Community Management (Specified Two-lot Schemes Module) Regulation 2011 consists of the owners of the two lots in the scheme. The two lot owners make body corporate decisions by agreement (called 'lot owner agreements').

You must tell the body corporate that you have become the owner of a lot in the scheme within 1 month of settlement. You can do this by using the [BCCM Form 8 – Information for body corporate roll](#). Fines may apply if you do not comply.

The information in this certificate is current as at: 16 / 01 / 2026

How to get more information

You can inspect the body corporate records which will provide important information about matters not included in this certificate. To inspect the body corporate records, you can contact the person responsible for keeping body corporate records (see page 3), or you can engage the services of a search agent. Fees will apply.

Planning and development documents can be obtained from the relevant local government or other planning authority. Some relevant documents, such as the development approval, may be available from the body corporate, depending on when and how the body corporate was established.

The community management statement

Each community titles scheme has a community management statement (CMS) recorded with Titles Queensland, which contains important information about the rights and obligations of the owners of lots in the scheme. The seller must provide you with a copy of the CMS for the scheme before you sign a contract.

The Office of the Commissioner for Body Corporate and Community Management

The Office of the Commissioner for Body Corporate and Community Management provides an information and community education service and a dispute resolution service for those who live, invest or work in community titles schemes. Visit www.qld.gov.au/bodycorporate.

You can ask for a search of adjudicators orders to find out if there are any past or current dispute applications lodged for the community titles scheme for the lot you are considering buying www.qld.gov.au/searchofadjudicatorsorders.

Property details and contacting the body corporate

Name and number of the community titles scheme (Example – Seaview CTS 1234)

SYBAL PLACE COMMUNITY TITLES SCHEME 2259

Lot and plan details

Lot number: 1

Plan type and number (Example – BUP 1234): BUP 13409

Plan of subdivision: Standard Format Building Format Volumetric Format

The plan of subdivision applying to a lot determines maintenance and insurance responsibilities.

Building management statements

A building management statement is a document, which can be put in place in certain buildings, that sets out how property and shared facilities are accessed, maintained and paid for by lots in the building. It is an agreement between lot owners in the building that usually provides for supply of utility services, access, support and shelter, and insurance arrangements. A lot can be constituted by a community titles scheme's land.

Does a building management statement apply to the community titles scheme?

Yes
 No

If yes, you can obtain a copy of the statement from Titles Queensland: www.titlesqld.com.au. You should seek legal advice about the rights and obligations under the building management statement before signing the contract – for example, this can include costs the body corporate must pay in relation to shared areas and services.

Body corporate manager

Bodies corporate often engage a body corporate manager to handle administrative functions.

Is there a body corporate manager for the scheme?

Yes. The body corporate manager is:
Name: Company:
Phone: Email:
 No

Accessing records

Who is responsible for keeping the body corporate's records?

The body corporate manager named above.
 The following person:
Name: Boats n Hoes World Wide Pty Ltd Role: Owner/Maintains own records
Phone: Email:

By-laws and exclusive use areas

The body corporate may make by-laws (rules) about the use of common property and lots included in the community titles scheme. You must comply with the by-laws for scheme. By-laws can regulate a wide range of matters, including noise, the appearance of lots, carrying out work on lots (including renovations), parking, requirements for body corporate approval to keep pets, and whether smoking is permitted on outdoor areas of lots and the common property. However, by-laws cannot regulate the type of residential use of lots that may lawfully be used for residential purposes. You should read the by-laws before signing a contract.

What by-laws apply?

The by-laws that apply to the scheme are specified in the community management statement for the scheme provided to you by the seller.

The community management statement will usually list the by-laws for the scheme. If the statement does not list any by-laws, Schedule 4 of the *Body Corporate and Community Management Act 1997* will apply to the scheme.

General by-laws

- The community management statement includes the complete set of by-laws that apply to the scheme.
- The community management statement specifies the by-laws in Schedule 4 of the *Body Corporate and Community Management Act 1997* apply to the scheme.

Exclusive use areas

Individual lots may be granted exclusive use of common property or a body corporate asset, for example, a courtyard, car park or storage area. The owner of a lot to whom exclusive use rights are given will usually be required to maintain the exclusive use area unless the exclusive use by-law or other allocation of common property provides otherwise.

Are there any exclusive use by-laws or other allocations of common property in effect for the community titles scheme?

- Yes
- No

If yes, the exclusive use by-laws or other allocations of common property for the schemes are: (select all that apply)

- listed in the community management statement.
- given with this certificate.

Lot entitlements and financial information

Lot entitlements

Lot entitlements are used to determine the proportion of body corporate expenses each lot owner is responsible for.

The community management statement contains two schedules of lot entitlements – a contribution schedule of lot entitlements and an interest schedule of lot entitlements, outlining the entitlements for each lot in the scheme. The contribution schedule lot entitlement for a lot (as a proportion of the total for both lots) is used to calculate the lot owner's contribution to most body corporate expenses, and the interest schedule lot entitlement for a lot (as a proportion of the total for both lots) is used to calculate the lot owner's contribution to insurance expenses in some cases. Lots may have different lot entitlements and therefore may pay different contributions to the body corporate's expenses.

You should consider the lot entitlements for the lot compared to the lot entitlements for other lots in the scheme before you sign a contract of sale.

Contribution schedule

Contribution schedule lot entitlement for the lot: 1/2

Total contribution schedule lot entitlements for both lots:2/2.....

Interest schedule

Interest schedule lot entitlement for the lot:1/2.....

Total interest schedule lot entitlements for both lots: 2/2

Financial accounts

Does the body corporate keep one or more financial institution accounts (for example, a bank account)?

- Yes
- No

If yes, the name and amount held in the account/s and the person/s authorised to operate the account/s are:

given with this certificate

as follows:

Name of financial institution:

Name of the person/s authorised to operate the account:

.....

Current amount held in the account: \$

Body corporate debts

If any contributions or other body corporate debt (including penalties or reasonably incurred recovery costs) owing in relation to the lot are not paid before you become the owner of the property, YOU WILL BE LIABLE TO PAY THEM TO THE BODY CORPORATE. Before signing the contract, you should make sure that the contract addresses this or provides for an appropriate adjustment at settlement.

Owner contributions and amounts owing

Agreed body corporate expenses

An *agreed body corporate expense* is an item of expenditure that the body corporate has decided, by a lot owner agreement, to incur. An agreed body corporate expense also includes expenses the body corporate is required to incur to comply with the Act, a statutory order or notice given to the body corporate, an order of an adjudicator, a judgment or order of a court, or an order of QCAT. The owner of each lot is required to pay a contribution to an agreed body corporate expense.

Are there any agreed body corporate expenses that the owner of the lot is liable to pay a contribution to?

Yes
 No

If yes, the contributions payable by the owner of the lot that this certificate relates to are listed below.

WARNING: you may have to contribute additional amounts if a liability arises that is not already covered by an agreed body corporate expense.

Contributions payable by the lot

Total amount of contributions for lot 1 for the current financial year: \$..3,320.00.....

Number of instalments:1..... (outlined below)

Due date	Amount due	Purpose of expense	Paid
30 / 12 / 2025	\$ 1,660.00	Insurance	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
.... / /	\$ _____	_____	<input type="checkbox"/> Yes <input type="checkbox"/> No
.... / /	\$ _____	_____	<input type="checkbox"/> Yes <input type="checkbox"/> No
.... / /	\$ _____	_____	<input type="checkbox"/> Yes <input type="checkbox"/> No

Other amounts payable by the lot owner

For the current financial year there are:

No other amounts payable for the lot.
 Amounts payable under exclusive use by-laws, totalling \$
 Amounts payable under service agreements (that are not included in body corporate contributions for the lot), totalling \$
 Other amounts, totalling \$ (see explanation given with this certificate)

Summary of amounts due but not paid by the current owner

At the date of this certificate:

All payments for the lot are up to date.
 The following amounts are due but not yet paid for the lot:
 Overdue contributions for agreed body corporate expenses: \$
 Other amounts due but not paid: \$

Total amounts due but not paid: \$

Common property, assets and contracts

When you buy a lot in a community titles scheme, you also own a share in the common property and assets for the scheme. Common property can include driveways, lawns, gardens and shared facilities. Assets can include gym equipment and pool furniture.

The body corporate is usually responsible for maintaining common property in a good and structurally sound condition. However, an owner is responsible for maintaining common property or assets that their lot has been allocated exclusive use of, or for maintaining improvements to common property or utility infrastructure that is only for the benefit of their lot. The body corporate may have additional maintenance responsibilities, depending on the plan of subdivision the scheme is registered under. For more information, visit www.qld.gov.au/buyingbodycorporate.

Improvements the lot owner is responsible for

A lot owner may make improvements to the common property for the benefit of their lot if authorised by the body corporate or under an exclusive use by-law. The owner of the lot is usually responsible for maintenance of these improvements, unless the body corporate authorises an alternative maintenance arrangement or it is specified in the relevant by-law.

- There are no authorised improvements to the common property that the owner of the lot is responsible for maintaining in good condition.
- Details of authorised improvements to the common property that the owner of the lot is responsible for maintaining in good condition are given with this certificate.

Body corporate assets

Are there any body corporate assets more than \$1,000 in value?

- Yes – details of the relevant assets are given with this certificate.
- No

Service contracts

A body corporate may engage service contractors to provide services to the body corporate to assist in the management of the scheme.

The maximum term of a service contract that can be entered into by a body corporate is 1 year.

You may inspect the body corporate records to find information about engagements entered into by the body corporate, including the term of the engagement, as well as duties required to be performed and remuneration payable by the body corporate under the engagement.

Embedded network electricity supply

Is there an arrangement to supply electricity to occupiers in the community titles scheme through an embedded network?

- Yes
- No

More information about embedded networks in community titles schemes is available from:
www.qld.gov.au/buyingbodycorporate.

Insurance

The body corporate must insure the common property and assets for full replacement value and public risk.

The body corporate must insure, for full replacement value, the following buildings where lots in the scheme are created:

- under a building format plan of subdivision or volumetric format plan of subdivision - each building that contains an owner's lot (e.g. a unit or apartment); or
- under a standard format plan of subdivision - each building on a lot that has a common wall with a building on an adjoining lot.

Current policies

Details of each current insurance policy held by the body corporate including, for each policy, the:

- type of policy;
- name of insurer;
- sum insured;
- amount of premium; and
- excess payable on a claim.

are given with this certificate.

Alternative insurance

Where the body corporate is unable to obtain the required building insurance, an adjudicator may order that the body corporate take out alternative insurance. Information about alternative insurance is available from www.qld.gov.au/buyingbodycorporate.

Does the body corporate currently hold alternative insurance approved under an alternative insurance order?

Yes

No

Lot owner and occupier insurance

The occupier is responsible for insuring the contents of the lot and any public liability risks which might occur within the lot. The owner is responsible for insuring buildings that do not share a common wall if the scheme is registered under a standard format plan of subdivision, unless the body corporate has set up a voluntary insurance scheme and the owner has opted-in.

More information about insurance in community titles schemes is available from your solicitor or www.qld.gov.au/buyingbodycorporate.

Body corporate authority

This certificate was completed by:

- The owners of both lots in the community titles scheme (i.e. the body corporate);
- A body corporate manager or other authorised agent on behalf of the body corporate;
- The owner of the lot to which this certificate relates (authorised by a lot owner agreement);
- The owner of the other lot in the community titles scheme (authorised by a lot owner agreement).

Name/s Katherine Bennett

Signature/s K. Bennett

Date 16.01.25

Copies of documents given with this certificate:

- details of exclusive use by-laws or other allocations of common property (if applicable)
- details of financial accounts (if applicable)
- details of amounts due to the body corporate for another reason (if applicable)
- details of improvements the owner is responsible for (if applicable)
- details of body corporate assets (if applicable)
- details of insurance policies held by the body corporate