



Seller disclosure statement

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 **HEATHER ISOBEL ROBERTSON, EDWARD CHARLES ROBERTSON**

Property address
(referred to as the
"property" in this
statement)

18/554 MARINE PARADE, BIGGERA WATERS QLD 4216

Lot on plan description

18/BUP2067

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 *Land Title Act 1994* showing interests registered under that Act for the property.

Yes

A copy of the plan of survey registered for the property.

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 <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No 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> <p>Unregistered lease (if applicable)</p> <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 style="width: 100%;" type="text"/> » the amount of rent and bond payable: <input style="width: 100%;" type="text"/> » whether the lease has an option to renew: <input style="width: 100%;" type="text"/> <p>Other unregistered agreement in writing (if applicable)</p> <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. <input type="checkbox"/> Yes</p> <p>Unregistered oral agreement (if applicable)</p> <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: 100px; 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><i>If Yes, the details of any statutory encumbrances are as follows:</i></p> <div style="border: 1px solid black; padding: 5px;"> <p>1. Rights and interests reserved to the Crown by Deed of Grant No. 10321095 (POR 62)</p> <p>2. Any statutory encumbrances or right for water supply, sewerage, drainage or other utilities</p> </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. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</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 style="width: 100%;" type="text"/></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	<p>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 1993; the State Development and Public Works Organisation Act 1971 or the Sanctuary Cove Resort Act 1985, as applicable</i>):</p> <div style="border: 1px solid black; padding: 5px; width: fit-content;"> <p>Medium density residential</p> </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 style="text-align: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>The lot is affected by a notice of intention to resume the property or any part of the property.</p> <p style="text-align: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p><i>If Yes, a copy of the notice, order, proposal or correspondence must be given by the seller.</i></p>		
<p>* <i>Transport infrastructure</i> has the meaning defined in the <i>Transport Infrastructure Act 1994</i>. A <i>proposal</i> means a resolution or adoption by some official process to establish plans or options that will physically affect the property.</p>			
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> (for example, land is contaminated, show cause notice, requirement for site investigation, clean up notice or site management plan).</p> <p style="text-align: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</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 style="text-align: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</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> <p style="text-align: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>		
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	<p>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).</p>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Flooding	<p>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 enquires. Flood information for the property may also be available at the FloodCheck Queensland portal or the Australian Flood Risk Information portal.</p>		
Vegetation, habitats and protected plants	<p>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.</p>		

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.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	If a community titles scheme or a BUGTA scheme – a shared pool is located in the scheme.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
	Pool compliance certificate is given.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
	OR Notice of no pool safety certificate is given.	<input type="checkbox"/> Yes	<input 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.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	<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>		
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.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	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.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	<i>If Yes, a copy of the notice or order must be given by the seller.</i>		
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:

Date Range:

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:

Date Range:

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.

<p>Body Corporate and Community Management Act 1997</p>	<p>The property is included in a community titles scheme. (If Yes, complete the information below)</p>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
<p>Community Management Statement</p>	<p>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.</p> <p>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.</p>	<input checked="" type="checkbox"/> Yes	
<p>Body Corporate Certificate</p>	<p>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.</p> <p>If No— An explanatory statement is given to the buyer that states:</p> <ul style="list-style-type: none"> » 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
<p>Statutory Warranties</p>	<p>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.</p>	<input type="checkbox"/> Yes	
<p>Building Units and Group Titles Act 1980</p>	<p>The property is included in a BUGTA scheme (If Yes, complete the information below)</p>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<p>Body Corporate Certificate</p>	<p>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.</p> <p>If No— An explanatory statement is given to the buyer that states:</p> <ul style="list-style-type: none"> » 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. <p>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.</p>	<input type="checkbox"/> Yes	<input type="checkbox"/> No

Signatures – SELLER

Signed by:

Heather Isobel Robertson

8708E507FE8446F

Signature of seller

Signed by:

Edward Charles Robertson

8708E507FE8446F

Signature of seller

Heather Isobel Robertson

Name of Seller

Edward Charles Robertson

Name of Seller

18-11-2025 | 6:30 PM AEST

Date

18-11-2025 | 6:38 PM AEST

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

Request No: 54071103
Search Date: 12/11/2025 15:17

Title Reference: 15481018
Date Created: 10/02/1976

Previous Title: 14658108

REGISTERED OWNER

Dealing No: 723117779 11/03/2024

HEATHER ISOBEL ROBERTSON
EDWARD CHARLES ROBERTSON JOINT TENANTS

ESTATE AND LAND

Estate in Fee Simple

LOT 18 BUILDING UNIT PLAN 2067
Local Government: GOLD COAST
COMMUNITY MANAGEMENT STATEMENT 13057

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10321095 (POR 62)

ADMINISTRATIVE ADVICES - NIL
UNREGISTERED DEALINGS - NIL

** End of Current Title Search **

COPYRIGHT QUEENSLAND TITLES REGISTRY PTY LTD [2025]
Requested By: D-ENQ INFOTRACK PTY LIMITED

Initial Initial
HR ECR

Name of Building Units: ARCADIA

Regulation 5 (a)

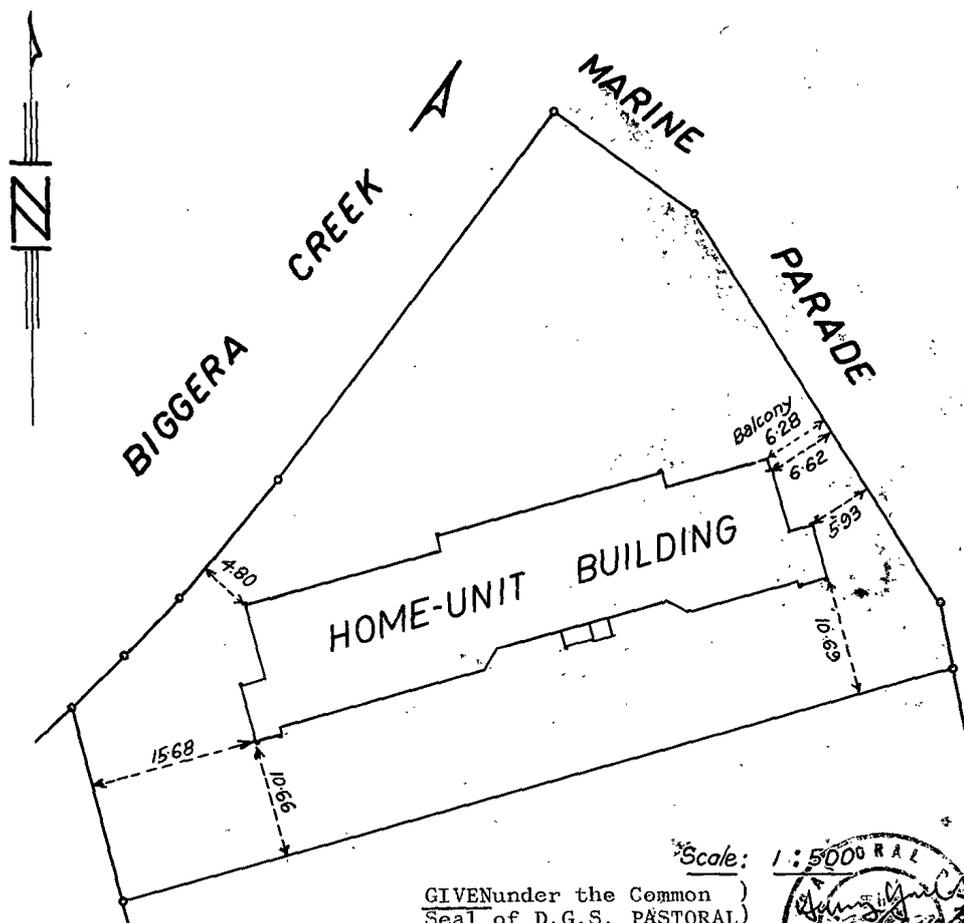
(FORM 1)

BUILDING UNITS PLAN NO. 2067

Sheet 1 of 13 Sheets
Annexure 1 to Sheet 1 made 16.7.1984.

No. F205005 Change of Title
First Schedule Regs.

Catalogued and Charted on RP 60751
SH. 10.2.76
and Map Gold Coast Sh. 1



Scale: 1:500 RAL

GIVEN Under the Common
Seal of D.G.S. PASTORAL
PTY. LTD. in accordance
with its Articles of
Association

Signature of Registered Proprietor

Name of Registered Proprietor D.G.S. Pastoral Pty. Ltd.

Address: Penton House, 120 Scarborough Street, Southport....4215

County of Ward

Parish of Barrow

City of [redacted]

Reference to Title: Volume 4658
Folio 108

Description of Parcel: Subdivision 1
of Resubdivisions 1 - 3 of Subdivisions
13 and 14 of Section 10 of Portion 62

Name of Body Corporate: "The Proprietors
Arcadia Building Units
Plan No 2067"

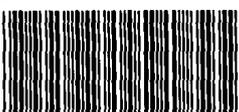
Address at which documents may be served:

554 Marine Parade, Labrador....4215

Building Units Plan No. 2067

Registered 4 Feb 1976
Registrar of Titles

Office Reference Only



CMS13057

BUP2067

Maureen
TOWN CLERK
GOLD COAST CITY COUNCIL

CISP

ANNEXURE / TO SHEET NO. 1

OF BUILDING UNITS PLAN NO. 2067 ON

16 July 1984.



REGISTRAR OF TITLES.

No. H/316725 NOTIFICATION OF CHANGE OF BY LAWS RECORDED 16 July 1984

No. H/616102 NOTIFICATION OF CHANGE OF BY LAWS RECORDED 26 June 1985



REGISTRAR OF TITLES

Lined area for recording details of the notification.

Regulation 12

(FORM 2)

BUILDING UNITS PLAN NO. 2067

Sheet 2 of 13 Sheets

I, Maurice Darrell Conkey of K.G. Norris & Associates, 93 Queen Street, Brisbane, Authorised Surveyor under the "Land Surveyors' Acts, 1908 to 1916," do hereby certify (1) that the building shown on the Building Units Plan to which this Certificate is annexed, is within the external surface boundaries of the parcel the subject of the Building Units Plan.

Dated this twenty-second day of October, 1975.


Authorised Surveyor


TOWN CLERK
GOLD COAST CITY COUNCIL

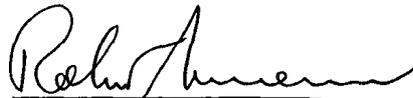
Regulation 13

(FORM 3)

BUILDING UNITS PLAN NO. 2067

Sheet 3 of 13 Sheets

Gold Coast
City Council certifies that the proposed subdivision of the parcel, as illustrated in the Building Units Plan, has been approved by the Council and that all requirements of "The Local Government Acts, 1936 to 1975", have been complied with in regard to the subdivision.


MAYOR


TOWN CLERK
GOLD COAST CITY COUNCIL

Regulation 13A

(FORM 11)

BUILDING UNITS PLAN NO. 2067

Sheet 4 of 13 Sheets

I, RONALD PURSSEY of 419 Upper Edward St. Brisbane, Q. an Architect under the Architects Act 1962-1971 do hereby certify that the building shown on the Building Units Plan to which this certificate is annexed has been substantially completed in accordance with plans and specifications approved by the Gold Coast City Council.

Dated this *twelfth* day of *December* ~~October~~, 1975.
R.P.

Ronald Purssey

2067
(FORM 4)

Regulation 14

Sheet 5 of 13 Sheets

SCHEDULE OF UNIT ENTITLEMENT AND REFERENCE
TO CURRENT CERTIFICATE OF TITLE

Unit No.	Level	Entitlement	Current C's T.	
			Vol. Ref.	Ref. Fol.
1	B	1	5481	1
2	B	1	5481	2
3	B	1	5481	3
4	B	1	5481	4
5	B	1	5481	5
6	C	1	5481	6
7	C	1	5481	7
8	C	1	5481	8
9	C	1	5481	9
10	C	1	5481	10
11	D	1	5481	11
12	D	1	5481	12
13	D	1	5481	13
14	D	1	5481	14
15	D	1	5481	15
16	E	1	5481	16
17	E	1	5481	17
18	E	1	5481	18
19	E	1	5481	19
20	E	1	5481	20
21	F	1	5481	21
22	F	1	5481	22
23	F	1	5481	23
24	F	1	5481	24
25	F	1	5481	25
26	G	1	5481	26
27	G	1	5481	27
28	G	1	5481	28
29	G	1	5481	29
30	G	1	5481	30

Total = 30

GIVEN under the Common Seal of D.G.S. PASTORAL PTY. LTD. in accordance with its Articles of Association

[Handwritten Signature]

 Secretary

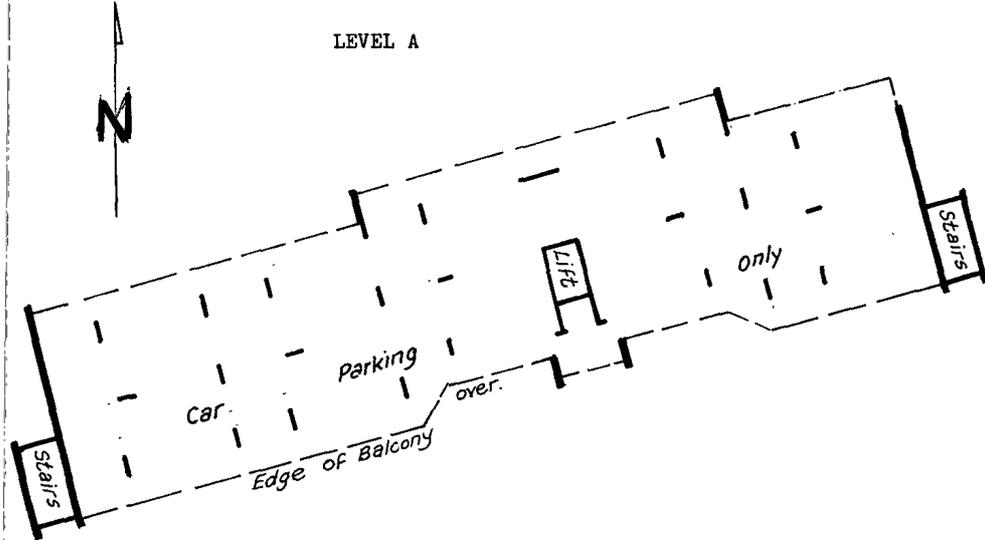
[Handwritten Signature]
 TOWN CLERK
 GOLD COAST CITY COUNCIL

Regulation 15

(FORM 5)

BUILDING UNITS PLAN NO. 2067

Sheet 6 of 13 Sheets



Scale: 1 : 300

This Level for car parking purposes only

Floor Areas are Approximate Only

Signature of Registered Proprietor

Alan Russell
TOWN CLERK
GOLD COAST CITY COUNCIL

GIVEN under the Common Seal)
of D.G.S. PASTORAL PTY. LTD)
in accordance with its
Articles of Association



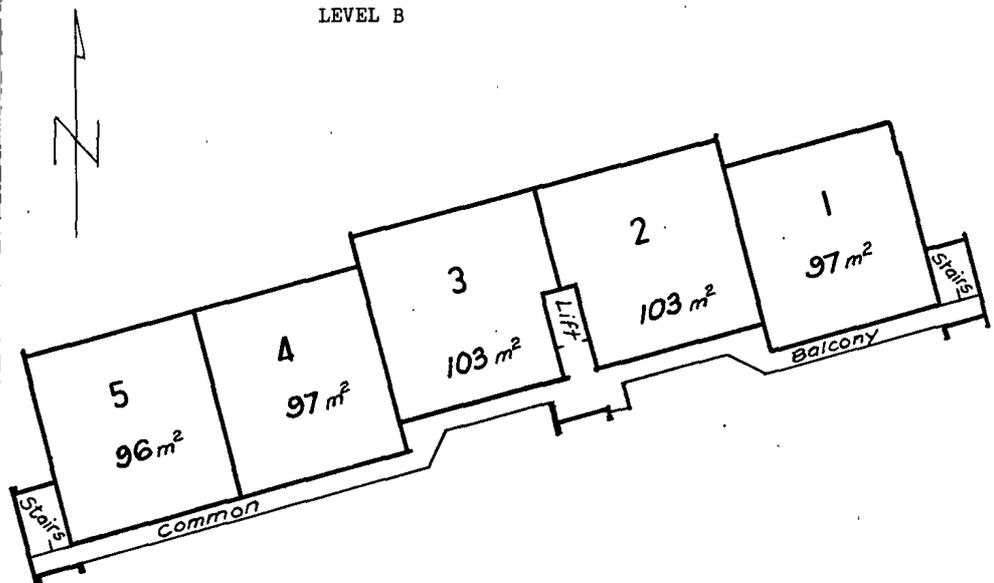
Regulation 15

(FORM 5)

BUILDING UNITS PLAN NO. 2067

Sheet 7 of 13 Sheets

LEVEL B



Scale: 1:300

Floor areas are approximate only

Units 1 to 5 are for residential purposes only

Signature of Registered Proprietor

[Signature]
TOWN CLERK
GOLD COAST CITY COUNCIL

GIVEN under the Common Seal of D.G.S. PASTORAL PTY. LTD. in accordance with its Articles of Association:

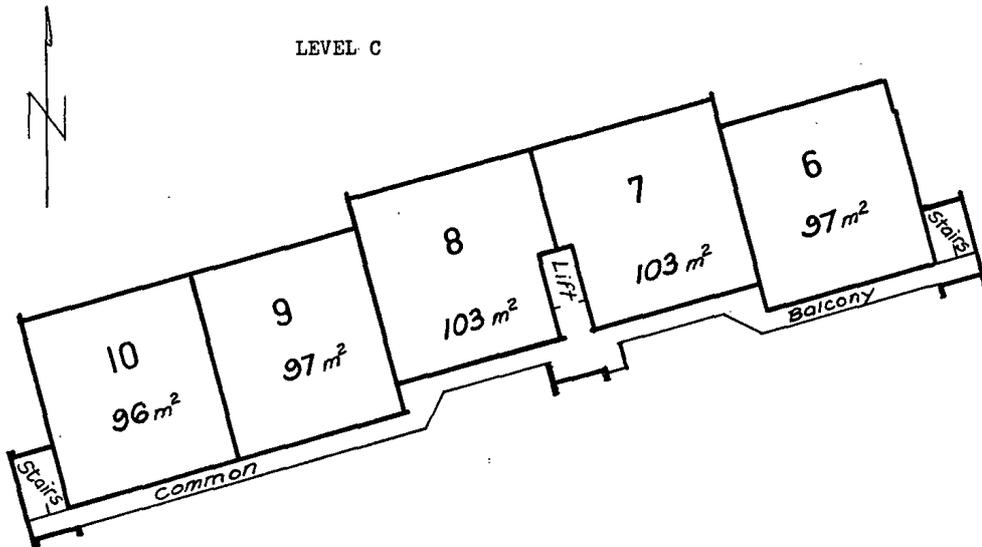


Regulation 15

(FORM 5)

BUILDING UNITS PLAN NO. 2067

Sheet 8 of 13 Sheets



Scale: 1:300

Floor areas are approximate only

Units 6 to 10 are for residential purposes only

Signature of Registered Proprietor

Alan Groll
TOWN CLERK
GOLD COAST CITY COUNCIL

GIVEN under the Common Seal of D.G.S. PASTORAL PTY. LTD. in accordance with its Articles of Association:



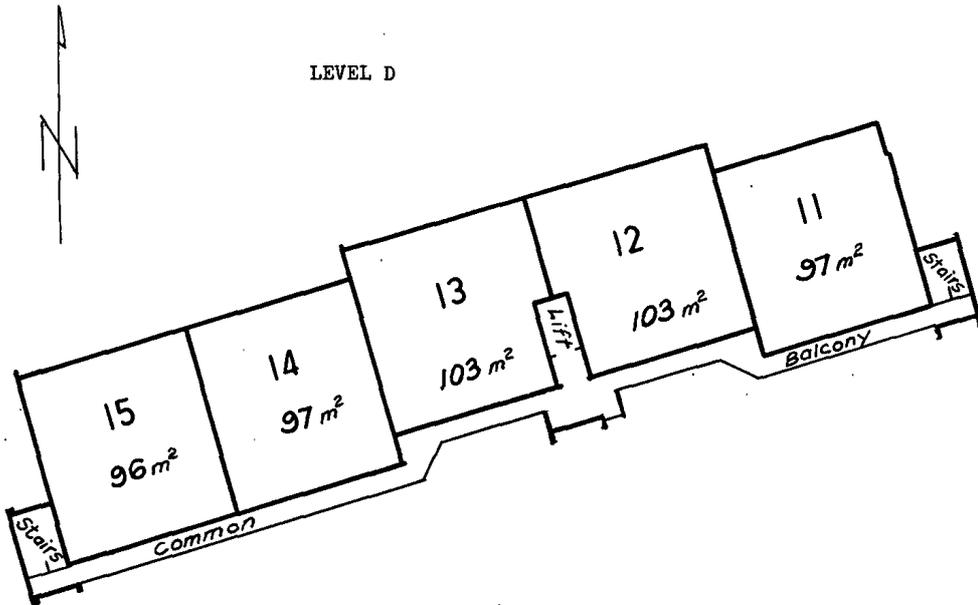
Regulation 15

(FORM 5)

BUILDING UNITS PLAN NO. 2067

Sheet 9 of 13 Sheets

LEVEL D



Scale: 1:300

Floor areas are approximate only

Units 11 to 15 are for residential purposes only

Signature of Registered Proprietor

A. A. Russell
TOWN CLERK
GOLD COAST CITY COUNCIL

GIVEN under the Common Seal of D.G.S. PASTORAL PTY. LTD. in accordance with its Articles of association:



Regulation 15

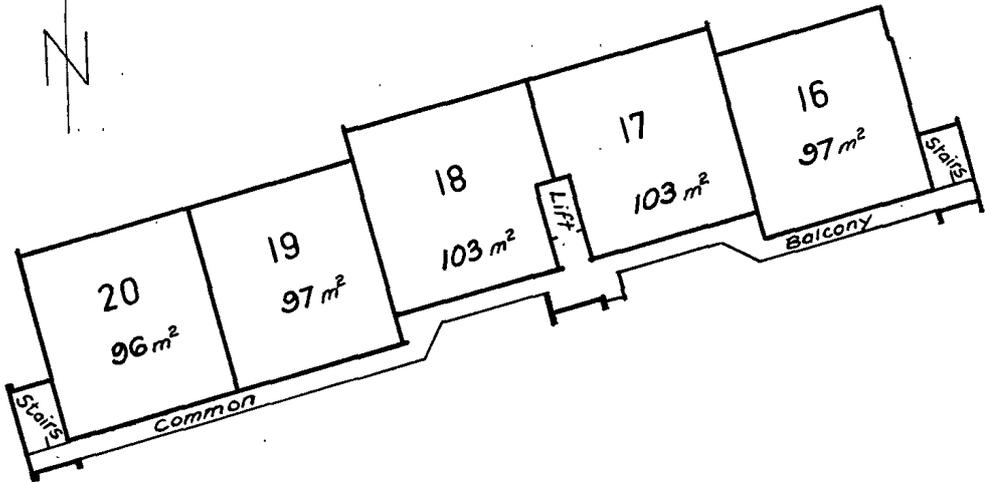
(FORM 5)

BUILDING UNITS PLAN NO. 2067

Sheet 10 of 13 Sheets



LEVEL E



Scale: 1 : 300

Floor areas are approximate only

Units 16 to 20 are for residential purposes only

Signature of Registered Proprietor

Alan Gill
TOWN CLERK
GOLD COAST CITY COUNCIL

GIVEN under the Common Seal of D.G.S. PASTORAL PTY. LTD. in accordance with its Articles of Association



Secretary

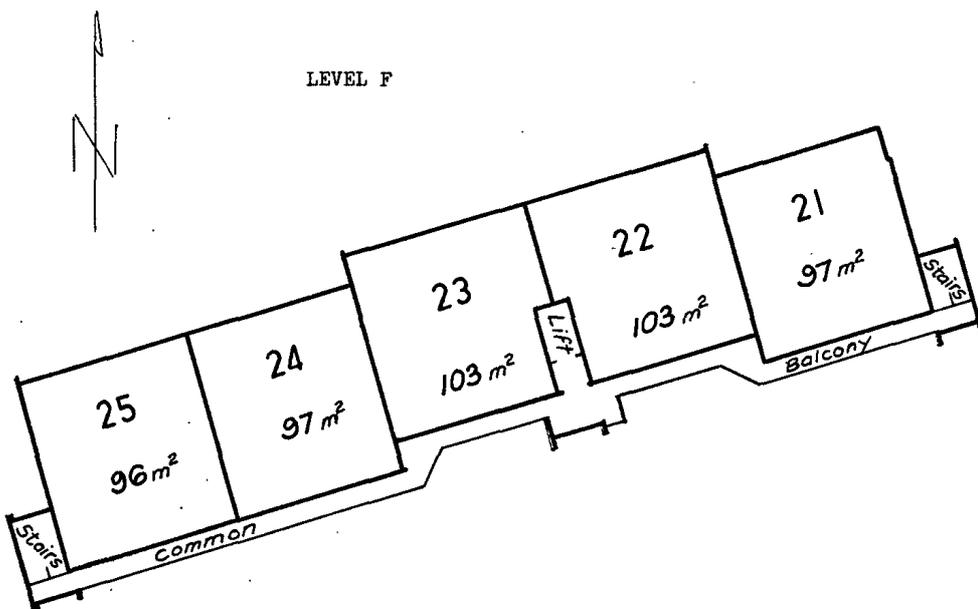
Regulation 15

(FORM 5)

BUILDING UNITS PLAN NO. 2067

Sheet 11 of 13 Sheets

LEVEL F



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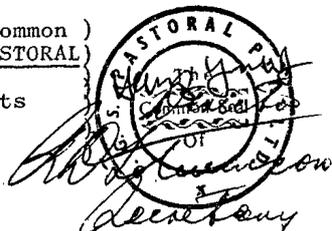
Floor areas are approximate only

Units 21 to 25 are for residential purposes only

Signature of Registered Proprietor

Alauqa
TOWN CLERK
GOLD COAST CITY COUNCIL

GIVEN under the Common)
Seal of D.G.S. PASTORAL)
PTY. LTD. in
accordance with its
Articles of
Association:



Regulation 15

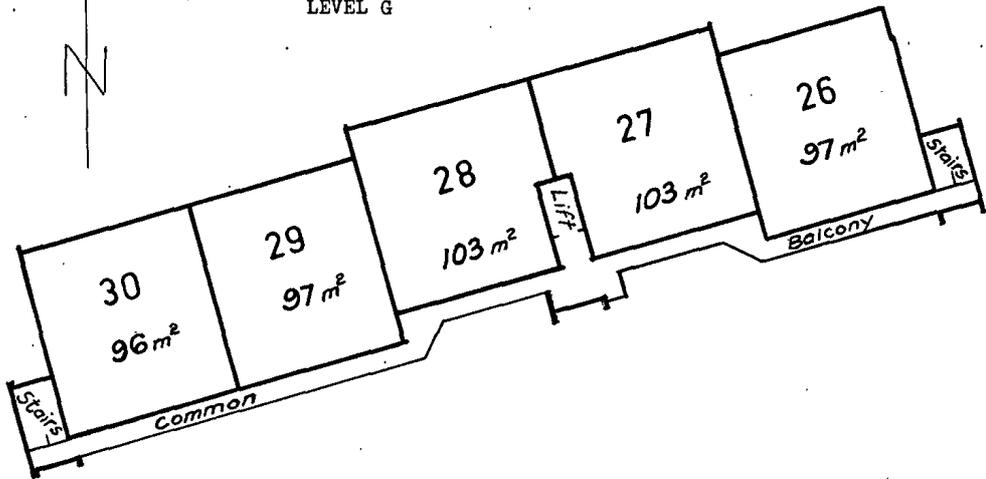
(FORM 5)

BUILDING UNITS PLAN NO. 2067

Sheet 12 of 13 Sheets



LEVEL G



Scale: 1 : 300

Floor areas are approximate only

Units 26 to 30 are for residential purposes only

Signature of Registered Proprietor

Alunagall
 TOWN CLERK
 GOLD COAST CITY COUNCIL

GIVEN under the
 Common Seal of)
 D.G.S. PASTORAL)
 PTY. LTD. in)
 accordance with)
 its Articles of)
 Association)



Regulation 15

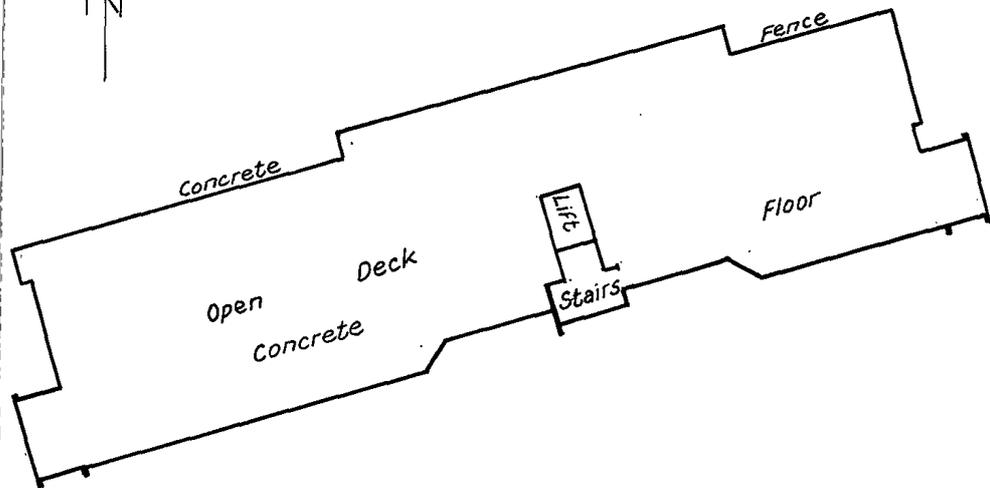
(FORM 5)

BUILDING UNITS PLAN NO. **2067**

Sheet 13 of 13 Sheets



LEVEL H



Scale: 1 : 300

Floor Areas are Approximate Only

Signature of Registered Proprietor

Alan Russell
TOWN CLERK
GOLD COAST CITY COUNCIL

GIVEN under the)
Common Seal of)
D.G.S. PASTORAL)
PTY. LTD. in)
accordance with)
its Articles of)
Association



Alan Russell
Alan Russell

CONSENT TO REGISTRATION OF BUILDING UNITS PLAN NO. 2067

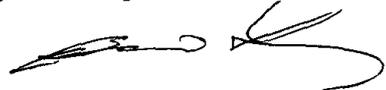
INDUSTRIAL ACCEPTANCE CORPORATION LIMITED as Mortgagee under Bills of Mortgage No. E727115 and E977695 DO TH HEREBY CONSENT to the registration of the Building Units Plan No. 2067

DATED this 17th day of DECEMBER, 1975.

INDUSTRIAL ACCEPTANCE CORPORATION LIMITED by its duly constituted Attorney Russell Robert Harris

INDUSTRIAL ACCEPTANCE CORPORATION LIMITED by its duly constituted Attorney.

who hereby certifies that he is Mortgagee - Real Estate - Industrial Division of the Company in Queensland and who acknowledges and declares that at the time of the signing hereof he has had no notice of the revocation of the Power of Attorney in the presence of:


T. P.

A pool safety certificate is required in Queensland when selling or leasing a property with a regulated pool. This form is to be used for the purposes of sections 246AA and 246AK of the *Building Act 1975*.

1. Pool safety certificate number

Identification number:

2. Location of the swimming pool

Property details are usually shown on the title documents and rates notices

Street address:

Postcode

Lot and plan details:

Local government area:

3. Exemptions or alternative solutions for the swimming pool (if applicable)

If an exemption or alternative solution is applicable to the swimming pool please state this. This will help provide pool owners with a concise and practical explanation of the exemption or alternative solution. It will also help to ensure the ongoing use of the pool and any future modifications do not compromise compliance with the pool safety standard.

4. Pool properties

Shared pool

Non-shared pool

Number of pools

5. Pool safety certificate validity

Effective date:

/ /

Expiry date:

/ /

6. Certification

I certify that I have inspected the swimming pool and I am reasonably satisfied that, under the *Building Act 1975*, the pool is a complying pool.

Name:

Pool safety inspector licence number:

Signature:

Other important information that could help save a young child's life

It is the pool owner's responsibility to ensure that the pool (including the barriers for the pool) is properly maintained at all times to comply with the pool safety standard under the *Building Act 1975*. High penalties apply for non-compliance. Parents should also consider beginning swimming lessons for their young children from an early age. Please visit

<https://www.qbcc.qld.gov.au/your-property/swimming-pools/pool-safety-standard> for further information about swimming pool safety. This pool safety certificate does not certify that a building development approval has been given for the pool or the barriers for the pool. You can contact your local government to ensure this approval is in place.

Privacy statement

The Queensland Building and Construction Commission is collecting personal information as required under the *Building Act 1975*. This information may be stored by the QBCC, and will be used for administration, compliance, statistical research and evaluation of pool safety laws. Your personal information will be disclosed to other government agencies, local government authorities and third parties for purposes relating to administering and monitoring compliance with the Building Act 1975. Personal information will otherwise only be disclosed to third parties with your consent or unless authorised or required by law.

RTI: The information collected on this form will be retained as required by the *Public Records Act 2002* and other relevant Acts and regulations, and is subject to the Right to Information regime established by the *Right to Information Act 2009*.

This is a public document and the information in this form will be made available to the public.

Office Address
Suite 1D/50 Appel St,
Surfers Paradise QLD 4217

Postal Address
PO Box 3765,
Australia Fair QLD 4215

ABN 33 147 198 427
Phone 07 5609 4924
Email info@towerbodycorporate.com.au
Website towerbodycorporate.com.au



12 November 2025

ARCADIA CTS 13057
Registered for GST

ABN 56 950 085 700

Tax Invoice

Heather Robertson

Ref

Re Lot 18 ARCADIA CTS 13057

Fee 114.10 Paid

Above Fee includes GST

Please find attached the requested certificate.

If there is further information required for settlement, a fee of \$71.50 will be charged and payable prior to the information being made available.
Requests can be emailed to info@towerbodycorporate.com.au

Please note that verbal information will no longer be given.

Kind regards
Tower Body Corporate Administration

BCCM

Form 33

Department of Justice

Body corporate certificate

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 Act 1997 (other than a lot to which the Body Corporate and Community Management (Specified Two-lot Schemes Module) Regulation 2011 applies).

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:

- becoming an owner and contacting the body corporate
- details of the property and community titles scheme
- by-laws and exclusive use areas
- lot entitlements and financial information
- owner contributions and amounts owing
- common property and assets
- insurance
- contracts and authorisations

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 the body corporate has not fixed contributions;
- current, past or planned body corporate disputes or court actions;
- orders made against the body corporate by an adjudicator, a tribunal or a court;
- matters raised at recent committee meetings or body corporate meetings; 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.

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 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.

The information in this certificate is issued on 12/11/2025

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 participate in decisions about the scheme;
- must pay contributions towards the body corporate's expenses in managing the scheme; and
- must comply with the body corporate by-laws.

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.

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 below), 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.

Contacting the body corporate

The body corporate is an entity made up of each person who owns a lot within a community titles scheme.

Name and number of the community titles scheme

ARCADIA

CTS No. **13057**

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: **Aimee Avery**

Company: **Tower Body Corporate Administratio**

Phone: **07 5609 4924**

Email: **info@towerbodycorporate.com.au**

Accessing records

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

The body corporate manager named above.

Property and community titles scheme details

Lot and plan details

Lot number: **18**

Plan type and number: **2067**

Plan of subdivision: **BUILDING FORMAT PLAN**

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

Regulation module

There are 5 regulation modules for community titles schemes in Queensland. The regulation module that applies to the scheme determines matters such as the length of service contracts and how decisions are made.

More information is available from www.qld.gov.au/buyingbodycorporate.

The regulation module that applies to this scheme is the:

Standard

NOTE: If the regulation module that applies to the scheme is the Specified Two-lot Schemes Module, then BCCM Form 34 should be used.

Layered arrangements of community titles schemes

A layered arrangement is a grouping of community titles schemes, made up of a principal scheme and one or more subsidiary schemes. Find more information at www.qld.gov.au/buyingbodycorporate

Is the scheme part of a layered arrangement of community titles schemes?

No

If yes, you should investigate the layered arrangement to obtain further details about your rights and obligations. The name and number of each community titles scheme part of the layered arrangement should be listed in the community management statement for the scheme given to you by the seller.

Building management statement

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?

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.

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 the 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.

In some older schemes, the community management statement may state that the by-laws as at 13 July 2000 apply. In these cases, a document listing the by-laws in consolidated form must be given with this certificate.

General by-laws

The community management statement includes the complete set of by-laws that 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

If yes, the exclusive use by-laws or other allocations of common property for the schemes are:

listed in the community management statement

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 all 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 all 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**
Total contribution schedule lot entitlements for all lots: **30**

Interest schedule

Interest schedule lot entitlement for the lot: **1**
Total interest schedule lot entitlements for all lots: **30**

Statement of accounts

The most recent statement of accounts prepared by the body corporate for the notice of the annual general meeting for the scheme is given with this certificate.

Owner contributions (levies)

The contributions (levies) paid by each lot owner towards body corporate expenses is determined by the budgets approved at the annual general meeting of the body corporate.

You need to pay contributions to the body corporate's administrative fund for recurrent spending and the sinking fund for capital and non-recurrent spending.

If the Commercial Module applies to the community titles scheme, there may also be a promotion fund that owners of lots have agreed to make payments to.

WARNING: You may have to pay a special contribution if a liability arises for which no or inadequate provision has been made in the body corporate budgets.

The contributions payable by the owner of the lot that this certificate relates to are listed over the page.

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

Administrative fund contributions

Total amount of contributions (before any discount) for lot **18** for the current financial year: \$ **4,162.10**

Number of instalments: **2** (outlined below)

Discount for on-time payments (if applicable): **0** %

Monthly penalty for overdue contributions (if applicable): **0.00** %

Period	Due date	Amount due	Amount due if discount applied	Paid
01/01/25 to 30/06/25	01/01/25	1,891.86	1,891.86	25/11/24
01/07/25 to 31/12/25	01/07/25	2,270.24	2,270.24	27/05/25
01/01/26****30/06/26	01/01/26	2,081.05	2,081.05	
			Amount overdue	(\$1,498.48)
			Amount Unpaid including amounts billed not yet due	(\$1,498.48)

Sinking fund contributions

Total amount of contributions (before any discount) for lot **18** for the current financial year: \$ **2,422.24**

Number of instalments: **2** (outlined below)

Discount for on-time payments (if applicable): **0** %

Monthly penalty for overdue contributions (if applicable): **0.00** %

Period	Due date	Amount due	Amount due if discount applied	Paid
01/01/25 to 30/06/25	01/01/25	1,101.01	1,101.01	25/11/24
01/07/25 to 31/12/25	01/07/25	1,321.23	1,321.23	27/05/25
01/01/26****30/06/26	01/01/26	1,211.12	1,211.12	
Amount overdue				Nil
Amount Unpaid including amounts billed not yet due				Nil

Special contributions - Administrative Fund (IF ANY)

Date determined: (Access the body corporate records for more information).

Total amount of contributions (before any discount) **Nil**

Number of instalments: **0** (outlined below)

Discount for on-time payments (if applicable): **0** %

Monthly penalty for overdue contributions (if applicable): **0.00** %

Period	Due date	Amount due	Amount due if discount applied	Paid
Amount overdue				Nil
Amount Unpaid including amounts billed not yet due				Nil

Special contributions - Sinking Fund (IF ANY)

Date determined: (Access the body corporate records for more information).

Total amount of contributions (before any discount) **Nil**

Number of instalments: **0** (outlined below)

Discount for on-time payments (if applicable): **0** %

Monthly penalty for overdue contributions (if applicable): **0.00** %

Due date	Amount due	Amount due if discount applied	Paid
Amount overdue			Nil
Amount Unpaid including amounts billed not yet due			Nil

Other amounts payable by the lot owner

Purpose Fund Amount Due date Amount

No other amounts payable for the lot.

Summary of amounts due but not paid by the current owner

At the date of this certificate

Annual contributions		(\$1,498.48)
Special contributions		Nil
Other contributions		Nil
Other payments		Nil
Penalties		Nil
Total amount overdue	(Total Amount Unpaid including not yet due (\$1,498.48))	(\$1,498.48)

(An amount in brackets indicates a credit or a payment made before the due date)

Common property and assets

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, lifts and stairwells, 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. An owner is usually 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.

Sinking fund forecast and balance - maintenance and replacement of common property / assets

The body corporate must have a sinking fund to pay for future capital expenses, such as repairs or replacement of common property and assets. The body corporate must raise enough money in its sinking fund budget each year to provide for spending for the current year and to reserve an amount to meet likely spending for 9 years after the current year. If there is not enough money in the sinking fund at the time maintenance is needed, lot owners will usually have to pay additional contributions.

Prior to signing a contract, you should consider whether the current sinking fund balance is appropriate to meet likely future capital expenditure.

Does the body corporate have a current sinking fund forecast that estimates future capital expenses and how much money needs to be accumulated in the sinking fund?

No

Current sinking fund balance (as at date of certificate): \$ 79,674.22

Improvements to common property 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.

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 below

Date	Description	Conditions
------	-------------	------------

Body corporate assets

The body corporate must keep a register of all body corporate assets worth more than \$1,000.

The body corporate does not have any assets that it is required to record in its register

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 the 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.

Body corporate insurance policies

Details of each current insurance policy held by the body corporate including, for each policy, are given with this certificate.

TYPE/COMPANY	POLICY NO.	SUM INSURED	PREMIUM	DUE DATE	EXCESS
BUILDING CHU	HU0006079638	16,341,145.00	45,953.39	01/04/26	Basic Excess - all claims \$2,500 Other excesses shown in policy wording
LEGAL DEFENCE EXPENS CHU	HU0006079638	50,000.00	Included	01/04/26	Basic Excess - all claims \$2,500 Other excesses shown in policy wording
LOT OWNERS FIXTURES CHU	HU0006079638	250,000.00	Included	01/04/26	Basic Excess - all claims \$2,500 Other excesses shown in policy wording
OFFICE BEARERS CHU	HU0006079638	5,000,000.00	Included	01/04/26	Basic Excess - all claims \$2,500 Other excesses shown in policy wording
VOLUNTARY WORKERS CHU	HU0006079638	2,000/200,000	Included	01/04/26	Basic Excess - all claims \$2,500 Other excesses shown in policy wording
FIDELITY GUARANTEE CHU	HU0006079638	250,000.00	Included	01/04/26	Basic Excess - all claims \$2,500 Other excesses shown in policy wording
COMMON AREA CONTENTS CHU	HU0006079638	163,412.00	Included	01/04/26	Basic Excess - all claims \$2,500 Other excesses shown in policy wording

Body corporate insurance policies

Details of each current insurance policy held by the body corporate including, for each policy, are given with this certificate.

TYPE/COMPANY	POLICY NO.	SUM INSURED	PREMIUM	DUE DATE	EXCESS
LOSS OF RENT CHU	HU0006079638	2,451,171.00	Included	01/04/26	Basic Excess - all claims \$2,500 Other excesses shown in policy wording
LEGAL LIABILITY CHU	HU0006079638	30,000,000.00	Included	01/04/26	Basic Excess - all claims \$2,500 Other excesses shown in policy wording
CATASTROPHE INSURANC CHU	HU0006079638	2,451,171.00	Included	01/04/26	Basic Excess - all claims \$2,500 Other excesses shown in policy wording
GOVERNMENT AUDIT COS CHU	HU0006079638	25,000.00	Included	01/04/26	Basic Excess - all claims \$2,500 Other excesses shown in policy wording
APEAL EXPENSES CHU	HU0006079638	100,000.00	Included	01/04/26	Basic Excess - all claims \$2,500 Other excesses shown in policy wording

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?

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

Contracts and authorisations

Caretaking service contractors and letting agents – Accommodation Module, Commercial Module and Standard Module

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

If the Standard Module, Accommodation Module, or Commercial Module apply to a community titles scheme, the body corporate may also authorise a person to conduct a letting agent business for the scheme, that is, to act as the agent of owners of lots in the scheme who choose to use the person's services for the letting of their lot.

A service contractor who is also authorised to be a letting agent for the scheme is called a caretaking service contractor. Together, an agreement to engage a person as a caretaking service contractor and authorise a person as a letting agent is typically referred to as 'management rights'.

The maximum term of a service contract or authorisation entered into by a body corporate is:

- 10 years if the Standard Module applies to the scheme; and
- 25 years if the Accommodation Module or Commercial Module applies to the scheme.

You may inspect the body corporate records to find information about any engagements or authorisations entered into by the body corporate, including the term of an engagement or authorisation and, for an engagement, duties required to be performed and remuneration payable by the body corporate.

Has the body corporate engaged a caretaking services contractor for the scheme?

No

Has the body corporate authorised a letting agent for the scheme?

No

Embedded network electricity supply

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

No

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

Body corporate authority

This certificate is signed and given under the authority of the body corporate.

Name/s Tower Body Corporate Administratio

Positions/s held Body Corporate Manager

Date 12/11/2025

Signature/s _____



Copies of documents given with this certificate:

- by-laws for the scheme in consolidated form (if applicable)
- details of exclusive use by-laws or other allocations of common property (if applicable)
- the most recent statement of accounts
- details of amounts payable to the body corporate for another reason (if applicable)
- details of improvements the owner is responsible for (if applicable)
- the register of assets (if applicable)
- insurance policy details

Office Address
Suite 1D/50 Appel St,
Surfers Paradise QLD 4217

Postal Address
PO Box 3765,
Australia Fair QLD 4215

ABN 33 147 198 427

Phone 07 5609 4924

Email info@towerbodycorporate.com.au

Website towerbodycorporate.com.au



ARCADIA CTS 13057

ABN 56 950 085 700

STATEMENT

Heather Robertson
18 / 554 Marine Parade
Biggera Waters QLD 4216

Transfer Date:
11/03/24

Statement Period			
01 Jan 24 to 12 Nov 25			
A/c No	18	Lot No	18
Page Number	1	Unit No	18

Last Certificate Issued: 09/09/20

Date	Type	Details	Reference	Debit	Credit	Balance
		Brought forward				-14,068.58
01/01/24	Admin Fund	01/01/24 to 30/06/24	I0001638	1,801.78		-12,266.80
01/01/24	Sinking Fund	01/01/24 to 30/06/24	I0001668	1,048.59		-11,218.21
24/05/24	Admin Fund	01/07/24 to 31/12/24	I0001698	1,981.95		-9,236.26
24/05/24	Sinking Fund	01/07/24 to 31/12/24	I0001728	1,153.44		-8,082.82
25/11/24	Admin Fund	01/01/25 to 30/06/25	I0001758	1,891.86		-6,190.96
25/11/24	Sinking Fund	01/01/25 to 30/06/25	I0001788	1,101.01		-5,089.95
27/05/25	Admin Fund	01/07/25 to 31/12/25	I0001818	2,270.24		-2,819.71
27/05/25	Sinking Fund	01/07/25 to 31/12/25	I0001848	1,321.23		-1,498.48
				\$12,570.10	\$14,068.58	(\$1,498.48)
Over 90 Days	90 Days	60 Days	30 Days	Current	BALANCE DUE: (\$1,498.48)	
0.00	0.00	0.00	0.00	-1,498.48	Date Paid	Amount Paid

Payment Options

	Tel: 1300 552 311 Ref: 9715 2419 5	Telephone: Call this number to pay by credit card. International: +613 8648 0158 (charges apply).	
	www.stratapay.com.au Ref: 9715 2419 5	Internet: Make credit card payments online (charges apply). Visit www.stratapay.com.au	
	www.stratapay.com/ddr Ref: 9715 2419 5	Direct Debit: Make auto payments from your credit card* or bank account. Visit stratapay.com/ddr to register *Credit card charges apply.	
	Billcode: 74625 Ref: 9715 2419 5	BPAY: Contact your participating financial institution to make a payment from your cheque or savings account using BPAY. BPAY® Registered to BPAY Pty Ltd ABN 69 079 137 518	
	Billpay Code: 3599 Ref: 9715 2419 5	In Person: Present this bill in store at Australia Post to make cheque or EFTPOS payments.	
	Make cheque payable to: StrataPay 9715 2419 5	Mail: Send cheque with this slip by mail to: StrataPay, Locked Bag 9 GCMC, Bundall Qld 9726 Australia	
	BSB: 067-970 Acct No: 9715 2419 5 (Applies to this bill only)	Internet Banking - EFT: Use this BSB and Account Number to pay directly from your bank account in Australian Dollars (AUD). Account Name: StrataPay Bank: CBA, Sydney, Australia.	



StrataPay Reference

9715 2419 5

Amount

\$0.00

Due Date

26 Nov 25

TOWER BODY CORPORATE ADMINISTR
13057/02100018 Lot 18/18

Heather Robertson
18 / 554 Marine Parade
Biggera Waters QLD 4216



*3599 971524195

Office Address
Suite 1D/50 Appel St,
Surfers Paradise QLD 4217

Postal Address
PO Box 3765,
Australia Fair QLD 4215

ABN 33 147 198 427

Phone 07 5609 4924

Email info@towerbodycorporate.com.au

Website towerbodycorporate.com.au



**TOWER
BODY
CORPORATE**

ARCADIA CTS 13057

554 Marine Parade Biggera Waters Qld 4216

BALANCE SHEET

AS AT 12 NOVEMBER 2025

	ACTUAL 12/11/2025	ACTUAL 31/12/2024
<u>PROPRIETORS FUND</u>		
Administrative Fund	31,005.40	9,663.12
Sinking Fund	79,674.22	43,498.58
<u>TOTAL</u>	<u>\$ 110,679.62</u>	<u>\$ 53,161.70</u>
<u>THESE FUNDS ARE REPRESENTED BY</u>		
<u>CURRENT ASSETS</u>		
Cash At Bank	120,780.81	101,824.32
Other Arrears	15.00	0.00
Prepaid Expenses	0.00	2,996.33
Secondary Debtors	500.00	500.00
<u>TOTAL ASSETS</u>	<u>121,295.81</u>	<u>105,320.65</u>
<u>LIABILITIES</u>		
Gst Liability	(201.04)	(3,753.90)
Levies In Advance	10,817.23	55,912.85
<u>TOTAL LIABILITIES</u>	<u>10,616.19</u>	<u>52,158.95</u>
<u>NET ASSETS</u>	<u>\$ 110,679.62</u>	<u>\$ 53,161.70</u>

Office Address
Suite 1D/50 Appel St,
Surfers Paradise QLD 4217

Postal Address
PO Box 3765,
Australia Fair QLD 4215

ABN 33 147 198 427
Phone 07 5609 4924
Email info@towerbodycorporate.com.au
Website towerbodycorporate.com.au



ARCADIA CTS 13057

554 Marine Parade Biggera Waters Qld 4216

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 JANUARY 2025 TO 12 NOVEMBER 2025

	ACTUAL	BUDGET	VARIANCE	ACTUAL
	01/01/25-12/11/25	01/01/25-31/12/25	%	01/01/24-31/12/24
<u>ADMINISTRATIVE FUND</u>				
<u>INCOME</u>				
Levies - Administrative Fund	124,863.00	124,863.00	100.00	113,511.90
Discount - Admin Fund	0.01	0.00		0.00
Sundry Receipts	(64.00)	0.00	0.00	0.00
Gst On Income	(11,345.36)	(11,351.18)	99.95	(10,319.27)
<u>TOTAL ADMIN. FUND INCOME</u>	113,453.65	113,511.82		103,192.63
<u>EXPENDITURE - ADMIN. FUND</u>				
Stratapay Fees	103.80	100.00	103.80	98.55
Body Corp. Administration	4,235.00	4,620.00	91.67	4,569.69
Fixed Disbursements	1,408.00	2,100.00	67.05	527.56
Body Corp - Non Contract	1,200.20	1,500.00	80.01	1,259.14
Committee Payment	1,700.00	5,200.00	32.69	4,200.00
Cleaning	11,507.00	13,560.00	84.86	11,820.30
Consultancy Fees	0.00	500.00	0.00	0.00
Pool Safety Inspection	183.50	200.00	91.75	182.50
Electricity	3,959.36	4,460.00	88.77	3,460.07
Fire Control	6,085.93	7,424.00	81.98	8,540.05
Insurance	42,744.90	44,400.00	96.27	36,504.44
Insurance - Premium Rebate	(3,600.00)	0.00	0.00	0.00
Insurance - Renewalfee	880.00	0.00		0.00
Insurance - Non-Contract	1,420.77	0.00		0.00
Insurance - Stamp Duty	3,208.49	3,000.00	106.95	2,690.92
Insurance - Claims	0.00	5,000.00	0.00	5,450.00
Pest Control	0.00	1,740.00	0.00	1,650.00
Rep & Maint Building	4,119.54	9,000.00	45.77	8,485.00
Rep & Maint - Electrical	297.00	2,500.00	11.88	1,932.00
Rep & Maint-Gardens & Grounds	1,646.80	4,200.00	39.21	4,067.57
Rep & Maint - Plumbing	660.00	4,500.00	14.67	2,556.00
Rep & Maint - Pool	3,801.05	4,500.00	84.47	3,634.40
Rep & Maint - Lifts	12,350.18	12,000.00	102.92	11,367.94
Sundry Expenses	0.00	500.00	0.00	247.79
Telephone	420.40	420.00	100.10	408.14
Tax Return Fees	275.00	275.00	100.00	275.00
Taxation	0.00	0.00	0.00	(3.90)
Bas Lodgement Fees	968.00	968.00	100.00	968.00

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ARCADIA CTS 13057

554 Marine Parade Biggera Waters Qld 4216

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 JANUARY 2025 TO 12 NOVEMBER 2025

	ACTUAL	BUDGET	VARIANCE	ACTUAL
	01/01/25-12/11/25	01/01/25-31/12/25	%	01/01/24-31/12/24
Software Licencing Fee	313.50	314.00	99.84	313.50
Contractor Compliance	132.00	132.00	100.00	132.00
Gst On Expenses	(7,909.05)	(11,828.47)	66.86	(8,228.57)
TOTAL ADMIN. EXPENDITURE	92,111.37	121,284.53		107,108.09
SURPLUS / DEFICIT	\$ 21,342.28	\$ (7,772.71)		\$ (3,915.46)
Opening Admin. Balance	9,663.12	9,663.12	100.00	13,578.58
ADMINISTRATIVE FUND BALANCE	\$ 31,005.40	\$ 1,890.41		\$ 9,663.12

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ARCADIA CTS 13057

554 Marine Parade Biggera Waters Qld 4216

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 JANUARY 2025 TO 12 NOVEMBER 2025

	ACTUAL 01/01/25-12/11/25	BUDGET 01/01/25-31/12/25	VARIANCE %	ACTUAL 01/01/24-31/12/24
<u>SINKING FUND</u>				
<u>INCOME</u>				
Levies - Sinking Fund	72,667.20	72,667.00	100.00	66,060.90
Gst On Income	(6,606.10)	(6,606.09)	100.00	(6,005.54)
<u>TOTAL SINKING FUND INCOME</u>	66,061.10	66,060.91		60,055.36
<u>EXPENDITURE - SINKING FUND</u>				
Building	2,758.25	2,758.00	100.01	16,849.16
Fire Equipment	8,821.20	7,000.00	126.02	31,807.49
Fence/Gate - Boundary/Pool	0.00	0.00	0.00	5,097.00
Gardens & Grounds	0.00	0.00	0.00	564.11
Taxation	0.00	0.00	0.00	460.50
Painting	0.00	0.00	0.00	1,180.00
Plumbing	13,529.44	17,440.00	77.58	3,880.00
Signs	1,395.12	0.00		0.00
Windows	6,370.00	13,578.00	46.91	0.00
Gst On Expenses	(2,988.55)	(3,706.91)	80.62	(4,984.34)
<u>TOTAL SINK. FUND EXPENDITURE</u>	29,885.46	37,069.09		54,853.92
<u>SURPLUS / DEFICIT</u>	<u>\$ 36,175.64</u>	<u>\$ 28,991.82</u>		<u>\$ 5,201.44</u>
Opening Sinking Fund Balance	43,498.58	43,498.58	100.00	38,297.14
<u>SINKING FUND BALANCE</u>	<u>\$ 79,674.22</u>	<u>\$ 72,490.40</u>		<u>\$ 43,498.58</u>

LAND TITLE ACT 1994

REGISTRATION CONFIRMATION STATEMENT

DEPT. OF NATURAL RESOURCES AND MINES, QUEENSLAND

Title Reference : 19202067

This is the current status of the title as at 13:38 on 05/06/2015

REGISTERED OWNER

BODY CORPORATE FOR ARCADIA COMMUNITY TITLES SCHEME
13057
BODY CORPORATE SERVICES PTY LTD
PO BOX 444
BROADBEACH QLD 4218

LAND DESCRIPTION

COMMON PROPERTY OF ARCADIA COMMUNITY TITLES SCHEME 13057
COMMUNITY MANAGEMENT STATEMENT 13057
Local Government: GOLD COAST

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10321095 (POR 62)
2. REQUEST FOR NEW CMS No 716536140 04/06/2015 at 09:49
New COMMUNITY MANAGEMENT STATEMENT 13057
STANDARD MODULE

ADMINISTRATIVE ADVICES - NIL
UNREGISTERED DEALINGS - NIL

CERTIFICATE OF TITLE ISSUED - No

DEALINGS REGISTERED
716536140 NEW CMS

Caution - Charges do not necessarily appear in order of priority

** End of Confirmation Statement **

EV Dann
Registrar of Titles and Registrar of Water Allocations

Lodgement No: 3634132
Office: TOWNSVILLE
Email: deb_nelson@dodo.com.au
DEBORAH NELSON
3/554 MARINE PARADE
BIGGERA WATERS 4216

Dealing Number



OFFICE USE ONLY

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1. Nature of request REQUEST TO RECORD NEW COMMUNITY MANAGEMENT STATEMENT FOR ARCADIA COMMUNITY TITLES SCHEME 13057	Lodger (Name, address, E-mail & phone number) Deborah Nelson 3 / 554 Marine Parade, Biggera Waters, QLD, 4216 deb_nelson@dodo.com.au Mob: 0429 694 118	Lodger Code
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2. Lot on Plan Description	County	Parish	Title Reference
COMMON PROPERTY OF ARCADIA COMMUNITY TITLES SCHEME 13057	WARD	BARROW	19202067

3. Registered Proprietor/State Lessee
BODY CORPORATE FOR ARCADIA COMMUNITY TITLES SCHEME 13057

4. Interest
NOT APPLICABLE

5. Applicant
BODY CORPORATE FOR ARCADIA COMMUNITY TITLES SCHEME 13057

6. Request
I hereby request that: the new CMS deposited, which amends Schedule C - By-Laws and Schedule E - Description of Lots Allocated Exclusive Use Areas of Common Property, be recorded as the CMS for Arcadia Community Titles Scheme 13057.

7. Execution by applicant



28/5/2015
Execution Date

Applicant's or Solicitor's Signature

Note: A Solicitor is required to print full name if signing on behalf of the Applicant

THIS STATEMENT MUST BE LODGED TOGETHER WITH A FORM 14 GENERAL REQUEST AND IN THE CASE OF A NEW STATEMENT MUST BE LODGED WITHIN THREE (3) MONTHS OF THE DATE OF CONSENT BY THE BODY CORPORATE

This statement incorporates and must include the following:

Office use only
CMS LABEL NUMBER

- Schedule A - Schedule of lot entitlements
- Schedule B - Explanation of development of scheme land
- Schedule C - By-laws
- Schedule D - Any other details
- Schedule E - Allocation of exclusive use areas

1. Name of community titles scheme
Arcadia Community Title Scheme 13057

2. Regulation module
Standard Module

3. Name of body corporate
Body Corporate for Arcadia Community Title Scheme 13057

4. Scheme land	County	Parish	Title Reference
Lot on Plan Description See Enlarged Panel			

5. *Name and address of original owner
Not Applicable

6. Reference to plan lodged with this statement
Not Applicable

first community management statement only

7. Local Government community management statement notation
Not applicable pursuant to Section 60(6) of the *Body Corporate and Community Management Act 1997*.

..... signed

..... name and designation

..... name of Local Government

8. Execution by original owner/Consent of body corporate



28/5/2015
Execution Date

[Signature]
CHAIRPERSON
*Execution

28/5/2015
Execution Date

[Signature]
SECRETARY
*Execution

*Original owner to execute for a first community management statement
*Body corporate to execute for a new community management statement

Privacy Statement

Collection of this information is authorised by the Body Corporate and Community Management Act 1997 and is used to maintain the publicly searchable registers in the land registry. For more information about privacy in DERM see the department's website.

Title Reference [19202067]

Description of Lot	County	Parish	Title Reference
Common Property of Arcadia Community Title Scheme 13057	Ward	Barrow	19202067
Lot 1 on BUP 2067	Ward	Barrow	15481001
Lot 2 on BUP 2067	Ward	Barrow	15481002
Lot 3 on BUP 2067	Ward	Barrow	15481003
Lot 4 on BUP 2067	Ward	Barrow	15481004
Lot 5 on BUP 2067	Ward	Barrow	15481005
Lot 6 on BUP 2067	Ward	Barrow	15481006
Lot 7 on BUP 2067	Ward	Barrow	15481007
Lot 8 on BUP 2067	Ward	Barrow	15481008
Lot 9 on BUP 2067	Ward	Barrow	15481009
Lot 10 on BUP 2067	Ward	Barrow	15481010
Lot 11 on BUP 2067	Ward	Barrow	15481011
Lot 12 on BUP 2067	Ward	Barrow	15481012
Lot 13 on BUP 2067	Ward	Barrow	15481013
Lot 14 on BUP 2067	Ward	Barrow	15481014
Lot 15 on BUP 2067	Ward	Barrow	15481015
Lot 16 on BUP 2067	Ward	Barrow	15481016
Lot 17 on BUP 2067	Ward	Barrow	15481017
Lot 18 on BUP 2067	Ward	Barrow	15481018
Lot 19 on BUP 2067	Ward	Barrow	15481019
Lot 20 on BUP 2067	Ward	Barrow	15481020
Lot 21 on BUP 2067	Ward	Barrow	15481021
Lot 22 on BUP 2067	Ward	Barrow	15481022
Lot 23 on BUP 2067	Ward	Barrow	15481023
Lot 24 on BUP 2067	Ward	Barrow	15481024
Lot 25 on BUP 2067	Ward	Barrow	15481025
Lot 26 on BUP 2067	Ward	Barrow	15481026
Lot 27 on BUP 2067	Ward	Barrow	15481027
Lot 28 on BUP 2067	Ward	Barrow	15481028
Lot 29 on BUP 2067	Ward	Barrow	15481029
Lot 30 on BUP 2067	Ward	Barrow	15481030

SCHEDULE A SCHEDULE OF LOT ENTITLEMENTS

Lot on Plan	Contribution	Interest
Lot 1 on BUP 2067	1	1
Lot 2 on BUP 2067	1	1
Lot 3 on BUP 2067	1	1
Lot 4 on BUP 2067	1	1
Lot 5 on BUP 2067	1	1
Lot 6 on BUP 2067	1	1
Lot 7 on BUP 2067	1	1
Lot 8 on BUP 2067	1	1
Lot 9 on BUP 2067	1	1
Lot 10 on BUP 2067	1	1
Lot 11 on BUP 2067	1	1
Lot 12 on BUP 2067	1	1
Lot 13 on BUP 2067	1	1
Lot 14 on BUP 2067	1	1
Lot 15 on BUP 2067	1	1
Lot 16 on BUP 2067	1	1
Lot 17 on BUP 2067	1	1
Lot 18 on BUP 2067	1	1
Lot 19 on BUP 2067	1	1
Lot 20 on BUP 2067	1	1
Lot 21 on BUP 2067	1	1
Lot 22 on BUP 2067	1	1
Lot 23 on BUP 2067	1	1
Lot 24 on BUP 2067	1	1
Lot 25 on BUP 2067	1	1
Lot 26 on BUP 2067	1	1
Lot 27 on BUP 2067	1	1
Lot 28 on BUP 2067	1	1
Lot 29 on BUP 2067	1	1
Lot 30 on BUP 2067	1	1
TOTALS	30	30

SCHEDULE B EXPLANATION OF THE DEVELOPMENT OF SCHEME LAND

Section 66(1)(f) and (g) of the *Body Corporate and Community Management Act 1997* is not applicable.

SCHEDULE C BY-LAWS

BY-LAW 1 – NOISE

1. An occupier of a lot must not create noise or other disturbance that is likely to interfere with the peaceful enjoyment of another person lawfully on a lot or the common property.
2. In particular, an occupier of a lot must not:

- a. Commence any construction, renovation or maintenance work prior to 7am, nor allow it to continue beyond 6pm, on any day;
- b. Conduct any construction, renovation or maintenance work that creates noise on a Sunday;
- c. Permit any noise from functions or parties held in any lot or on common property to continue later than midnight.
- d. Permit noise from children, slamming doors, loud conversations and other 'activities of living' from unreasonably disturbing the occupiers of other lots.

BY-LAW 2 – VEHICLES AND TRAFFIC CONTROL

1. An occupier of a lot must:
 - a. Use the carport or garage that has been allocated for their exclusive use to park their vehicle, where possible;
 - b. Park their vehicle only within the defined parking spaces, when their vehicle is parked on common property;
 - c. Drive their vehicle around the building in a clockwise direction only, as indicated by the arrows;
 - d. Observe the speed limit of 15km/hr while on the scheme land.
2. An occupier of a lot must not, without the Body Corporate's written approval:
 - a. Have more than one vehicle per lot parked on common property at any one time;
 - b. Park or place their vehicle, for any reason, in such a way as to cause an obstruction or hazard to other traffic, or inconvenience to the occupiers of other lots;
 - c. Permit visitors' cars to be parked on the premises at all, with the exception of identifiable health workers and tradesmen who are working in a lot or on the common property at that time, and vehicles picking up or delivering passengers.
 - d. Permit furniture removal or delivery vehicles to stand or park anywhere on common property without a contact phone number for the driver clearly displayed in or on the vehicle.
3. The Body Corporate reserves the right to cause non-complying vehicles to be towed away without further notice.

BY-LAW 3 – OBSTRUCTION

An occupier of a lot must not obstruct the lawful use of a lot or the common property by another person lawfully on a lot or the common property.

BY-LAW 4 – INTERFERENCE WITH COMMON PROPERTY

1. An occupier of a lot must not, without the Body Corporate's written approval:
 - a. Interfere with a lawn, garden, tree, shrub, plant or flower on the common property;
 - b. Use a part of the common property as a personal garden;
 - c. Plant or discard pot plants or other flora on or in any part of the common property;
 - d. Mark, paint, drive nails, screws or other objects into, or otherwise damage or deface, a structure or surface that forms part of the common property;
 - e. Tie a boat, or any other item that could exert force, to any fence on common property.

2. Any approval given under subsection (1) will state the period for which it applies.
3. Notwithstanding sub-section (2), the body corporate reserves the right to cancel the approval by giving seven days written notice to the occupier.
4. An occupier of a lot may install a locking or safety device to protect the lot against intruders, or a screen to prevent entry of animals or insects, if the device or screen is soundly built and securely installed, and is consistent with the colour, style and materials of the building.
5. An occupier of a lot must keep a device installed under sub-section (4) in good order and repair.

BY-LAW 5 – BEHAVIOUR OF INVITEES

An occupier of a lot must take all reasonable steps to ensure that the occupier's invitees do not behave in any way that is likely to contravene any of these By-Laws.

BY-LAW 6 – APPEARANCE OF LOT

1. An occupier of a lot must not, without the Body Corporate's written approval:
 - a. Make a change to the external appearance of the lot unless the change is minor and does not detract from the amenity of the lot and its surrounds;
 - b. Hang washing, bedding or other such article if the article is visible from another lot or the common property, or from outside the scheme land;
 - c. Display a sign, advertisement, placard, banner, pamphlet or other such article if the article is visible from another lot or the common property, or from outside the scheme land.
2. An occupier of a lot must ensure blinds and curtains are lined with a neutral colour.
3. An owner or occupier of a lot who has erected cupboard(s) in an open carport, or installed a garage door, must ensure the whole structure matches the colour of the base of the building.
4. An owner or occupier who has an open carport must keep it clean and tidy.

BY-LAW 7 – STORAGE OF FLAMMABLE MATERIALS

1. An occupier of a lot must not, without the Body Corporate's written approval:
 - a. Store a flammable substance on the common property;
 - b. Store a flammable substance on a lot, unless the substance is used or intended for use for domestic purposes.
2. However, sub-section (1) does not apply to the storage of fuel in:
 - a. The fuel tank of a lawfully parked vehicle, boat or internal combustion engine;
 - b. A tank kept on a lawfully parked vehicle or boat in which the fuel is stored under the requirements of the law regulating the storage of flammable liquid.

BY-LAW 8 – GARBAGE DISPOSAL

1. An occupier of a lot must:
 - a. Keep, on the lot, a receptacle for garbage, in a clean and dry condition and adequately covered;
 - b. Securely wrap and tie all domestic garbage before placing it in any of the garbage chutes that are located at each end of each floor, or in the garbage skips that are located at each end of the building exterior;

- c. Use the recycle skip to dispose only of the specific items identified on the side of the skip, and flatten cartons to conserve space;
 - d. Comply with all laws and regulations relating to disposal of garbage.
2. An occupier of a lot must not –
 - a. Place bottles, tins, newspapers and other large, heavy or breakable objects or packages in the rubbish chutes that are located at each end of each floor;
 - b. Place any garbage of any kind on any part of the common property, other than in the garbage or recycle skips;
 - c. Place on any part of the common property, including near or in the garbage or recycle skips, any items that are inappropriate for general household refuse collection due to their size, composition or toxicity.
3. The Body Corporate reserves the right to charge a fee for appropriate disposal and/or rectification to an occupier of a lot who inappropriately disposes of or discards any item.

BY-LAW 9 – KEEPING OF ANIMALS OR PETS

1. An occupier of a lot shall not, without the body corporate's written approval, bring or keep an animal or pet on a lot or the common property, nor permit an invitee to bring or keep an animal or pet on a lot or the common property.
2. Any approval given under subsection (1) will state the period for which it applies.
3. Notwithstanding sub-section (2), the body corporate reserves the right to cancel the approval by giving seven days written notice to the occupier.

BY-LAW 10 – ILLEGAL USE OF LOT PROHIBITED

1. An owner or occupier of a lot shall not use, nor permit the use of, the lot -
 - a. For any purpose which may be illegal or injurious to the reputation of the parcel or the peaceful enjoyment of the occupiers of other lots.
 - b. For any purpose other than residential living.
2. Notwithstanding sub-section (1), an occupier of a lot may conduct a business in accordance with the 'Home Office' guidelines of the Gold Coast City Council Town Planning Scheme.

BY-LAW 11 – SWIMMING POOL AND LAWN AREA

1. An occupier of a lot must:
 - a. Ensure children under the age of 12 years are supervised by an adult at all times when using the swimming pool area.
 - b. Keep the swimming pool area clean, tidy and safe for all users;
 - c. Ensure pool gates are firmly closed at all times;
 - d. Ensure they are dry before entering the lifts or stairways.
2. An occupier of a lot must not:
 - a. Use the swimming pool before 7 a.m. nor after 10 p.m.
 - b. Take glassware or ceramics of any kind onto any paved area.

BY-LAW 12 – RENTAL OF A UNIT

1. An owner renting or leasing a lot must:
 - a. Notify the Secretary on doing so, and provide the name and contact details of the Letting Agent.
 - b. Provide the Chairperson with keys, to be held in the locked keyboard cupboard, for emergency access to the lot.
 - c. Install a current emergency evacuation diagram inside the front door of the unit.
 - d. Keep a copy of these By-Laws in the unit and provide a copy to the Letting Agent.

BY-LAW 13 – SECURITY ACCESS

An occupier of a lot must ensure that -

1. The main entrance doors and the doors to the stairways are kept locked at all times.
2. The gate to Biggera Creek is kept locked at all times;
3. If any doors are propped open for the ingress or egress of furniture and the like, they are not left unattended and unobserved while open.

BY-LAW 14 – UNOCCUPIED PREMISES

1. An owner or tenant of an unoccupied lot must ensure all doors and windows are securely fastened closed while the premises are left unattended.
2. The Body Corporate reserves the right to enter the premises and secure any doors or windows not securely fastened, to prevent or minimise damage to lots and common property.

BY-LAW 15 – LIFT USE

1. An occupier of a lot must ensure children under the age of 10 years are supervised by an adult at all times when using the lift.
2. Where there is any improper use of the lift, lift equipment or the lift emergency button that results in costs for service calls or damage repair, the Body Corporate reserves the right to recoup the costs from the owner of the lot whose occupiers or visitors caused the problem or damage.

BY-LAW 16 – FIRE PROVISIONS

Red fire alarm boxes are provided in the foyer on each level, and they are directly connected to the Queensland Fire and Rescue Service. Each level is also equipped with an Evacuation Diagram showing the assembly point outside the building.

1. An occupier of a lot must comply with all fire regulations;
2. In particular, an occupier of a lot must:
 - a. Familiarise themselves with the Body Corporate Fire Evacuation Procedures;
 - b. Follow the Body Corporate Fire Evacuation Procedures in the event of a fire or a fire drill.

BY-LAW 17 – ALTERATIONS AND RENOVATIONS

An occupier of a lot must not, without the Body Corporate's written approval:

1. Alter the structure of a lot in any way that threatens or interferes with the integrity of the lot, including any alterations of any kind to external walls or internal load-bearing walls;
2. Make alterations or additions to carports or garages or any other common area.

BY-LAW 18 – BOATS AND TRAILERS

1. An occupier of a lot must use the carport or garage that has been allocated for their exclusive use to store their boat or trailer, where possible.
2. An occupier of a lot must not:
 - a. Store boats or trailers on any part of the common property other than the area specifically provided at the rear of the building.
 - b. Store on common property any boat or trailer that is of such size as to extend beyond the designated space or constitute a hazard to lawful traffic.

BY-LAW 19 – ACCESS TO LOTS

1. The Body Corporate reserves the right to gain access to individual lots in the event of an emergency such as plumbing leaks or fire threats, to minimise damage to lots and common property or threats to persons. The Body Corporate must –
 - a. Ensure that all unit access keys are held securely in the locked key-cabinet for emergency access only;
 - b. Ensure that, whenever a lot is entered in the event of an emergency, two people attend together, and that those two people are committee members whenever possible.
2. The Body Corporate engages external pest control services on an annual basis to protect lots and common property from infestation, and the service is provided to all areas, including garages, in a single day.
3. An occupier of a lot must –
 - a. Provide the chairperson with keys to access their unit in the event of an emergency as specified under subsection (1).
 - b. Nominate a suitable time on the specified day, from the options provided, to have their lot pest-control treated;
 - c. Ensure their unit and garage are accessible on the day the pest-control services are being delivered, so as not to obstruct the delivery of the service;
 - d. Ensure they are in attendance at the specified time, or have authorised and equipped the chairperson or other authorised agent to attend and open the unit and the garage in their absence;
 - e. Provide payment for the pest-control services to be delivered on an alternate date, in the event that they fail to provide access as specified in this subsection;
4. An occupier of a lot must provide access at their own cost to the plumbing cavity and ceiling void in the bathroom of their unit, in the event of a plumbing failure or the need for routine body corporate maintenance works to be undertaken.

BY-LAW 20 – EXCLUSIVE USE OF ALLOCATED GARAGE SPACE

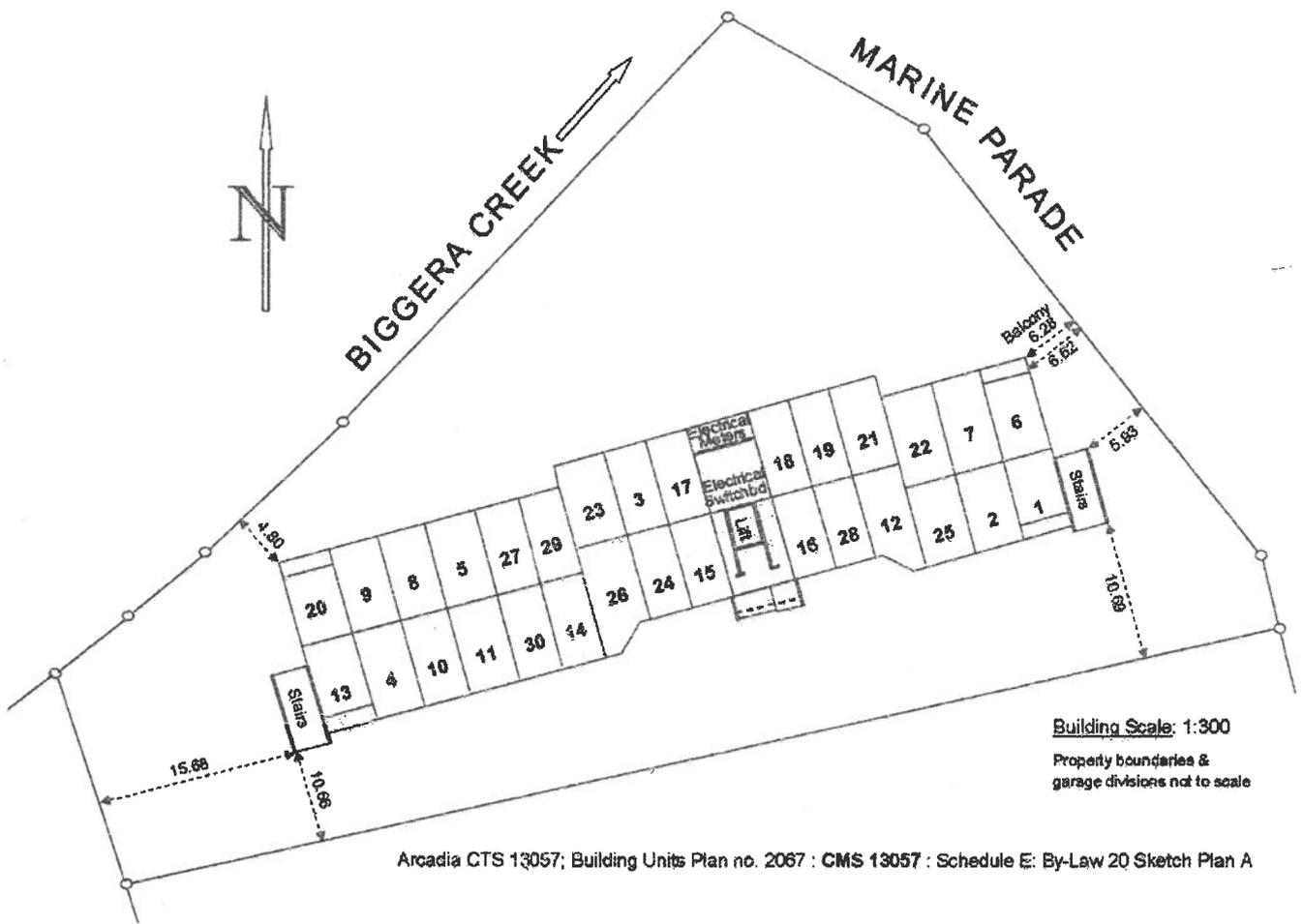
1. The owner or occupier for the time being and from time to time of each lot shall be entitled to the exclusive use and enjoyment, for themselves and their licensees, of the respective garage spaces as identified in Schedule E and on Sketch Plan A attached to these By-Laws.
2. The owner or occupier of a lot having exclusive use and enjoyment of a garage space shall be responsible for the provision and maintenance in good order of all fixtures, fittings and other amenities required by that owner or occupier for their own benefit within that exclusive use area.

SCHEDULE D	OTHER DETAILS REQUIRED/PERMITTED TO BE INCLUDED
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Nil

SCHEDULE E DESCRIPTION OF LOTS ALLOCATED EXCLUSIVE USE AREAS OF COMMON PROPERTY

Lot	Exclusive Use Area
Lot 1 in BUP2067	Area 1 on Sketch Plan A
Lot 2 in BUP2067	Area 2 on Sketch Plan A
Lot 3 in BUP2067	Area 3 on Sketch Plan A
Lot 4 in BUP2067	Area 4 on Sketch Plan A
Lot 5 in BUP2067	Area 5 on Sketch Plan A
Lot 6 in BUP2067	Area 6 on Sketch Plan A
Lot 7 in BUP2067	Area 7 on Sketch Plan A
Lot 8 in BUP2067	Area 8 on Sketch Plan A
Lot 9 in BUP2067	Area 9 on Sketch Plan A
Lot 10 in BUP2067	Area 10 on Sketch Plan A
Lot 11 in BUP2067	Area 11 on Sketch Plan A
Lot 12 in BUP2067	Area 12 on Sketch Plan A
Lot 13 in BUP2067	Area 13 on Sketch Plan A
Lot 14 in BUP2067	Area 14 on Sketch Plan A
Lot 15 in BUP2067	Area 15 on Sketch Plan A
Lot 16 in BUP2067	Area 16 on Sketch Plan A
Lot 17 in BUP2067	Area 17 on Sketch Plan A
Lot 18 in BUP2067	Area 18 on Sketch Plan A
Lot 19 in BUP2067	Area 19 on Sketch Plan A
Lot 20 in BUP2067	Area 20 on Sketch Plan A
Lot 21 in BUP2067	Area 21 on Sketch Plan A
Lot 22 in BUP2067	Area 22 on Sketch Plan A
Lot 23 in BUP2067	Area 23 on Sketch Plan A
Lot 24 in BUP2067	Area 24 on Sketch Plan A
Lot 25 in BUP2067	Area 25 on Sketch Plan A
Lot 26 in BUP2067	Area 26 on Sketch Plan A
Lot 27 in BUP2067	Area 27 on Sketch Plan A
Lot 28 in BUP2067	Area 28 on Sketch Plan A
Lot 29 in BUP2067	Area 29 on Sketch Plan A
Lot 30 in BUP2067	Area 30 on Sketch Plan A



NOTICE OF CONTRIBUTIONS

ARCADIA CTS 13057

Body Corporate and Community Management Act 1997
 Lot 18 554 Marine Parade Biggera Waters QLD 4216
 Unit No 18

TAX INVOICE ABN 56 950 085 700
 Date of Issue 27 May 2025
 Contrib Ent. 1
 Interest Ent. 1

Heather & Edward Robertson
 18 / 554 Marine Parade
 Biggera Waters QLD 4216

Due Date	01/07/25
Payable on or before due date	(\$1,498.48)
Payable after due date	(\$1,498.48)

Account	Period	Due Date	Amount	Discount	If Paid By	Net Amount
Admin Fund	01/07/25 to 31/12/25	01/07/2025	2,270.24	0.00		2,270.24
Sinking Fund	01/07/25 to 31/12/25	01/07/2025	1,321.23	0.00		1,321.23
payments & Discounts			-5,089.95	0.00		-5,089.95
Totals (Levies include GST)			-1,498.48	0.00		(\$1,498.48)
GST component on levies of \$3,264.97 is \$326.50						

Reminder – (payment not received within 10 days of Levy Notice Due Date) – cost to owner \$11.00
 1st Notice – (payment not received within 24 days of Levy Notice Due Date) – cost to owner \$44.00
 2nd Notice – (payment not received within 40 days of Levy Notice Due Date) – cost to owner \$66.00
 Final Notice - (payment not received within 55 days of Levy Notice Due Date) - cost to owner \$77.00 then may be referred to Debt Collection Agency at a cost to the owner for any applicable legal fees.

Tel: 1300 552 311
 Ref: 9715 2419 5
 www.stratapay.com.au
 Ref: 9715 2419 5
 www.stratapay.com/ddr
 Ref: 9715 2419 5

Telephone: Call this number to pay by credit card.
 International: +613 8648 0158 (charges apply).
Internet: Make credit card payments online (charges apply).
 Visit www.stratapay.com.au
Direct Debit: Make auto payments from your credit card* or bank account. Visit stratapay.com/ddr to register
 *Credit card charges apply.

StrataPay Reference
9715 2419 5
 Amount **\$0.00** Due Date **01 Jul 25**

Bill Code: 74625
 Ref: 9715 2419 5
 Billpay Code: 3599
 Ref: 9715 2419 5
 Make cheque payable to:
 StrataPay 9715 2419 5
 BSB: 067-970
 Acct No: 9715 2419 5
 (Applies to this bill only)

BPAY: Contact your participating financial institution to make a payment from your cheque or savings account using BPAY.
 BPAY® Registered to BPAY Pty Ltd ABN 69 079 137 518
In Person: Present this bill in store at Australia Post to make cheque or EFTPOS payments.
Mail: Send cheque with this slip by mail to: **StrataPay, Locked Bag 9 GCMC, Bundall Qld 9726 Australia**
Internet Banking - EFT: Use this BSB and Account Number to pay directly from your bank account in Australian Dollars (AUD).
 Account Name: StrataPay Bank: CBA, Sydney, Australia.

TOWER BODY CORPORATE ADMINISTR
 13057/02100018 Lot 18/18
 Heather & Edward Robertson
 18 / 554 Marine Parade
 Biggera Waters QLD 4216



GOLDCOAST™ Water and Sewerage Rate Notice

Water & Sewerage | City of Gold Coast
(07) 5667 5995 or 1300 366 659

Notice number 8 1003335 2	Date of issue 11 August 2025
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Current Billing Period:

10 May 2025 to 2 August 2025

Amount due:

\$27.49

(see back for payment options)

Due date for payment:

11 September 2025

(interest penalty applies after due date)

To make payment

Rates & water | City of Gold Coast


 041 - 7284 - 2964
 H I ROBERTSON AND E C ROBERTSON
 UNIT 18 / 554 MARINE PARADE
 BIGGERA WATERS QLD 4216

UNIT 18, 554 MARINE PARADE, BIGGERA WATERS
 L 18 BUP2067
 (Payments received after 3 August 2025 may not be included in this notice)

Opening balance		\$289.43CR
Water and Sewerage charges (Includes State Bulk Water Price)	(see account page for details)	\$346.92
Less State Government SEQ Pensioner Water Subsidy applied		\$30.00CR
Amount payable if paid by: 11 SEPTEMBER 2025		\$27.49

My Account is the secure and convenient way to manage your City services online. Sign up for My Account to check your rates and water notices, view your account balances online, and change your contact details and address. Also, to make it easier to manage your payments, eligible property owners can apply for extra time to pay rates and water bills. For more information visit <https://www.goldcoast.qld.gov.au/My-Account>.

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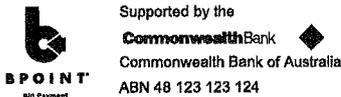
CITY OF
GOLDCOAST™

In Person / Mail Payment Advice

Name: H I ROBERTSON AND E C ROBERTSON
Ref: 8 1003335 2

*419 810033352

Credit



Biller Code: 868745
Ref: 8 1003335 2



Date / /
 Cash
 Cheques (see reverse)

Total amount payable
Due by: **11 September 2025**

\$27.49

Teller stamp and initials

*Rec. No 10/9/25
386248*

No. of Cheques

For Credit
Gold Coast City Council

Tran Code	User ID	Customer Reference No.
831	066684	000008100333520

\$

+757+



NOTICE NUMBER 8 1003335 2 WATER AND SEWERAGE ACCOUNT

Account for:
 UNIT 18, 554 MARINE PARADE, BIGGERA WATERS
 L 18 BUP2067

LOCAL GOVERNMENT DISTRIBUTION AND RETAIL PRICE

SEWERAGE ACCESS CHARGES

52 days charged at \$2.0255 per day \$105.32
 (billing period 10/5/25 to 30/6/25)
 33 days charged at \$2.1452 per day \$70.79
 (billing period 1/7/25 to 2/8/25)

WATER ACCESS CHARGES

52 days charged at \$0.7945 per day \$41.31
 (billing period 10/5/25 to 30/6/25)
 33 days charged at \$0.8410 per day \$27.75
 (billing period 1/7/25 to 2/8/25)

WATER USAGE CHARGES

382 kilolitres charged at \$1.380 per kL \$527.16
 (usage period 10/5/25 to 30/6/25)
Your Lot's share of the Water Usage Charge is based on its
Contribution Entitlement which is, 1 of 30 **\$17.57**
 243 kilolitres charged at \$1.463 per kL \$355.50
 (usage period 1/7/25 to 2/8/25)
Your Lot's share of the Water Usage Charge is based on its
Contribution Entitlement which is, 1 of 30 **\$11.85**

STATE BULK WATER PRICE

WATER USAGE CHARGES

382 kilolitres charged at \$3.444 per kL \$1315.60
 (usage period 10/5/25 to 30/6/25)
Your Lot's share of the Water Usage Charge is based on its
Contribution Entitlement which is, 1 of 30 **\$43.85**
 243 kilolitres charged at \$3.517 per kL \$854.63
 (usage period 1/7/25 to 2/8/25)
Your Lot's share of the Water Usage Charge is based on its
Contribution Entitlement which is, 1 of 30 **\$28.48**

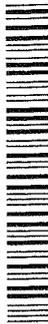
TOTAL CHARGES INCLUDED IN THE RATE NOTICE

\$346.92

Master Meter for 30 lots

WATER METER READINGS

Meter Number	Current Read Date	Current Reading	Previous Read Date	Previous Reading	#Days Charged	Cons (kL)
15HB00671	2 AUG 25	27795	9 MAY 25	27170	85	625
TOTAL(kL)						625



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GOLDCOAST™

Rate Notice

cityofgoldcoast.com.au/rates
(07) 5667 5995 or 1300 366 659

Notice number
2 1003335 3

Date of Issue
21 July 2025

Current rating period:
1 July 2025 to 31 December 2025

\$871.80

(see back for payment options)

Due date for payment:
21 August 2025

Total amount payable after due date:
\$946.44

(interest penalty applies after due date)



166398/A11/073733 D-041
H I Robertson and E C Robertson
Unit 18 / 554 Marine Parade
BIGGERA WATERS QLD 4216

UNIT 18, 554 Marine Parade, BIGGERA WATERS QLD 4216
Lot 18 BUP2067
(Payments received after 4 July 2025 may not be included on this notice)

Opening balance	\$52.49CR
State Government and associated charges (see rate assessment page for details)	\$126.80
Less State Government Pensioner Emergency Management Levy Discount applied	\$25.16CR
Council rates and charges (see rate assessment page for details)	\$1,146.29
Less Council Pensioner Rate Rebate applied	\$149.00CR
Less State Government Pensioner Rate Subsidy applied	\$100.00CR
Less 10% Council discount on GENERAL RATE if full payment received by the due date	\$74.64CR
Amount payable if paid by: 21 August 2025	\$871.80

To view your rating category statement and other rate notice inserts online, visit cityofgoldcoast.com.au/inserts

To make a **voluntary** contribution towards the acquisition and enhancement of the City's koala habitat, please use the BPAY® details on the reverse.

From 1 January 2026, a \$2.50 fee applies to mailed rates and water notices. Council Pensioner rebate holders are exempt. We encourage you to switch to My Account for electronic notices to support environmental sustainability.

CITY OF GOLDCOAST™



Supported by the
Commonwealth Bank
Commonwealth Bank of Australia
ABN 48 123 123 124

In Person / Mail Payment Advice

Name: H I Robertson and E C Robertson
Ref: 2 1003335 3



Billers Code: 575217 ✓
Ref: 2 1003335 3 ✓

Rec. No
414160
20/8/25

*419 210033353

Credit



Post
Billpay

Date / /

Cash

Cheques (see reverse)

Total Amount Payable
If paid by: **21 August 2025**

\$871.80 ✓

Total Amount Payable
If paid after: **21 August 2025**

\$946.44

Teller stamp and initials

No. of Cheques

For Credit
Gold Coast City Council

Tran Code

831

User ID

066684

Customer Reference No.

000002100333531

\$

+757+



L073733

CHARGES CONSOLIDATED ON RATE NOTICE

UNIT 18, 554 Marine Parade, BIGGERA WATERS QLD 4216
 Lot 18 BUP2067

DETAILS OF STATE GOVERNMENT AND ASSOCIATED CHARGES

VOLUNTEER FIRE BRIGADE	
Volunteer Fire Brigade Separate Charge	\$1.00
EMERGENCY MANAGEMENT	
RESIDENTIAL UNIT that is a lot 1 @ \$125.80	\$125.80
TOTAL OF STATE GOVERNMENT AND ASSOCIATED CHARGES	<u>\$126.80</u>

DETAILS OF COUNCIL RATES AND CHARGES

WASTE MANAGEMENT	
PART A - Waste Management Utility Charge (General)	\$227.00
PART B - Waste Management Utility Charge (State Waste Levy Cost Component)*	\$0.00
RECYCLING	
Recycling Utility Charge	\$6.00
RECREATIONAL SPACE	
Recreational Space Separate Charge	\$15.44
OPEN SPACE INCLUDING KOALA HABITAT	
Open Space including Koala Habitat, Maintenance and Enhancement Separate Charge	\$31.50
GENERAL RATE	
Category 1H - Residential 1 \$234,444 AV @ \$0.002282590 (minimum amount applied)	\$746.35
DISASTER RESPONSE AND RECOVERY	
Disaster Response and Recovery Separate Charge	\$5.00
CITY TRANSPORT	
City Transport Improvement Separate Charge	\$115.00
TOTAL OF COUNCIL RATES AND CHARGES	<u>\$1,146.29</u>

* Council, as the operator of a levyable waste disposal site, is liable to pay a monthly waste levy to the State under the *Waste Reduction and Recycling Act 2011*. For the financial year 2025/2026, the State has paid Council, as a local government affected by the waste levy, an annual payment in the amount of \$20,820,144, in one instalment on 24th June 2022. The purpose of the payment is to mitigate any direct impacts of the waste levy on households in Council's local government area. This payment will be used by Council for that purpose which, in conjunction with Council waste diversion and recycling initiatives, results in your waste management Part B charge as seen above of \$0.00.

View and pay your rates online with My Account.

Register today.

cityofgoldcoast.com.au/myaccount



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