

Seller disclosure statement



Queensland
Government

Property Law Act 2023 section 99

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

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

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

This statement does not include information about:

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

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

Part 1 – Seller and property details

Seller Sandra Lee Davies

Property address
(referred to as the
“property” in this
statement) 4/23 Bath Street,
Labrador QLD 4215

Lot on plan description Lot 4 on SP 141072

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	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. You should seek legal advice about your rights and obligations before signing the contract.
Unregistered encumbrances (excluding statutory encumbrances)	There are encumbrances not registered on the title that will continue ☐ Yes ☒ No to affect the property after settlement. 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. Unregistered lease (if applicable) If the unregistered encumbrance is an unregistered lease, the details of the agreement are as follows: » the start and end day of the term of the lease: » the amount of rent and bond payable: » whether the lease has an option to renew: Other unregistered agreement in writing (if applicable) 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. ☐ Yes Unregistered oral agreement (if applicable) If the unregistered encumbrance is created by an oral agreement, and is not an unregistered lease, the details of the agreement are as follows:
Statutory encumbrances	There are statutory encumbrances that affect the property. ☒ Yes ☐ No If Yes, the details of any statutory encumbrances are as follows: 1. Rights and interests reserved to the Crown by Deed of Grant NO. 11836147 (POR 62) 2. Any statutory encumbrances or right for water supply, sewerage, drainage or other utilities.
Residential tenancy or rooming accommodation agreement	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. ☐ Yes ☒ No If Yes, when was the rent for the premises or each of the residents' rooms last increased? (Insert date of the most recent rent increase for the premises or rooms) 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. 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.

Part 3 – Land use, planning and environment

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

Zoning	The zoning of the property is (<i>Insert zoning under the planning scheme, the Economic Development Act 2012; the Integrated Resort Development Act 1987; the Mixed Use Development Act 199; the State Development and Public Works Organisation Act 1971 or the Sanctuary Cove Resort Act 1985, as applicable</i>):	
	Medium Density Residential	
Transport proposals and resumptions	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.	☐ Yes ☒ No
	The lot is affected by a notice of intention to resume the property or any part of the property.	☐ Yes ☒ No
	<i>If Yes, a copy of the notice, order, proposal or correspondence must be given by the seller.</i>	
* <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.		
Contamination and environmental protection	The property is recorded on the Environmental Management Register or the Contaminated Land Register under the <i>Environmental Protection Act 1994</i> .	☐ Yes ☒ No
	The following notices are, or have been, given:	
	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).	☐ Yes ☒ No
	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).	☐ Yes ☒ No
	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).	☐ Yes ☒ No
Trees	There is a tree order or application under the <i>Neighbourhood Disputes (Dividing Fences and Trees) Act 2011</i> affecting the property.	☐ Yes ☒ No
	<i>If Yes, a copy of the order or application must be given by the seller.</i>	
Heritage	The property is affected by the <i>Queensland Heritage Act 1992</i> or is included in the World Heritage List under the <i>Environment Protection and Biodiversity Conservation Act 1999</i> (Cwlth).	☐ Yes ☒ No
Flooding	Information about whether the property is affected by flooding or another natural hazard or within a natural hazard overlay can be obtained from the relevant local government and you should make your own enquires. Flood information for the property may also be available at the FloodCheck Queensland portal or the Australian Flood Risk Information portal.	
Vegetation, habitats and protected plants	Information about vegetation clearing, koala habitats and other restrictions on development of the land that may apply can be obtained from the relevant State government agency.	

Part 4 – Buildings and structures

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

Swimming pool

There is a relevant pool for the property.

☐ Yes

☐ No

If a community titles scheme or a BUGTA scheme – a shared pool is located in the scheme.

☒ Yes

☐ No

Pool compliance certificate is given.

☒ Yes

☐ No

OR

Notice of no pool safety certificate is given.

☐ Yes

☐ 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.

☐ Yes

☒ No

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.

Notices and orders

There is an unsatisfied show cause notice or enforcement notice under the *Building Act 1975*, section 246AG, 247 or 248 or under the *Planning Act 2016*, section 167 or 168.

☐ Yes

☒ 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.

☐ Yes

☒ No

If Yes, a copy of the notice or order must be given by the seller.

Building Energy Efficiency Certificate

If the property is a commercial office building of more than 1,000m², a Building Energy Efficiency Certificate is available on the Building Energy Efficiency Register.

Asbestos

The seller does not warrant whether asbestos is present within buildings or improvements on the property. Buildings or improvements built before 1990 may contain asbestos. Asbestos containing materials (ACM) may have been used up until the early 2000s. Asbestos or ACM may become dangerous when damaged, disturbed, or deteriorating. Information about asbestos is available at the Queensland Government Asbestos Website (asbestos.qld.gov.au) including common locations of asbestos and other practical guidance for homeowners.

Part 5 – Rates and services

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

Rates

Whichever of the following applies—

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

Amount: \$1,170.69

Date Range: 1/7/25 - 31/12/25

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: \$414.12

Date Range: 13/2/25 - 14/5/25

OR

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

Amount:

Date Range:

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

Part 6 – Community titles schemes and BUGTA schemes

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

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

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

Body Corporate and Community Management Act 1997	The property is included in a community titles scheme. ☒ Yes ☐ No (If Yes, complete the information below)
Community Management Statement	A copy of the most recent community management statement for the scheme as recorded under the <i>Land Title Act 1994</i> or another Act is given to the buyer. ☒ Yes 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.
Body Corporate Certificate	A copy of a body corporate certificate for the lot under the <i>Body Corporate and Community Management Act 1997</i>, section 205(4) is given to the buyer. ☒ Yes ☐ No If No— An explanatory statement is given to the buyer that states: ☐ Yes » 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.
Statutory Warranties	Statutory Warranties—If you enter into a contract, you will have implied warranties under the <i>Body Corporate and Community Management Act 1997</i> relating to matters such as latent or patent defects in common property or body corporate assets; any actual, expected or contingent financial liabilities that are not part of the normal operating costs; and any circumstances in relation to the affairs of the body corporate that will materially prejudice you as owner of the property. There will be further disclosure about warranties in the contract.
Building Units and Group Titles Act 1980	The property is included in a BUGTA scheme ☐ Yes ☒ No (If Yes, complete the information below)
Body Corporate Certificate	A copy of a body corporate certificate for the lot under the <i>Building Units and Group Titles Act 1980</i>, section 40AA(1) is given to the buyer. ☐ Yes ☒ No If No— An explanatory statement is given to the buyer that states: ☐ Yes » a copy of a body corporate certificate for the lot is not attached; and » the reasons under section 7 of the <i>Property Law Regulation 2024</i> why the seller has not been able to obtain a copy of the body corporate certificate for the lot. Note—If the property is part of a BUGTA scheme, you will be subject to by-laws approved by the body corporate and other by-laws that regulate your use of the property and common property.

Signatures – SELLER

Signature of seller

Signature of seller

Name of seller

Name of seller

Date

Date

Signatures – BUYER

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

Signature of buyer

Signature of buyer

Name of buyer

Name of buyer

Date

Date

CURRENT TITLE SEARCH
QUEENSLAND TITLES REGISTRY PTY LTD

Request No: 52846829
Search Date: 04/08/2025 15:32

Title Reference: 50352145
Date Created: 11/05/2001

Previous Title: 12025219

REGISTERED OWNER

Dealing No: 720884411 23/06/2021

SANDRA LEE DAVIES

ESTATE AND LAND

Estate in Fee Simple

LOT 4 SURVEY PLAN 141072
Local Government: GOLD COAST
COMMUNITY MANAGEMENT STATEMENT 29258

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 11836147 (POR 62)

ADMINISTRATIVE ADVICES - NIL
UNREGISTERED DEALINGS - NIL

** End of Current Title Search **

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Requested By: D-ENQ INFOTRACK PTY LIMITED

Land Title Act 1994, Land Act 1994
Form 21 Version 2

SURVEY PLAN

Sheet 1 of 2

PERMANENT MARKS

PM	BEARING	DIST	No.	ORIGIN
1 - OPM	1° 02' 30"	2.574	6855	IS 27590
5 - OPM	253° 06' 55"	19.888	78627	IS 151765
7 - OPM	156° 01'	18.781	18850	IS 27590

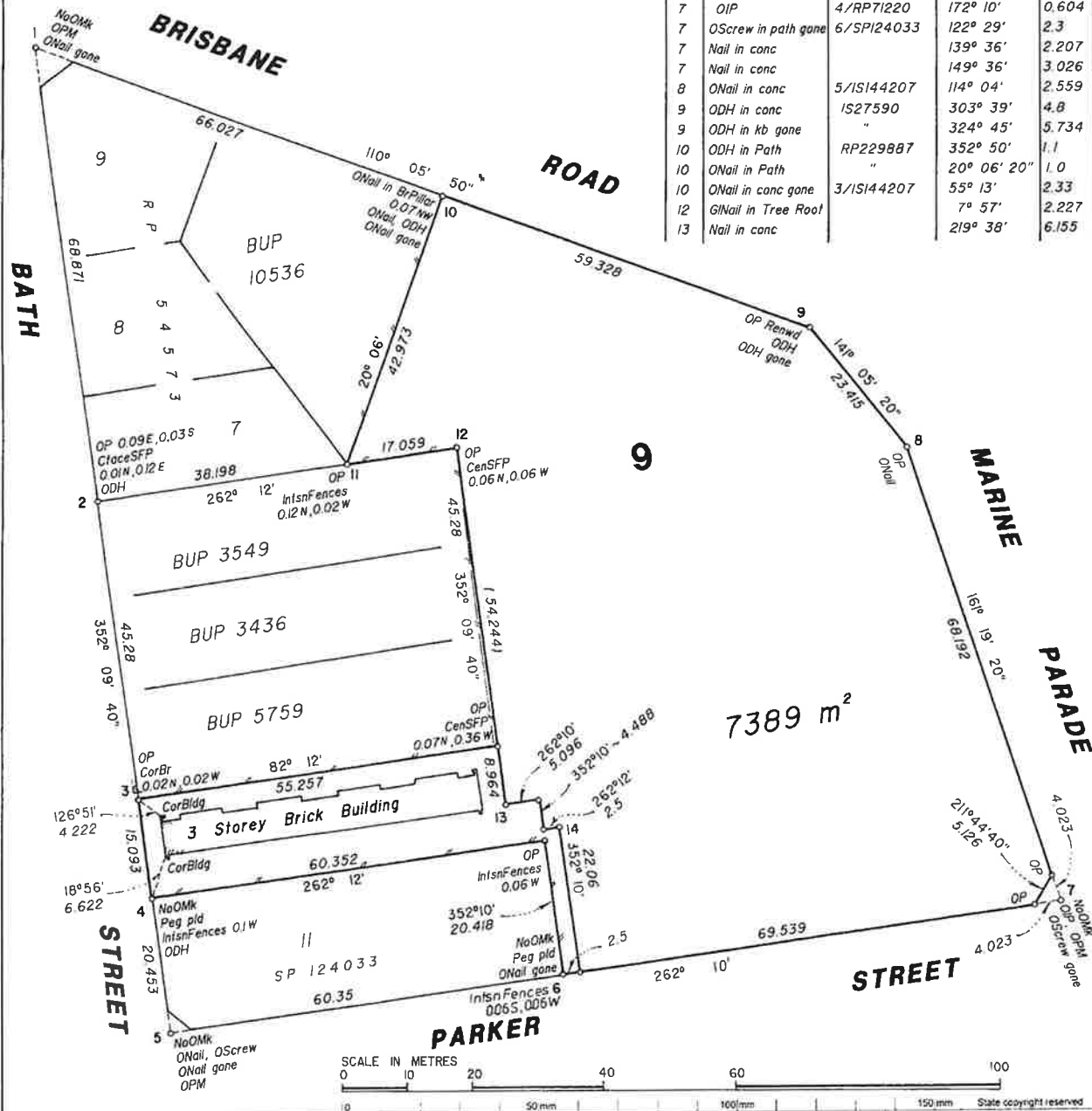
BASE PARCEL AREA 920 m²

Lot 9 is a Standard Format lot.

Peg placed at all new corners.

REFERENCE MARKS

STN	TO	ORIGIN	BEARING	DIST
1	ONail in conc gone	4/SPI24033	321° 59'	3.17
1	Nail in conc		291° 51'	21.447
2	ODH in conc	3/RP229887	218° 55'	1.66
4	ODH in kb	IS 27590	261° 57'	4.653
4	Nail in conc		268° 13'	19.356
5	ONail in Path	9/IS144207	206° 57' 55"	1.96
5	ONail in kb gone	1/SPI24033	124° 20' 35"	8.096
5	OScrew in conc	1/	196° 32'	3.55
6	ONail in kb gone	2/IS151756	143° 41'	6.333
6	Nail in conc		200° 08'	1.127
7	OIP	4/RP71220	172° 10'	0.604
7	OScrew in path gone	6/SPI24033	122° 29'	2.3
7	Nail in conc		139° 36'	2.207
7	Nail in conc		149° 36'	3.026
8	ONail in conc	5/IS144207	114° 04'	2.559
9	ODH in conc	IS27590	303° 39'	4.8
9	ODH in kb gone		324° 45'	5.734
10	ODH in Path	RP229887	352° 50'	1.1
10	ONail in Path		20° 06' 20"	1.0
10	ONail in conc gone	3/IS144207	55° 13'	2.33
12	GINail in Tree Root		7° 57'	2.227
13	Nail in conc		219° 38'	6.155



I, Stewart Cameron McIntyre
hereby certify that I have surveyed the land comprised in this
plan by Niel Maurice John McDONALD, Surveying Graduate
for whose work I accept responsibility, that the plan
is accurate, that the said survey was performed in accordance
with the Surveyors Act 1977 and the Surveyors Regulation 1992
and that the said survey was completed on 13/3/2001

Stewart Cameron McIntyre
Stewart Cameron McIntyre, Licensed Surveyor

DATE 2/3/01

PLAN OF LOTS 1 - 8 & COMMON PROPERTY
AND LOT 9

Cancelling Lot 1 on RP7391, Lots 1, 3, 12 & 13 on
RP54573, Lots 2 & 14 on RP67236 and Lots 4 -
6 on RP71220

PARISH: BARROW

COUNTY: WARD

Meridian: SPI24033

F/N's: NO

Scale 1 : 600

Format BUILDING

SP141072

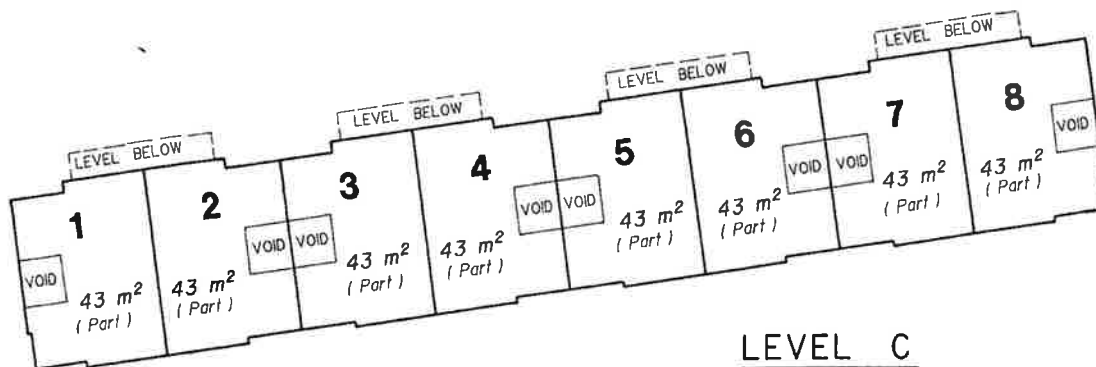
Plan Status

704743202 GC 400 NT \$692.00 04/05/2001 16:52		WARNING : Folded or Mutilated Plans will not be accepted. Plans may be rolled. Information may not be placed in the outer margins.	
Registered		s Lodged by Short Punch & Greatorix PO Box 5164 GC30 Bundall Qld 4217 Fax (07) 5538 2277 (Include address, phone number, reference, and Lodger Code)	

1. Certificate of Registered Owners or Lessees. t/w KINALEX PTY LTD ACN 086 124 012 (Names in full) *as Registered Owners of this land agree to this plan and dedicate the Public Use Land as shown hereon in accordance with Section 50 of the Land Title Act 1994. *as Lessees of this land agree to this plan. Signature of *Registered Owners *Lessees DIRECTOR DIRECTOR. * Rule out whichever is inapplicable	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th colspan="3">6 Existing</th> <th colspan="3">Created</th> </tr> <tr> <th>Title Reference</th> <th>Lot</th> <th>Plan</th> <th>Lots</th> <th>Emts</th> <th>Road</th> </tr> <tr> <td>I3847015</td> <td>1</td> <td>RP7391</td> <td>9</td> <td>—</td> <td>—</td> </tr> <tr> <td>I2224050</td> <td>1</td> <td>RP54573</td> <td>9</td> <td>—</td> <td>—</td> </tr> <tr> <td>I2025219</td> <td>3</td> <td>RP54573</td> <td>1 - 8, CP, 9</td> <td>—</td> <td>—</td> </tr> <tr> <td>I2025200</td> <td>12</td> <td>RP54573</td> <td>9</td> <td>—</td> <td>—</td> </tr> <tr> <td>I6270052</td> <td>13</td> <td>RP54573</td> <td>9</td> <td>—</td> <td>—</td> </tr> <tr> <td>I4249061</td> <td>2</td> <td>RP67236</td> <td>9</td> <td>—</td> <td>—</td> </tr> <tr> <td>I6140173</td> <td>14</td> <td>RP67236</td> <td>9</td> <td>—</td> <td>—</td> </tr> <tr> <td>I2828013</td> <td>4</td> <td>RP71220</td> <td>CP, 9</td> <td>—</td> <td>—</td> </tr> <tr> <td>I2865057</td> <td>5</td> <td>RP71220</td> <td>9</td> <td>—</td> <td>—</td> </tr> <tr> <td>I2862157</td> <td>6</td> <td>RP71220</td> <td>9</td> <td>—</td> <td>—</td> </tr> </table> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>MORTGAGE</th> <th>LOTS FULLY ENCUMBERED</th> </tr> <tr> <td>704198552</td> <td>1-9</td> </tr> <tr> <td>704429814</td> <td>1-9</td> </tr> </table> It is expected that Easement No 601658290 will be extinguished under Section 87 of The Land Titles Act	6 Existing			Created			Title Reference	Lot	Plan	Lots	Emts	Road	I3847015	1	RP7391	9	—	—	I2224050	1	RP54573	9	—	—	I2025219	3	RP54573	1 - 8, CP, 9	—	—	I2025200	12	RP54573	9	—	—	I6270052	13	RP54573	9	—	—	I4249061	2	RP67236	9	—	—	I6140173	14	RP67236	9	—	—	I2828013	4	RP71220	CP, 9	—	—	I2865057	5	RP71220	9	—	—	I2862157	6	RP71220	9	—	—	MORTGAGE	LOTS FULLY ENCUMBERED	704198552	1-9	704429814	1-9
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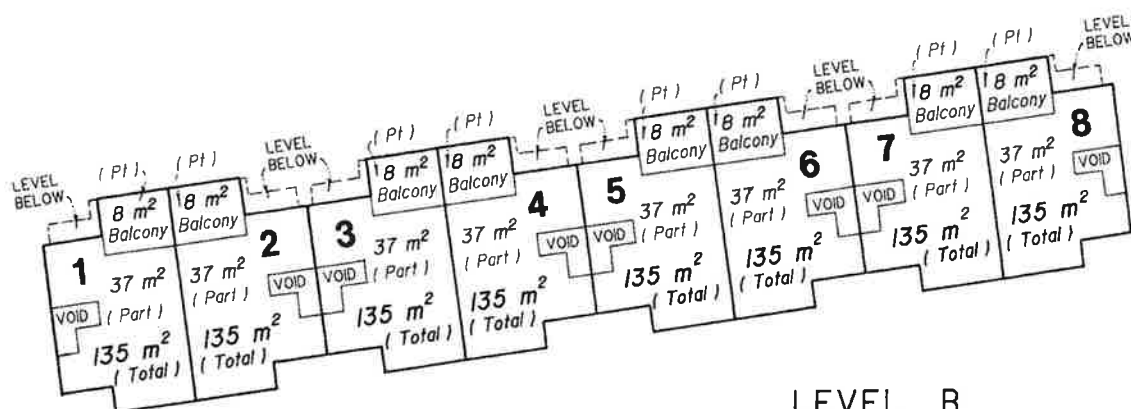
2. Local Government Approval COUNCIL OF THE CITY OF GOLD COAST hereby approves this plan in accordance with the : % INTEGRATED PLANNING ACT 1997 Dated this 1 day of May 2001 KENNETH COLIN McDONALD Authorised Officer * Insert the name of the Local Government % Insert Integrated Planning Act 1997 or # Insert designation of signatory or delegation Local Government (Planning & Environment) Act 1990	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;"> POR 62 Orig 7 Portion Allocation : 8. Map Reference : 9542 - 22341 9 Locality : LABRADOR 10 Local Government : CITY OF GOLD COAST 11 Passed & Endorsed : By : Stewart Cameron McIntyre Date : 2/5/2001 Signed : Designation : Licensed Surveyor </td> <td style="width: 70%;"> 12 Building Format Plans only. I certify that : * As far as it is practical to determine, no part of the building shown on this plan encroaches onto adjoining lots or road: * Part of the building shown on this plan encroaches onto adjoining lots and road Licensed Surveyor/ Director Date 2/3/01 * delete words not required </td> </tr> <tr> <td colspan="2"> 13 Lodgement Fees : Survey Deposit \$ Lodgement \$ New Titles \$ Photocopy \$ Postage \$ TOTAL \$ </td> </tr> <tr> <td colspan="2"> 14 Insert Plan Number SPI41072 </td> </tr> </table>	POR 62 Orig 7 Portion Allocation : 8. Map Reference : 9542 - 22341 9 Locality : LABRADOR 10 Local Government : CITY OF GOLD COAST 11 Passed & Endorsed : By : Stewart Cameron McIntyre Date : 2/5/2001 Signed : Designation : Licensed Surveyor	12 Building Format Plans only. I certify that : * As far as it is practical to determine, no part of the building shown on this plan encroaches onto adjoining lots or road: * Part of the building shown on this plan encroaches onto adjoining lots and road Licensed Surveyor/ Director Date 2/3/01 * delete words not required	13 Lodgement Fees : Survey Deposit \$ Lodgement \$ New Titles \$ Photocopy \$ Postage \$ TOTAL \$		14 Insert Plan Number SPI41072	
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13 Lodgement Fees : Survey Deposit \$ Lodgement \$ New Titles \$ Photocopy \$ Postage \$ TOTAL \$							
14 Insert Plan Number SPI41072							

3 Plans with Community Management Statement : CMS Number : 29258 Name : SANDCASTLES ON THE BROADWATER	4 References : Dept File : Local Govt : 555/15/3300 Surveyor : 00913LD
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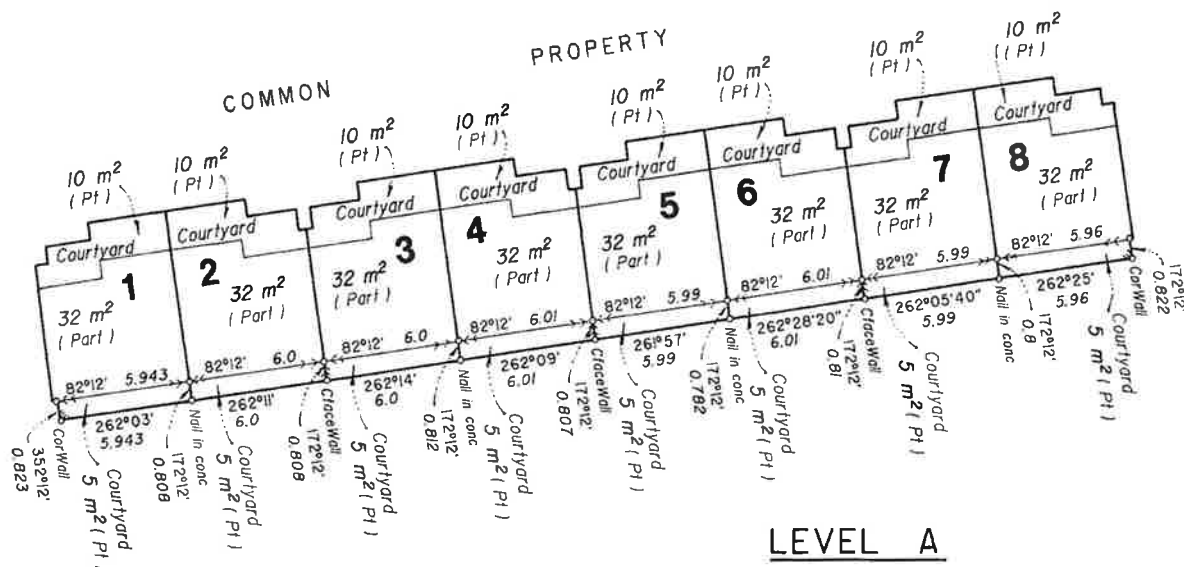
LEVEL C

SCALE 1 : 200



LEVEL B

SCALE 1 : 200



LEVEL A

SCALE 1 : 200

SCALE IN METRES



State copyright reserved

Insert Plan Number SPI41072

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: PSC0228913

2. Location of the swimming pool

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

Street address:

392 MARINE PDE

LABRADOR QLD

Postcode

4

2

1

5

Lot and plan details:

9999/SP/141072

Local government area:

GOLD COAST CITY

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.

No disability exemption applies; No impracticality exemption applies

No alternative solution applies

4. Pool properties

Shared pool

☒

Non-shared pool

☐

Number of pools

2

5. Pool safety certificate validity

Effective date:

0

6

/

1

0

/

2

0

2

4

Expiry date:

0

6

/

1

0

/

2

0

2

5

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:

GRANT THOMAS PRINCE

Pool safety inspector
licence number:

PS101387

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.

PINNACLE STRATA

47 Nerang St, Nerang QLD 4211
Po Box 889, Nerang QLD 4211
P: 07 5502 2888
E: info@pinnaclestrata.com.au
W: www.pinnaclestrata.com.au

Body Corporate and Community Management Act 1997

NOTICE OF CONTRIBUTIONS

Sandra Lee Davies
PO BOX 2274
NEW FARM QLD 4005

TAX INVOICE			
ABN 16 726 582 986			
Date of Notice	28 July 2025		
A/c No	4		
Lot No	4	Unit Number	4
Contrib Ent.	55		
Interest Ent.	55		

SANDCASTLES ON THE BROADWATER CTS 29258

Account	Period	Due Date	Amount	Discount	If paid by	Net Amount
Administration Fund	01/08/25 to 31/10/25	01/09/2025	\$1,338.15	\$267.63	01/09/2025	\$1,070.52
Sinking Fund	01/08/25 to 31/10/25	01/09/2025	\$453.75	\$90.75	01/09/2025	\$363.00
Totals (Levies include GST)			\$1,791.90	\$358.38		\$1,433.52
GST component on gross of \$1,629.00 is \$162.90 or on net of \$1,303.20 is \$130.32						
Interest at the rate of 30.00% per annum (2.50% per month) is payable on overdue Levies.						
Please make payment using details below.						

Teller stamp and initials

Overdue levies incur a \$44.00 overdue notice fee
Please let us know if you would prefer your Notice to be emailed:
info@pinnaclestrata.com.au

Amount Paid
\$
Date Paid
/ /

Payment Options



Tel: 1300 552 311
Ref: 1573 7897 9



www.stratamax.com.au
Ref: 1573 7897 9



www.stratapay.com/ddr
Ref: 1573 7897 9



Bill Code: 74625
Ref: 1573 7897 9



Billpay Code: 3599
Ref: 1573 7897 9



Make cheque payable to:
StrataPay 1573 7897 9



BSB: 067-970
Acct No: 1573 7897 9
(Applies to this bill only)

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.stratamax.com.au

Direct Debit: Make auto payments from your credit card* or bank account. Visit stratapay.com/ddr to register
*Credit card charges apply.

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.

VISA



STRATAPAY

StrataPay Reference

1573 7897 9

Amount	Due Date
\$1,433.52	01 Sep 25

PINNACLE STRATA PTY LTD
29258/02100004 Lot 4/4

Sandra Lee Davies
PO BOX 2274
NEW FARM QLD 4005



*3599 157378979

All payments made through StrataPay payment options are subject to User Terms and Conditions available at www.stratapay.com.au or by calling 1300 135 610 or email info@stratapay.com.au. By using the payment options provided by StrataPay you are taken to have read and understood these User Terms and Conditions prior to using StrataPay. Credit card acceptance is subject to notation above. Additional charges may apply.

Notice number
8 2545286 0Date of issue
26 May 2025S L DAVIES
PO BOX 2274
NEW FARM QLD 4005Water meters | City of Gold Coast
(07) 5667 5995 or 1300 366 659**Current Billing Period:**

13 February 2025 to 14 May 2025

Amount due:

\$414.12

(see back for payment options)

Due date for payment:

26 June 2025

(interest penalty applies after due date)

To make payment

Rates & water | City of Gold Coast

UNIT 4, 23 BATH STREET, LABRADOR

L 4 SP141072

(Payments received after 18 May 2025 may not be included in this notice)

Water and Sewerage charges (see account page for details)
(Includes State Bulk Water Price)**\$414.12****Amount payable if paid by: 26 JUNE 2025****\$414.12**

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 [Login | City of Gold Coast](#)

In Person / Mail Payment AdviceName: S L DAVIES
Ref: 8 2545286 0

*419 825452860

CreditSupported by the
Commonwealth Bank
Commonwealth Bank of Australia
ABN 48 123 123 124Billers Code: 868745
Ref: 8 2545286 0**Post
Billpay**Total amount payable
Due by: **26 June 2025****\$414.12**Teller stamp
and initialsNo. of
Cheques

Date

Cash

Cheques (see reverse)

For Credit
Gold Coast City Council

Trans Code

User ID

Customer Reference No.

831

066684

000008254528602

\$

About your water and sewerage charges

The standard charges explained:

Sewerage access charge

This charge is in arrears. It is for ongoing connection and/or access to the City's sewerage transportation and treatment system.

Sewage volume charge (multi-unit residential and non-residential property only)

A volumetric charge per kilolitre of sewage deemed to have been discharged from the property into the City's sewerage transportation and treatment system.

Water access charge

This charge is in arrears. It is for ongoing connection and/or access to the City's water distribution system.

Water usage charge

Water usage, as measured by your water meter, is charged per kilolitre (1000 litres). Water usage is divided into retail water and bulk water charges. If access to read your water meter was not available, water usage may have been estimated for this account based on previous use. This will be indicated on your account.

Non-drinking water usage charge (select Pimpama-Coomera customers only)

This is a charge applicable to select Pimpama-Coomera customers only or non-drinking water usage, as measured by your purple non-drinking water meter and charged per kilolitre (1000 litres).

Visit cityofgoldcoast.com.au/nondrinkingwater for further information.

Visit cityofgoldcoast.com.au/mywaterbill to understand more about your water bill.

How to read your water meter

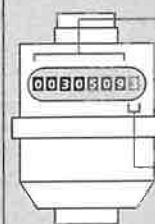
Your water meter is normally located at the front of your property.

Black numbers represent kilolitres and are used for billing.

The red numbers on your water meter represent litres.

To calculate your daily water use, please follow the instructions below.

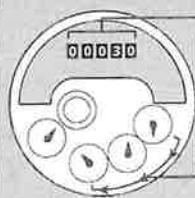
Numbers only meter



1. Day one, record all numbers that you see here. Note the time of day.
2. Day two, repeat step 1. Conduct this reading at the same time as you did the reading on day one.
3. Subtract the numbers recorded on day one from day two. This is your household's daily water usage.

Please note, if there are four red digits on the water meter, the last digit (on the far right) is a tenth of a litre. In these instances, do not record the last red digit.

Numbers and clock meter



1. Day one, record all numbers that you see here. Secondly, record numbers found here. Record the first three red dial numbers in a clockwise direction, that is, right to left. Note the time of day. **Both steps should provide you with a number similar to the diagram example 00030509.**

2. Day two, repeat step one. Conduct this reading at the same time as you did the reading on day one.

3. Subtract the numbers recorded on day one from day two. This is your household's daily water usage.

Day one: Record numbers from your water meter as per instructions above.

_____ L

Day two: At the same time as day one, record numbers from your water meter as per instructions above.

_____ L

Subtract the number found on day one from the number found on day two.

This is your household's daily water usage.

_____ L

Details of cheque(s) etc, customer to complete.
Drawer

Bank or BSB

Branch

Amount

\$
\$
\$

Proceeds of cheques, etc, will not be available until cleared.

Account for:

UNIT 4, 23 BATH STREET, LABRADOR

L 4 SP141072

LOCAL GOVERNMENT DISTRIBUTION AND RETAIL PRICE**SEWERAGE ACCESS CHARGES**

91 days charged at \$2.0255 per day \$184.32
 (billing period 13/2/25 to 14/5/25)

WATER ACCESS CHARGES

91 days charged at \$0.7945 per day \$72.29
 (billing period 13/2/25 to 14/5/25)

WATER USAGE CHARGES

3087 kilolitres charged at \$1.380 per kL \$4260.06
 (usage period 13/2/25 to 14/5/25)

Your Lot's share of the Water Usage Charge is based on its Contribution Entitlement which is, 55 of 5200 \$45.06

STATE BULK WATER PRICE**WATER USAGE CHARGES**

3087 kilolitres charged at \$3.444 per kL \$10631.62
 (usage period 13/2/25 to 14/5/25)

Your Lot's share of the Water Usage Charge is based on its Contribution Entitlement which is, 55 of 5200 \$112.45

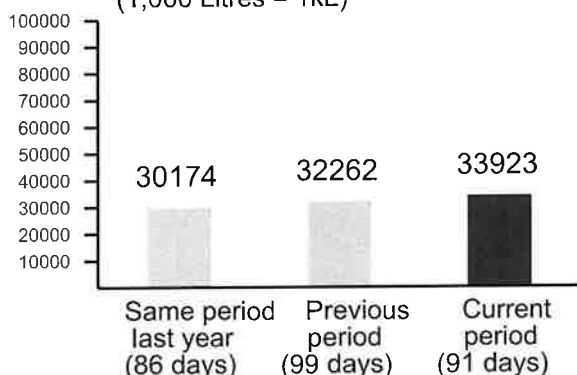
TOTAL CHARGES INCLUDED IN THE RATE NOTICE**\$414.12**

Master Meter for 99 lots

WATER METER READINGS

Meter Number	Current Read Date	Current Reading	Previous Read Date	Previous Reading	#Days Charged	Cons (kL)
13W717781	14 MAY 25	148404	12 FEB 25	145317	91	3087
TOTAL(kL)						3087

Average Daily Usage (Litres)
 (1,000 Litres = 1kL)



Your Scheme's average daily water usage = 33923 litres (or 33.923 kL)
Your total average daily cost = \$4.55

The property's water usage may be influenced by a number of factors including number of occupants, property type, property size and own water use behaviours. If you're concerned about your usage, visit Water meters | City of Gold Coast for instructions on how to check for concealed leaks.

We recommend regularly reading your water meter to detect any unusual variation in consumption between readings.

In accordance with the *Local Government Act 2009*, *Local Government Regulation 2012*, *South East Queensland Water (Distribution and Retail Restructuring) Act 2009*, *Water and Wastewater Services Code for small customers in South East Queensland* and Council of the City of Gold Coast's (Council) adopted budget resolutions, all water and sewerage charges are due and payable within 31 days of the issue of the water and sewerage rate notice on which the charges are levied. Any overdue amounts will attract penalty interest at the appropriate rate until either full payment (including the interest) is made or a satisfactory payment arrangement is approved by Council.

How to pay your water bill

Pay using BPAY®



Biller Code: 868745

Ref: Use Notice Number

Telephone & Internet Banking – BPAY®

Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: www.bpay.com.au

No surcharge by the City applies when using a credit card to pay by BPAY®.

BPAY View®: view and pay this notice using internet banking.

BPAY View® Registration No: use the **Notice Number** over the page.

© Registered to BPAY Pty Ltd ABN 69 079 137 518

Pay by phone

Call us on 1300 886 731 (or from outside Australia call +61 7 5667 5995) anytime to pay with MasterCard or Visa. *Payments by credit card will incur a surcharge.*

See BPAY® option to avoid surcharge.

Payment Reference Number: use the **Notice Number** over the page.



Pay online

Visit cityofgoldcoast.com.au/payments and follow the links to pay with MasterCard or Visa.

Payments by credit card will incur a surcharge.

See BPAY® option to avoid surcharge.

Payment Reference Number: use the **Notice Number** over the page.



In person at Commonwealth Bank

Pay at any Commonwealth Bank branch with cash, cheque or money order.



Post Billpay in person

Pay at any Australia Post office and present the entire notice when making payment. Payment by cash, cheque or debit card only. Payments will incur a transaction fee. *See BPAY® option to avoid a City transaction fee.*



In person at Customer Service Centre

Payment options include:

Debit card – *surcharge fee*

MasterCard or Visa – *surcharge applies*

Cash is not accepted.

For locations and opening hours please visit cityofgoldcoast.com.au/contactus

How to contact us



cityofgoldcoast.com.au/mywaterbill



07 5667 5995 or **1300 366 659**

Monday to Friday 7am – 6pm

(or from outside Australia call **+61 7 5667 5995**)

24 hour line to report water breaks and faults **1800 637 000**



City of Gold Coast

PO Box 5042 GOLD COAST MC QLD 9726

Support to make your bill payments on time

The City offers extra support and flexibility to ratepayers who might be having trouble paying water bills in full by the due date. Flexible payment plan options may be available on application, giving you extra time to pay.

Depending on your situation, we can extend your due date for a short time or set up a longer-term payment plan for regular weekly or fortnightly payments. We can also provide a financial counsellor for free, independent, and confidential advice.

For more information visit cityofgoldcoast.com.au/waterassist



Notice number
2 2545286 1Date of Issue
21 July 2025166398/X11/002387 D-037
S L Davies
PO BOX 2274
NEW FARM QLD 4005Current rating period:
1 July 2025 to 31 December 2025**\$1,105.79**

(see back for payment options)

Due date for payment:

21 August 2025

Total amount payable after due date:

\$1,170.69

(interest penalty applies after due date)

UNIT 4, 23 Bath Street, LABRADOR QLD 4215

Lot 4 SP141072

(Payments received after 4 July 2025 may not be included on this notice)

State Government and associated charges (see rate assessment page for details) **\$126.80**Council rates and charges (see rate assessment page for details) **\$1,043.89**Less 10% Council discount on GENERAL RATE if full payment received by the due date **\$64.90CR****Amount payable if paid by: 21 August 2025 \$1,105.79**To view your rating category statement and other rate notice inserts online,
visit cityofgoldcoast.com.au/insertsTo 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.**In Person / Mail Payment Advice**Name: S L Davies
Ref: 2 2545286 1

*419 225452861

CreditSupported by the
Commonwealth Bank
Commonwealth Bank of Australia
ABN 48 123 123 124Billers Code: 575217
Ref: 2 2545286 1**Post
Billpay**Total Amount Payable
If paid by: **21 August 2025****\$1,105.79**Total Amount Payable
If paid after: **21 August 2025****\$1,170.69**Teller stamp
and initialsNo. of
Cheques

Date

Cash

Cheques (see reverse)

For Credit
Gold Coast City Council

Tran Code

831

User ID

066684

Customer Reference No.

000002254528613

\$

In accordance with the *Local Government Act 2009*, *Local Government Regulation 2012* and Council of the City of Gold Coast's (Council) adopted budget resolutions, all rates and charges are due and payable within 31 days of the issue of the rate notice on which the rates or charges are levied. Any overdue amounts will attract penalty interest at the appropriate rate until either full payment (including the interest) is made or a satisfactory payment arrangement is approved by Council.

How to pay your rates

Pay using BPAY®



Biller Code: 575217
Ref: Use Notice Number

Telephone & Internet Banking – BPAY®

Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account.

No surcharge by the City applies when using a credit card to pay by BPAY®.

BPAY View®: view and pay this notice using internet banking.

BPAY View Registration No: use the **Notice Number** located at the top left of page 1.

www.bpay.com.au

® Registered to BPAY Pty Ltd ABN 69 079 137 518



Pay by phone

Call us on **1300 886 731** (or from outside Australia call **+61 7 5667 5995**) anytime to pay with MasterCard or Visa.

Payments by credit card will incur a surcharge. See BPAY® option to avoid surcharge.

Payment Reference Number: use the **Notice Number** over the page.



Pay online

Visit **cityofgoldcoast.com.au/payments** and follow the links to pay with MasterCard or Visa.

Payments by credit card will incur a surcharge. See BPAY® option to avoid surcharge.

Payment Reference Number: use the **Notice Number** over the page.



BPOINT in person

Pay at any Commonwealth Bank branch with cash, cheque or money order.



Post Billpay in person

Pay at any Australia Post office and present the entire notice when making payment. Payment by cash, cheque or debit card only.

Payments will incur a transaction fee. See BPAY® option to avoid a City transaction fee.



Customer Service Centre in person

Payment options include:
Debit Card – *surcharge free*
MasterCard or Visa – *surcharge applies*

Cash is not accepted.

For locations and opening hours visit **cityofgoldcoast.com.au/contactus**

Manage and pay your rates with My Account

View, manage and make payments. Set up a payment plan or a direct debit. Register at **cityofgoldcoast.com.au/myaccount** for secure and convenient access to manage your rates and water accounts anytime.

How to contact us



cityofgoldcoast.com.au/rates



07 5667 5995 or **1300 366 659**

Monday to Friday 7am – 6pm
(or from outside Australia call **+61 7 5667 5995**)



City of Gold Coast
PO Box 5042 GOLD COAST MC QLD 9726

Voluntary koala contribution

NOTE: This BPAY® number is for voluntary contributions to the acquisition and enhancement of the City's koala habitat only.



Biller Code: 37424
Ref: Use Notice Number

**NOT TO BE USED
FOR RATE PAYMENTS**

Telephone and Internet Banking – BPAY®

Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: **www.bpay.com.au**

Details of cheque(s) etc, customer to complete.
Drawer

Bank or BSB

Branch

Amount

			\$
			\$
			\$

Proceeds of cheques, etc. will not be available until cleared.

CHARGES CONSOLIDATED ON RATE NOTICE

UNIT 4, 23 Bath Street, LABRADOR QLD 4215

Lot 4 SP141072

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**\$126.80****DETAILS OF COUNCIL RATES AND CHARGES**

WASTE MANAGEMENT

PART A - Waste Management Utility Charge (General)

\$222.00

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 1T - Residential 1 \$86,026 AV @ \$0.001984860 (minimum amount applied)

\$648.95

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**\$1,043.89**

* 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

Rate information

Your City of Gold Coast (City) rates are payable every six months, usually in August and February. The standard charges you are likely to see on the rate notice are:



Volunteer Fire Brigade

The Volunteer Fire Brigade Charge helps subsidise the operational expenses of rural fire brigades; supplementing the Emergency Management Levy.



Emergency Management Levy

We collect the State Emergency Management Levy on behalf of Queensland Fire and Emergency Services. The levy is used to fund our emergency services. The amount of the levy depends on the classification of your property. qfes.qld.gov.au



General Rate

The City is required by law to levy a General Rate or Differential General Rate on every rateable property each financial year. The General Rate raises the revenue needed to run the city and pay for infrastructure and a range of services and activities. Just some of these include lifeguards, waterways, animal management and economic development initiatives. The value of your property, determined by the State Government, is the basis for calculating the General Rate. To smooth out increases in the General Rate caused by unexpected spikes in property values in any given year, the City uses an averaged value over three years. A minimum General Rate applies if the value of a property is below a determined threshold.



Waste Management Service

The Waste Management Utility Charge covers the cost of accessing Waste and Recycling Centres, in addition to the collection and disposal/processing of solid waste and recyclables from your property.



Recycling Utility Charge

The Recycling Utility Charge is used to fund recycling initiatives, aimed at minimising waste to landfill. This includes infrastructure, land and services that aren't funded via the Waste Management Utility Charge. cityofgoldcoast.com.au/waste



Recreational Space

The Recreational Space Separate Charge assists the City to purchase areas of large open space, with an emphasis on land for sport and recreation.



Open Space including Koala Habitat, Maintenance and Enhancement

Our city is one of Australia's most biodiverse. The Open Space including Koala Habitat, Maintenance and Enhancement Separate Charge supports activities contributing to the management and conservation of the city's natural areas, including opportunities for nature based recreation.



City Transport Improvement

The City Transport Improvement Separate Charge funds Council cabs, bus stops, bicycle and pedestrian pathways, rapid transport, improvements to local roads, as well as expanded bus services across the city.



Disaster Response and Recovery separate charge

Queensland faces frequent disasters; the City's Disaster Response & Recovery Charge supports recovery, preparedness, and building community resilience amid increasing natural hazards.



Discount on rates

The City offers a discount for paying your rates on time. The discount amount and the discount date appear on the rate notice. To receive the discount, the amount payable stated on the rate notice must be paid in full by the due date.



Pensioner Rate Concessions

If you receive a pension, you may be entitled to receive rate concessions. To be eligible, you must hold a Queensland Pensioner Concession Card or a Department of Veterans' Affairs Gold Card. Other conditions apply. Contact us and have your pension card/s and pension amount/s ready.



Change of address

If you have recently changed your postal address, please contact us to ensure your details are updated. If you have moved house and you currently receive a pensioner rate concession, you will need to re-apply. To change your address details and/or contact details visit cityofgoldcoast.com.au/changeyouraddress



City Budget

Full details of the current City Budget: cityofgoldcoast.com.au/annualplan



Paper rates and water notices fee

From 1 January 2026, a charge of \$2.50 applies to each rates notice and water notice issued by mail. The fee reflects the costs we incur producing and delivering a paper notice. Sign up for My Account to receive your notices by email. Visit cityofgoldcoast.com.au/myaccount

Frequently asked questions

What if I can't pay my bill on time?

You can apply for more time to pay with no interest by entering into an approved payment plan for rates and water bills. Visit cityofgoldcoast.com.au/rates

I paid my solicitor to take care of my house sale, why do I have a property transfer fee on my rate notice?

The charging of a property transfer fee is to recoup the known costs associated with accepting, recording and storage of change of ownership advice.

I just purchased this property; why do I have to pay full rates?

Most likely, your solicitor has allowed for the rates in your settlement. Please check your settlement statement, or contact your solicitor and/or agent for confirmation.

Can someone else enquire on my behalf or update my account?

Yes, you can add an authorised person to your account. If the property is owned by individual/s call us on **07 5667 5995**. If the property is owned by company or trust please complete the form at cityofgoldcoast.com.au/authagent

What does my rating category mean?

Your property's rating category (stated on your rate notice) will influence the amount of general rate you will pay. Factors such as the use (including whether a property is a principal place of residence or rental), size of the land, and the nature of any improvements on the land determine which rating category applies. You can view descriptions of the rating categories at cityofgoldcoast.com.au/inserts

What is the Waste Levy?

Introduced on 1 July 2019 by the Queensland State Government, the Waste Levy is a weight based charge payable on all waste disposed to a leviable landfill site in Queensland. It aims to reduce the amount of waste going to landfill and maximise the diversion of recoverable items for reuse, repurposing and recycling. To mitigate the impact on residential households, the State Government has committed to a payment to Council to offset the direct costs of the Waste Levy liability incurred on the disposal of household waste. For the 2025-26 financial year, residential customers will notice a zero amount for Part B of the Waste Management Utility Charge, see overleaf. Visit cityofgoldcoast.com.au/waste

What is the Green Organics Charge?

Green organics bins are now a part of standard residential kerbside collection services for eligible properties. The service charge is payable for owner-occupied and tenanted properties. Visit cityofgoldcoast.com.au/greenorganicsbin

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 08/08/2025

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

SANDCASTLES ON THE BROADWATER

CTS No. **29258**

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: **Lisa Norvock**

Phone: **07 5502 2888**

Company: **Pinnacle Strata Pty Ltd**

Email: **info@pinnaclestrata.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: **4**

Plan type and number: **141072**

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:

Accommodation

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 & given with this certificate

Lot entitlements and financial information

Lot entitlements

Lot entitlements are used to determine the proportion of body corporate expenses each lot owner is responsible for. The community management statement contains two schedules of lot entitlements – a contribution schedule of lot entitlements and an interest schedule of lot entitlements, outlining the entitlements for each lot in the scheme. The contribution schedule lot entitlement for a lot (as a proportion of the total for 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: **55.00**

Total contribution schedule lot entitlements for all lots: **5,200.00**

Interest schedule

Interest schedule lot entitlement for the lot: **55.00**

Total interest schedule lot entitlements for all lots: **5,200.00**

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 **4** for the current financial year: \$ **\$5,351.50**

Number of instalments: **4** (outlined below)

Discount for on-time payments (if applicable): **20 %**

Monthly penalty for overdue contributions (if applicable): **2.50 %**

Due date	Amount due	Amount due if discount applied	Paid
01/05/24	1,338.15	1,070.52	19/04/24
15/09/24	1,337.60	1,070.08	19/08/24
01/11/24	1,337.60	1,070.08	18/10/24
01/02/25	1,338.15	1,070.52	20/01/25
01/05/25	1,338.15	1,070.52	23/04/25
01/09/25	1,338.15	1,070.52	

Amount overdue **Nil**
 Amount Unpaid including amounts billed not yet due **\$1,338.15**

Sinking fund contributions

Total amount of contributions (before any discount) for lot **4** for the current financial year: \$ **\$1,815.00**

Number of instalments: **4** (outlined below)

Discount for on-time payments (if applicable): **20** %

Monthly penalty for overdue contributions (if applicable): **2.50** %

Due date	Amount due	Amount due if discount applied	Paid
01/05/24	412.50	330.00	19/04/24
15/09/24	467.50	374.00	19/08/24
01/11/24	467.50	374.00	18/10/24
01/02/25	467.50	374.00	20/01/25
01/05/25	453.75	363.00	23/04/25
01/09/25	453.75	363.00	

Amount overdue **\$0.00**
 Amount Unpaid including amounts billed not yet due **\$453.75**

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): **2.50** %

Due date	Amount due	Amount due if discount applied	Paid
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Amount overdue **Nil**
 Amount Unpaid including amounts billed not yet due **\$0.00**

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): **2.50** %

Due date	Amount due	Amount due if discount applied	Paid
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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

Summary of amounts due but not paid by the current owner

At the date of this certificate

Annual contributions	Nil
Special contributions	Nil
Other contributions	Nil
Other payments	Nil
Penalties	Nil
Total amount overdue (Total Amount Unpaid including not yet due \$1,791.90)	Nil

(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?

Yes - you can obtain a copy from the body corporate records

Current sinking fund balance (as at date of certificate): \$ 570,035.24

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
09/03/20	Lot 4 - Courtyard Deck Update	RESOLVED that the Body corporate approve the request from the Owner to update their courtyard as per the plans supplied on the 19 February 2020 subject to the following conditions: (a) That the installations are the full responsibility of the Lot Owner including all costs; (b) That all future repairs and maintenance on the installations and supporting equipment remain the full responsibility of the Lot Owner; (c) That a suitably qualified contractor be engaged to install the improvements; (d) That should any common property be damaged during the installation or during future maintenance of the improvements, the Lot Owner is responsible to rectify the damage; (e) Should the improvements disrupt the peaceful enjoyment of another lot at the complex the unit be removed at the cost of the Lot Owner; (f) Should the improvements breach any of the Body Corporate By-Laws the deck be removed at the cost of the Lot Owner; (g) The installation is to meet all Work Health and Safety and City Council regulations as to appearance and distances from boundaries; (h) That colour scheme is in keeping with the rest of the Body Corporate.
25/10/21	Lot 4 - Security Door Screen Installation	Approval Letter -Security Door Screen Installation. SCREEN INSTALLATION APPROVAL CONDITIONS: (a) That the screen door installation is the full responsibility of the Lot Owner including all costs; (b) That all future repairs and maintenance on the screen door and supporting equipment remain the full responsibility of the Lot Owner; (c) That a suitably qualified contractor be engaged to install the screen door; (d) That should any common property be damaged during the installation or during future maintenance of the screen door the Lot Owner is responsible to rectify the damage; (e) Should the screen door disrupt the peaceful enjoyment of another lot at the complex the screen door must be rectified to comply with the Committee's approval or removed at the cost of the Lot Owner; (f) Should the screen door breach any of the Body Corporate By-Laws the screen door must be rectified to comply with the Committee's approval or removed at the cost of the Lot Owner; (g) The screen door is to meet all Work Health & Safety and City Council guidelines. (h) That the screen door is approved on the basis of the detailed specifications outlined in the request/plans submitted via email on the _____. (i) That the screen door must be maintained in good condition at all times.

Body corporate assets

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

A copy of the body corporate register assets is given with this certificate below

Description	Type	Acquisition	Supplier	Original Cost	Cost To Date	Market Value
Supply Chlorinator	Other	30/01/13	Active Pool Supplies	0.00	0.00	1,495.00
Pool Chlorinator	Other	26/08/13	Jims Pool Care	0.00	0.00	2,980.00
Pool Chlorinator	Other	26/08/13	Jims Pool Care	0.00	0.00	1,490.00
Shredder Blower/Vac	Other	01/03/14	Stihl Shop	0.00	0.00	499.00
Pool Pump	Other	17/04/14	Pool and Spa Megastore	0.00	0.00	660.00
Security Cameras	Furniture & Fittings	23/02/21	GM Data & Security Pty Ltd ABN 98 608 741 207 PO Box 427, Harbour Town 4216 Quote Numbers 28710 & 28709	0.00	0.00	8,693.00
Water Rower	Furniture & Fittings	01/02/22		0.00	0.00	1,850.00
Pool Pump Compressor	Other	10/10/22	Pro Pump	0.00	0.00	2,475.00

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 UNDERWRITING AGENCIES	HU0006062785	53,126,688.00	97,500.00	30/04/26	\$2,000 basic claims \$10,000 water damage excess
LOSS OF RENT CHU UNDERWRITING AGENCIES	HU0006062785	8,119,003.00		30/04/26	\$2,000 basic claims \$10,000 water damage excess
COMMON AREA CONTENTS CHU UNDERWRITING AGENCIES	HU0006062785	541,266.00		30/04/26	\$2,000 basic claims \$10,000 water damage excess
FIDELITY GUARANTEE CHU UNDERWRITING AGENCIES	HU0006062785	100,000.00		30/04/26	\$2,000 basic claims \$10,000 water damage excess
MACHINERY BREAKDOWN CHU UNDERWRITING AGENCIES	HU0006062785	100,000.00		30/04/26	\$2,000 basic claims \$10,000 water damage excess
OFFICE BEARERS LIAB. CHU UNDERWRITING AGENCIES	HU0006062785	5,000,000.00		30/04/26	\$2,000 basic claims \$10,000 water damage excess
PUBLIC LIABILITY CHU UNDERWRITING AGENCIES	HU0006062785	20,000,000.00		30/04/26	\$2,000 basic claims \$10,000 water damage excess
LOT FIXTURES/IMPROV. CHU UNDERWRITING AGENCIES	HU0006062785	250,000.00		30/04/26	\$2,000 basic claims \$10,000 water damage excess
VOLUNTARY WORKERS CHU UNDERWRITING AGENCIES	HU0006062785	200,000.00		30/04/26	\$2,000 basic claims \$10,000 water damage excess

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?

Yes - Name of caretaking service contractor engaged: ACJ Property Pty Ltd

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

Yes - Name of authorised letting agent: ACJ Property Pty Ltd

Embedded network electricity supply

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

Yes

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 Pinnacle Strata Pty Ltd

Positions/s held Body Corporate Manager

Date 08/08/2025

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

CONTRACTS REGISTER

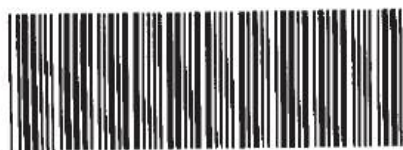
SANDCASTLES ON THE BROADWATER CTS 29258

Contractor Name and Address ACJ Property Pty Ltd	Details of Duties Caretaking and Letting Agreement	Delegated Powers	Basis of Remuneration 0
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No	21/05/21 25 Years+ variations Yes	Termination Date Finance Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	
Contractor Name and Address Origin Zero	Details of Duties Electricity Agreement - Common Property	Delegated Powers	Basis of Remuneration 0
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No	01/10/22 3 Years	Termination Date Finance Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	
Contractor Name and Address 47 Nerang Street NERANG QLD 4211	Details of Duties	Delegated Powers	Basis of Remuneration \$125 per lot
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No	12/07/24 1 YR Y	Termination Date Finance Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	
Contractor Name and Address ACJ Property ATF ACJ Family Trust	Details of Duties	Delegated Powers	Basis of Remuneration 0
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No	14/06/24 Ongoing Y	Termination Date Finance Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	
Contractor Name and Address	Details of Duties	Delegated Powers	Basis of Remuneration
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No		Termination Date Finance Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	

Dealing No.

Duty Imprint

20



716064793

\$109.60

09/10/2014 12:24

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GC 470

1. Nature of request

To record a new Community Management Statement for Sandcastles on the Broadwater Community Titles Scheme 29258

Lodger

Lodger
Code

Capitol Body Corporate Administration
PO Box 2362
CHERMSIDE CENTRE Q 4032
PHONE: 3622 3900
Email: reception@capitolbca.com.au

2. Description of Lot

County

Parish

Title Reference

Common Property of Sandcastles on the Broadwater Community Titles Scheme 29258

Ward

Barrow

50352141

3. Registered Proprietor / Crown Lessee

Body Corporate for Sandcastles on the Broadwater Community Titles Scheme 29258

4. Interest

Fee Simple

5. Applicant

Body Corporate for Sandcastles on the Broadwater Community Titles Scheme 29258

6. Request

I hereby request that: The New CMS deposited herewith which amends Schedule C being the By-Laws of the existing Community Management Statement is recorded as the Community Management Statement for Sandcastles on the Broadwater Community Titles Scheme 29258.

7. Execution by applicant

Execution Date

Applicant's or Solicitor's Signature



01/10/2014

Chairperson

01/10/2014

Secretary

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

29258

This statement incorporates and must
include the following:

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

CMS LABEL NUMBER

1. Name of community titles scheme

Sandcastles on the Broadwater Community Titles
Scheme 29258

2. Regulation module

Accommodation Module

3. Name of body corporate

Body Corporate for Sandcastles on the Broadwater Community Titles Scheme 29258

4. Scheme land

Lot on Plan Description
See Enlarged Panel

County

Parish

Title Reference

5. #Name and address of original Proprietor

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* (Qld).

..... Signed

..... name and designation

..... name of Local Government

8. Consent of body corporate



01/10/2014
Execution Date

Chairperson

Secretary

*Execution

*Original Proprietor 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 NR&W see the Department's website.

Title Reference 50352141

Description of Lot	County	Parish	Title Reference
Common Property for Sandcastles on the Broadwater Community Titles Scheme 29258	Ward	Barrow	50352141
Lot 1 on SP 141072	Ward	Barrow	50352142
Lot 2 on SP 141072	Ward	Barrow	50352143
Lot 3 on SP 141072	Ward	Barrow	50352144
Lot 4 on SP 141072	Ward	Barrow	50352145
Lot 5 on SP 141072	Ward	Barrow	50352146
Lot 6 on SP 141072	Ward	Barrow	50352147
Lot 7 on SP 141072	Ward	Barrow	50352148
Lot 8 on SP 141072	Ward	Barrow	50352149
Lot 101 on SP 147433	Ward	Barrow	50379297
Lot 102 on SP 147433	Ward	Barrow	50379298
Lot 103 on SP 147433	Ward	Barrow	50379299
Lot 104 on SP 147433	Ward	Barrow	50379300
Lot 105 on SP 147433	Ward	Barrow	50379301
Lot 106 on SP 147433	Ward	Barrow	50379302
Lot 107 on SP 147433	Ward	Barrow	50379303
Lot 108 on SP 147433	Ward	Barrow	50379304
Lot 109 on SP 147433	Ward	Barrow	50379305
Lot 110 on SP 147433	Ward	Barrow	50379306
Lot 111 on SP 147433	Ward	Barrow	50379307
Lot 112 on SP 147433	Ward	Barrow	50379308
Lot 113 on SP 147433	Ward	Barrow	50379309
Lot 114 on SP 147433	Ward	Barrow	50379310
Lot 115 on SP 147433	Ward	Barrow	50379311
Lot 116 on SP 147433	Ward	Barrow	50379312
Lot 117 on SP 147433	Ward	Barrow	50379313
Lot 201 on SP 147433	Ward	Barrow	50379314
Lot 202 on SP 147433	Ward	Barrow	50379315
Lot 203 on SP 147433	Ward	Barrow	50379316
Lot 204 on SP 147433	Ward	Barrow	50379317
Lot 205 on SP 147433	Ward	Barrow	50379318
Lot 206 on SP 147433	Ward	Barrow	50379319
Lot 207 on SP 147433	Ward	Barrow	50379320
Lot 208 on SP 147433	Ward	Barrow	50379321
Lot 209 on SP 147433	Ward	Barrow	50379322
Lot 210 on SP 147433	Ward	Barrow	50379323

Title Reference 50352141

Lot 211 on SP 147433	Ward	Barrow	50379324
Lot 212 on SP 147433	Ward	Barrow	50379325
Lot 213 on SP 147433	Ward	Barrow	50379326
Lot 214 on SP 147433	Ward	Barrow	50379327
Lot 215 on SP 147433	Ward	Barrow	50379328
Lot 216 on SP 147433	Ward	Barrow	50379329
Lot 217 on SP 147433	Ward	Barrow	50379330
Lot 218 on SP 147433	Ward	Barrow	50379331
Lot 219 on SP 147433	Ward	Barrow	50379332
Lot 301 on SP 147433	Ward	Barrow	50379333
Lot 302 on SP 147433	Ward	Barrow	50379334
Lot 303 on SP 147433	Ward	Barrow	50379335
Lot 304 on SP 147433	Ward	Barrow	50379336
Lot 305 on SP 147433	Ward	Barrow	50379337
Lot 306 on SP 147433	Ward	Barrow	50379338
Lot 307 on SP 147433	Ward	Barrow	50379339
Lot 308 on SP 147433	Ward	Barrow	50379340
Lot 309 on SP 147433	Ward	Barrow	50379341
Lot 310 on SP 147433	Ward	Barrow	50379342
Lot 311 on SP 147433	Ward	Barrow	50379343
Lot 312 on SP 147433	Ward	Barrow	50379344
Lot 313 on SP 147433	Ward	Barrow	50379345
Lot 314 on SP 147433	Ward	Barrow	50379346
Lot 315 on SP 147433	Ward	Barrow	50379347
Lot 316 on SP 147433	Ward	Barrow	50379348
Lot 317 on SP 147433	Ward	Barrow	50379349
Lot 318 on SP 147433	Ward	Barrow	50379350
Lot 319 on SP 147433	Ward	Barrow	50379351
Lot 118 on SP 148854	Ward	Barrow	50387399
Lot 119 on SP 148854	Ward	Barrow	50387400
Lot 120 on SP 148854	Ward	Barrow	50387401
Lot 121 on SP 148854	Ward	Barrow	50387402
Lot 122 on SP 148854	Ward	Barrow	50387403
Lot 123 on SP 148854	Ward	Barrow	50387404
Lot 124 on SP 148854	Ward	Barrow	50387405
Lot 125 on SP 148854	Ward	Barrow	50387406
Lot 126 on SP 148854	Ward	Barrow	50387407
Lot 127 on SP 148854	Ward	Barrow	50387408
Lot 128 on SP 148854	Ward	Barrow	50387409

Title Reference 50352141

Lot 129 on SP 148854	Ward	Barrow	50387410
Lot 220 on SP 148854	Ward	Barrow	50387411
Lot 221 on SP 148854	Ward	Barrow	50387412
Lot 222 on SP 148854	Ward	Barrow	50387413
Lot 223 on SP 148854	Ward	Barrow	50387414
Lot 224 on SP 148854	Ward	Barrow	70387415
Lot 225 on SP 148854	Ward	Barrow	50387416
Lot 226 on SP 148854	Ward	Barrow	50387417
Lot 227 on SP 148854	Ward	Barrow	50387418
Lot 228 on SP 148854	Ward	Barrow	50387419
Lot 229 on SP 148854	Ward	Barrow	50387420
Lot 230 on SP 148854	Ward	Barrow	50387421
Lot 231 on SP 148854	Ward	Barrow	50387422
Lot 320 on SP 148854	Ward	Barrow	50387423
Lot 321 on SP 148854	Ward	Barrow	50387424
Lot 322 on SP 148854	Ward	Barrow	50387425
Lot 323 on SP 148854	Ward	Barrow	50387426
Lot 324 on SP 148854	Ward	Barrow	50387427
Lot 325 on SP 148854	Ward	Barrow	50387429
Lot 326 on SP 148854	Ward	Barrow	50387429
Lot 327 on SP 148854	Ward	Barrow	50387430
Lot 328 on SP 148854	Ward	Barrow	50387431
Lot 329 on SP 148854	Ward	Barrow	50387432
Lot 330 on SP 148854	Ward	Barrow	50387433
Lot 331 on SP 148854	Ward	Barrow	50387434

SCHEDULE A SCHEDULE OF LOT ENTITLEMENTS

Lot on Plan	Contribution	Interest
Lot 1 on SP 141072	55	55
Lot 2 on SP 141072	55	55
Lot 3 on SP 141072	55	55
Lot 4 on SP 141072	55	55
Lot 5 on SP 141072	55	55
Lot 6 on SP 141072	55	55
Lot 7 on SP 141072	55	55
Lot 8 on SP 141072	55	55
Lot 101 on SP 147433	62	62
Lot 102 on SP 147433	53	53
Lot 103 on SP 147433	48	48
Lot 104 on SP 147433	45	45
Lot 105 on SP 147433	53	43
Lot 106 on SP 147433	52	52
Lot 107 on SP 147433	49	49
Lot 108 on SP 147433	49	49
Lot 109 on SP 147433	56	56
Lot 110 on SP 147433	52	52
Lot 111 on SP 147433	56	56
Lot 112 on SP 147433	56	56
Lot 113 on SP 147433	56	56
Lot 114 on SP 147433	50	50
Lot 115 on SP 147433	43	43
Lot 116 on SP 147433	44	44
Lot 117 on SP 147433	45	45
Lot 201 on SP 147433	43	43
Lot 202 on SP 147433	49	49
Lot 203 on SP 147433	49	49
Lot 204 on SP 147433	43	43
Lot 205 on SP 147433	43	43
Lot 206 on SP 147433	49	49
Lot 207 on SP 147433	49	49
Lot 208 on SP 147433	49	49
Lot 209 on SP 147433	44	44
Lot 210 on SP 147433	49	49
Lot 211 on SP 147433	49	49
Lot 212 on SP 147433	45	45
Lot 213 on SP 147433	49	49
Lot 214 on SP 147433	49	49
Lot 215 on SP 147433	49	49
Lot 216 on SP 147433	49	49
Lot 217 on SP 147433	43	43
Lot 218 on SP 147433	43	43
Lot 219 on SP 147433	44	44
Lot 301 on SP 147433	52	52
Lot 302 on SP 147433	63	63
Lot 303 on SP 147433	63	63
Lot 304 on SP 147433	52	52
Lot 305 on SP 147433	51	51
Lot 306 on SP 147433	59	59
Lot 307 on SP 147433	59	59
Lot 308 on SP 147433	59	59
Lot 309 on SP 147433	55	55
Lot 310 on SP 147433	61	61
Lot 311 on SP 147433	61	61
Lot 312 on SP 147433	57	57

Lot 313 on SP 147433	61	61
Lot 314 on SP 147433	61	61
Lot 315 on SP 147433	61	61
Lot 316 on SP 147433	62	62
Lot 317 on SP 147433	52	52
Lot 318 on SP 147433	55	55
Lot 319 on SP 147433	53	53
Lot 118 on SP 148854	55	55
Lot 119 on SP 148854	46	46
Lot 120 on SP 148854	51	51
Lot 121 on SP 148854	45	45
Lot 122 on SP 148854	50	50
Lot 123 on SP 148854	55	55
Lot 124 on SP 148854	49	49
Lot 125 on SP 148854	55	55
Lot 126 on SP 148854	51	51
Lot 127 on SP 148854	54	54
Lot 128 on SP 148854	54	54
Lot 129 on SP 148854	56	56
Lot 220 on SP 148854	49	49
Lot 221 on SP 148854	44	44
Lot 222 on SP 148854	49	49
Lot 223 on SP 148854	45	45
Lot 224 on SP 148854	49	49
Lot 225 on SP 148854	49	49
Lot 226 on SP 148854	45	45
Lot 227 on SP 148854	49	49
Lot 228 on SP 148854	44	44
Lot 229 on SP 148854	49	49
Lot 230 on SP 148854	49	49
Lot 231 on SP 148854	50	50
Lot 320 on SP 148854	62	62
Lot 321 on SP 148854	55	55
Lot 322 on SP 148854	62	62
Lot 323 on SP 148854	55	55
Lot 324 on SP 148854	61	61
Lot 325 on SP 148854	61	61
Lot 326 on SP 148854	57	57
Lot 327 on SP 148854	61	61
Lot 328 on SP 148854	55	55
Lot 329 on SP 148854	61	61
Lot 330 on SP 148854	62	62
Lot 331 on SP 148854	63	63
TOTALS	5200	5200

SCHEDULE B EXPLANATION OF THE DEVELOPMENT OF SCHEME LAND

There is to be no further development of the scheme land – Section 57 (1) € and *f(of the Body Corporate and Community management Act applies.

SCHEDULE C BY-LAWS

Noise

1. The occupier of a lot must not create noise likely to interfere with the peaceful enjoyment of a person lawfully on another lot or the common property.

Vehicles

2. (1) The occupier of a lot must not, without the body corporate's written approval –
- (a) park a vehicle or allow a vehicle to stand, on the common property; or
 - (b) permit an invitee to park a vehicle, or allow a vehicle to stand, on the common property.
- (2) An approval under subsection (1) must state the period of which it is given.
- (3) However, the body corporate may cancel the approval by giving 7 days written notice to the occupier.

Obstruction

3. The occupier of a lot must not obstruct the lawful use of the common property by someone else.

Damage to lawns etc.

4. (1) The occupier of a lot must not, without the body corporate's written approval –
- (a) damage a lawn, garden, tree, shrub, plant or flower on the common property; or
 - (b) use a part of the common property as a garden.
- (2) An approval under the subsection (1) must state the period of which it is given.
- (3) However, the body corporate may cancel the approval by giving 7 days written notice to the occupier.

Damage to common property

5. (1) An occupier of a lot must not, without the body corporate's written approval, mark, paint, drive nails, screws or other objects into, or otherwise damage or deface a structure that forms part of the common property.
- (2) However, an occupier 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 is consistent with the colour, style and materials of the building.
- (3) The owner of a lot must keep a device installed under subsection (2) in good order and repairs.

Behaviour of invitees

6. The occupier of a lot must take reasonable steps to ensure that the occupier's invitees do not behave in a way likely to interfere with the peaceful enjoyment of another lot or the common property.

Leaving of rubbish etc. on the common property

7. The occupier of a lot must not leave rubbish or other materials on the common property in a way or place likely to interfere with the peaceful enjoyment of another lot or the common property.

Appearance of lot

8. (1) The occupier of a lot must not, without the body corporate's written approval, 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.
- (2) The occupier of a lot must not, without the body corporate's written approval –
- (a) hang washing, bedding, towels or other items on balcony railings at any time. The occupier of a lot must dry washing on balconies, on a suitable airing device, provided the washing is removed within 24 hours of being hung out dry; or
 - (b) display a sign, advertisement, placard, banner, pamphlet or similar article if the article is visible from another lot or the common property, or from outside the scheme land.

Storage of flammable liquids

9. (1) The occupier of a lot must not, without the body corporate's written approval, store a flammable substance on the common property.
- (2) the occupier of a lot must not, without the body corporate's written approval, store a flammable substance on the lot unless the substance is used or intended for use for domestic purposes.

- (3) However, this section does not apply to the storage of fuel in –
 - (a) the fuel tank of a vehicle, boat, or internal combustion engine; or
 - (b) a tank kept on a vehicle or boat in which the fuel is stored under the requirements of the law regulating the storage of flammable liquid.

Garbage disposal

- 10. (1) Unless the body corporate provides some other way of garbage disposal, the occupier of a lot must keep a receptacle for garbage in a clean and dry condition and adequately covered on the lot, or on a part of the common property designated by the body corporate for that purpose.
- (2) The occupier of a lot must –
 - (a) comply with all local government local laws about disposal of garbage; and
 - (b) ensure that the occupier does not, in disposing of garbage, adversely affect the health, hygiene or comfort of the occupiers of other lots.

Keeping of animals

- 11. (1) the occupier of a lot must not, without the body corporate's written approval –
 - (a) bring or keep an animal on the lot or the common property; or
 - (b) permit an invitee to bring or keep an animal on the lot or the common property.
- (2) The occupier must obtain the body corporate's written approval before bringing, or permitting an invitee to bring, an animal onto the lot or the common property.

Other common property

- 12. (1) The pathways, drives and other common property shall not be obstructed by any owner or the tenants, guests, servants, employees, agents, children, invitees, licensees of a owner or any of them or used by them for any purpose other than the reasonable ingress and egress to and from their respective lots or the parking areas provided. The occupier of a lot shall not:
 - (a) permit any invitees' vehicles to be parked on the roadway forming part of the common area at any time. Any invitees shall park their vehicles in the residents and guests parking bays provided on the common property, and shall use such area only for its intended purpose of casual parking;
 - (b) permit major mechanical work of any nature to be carried out on any vehicle in the driveway of a lot;
 - (c) permit the riding of skateboards, roller blades, skates, carts or any other similar means of transport on or over the common property, in driveways or on footpaths.
 - (d) Permit any residents and guests vehicles to be parked on the roadway forming part of the common area designated as resident and guest parking only. Any resident or guest shall park their vehicles in the parking bays provided on the common property, and shall use such area only for its intended purpose of casual parking.

Duties of the Body Corporate

- 13. (1) The Body Corporate shall ensure that the overall appearance of the parcel shall remain uniform and as such will perform the duty of the owners to re-paint the external surfaces of the building requiring such repainting situated with the parcel and will ensure that all such external surfaces are kept in a state of good repair and reasonable wear and tear.
- (2) All expenses incurred as a result of this by-law shall be paid from funds contributed to the Sinking Fund.
- (3) Authority to expend funds in excess of the prescribed amount pursuant to Division 6 of the Accommodation Module Regulations 1997 to perform work required by this by-law may be given to the Committee by an ordinary resolution of the Body Corporate at a General Meeting to which at least two quotations for the performance of this work have been tabled for consideration.
- (4) The owner, occupier or mortgagee shall not alter the external colour scheme of any structure on his lot without prior approval in writing from the Body Corporate pursuant to a resolution of the Body Corporate.

Auction Sales

14. An owner or occupier of a lot shall not permit any auction sale of chattels to be conducted or to take place in his lot or in the dwelling or upon the parcel without the prior approval in writing of the Committee of the Body Corporate.

Correspondence

15. All complaints or applications to the body corporate or its Committee shall be addressed in writing to the secretary or the body corporate manager of the body corporate.

Right of Entry

16. An occupier, upon receiving reasonable notice from the Body Corporate, shall allow the Body Corporate or any contractors, sub-contractors, workmen or other person authorised by it, the right of access to his lot for the purpose of carrying out works or effecting repairs on mains, pipes, wires or connections of any water, sewerage, drainage, gas, electricity, telephone or other system or service, whether to his lot or to an adjoining lot.

Display Unit

17. While KINALEX PTY LTD remains the owner of any lot, it and its officers, servants and/or agents shall be entitled to use any lot of which it remains an owner as a display lot and shall be entitled to allow prospective purchasers to inspect any such lot and for such purposes shall be entitled to use such signs advertising or display material in or about the lot and common property as it thinks fit, such signs shall be attractive and tasteful having regard to the general appearance of the development, and shall not at any time, and from time to time, be more in terms of number and size than is reasonably necessary.

Use of Lots

18. Subject to by-law 36 & 37, the owner or occupier of a lot shall not use that lot or permit the same to be used otherwise than as a private residence nor for any purpose that may cause a nuisance or hazard or for any illegal or immoral purpose or for any other purpose that may endanger the safety or good reputation of persons residing within the parcel.

Radios

19. The owner or occupier of a lot shall not operate or permit to be operated upon the parcel any radio, two way radio, short wave radio, transmitter, telecommunications device or electronic equipment so as to interfere with any domestic appliance or apparatus (including a radio or television receiver) lawfully in use upon the common property or in any other lot.

Infectious Disease

20. In the event of any infectious disease which may require notification by virtue of any Statute Regulation or Ordinance happening in any lot the owner or occupier of such lot shall give written notice thereof and any other information which may be required relative thereto the Committee and shall pay to the Committee the expenses incurred by the Committee of disinfecting the lot and any part of the common property required to be disinfected and replacing any articles or things the destruction of which may be rendered necessary by such disease.

Maintenance of Lots

21. (1) Each owner shall be responsible for the maintenance of his lot and shall ensure that his lot is so kept and maintained as not to be offensive in appearance to other lot owners through the accumulation of excess rubbish or otherwise.
- (2) A owner or occupier of a lot shall ensure that his car space is kept neat and tidy and that the appearance of the car space does not detract from the appearance of the complex.

Water Closets

22. The water closets and conveniences and other water apparatus including waste pipes and drains shall not be used for any purposes other than those for which they were constructed and no sweepings or other rubbish or other unsuitable substance shall be deposited therein. Any damage or blockage resulting to such water closets, conveniences, water apparatus, wastes, pipes and drains from misuse or negligence shall be borne by the owner whether the same is caused by his own actions, or those of his servants, agents, licensees or invitees.

Replacement of Glass

23. Windows shall be kept clean and promptly replaced by the owner or occupier of the lot at his expense with fresh glass of the same kind and weight as at present if broken or cracked. This by law does not prohibit an owner from making a claim on the Body Corporate insurance.

Copy of by-laws

24. Where any lot or common property is leased or rented, otherwise than to a owner of a lot, the lessor or, as the case may be, landlord shall produce or cause to be produced to the lessee or tenant for his inspection a copy of the by-laws for the time being in force in respect of the plan.

Behaviour of Invitees

25. (1) An owner or occupier of a lot shall take all reasonable steps to ensure that his invitees do not behave in a manner likely to interfere with the peaceful enjoyment of the owner or occupier of another lot or of any person lawfully using common property.
- (2) The owner or occupier of a lot shall be liable to compensate the body corporate in respect of all damage to the common property or personal property vested in it caused by such owner or occupier of their invitees.
- (3) The owner of a lot which is the subject of a lease or license agreement shall take all reasonable steps, including any action available to him under any such lease or license agreement, to ensure that any lessee or licensee or other occupier of the lot or their invitees comply with the provisions of the by-laws.
- (4) The duties and obligations imposed by these By-laws on an owner or occupier of a lot shall be observed not only by the owner or occupier but also by the guests, servants, employees, agents, children, invitees and licensees of such owner or occupier.
- (5) Where the Body Corporate expends money to make good damage caused by a breach of the Act, or of these By-laws by any owner or occupier of a lot or the guests, servants, employees, agents, children, invitees, or licensees of the owner or occupier of a lot or any of them, the Committee shall be entitled to recover the amount so expended as a debt in any action in any Court of competent jurisdiction from the owner of the lot at the time when the breach occurred.

Debt Recovery

26. (1) The owner (which expression shall extend to a mortgagee in possession) shall pay on demand the whole of the Body Corporate's costs and expenses (including Solicitor and own client costs) such amount to be deemed a liquidated debt incurred in:
- (a) recovering levies or monies duly levied upon that owner by the Body Corporate or otherwise payable to the Body Corporate pursuant to the Body Corporate & Community Management Act 1997 or pursuant to the By-laws of the Body Corporate;
- (b) all proceedings including legal proceedings concluded in favour of the Body Corporate taken by or against the owner or the lessee or occupier of the owner's lot, including but not limited to, applications for an Order by the Referee, appeals to the Tribunal and Appeals to the Court.
- (2) In the event that the owner (or his mortgagee in possession) fails to attend to the payment of such costs and expenses after demand is made for the payment of same, the Body Corporate may:-
- (a) treat such costs and expenses as a liquidated debt and take action for the recovery of same in any Court of competent jurisdiction; and may
- (b) enter such costs and expenses against the levy account of such owner in which case the amount of same shall be paid to the Body Corporate upon a subsequent sale or disposal of the owner's lot failing which the purchaser of such lot shall be liable to the Body Corporate for the payment of same.

Power of Committee

27. The Committee may make rules relating to the common property and in particular in relation to the swimming pool or other facilities, not inconsistent with these By-laws and the same shall be observed by the owners or occupiers of lots unless and until they are disallowed or revoked by a resolution at a general meeting of the Body Corporate.

Security

28. The Committee of the Body Corporate may take all reasonable steps to ensure the security of the parcel and Body Corporate personal property and the observance of these by-laws and without limiting the generality of the foregoing may:
- (a) close off any part of the common property not required for ingress or egress to a lot or car parking space

on either a temporary basis or otherwise restrict the access to or use by owners or occupiers of any such part of the common property;

- (b) permit any designated part of the common property to be used by any security person, firm or company (to the exclusion of owners and occupiers generally) as a means of monitoring the security and general safety of the parcel;
- (c) obtain, install and maintain locks, alarms, communication systems and other security devices.

Security keys

29. (1) If the Committee of the Body Corporate in the exercise of any of its powers under these by-laws restricts the access of owners or occupiers to any part of the common property by means of any lock or similar security device it may make such a number of keys or operating systems as it determines available to owners free of charge and thereafter may at its discretion make additional numbers thereof available to owners upon payment of such reasonable charge therefore as may be determined from time to time by the committee;
- (2) An owner of a lot to whom any key or any operating system is given pursuant to these by-laws shall exercise a high degree of caution and responsibility in making the same available for use by any occupier of a lot and shall take reasonable precautions (which shall include an appropriate covenant in any lease or licence of a lot to such occupier) to ensure return thereof to the owner of the Body Corporate upon the occupier ceasing to be an occupier;
- (3) An owner of a lot into whose possession any key or operating system referred to in these by-laws has come shall not without the prior approval in writing of the Body Corporate duplicate the same or cause or permit the same to be duplicated and shall take all reasonable precautions to ensure that the same is not lost or handed to any other person other than another owner or occupier and is not disposed of otherwise than by returning it to the Body Corporate;
- (4) An owner or occupier of a lot who is issued with a key or operating system referred to in these by-laws shall immediately notify the Body Corporate if the same is lost or misplaced.
- (5) Any consent or approval given by the Body Corporate pursuant to these by-laws shall, if practicable, be revocable upon notice to the owner or occupier for the time being having the benefit of such consent or approval.

Notice of accident or defect

30. A owner or occupier of a lot shall as soon as practicable after becoming aware of any defect in the common property or in any personal property vested in the Body Corporate or of any accident associated therewith give notice to the Secretary or to the Body Corporate Manager of the Body Corporate.

Instructions to contractors

31. A owner or occupier of a lot shall not directly instruct any contractors or workmen employed by the Body Corporate unless so authorised.

Notices

32. A owner or occupier of a lot, his servants, agents, licencees and invitees shall observe the terms of any notice displayed in the common area by authority of the Body Corporate or of any statutory authority.

Submission of Motions

33. That the Committee of the Body Corporate be empowered to submit motions to general meetings of the Body Corporate.

Swimming Pool

34. In relation to the use of the swimming pool and adjacent areas a owner or occupier of a lot shall ensure:-

- (a) that his invitees and guests do not use the same or any of them unless he or another owner accompanies them;
- (b) that children below the age of 13 years are not in or around the same unless accompanied by an adult owner exercising effective control over them
- (c) that glass containers or receptacles of any type are not taken to or allowed to remain in or around the

same;

- (d) that he and his invitees shall exercise caution at all times and shall not run, or splash, or behave in any manner that is likely to interfere with the use and enjoyment of the pool by other persons;
- (e) that no use is made of the swimming pool and surrounding areas between the hours of 10.00 p.m. and 7.00 a.m. without the consent of the Body Corporate Committee.

Maintenance of Swimming Pool

35. A owner or occupier of a lot shall not without proper authority operate, adjust or interfere with the operation of any equipment associated with the swimming pool or add any chemical or other substance to the same.

Meeting Room

36. The Meeting Room may be used by Owners and Occupiers of the Lots from time to time but only upon the following conditions –
- (a) The Caretaker will operate a booking system of the Scheme Land to reserve that part of the Common Property known as the Meeting Room; and
 - (b) In operating such booking system, the Caretaker -
 - i) Will allocate bookings on a "first come first served" basis; and
 - ii) May require a deposit of \$100.00 (or other amount the Committee deems appropriate from time to time) to cover the costs of cleaning and repair of Common Property. If, in the reasonable opinion of the Caretaker, the Common Property has not been adequately cleaned after the function, or that damage has occurred to the Common Property as a result of the function, then the Caretaker may withhold the deposit and apply it to such cleaning or repair
 - iii) Will comply with the reasonable requirements of the Committee in relation to the management and operation of the booking system, notified to the Caretaker from time to time.

Caretaking and Letting Agreement

37. (1) Only proposed Lot 101 in the Community Titles Scheme ("the Caretaker's lot") may be used both for residential purposes and for the purposes of management of the Community Titles Scheme, caretaking of the Community Titles Scheme, and letting of lots for the benefit of those owners of lots in the Community Titles Scheme who require that service, and the provision of any ancillary services offered by the owner or occupier of the lot. For the purposes aforesaid, the body corporate shall have the power to grant to the owner or occupier or company or trust associated with the owner or occupier of the caretaker's lot (the "Agent") the right to carry on in the Community Titles Scheme a letting agency for the benefit of those owners of lots in the development who require that service and any ancillary services and for that purpose to enter into an appropriate agreement on such terms and conditions as the body corporate may deem fit.
- (2) To the extent that it is lawfully able to do so, the Body Corporate shall not, without the Agent's written consent, lease or agree to lease or grant any licence in respect of any part of the common property, or grant or agree to grant any right, to any person other than the Agent for the purpose of conducting any business or services of the same or similar nature as any aspect of the letting business.
 - (3) To the extent that it is lawfully able to do so, the Body Corporate shall not, without the Agent's prior written consent, grant or agree to grant to any person other than the Agent any right to provide any of the following services:-
 - i) The hiring of television sets, cots, mattresses beds and bedding, linen, cutlery, radiators, fans, prams and strollers, cooking equipment, furniture and the like;
 - ii) Car washing and/or polishing service within the development or the appurtenances thereof or the unit cleaning or room service facilities;
 - iii) The advertising or vending in the development of the above services or any other service or article (other than food and beverages), or acting as travel agent or vending tours or the like.
 - (4) The owner or occupier of the caretaker's lot may without the consent of the committee display signs or notices for the purpose of offering for lease or for the letting of any lot and the provision of services to occupants of lots.

Exclusive Use

38. The proprietor for the time being of the lot referred to in the first column of Schedule E hereto shall be entitled to the exclusive use and enjoyment of that part of the common property marked with the letter referred to in the second column of Schedule E as shown on the plan annexed hereto and marked "Plan of Exclusive Use Areas in Common Property of Sandcastles on the Broadwater Community Titles Scheme" for identification.

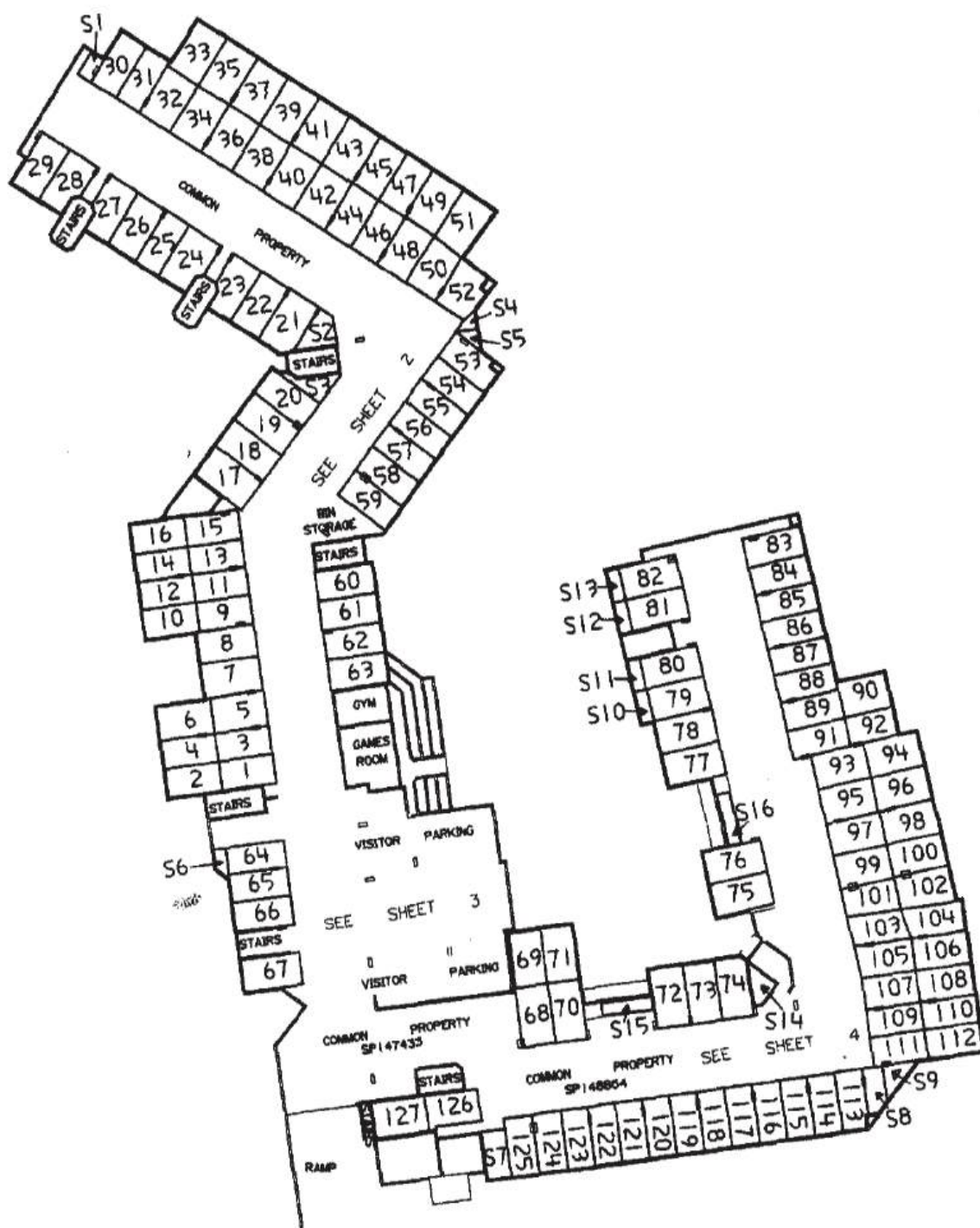
SCHEDULE D OTHER DETAILS REQUIRED/PERMITTED TO BE INCLUDED

Nil

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

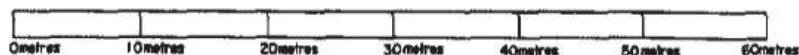
Lot Description	Area Allocated
Lot 1 on SP 141072	Carpark 65 in Plan A and Courtyard T1 in Plan B
Lot 2 on SP 141072	Carpark 64 and Storage Area S6 in Plan A and Courtyard T2 in Plan B
Lot 3 on SP 141072	Courtyard T3 in Plan B
Lot 4 on SP 141072	Courtyard T4 in Plan B
Lot 5 on SP 141072	Courtyard T5 in Plan B
Lot 6 on SP 141072	Courtyard T6 in Plan B
Lot 7 on SP 141072	Carpark 66 in Plan A and Courtyard T7 in Plan B
Lot 8 on SP 141072	Carpark 67 in Plan A and Courtyard T8 in Plan B
Lot 101 on SP 147433	Carparks 1 and 2 and Storage Areas S1, S2, S3, S7, S14, S15 and S16 in Plan A
Lot 102 on SP 147433	Carpark 7 in Plan A
Lot 103 on SP 147433	Carpark 8 in Plan A
Lot 104 on SP 147433	Carpark 59 in Plan A
Lot 105 on SP 147433	Carpark 58 in Plan A
Lot 106 on SP 147433	Carpark 57 in Plan A
Lot 107 on SP 147433	Carpark 56 in Plan A
Lot 108 on SP 147433	Carpark 55 in Plan A
Lot 109 on SP 147433	Carpark 54 in Plan A
Lot 110 on SP 147433	Carpark 24 in Plan A
Lot 111 on SP 147433	Carpark 17 in Plan A
Lot 112 on SP 147433	Carpark 23 in Plan A
Lot 113 on SP 147433	Carpark 26 in Plan A
Lot 114 on SP 147433	Carpark 30 in Plan A
Lot 115 on SP 147433	Carpark 122 in Plan A
Lot 116 on SP 147433	Carpark 121 in Plan A
Lot 117 on SP 147433	Carpark 120 in Plan A
Lot 201 on SP 147433	Carpark 63 in Plan A
Lot 202 on SP 147433	Carpark 60 in Plan A
Lot 203 on SP 147433	Carpark 61 in Plan A
Lot 204 on SP 147433	Carpark 62 in Plan A
Lot 205 on SP 147433	Carpark 53 and Storage Area S5 in Plan A
Lot 206 on SP 147433	Carpark 21 in Plan A
Lot 207 on SP 147433	Carpark 22 in Plan A
Lot 208 on SP 147433	Carpark 52 and Storage Area S4 in Plan A
Lot 209 on SP 147433	Carpark 18 in Plan A
Lot 210 on SP 147433	Carpark 19 in Plan A
Lot 211 on SP 147433	Carpark 20 in Plan A
Lot 212 on SP 147433	Carpark 25 in Plan A
Lot 213 on SP 147433	Carpark 27 in Plan A
Lot 214 on SP 147433	Carpark 28 in Plan A
Lot 215 on SP 147433	Carpark 29 in Plan A
Lot 216 on SP 147433	Carpark 31 in Plan A
Lot 217 on SP 147433	Carpark 125 in Plan A
Lot 218 on SP 147433	Carpark 124 in Plan A

Lot 219 on SP 147433	Carpark 123 in Plan A
Lot 301 on SP 147433	Carpark 5 and 6 in Plan A
Lot 302 on SP 147433	Carpark 3 and 4 in Plan A
Lot 303 on SP 147433	Carpark 9 and 10 in Plan A
Lot 304 on SP 147433	Carpark 15 and 16 in Plan A
Lot 305 on SP 147433	Carpark 11 and 12 in Plan A
Lot 306 on SP 147433	Carpark 48 and 49 in Plan A
Lot 307 on SP 147433	Carpark 50 and 51 in Plan A
Lot 308 on SP 147433	Carpark 13 and 14 in Plan A
Lot 309 on SP 147433	Carpark 42 and 43 in Plan A
Lot 310 on SP 147433	Carpark 44 and 45 in Plan A
Lot 311 on SP 147433	Carpark 46 and 47 in Plan A
Lot 312 on SP 147433	Carpark 40 and 41 in Plan A
Lot 313 on SP 147433	Carpark 38 and 39 in Plan A
Lot 314 on SP 147433	Carpark 36 and 37 in Plan A
Lot 315 on SP 147433	Carpark 34 and 35 in Plan A
Lot 316 on SP 147433	Carpark 32 and 33 in Plan A
Lot 317 on SP 147433	Carpark 126 and 127 in Plan A
Lot 318 on SP 147433	Carpark 68 and 69 in Plan A
Lot 319 on SP 147433	Carpark 70 and 71 in Plan A
Lot 118 on SP 148854	Carpark 72 in Plan A
Lot 119 on SP 148854	Carpark 73 in Plan A
Lot 120 on SP 148854	Carpark 74 in Plan A
Lot 121 on SP 148854	Carpark 116 in Plan A
Lot 122 on SP 148854	Carpark 115 in Plan A
Lot 123 on SP 148854	Carpark 114 in Plan A
Lot 124 on SP 148854	Carpark 75 in Plan A
Lot 125 on SP 148854	Carpark 81 and Storage S12 in Plan A
Lot 126 on SP 148854	Carpark 80 and Storage S11 in Plan A
Lot 127 on SP 148854	Carpark 79 and Storage S10 in Plan A
Lot 128 on SP 148854	Carpark 87 in Plan A
Lot 129 on SP 148854	Carpark 88 in Plan A
Lot 220 on SP 148854	Carpark 119 in Plan A
Lot 221 on SP 148854	Carpark 118 in Plan A
Lot 222 on SP 148854	Carpark 117 in Plan A
Lot 223 on SP 148854	Carpark 78 in Plan A
Lot 224 on SP 148854	Carpark 113 and Storage S8 in Plan A
Lot 225 on SP 148854	Carpark 76 in Plan A
Lot 226 on SP 148854	Carpark 77 in Plan A
Lot 227 on SP 148854	Carpark 86 in Plan A
Lot 228 on SP 148854	Carpark 85 in Plan A
Lot 229 on SP 148854	Carpark 84 in Plan A
Lot 230 on SP 148854	Carpark 83 in Plan A
Lot 231 on SP 148854	Carpark 82 and Storage S13 in Plan A
Lot 320 on SP 148854	Carpark 107 and 108 in Plan A
Lot 321 on SP 148854	Carpark 111 and 112 in Plan A
Lot 322 on SP 148854	Carpark 109 and 110 in Plan A
Lot 323 on SP 148854	Carpark 101 and 102 in Plan A
Lot 324 on SP 148854	Carpark 105 and 106 in Plan A
Lot 325 on SP 148854	Carpark 103 and 104 in Plan A
Lot 326 on SP 148854	Carpark 99 and 100 in Plan A
Lot 327 on SP 148854	Carpark 97 and 98 in Plan A
Lot 328 on SP 148854	Carpark 93 and 94 in Plan A
Lot 329 on SP 148854	Carpark 95 and 96 in Plan A
Lot 330 on SP 148854	Carpark 91 and 92 in Plan A
Lot 331 on SP 148854	Carpark 89 and 90 in Plan A



PLAN A
SHEET 1 OF 4

I, Stewart Cameron McIntyre, Licensed Surveyor, certify that the details shown on this sketch plan are correct.



SCALE BAR

[Signature]
Licensed Surveyor
Date 4/3/02

STEWART McINTYRE & ASSOCIATES
CONSULTING SURVEYORS
19 PHILIPPINE PARADE
PALM BEACH, QLD. 4221
PHONE 55983334 FAX 55981522

PLAN OF EXCLUSIVE USE AREAS IN COMMON
PROPERTY IN LEVEL A OF SANDCASTLES ON
THE BROADWATER COMMUNITY TITLES SCHEME
COMMUNITY MANAGEMENT STATEMENT 29258
PARISH OF BARROW COUNTY OF WARD

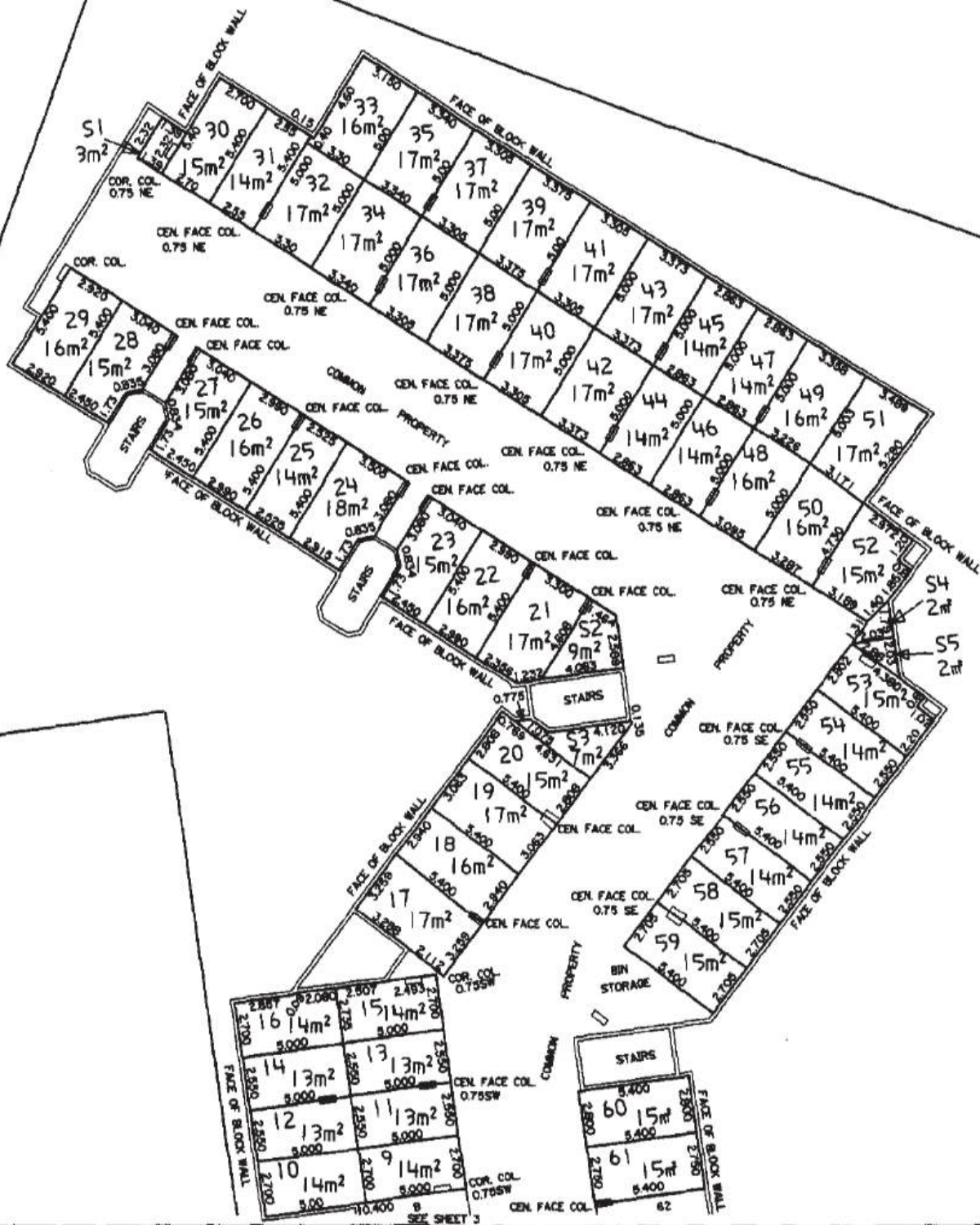
06/02/02

FIELD BOOK

DRAWN
NMD

SCALE 1:400 DRAWING NO.00913LD-EX1

CLIENT **KINALEX PTY LTD**



PLAN A
SHEET 2 OF 4

I, Stewart Cameron McIntyre, Licensed Surveyor, certify that the details shown on this sketch plan are correct.

Stewart Cameron McIntyre
Licensed Surveyor
22/3/02

0metres 5metres 10metres 15metres 20metres 25metres 30metres

SCALE BAR

STEWART McINTYRE & ASSOCIATES
CONSULTING SURVEYORS
19 PHILIPPINE PARADE
PALM BEACH, QLD. 4221
PHONE 55983334 FAX 55981522

PLAN OF EXCLUSIVE USE AREAS IN COMMON
PROPERTY IN LEVEL A OF SANDCASTLES ON
THE BROADWATER COMMUNITY TITLES SCHEME
COMMUNITY MANAGEMENT STATEMENT 29258
PARISH OF BARROW COUNTY OF WARD

04/03/02

FIELD BOOK

DRAWN

NMD

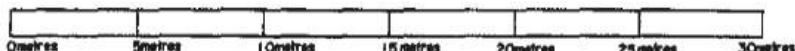
SCALE 1:200 DRAWING NO.00913LD-EX2

CLIENT **KINALEX PTY LTD**



**PLAN A
 SHEET 3 OF 4**

I, Stewart Cameron McIntyre, Licensed Surveyor, certify that the details shown on this sketch plan are correct.



SCALE BAR

Stewart Cameron McIntyre
 Licensed Surveyor
 Date 4/3/02

STEWART MCINTYRE & ASSOCIATES
 CONSULTING SURVEYORS
 19 PHILIPPINE PARADE
 PALM BEACH, QLD. 4221
 PHONE 55983334 FAX 55981622

**PLAN OF EXCLUSIVE USE AREAS IN COMMON
 PROPERTY IN LEVEL A OF SANDCASTLES ON
 THE BROADWATER COMMUNITY TITLES SCHEME
 COMMUNITY MANAGEMENT STATEMENT 29258
 PARISH OF BARROW COUNTY OF WARD**

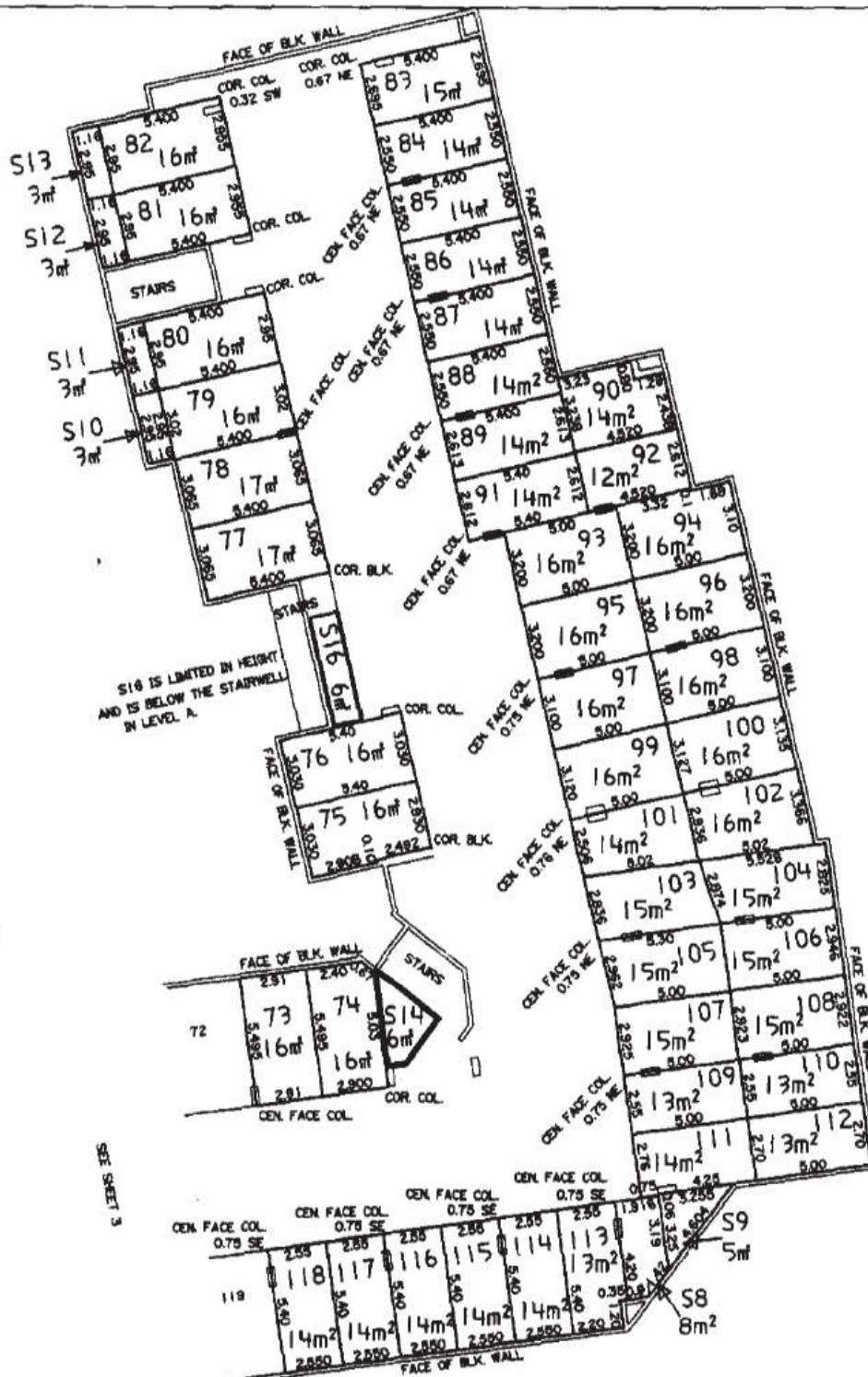
01/03/02

FIELD BOOK

DRAWN
 NNO

SCALE 1:200 DRAWING NO.00913LD-EX3

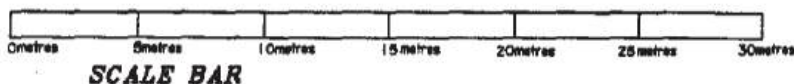
CLIENT **KINALEX PTY LTD**



PLAN A
SHEET 4 OF 4

I, Stewart Cameron McIntyre, Licensed Surveyor, certify that the details shown on this sketch plan are correct.

Stewart Cameron McIntyre
 Licensed Surveyor
 Date 4/6/02
 21/3/02



SCALE BAR

STEWART McINTYRE & ASSOCIATES
 CONSULTING SURVEYORS
 19 PHILIPPINE PARADE
 PALM BEACH, QLD. 4221
 PHONE 55983334 FAX 55981522

PLAN OF EXCLUSIVE USE AREAS IN COMMON
PROPERTY IN LEVEL A OF SANDCASTLES ON
THE BROADWATER COMMUNITY TITLES SCHEME
COMMUNITY MANAGEMENT STATEMENT 29258
 PARISH OF BARROW COUNTY OF WARD

04/03/02

FIELD BOOK

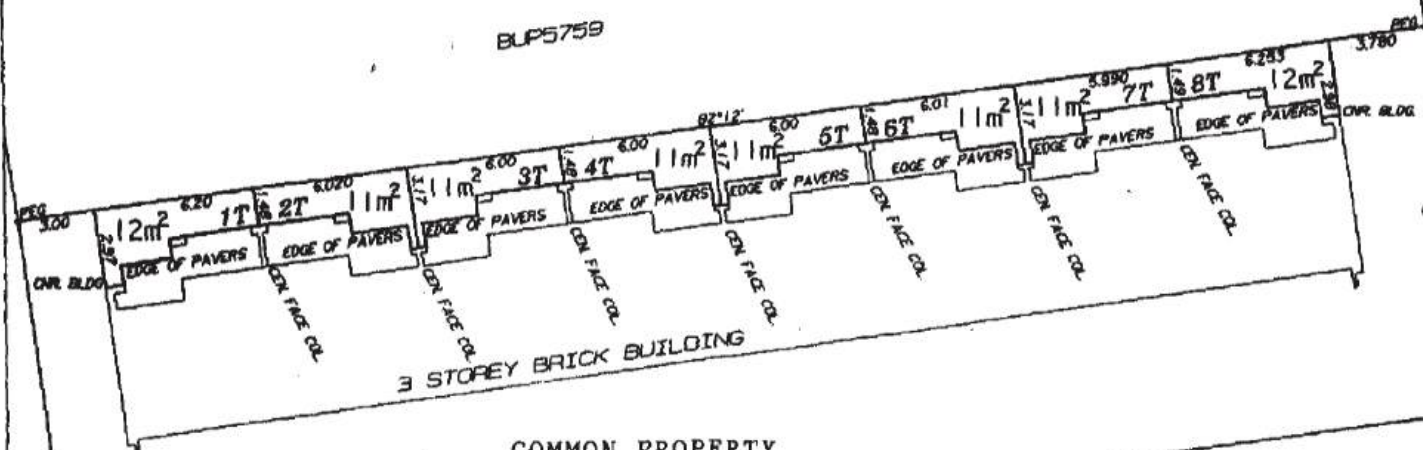
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CLIENT **KINALEX PTY LTD**

"Sandcastles on the Broadwater
Community Titles Scheme 29258"



BATH STREET

COMMON PROPERTY
SP141072

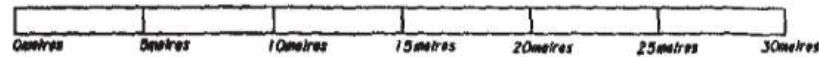
11
SP124033

"PLAN B"

I, Stewart Cameron McIntyre, Licensed Surveyor, certify that the details shown on this sketch plan are correct.

[Signature]
Licensed Surveyor
21/3/02

Date 4/3/02



SCALE BAR

STEWART McINTYRE & ASSOCIATES
CONSULTING SURVEYORS
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PALM BEACH, QLD. 4221
PHONE 55983334 FAX 55981522

PLAN OF EXCLUSIVE USE AREAS IN
COMMON PROPERTY OF SANDCASTLES ON
THE BROADWATER COMMUNITY TITLES SCHEME
COMMUNITY MANAGEMENT STATEMENT 29258
PARISH OF BARROW COUNTY OF WARD

15/03/2001
FIELD BOOK
DRAWN
AND

SCALE 1:200 DRAWING NO.00913LD-EX5

CLIENT KINALEX PTY LTD

SANDCASTLES ON THE BROADWATER CTS 29258

BALANCE SHEET

AS AT 08 AUGUST 2025

	ACTUAL 08/08/2025	ACTUAL 30/04/2025
<u>OWNERS FUNDS</u>		
Administrative Fund	7,202.13	26,510.93
Sinking Fund	570,035.24	551,716.56
<u>TOTAL</u>	<u>\$ 577,237.37</u>	<u>\$ 578,227.49</u>

THESE FUNDS ARE REPRESENTED BY

CURRENT ASSETS

Cash At Bank	137,437.20	276,909.50
Investment - Mbl 221834229	101,109.59	100,000.00
Investment - Boq 23570441	200,000.00	200,000.00
Investment - Boq 23570439	101,537.53	100,000.00
Petty Cash Account	1,000.00	1,000.00
Levies Billed Not Due	169,416.00	169,416.00
Levies To Be Allocated	5,707.98	7,511.82
Levies In Arrears	7,473.71	6,688.53
Other Arrears	2,487.48	1,950.26
Interest On Overdue Levies	420.16	600.29
Prepaid Expenses	0.00	461.88
Prepaid Expenses	66,594.60	0.00
Secondary Debtors	1,178.20	980.00
Accrued Revenue	0.00	2,547.95
Income Tax Provision	1,034.00	517.00
<u>TOTAL ASSETS</u>	<u>795,396.45</u>	<u>868,583.23</u>

LIABILITIES

Gst Clearing Account	8,921.48	18,332.96
Payg Clearing Account	0.00	517.00
Creditors	4,856.52	242.00
Accruals	0.00	16,641.79
Next Year Discounts	0.00	(21,131.87)
Levies Billed Not Due	154,014.55	154,014.55
Levies Paid In Advance	5,189.08	6,828.94
Levies In Advance	45,177.45	114,910.37
<u>TOTAL LIABILITIES</u>	<u>218,159.08</u>	<u>290,355.74</u>

SANDCASTLES ON THE BROADWATER CTS 29258

BALANCE SHEET

AS AT 08 AUGUST 2025

	ACTUAL 08/08/2025	ACTUAL 30/04/2025
<u>NET ASSETS</u>	<u>\$ 577,237.37</u>	<u>\$ 578,227.49</u>

SANDCASTLES ON THE BROADWATER CTS 29258

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 MAY 2025 TO 08 AUGUST 2025

	ACTUAL 01/05/25-08/08/25	BUDGET 01/05/25-30/04/26	VARIANCE %	ACTUAL 01/05/24-30/04/25
<u>ADMINISTRATIVE FUND</u>				
<u>INCOME</u>				
Levies - Administrative Fund	115,014.55	480,000.00	23.96	459,963.64
Discount - Admin Fund	(26,935.40)	(96,000.00)	28.06	(83,898.88)
Bccm Form 33 Fees	312.30	0.00		0.00
Interest On Overdue Levies	526.06	0.00		1,614.70
<u>TOTAL ADMIN. FUND INCOME</u>	88,917.51	384,000.00		377,679.46
<u>EXPENDITURE - ADMIN. FUND</u>				
Audit Fees	0.00	1,200.00	0.00	0.00
Bas / Ias Fees	110.00	800.00	13.75	770.00
Bas Prior Period Adjustment	0.00	0.00	0.00	0.55
Tax Return Fees	0.00	350.00	0.00	341.82
Application / Search Fees	0.00	0.00	0.00	138.56
Archive Fees	0.00	300.00	0.00	0.00
Computer / Internet Fees	616.50	1,500.00	41.10	1,354.50
Prior Year Adjustments	(5,153.22)	0.00	0.00	5,153.22
Bank Fees & Charges	168.14	800.00	21.02	721.13
Bcm - Disbursements	2,970.00	8,910.00	33.33	7,806.46
Bcm - Disbursements Additional	45.82	500.00	9.16	97.20
Bcm - Management Fees	3,750.00	11,200.00	33.48	10,663.24
Bcm - Secretarial Fees	390.00	500.00	78.00	100.00
Bcm - Outgoing Manager	0.00	0.00	0.00	2,605.08
Build. - Keys / Locks	344.54	1,000.00	34.45	620.39
Build. - Maintenance	315.77	4,000.00	7.89	2,148.11
Build. - Pump / Generator	0.00	500.00	0.00	375.00
Caretaker Salary	56,776.10	195,300.00	29.07	191,475.89
Cleaning Supplies	0.00	800.00	0.00	567.68
Rubbish Removal	0.00	200.00	0.00	136.36
Committee Expenses	0.00	1,000.00	0.00	1,000.00
Debt Collection	0.00	0.00	0.00	2,690.77
Debt Collection - Recovery	0.00	0.00	0.00	(2,650.77)
Electrical - Repairs	2,100.00	2,500.00	84.00	2,340.00
Fire Protection Services	4,949.56	8,100.00	61.11	8,066.84
Garden Services	225.44	500.00	45.09	180.00
Gym Equipment	109.09	1,000.00	10.91	771.81
Ins. Premium - Building	22,768.85	84,795.00	26.85	64,168.50

SANDCASTLES ON THE BROADWATER CTS 29258

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 MAY 2025 TO 08 AUGUST 2025

	ACTUAL	BUDGET	VARIANCE	ACTUAL
	01/05/25-08/08/25	01/05/25-30/04/26	%	01/05/24-30/04/25
Ins. Premium - Stamp Duty	0.00	6,320.00	0.00	6,318.03
Legal Advice	0.00	1,000.00	0.00	0.00
Pest Control - Services	600.00	1,500.00	40.00	1,500.00
Plumbing - Maintenance	1,450.00	2,000.00	72.50	1,707.29
Pool, Spa - Certificate	0.00	175.00	0.00	174.26
Pool, Spa & Sauna - Chemicals	1,543.76	9,000.00	17.15	8,623.30
Pool, Spa & Sauna - Cleaning	0.00	500.00	0.00	138.13
Roof - Gutter Cleaning	720.00	900.00	80.00	0.00
Security - Services	2,725.75	12,000.00	22.71	11,818.08
Electricity	10,700.21	45,000.00	23.78	39,209.28
<u>TOTAL ADMIN. EXPENDITURE</u>	108,226.31	404,150.00		371,130.71
<u>SURPLUS / DEFICIT</u>	<u>\$ (19,308.80)</u>	<u>\$ (20,150.00)</u>		<u>\$ 6,548.75</u>
Opening Admin. Balance	26,510.93	26,510.93	100.00	19,962.18
<u>ADMINISTRATIVE FUND BALANCE</u>	<u>\$ 7,202.13</u>	<u>\$ 6,360.93</u>		<u>\$ 26,510.93</u>

SANDCASTLES ON THE BROADWATER CTS 29258

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 MAY 2025 TO 08 AUGUST 2025

	ACTUAL 01/05/25-08/08/25	BUDGET 01/05/25-30/04/26	VARIANCE %	ACTUAL 01/05/24-30/04/25
<u>SINKING FUND</u>				
<u>INCOME</u>				
Levies - Sinking Fund	39,000.00	752,795.45	5.18	156,000.01
Discount - Sinking Fund	(8,734.50)	(150,560.00)	5.80	(27,947.50)
Interest On Investments	99.17	2,000.00	4.96	9,525.29
Interest Received	17.62	0.00		0.00
Interest On Overdue Levies	248.86	0.00		766.22
<u>TOTAL SINKING FUND INCOME</u>	30,631.15	604,235.45		138,344.02
<u>EXPENDITURE - SINKING FUND</u>				
Build. - Bathroom/S	0.00	3,200.00	0.00	0.00
Build. - Floor Carpet / Vinyl	0.00	35,000.00	0.00	0.00
Build. - Maintenance	1,396.36	5,000.00	27.93	386.36
Build. - Pump / Generator	1,214.11	0.00		0.00
Build. - Windows	0.00	650,000.00	0.00	0.00
Duct / Vent Cleaning	0.00	15,000.00	0.00	0.00
Cleaning - Washdown	0.00	0.00	0.00	2,475.00
Ins. Replacement Valuation	900.00	0.00		0.00
Sinking Fund Forecast	1,150.00	0.00		0.00
Consultant - Other	0.00	60,000.00	0.00	1,800.00
Contingency - General	0.00	50,000.00	0.00	0.00
Electrical - Fan / Ventilation	0.00	0.00	0.00	715.00
Electrical - Repairs	0.00	0.00	0.00	8,310.00
Gate - Automation	1,955.00	0.00		0.00
Fire Equipment	0.00	0.00	0.00	424.00
Garage - Doors	0.00	0.00	0.00	1,999.08
Garden - Plants / Trees	2,400.00	0.00		5,400.00
Gym Equipment	0.00	0.00	0.00	853.04
Ins. Claim	0.00	0.00	0.00	19,990.91
Ins. Claim - Reimb	0.00	0.00	0.00	(7,890.00)
Ins. Claim - Excess	0.00	0.00	0.00	1,000.00
Painting - Building	0.00	850,000.00	0.00	0.00
Pest Control - Termites	0.00	3,400.00	0.00	0.00
Plumbing - Maintenance	925.00	0.00		0.00
Pool, Spa & Sauna - Equipment	557.00	3,000.00	18.57	8,849.40
Roadways - Speed Deterrants	1,815.00	2,000.00	90.75	0.00
Roof - Maintenance	0.00	500,000.00	0.00	0.00

SANDCASTLES ON THE BROADWATER CTS 29258

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 MAY 2025 TO 08 AUGUST 2025

	ACTUAL	BUDGET	VARIANCE	ACTUAL
	01/05/25-08/08/25	01/05/25-30/04/26	%	01/05/24-30/04/25
Taxes - Income Tax	0.00	0.00	0.00	1,953.45
<u>TOTAL SINK. FUND EXPENDITURE</u>	<u>12,312.47</u>	<u>2,176,600.00</u>		<u>46,266.24</u>
<u>SURPLUS / DEFICIT</u>	<u>\$ 18,318.68</u>	<u>\$ (1,572,364.55)</u>		<u>\$ 92,077.78</u>
Opening Sinking Fund Balance	551,716.56	551,716.56	100.00	459,638.78
<u>SINKING FUND BALANCE</u>	<u>\$ 570,035.24</u>	<u>\$ (1,020,647.99)</u>		<u>\$ 551,716.56</u>

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Search Date: 11/08/2025 15:17

Request No: 52937284

SCHEME NAME

SANDCASTLES ON THE BROADWATER COMMUNITY TITLES SCHEME 29258

BODY CORPORATE ADDRESS

PO BOX 889
NERANG QLD
4211

COMMUNITY MANAGEMENT STATEMENT No: 29258

Title	Lot	Plan	Title	Lot	Plan
50352141	CP	SP 141072	50352142	1	SP 141072
50352143	2	SP 141072	50352144	3	SP 141072
50352145	4	SP 141072	50352146	5	SP 141072
50352147	6	SP 141072	50352148	7	SP 141072
50352149	8	SP 141072	50379297	101	SP 147433
50379298	102	SP 147433	50379299	103	SP 147433
50379300	104	SP 147433	50379301	105	SP 147433
50379302	106	SP 147433	50379303	107	SP 147433
50379304	108	SP 147433	50379305	109	SP 147433
50379306	110	SP 147433	50379307	111	SP 147433
50379308	112	SP 147433	50379309	113	SP 147433
50379310	114	SP 147433	50379311	115	SP 147433
50379312	116	SP 147433	50379313	117	SP 147433
50379314	201	SP 147433	50379315	202	SP 147433
50379316	203	SP 147433	50379317	204	SP 147433
50379318	205	SP 147433	50379319	206	SP 147433
50379320	207	SP 147433	50379321	208	SP 147433
50379322	209	SP 147433	50379323	210	SP 147433
50379324	211	SP 147433	50379325	212	SP 147433
50379326	213	SP 147433	50379327	214	SP 147433
50379328	215	SP 147433	50379329	216	SP 147433
50379330	217	SP 147433	50379331	218	SP 147433
50379332	219	SP 147433	50379333	301	SP 147433
50379334	302	SP 147433	50379335	303	SP 147433
50379336	304	SP 147433	50379337	305	SP 147433
50379338	306	SP 147433	50379339	307	SP 147433
50379340	308	SP 147433	50379341	309	SP 147433
50379342	310	SP 147433	50379343	311	SP 147433
50379344	312	SP 147433	50379345	313	SP 147433
50379346	314	SP 147433	50379347	315	SP 147433
50379348	316	SP 147433	50379349	317	SP 147433
50379350	318	SP 147433	50379351	319	SP 147433
50387399	118	SP 148854	50387400	119	SP 148854
50387401	120	SP 148854	50387402	121	SP 148854

Queensland Titles Registry Pty Ltd
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Title	Lot	Plan	Title	Lot	Plan
50387403	122	SP 148854	50387404	123	SP 148854
50387405	124	SP 148854	50387406	125	SP 148854
50387407	126	SP 148854	50387408	127	SP 148854
50387409	128	SP 148854	50387410	129	SP 148854
50387411	220	SP 148854	50387412	221	SP 148854
50387413	222	SP 148854	50387414	223	SP 148854
50387415	224	SP 148854	50387416	225	SP 148854
50387417	226	SP 148854	50387418	227	SP 148854
50387419	228	SP 148854	50387420	229	SP 148854
50387421	230	SP 148854	50387422	231	SP 148854
50387423	320	SP 148854	50387424	321	SP 148854
50387425	322	SP 148854	50387426	323	SP 148854
50387427	324	SP 148854	50387428	325	SP 148854
50387429	326	SP 148854	50387430	327	SP 148854
50387431	328	SP 148854	50387432	329	SP 148854
50387433	330	SP 148854	50387434	331	SP 148854

COMMUNITY MANAGEMENT STATEMENT Dealing No: 716064793

** End of Community Titles Scheme Search **