

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 PAUL VICTOR MILNER

Property address 51/30 WATSON ESPLANADE, SURFERS PARADISE QLD 4217

(referred to as the
“property” in this
statement)

Lot on plan description LOT 19 ON BUILDING UNIT PLAN 295

Community titles scheme Is the property part of a community titles scheme or a BUGTA scheme:
or BUGTA scheme:

Yes

No

If Yes, refer to Part 6 of this statement
for additional information

If No, please disregard Part 6 of this statement
as it does not need to be completed

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

Title details

The seller gives or has given the buyer the following—

A title search for the property issued under the *Land Title Act 1994*
showing interests registered under that Act for the property.

Yes

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

Yes

Registered encumbrances	<p>Registered encumbrances, if any, are recorded on the title search, and may affect your use of the property. Examples include easements, statutory covenants, leases and mortgages.</p> <p>You should seek legal advice about your rights and obligations before signing the contract.</p>
Unregistered encumbrances (excluding statutory encumbrances)	<p>There are encumbrances not registered on the title that will continue <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No to affect the property after settlement.</p> <p>Note—If the property is part of a community titles scheme or a BUGTA scheme it may be subject to and have the benefit of statutory easements that are NOT required to be disclosed.</p>
	<p>Unregistered lease (if applicable)</p> <p>If the unregistered encumbrance is an unregistered lease, the details of the agreement are as follows:</p> <ul style="list-style-type: none"> » the start and end day of the term of the lease: <input type="text" value="13/07/2025 to 13/07/2026"/> » the amount of rent and bond payable: <input type="text" value="\$750.00 rent and \$3,000.00 bond"/> » whether the lease has an option to renew: <input type="text" value="No option to renew"/>
	<p>Other unregistered agreement in writing (if applicable)</p> <p>If the unregistered encumbrance is created by an agreement in writing, and is not an unregistered lease, a copy of the agreement is given, together with relevant plans, if any.</p>
	<p>Unregistered oral agreement (if applicable)</p> <p>If the unregistered encumbrance is created by an oral agreement, and is not an unregistered lease, the details of the agreement are as follows:</p> <div style="border: 1px solid black; padding: 10px; height: 150px; width: 100%;"><p>N/A</p></div>
Statutory encumbrances	<p>There are statutory encumbrances that affect the property. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><i>If Yes, the details of any statutory encumbrances are as follows:</i></p> <div style="border: 1px solid black; padding: 10px; height: 150px; width: 100%;"><p>APA Group Gas Networks rights to retain and or access assets and or infrastrcture on the property/common property for the scheme. City of Gold Coast rights to retain and or access potable water connection, sewer connection, sewer manhole, stormwater drainage pipe and stormwater inlet gully on the common property for the scheme. Energex rights to retain and or access assets and or infrastructure on the common property for the scheme. NBN Co and Telstra rights to retain, install and or access assets and or infrastructure on the property.</p></div>
Residential tenancy or rooming accommodation agreement	<p>The property has been subject to a residential tenancy agreement or a <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No rooming accommodation agreement under the <i>Residential Tenancies and Rooming Accommodation Act 2008</i> during the last 12 months.</p> <p><i>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)</i> <input type="text" value="13/01/2025"/></p> <p>Note—Under the <i>Residential Tenancies and Rooming Accommodation Act 2008</i> the rent for a residential premises may not be increased earlier than 12 months after the last rent increase for the premises.</p> <p>As the owner of the property, you may need to provide evidence of the day of the last rent increase. You should ask the seller to provide this evidence to you prior to settlement.</p>

Part 3 – Land use, planning and environment

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

Zoning	The zoning of the property is (<i>Insert zoning under the planning scheme, the Economic Development Act 2012; the Integrated Resort Development Act 1987; the Mixed Use Development Act 1993; the State Development and Public Works Organisation Act 1971 or the Sanctuary Cove Resort Act 1985, as applicable</i>): CENTRE, OPEN SPACE			
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. The lot is affected by a notice of intention to resume the property or any part of the property.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
	<i>If Yes, a copy of the notice, order, proposal or correspondence must be given by the seller.</i>			
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> . The following notices are, or have been, given: A notice under section 408(2) of the <i>Environmental Protection Act 1994</i> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (for example, land is contaminated, show cause notice, requirement for site investigation, clean up notice or site management plan). 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). 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).	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Trees	There is a tree order or application under the <i>Neighbourhood Disputes (Dividing Fences and Trees) Act 2011</i> affecting the property. <i>If Yes, a copy of the order or application must be given by the seller.</i>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Heritage	The property is affected by the <i>Queensland Heritage Act 1992</i> or is included in the World Heritage List under the <i>Environment Protection and Biodiversity Conservation Act 1999</i> (Cwlth).	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Flooding	Information about whether the property is affected by flooding or another natural hazard or within a natural hazard overlay can be obtained from the relevant local government and you should make your own enquiries. Flood information for the property may also be available at the FloodCheck Queensland portal or the Australian Flood Risk Information portal.			
Vegetation, habitats and protected plants	Information about vegetation clearing, koala habitats and other restrictions on development of the land that may apply can be obtained from the relevant State government agency.			

Part 4 – Buildings and structures

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

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

Part 5 – Rates and services

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

Rates

Whichever of the following applies—

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

Amount:

Date Range:

OR

The property is currently a rates exempt lot.**

OR

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

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

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

Water

Whichever of the following applies—

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

Amount:

Date Range:

OR

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

Amount:

Date Range:

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

Part 6 – Community titles schemes and BUGTA schemes

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

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

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

Body Corporate and Community Management Act 1997	The property is included in a community titles scheme. <i>(If Yes, complete the information below)</i>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Community Management Statement	<p>A copy of the most recent community management statement for the scheme as recorded under the <i>Land Title Act 1994</i> or another Act is given to the buyer.</p> <p>Note—If the property is part of a community titles scheme, the community management statement for the scheme contains important information about the rights and obligations of owners of lots in the scheme including matters such as lot entitlements, by-laws and exclusive use areas.</p>	<input checked="" type="checkbox"/> Yes	
Body Corporate Certificate	<p>A copy of a body corporate certificate for the lot under the <i>Body Corporate and Community Management Act 1997</i>, section 205(4) is given to the buyer.</p> <p><i>If No</i>— An explanatory statement is given to the buyer that states:</p> <ul style="list-style-type: none"> » a copy of a body corporate certificate for the lot is not attached; and » the reasons under section 6 of the <i>Property Law Regulation 2024</i> why the seller has not been able to obtain a copy of the body corporate certificate for the lot. 	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Statutory Warranties	Statutory Warranties —If you enter into a contract, you will have implied warranties under the <i>Body Corporate and Community Management Act 1997</i> relating to matters such as latent or patent defects in common property or body corporate assets; any actual, expected or contingent financial liabilities that are not part of the normal operating costs; and any circumstances in relation to the affairs of the body corporate that will materially prejudice you as owner of the property. There will be further disclosure about warranties in the contract.		

Building Units and Group Titles Act 1980	The property is included in a BUGTA scheme <i>(If Yes, complete the information below)</i>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Body Corporate Certificate	<p>A copy of a body corporate certificate for the lot under the <i>Building Units and Group Titles Act 1980</i>, section 40AA(1) is given to the buyer.</p> <p><i>If No</i>— An explanatory statement is given to the buyer that states:</p> <ul style="list-style-type: none"> » a copy of a body corporate certificate for the lot is not attached; and » the reasons under section 7 of the <i>Property Law Regulation 2024</i> why the seller has not been able to obtain a copy of the body corporate certificate for the lot. <p>Note—If the property is part of a BUGTA scheme, you will be subject to by-laws approved by the body corporate and other by-laws that regulate your use of the property and common property.</p>	<input type="checkbox"/> Yes	<input type="checkbox"/> No

Signatures – SELLER

DocuSigned by:

Paul Victor Milner

FD474D6CEFF0940C...
Signature of seller

Signature of seller

PAUL VICTOR MILNER

Name of seller

Name of seller

5/12/2025

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: 54095593
Search Date: 14/11/2025 09:56

Title Reference: 14194171
Date Created: 26/07/1968

Previous Title: 13385222
13385223
13621237

REGISTERED OWNER

Dealing No: 720888410 24/06/2021

PAUL VICTOR MILNER

ESTATE AND LAND

Estate in Fee Simple

LOT 19 BUILDING UNIT PLAN 295
Local Government: GOLD COAST
COMMUNITY MANAGEMENT STATEMENT 14765

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Conveyance No. 601153685 (D613101) (POR 180)
2. MORTGAGE No 720888411 24/06/2021 at 14:17
PERPETUAL CORPORATE TRUST LIMITED A.C.N. 000 341 533

ADMINISTRATIVE ADVICES - NIL
UNREGISTERED DEALINGS - NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

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

ANNEXURE 17b SHEET 1 OF BUILDING CHART PLAN NO 295

No D.G.12000 LEASE OF PART OF THE GROUND FLOOR AND TO A DEPTH OF 5 FEET BELOW THE GROUND FLOOR OF THE BUILDING, OF THE COMMON PROPERTY FOR A TERM OF TWENTY ONE YEAR COMMENCING 18th JULY 1968 PRODUCED 16th JULY 1968 REGISTERED 18th JULY 1968
 REGISTRATION NUMBER 30. D.618620
 DEPARTMENT OF LANDS - STATE OF QUEENSLAND

NOTIFICATION OF CHANGE OF BY LAW - First Schedule - Recorded this 19th day of August 1968 *J. M. Argus*
 It is notified that this Building has been resubdivided by Building
 Chats Plan of resubdivision No 900 registered this 30th day of April 1973.

NOTIFICATION OF CHANGE OF BY LAW RECORDED 8 MAR 1990 *K. L. Williams*
 NO. K1960033 X

NOTIFICATION OF CHANGE OF ADDRESS FOR SERVICE OF NOTICES RECORDED 14 OCT 1991 *K. L. Williams*
 NO. K79996996 P

NOTIFICATION OF CHANGE OF BY LAW RECORDED 30 SEP 1994 *K. L. Williams*
 NO. 7000226763

It is notified that lots 56 and 57 in this Building Chats Plan have been amalgamated by
 Building Chats Plan of Amalgamation No. 105555 this 23 APR 1997 *K. L. Williams*

SHEET No. 2 of 21 SHEETS

Regulation 12

BUILDING UNITS PLAN No.295

I, Paavo Ilmari Karhula, of Southport, Authorised Surveyor under the "Land Surveyor" Act 1908 to 1916, do hereby certify (1) that the building shown on the Building Units Plan to which this Certificate is annexed, is within the external surface boundaries of the parcel the subject of the Building Units Plan, subject to Clause 2 of this Certificate and (2) that where eaves or guttering project beyond such external boundaries, an appropriate easement has been granted as an appurtenance of the parcel and (3) that where the projection is over a road, the Local Authority has consented thereto pursuant to the ordinances or by-laws as the case may be. *PK*

DATED THIS

13TH

DAY OF MAY

, 1968

GOLD COAST CITY COUNCIL

accorded
A. W. Clark*Paavo Karhula*
Authorised Surveyor

SHEET No. 3 OF 21 SHEETS

Regulation 13

Building Units Plan No. 295

Council certifies that the proposed subdivision of the parcel, as illustrated in
the Building Units Plan, has been approved by the Council of the ^{City of Gold Coast} ~~Gold Coast~~ Council,

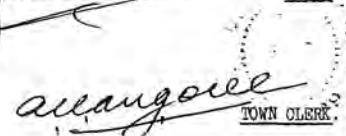
and that all requirements of "The Local Government Acts, 1936 to 1964"

* "The City of Brisbane Acts, 1924 to 1960," have been complied with
in regard to the subdivision.

* Cross out whichever is inapplicable.

(SEAL)

Gold Coast City Council


Freda Small MAYOR.

A. C. Angove TOWN CLERK.

Sheet No. 4 of 21 Sheets

Regulation 14

295

SCHEDULE OF UNIT ENTITLEMENT AND REFERENCE TO

CURRENT CERTIFICATE OF TITLE

Annotations made to Lot 3, 35 & 37
In accordance with Deed of Variation
Plan of Subdivision No. 105307
23 APR 1997 *Frank*

Unit No.	Level	Entitlement	Current C's.T.	Unit No.	Level	Entitlement	Current C's.T.
		Vol.	Fol.			Vol.	Fol.
<i>See B.U.P. subdividing Lot 1</i>							
1	A	155	4194	154 P/R	31	I	231
2	A	199	4194	155 P/R	32	I	171
3	B	140	4194	156 P/R	33	I	171
4	B	140	4194	156 P/R	34	I	231
5	B	140	4194	157	35	J	235
6	B	199	4194	158 P/R	36	J	175
7	C	207	4194	159 P/R	37	J	175
8	C	145	4194	160 P/R	38	J	235
9	C	145	4194	161 P/R	39	K	239
10	C	207	4194	162 P/R	40	K	179
11	D	211	4194	163 P/R	41	K	179
12	D	151	4194	164 P/R	42	K	239
13	D	151	4194	165 P/R	43	L	243
14	D	211	4194	166 P/R	44	L	183
15	E	215	4194	167 P/R	45	L	183
16	E	155	4194	168 P/R	46	L	243
17	E	155	4194	169 P/R	47	M	247
18	E	215	4194	170 P/R	48	M	187
19	F	219	4194	171 P/R	49	M	187
20	F	159	4194	172 P/R	50	M	247
21	F	159	4194	173 P/R	51	N	251
22	F	219	4194	174 P/R	52	N	382
23	G	223	4194	175 P/R	53	N	251
24	G	163	4194	176 P/R	54	O	253
25	G	163	4194	177 P/R	55	O	195
26	G	223	4194	178 P/R	56	O	195
27	H	227	4194	179 P/R	57	O	253
28	H	167	4194	180 P/R	58	P	500
29	H	167	4194	181 P/R	59	P	350
30	H	227	4194	182 P/R	60	O	448

Total Aggregate Unit Entitlement 12,437

Signature of Registered Proprietor:

GIVEN under the Common Seal of GREENSON
HOUSE (QUEENSLAND) PTY. LTD. by
authority of the Board of Directors in
the presence of BENJAMIN MORRIS GREEN
the Chairman of Directors who certifies
he is the correct person to affix such
Seal.



GOLD COAST CITY COUNCIL

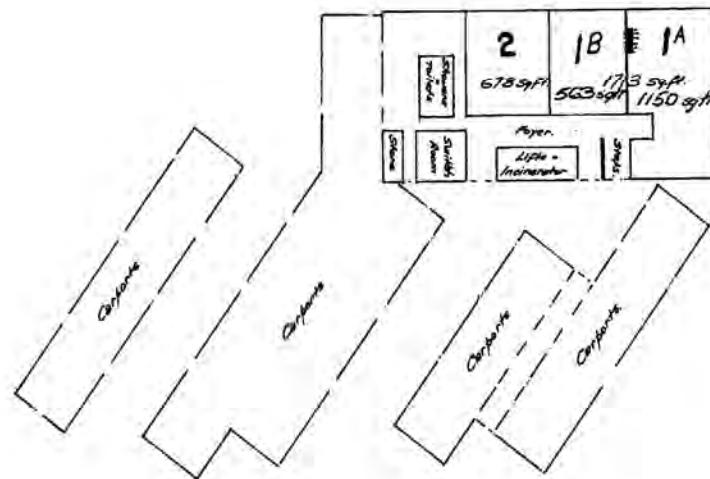
*accrued
Town Clerk*

SHEET No. 5 of 21 SHEETS

Regulation 15

BUILDING UNITS PLAN No. 295

LEVEL A



Scale 50 Links to an inch

Floor Areas are approximate only.

SIGNATURE OF REGISTERED PROPRIETOR
 GIVEN under the COMMON SEAL
 of GREENSON HOUSE (QUEENSLAND))
 PTY. LTD. by authority of the)
 Board of Directors in the)
 presence of BENJAMIN MORRIS)
 GREEN Chairman of Directors)
 who certifies he is the correct)
 person to affix such Seal.



GOLD COAST CITY COUNCIL

SHIRE OR TOWN CLERK

B. W. Green *arranged*
 SHIRE OR TOWN CLERK.

SHEET No. 6 of 21 SHEETS

Regulation 15

BUILDING UNITS PLAN No. 295

LEVEL B



Scale 40 Links to an inch

Floor Areas are approximate only.

SIGNATURE OF REGISTERED PROPRIETOR.

GIVEN under the COMMON SEAL
of GREENSON HOUSE
(QUEENSLAND) PTY. LTD. by)
authority of the Board of)
Directors in the presence)
of BENJAMIN MORRIS GREEN)
the Chairman of Directors
who certifies he is the
correct person to affix
such Seal.



allan green
SHIRE OR TOWN CLERK.

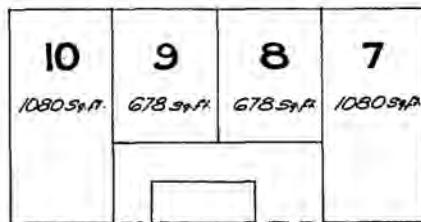
GOLD COAST CITY COUNCIL

SHEET No. 7 of 21 SHEETS

Regulation 15

BUILDING UNITS PLAN No 295

LEVEL C



Scale 40 Links to an inch

Floor Areas are approximate only.

SIGNATURE OF REGISTERED PROPRIETOR.

GIVEN under the COMMON SEAL of
GREENSON HOUSE (QUEENSLAND) PTY. LTD. by authority of the
Board of Directors in the presence of BENJAMIN MORRIS
GREEN the Chairman of Directors who certifies he is the correct person to affix
such Seal.



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SHIRE OR TOWN CLERK.

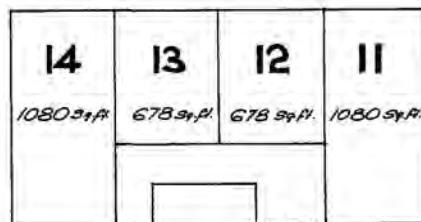
GOLD COAST CITY COUNCIL.

SHEET NO. 8 of 21 SHEETS

Regulation 15

BUILDING UNITS PLAN No. 295

LEVEL D



Scale 40 Links to an inch

Floor Areas are approximate only.

SIGNATURE OF REGISTERED PROPRIETOR.

GIVEN under the COMMON SEAL of
 GREENSON HOUSE (QUEENSLAND) PTY.
LTD. by authority of the Board
 of Directors in the presence of
 BENJAMIN MORRIS GREEN the
 Chairman of Directors who
 certifies he is the correct person
 to affix such Seal.



accangore
SHIRE OR TOWN CLERK.

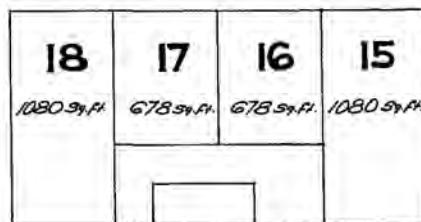
John Green
GOLD COAST CITY COUNCIL.

SHEET No. 9 of 21 SHEETS

Regulation 15

BUILDING UNITS PLAN No. 295

LEVEL E



Scale 40 Links to an inch

Floor Areas are approximate only.

SIGNATURE OF REGISTERED PROPRIETOR.

GIVEN under the COMMON SEAL of
 GREENSON HOUSE (QUEENSLAND) PTY
 LTD, by authority of the Board
 of Directors in the presence of
 BENJAMIN MORRIS GREEN the
 Chairman of Directors who
 certifies he is the correct
 person to affix such Seal.



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 SHIRE OR TOWN CLERK.

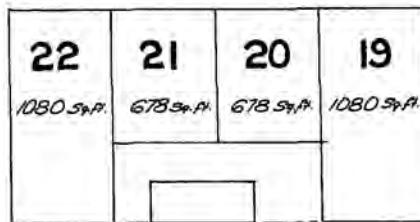
GOLD COAST CITY COUNCIL.

SHEET No. 10 of 21 SHEETS

Regulation 15

BUILDING UNITS PLAN No. 295

LEVEL F



Scale 40 Links to an inch

Floor Areas are approximate only.

SIGNATURE OF REGISTERED PROPRIETOR.

GIVEN under the COMMON SEAL of)
 GREENSON HOUSE (QUEENSLAND) PTY.)
 LTD. by authority of the Board)
 of Directors in the presence of)
 BENJAMIN MORRIS GREEN the
 Chairman of Directors who
 certifies he is the correct
 person to affix such Seal.



accusur
 SHIRE OR TOWN CLERK.

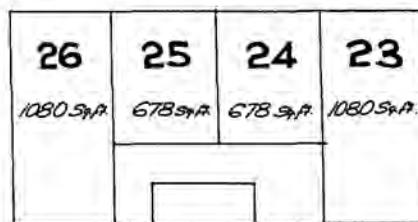
GOLD COAST CITY COUNCIL.

SHEET No. 11 of 21 SHEETS

Regulation 15

BUILDING UNITS PLAN No.295

LEVEL G



Scale 40 Links to an inch.

Floor Areas are approximate only.

SIGNATURE OF REGISTERED PROPRIETOR.

GIVEN under the COMMON SEAL of
 GREENSON HOUSE (QUEENSLAND) PTY.
 LTD. by authority of the Board
 of Directors in the presence of
BENJAMIN MORRIS GREEN the
 Chairman of Directors who
 certifies he is the correct
 person to affix such Seal.



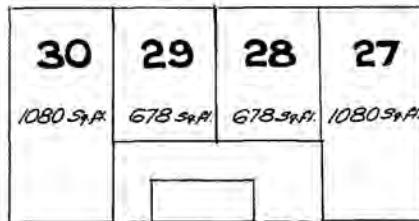
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 SHIRE OR TOWN CLERK.

SHEET No. 12 of 21 SHEETS

Regulation 15

BUILDING UNITS PLAN No 295

LEVEL H



Scale 40 Links to an inch

Floor Areas are approximate only.

SIGNATURE OF REGISTERED PROPRIETOR

GIVEN under the COMMON SEAL of
 GREENSON HOUSE (QUEENSLAND) PTY.
 LTD, by authority of the Board
 of Directors in the presence of
 BENJAMIN MORRIS GREEN the
 Chairman of Directors who
 certifies he is the correct
 person to affix such Seal.



allangael
 SHIRE OR TOWN CLERK.

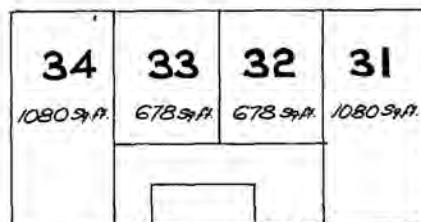
GOLD COAST CITY COUNCIL

SHEET No. 13 of 21 SHEETS

Regulation 15

BUILDING UNITS PLAN No. 295

LEVEL I



Scale 40 Links to an inch

Floor Areas are approximate only.

SIGNATURE OF REGISTERED PROPRIETOR

GIVEN under the COMMON SEAL of
GREENSON HOUSE (QUEENSLAND) PTY.
LTD. by authority of the Board
of Directors in the presence of
BENJAMIN MORRIS GREEN the
Chairman of Directors who
certifies he is the correct
person to affix such Seal



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SHIRE OR TOWN CLERK.

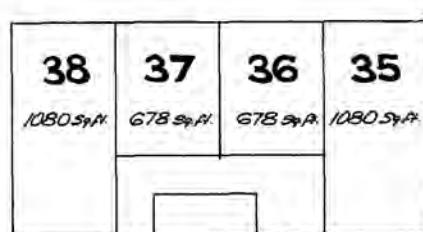
GOLD COAST CITY COUNCIL.

SHEET No. 14 of 21 SHEETS

Regulation 15

BUILDING UNITS PLAN No.295

LEVEL J



Scale 40 Links to an inch

Floor Areas are approximate only.

SIGNATURE OF REGISTERED PROPRIETOR.

GIVEN under the COMMON SEAL of
GREENSON HOUSE (QUEENSLAND) PTY.
LTD. by authority of the Board
of Directors in the presence of
BENJAMIN MORRIS GREEN the
Chairman of Directors who
certifies he is the correct
person to affix such Seal.



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SHIRE OR TOWN CLERK.

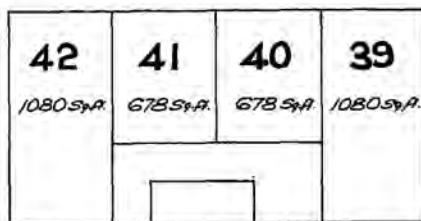
SOLD COAST CITY COUNCIL.

SHEET No. 15 of 21 SHEETS

Regulation 15

BUILDING UNITS PLAN No. 295

LEVEL K



Scale 40 Links to an inch.

Floor Areas are approximate only.

SIGNATURE OF REGISTERED PROPRIETOR

GIVEN under the COMMON SEAL of)
GREENSON HOUSE (QUEENSLAND) PTY.)
LTD. by authority of the Board)
of Directors in the presence of)
BENJAMIN MORRIS GREEN the)
Chairman of Directors who)
certifies he is the correct)
person to affix such Seal.



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SHIRE OR TOWN CLERK.

GOLD COAST CITY COUNCIL.

SHEET No. 16 of 21 SHEETS

Regulation 15

BUILDING UNITS PLAN No. 295

LEVEL L



Scale 40 Links to an inch

Floor Areas are approximate only.

SIGNATURE OF REGISTERED PROPRIETOR.

GIVEN under the COMMON SEAL of)
GREENSON HOUSE (QUEENSLAND) PTY.)
LTD. by authority of the Board)
of Directors in the presence of)
BENJAMIN MORRIS GREEN the)
Chairman of Directors who)
certifies he is the correct)
person to affix such Seal.



allangael
SHIRE OR TOWN CLERK.

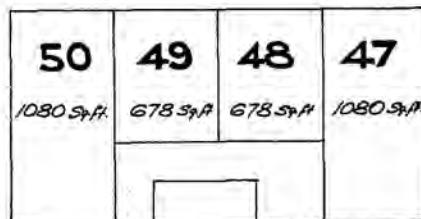
John McLean
GOLD COAST CITY COUNCIL

SHEET No. 17 of 21 SHEETS

Regulation 15

BUILDING UNITS PLAN No. 295

LEVEL M



Scale 40 Links to an inch

Floor Areas are approximate only.

SIGNATURE OF REGISTERED PROPRIETOR.

GIVEN under the COMMON SEAL of)
GREENSON HOUSE (QUEENSLAND) PTY. LTD.
LTD. by authority of the Board
of Directors in the presence of
BENJAMIN MORRIS GREEN, the
Chairman of Directors who
certifies he is the correct
person to affix such Seal.



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STAMP OR TOWN CLERK.

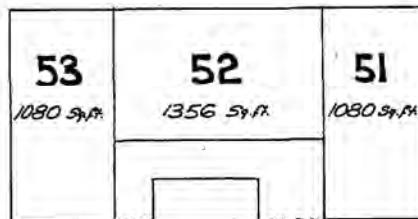
GOLD COAST CITY COUNCIL.

SHEET No. 18 of 21 SHEETS

Regulation 15

BUILDING UNITS PLAN No 295

LEVEL N



Scale 40 Links to an inch

Floor Areas are approximate only.

SIGNATURE OF REGISTERED PROPRIETOR
GIVEN under the Common Seal of)
GREENSON HOUSE (QUEENSLAND) PTY.)
LTD. by authority of the Board)
of Directors in the presence of)
BENJAMIN MORRIS GREEN the)
Chairman of Directors who)
certifies he is the correct)
person to affix such Seal.



accangore
SHIRE OF TOWN CLERK.

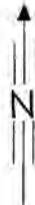
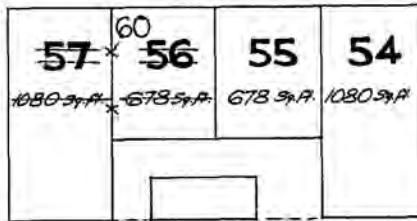
SHEET No. 19 of 21 SHEETS

Regulation 15

BUILDING UNITS PLAN No. 295

LEVEL O

Amendments made to Lots 56 & 57
in accordance with Building Units
Plan of Registration No. 102573
this day of April 1997
23 APR 1997 *Hand*



Scale 40 Links to an inch

Floor Areas are approximate only.

SIGNATURE OF REGISTERED PROPRIETOR

GIVEN under the Common Seal of
GREENSON HOUSE (QUEENSLAND) PTY.
LTD. by authority of the Board
of Directors in the presence of
BENJAMIN MORRIS GREEN the
Chairman of Directors who
certifies he is the correct
person to affix such Seal.



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SHIRE OR TOWN CLERK.

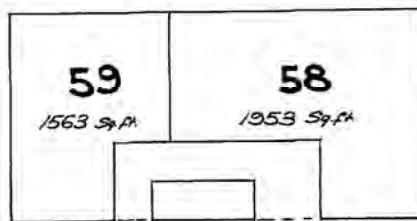
GOLD COAST CITY COUNCIL

SHEET No. 20 of 21 SHEETS

Regulation 15

BUILDING UNITS PLAN No.295

LEVEL P



Scale 40 Links to an inch

Floor Areas are approximate only.

SIGNATURE OF REGISTERED PROPRIETOR

GIVEN under the Common Seal of
GREENSON HOUSE (QUEENSLAND) PTY.
LTD, by authority of the Board
of Directors in the presence of
BENJAMIN MORRIS GREEN the
Chairman of Directors who
certifies he is the correct
person to affix such Seal.



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SHIRE OR TOWN CLERK

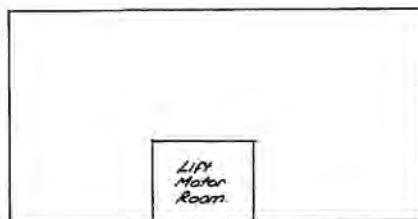
GOLD COAST CITY COUNCIL

SHEET No. 21 of 21 SHEETS

Regulation 15

BUILDING UNITS PLAN No. 295

LEVEL Q.



Scale 40 Links to an inch

Floor Areas are approximate only.

SIGNATURE OF REGISTERED PROPRIETOR

GIVEN under the COMMON SEAL of)
GREENSON HOUSE (QUEENSLAND) PTY.)
LTD, by authority of the Board)
of Directors in the presence of)
BENJAMIN MORRIS GREEN the)
Chairman of Directors who)
certifies he is the correct)
person to affix such Seal



all are good
SHIRE OR TOWN CLERK.

GOLD COAST CITY COUNCIL.

UNITED DOMINIONS CORPORATION (AUSTRALIA) LIMITED
(Incorporated in Victoria)



UNITED DOMINIONS HOUSE
133 WICKHAM STREET, FORTITUDE VALLEY, QUEENSLAND, 4006

Letters and Telegrams:
Banquithus, Brisbane.
Telephone: 51 1771

P.O. Box 25,
Fortitude Valley,
Queensland, 4006

295

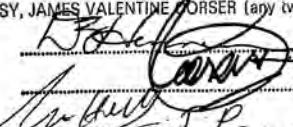
TO:

The Registrar of Titles,
Titles Office,
Adelaide & Edward Streets,
BRISBANE, Q'LD.

UNITED DOMINIONS CORPORATION (AUSTRALIA) LIMITED as
Mortgagee under Bill of Mortgage D443110 HEREBY CONSENTS
to Building Units Plan No. 295.

DATED this 12th day of July, 1968.

UNITED DOMINIONS CORPORATION (AUSTRALIA)
LIMITED, by its duly constituted Attorneys, BRIAN
EDWARD MURRAY JONES, DAVID BERNARD
HENNESSY, JAMES VALENTINE CORSER (any two).


A Justice of the Peace



PO Box 760, Helensvale 4212 QLD

Ph: 07-5621 0414

info@tstrata.com.au

www.tstrata.com.au

05 December 2025

PANORAMA TOWER CTS 14765
Registered for GST

ABN: 81 465 076 198

Tax Invoice

INFOTRACK
PO Box 10314
Adelaide Street
Brisbane Qld 4000

Ref 495762

Re Lot 19 PANORAMA TOWER CTS 14765

Fee 84.10 Paid

Above Fee includes GST

Please find enclosed Body Corporate Information Certificate pursuant to Section 205 of the Body Corporate and Community Management Act 1997.

Fees paid pursuant to Section 205 are payable to Thomsen Strata Pty Ltd 26 658 246 912.

We recommend that confirmation of balances due should be verified again as close as possible to the actual settlement date.

Finally, please ensure that the prescribed change of ownership form (BCCM 8) is sent to our office within 28 days of settlement so that all future correspondence relating to this lot is issued correctly to the new owner.

Please direct your Form 8 to PO Box 760, Helensvale QLD 4212 and copy via email to info@tstrata.com.au

Should you require any further information regarding this document, please contact Thomsen Strata on (07) 5621 0414.

Thank you.

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 05/12/2025

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

PANORAMA TOWER

CTS No. 14765

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: **Kim Cullen**

Company: **Thomsen Strata Pty Ltd**

Phone:

Email: info@tstrata.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: **19**

Plan type and number: **295**

Plan of subdivision: **BUILDING FORMAT PLAN**

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

Regulation module

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

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

The regulation module that applies to this scheme is the:

Standard

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

Layered arrangements of community titles schemes

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

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

No

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

Building management statement

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

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

No

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

By-laws and exclusive use areas

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

What by-laws apply?

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

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

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

General by-laws

The community management statement includes the complete set of by-laws that apply to the scheme.

Exclusive use areas

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

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

Yes

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

listed in the community management statement & 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: **219**
Total contribution schedule lot entitlements for all lots: **12,437**

Interest schedule

Interest schedule lot entitlement for the lot: **219**
Total interest schedule lot entitlements for all lots: **12,437**

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 **19** for the current financial year: **\$ 4,677.76**

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

Discount for on-time payments (if applicable): **10 %**

Monthly penalty for overdue contributions (if applicable): **2.00 %**

Period	Due date	Amount due	Amount due if discount applied	Paid
01/09/25 to 30/11/25	01/09/25	1,169.44	1,052.50	07/11/25
01/12/25 to 28/02/26	01/12/25	1,169.44	1,052.50	
01/03/26 to 31/05/26	01/03/26	1,169.44	1,052.50	
01/06/26 to 31/08/26	01/06/26	1,169.44	1,052.50	
01/09/26****30/11/26	01/09/26	1,169.44	1,052.50	
			Amount overdue	\$1,032.43
			Amount Unpaid including amounts billed not yet due	\$1,032.43

Sinking fund contributions

Total amount of contributions (before any discount) for lot **19** for the current financial year: **\$ 4,455.20**

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

Discount for on-time payments (if applicable): **10** %

Monthly penalty for overdue contributions (if applicable): **2.00** %

Period	Due date	Amount due	Amount due if discount applied	Paid
01/09/25 to 30/11/25	01/09/25	1,086.63	977.97	07/11/25
01/12/25 to 28/02/26	01/12/25	1,086.63	977.97	
01/03/26 to 31/05/26	01/03/26	1,140.97	1,026.87	
01/06/26 to 31/08/26	01/06/26	1,140.97	1,026.87	
01/09/26****30/11/26	01/09/26	1,113.80	1,002.42	
				Amount overdue \$1,086.63
				Amount Unpaid including amounts billed not yet due \$1,086.63

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): **2.00** %

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

Special contributions - Sinking Fund (IF ANY)

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

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

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

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

Monthly penalty for overdue contributions (if applicable): **2.00** %

Due date	Amount due	Amount due if discount applied	Paid

Other amounts payable by the lot owner

Purpose	Fund	Amount	Due date	Amount
---------	------	--------	----------	--------

No other amounts payable for the lot.

Summary of amounts due but not paid by the current owner

At the date of this certificate

Annual contributions	\$2,119.06
Special contributions	Nil
Other contributions	Nil
Other payments	Nil
Penalties	Nil
Total amount overdue (Total Amount Unpaid including not yet due \$2,119.06)	\$2,119.06

(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): \$ 524,047.87

Improvements to common property the lot owner is responsible for

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

Details of authorised improvements to the common property that the owner of the lot is responsible for maintaining in good condition are given with this certificate below

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

Body corporate assets

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

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
Outdoor Wooden Settings	Furniture & Fittings			\$0.00	\$0.00	\$1,100.00
Daintree Umbrellas - 3	Furniture & Fittings			\$0.00	\$0.00	\$6,000.00
Cordless Vacuum Cleaner	Plant and Machinery	01/07/00	P&S Electronics P/L	\$0.00	\$0.00	\$184.00
Beach Scene	Furniture & Fittings	30/08/00		\$0.00	\$0.00	\$150.00
Kleenmaid Clothes Dryer	Plant and Machinery	23/09/04	Nerang Appliance Repairs	\$0.00	\$0.00	\$899.00
First Floor Laundry						
Serial Number 0424928371						
Kleenmaid 300 Clothes Dryers for Floors 2 and 13	Plant and Machinery	14/11/05	Nerang Appliance Repairs	\$0.00	\$0.00	\$1,619.30
Hoover Dryer Level 14	Plant and Machinery	08/03/06	NERANG APPLIANCE	\$0.00	\$0.00	\$979.00
Whipper Snipper	Plant and Machinery	27/03/07	Coastal Mower Mart 2531 Gold Coast Highway MERMAID BEACH QLD	\$0.00	\$0.00	\$449.00
Mower Victa Pace	Plant and Machinery	15/04/08	Coastal Mower Mart 2531 Gold Coast Highway MERMAID BEACH QLD 4218	\$0.00	\$0.00	\$349.00
Blower STIHL BG65	Plant and Machinery	15/04/08	Coastal Mower Mart 2531 Gold Coast Highway MERMAID BEACH QLD 4218	\$0.00	\$0.00	\$399.00
850 Stainless Steel BBQ Heatlit with lid - fixed legs incl times and flame failure	Plant and Machinery	27/05/08	Barbeques Galore 116 Bundall Road BUNDALL QLD 4217	\$0.00	\$0.00	\$2,339.00
Couch	Furniture & Fittings	09/07/08	Holidays in Paradise	\$0.00	\$0.00	\$680.00
2 x Simpson Dryers - 39P400M Levels 10 & 11	Plant and Machinery	20/03/09	The Good Guys Unit 1A 13-15 Upton Street BUNDALL QLD 4217	\$0.00	\$0.00	\$718.00
2 Hand dryers - foyer toilets	Plant and Machinery	08/05/09	M1 Electrical Pty Ltd GPO Box 3434 BURLEIGH TOWN QLD 4220	\$0.00	\$0.00	\$1,156.12
4 Ashtrays	Furniture & Fittings	15/05/09	Adbinz Australia	\$0.00	\$0.00	\$426.00

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
			info@ashtrays.com.au			
YX Soho Fire Cabinet	Office Equipment	25/05/09	Officeworks Superstores P/L 59 Nerang Road SOUTHPORT QLD 4215	\$0.00	\$0.00	\$79.00
S200 Ashtray	Furniture & Fittings	24/07/09	AdBinz Ltd PO Box 37-165 Halswell CHRISTCHURCH NZ	\$0.00	\$0.00	\$114.00
Dryer Simpson 4 KG SIN 1028434706	Plant and Machinery	15/09/09	The Good Guys 13 Upton Street BUNDALL QLD 4217	\$0.00	\$0.00	\$343.00
Level 8						
Washing Machine	Plant and Machinery	11/11/09	THE GOOD GUYS Unit 1A, 13-15 Upton Street BUNDALL QLD 4217	\$575.00	\$0.00	\$575.00
Simpson 36S550m 5.5 GK Serial 1030021610						
Level 5						
Dryer Simpson 39P400M Model Serial 1029388194	Plant and Machinery	11/11/09	THE GOOD GUYS Unit 1A, 13-15 Upton Street BUNDALL QLD 4217	\$345.00	\$0.00	\$345.00
Level 5						
Removalist trolley	Plant and Machinery	27/01/10	Bunnings Warehouse SOUTHPORT QLD 4215	\$0.00	\$0.00	\$90.00
2 x SIMPSON 5.5Kg washers s/steel bowl	Plant and Machinery	10/02/10	The Good Guys Bundall	\$0.00	\$0.00	\$1,130.00
Level 3 & 4						
Top Load 7.5kg Washer -Simpson	Plant and Machinery	21/05/10		\$0.00	\$0.00	\$780.00
Model No 6ALSQ8000MW						
Level 10						
Whirlpool Washing Machine	Plant and Machinery	21/05/10	The Good Guys Unit 1A BUNDALL QLD 4217	\$0.00	\$0.00	\$780.00
Level 11						
Canvas print - Foyer	Furniture & Fittings	06/08/10	Albert Groenewoud Photography 24 Sportsman Ave MERMAID BEACH QLD 4218	\$0.00	\$0.00	\$692.75
Photography/Foyer upgrade	Furniture & Fittings	20/08/10	Albert Groenewoud 24 Sportsman Ave MERMAID BEACH QLD 4218	\$0.00	\$0.00	\$359.99
Canvas Print Foyer	Furniture & Fittings	19/09/10	Fine Art Framing 5 Fern Street MOUNT TAMBORINE QLD 4272	\$0.00	\$0.00	\$319.00
Air Conditioner Panasonic 7.4kw	Plant and Machinery	01/11/10	Coolah Air Conditioning 30 Watson Esplanade SURFERS PARADISE QLD	\$0.00	\$0.00	\$2,510.00
Plant Room						
Washing Maching Top Load	Plant and Machinery	03/12/10	The Good Guys	\$0.00	\$0.00	\$800.00

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
7 KG Whirlpool 6ALSMW SIN#1043780170			BUNDALL QLD 4217			
Level 7						
Whirlpool Washing Machine	Plant and Machinery	23/06/11	The Good Guys	\$0.00	\$0.00	\$783.00
7.5kg Top Load			13 Upton Street			
Model 6ALSQ8000MW			BUNDALL QLD 4217			
Level 1						
Simpson 5kg Dryer Reverse Tumb	Plant and Machinery	20/09/11	The Good Guys	\$0.00	\$0.00	\$400.00
			13-15 Upton Street			
			BUNDALL QLD 4217			
4 kg Simpson dryer level 7	Plant and Machinery	21/11/11	The Good Guys	\$0.00	\$0.00	\$351.00
			13-15 Upton Street			
			BUNDALL QLD 4217			
High Pressure Cleaner Karcher 20 kw 2030PSI K5670	Plant and Machinery	06/12/11	Bunnings Warehouse	\$0.00	\$0.00	\$675.00
			SOUTHPORT			
Prolight backpack vac cleaner	Plant and Machinery	24/01/12	Total Supply Solutions	\$0.00	\$0.00	\$320.85
			14 Northview Street			
			MERMAID BEACH QLD 4218			
8 channel digital amplifier For digital TV upgrade	Furniture & Fittings	07/02/12	Coastline Antenna Installation	\$0.00	\$0.00	\$3,400.00
			2436 GC Hwy			
			MERMAID BEACH QLD 4218			
2 Clothes Dryers Lvl 3, Lvl 6	Plant and Machinery	23/03/12	Harvey Norman Commercial	\$0.00	\$0.00	\$564.30
			PO Box 560			
			ORMEAU QLD 4208			
Cordless Vacuum Cleaner	Plant and Machinery	03/05/12	Godfreys	\$0.00	\$0.00	\$199.00
Floor Mac Scrubber/Polisher	Plant and Machinery	30/05/12	Total Supply Solutions	\$0.00	\$0.00	\$999.00
			14 Northview Street			
			MERMAID BEACH QLD 4218			
Clothes dryer lvl 1 laundry	Plant and Machinery	02/07/12	Harvey Norman Commercial Qld	\$0.00	\$0.00	\$301.40
			PO Box 560			
			ORMEAU QLD 4208			
Art Beccalmed	Furniture & Fittings	11/08/12	All About Art	\$0.00	\$0.00	\$195.00
Ken Duncan			Shed 58 Market Street			
Front Foyer			CARRARA QLD 4211			
LG 8 KG Washing Machine- 8 fl	Plant and Machinery	09/08/13	Harvey Norman	\$0.00	\$0.00	\$683.00
			29-45 Ashmore Road			
			BUNDALL QLD 4217			
Simpson 6Kg Dryer - 3 fl	Plant and Machinery	09/08/13	Harvey Norman	\$0.00	\$0.00	\$394.00
			29-45 Ashmore road			
			BUNDALL QLD 4217			
Simpson Clothes Dryer Lvl 8	Plant and Machinery	25/02/14	Harvey Norman	\$0.00	\$0.00	\$364.00
			29-45 Ashmore Road			
			BUNDALL QLD 4217			
3 x Umbrellas,bases,covers	Furniture & Fittings	28/02/14	Leisure Living Co Pty Ltd	\$0.00	\$0.00	\$850.00
			97 Ashmore Road			
			BUNDALL QLD 4217			
Simpson Dryer Lvl 12	Plant and Machinery	16/06/14	Harvey Norman	\$469.00	\$0.00	\$469.00

Body corporate assets

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

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Description	Type	Acquisition	Supplier	Original Cost	Cost To Date	Market Value
6 KG Rotary 39S600m			BUNDALL QLD 4217			
Ryobi Electric Blower/Vac	Plant and Machinery	16/12/14	Bunnings	\$0.00	\$0.00	\$159.00
			SOUTHPORT QLD 4215			
Sprinkler,hose/accessories	Plant and Machinery	16/12/14	Bunnings	\$0.00	\$0.00	\$236.83
			SOUTHPORT QLD 4215			
Electrolux Tumble Dryer	Plant and Machinery	07/08/15	Harvey Norman	\$0.00	\$0.00	\$565.00
			29/45 Ashmore Road			
			BUNDALL QLD 4217			
Washing Machine Level 6	Plant and Machinery	11/09/15	Masters	\$0.00	\$0.00	\$518.95
Samsung Top Loader			Bundall			
WA65F5S2URW						
2 Year Protection Plan						
Samsung Washing Machine	Plant and Machinery	13/11/15	The Good Guys	\$0.00	\$0.00	\$666.00
Lvl 7 laundry			13 - 15 Upton Street			
			BUNDALL QLD 4217			
Large wall art	Furniture & Fittings	30/08/16	Homeworld Helensvale	\$0.00	\$0.00	\$149.95
Sandstone umbrella	Furniture & Fittings	05/01/17	Leisure Living Co	\$0.00	\$0.00	\$339.00
			97 Ashmore Road			
			BUNDALL QLD 4217			
Computer & Kit	Office Equipment	26/06/17	Dell Australia Pty Ltd	\$0.00	\$0.00	\$998.49
			U3 14 Aquatic Drive			
			FRENCHS FOREST NSW 2086			
Simpson 6.5 kg washing machine	Plant and Machinery	25/09/17	Harvey Norman	\$0.00	\$0.00	\$635.00
			BUNDALL QLD 4217			
Simpson Dryer 4kg	Plant and Machinery	05/10/17	Harvey Norman	\$0.00	\$0.00	\$394.00
			Ashmore Road			
			BUNDALL QLD 4217			
Motorola phone	Office Equipment	26/10/17	Officeworks	\$0.00	\$0.00	\$270.00
			SOUTHPORT QLD 4215			
Simpson 5.0kb Dryer	Plant and Machinery	10/08/18	Harvey Norman	\$0.00	\$0.00	\$488.00
			BUNDALL			
Haier Washing Machine 6 KG Level 3 - Invoice SI04095411	Plant and Machinery	30/06/20	Appliances Online	\$0.00	\$0.00	\$484.00
Portable BBQTrolley	Plant and Machinery	16/11/20	appliances Online	\$0.00	\$0.00	\$179.00
Haier Washing Machine	Plant and Machinery	01/12/20	The Good Guys	\$0.00	\$0.00	\$484.00
Sales Order - S0220431195						
LAUNDRY DRYER	Plant and Machinery	15/01/21	APPLIANCES ONLINE	\$0.00	\$0.00	\$381.00
MOTOROLA G30 PHANTOM	Plant and Machinery	05/10/21	JB HI-FI	\$0.00	\$0.00	\$249.00
BLACK						
HeartSine 500P Wall Cabinet	Plant and Machinery	09/03/22	First Aid Accident & Emergency	\$0.00	\$0.00	\$2,099.00
Bundle - First Aid			Varsity Sports House			
			337 Christine Avenue			
			VARSIY LAKES QLD 4220			
Weber Baby @ BBQ	Furniture & Fittings	29/09/22	The Good Guys	\$0.00	\$0.00	\$331.00
Viomi Stick Vac	Plant and Machinery	17/12/22	Aldi	\$0.00	\$0.00	\$199.99
Blower Vac	Plant and Machinery	24/01/23	Bunnings Warehouse	\$0.00	\$0.00	\$219.00
Cordless Drill	Plant and Machinery	24/01/23	Bunning Warehouse	\$0.00	\$0.00	\$181.25

Body corporate assets

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

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Description	Type	Acquisition	Supplier	Original Cost	Cost To Date	Market Value
Lawn Mower	Plant and Machinery	24/01/23	Bunnings Warehouse	\$0.00	\$0.00	\$399.00
Whipper Snipper	Plant and Machinery	09/02/23	Bunnings	\$0.00	\$0.00	\$159.00
Jet Blower Cordless	Plant and Machinery	21/10/23	Bunnings	\$0.00	\$0.00	\$149.00
High Performance Pool Pump	Plant and Machinery	25/11/23	Poolwerx	\$0.00	\$0.00	\$1,014.00
Esatto Washing Machine 7Kg	Plant and Machinery	14/02/24	Appliances Online	\$0.00	\$0.00	\$453.00
Westinghouse Dryer	Plant and Machinery	05/06/24	Appliances Online	\$0.00	\$0.00	\$397.00
Mobile Phone	Office Equipment	05/06/24	Skytree Phones	\$0.00	\$0.00	\$203.00
Whipper Snipper	Plant and Machinery	12/07/24	Bunnings	\$0.00	\$0.00	\$159.00

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 Strata Community Insurance	QRSC15005876	40,111,680.00	48,260.98	28/09/26	\$1,000 all claims & as per policy \$2,500 water damage, burst pipes, storm & rainwater
PUBLIC LIABILITY Strata Community Insurance	QRSC15005876	20,000,000.00	Included	28/09/26	
COMMON AREA CONTENTS Strata Community Insurance	QRSC15005876	401,117.00	Included	28/09/26	
LOSS OF RENT Strata Community Insurance	QRSC15005876	6,016,752.00	Included	28/09/26	
FIDELITY GUARANTEE Strata Community Insurance	QRSC15005876	100,000.00	Included	28/09/26	
VOLUNTARY WORKERS Strata Community Insurance	QRSC15005876	200,000/2,000	Included	28/09/26	
OFFICE BEARERS Strata Community Insurance	QRSC15005876	1,000,000.00	Included	28/09/26	
MACHINERY BREAKDOWN Strata Community Insurance	QRSC15005876	100,000.00	Included	28/09/26	\$1,000 all claims
CATASTROPHE Strata Community Insurance	QRSC15005876	6,016,752.00	Included	28/09/26	
GOVERNMENT AUDIT COS Strata Community Insurance	QRSC15005876	25,000.00	Included	28/09/26	
WH&S APPEAL EXPENSES Strata Community Insurance	QRSC15005876	100,000.00	Included	28/09/26	

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
LEGAL EXPENSES Strata Community Insurance	QRSC15005876	50,000.00	Included	28/09/26	\$1,000 all claims & 10% contribution
LOT OWNERS IMPROVEMENTS Strata Community Insurance	QRSC15005876	300,000.00	Included	28/09/26	
FLOATING FLOORS Strata Community Insurance	QRSC15005876	Insured	Included	28/09/26	
TERRORISM Strata Community Insurance	QRSC15005876	Insured	Included	28/09/26	

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: Cameron Moir

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

Yes - Name of authorised letting agent: Cameron Moir

Embedded network electricity supply

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

No

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

Body corporate authority

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

Name/s Thomsen Strata Pty Ltd

Positions/s held Body Corporate Manager

Date 05/12/2025

Signature/s *Kim Cullen*

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

PANORAMA TOWER CTS 14765

Contractor Name and Address HOLIDAYS IN PARADISE P/L Unit 15 Panorama Tower 30 Watson Esplanade SURFERS PARADISE QLD 4217	Details of Duties CARETAKING	Delegated Powers BY-LAW ENFORCEMENT	Basis of Remuneration MONTHLY IN ARREARS
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No	15/11/04 5 YEARS 5 Years Y	Termination Date Finance Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	
Contractor Name and Address Sargeant Strata P/L PO BOX 4549 ASHMORE QLD 4214	Details of Duties	Delegated Powers	Basis of Remuneration Monthly in arrears
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No	01/11/08 1 year 1 + 1 Y	Termination Date Finance Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	
Contractor Name and Address WORMALD 2-4 Alex Fisher Drive ANDREWS QLD 4220 55076300	Details of Duties FIRE ALARM, FIRE EXTS. HOSE REELS, OUTLETS	Delegated Powers	Basis of Remuneration QRTLY IN ADVANCE
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No	01/10/01 1 YEAR	Termination Date Finance Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	
Contractor Name and Address THYSSENKRUPP ELEVATORS 2/2 OLYMPIC CIRCUIT SOUTHPORT QLD 4215	Details of Duties	Delegated Powers	Basis of Remuneration quarterly in advance
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No	01/04/10 5 years 5 years Y	Termination Date Finance Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	
Contractor Name and Address HOLIDAYS IN PARADISE P/L Unit 15 Panorama Tower 30 Watson Esplanade SURFERS PARADISE QLD 4217	Details of Duties CARETAKING	Delegated Powers BY-LAW ENFORCEMENT	Basis of Remuneration MONTHLY IN ARREARS
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No	15/11/04 5 YEARS 5 Years Y	Termination Date Finance Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	

CONTRACTS REGISTER

PANORAMA TOWER CTS 14765

Contractor Name and Address Sargeant Strata P/L PO BOX 4549 ASHMORE QLD 4214	Details of Duties	Delegated Powers	Basis of Remuneration Monthly in arrears
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No	01/11/08 1 year 1 + 1 Y	Termination Date Finance Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	
Contractor Name and Address WORMALD PO BOX 2237 BURLEIGH MDC 4220	Details of Duties FIRE ALARM, FIRE EXTS. HOSE REELS, OUTLETS	Delegated Powers	Basis of Remuneration QRTLY IN ADVANCE
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No	01/10/01 1 YEAR	Termination Date Finance Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	
Contractor Name and Address THYSSENKRUPP ELEVATORS 2/2 OLYMPIC CIRCUIT SOUTHPORT QLD 4215	Details of Duties	Delegated Powers	Basis of Remuneration quarterly in advance
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No	01/04/10 5 years 5 years Y	Termination Date Finance Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	
Contractor Name and Address Kone	Details of Duties full refurbishment of mechanics and fininshed	Delegated Powers	Basis of Remuneration deposit and payments
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No	22/11/02 till finished	Termination Date Finance Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	
Contractor Name and Address HOLIDAYS IN PARADISE P/L Unit 15 Panorama Tower 30 Watson Esplanade SURFERS PARADISE QLD 4217	Details of Duties CARETAKING	Delegated Powers BY=LAW ENFORCEMENT	Basis of Remuneration MONTHLY IN ARREARS
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No	15/11/04 5 YEARS 5 Years Y	Termination Date Finance Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	

CONTRACTS REGISTER

PANORAMA TOWER CTS 14765

Contractor Name and Address Sargeant Strata P/L PO BOX 4549 ASHMORE QLD 4214	Details of Duties	Delegated Powers	Basis of Remuneration Monthly in arrears
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No	01/11/11 1 year 1 + 1 Y	Termination Date Finance Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	
Contractor Name and Address WORMALD 2-4 Alex Fisher Drive ANDREWS QLD 4220 55076300	Details of Duties FIRE ALARM, FIRE EXTS. HOSE REELS, OUTLETS	Delegated Powers	Basis of Remuneration QRTLY IN ADVANCE
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No	01/10/01 1 YEAR	Termination Date Finance Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	
Contractor Name and Address THYSSENKRUPP ELEVATORS 2/2 OLYMPIC CIRCUIT SOUTHPORT QLD 4215	Details of Duties	Delegated Powers	Basis of Remuneration quarterly in advance
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No	01/04/10 5 years 5 years Y	Termination Date Finance Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	
Contractor Name and Address Dorma 44 Harries Road COORPAROO QLD 4151	Details of Duties Automatic Door Servicing	Delegated Powers	Basis of Remuneration per annum
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No	23/05/12 12 months Y	Termination Date Finance Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	
Contractor Name and Address HOLIDAYS IN PARADISE P/L Unit 15 Panorama Tower 30 Watson Esplanade SURFERS PARADISE QLD 4217	Details of Duties CARETAKING	Delegated Powers BY=LAW ENFORCEMENT	Basis of Remuneration MONTHLY IN ARREARS
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No	15/11/04 5 YEARS 5 Yr, 3 Yr 5 Mths Y	Termination Date Finance Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	

CONTRACTS REGISTER

PANORAMA TOWER CTS 14765

Contractor Name and Address Sargeant Strata P/L PO BOX 4549 ASHMORE QLD 4214	Details of Duties	Delegated Powers	Basis of Remuneration Monthly in arrears
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No	01/11/11 1 year 1 + 1 Y	Termination Date Finance Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	
Contractor Name and Address WORMALD 2-4 Alex Fisher Drive ANDREWS QLD 4220 55076300	Details of Duties FIRE ALARM, FIRE EXTS. HOSE REELS, OUTLETS	Delegated Powers	Basis of Remuneration QRTLY IN ADVANCE
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No	01/10/01 1 YEAR	Termination Date Finance Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	
Contractor Name and Address THYSSENKRUPP ELEVATORS 2/2 OLYMPIC CIRCUIT SOUTHPORT QLD 4215	Details of Duties	Delegated Powers	Basis of Remuneration quarterly in advance
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No	01/04/10 5 years 5 years Y	Termination Date Finance Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	
Contractor Name and Address Dorma 44 Harries Road COORPAROO QLD 4151	Details of Duties Automatic Door Servicing	Delegated Powers	Basis of Remuneration per annum
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No	23/05/12 12 months Y	Termination Date Finance Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	
Contractor Name and Address HOLIDAYS IN PARADISE P/L Unit 15 Panorama Tower 30 Watson Esplanade SURFERS PARADISE QLD 4217	Details of Duties CARETAKING	Delegated Powers BY=LAW ENFORCEMENT	Basis of Remuneration MONTHLY IN ARREARS
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No	15/11/04 5 YEARS 5 Yr, 3 Yr 5 Mths Y	Termination Date Finance Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	

CONTRACTS REGISTER

PANORAMA TOWER CTS 14765

Contractor Name and Address Sargeant Strata P/L PO BOX 4549 ASHMORE QLD 4214	Details of Duties	Delegated Powers	Basis of Remuneration Monthly in arrears
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No	01/11/11 1 year 1 + 1 Y	Termination Date Finance Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	
Contractor Name and Address WORMALD 2-4 Alex Fisher Drive ANDREWS QLD 4220 55076300	Details of Duties FIRE ALARM, FIRE EXTS. HOSE REELS, OUTLETS	Delegated Powers	Basis of Remuneration QRTLY IN ADVANCE
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No	01/10/01 1 YEAR	Termination Date Finance Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	
Contractor Name and Address THYSSENKRUPP ELEVATORS 2/2 OLYMPIC CIRCUIT SOUTHPORT QLD 4215	Details of Duties	Delegated Powers	Basis of Remuneration quarterly in advance
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No	01/04/10 5 years 5 years Y	Termination Date Finance Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	
Contractor Name and Address Dorma 44 Harries Road COORPAROO QLD 4151	Details of Duties Automatic Door Servicing	Delegated Powers	Basis of Remuneration per annum
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No	23/05/12 12 months Y	Termination Date Finance Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	
Contractor Name and Address HOLIDAYS IN PARADISE P/L Unit 15 Panorama Tower 30 Watson Esplanade SURFERS PARADISE QLD 4217	Details of Duties CARETAKING	Delegated Powers BY=LAW ENFORCEMENT	Basis of Remuneration MONTHLY IN ARREARS
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No	15/11/04 5 YEARS 5y, 3y5m, 4y6m Y	Termination Date Finance Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	

CONTRACTS REGISTER

PANORAMA TOWER CTS 14765

Contractor Name and Address Sargeant Strata P/L PO BOX 4549 ASHMORE QLD 4214	Details of Duties	Delegated Powers	Basis of Remuneration Monthly in arrears
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No	31/10/14 3 Years Y	Termination Date Finance Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	
Contractor Name and Address WORMALD 2-4 Alex Fisher Drive ANDREWS QLD 4220 55076300	Details of Duties FIRE ALARM, FIRE EXTS. HOSE REELS, OUTLETS	Delegated Powers	Basis of Remuneration QRTLY IN ADVANCE
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No	01/10/01 1 YEAR	Termination Date Finance Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	
Contractor Name and Address Kone Unit 1 11 Distribution Ave MOLINDINAR QLD 4214	Details of Duties	Delegated Powers	Basis of Remuneration quarterly in advance
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No	01/04/15 5 years Y	Termination Date Finance Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	
Contractor Name and Address Dorma 44 Harries Road COORPAROO QLD 4151	Details of Duties Automatic Door Servicing	Delegated Powers	Basis of Remuneration per annum
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No	23/05/12 12 months Y	Termination Date Finance Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	
Contractor Name and Address HOLIDAYS IN PARADISE P/L Unit 15 Panorama Tower 30 Watson Esplanade SURFERS PARADISE QLD 4217	Details of Duties CARETAKING	Delegated Powers BY=LAW ENFORCEMENT	Basis of Remuneration MONTHLY IN ARREARS
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No	15/11/04 5 YEARS 5y, 3y5m, 4y6m Y	Termination Date Finance Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	

CONTRACTS REGISTER

PANORAMA TOWER CTS 14765

Contractor Name and Address Sargeant Strata P/L PO BOX 4549 ASHMORE QLD 4214	Details of Duties	Delegated Powers	Basis of Remuneration Monthly in arrears
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No	31/10/14 3 Years Y	Termination Date Finance Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	
Contractor Name and Address WORMALD 2-4 Alex Fisher Drive ANDREWS QLD 4220 55076300	Details of Duties FIRE ALARM, FIRE EXTS. HOSE REELS, OUTLETS	Delegated Powers	Basis of Remuneration QRTLY IN ADVANCE
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No	01/10/01 1 YEAR	Termination Date Finance Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	
Contractor Name and Address Kone Unit 1 11 Distribution Ave MOLINDINAR QLD 4214	Details of Duties	Delegated Powers	Basis of Remuneration quarterly in advance
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No	01/04/15 5 years Y	Termination Date Finance Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	
Contractor Name and Address Dorma 44 Harries Road COORPAROO QLD 4151	Details of Duties Automatic Door Servicing	Delegated Powers	Basis of Remuneration per annum
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No	23/05/12 12 months Y	Termination Date Finance Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	
Contractor Name and Address HOLIDAYS IN PARADISE P/L Unit 15 Panorama Tower 30 Watson Esplanade SURFERS PARADISE QLD 4217	Details of Duties CARETAKING	Delegated Powers BY=LAW ENFORCEMENT	Basis of Remuneration MONTHLY IN ARREARS
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No	15/11/04 5 YEARS 5y, 3y5m, 4y6m Y	Termination Date Finance Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	

CONTRACTS REGISTER

PANORAMA TOWER CTS 14765

Contractor Name and Address Bright & Duggan (QLD) Pty Ltd Suite 2 Level 1 193 Ferry Road SOUTHPORT QLD 4215	Details of Duties	Delegated Powers	Basis of Remuneration Monthly in arrears
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No	31/10/14 3 Years Y	Termination Date Finance Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	
Contractor Name and Address WORMALD 2-4 Alex Fisher Drive ANDREWS QLD 4220 55076300	Details of Duties FIRE ALARM, FIRE EXTS. HOSE REELS, OUTLETS	Delegated Powers	Basis of Remuneration QRTLY IN ADVANCE
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No	01/10/01 1 YEAR	Termination Date Finance Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	
Contractor Name and Address Kone Unit 1 11 Distribution Ave MOLINDINAR QLD 4214	Details of Duties	Delegated Powers	Basis of Remuneration quarterly in advance
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No	01/04/15 5 years Y	Termination Date Finance Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	
Contractor Name and Address Dorma 44 Harries Road COORPAROO QLD 4151	Details of Duties Automatic Door Servicing	Delegated Powers	Basis of Remuneration per annum
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No	23/05/12 12 months Y	Termination Date Finance Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	
Contractor Name and Address FCF PO Box 222 ALBANY CREEK QLD 4035	Details of Duties FIRE ALARM, FIRE EXTS. HOSE REELS, OUTLETS	Delegated Powers	Basis of Remuneration QRTLY IN ADVANCE
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No	01/07/17 1 YEAR	Termination Date Finance Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	

CONTRACTS REGISTER

PANORAMA TOWER CTS 14765

Contractor Name and Address Kone Unit 1 11 Distribution Ave MOLINDINAR QLD 4214	Details of Duties	Delegated Powers	Basis of Remuneration quarterly in advance
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No	01/04/15 5 years Y	Termination Date Finance Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	
Contractor Name and Address Dorma 44 Harries Road COORPAROO QLD 4151	Details of Duties Automatic Door Servicing	Delegated Powers	Basis of Remuneration per annum
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No	23/05/12 12 months Y	Termination Date Finance Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	
Contractor Name and Address Steven Littlefield ATF The Littlefield Family Trust PO Box 7175 TOOWOON BAY NSW 2261	Details of Duties Caretaking/Letting	Delegated Powers	Basis of Remuneration Contract
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No	31/03/18 One year 2x1 year Y	Termination Date Finance Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	
Contractor Name and Address Challenge Strata Management PO Box 8021 Gold Coast Mail Centre Bundall Qld 9726	Details of Duties Body corporate administration	Delegated Powers	Basis of Remuneration Contract
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No	07/12/17 1 year N Y	Termination Date Finance Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	
Contractor Name and Address FCF PO Box 222 ALBANY CREEK QLD 4035	Details of Duties FIRE ALARM, FIRE EXTS. HOSE REELS, OUTLETS	Delegated Powers	Basis of Remuneration QRTLY IN ADVANCE
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No	01/07/17 1 YEAR	Termination Date Finance Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	

CONTRACTS REGISTER

PANORAMA TOWER CTS 14765

Contractor Name and Address Kone Unit 1 11 Distribution Ave MOLINDINAR QLD 4214	Details of Duties	Delegated Powers	Basis of Remuneration quarterly in advance
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No	01/04/15 5 years Y	Termination Date Finance Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	
Contractor Name and Address Dorma 44 Harries Road COORPAROO QLD 4151	Details of Duties Automatic Door Servicing	Delegated Powers	Basis of Remuneration per annum
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No	23/05/12 12 months Y	Termination Date Finance Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	
Contractor Name and Address Steven Littlefield ATF The Littlefield Family Trust PO Box 7175 TOOWOON BAY NSW 2261	Details of Duties Caretaking/Letting	Delegated Powers	Basis of Remuneration Contract
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No	31/03/18 One year 2x1 year Y	Termination Date Finance Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	
Contractor Name and Address Challenge Strata Management PO Box 8021 Gold Coast Mail Centre Bundall Qld 9726	Details of Duties Body corporate administration	Delegated Powers	Basis of Remuneration Contract
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No	07/12/18 1 year N Y	Termination Date Finance Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	
Contractor Name and Address FCF PO Box 222 ALBANY CREEK QLD 4035	Details of Duties FIRE ALARM, FIRE EXTS. HOSE REELS, OUTLETS	Delegated Powers	Basis of Remuneration QRTLY IN ADVANCE
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No	01/07/17 1 YEAR	Termination Date Finance Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	

CONTRACTS REGISTER

PANORAMA TOWER CTS 14765

Contractor Name and Address Kone Unit 1 11 Distribution Ave MOLINDINAR QLD 4214	Details of Duties	Delegated Powers	Basis of Remuneration quarterly in advance
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No	01/04/20 1 year Y	Termination Date Finance Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	
Contractor Name and Address Dorma 44 Harries Road COORPAROO QLD 4151	Details of Duties Automatic Door Servicing	Delegated Powers	Basis of Remuneration per annum
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No	23/05/12 12 months Y	Termination Date Finance Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	
Contractor Name and Address Steven Littlefield ATF The Littlefield Family Trust PO Box 7175 TOOWOON BAY NSW 2261	Details of Duties Caretaking/Letting	Delegated Powers	Basis of Remuneration Contract
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No	31/03/18 One year 2x1 year Y	Termination Date Finance Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	
Contractor Name and Address FCF PO Box 222 ALBANY CREEK QLD 4035	Details of Duties FIRE ALARM, FIRE EXTS. HOSE REELS, OUTLETS	Delegated Powers	Basis of Remuneration QRTLY IN ADVANCE
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No	01/07/17 1 YEAR	Termination Date Finance Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	
Contractor Name and Address Orbitz Elevators 6 Goodyear Street SOUTHPORT QLD 4215	Details of Duties	Delegated Powers	Basis of Remuneration quarterly in advance
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No	01/04/21 5 Years Y	Termination Date Finance Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	

CONTRACTS REGISTER

PANORAMA TOWER CTS 14765

Contractor Name and Address Dorma 44 Harries Road COORPAROO QLD 4151	Details of Duties Automatic Door Servicing	Delegated Powers	Basis of Remuneration per annum
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No	23/05/12 12 months Y	Termination Date Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	Finance
Contractor Name and Address Steven Littlefield ATF The Littlefield Family Trust PO Box 7175 TOOWOON BAY NSW 2261	Details of Duties Caretaking/Letting	Delegated Powers	Basis of Remuneration Contract
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No	31/03/21 8 Months +1 year Y	Termination Date Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	Finance
Contractor Name and Address AGL	Details of Duties	Delegated Powers	Basis of Remuneration 25% off DMO
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No	01/07/20 2 years opt out at any time	Termination Date Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	Finance
Contractor Name and Address FCF PO Box 222 ALBANY CREEK QLD 4035	Details of Duties FIRE ALARM, FIRE EXTS. HOSE REELS, OUTLETS	Delegated Powers	Basis of Remuneration QRTLY IN ADVANCE
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No	01/07/17 1 YEAR	Termination Date Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	Finance
Contractor Name and Address Orbitz Elevators 6 Goodyear Street SOUTHPORT QLD 4215	Details of Duties	Delegated Powers	Basis of Remuneration quarterly in advance
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No	01/04/21 5 Years Y	Termination Date Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	Finance

CONTRACTS REGISTER

PANORAMA TOWER CTS 14765

Contractor Name and Address Dorma 44 Harries Road COORPAROO QLD 4151	Details of Duties Automatic Door Servicing	Delegated Powers	Basis of Remuneration per annum
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No	23/05/12 12 months Y	Termination Date Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	Finance
Contractor Name and Address Steven Littlefield ATF The Littlefield Family Trust PO Box 7175 TOOWOON BAY NSW 2261	Details of Duties Caretaking/Letting	Delegated Powers	Basis of Remuneration Contract
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No	31/03/21 8 Months +1 year Y	Termination Date Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	Finance
Contractor Name and Address AGL	Details of Duties	Delegated Powers	Basis of Remuneration 25% off DMO
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No	01/07/20 2 years opt out at any time	Termination Date Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	Finance
Contractor Name and Address FCF PO Box 222 ALBANY CREEK QLD 4035	Details of Duties FIRE ALARM, FIRE EXTS. HOSE REELS, OUTLETS	Delegated Powers	Basis of Remuneration QRTLY IN ADVANCE
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No	01/07/17 1 YEAR	Termination Date Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	Finance
Contractor Name and Address Orbitz Elevators 6 Goodyear Street SOUTHPORT QLD 4215	Details of Duties	Delegated Powers	Basis of Remuneration quarterly in advance
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No	01/04/21 5 Years Y	Termination Date Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	Finance

CONTRACTS REGISTER

PANORAMA TOWER CTS 14765

Contractor Name and Address Dorma 44 Harries Road COORPAROO QLD 4151	Details of Duties Automatic Door Servicing	Delegated Powers	Basis of Remuneration per annum
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No	23/05/12 12 months Y	Termination Date Finance Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	
Contractor Name and Address Cameron Moir (Temporary)	Details of Duties Caretaking/Letting	Delegated Powers	Basis of Remuneration \$2759.29 per fortnight
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No	05/11/22 Temporary On Periodic Payment N	Termination Date Finance Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	
Contractor Name and Address Energy Australia Pty Ltd Locked Bag 14060 Melbourne VIC 8001	Details of Duties	Delegated Powers	Basis of Remuneration Billing based on usage
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No	01/07/22 24 months	Termination Date Finance Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	
Contractor Name and Address FCF PO Box 222 ALBANY CREEK QLD 4035	Details of Duties FIRE ALARM, FIRE EXTS. HOSE REELS, OUTLETS	Delegated Powers	Basis of Remuneration QRTLY IN ADVANCE
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No	01/07/17 1 YEAR	Termination Date Finance Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	
Contractor Name and Address Orbitz Elevators 6 Goodyear Street SOUTHPORT QLD 4215	Details of Duties	Delegated Powers	Basis of Remuneration quarterly in advance
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No	01/04/21 5 Years Y	Termination Date Finance Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	

CONTRACTS REGISTER

PANORAMA TOWER CTS 14765

Contractor Name and Address Dorma 44 Harries Road COORPAROO QLD 4151	Details of Duties Automatic Door Servicing	Delegated Powers	Basis of Remuneration per annum
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No	23/05/12 12 months Y	Termination Date Finance Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	
Contractor Name and Address Cameron Moir	Details of Duties Caretaking/Letting	Delegated Powers	Basis of Remuneration \$2910.00 per fortnight
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No	01/12/23 One (1) Year On Periodic Payment Y	Termination Date Finance Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	
Contractor Name and Address Energy Australia Pty Ltd Locked Bag 14060 Melbourne VIC 8001	Details of Duties	Delegated Powers	Basis of Remuneration Billing based on usage
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No	01/07/22 24 months	Termination Date Finance Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	
Contractor Name and Address FCF PO Box 222 ALBANY CREEK QLD 4035	Details of Duties FIRE ALARM, FIRE EXTS. HOSE REELS, OUTLETS	Delegated Powers	Basis of Remuneration QRTLY IN ADVANCE
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No	01/07/17 1 YEAR	Termination Date Finance Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	
Contractor Name and Address Kone Elevators Pty Ltd 1/11 Distribution Avenue MOLENDINAR QLD 4214	Details of Duties	Delegated Powers	Basis of Remuneration quarterly in advance
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No	01/04/25 7 Years Y	Termination Date Finance Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	

CONTRACTS REGISTER

PANORAMA TOWER CTS 14765

Contractor Name and Address Dorma 44 Harries Road COORPAROO QLD 4151	Details of Duties Automatic Door Servicing	Delegated Powers	Basis of Remuneration per annum
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No	23/05/12 12 months Y	Termination Date Finance Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	
Contractor Name and Address Cameron Moir	Details of Duties Caretaking/Letting	Delegated Powers	Basis of Remuneration \$2910.00 per fortnight
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No	01/12/23 One (1) Year On Periodic Payment Y	Termination Date Finance Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	
Contractor Name and Address Origin Energy Holdings Ltd GPO Box 2951 SYDNEY NSW 2001	Details of Duties	Delegated Powers	Basis of Remuneration Billing based on usage
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No	01/07/24 27 months	Termination Date Finance Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	
Contractor Name and Address Fire 2000 Pty Ltd PO Box 1819 Southport QLD 4215	Details of Duties Monthly inspect/testing fire equipment	Delegated Powers	Basis of Remuneration Monthly in arrears
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No	01/10/21 1 YEAR month to month N	Termination Date Finance Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	
Contractor Name and Address Kone Elevators Pty Ltd 1/11 Distribution Avenue MOLENDINAR QLD 4214	Details of Duties	Delegated Powers	Basis of Remuneration quarterly in advance
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No	01/04/25 7 Years Y	Termination Date Finance Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	

CONTRACTS REGISTER

PANORAMA TOWER CTS 14765

Contractor Name and Address Dorma 44 Harries Road COORPAROO QLD 4151	Details of Duties Automatic Door Servicing	Delegated Powers	Basis of Remuneration per annum
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No	23/05/12 12 months month to month Y	Termination Date Finance Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	
Contractor Name and Address Magic Door Industries	Details of Duties Maintenance of front carpark gates	Delegated Powers	Basis of Remuneration Annual
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No	01/03/15 1 year month to month Y	Termination Date Finance Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	
Contractor Name and Address Cameron Moir	Details of Duties Caretaking	Delegated Powers	Basis of Remuneration \$2910.00 per fortnight
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No	01/12/23 1 Y 2 x 1 Y	Termination Date Finance Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	30/11/26
Contractor Name and Address Origin Energy Holdings Ltd GPO Box 2951 SYDNEY NSW 2001	Details of Duties	Delegated Powers	Basis of Remuneration Billing based on usage
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No	01/07/24 27 months	Termination Date Finance Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	
Contractor Name and Address Thomsen Strata Pty Ltd 3/54 Siganto Drive Helensvale QLD 4212	Details of Duties Administration	Delegated Powers	Basis of Remuneration Monthly in advance
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No	01/12/25 One (1) Year Y	Termination Date Finance Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	30/11/26

CONTRACTS REGISTER

PANORAMA TOWER CTS 14765

Contractor Name and Address Cameron Moir	Details of Duties Letting services	Delegated Powers	Basis of Remuneration 0
Commencement Date 01/12/23	Termination Date 30/11/26		
Term of Contract 1	Finance		
Options Y 2 x 1	Name of Financier		
Copy of Agreement on File Y	Date of Advice from Financier		
Workers Comp No	Date of Withdrawal of Financier		
Contractor Name and Address	Details of Duties	Delegated Powers	Basis of Remuneration
Commencement Date	Termination Date		
Term of Contract	Finance		
Options	Name of Financier		
Copy of Agreement on File	Date of Advice from Financier		
Workers Comp No	Date of Withdrawal of Financier		
Contractor Name and Address	Details of Duties	Delegated Powers	Basis of Remuneration
Commencement Date	Termination Date		
Term of Contract	Finance		
Options	Name of Financier		
Copy of Agreement on File	Date of Advice from Financier		
Workers Comp No	Date of Withdrawal of Financier		
Contractor Name and Address	Details of Duties	Delegated Powers	Basis of Remuneration
Commencement Date	Termination Date		
Term of Contract	Finance		
Options	Name of Financier		
Copy of Agreement on File	Date of Advice from Financier		
Workers Comp No	Date of Withdrawal of Financier		
Contractor Name and Address	Details of Duties	Delegated Powers	Basis of Remuneration
Commencement Date	Termination Date		
Term of Contract	Finance		
Options	Name of Financier		
Copy of Agreement on File	Date of Advice from Financier		
Workers Comp No	Date of Withdrawal of Financier		

QUEENSLAND TITLES REGISTRY
Land Title Act 1994, Land Act 1994 and Water Act 2000

GENERAL REQUEST

FORM 14 Version 4
Page 1 of 1**722933678**EL 470 \$109.31
06/12/2023 15:56:04

Filing Number:

OFFICE USE ONLYThis form is authorised by legislation and is
available online. For more information see
the Department's website.

Duty Imprint

1. Nature of requestRequest to record New Community Management
Statement for Panorama Tower Community Titles
Scheme 14765**Lodger** (Name, address, email & phone number)MBA Lawyers
PO Box 3516
Robina Town Centre QLD 4226
E-mail: info@mba-lawyers.com.au
Tel: 07 5539 9688 Ref: 2206321**Lodger**
Code

GC38

2. Lot on Plan DescriptionCommon Property of Panorama Tower
Community Titles Scheme 14765**Title Reference**

19200295

3. Registered Proprietor/State Lessee

Body Corporate for Panorama Tower Community Titles Scheme 14765

4. Interest

Fee Simple

5. Applicant

Body Corporate for Panorama Tower Community Titles Scheme 14765

6. RequestI hereby request that the New Community Management Statement deposited herewith which amends Schedule C -
By-laws of the existing Community Management Statement be recorded as the Community Management
Statement for Panorama Tower Community Titles Scheme 14765.**7. Execution by applicant**06/12/2023
Execution Date

Isabella Clements

Applicant's or Solicitor's Signature

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

QUEENSLAND LAND REGISTRY FIRST/NEW COMMUNITY MANAGEMENT STATEMENT
Body Corporate and Community Management Act 1997CMS Version 4
Page 1 of 26

14765

This statement incorporates and must
include the following:

THIS CMS MUST BE DEPOSITED WITH:

- A FORM 14 GENERAL REQUEST; AND
- A FORM 18C (IF NO EXEMPTION TO THE PLANNING BODY CMS NOTATION APPLIES).

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

A NEW CMS MUST BE LODGED WITHIN THREE (3) MONTHS OF THE DATE OF CONSENT BY THE BODY CORPORATE

Office use only
CMS LABEL NUMBER

1. Name of community titles scheme	2. Regulation module
Panorama Tower Community Title Scheme 14765	Standard Module

3. Name of body corporate	
Body Corporate for Panorama Tower Community Title Scheme 14765	

4. Scheme land	Title Reference
Lot on Plan Description	

SEE ENLARGED PANEL

5. *Name and address of original owner	6. Reference to plan lodged with this statement
Not Applicable	Not Applicable

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

8. Execution by original owner/Consent of body corporate

Execution Date

05/12/2023

Execution Date

05/12/2023



Committee Member

*Body corporate to execute for a new community management statement

Chairperson/Secretary

*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

4. Scheme Land

Description of Lot	Title Reference
Common Property for Panorama Tower CTS 14765	19200295
Lot 1B in BRP900	14928002
Lot 2 in BUP295	14194154
Lot 3 in BUP295	14194155
Lot 4 in BUP295	14668206
Lot 5 in BUP295	14194157
Lot 6 in BUP295	14194158
Lot 7 in BUP295	14194159
Lot 8 in BUP295	14194160
Lot 9 in BUP295	14194161
Lot 10 in BUP295	14194162
Lot 11 in BUP295	14194163
Lot 12 in BUP295	14194164
Lot 13 in BUP295	14901205
Lot 14 in BUP295	15101001
Lot 15 in BUP295	14194167
Lot 16 in BUP295	14194168
Lot 17 in BUP295	14194169
Lot 18 in BUP295	14194170
Lot 19 in BUP295	14194171
Lot 20 in BUP295	14194172
Lot 21 in BUP295	14194173
Lot 22 in BUP295	14194174
Lot 23 in BUP295	14194175
Lot 24 in BUP295	14194176
Lot 25 in BUP295	14194177
Lot 26 in BUP295	14194178
Lot 27 in BUP295	14194179
Lot 28 in BUP295	14194180
Lot 29 in BUP295	14194181
Lot 30 in BUP295	14194182
Lot 31 in BUP295	14194183
Lot 32 in BUP295	14194184
Lot 33 in BUP295	15082137
Lot 34 in BUP295	14194186
Lot 35 in BUP295	14194187
Lot 36 in BUP295	14194188
Lot 37 in BUP295	14194189
Lot 38 in BUP295	14194190
Lot 39 in BUP295	14194191
Lot 40 in BUP295	14194192

Title Reference 19200295

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Lot 41 in BUP295	14194193
Lot 42 in BUP295	14194194
Lot 43 in BUP295	14194195
Lot 44 in BUP295	14194196
Lot 45 in BUP295	14194197
Lot 46 in BUP295	14194198
Lot 47 in BUP295	14194199
Lot 48 in BUP295	14194200
Lot 49 in BUP295	14194201
Lot 50 in BUP295	14194202
Lot 51 in BUP295	14194203
Lot 52 in BUP295	14194204
Lot 53 in BUP295	14194205
Lot 54 in BUP295	14194206
Lot 55 in BUP295	14194207
Lot 58 in BUP295	14194210
Lot 59 in BUP295	14194211
Lot 60 in BPA11159	18190177
Lot 60 in BPA105557	50167084

SCHEDULE A SCHEDULE OF LOT ENTITLEMENTS

Lot on Plan	Contribution	Interest
Lot 1B in BRP900	138	138
Lot 2 in BUP295	135	135
Lot 3 in BUP295	199	199
Lot 4 in BUP295	140	140
Lot 5 in BUP295	140	140
Lot 6 in BUP295	199	199
Lot 7 in BUP295	207	207
Lot 8 in BUP295	145	145
Lot 9 in BUP295	145	145
Lot 10 in BUP295	207	207
Lot 11 in BUP295	211	211
Lot 12 in BUP295	151	151
Lot 13 in BUP295	151	151
Lot 14 in BUP295	211	211
Lot 15 in BUP295	215	215
Lot 16 in BUP295	155	155
Lot 17 in BUP295	155	155
Lot 18 in BUP295	215	215
Lot 19 in BUP295	219	219
Lot 20 in BUP295	159	159
Lot 21 in BUP295	159	159
Lot 22 in BUP295	219	219
Lot 23 in BUP295	223	223
Lot 24 in BUP295	163	163
Lot 25 in BUP295	163	163
Lot 26 in BUP295	223	223
Lot 27 in BUP295	227	227
Lot 28 in BUP295	167	167
Lot 29 in BUP295	167	167
Lot 30 in BUP295	227	227
Lot 31 in BUP295	231	231
Lot 32 in BUP295	171	171
Lot 33 in BUP295	171	171
Lot 34 in BUP295	231	231
Lot 35 in BUP295	235	235
Lot 36 in BUP295	175	175
Lot 37 in BUP295	175	175
Lot 38 in BUP295	235	235
Lot 39 in BUP295	239	239
Lot 40 in BUP295	179	179
Lot 41 in BUP295	179	179

Lot 42 in BUP295	239	239
Lot 43 in BUP295	243	243
Lot 44 in BUP295	183	183
Lot 45 in BUP295	183	183
Lot 46 in BUP295	243	243
Lot 47 in BUP295	247	247
Lot 48 in BUP295	187	187
Lot 49 in BUP295	187	187
Lot 50 in BUP295	247	247
Lot 51 in BUP295	251	251
Lot 52 in BUP295	382	382
Lot 53 in BUP295	251	251
Lot 54 in BUP295	253	253
Lot 55 in BUP295	195	195
Lot 58 in BUP295	500	500
Lot 59 in BUP295	350	350
Lot 60 in BPA11159	192	192
Lot 60 in BPA105557	448	448

TOTALS	12,437	12,437
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SCHEDULE B EXPLANATION OF THE DEVELOPMENT OF SCHEME LAND

N/A

SCHEDULE C BY-LAWS
1. Definitions
1.1 Dictionary

Act means the *Body Corporate and Community Management Act 1997 (Qld)*.

Body Corporate has the same meaning as in the Act.

Body Corporate Manager means the person engaged by the Body Corporate at general meeting to provide administrative services to the Body Corporate.

Building Manager means the caretaking service contractor as engaged by the Body Corporate from time to time to manage the Common Property.

Committee means the Committee of the Body Corporate appointed pursuant to the Act.

Committee's Representative

		means a member of the Committee appointed from time to time for the purpose of representing the Committee.
Commissioner		has the same meaning as in the Act.
Common Property		has the same meaning as in the Act.
Communal Laundries		means the laundry areas that are available for all owners and occupiers to use.
Improvements		means pergolas, walls, windows, garage roller doors, doors, security screens, fly screens, gates, walkways, paths, driveways, yard, lawn, landscaping, garden, plants and irrigation, and drainage facilities located within a Lot or an area of Common Property which attaches to a Lot.
Invitee		means any person on the Scheme Land with the permission or authority of an Owner or Occupier.
Local Council		means the City of the Gold Coast Council.
Lot		means a lot in the Scheme.
Occupier		means the legal occupant or resident of a Lot (including, without limitation, a tenant and a licensee).
Owner		has the same meaning as in the Act.
Recreation Areas		means all improvements on the Common Property used for, or intended to be used for, recreation and/or leisure activities including the pool, lido deck, communal showers and toilets.
Scheme		Means Panorama Tower CTS 14765.
Scheme Land		has the same meaning as in the Act.
Security Device	Access	means any device used for the security of the Scheme including but not limited to keys, fobs, access codes.
Service Providers		means any external contractors or tradespersons engaged by the Body Corporate to carry out and perform any required work or services on the Scheme land.
Standard Module		

means the *Body Corporate and Community Management (Standard Module) Regulation 2020*.

Vehicle

means any form of transportation including a car, panel van, motorcycle, Segway, hovercraft, caravans, mobile homes, skateboard, rollerblades and bicycles.

Covering

means curtain, blind or roller shade.

1.2 Rules for Interpretation

In these by-laws unless the context indicates a contrary intention:

- (a) words denoting any gender include all genders;
- (b) the singular number includes the plural and vice versa;
- (c) a person includes their executors, administrators, successors, substitutes (for example, persons talking by novation) and assignors;
- (d) words importing persons will include all bodies, associations, trusts, partnerships, instrumentalities and entities corporate or unincorporated, and vice versa;
- (e) any obligation on the part of or for the benefit of two or more persons will be deemed to bind or benefit as the case may be, any two or more of them jointly and each of them severally;
- (f) references to any legislation includes any legislation which amends or replaces that legislation;
- (g) headings are included for convenience only and will not affect the interpretation of these by-laws;
- (h) a reference to anything includes the whole or each part of it, and
- (i) in interpreting these by-laws, no rules of construction will apply to the disadvantage of a party because that party was responsible for the drafting of these by-laws or any part of them.

2. Noise and Nuisance

2.1 Owners and Occupiers must not engage in any noxious or offensive trade or activity upon the Scheme Land or in any Lot nor may anything be done thereon which may be or may become an annoyance or nuisance to the Scheme or which may be likely to interfere with the peaceful enjoyment of Occupiers of other Lots or any other person lawfully using the Common Property. In particular, and without limiting the generality of the foregoing, Owners and Occupiers must ensure that:

- (a) loud noises, noxious odours, exterior speakers, horns, whistles, bells or other sound devices (other than security or warning devices used exclusively for its intended purpose) noisy or smoking Vehicles, large power equipment or large power tools or unlicensed off-road motor Vehicles are not located, used or placed on any portion of the Scheme Land or exposed to the view of other Owners and Occupiers without the prior written consent of the Body Corporate;
- (b) items which may unreasonably interfere with television or radio reception of any Lot are not located, used or placed on any portion of the Scheme Land or exposed to the view of other Owners and Occupiers without the prior written consent of the Body Corporate;
- (c) all musical instruments, wirelesses, radiograms, television sets, stereos and the like will be controlled so that the sound arising from such devices is reasonable and will not cause annoyance to other Owners and Occupiers of Lots on the Scheme Land;
- (d) invitees leaving after 9.00pm must be requested by their hosts to leave quietly and quietness must also be observed when Owners and Occupiers return to their Lots late at night or in the early morning hours;
- (e) there is no feeding of birds or other wildlife;
- (f) any cooking (including with the use of a barbecue) does not pose a hazard or safety risk, or unreasonably interfere with the health or peaceful use and enjoyment of another Owner or Occupier;

- (g) in the event of any unavoidable noise in a Lot at any time the Owner or Occupier thereof will take all practical means to minimise annoyance to other Owners and Occupiers by closing all doors, windows and curtains in their Lot and also take such further steps as may be within their power for the same purpose;
- (h) any rubbish (including, without limitation, bottles, cigarette ash and cigarette butts) object, or substance is not thrown from or permitted to fall from a Lot's balcony;
- (i) no washing of the balconies occurs outside of the nominated balcony wash down day in such a way that would allow water to fall over the edge of the balcony; and
- (j) no watering of plants in such a way that would allow water to fall over the edge of the balcony.

2.2 Owners and Occupiers must not vape, smoke, or permit the smoking of, a tobacco product or any other substance on a Lot if it:

- (a) causes a nuisance or hazard;
- (b) is illegal;
- (c) interferes unreasonably with the use or enjoyment of another Lot; or
- (d) interferes unreasonably with the use or enjoyment of the Common Property area by a person who is lawfully on the Common Property.

2.3 Owners, Occupiers and Invitees must not vape, smoke, or permit the smoking of, a tobacco product or any other substance or consume or permit the consumption of alcohol on Common Property with the exception of the Lido Deck area.

3. Vehicles and Parking

3.1 The Owner or 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.

3.2 An Owner or Occupier must not allow a Vehicle to leak oil, grease, brake fluid or other fluids onto Common Property.

3.3 However, the Body Corporate may cancel the approval by giving seven (7) days written notice to the owner/occupier.

4. Communication with, and conduct towards, the Committee, the Body Corporate Manager, Owners, Occupiers and other Service Providers

4.1 Owners and Occupiers must behave courteously towards the Committee, the Body Corporate manager, other Owners, Occupiers, the service providers and all Invitees.

4.2 Owners and Occupiers must not use threatening, intimidating, derogatory or defamatory language or display violent or inappropriate behaviour towards the Committee, the Body Corporate manager, other Owners, Occupiers, the service providers or Invitees.

4.3 Owners or Occupiers must take all reasonable steps to ensure that their servants, employees, agents, children, and all other Invitees behave courteously and not use threatening, intimidating, derogatory or defamatory language or display violent or inappropriate behaviour towards the Committee, the Body Corporate manager, other Owners, Occupiers, the service providers and Invitees.

4.4 Owners and Occupiers will ensure that their communication with the Body Corporate Committee and with the Body Corporate Manager is sent in accordance with the following:

- (a) written communication will only be sent by email to Body Corporate Committee members personally or to the Body Corporate Manager, or by pre-paid post at the address of the Body Corporate Manager if it is requested or the Body Corporate Committee or Body Corporate Manager invites this mode of written communication;
- (b) a maximum of two pieces of written communication may be sent per week, unless the Body Corporate Committee or Body Corporate Manager invites additional written communication;
- (c) any item of written communication will be limited to a maximum of 2 pages in length containing a maximum of 1,000 words;
- (d) verbal communications will only be made by telephone to the Body Corporate Manager if the Body Corporate Committee or the Body Corporate Manager expressly invites verbal communication;
- (e) written and verbal communication with the Body Corporate Committee or Body Corporate Manager must at all times be courteous and not abusive or offensive;

- (f) the Body Corporate Manager and Body Corporate Committee is permitted to disregard any communications that it reasonably considers fails to comply with the above requirements;
- (g) the Body Corporate Manager and Body Corporate Committee are not required to acknowledge receipt of any written communication;
- (h) the Body Corporate Manager and Body Corporate Committee must act reasonably in determining whether any communication requires a response, including considering whether the communication repeats matters addressed in previous communications; and
- (i) Owners and Occupiers must not use threatening, intimidating, derogatory or defamatory language in their communication with, or display inappropriate behaviour towards, the Body Corporate Manager or any Body Corporate Committee member.

4.5 Owners and Occupiers will ensure that their communication with the Building Manager is made initially by text message to the number as advised by the Body Corporate from time to time outlining the nature of the matter. Text messages to the Building Manager must only be sent:

- (a) between the hours of 7:30am and 4:30pm Monday to Friday and between 8:00am and 9:00am on weekends and public holidays except in the case of an urgent matter such as water leak, power outage, lift outage, electric door or gate failure, security issues and breaches of By-Laws;
- (b) in the event of an urgent matter occurring after hours, a text message outlining the nature of the matter must be used as the initial contact; and
- (c) after first calling emergency services in the event of fire, crimes being committed or medical emergencies.

5. Moving in/Moving Out

5.1 Owners must give notice in writing to the Body Corporate seven (7) days prior to the Owner or Occupier moving in or moving out of the Lot.

5.2 Owners and Occupiers moving in or out of a Lot must:

- (a) ensure that any instructions provided by the Body Corporate are adhered to;
- (b) at all times ensure that work, health and safety laws are complied with;
- (c) ensure that furniture is not moved before 7.30 am and after 6.00 pm, Monday to Friday, before 7.30am and after 5.00pm on Saturday and before 9.00am and after 4.00pm on Sunday or public holidays; and
- (d) direct and ensure that delivery/removal truck/s do not obstruct Vehicles from entering or leaving Common Property.

6. Obstruction

6.1 An Owner or Occupier of a lot must not obstruct the lawful use of the Common Property by any person. The pathways and driveways on the Common Property and any easement giving access to the Common Property must not be obstructed by any such Owner or Occupier or used by them for any other purpose than the reasonable ingress and egress to and from their particular lot.

7. Depositing Rubbish, etc on Common Property

7.1 An Owner or Occupier must not deposit, throw or place upon the Common Property any rubbish, dirt, dust or other material likely to interfere with the peaceful enjoyment of a person lawfully using the Common Property or a Lot.

7.2 An Owner or Occupier must not throw or allow to fall or permit or suffer to be thrown or to fall any paper, rubbish, refuse, cigarette butts or other substance whatsoever out of any window, door or balcony of his lot.

7.3 White goods, electronic goods or household furniture or effects must not be left on any Common Property area, including the bin area. The Owner or Occupier is responsible for disposing of such items at their own expense.

8. Garbage Disposal

8.1 All Owners and Occupiers must:

- (a) comply with all Local Council laws and ordinances about disposal of garbage;
- (b) place all general household rubbish in the designated garbage receptacle;
- (c) place all recyclable items including, without limitation, glass and plastic bottles, in the recycling bin;
- (d) not overfill the garbage receptacles;
- (e) ensure that in disposing of garbage, the sanitation, health and comfort of others is not adversely affected.

9. Common Property Gardens and Laws

9.1 Owners and Occupiers must not:

- (a) cut, trim, damage, remove or destroy any tree, shrub, plant, flower, lawn or other growing thing on Common Property.
- (b) Interfere with the operation of any Common Property irrigation system; or
- (c) use any portion of the Common Property as a garden for their own purposes, except with the consent in writing of the Body Corporate *which must state the period for which such consent is given*;
- (d) However, the body corporate may cancel the approval by giving seven (7) days' written notice to the Owner or Occupier.

10. Damage to Common Property

10.1 Owners and Occupiers must not mark, paint, or drive nails or screws or the like into, or otherwise damage or deface a structure that forms part of the Common Property, except with the consent in writing of the Body Corporate.

11. Observance of these By-Laws

11.1 The duties and obligations imposed by these by-laws must be observed by all Owners and Occupiers and their guests, contractors, employees, agents, children, and all other Invitees and licensees. All Owners or Occupiers must take all reasonable steps to ensure that his/her 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 the Common Property.

11.2 The Owner of a Lot, which is the subject of a lease or licence agreement, must take all reasonable steps, including any action available to the Owner under the terms of the lease or licence agreement, to ensure that the said Occupier/s of the Lot or their Invitees comply with the provision of these by-laws.

11.3 The Owner of a Lot must ensure that a copy of these by-laws (or a précis thereof approved by the Body Corporate Committee) is exhibited in a prominent place in any Lot made available for letting.

11.4 Owners and Occupiers undertaking any maintenance or alterations to their Lot must provide a copy of those by-laws applicable to the scope of work to contractors, agents or any other Invitees engaged or involved in performing the maintenance or alterations.

11.5 When selling a Lot, the Owner must provide their agent with a copy of these by-laws.

11.6 The Body Corporate has a Zero Tolerance Policy to promote an amicable and secure community environment for the peaceful enjoyment of all Occupiers. These By-Laws impose duties on Occupiers to ensure that no conduct interferes with the peaceful enjoyment of others. Dysfunctional behaviour which includes but is not limited to excessive noise, aggression, bullying, courtesy, discrimination, harassment, intimidation, offensive language, threats and vandalism will not be tolerated.

12. Common Property and Statutory Authority Services

12.1 Owners and Occupiers must give the Body Corporate immediate notice of any problem or fault with any utility infrastructure (including, without limitation, water and electrical installation) on the Owner's or Occupier's Lot.

12.2 The Body Corporate may at any time, if it reasonably considers that damage may be caused to the Common Property or any other Lot due to an activity on a Lot, require an Owner or Occupier to stop the activity by giving notice to the Owner or Occupier. Upon receipt of such a notice the Owner or Occupier must cease such activity immediately until further notice is received.

13. Antennae

13.1 No television, radio or other electrical antenna or device of any type may be erected, constructed or placed or permitted to remain on any Lot, outside the Lot or on the Common Property unless and until the same has been approved in writing by the Body Corporate Committee or unless the same is contained within a Lot and not visible from the exterior of such Lot.

14. Alterations to Lot

14.1 An Owner or Occupier must not, without the consent in writing of the Body Corporate, make, undertake or permit to be made or undertaken:

- (a) any work which alters the external appearance of the Lot;
- (b) any structural alteration to the Lot;
- (c) any alteration to water or electrical installation;

- (d) any laying or relaying of flooring, including without limitation tiling and decking, outside the Lot;
- (e) any painting or affixing of signs, advertisements, notices or posters to or on any part of a Lot which is visible outside the Lot;
- (f) any installation of external blinds; or
- (g) any installation of insect screens or shutters on doors or windows which are visible from outside the Lot.

14.2 Prior to seeking approval from the Body Corporate for any alteration or addition to the Lot of the kind described in this section, the Owner seeking consent must supply details to the Body Corporate Committee of the proposed renovation which must include:

- (a) detailed plans of the proposed changes and detailed engineering plans and, if requested by the Body Corporate Committee, any relevant certification;
- (b) detailed description of the proposed renovations, for example, plumbing, cables and wiring, flooring, installing air conditioning and alike);
- (c) all relevant local authority approvals;
- (d) all contractors' names, registration, licences and insurance details for each contractor performing the proposed work;
- (e) copy of the certificate of currency of insurance from all tradesmen performing the work;
- (f) expected commencement and completion dates for proposed works;
- (g) if the proposed work includes alterations to the original layout, or structural alterations of any kind, then the Owner must provide a certificate from a registered structural engineer, independent of the Owner and approved by the Body Corporate Committee, in favour of the Body Corporate, certifying that the works will not affect the structural integrity of the building; and
- (h) any additional information reasonably requested by the Body Corporate Committee.

14.3 Prior to seeking approval from the Body Corporate for any laying or relaying of balcony flooring under by-law 14.1(d) the Owner seeking consent must supply details of the work to the Body Corporate Committee. The details of the proposed work must include:

- (a) a written undertaking from the Owner that the existing exterior flooring and any under laying screed or bedding will be completely removed prior to the laying of any new flooring;
- (b) a written undertaking from the Owner that the new tiles or flooring will be aligned with the existing balcony drainage to allow for water runoff;
- (c) all contractors' names, registration, licences and insurance details for each contractor performing the proposed work;
- (d) detailed description of the type, colour, composite material, slip rating and thickness of the proposed flooring; and
- (e) any additional information reasonably requested by the Body Corporate Committee.

14.4 Owners must ensure that any proposed exterior flooring, eg tiles, on balconies or other areas outside the Lot are in keeping with the tones and aesthetic of the building so as to present a uniform appearance when viewed from outside Scheme Land or from the Common Property.

14.5 Prior to seeking approval from the Body Corporate for any laying or relaying of bathroom tiles, the Owner seeking consent must supply details of the work to the Body Corporate Committee. The details of the proposed work must include:

- (a) a written undertaking from the Owner that the existing floor and shower recess tiles and any under laying screed or bedding will be completely removed prior to the laying of any tiles;
- (b) a written undertaking from the Owner that the new tiles or flooring will be aligned with the original bathroom drainage to allow for water runoff;
- (c) a written undertaking that the bathroom floor waste will not be tiled over;
- (d) a written undertaking that plumbing inspection points will remain accessible.

- (e) all contractors' names, registration, licences and insurance details for each contractor performing the proposed work;
- (f) detailed description of the type, brand and category of waterproofing membrane that will be applied prior to the laying of the new tiles to bathroom floors, to the full height of the shower recess and above the bath;
- (g) written certificate from a Queensland qualified water-proofer that the surface preparation and waterproofing material proposed to be installed on the Lot fully complies with all relevant Building Codes and completely prevents moisture penetration;
- (h) detailed description of the type, composite material, slip rating and thickness of the proposed flooring; and
- (i) any additional information reasonably requested by the Body Corporate Committee.

14.6 The Owner seeking consent to carry out any work of the kind described in by-law 14.1 if requested, must enter into a deed for the purpose of indemnifying the Body Corporate in respect of any costs incurred by the Body Corporate as a result of and incidental to the request for approval, the carrying out of the work and/or installation.

14.7 When undertaking any work itemised in by-law 14.1 and following receipt of approval from the Body Corporate, the Owner must:

- (a) give notice in writing to the Body Corporate seven (7) days prior to commencing the work so that Owners and Occupiers may be informed;
- (b) provide one (1) business day's notice to the Body Corporate prior to any material being moved through any Common Property area;
- (c) advise and ensure that all contractors or other invitees engaged to undertake any work first contact the Body Corporate upon arriving on Scheme Land;
- (d) at all times ensure that Work, Health and Safety laws are complied with including:
 - i. preparation of safety documentation such as a "Work Method Statement" (WHS) for any high-risk work and the WHS must be signed and dated by each contractor/s undertaking the work;
 - ii. implementation of adequate processes and procedures for the management and reduction of any risk associated with the proposed work; and
 - iii. holding adequate public liability insurance and if applicable, workers compensation insurance and provide to the Body Corporate Committee proof of a Public Liability Policy on request.
- (e) Ensure that all work is carried out solely by qualified and appropriately insured contractors whose details have been provided to the Body Corporate Committee in accordance with by-law 14.2, 14.3 and/or by-law 14.5, as applicable;
- (f) ensure all activities involving noise and/or vibration by way of, for example, filing, grinding or jackhammering is concentrated into as short a time as possible. For the avoidance of doubt, activities involving noise and/or vibration will not be permitted or approved by the Body Corporate Committee outside the hours of 8.30 am to 3.30 pm Monday to Friday;
- (g) direct and ensure that all trade waste associated with any renovation work is removed from Scheme Land by the contractor concerned and that the Body Corporate rubbish bins or trolleys are not used;
- (h) ensure that no building work or trade work is performed before 7.00am and after 5.00pm, Monday to Friday at no time on weekends or public holidays;
- (i) ensure that building materials are only delivered or removed from the Lot between the hours of 8.00am and 4.00pm, Monday to Friday. No deliveries or removals are permitted on weekends or public holidays;
- (j) direct contractors and their employees not to park their vehicles on Common Property unless approval is first obtained from the Body Corporate;
- (k) ensure that the operation of all fire safety equipment in the Lot is not impeded in any way by the Lot renovations or alteration and, if requested by the Body Corporate Committee, the Owner will at the conclusion of the works provide a fire safety inspection to the Body Corporate a fire safety inspection certificate;
- (l) ensure that the work will be conducted in accordance with the Australian Building Codes Board, National Construction Code, relevant Australian Standards, all relevant laws and regulations, codes of practice and the Body Corporate by-laws;

- (m) ensure that the work does not interfere with the fire protection services without the prior approval of the building fire services provider. This requirement includes certified fire rate doors and all changes to layout and ceiling heights;
- (n) ensure that if asbestos is found during the construction of the alteration it is dealt with in accordance with current legislation;
- (o) ensure that all plumbing inspection points remain easily accessible;
- (p) ensure that adequate protection is used for the foyers and lift flooring and walls and that the stairwells, foyers and carpets are kept in a clean state during the works; and
- (q) allow person/s nominated by the Committee to inspect the works within fourteen (14) days of completion of the works, and if the Committee detects issues upon inspection, the Owner must take reasonable steps to rectify the defects identified as soon as possible.

14.8 Following completion of any alteration or addition to a Lot of the kind described in by-law 14.1 (a), (b), (c) or (d), the Owner or Occupier must have the work inspected and approved by a qualified builder or, where applicable, a duly qualified water-proofer. A copy of a duly completed certificate of approval must be provided to the Body Corporate Committee within seven (7) days of completion.

14.9 The Owner accepts all risk and responsibility for any injury caused or suffered by contractors or other invitees engaged by the Owner while on Scheme Land.

14.10 If required to do so by the Body Corporate Committee, the Owner will enter into a renovation agreement in writing prior to commencement of the renovation. The renovation agreement may include the following:

- (a) what works and renovations have been agreed to by the Body Corporate Committee;
- (b) when the works will be carried out;
- (c) agreed contractors;
- (d) any conditions on the consent; and
- (e) the Owner's obligations regarding Common Property.

15. **Window or Sliding Door Coverings**

15.1 An Owner or Occupier must not install, renovate or replace window or sliding door coverings visible from outside the Lot unless those coverings have a plain white or cream backing and present a uniform appearance when viewed from outside the building.

16. **Appearance of a Lot**

16.1 An Owner or Occupier will not hang any washing, towel, bedding, clothing or other article or affix or display any sign, advertisement, placard, banner, pamphlet or like matter or decorative screens, artificial plants or similar or affix a clothesline on the Common Property or on any part of the Lot in such a way as to be visible from another Lot, the Common Property or outside Scheme Land, except with the consent in writing of the Body Corporate.

16.2 An Owner or Occupier will not tint glass doors or windows leading onto balconies except with the consent in writing of the Body Corporate.

16.3 An Owner or Occupier will not install any vertical garden or external air conditioner compressor unit to a balcony wall or affix or hang any items to the balustrade.

16.4 An Owner or Occupier must not install or replace a balcony light fitting unless the fitting is a round white oyster or bunker light with an IP rating suitable for outdoor use.

17. **Structural Matters**

17.1 The manner and style of any structural fit out or structural alteration to the interior of any Lot must have the prior written approval of the Committee. Such approval may be granted with or without reasonable conditions. The Committee will be entitled to request copies of such plans and specifications as it might consider necessary to enable it to grant its approval and the proprietor of a Lot shall comply with all such requests.

17.2 An Owner or Occupier must not do anything to affect the structural integrity of the buildings on the Scheme Land. In particular an Owner or Occupier must not place items (such as pots or furniture) on any balcony or terrace where the total weight of such items exceeds 250 kg without prior consent of the Committee which must not be unreasonably withheld or delayed. In granting consent, the Committee may require the Owner or Occupier to obtain an engineer's certificate stating that there will be no impact on the structural integrity of the building.

18. **Maintenance**

18.1 An Owner or Occupier of a Lot must:

- (a) maintain in good condition and repair any improvements constructed or installed on the Lot (Including where necessary, renewal or replacement of the whole or part thereof) promptly and in a good, workmanlike manner;
- (b) not place, insert, sweep or deposit rubbish, substances, materials or hazardous chemicals in any internal or external waste pipes or drains located on Scheme Land or Lots;
- (c) must not use excessive water to clean the tiled and/or floored areas internally or externally;
- (d) not install any external blinds or screens (including security and fly screens) on balcony doors or windows without the Body Corporate Committee's written approval;
- (e) maintain their Lot in a clean and sanitary condition and take all practical steps to prevent infestation by vermin and/or insects; and
- (f) advise the Body Corporate of any infestation by vermin and/or insects in his/her Lot.

18.2 Without limiting the generality of by-law 18.1(a), Owners and Occupiers must in particular ensure that:

- (a) the Body Corporate is immediately informed of any broken or cracked windows or balcony glass sliding doors in their respective Lot;
- (b) broken or cracked balcony glass sliding doors are promptly replaced in their respective Lot with glass of the same colour as originally installed;
- (c) all replacement windows or balcony glass sliding doors must comply with the following:
 - i. all new windows and doors must be proprietary suites and comply with AS2047-2014 "Windows and external glazed doors in buildings"; and
 - ii. All new windows and doors will have a minimum of 600 Pascal water penetration resistance.
- (d) the internal surface, tracks and rollers of all exterior windows in a Lot and any glass sliding doors are maintained in a clean state.

18.3 Any blinds or screens permitted under by-law 18.1(d) must be constructed in a good, workmanlike manner and maintained in a state of good and serviceable repair by the Owner. It must not detract from the aesthetics of Scheme Land.

18.4 An Owner or Occupier of a Lot affected by vermin and/or insect infestation must implement all eradication and control measures reasonably proposed by Body Corporate.

18.5 An Owner or Occupier must ensure that all water taps on the Lot are properly turned off and any water leaks are promptly repaired.

18.6 The Body Corporate Committee may give written notice to an Owner or Occupier of a Lot requiring that:

- (a) the respective Lot or any Improvements constructed or installed on the Lot be put in a state of good condition and repair (Including where necessary, renewal or replacement of the whole or part thereof of any improvements on the Lot);
- (b) the obligations under by-law 18.1 be complied with; and
- (c) if such notice has not been complied with to the reasonable satisfaction of the Body Corporate Committee within 14 days of the date of that notice, the Body Corporate Committee may, in its absolute discretion, cause the Lot or any improvements to be put in a state of good repair.

18.7 An Owner or Occupier of a Lot will allow the Body Corporate Committee and the servants and contractors of the Body Corporate access to the Lot and the Improvements at all reasonable times for the purpose of inspection and carrying out works under this by-law 18 provided that the Body Corporate Committee gives the Owner or Occupier reasonable notice of its intention to enter upon the relevant Lot and Improvements and carry out works under this by-law.

18.8 The Body Corporate may nominate a balcony wash down day, which may change from time to time. Owners and occupiers will be notified of the wash down day and must remove any items from their balcony that may be damaged during the wash down.

19. **Apparatus**

19.1 An Owner or Occupier of a Lot will see that all water taps on his Lot are properly turned off after use.

19.2 The water closets, conveniences and other water apparatus including water pipes and drains in each Lot must not be used for any purpose other than those for which they were constructed, and no sweepings or rubbish and other unsuitable substances shall be deposited therein.

20. **Fire safety doors**

20.1 An Owner or Occupier of a Lot must not:

- (a) modify, add or vary a fire safety door or door surrounds;
- (b) attach, nail or screw any item to a fire safety door;
- (c) fit a security or fly screen to a fire safety door; or
- (d) allow a fire safety door to remain open for any period of time by way of, for example, a doorstop, chock or catch.

21. Lighting and Heating of Lots

21.1 The Owner or Occupier of a Lot must not use any chemicals, burning fluids, acetylene gas or alcohol in lighting or heating a Lot nor in any other way cause or increase a risk of fire or explosion in such Lot.

22. Storage of Flammable Liquids etc.

22.1 An Owner or Occupier of a Lot must not use or store upon his Lot or upon the Common Property any flammable chemical, liquid, gas or other flammable material, other than chemicals, liquids, gases or other material used or intended to be used for domestic purposes, or any such chemical, liquid, gas or other material in a fuel tank of a motor vehicle or internal combustion engine.

23. Storage of Flammable Materials etc.

23.1 An Owner or Occupier must not, except with the consent in writing of the Body Corporate, use or store upon a Lot or upon Common Property, any hazardous or poisonous substances or flammable chemicals, liquids, fuel, gases, gas bottles or materials, other than substances, chemicals, liquids, material or gases used for domestic purposes only.

23.2 An Owner or Occupier must not bring to, do or keep anything in the Lot or upon the common property which may increase the premiums payable for the Body Corporate's insurances nor which may be contrary to the terms of any policy of insurance maintained from time to time by the Body Corporate or which may be contrary to any Act, Regulation or By-Law of a Federal, State or Local Authority or other semi-Governmental Authority.

24. Keeping Animals

24.1 The occupier of a lot must obtain Body Corporate approval before bringing an animal into a lot or on Common Property, including Exclusive Use Areas.

24.2 Upon making a formal application for approval the occupier must provide the following details to the Committee:

- (a) Name, age, breed;
- (b) A full colour photo;
- (c) Vaccination certificates from the vet;
- (d) Council Registration Notice (Gold Coast City Council);
- (e) Written confirmation from the vet that the animal has de-sexed; and
- (f) Micro-chip Identification Form.

24.3 Approval under by-law 24.1 will not be granted where the animal is a large animal which exceeds 10kg when fully grown.

24.4 Should approval be granted the occupier must ensure that (where required):

- (a) The animal must be kept clean, quiet and controlled at all times;
- (b) The animal must at all times wear an identification tag which includes the animal's name, the pet owner's best contact number and lot number. Further, the animal must at all times wear the Gold Coast City Council tag.
- (c) The animal must not traverse upon the Common Property except if in the company of a human person and only for the purpose of ingress to and egress from the complex.
- (d) The animal must be carried, or kept restrained in an enclosed animal carrier (including a carrier with wheels), when it is upon the Common Property.

- (e) Any fouling by the animal on Common Property or the Lot must be cleaned immediately by ensuring that any waste is double bagged and dispensed of without using the garage chute.
- (f) The pet owner indemnifies the Body Corporate from all claims arising out of the animal being kept in the Lot or upon Common Property.
- (g) The pet owner must ensure that it complies with all local laws and regulations applicable to the animal.
- (h) The animal must not be taken or permitted on the Recreation Areas or on the Marina and associated facilities.
- (i) The animal must not cause a disturbance or nuisance that interferes with the use and enjoyment of a Lot or Common Property by other occupiers.

24.5 If any conditions are breached, or if complaints are received from other occupiers about disturbance from the animal, this approval will be withdrawn upon giving such notice as is reasonable in the circumstances. Further, the animal must be removed from the Scheme within seven days of the date of the said notice.

24.6 Any approval/consent provide by the Committee applies only to the animal that is identified in the subject application and expressly excludes any replacement or substitute animals.

24.7 A person mentioned in section 5 of the Guide Dogs Act 1972 who has the right to be on a Lot or on the Common Property has the right to be accompanied by a guide dog while on the Lot or the Common Property.

25. Behaviour of Animals

25.1 If the Body Corporate gives written approval for the keeping of an animal under By-Law 25, the Lot Owner, Occupier or Invitee, who owns the animal/pet must ensure that:

- (a) the animal is kept within the Lot while it is present on Scheme Land;
- (b) the animal carries a name tag identifying the name and contact details of the animal's owner;
- (c) the animal only enters or traverses Common Property for the purpose of being brought onto or taken from Scheme Land, at which time the animal must always be on a leash, in an approved carry cage, properly restrained or carried;
- (d) all reasonable steps must be taken to avoid contact between the animal and Owners, Occupiers and Invitees while on Common Property;
- (e) the animal is not permitted to roam Common Property or to be taken into other Lots;
- (f) any droppings or waste material deposited by the animal is promptly removed and disposed of in an appropriately sealed, double bagged garbage receptacle, to avoid spillage or odour or otherwise contaminate the Lot or Common Property;
- (g) the animal must not be permitted to urinate, defecate, or otherwise cause any mess on Common Property. Any cleaning required on Common Property as a result of the animal must be immediately carried out by the Owner or Occupier responsible for the animal. Owner and Occupiers must use enzymatic cleaners designed for neutralising odours (not household detergents) when attending to any cleaning requirements on Common Property;
- (h) The animal must not be washed or groomed on Common Property;
- (i) All reasonable steps must be taken to avoid the transmission of airborne allergens from the animal to other Lots or Common Property, including regular vacuuming of the Lot and ensuring the animal is well-groomed and regularly washed;
- (j) the animal is kept clean, quiet, flea and parasite free and controlled at all times so as to not cause a nuisance that unreasonably interferes with an Owner's or Occupier's use or enjoyment of another Lot or Common Property;

- (k) the animal must not be kept on a Lot balcony overnight so as to not cause a nuisance that unreasonably interferes with an Owner's or Occupier's use or enjoyment of another Lot or Common Property;
- (l) all reasonable steps are taken to keep the animal in good health;
- (m) the animal is fed in the interior of the Lot only and that no food is placed or left on balconies or other areas outside the Lot;
- (n) the animal is not taken or permitted on any Common Property, including Recreation Areas;
- (o) any damage caused to Common Property by the animal is repaired by the Owner or Occupier within seven (7) days of the damage occurring;
- (p) the animal is vaccinated and that up-to-date veterinarian certificates, showing that the animal is current with all recommended vaccinations, are kept available for inspection by the Body Corporate;
- (q) the animal is registered with Local Council as required and that all Local Council regulations and Queensland State laws regarding animals are obeyed; and
- (r) the Body Corporate is provided with a copy of the registration certificate within seven (7) days of each anniversary of the registration period.
- (s) an invitee bringing an animal/pet onto a Lot whereas the Owner/Occupier already has an animal/pet, the invitee's animal/pet may only remain on the Lot for a period of up to, but not exceeding 48 hours.

25.2 If the Body Corporate reasonably considers that an Owner or Occupier has not complied with this by-law, the Owner or Occupier will be given a written warning and an opportunity to respond to the Body Corporate.

25.3 After three warnings for breaches of this by-law, if the Owner or Occupier has not appropriately responded to the breaches, the Body Corporate may withdraw its consent and the Owner may be ordered to remove the animal from Scheme Land.

25.4 The Owner indemnifies and will keep indemnified the Body Corporate against any loss, damage, injury or claim whatsoever made against the Body Corporate regarding any act on the part of an Owner's or Occupier's pet animal.

26. Feeding wildlife

26.1 Due to the likelihood of animal droppings on Common Property and on other Lots and the risk of vermin and insect infestation on Scheme Land, Owners, Occupiers and Invitees must not feed any wildlife on their Lot or on Common Property.

27. Behaviour of Invitees

27.1 Owners and Occupiers must take all reasonable steps to ensure that their Invitees abide by these by-laws and do not behave in a manner likely to interfere with the peaceful enjoyment of a person lawfully on another Lot or on Common Property.

27.2 Owners will be liable to compensate the Body Corporate for all damage to Common Property caused by their Occupiers or Invitees.

28. Rules for Use of Recreation Areas and Communal Laundries

28.1 All owners or occupiers of lots when making use of the Recreation Areas must ensure:

- (a) their invitees and guests do not use the same or any of them unless he or another Owner or Occupier accompanies them;
- (b) that children below the age of twelve (12) years are not in or around any Recreation Areas unless accompanied by an adult Owner or Occupier exercising effective control over them;
- (c) that he and his invitee exercise caution at all times and not behave in any manner that is likely to interfere with the use and enjoyment of the same by other persons or otherwise cause a hazard to other persons;
- (d) they advise the Building Manager at least 24 hours in advance if they wish to use the facilities in the dining area located at the eastern end of the Lido Deck for a group (a reservation system applies);

- (e) all users of the Recreation Areas must be suitably attired and must observe a dress code suitable for the occasion;
- (f) alcoholic beverages must not be consumed in or around the Swimming Pool area;
- (g) pets must not be brought into the Recreation Areas;
- (h) food, glass, and breakable items must not be brought into the Swimming Pool area;
- (i) that all users of the Recreation Areas comply with any rules (including signage) made from time to time by the Committee;
- (j) that an Owner or Occupier of a Lot must not without proper authority operate, adjust, or interfere with the operation of any equipment associated with the Recreation Areas;
- (k) that they do not use the Recreation Areas between the hours 8:00pm and 7:30am or such other hours as agreed to by the Committee and the Building Manager;
- (l) that they use any plant and equipment in accordance with directions or instructions given by the Committee or Building Manager;
- (m) that no smoking is to occur in the Swimming Pool area;
- (n) that no running, jumping, diving, bombing or climbing onto rocks is to occur in the Recreation Areas;
- (o) that all furniture in the Recreation Areas is used for its intended purpose, is cleaned and returned to its place after use and that a towel is used on lounging furniture;
- (p) that Owners, Occupiers and Visitors leave the Recreation Areas in a clean and tidy state after use.

28.2 All owners or occupiers of lots when making use of the Communal Laundries must:

- (a) only use the laundry between 7:30am and 7:30pm;
- (b) only use the laundry for doing their own personal laundry;
- (c) only use the power outlet dedicated to their Lot;
- (d) wipe down the washing machine to remove all traces of washing powder, soap scum or lint after each use;
- (e) sweep and/or mop up any washing powder spill on the floor;
- (f) leave the area clean and tidy after use;
- (g) place all rubbish in the bins provided;
- (h) only use the laundry for the purposes of doing laundry; and
- (i) not leave any personal belongings in the laundry.

28.3 The Body Corporate may close the Recreation Areas and Communal Laundries from time to time for maintenance purposes.

29. Use of Lots

29.1 Each Lot must be used for residential purposes or a home office only and no Lot will be used for the purpose of carrying on any business or commercial activity whatsoever.

29.2 An Owner or Occupier of a Lot shall not use, or permit the use of, their Lot for any purpose which may be illegal, immoral or bring the Scheme into disrepute.

30. Security of Lots

30.1 All doors and windows to any Lot shall be securely fastened on all occasions when the Lot is left unoccupied, and the Body Corporate Committee reserves the right to enter and fasten the same if left insecurely fastened.

31. Auctions and Garage Sales

31.1 An Owner of a Lot must not permit any auction or garage sale to be conducted or to take place in his lot or in the dwelling or upon the Scheme Land without the prior approval in writing of the Committee.

32. Notice of accident or hazard

32.1 An Owner or Occupier must give the Body Corporate Committee or Body Corporate prompt notice of any accident, hazard or failure (including, without limitation, evidence of a water leak, a failure in the water pipes, gas pipes, electrical installations or fixtures) on their Lot or on Common Property that comes to their attention. The Body Corporate Committee and the Body Corporate will have authority, having regard to the urgency of the matter, to examine or authorise such repairs or take such actions as the Body Corporate Committee or the Body Corporate deems reasonably necessary for the safety and preservation of any property on Scheme Land.

33. Notice of Infectious Diseases

33.1 In the event of any infectious disease which may require notification by virtue of any statute, regulation or ordinance affecting any person upon any Lot the Owner or Occupier of such Lot must give, or cause to be given, notice thereof and any other information which may be required relative thereto the Committee and shall pay to the Committee the expenses of disinfecting the Lot where necessary and replacing any articles or things the destruction of which may be rendered necessary by such disease.

34. Contractors

34.1 An Owner or Occupier of a Lot must not directly instruct any contractors or agents employed by the Body Corporate Committee unless so authorised, and all requests for consideration of any particular matter to be referred to the Body Corporate Committee will be directed to the Body Corporate Manager, who will in turn refer the same to the Body Corporate Committee for determination.

35. Air Conditioners

35.1 An Owner or Occupier must not install or replace an air conditioning unit without the prior written approval of the Body Corporate.

35.2 In order to maintain the installation and operation of air conditioning units in all Lots to the highest standard, both present and all future air conditioner installations must meet the following criteria:

- (a) no more than one unit per each Lot;
- (b) the outdoor compressor unit must not be mounted on a balcony wall;
- (c) a detailed design plan plus unit specification must be submitted to the Body Corporate Committee for written approval before the installation of an air conditioner can commence;
- (d) air conditioner unit must have a maximum power consumption of less than 10 Amps and preferably be of an 'inverter' design;
- (e) electrical power supply for the installation must be from the 'general power circuit' and must be correctly "fuse and overload protected";
- (f) air conditioner noise level must not exceed a maximum of 5 decibels above background noise (maximum average present background noise has been measured at 50 decibels);
- (g) outdoor compressor unit must have a powder-coated paint finish and interior surfaces rust proofed including all assembly screws, nuts and bolts;
- (h) the outdoor compressor unit must be fitted with a condensate heater tray or other apparatus to dispose of condensate;
- (i) colour and design of the external compressor unit must be submitted to the Body Corporate Committee for written approval before the compressor is installed;
- (j) Owner must indemnify the Body Corporate against any damage to persons or property arising from the installation of the air conditioning unit and furnish to the Body Corporate proof of a Public Liability Insurance Policy prior to the commencement of the installation;
- (k) approval for the Owner to operate the air conditioner will not be granted by the Body Corporate Committee until such time as a final satisfactory visual inspection is carried out and confirmed to the Body Corporate Committee in writing;
- (l) all costs relating to the air conditioner installation and the future operation of the unit inclusive of condensate pump, condensate disposal, additional noise attenuation materials if required, plus other ancillary items inclusive of additional safety fixings deemed necessary for high wind conditions as may be nominated by the Body Corporate Committee are the sole responsibility of the Owner;

(m) Owner must ensure that at all times the air conditioner is in first-class, working condition and appearance and failure to maintain the unit to the appropriate standard may result in the removal of the air conditioner by the Body Corporate at the expense of the Lot Owner.

35.3 If reasonably required by the Body Corporate Committee, the Lot Owner must arrange for the air conditioning and external compressor unit to be inspected by an air conditioning technician nominated by the Body Corporate Committee. The inspection fee plus any additional fees charged to the Body Corporate by the independent technician in the performance of his/her duty are to be paid direct to the inspecting technician by the Lot Owner.

36. **Heavy Equipment**

36.1 Building materials, machinery or heavy business equipment must not be stored on common property or any car space.

36.2 No trucks, tractors or large machinery is to be kept on the Common Property or on any car space.

37. **Speed Limits**

37.1 An Owner, mortgagee or Occupier of a Lot must not exceed the speed limit nominated by the Committee from time to time and agreed to by the Building Manager (the Speed Limit) while driving any Motor Vehicle on the Common Property and must use his best endeavours to ensure that his invitees do not exceed the Speed Limit in such circumstances.

38. **Security**

38.1 The Committee may take all reasonable steps to ensure security within the Scheme and ensure compliance with these by-laws and may:

- (a) close off any part of the Common Property not required for access to a Lot, storage area or carparking space either on 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 Scheme.

38.2 The Body Corporate shall not be responsible to an Owner, Occupier or Visitor (and the Owner, Occupier or Visitor will not be entitled to make any claim against the Body Corporate) in the event of a failure of all or any of the security systems put in place by the Body Corporate to operate in the manner in which they were intended.

38.3 The cost and repair of any security equipment within a Lot shall be at the cost and expense of the Owner of a Lot.

38.4 An Occupier must not disclose any information or do anything which may in any way adversely affect the security of the Scheme, including any security system within the Scheme.

39. **Security Access Devices**

39.1 An Owner or Occupier of a Lot must not, without the approval of the Body Corporate:

- (a) copy a Security Access Device;
- (b) give a Security Access Device to a person other than an Owner, Occupier or Visitor;
- (c) use a Security Access Device to access a Lot or Common Property that they are not authorised to access; or
- (d) leave a Security Access Device in a letterbox or any other unsecured location.

39.2 An Owner or Occupier of a Lot must immediately report any lost or stolen Security Access Device to the Body Corporate.

39.3 An Owner or Occupier of a Lot shall exercise a high degree of caution and responsibility in using the intercom system to allow access to Occupiers and Visitors. An Owner or Occupier of a Lot must make reasonable enquiries to ascertain the identity of the Visitor or Occupier requesting access before allowing such access.

40. **Access to Meters**

40.1 If a lot contains a meter and/or switchboard, an Owner or Occupier of that lot must make such meter and/or switchboard available for access at all reasonable times by a nominee of the Committee or the relevant body administering the supply of the relevant service to the lot.

41. No Enclosure of Balconies, etc.

41.1 Despite anything else in this Schedule C, balconies and terraces of any lot are to remain unenclosed and there are to be no shutters, blinds or similar structures on balconies and terraces.

42. Exclusive Use Area – Car Park

42.1 The Original Owner is authorized to allocate the exclusive use of that part of the common property (Car Space) to the occupiers of lots specified in a written notice to the Body Corporate. When the allocations are made, they will be identified in Schedule E. The following conditions apply to such use:

- (a) the Car Space must only be used for the purpose referred to in Schedule E;
- (b) the Owner of a Lot to which an exclusive use car space attaches must maintain any improvements that were not made by the Body Corporate to the exclusive use area;
- (c) the Body Corporate must carry out its duties (including maintenance and operating duties) in respect of the car space; and
- (d) the relevant Owner and Occupier allowing the Body Corporate, the Committee and its properly appointed agents, access at all reasonable times to the car space for any proper purpose.

43. Hard Flooring

43.1 An Occupier must not install or cause to be installed or place in or upon any part of a Lot hard flooring such as timber, tiles, marble or any similar material (Works) unless the Occupier has first obtained the written approval of the Committee and uses an acoustic underlay approved of by the Committee.

43.2 In order to obtain the Committees approval, the Owner or Occupier must submit a written application to the Committee and the written application must include the following:

- (a) details of the proposed changes;
- (b) a description of the proposed products to be used and the proposed method of installation, including underlay, fixing etc; and
- (c) a report from the Installer stating that the proposed flooring should comply with the standard required by the scheme.

43.3 Should approval be granted, the Owner or Occupier must ensure that the following conditions are met:

- (a) the acoustic amenity for any hard flooring in the building must have a L'nT, W of 50 which is less than 50dB and represents a 4 star rating for impact isolation of floors under the AAC 'Guidelines for Apartment and Townhouse Acoustic Rating' (reference Australian Acoustic Consultant – www.aac.org.au)
- (b) the Owner or Occupier must, at its cost, have a report prepared and submitted to the Committee within 7 days or which confirms that the sound transmission assessment is compliant with item (a). Such report is to be supplied by either an acoustic engineer or a manufacturer's undertaking (to the satisfaction of the Committee);
- (c) acoustic underlay must be used under any hard flooring including timber or ceramic tiles. If requested by the Committee, photos of the works before, during and after installation of the acoustic underlay and hard flooring must be provided;
- (d) if, after the report is produced under by-law 43.3(b), the Committee reasonably requests the Owner or Occupier to obtain a test to measure the impact noise transmission of the completed Hard Flooring, the Owner or Occupier shall pay the costs of retaining an acoustic specialist to perform the required test and provide the Committee with the test report;
- (e) where the impact noise transmission of the completed hard flooring does not meet the standards outlined in this by-law 43.3, the Owner or Occupier must, within 2 months and at their cost, remove the Hard Flooring and/or have any necessary procedures or additional works undertaken in order to comply with the required standards outlined in this by-law 43.3;

(f) any other reasonable conditions specified by the Committee to reduce noise (arising in any way) being transmitted from the Lot.

43.4 The granting of any approval by the Committee of the Body Corporate does not in any way relieve an Owner or Occupier of his or her responsibility under any other By-Laws.

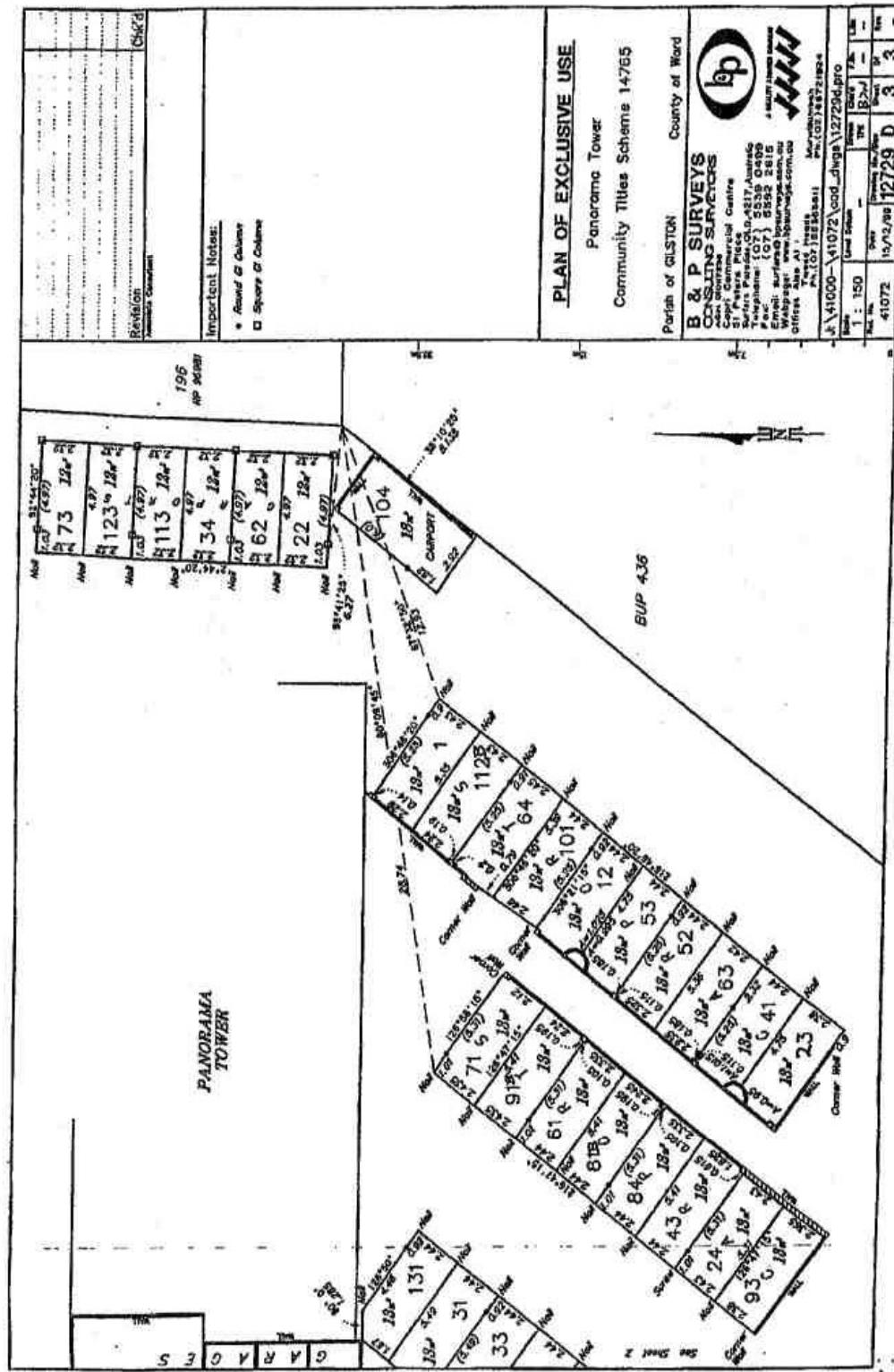
SCHEDULE D	OTHER DETAILS REQUIRED/PERMITTED TO BE INCLUDED
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N/A

SCHEDULE E	DESCRIPTION OF LOTS ALLOCATED EXCLUSIVE USE AREAS OF COMMON PROPERTY
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Lot on plan	Exclusive Use Area	Purpose
Lot 1B in BRP900	2	Car park
Lot 3 in BUP295	11	Car park
Lot 4 in BUP295	12	Car park
Lot 5 in BUP295	13	Car park
Lot 6 in BUP295	14	Car park
Lot 7 in BUP295	21	Car park
Lot 8 in BUP295	22	Car park
Lot 9 in BUP295	23	Car park
Lot 10 in BUP295	24	Car park
Lot 11 in BUP295	31	Car park
Lot 13 in BUP295	33	Car park
Lot 14 in BUP295	34	Car park
Lot 15 in BUP295	41	Car park
Lot 16 in BUP295	42	Car park
Lot 17 in BUP295	43	Car park
Lot 18 in BUP295	44	Car park
Lot 19 in BUP295	62	Car park
Lot 20 in BUP295	52	Car park
Lot 21 in BUP295	53	Car park
Lot 22 in BUP295	54	Car park
Lot 23 in BUP295	61	Car park
Lot 24 in BUP295	51	Car park
Lot 25 in BUP295	63	Car park
Lot 26 in BUP295	64	Car park
Lot 27 in BUP295	71	Car park
Lot 28 in BUP295	72	Car park
Lot 29 in BUP295	73	Car park
Lot 30 in BUP295	74	Car park
Lot 31 in BUP295	81A & 81B	Car park
Lot 32 in BUP295	82	Car park
Lot 34 in BUP295	84	Car park
Lot 35 in BUP295	91A & 91B	Car park
Lot 36 in BUP295	92	Car park
Lot 37 in BUP295	93	Car park
Lot 38 in BUP295	94	Car park
Lot 39 in BUP295	101	Car park
Lot 40 in BUP295	102	Car park
Lot 41 in BUP295	103	Car park
Lot 42 in BUP295	104	Car park
Lot 43 in BUP295	111	Car park
Lot 44 in BUP295	112A & 112B	Car park
Lot 45 in BUP295	113	Car park
Lot 46 in BUP295	114	Car park
Lot 47 in BUP295	121	Car park
Lot 48 in BUP295	122	Car park

Lot 49 in BUP295	123	Car park
Lot 50 in BUP295	124	Car park
Lot 51 in BUP295	131	Car park
Lot 52 in BUP295	132	Car park
Lot 53 in BUP295	134	Car park
Lot 54 in BUP295	141	Car park
Lot 55 in BUP295	142	Car park
Lot 58 in BUP295	PH1	Car park
Lot 59 in BUP295	PH2	Car park
Lot 60 in BPA11159	1	Car park
Lot 60 in BPA105557	143 & 144	Car park



PANORAMA TOWER CTS 14765

Lot Improvements

Account No	Name	Details
02100006	N MacMillan and R Langdon	29.08.23 Cat
02100008	FORSTER M A	14/01/21 Screen Entry Door 27.10.2025 Flooring Replacement
02100009	KNIGHT D M	06.08.2025 hybrid Flooring
02100010	SEDMAN G M	29/07/21 Renovation Approval - Replacement of balcony facing doors & windows
02100015	STUTTARD E & P	08/07.21 Replacement of balcony sliding doors and windows to balcony (window replacement approval does not imply that approval to enclose the balcony (completed some years ago) is granted by the Body Corporate). 16.02.2023 Bathroom/Toilet Renos 16.10.2024 Balcony Cat Netting Approval (Tenants - Le Grice & Owens
02100016	SHARPE L M	08/07/21 Loungeroom retiling 27/10/21 Dog approval 24/02/22 - Bedroom Floor Tiles Approval 25/10/22 Bathroom tiling approval 17.06.2024 Air conditioning 28.03.2025 Balcony Waterproofing & tiling
02100018	FIDDES AJ & NA	28/01/2022 - L18 U44 Cat Approval
02100019	MILNER P	29/07/21 L19/U51 Renovation Approval - Bathroom, replacement of flooring 15/10/21 Approval - Balcony Doors 11.11.2022 Air Con Relocation
02100021	SHIN M S W	02.12.2021 Approval Letter - Lot 21 Pet
02100023	SINCLAIR M R	06.11.2024 Balcony Waterproofing & Tiling Approval
02100029	SIMA G A	15.6.17 kitten (tenant)
02100035	MORRISON K G	17.06.2024 Kitchen Replacement
02100037	LEMONIS C & P	22.03.2024 Retrospective Maltese Terrier Dog approval
02100040	JESS R L	15.6.17 Renovation (prospective owners)
02100041	KRATOCHVIL P F	21.06.2024 Installation tinted stacker doors to balconyh & retile on balcony
02100043	BALDWIN A R	26.03.2024 Rotti x dog - Kalua
02100044	LINK SINCLAIRE PTY LTD	27.11.2024 Cavoodle Dog (Tenant Katie Tagidrau)
02100047	FRITZ HOLDINGS PTY LTD	01.08.2023 Balcony Door Replacement
02100050	RIGBY R J	03.03.17 reno and flooring approval
02100053	MOIR C L	18.02.2025 Cavalier King Charrles Spaniel (Jessie)
02100055	BAIRD K	08.07.21 Replacement of like for like bedroom windows
02100058	SMITH B T	07.03.2024 Cavoodle Dog Approval
02100059	FORSTER M A	07.07.2023 Maltese x dog 02.08.2023 Aircon,paint,new curtain tracks,new oven / cooktop /electrical upgrade
02100060	JOSEPH BJ & RD	07.07.2025 Fly Screen Door to Balcony



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 Ph: 07-5621 0414
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PANORAMA TOWER CTS 14765

BALANCE SHEET

AS AT 05 DECEMBER 2025

	ACTUAL	ACTUAL
	05/12/2025	31/08/2025
<u>OWNERS FUND</u>		
Administrative Fund	38,473.79	20,659.44
Sinking Fund	524,047.87	421,875.75
<u>TOTAL</u>	<u>\$ 562,521.66</u>	<u>\$ 442,535.19</u>
<u>THESE FUNDS ARE REPRESENTED BY</u>		
<u>CURRENT ASSETS</u>		
Cash At Bank	220,516.50	235,748.73
Term Investment 23536692	261,675.25	261,675.25
Prepaid Expenses	0.00	4,729.90
Levies Billed Not Due	(128,122.27)	0.00
Levies In Arrears	83,113.72	11,614.17
Other Arrears	3,405.89	3,932.30
Debit Card	1,104.00	1,104.00
<u>TOTAL ASSETS</u>	<u>(120,828.57)</u>	<u>76,269.16</u>
<u>LIABILITIES</u>		
Gst Clearing Account	(7,288.55)	(2,134.28)
Arrears Clearing Account	(324.50)	0.00
Creditors	3,018.89	(756.00)
Accrued Expenses	0.00	1,374.94
Next Year Discounts	0.00	(8,365.17)
Levies Billed Not Due	(116,474.79)	0.00
Levies In Advance	240.38	86,149.67
<u>TOTAL LIABILITIES</u>	<u>(120,828.57)</u>	<u>76,269.16</u>
<u>NET ASSETS</u>	<u>\$ 562,521.66</u>	<u>\$ 442,535.19</u>



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PANORAMA TOWER CTS 14765

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 SEPTEMBER 2025 TO 05 DECEMBER 2025

	ACTUAL 01/09/25-05/12/25	BUDGET 01/09/25-31/08/26	VARIANCE %	ACTUAL 01/09/24-31/08/25
<u>ADMINISTRATIVE FUND</u>				
<u>INCOME</u>				
Levies - Administrative Fund	120,749.72	241,500.00	50.00	241,501.64
Discount - Admin Fund	(8,117.20)	(24,150.00)	33.61	(21,450.52)
Sundry Income	909.09	0.00		140.00
Sale Of Keys & Controls	63.64	0.00		0.00
Interest On Overdue Levies	357.41	0.00		1,013.15
TOTAL ADMIN. FUND INCOME	113,962.66	217,350.00		221,204.27
<u>EXPENDITURE - ADMIN. FUND</u>				
<u>Administration</u>				
Audit Fee	0.00	350.00	0.00	210.00
Bank Charges	82.22	400.00	20.56	302.99
Bas Fee	310.00	1,250.00	24.80	1,240.00
Fees & Permits	0.00	700.00	0.00	678.50
Income Tax Return	0.00	295.00	0.00	295.00
Legal Expenses	0.00	1,500.00	0.00	0.00
Maxsoft Licensing Fee	78.68	500.00	15.74	472.08
<u>Caretaker</u>				
Caretaker	20,370.00	77,500.00	26.28	75,057.16
<u>Cleaning</u>				
Cleaning	234.84	500.00	46.97	0.00
Cleaning Carpets	0.00	1,500.00	0.00	0.00
Cleaning Gutters	0.00	400.00	0.00	400.00
Cleaning Windows	0.00	4,000.00	0.00	3,820.00
<u>Fire Protection</u>				
Fire - R & M	3,976.81	6,000.00	66.28	5,029.92
Fire - Alarm Maint Charge	0.00	3,000.00	0.00	2,763.68
<u>General</u>				
Consultants Fees	1,400.00	3,550.00	39.44	644.91
General/Sundry Expenses	187.48	500.00	37.50	94.26
Fob Purchases	0.00	200.00	0.00	(410.68)
Marina Rates	1,754.07	0.00		(0.03)
Telephone	224.55	1,000.00	22.46	619.12
<u>Insurance</u>				



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STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 SEPTEMBER 2025 TO 05 DECEMBER 2025

	ACTUAL 01/09/25-05/12/25	BUDGET 01/09/25-31/08/26	VARIANCE %	ACTUAL 01/09/24-31/08/25
Insurance - Premium	42,153.10	42,375.50	99.48	41,026.34
Insurance - Stamp Duty	3,946.79	4,000.00	98.67	3,919.61
<u>Lift Expenses</u>				
Lift - Registration Fee	0.00	1,350.00	0.00	1,254.98
Lift - R & M	3,737.04	12,000.00	31.14	13,200.87
<u>Pest Control</u>				
Pest Control	2,372.01	2,000.00	118.60	1,975.18
<u>Pool Expenditure</u>				
Pool Maintenance	303.00	2,000.00	15.15	1,751.50
<u>Repairs & Maintenance</u>				
R & M Auto Door	250.00	2,000.00	12.50	1,806.00
R & M Auto Gates	0.00	1,500.00	0.00	1,163.75
R & M Building	3,518.50	11,000.00	31.99	8,568.72
R & M Building Water Leaks	474.55	5,000.00	9.49	10,151.27
R & M Electrical	1,086.30	4,000.00	27.16	2,370.00
R & M Fences & Gates	0.00	2,000.00	0.00	2,080.05
R & M Gardens & Grounds	745.45	1,000.00	74.54	250.00
R & M G & G Mowing	0.00	1,900.00	0.00	1,155.00
R & M G & G Plants	0.00	500.00	0.00	792.00
R & M G & G Prune Palms	0.00	1,500.00	0.00	0.00
R & M G & G Pruning	1,120.00	7,250.00	15.45	4,808.70
R & M G & G Fert/Mulch	0.00	750.00	0.00	1,355.60
R & M Outdoor Furniture	0.00	250.00	0.00	200.00
R & M Plant & Equipment	49.44	500.00	9.89	0.00
R & M Plumbing/Drainage	1,063.64	3,500.00	30.39	2,753.63
R & M Rubbish	85.00	500.00	17.00	966.82
<u>Secretarial</u>				
Secretarial - Admin B&D	1,406.16	7,087.00	19.84	8,379.66
Secretarial - Add B&D	1,828.73	3,000.00	60.96	2,326.28
Secretarial - Audit Prep B&D	0.00	900.00	0.00	0.00
Secretarial - Cont Compl B&D	51.68	400.00	12.92	129.20
Secretarial - Disb Add B&D	666.72	1,200.00	55.56	1,217.20
Secretarial - Comms/Dis B&D	757.16	543.00	139.44	4,565.73
Secretarial - Doc Arch B&D	85.00	550.00	15.45	510.00
<u>Utilities</u>				
Utilities - Electricity	1,611.23	12,500.00	12.89	10,909.30



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PANORAMA TOWER CTS 14765

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 SEPTEMBER 2025 TO 05 DECEMBER 2025

	ACTUAL 01/09/25-05/12/25	BUDGET 01/09/25-31/08/26	VARIANCE %	ACTUAL 01/09/24-31/08/25
Utilities - Internet	218.16	1,000.00	21.82	827.18
Utilities - Waste No Gst	0.00	500.00	0.00	67.30
TOTAL ADMIN. EXPENDITURE	96,148.31	237,700.50		221,698.78
SURPLUS / DEFICIT	\$ 17,814.35	\$ (20,350.50)		\$ (494.51)
Opening Balance	20,659.44	20,659.44	100.00	21,153.95
ADMINISTRATIVE FUND BALANCE	\$ 38,473.79	\$ 308.94		\$ 20,659.44



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STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 SEPTEMBER 2025 TO 05 DECEMBER 2025

	ACTUAL 01/09/25-05/12/25	BUDGET 01/09/25-31/08/26	VARIANCE %	ACTUAL 01/09/24-31/08/25
<u>SINKING FUND</u>				
<u>INCOME</u>				
Levies - Sinking Fund	112,199.86	230,010.00	48.78	224,399.72
Discount - Sinking Fund	(7,020.08)	(23,001.00)	30.52	(19,233.00)
Interest Received	0.00	14,000.00	0.00	11,395.12
Interest On Overdue Levies	321.49	0.00		1,187.93
TOTAL SINKING FUND INCOME	105,501.27	221,009.00		217,749.77
<u>EXPENDITURE - SINKING FUND</u>				
Assets-New & Replacements	0.00	2,500.00	0.00	1,880.89
Asbestos Removal & Disposal	0.00	12,000.00	0.00	0.00
Balustrades	0.00	25,000.00	0.00	8,550.00
Building Wash Down	0.00	0.00	0.00	3,676.00
Carports	0.00	5,500.00	0.00	0.00
Building Repairs	0.00	2,500.00	0.00	4,535.27
Building Repairs/Structural	0.00	5,000.00	0.00	2,545.45
Driveway - Repairs	0.00	15,000.00	0.00	0.00
Electrical	0.00	150,000.00	0.00	3,330.00
Instalment Tax - Dnp	0.00	0.00	0.00	(437.01)
Fire Protection Equipment	0.00	5,000.00	0.00	0.00
Floor Coverings	0.00	2,500.00	0.00	1,907.27
Furniture Outdoor	0.00	1,000.00	0.00	2,066.36
Garden & Grounds - Upgrade	0.00	1,000.00	0.00	0.00
Gate Repairs	0.00	1,000.00	0.00	881.82
Income Tax Expense	0.00	0.00	0.00	3,060.90
Income Tax Instalments	865.00	0.00		0.00
Intercom & Security Systems	1,768.70	1,000.00	176.87	0.00
Legal Fees	0.00	3,000.00	0.00	0.00
Lifts - Replacement Parts	0.00	2,000.00	0.00	0.00
Lighting	0.00	1,250.00	0.00	403.09
Paving & Tiles	0.00	500.00	0.00	0.00
Plant & Equipment	0.00	1,500.00	0.00	1,010.00
Plumbing	0.00	5,000.00	0.00	1,609.09
Line Marking	0.00	750.00	0.00	0.00
Painting	0.00	2,000.00	0.00	4,350.00
Pool Sauna Spa Replacements	0.00	2,000.00	0.00	920.00
Security - Cameras	0.00	500.00	0.00	0.00



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PANORAMA TOWER CTS 14765

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 SEPTEMBER 2025 TO 05 DECEMBER 2025

	ACTUAL 01/09/25-05/12/25	BUDGET 01/09/25-31/08/26	VARIANCE %	ACTUAL 01/09/24-31/08/25
Security System	0.00	500.00	0.00	(62.00)
Signs	0.00	250.00	0.00	46.99
Western Carport	695.45	0.00		0.00
<u>TOTAL SINK. FUND EXPENDITURE</u>	<u>3,329.15</u>	<u>248,250.00</u>		<u>40,274.12</u>
<u>SURPLUS / DEFICIT</u>	<u>\$ 102,172.12</u>	<u>\$ (27,241.00)</u>		<u>\$ 177,475.65</u>
Opening Balance	421,875.75	421,875.75	100.00	244,400.10
<u>SINKING FUND BALANCE</u>	<u>\$ 524,047.87</u>	<u>\$ 394,634.75</u>		<u>\$ 421,875.75</u>

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: **PSC0252561**
2. Location of the swimming pool

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

Street address:

30 WATSON ESP
SURFERS PARADISE QLD

Postcode

4 2 1 7

Lot and plan details:

9999/BUP/295

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 **1**
5. Pool safety certificate validity

Effective date:

2 0 / 0 5 / 2 0 2 5

 Expiry date: **2 0 / 0 5 / 2 0 2 6**
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:

Malcolm Crawford

 Pool safety inspector
licence number:

PS15344667

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.

Site Panorama Tower Unit 51 30 Watson Esp
Address: Surfers Paradise
QLD 4217

Sequence 264178270
Number:



Scale 1: 6000

Map Sources: Esri, Garmin, HERE, FAO, NOAA, USGS,
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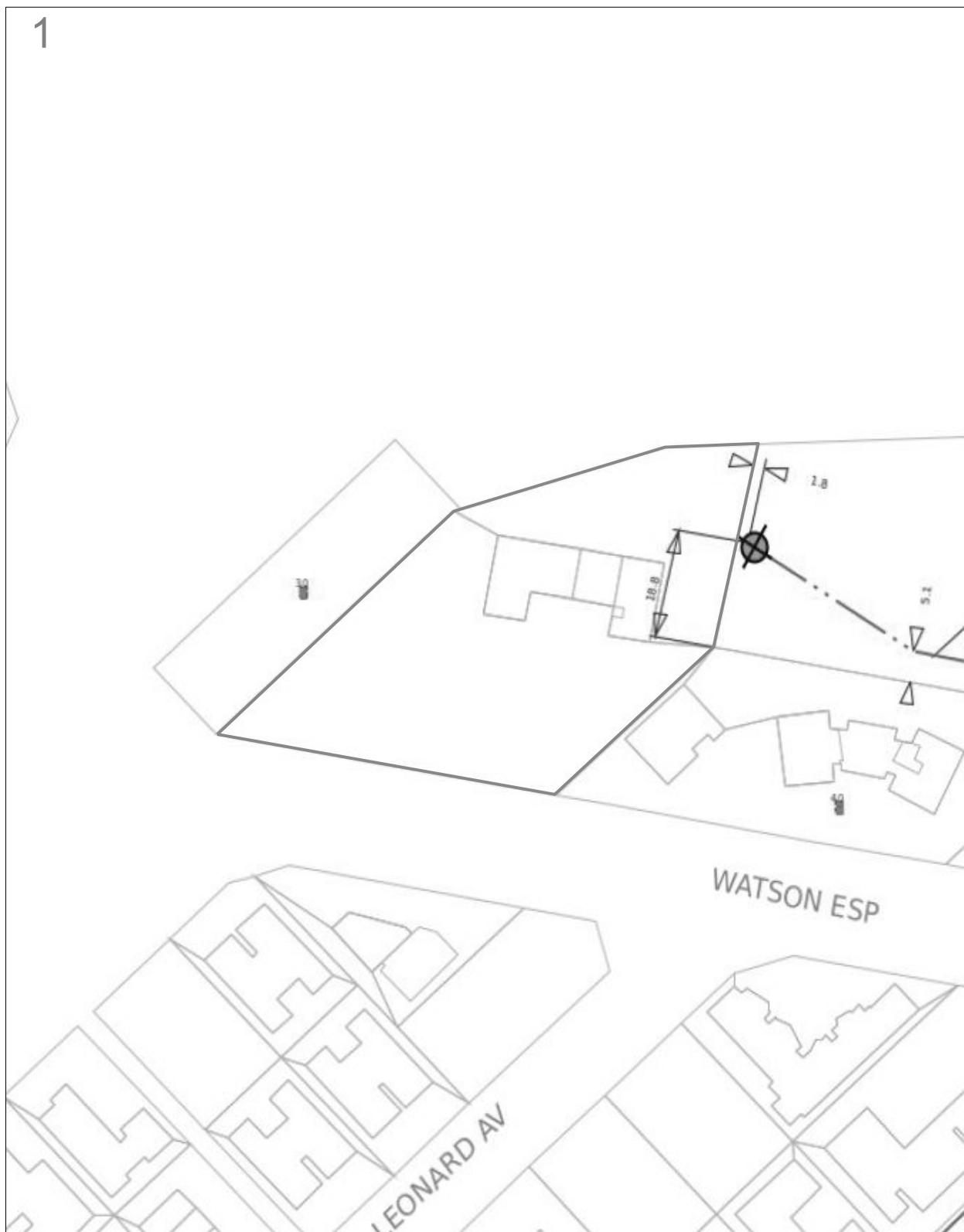
Enquiry Area

Map Key Area



Site Panorama Tower Unit 51 30 Watson Esp
Address: Surfers Paradise
QLD 4217

Sequence 264178270
Number:



Scale 1: 700

Map Sources: Esri, Garmin, HERE, FAO, NOAA, USGS,
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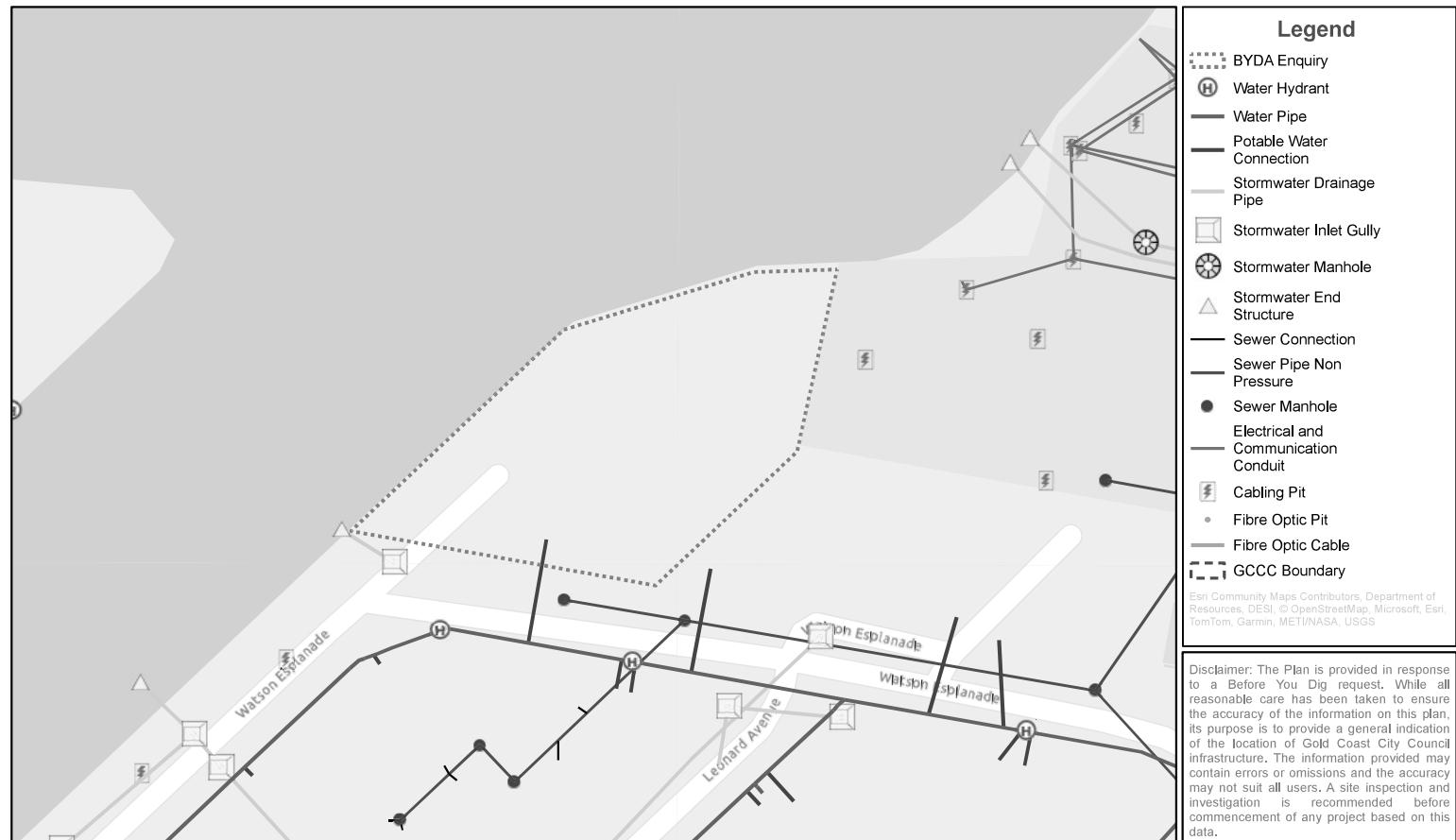


Enquiry Area

Map Key Area

Legend

Pipe		Pipe code and material		Object	
Low pressure	— — —	C* (for example, C2)	Cast iron	Valve	►►►►►►►►
Medium pressure	— — — —	CU	Copper	Buried valve	●●○
High pressure	— — — — —	N2	Nylon	Regulator	●●●
Transmission pressure	— — — — —	P*	Polyethylene (PE)	Gas supplied = yes	●
Critical main (behind pipe)	— — — — — —	P3	Polyvinyl chloride (PVC)	CP rectifier terminal	●●
Proposed (pressure by colour)	— — — — — — —	P6, P7, P9–P12	Medium density PE	CP test station	●T
LPG (pressure by colour)	— — — — — — —	P2, P4, P8	High density PE	CP anode	●A
Hydrogen blended (pressure by colour)	— — — — — — —	S*	Steel	CP bond wire	— — —
Abandoned	— — — — — — —	W2	Wrought galv iron	Syphon	●S
Idle/inactive	— — — — — — —	W3	PE coat wrought galv iron	Trace wire point	●●●
Sleeve	— — — — — — —				
Casing (behind pipe)	— — — — — — —				
Area		Abbreviation			
BYDA area of interest		BoK	Back of kerb	FoK	Front of kerb
		C	Depth of cover	Galv	Galvanized
		CP	Cathodic protection	NTI	Not tied in
Example		Pipe		Pipe code	
		40P6 in 80C2		Pipe diameter in millimetres is shown before pipe code.	
		40 mm high pressure medium density poly in an 80 mm cast iron casing		40P6 = 40 mm nominal diameter	
		63S8		This map was created in colour and should be printed in colour	
		63 mm medium pressure steel			



In an emergency contact City of Gold Coast on 1300 465 326

13/11/25 (valid for 30 days)

Plans generated by SmarterWX™ Automate

0 10 20 40 m



Scale 1:1,000

Disclaimer: The Plan is provided in response to a Before You Dig request. While all reasonable care has been taken to ensure the accuracy of the information on this plan, its purpose is to provide a general indication of the location of Gold Coast City Council infrastructure. The information provided may contain errors or omissions and the accuracy may not suit all users. A site inspection and investigation is recommended before commencement of any project based on this data.



BYDA

Sequence: 264178268
Date: 14/11/2025

Scale: 1:1025
Title No: OVERVIEW

CAUTION - HIGH VOLTAGE

LEGEND

- ▲ Substation
- Cable Marker
- Pit
- Pole
- Pillar
- LV Cable (up to 1kV)
- ===== HV Cable (1kV - <33kV)
- ===== HV Cable (33kV and over)
- Pit Boundary
- Planned Work Area

AS5488 Category "D" Plan



DISCLAIMER: While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither Pelicanorp nor ENERGEX shall be liable for any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan response or any information contained in it or the completeness or accuracy of such information. Use of such information is subject and constitutes acceptance of these terms.



BYDA

Sequence: 264178268
Date: 14/11/2025

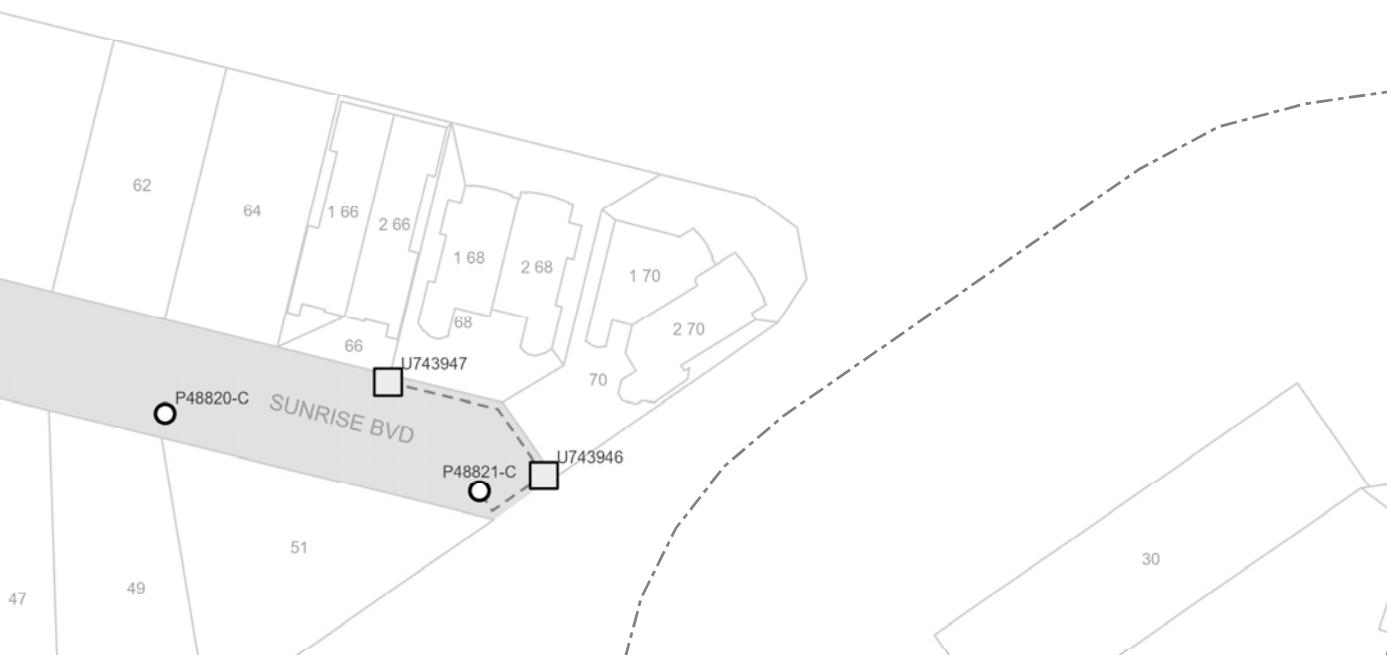
Scale: 1:500
Tile No: Tile No: 1

CAUTION - HIGH VOLTAGE

LEGEND

- ▲ Substation
- Cable Marker
- ▣ Pit
- Pole
- Pillar
- LV Cable (up to 1kV)
- ===== HV Cable (1kV - <33kV)
- ===== HV Cable (33kV and over)
- Pit Boundary
- Planned Work Area

A65488 Category "D" Plan



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BYDA

Sequence: 264178268
Date: 14/11/2025

Scale: 1:500
Title No: 2

CAUTION - HIGH VOLTAGE

LEGEND

- ▲ Substation
- Cable Marker
- Pit
- Pole
- Pillar
- LV Cable (up to 1kV)
- ===== HV Cable (1kV - <33kV)
- ===== HV Cable (33kV and over)
- Pit Boundary
- Planned Work Area

A65488 Category "D" Plan



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BYDA

Sequence: 264178268
Date: 14/11/2025

Scale: 1:500

Tile No: 3

CAUTION - HIGH VOLTAGE

LEGEND

- ▲ Substation
- Cable Marker
- Pit
- Pole
- Pillar
- LV Cable (up to 1kV)
- ===== HV Cable (1kV - <33kV)
- ===== HV Cable (33kV and over)
- Pit Boundary
- Planned Work Area

AS5488 Category "D" Plan



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DocuSign Envelope ID: 54BF15CA-9DEC-453C-86F3-A942A803C0B3
not represented on the ENERGEX BYDA map, then ENERGEX shall be contacted immediately.

For Emergency Situations
Please Call 13 19 62



BYDA

Sequence: 264178268
Date: 14/11/2025
Scale: 1:500
Tile No: 4

CAUTION - HIGH VOLTAGE

LEGEND

- ▲ Substation
- Cable Marker
- Pit
- Pole
- Pillar
- LV Cable (up to 1kV)
- HV Cable (1kV - <33kV)
- HV Cable (33kV and over)
- Pit Boundary
- Planned Work Area

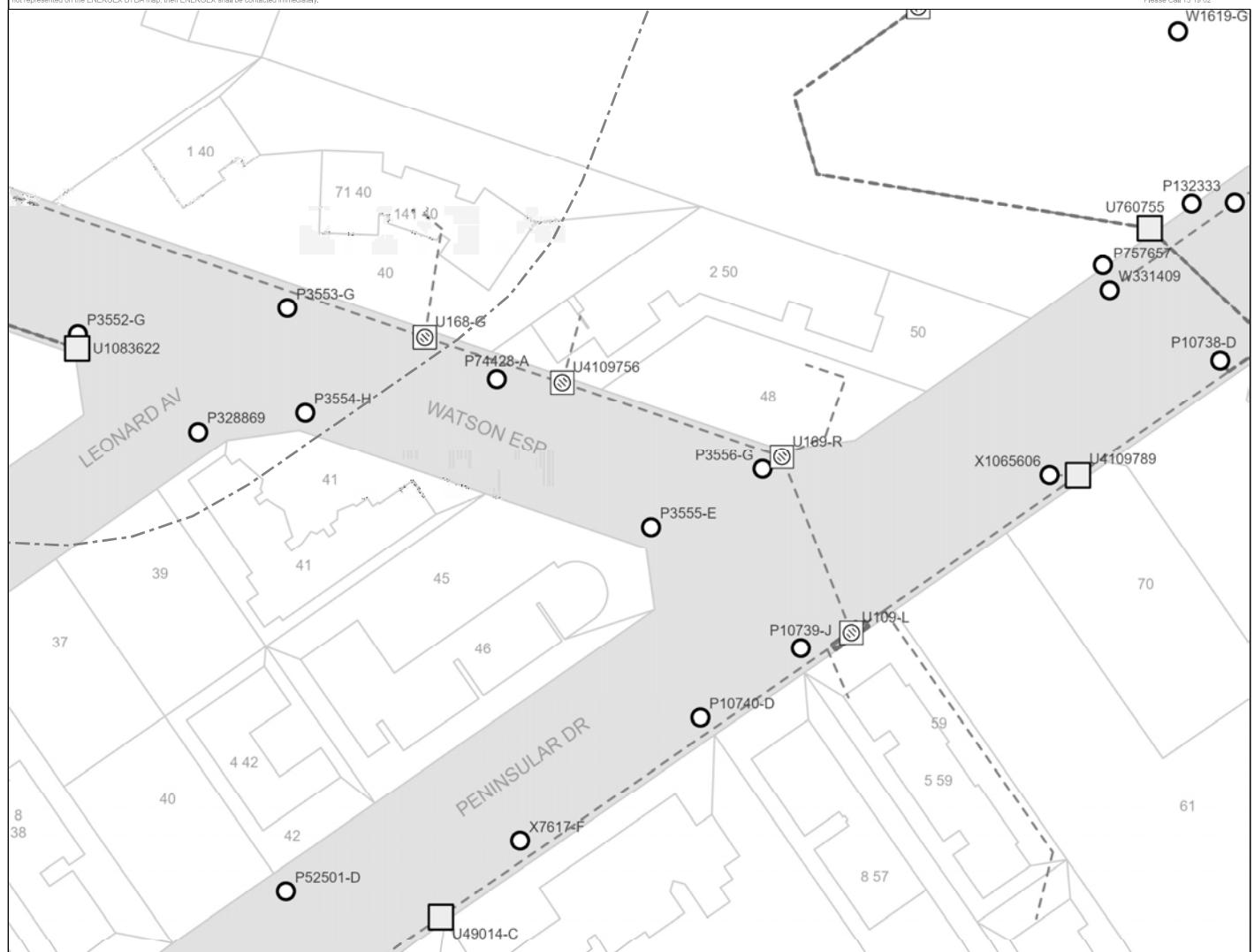
A65488 Category "D" Plan

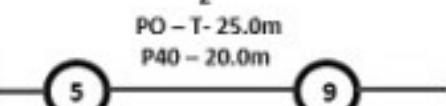
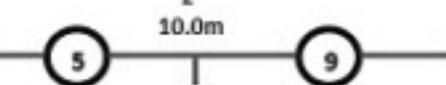


DISCLAIMER: While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither ENERGEX nor Pelican Corp shall be liable for any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan response. The information contained in it is for the completeness or accuracy of such information. Use of such information is subject to and constitutes acceptance of these terms.

This output provides details of the ENERGEX electrical network. As variations may exist no responsibility is incurred by ENERGEX for the accuracy or completeness of the information provided. Exact positions of cables and electrical connectivity should be confirmed on site.

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LEGEND	
	Parcel and the location
	Pit with size "5"
	Power Pit with size "2E". Valid PIT Size: e.g. 2E, 5E, 6E, 8E, 9E, E, null.
	Manhole
	Pillar
	Cable count of trench is 2. One "Other size" PVC conduit (PO) owned by Telstra (-T-), between pits of sizes, "5" and "9" are 25.0m apart. One 40mm PVC conduit (P40) owned by NBN, between pits of sizes, "5" and "9" are 20.0m apart.
	2 Direct buried cables between pits of sizes , "5" and "9" are 10.0m apart.
	Trench containing any INSERVICE/CONSTRUCTED (Copper/RF/Fibre) cables.
	Trench containing only DESIGNED/PLANNED (Copper/RF/Fibre/Power) cables.
	Trench containing any INSERVICE/CONSTRUCTED (Power) cables.
	Road and the street name "Broadway ST"
Scale	0 20 40 60 Meters  1:2000 1 cm equals 20 m



Emergency Contacts

You must immediately report any damage to the **nbn™** network that you are/become aware of. Notification may be by telephone - 1800 626 329.

Cable Plan



Report Damage:<https://service.telstra.com.au/customer/general/forms/report-damage-to-b>
Ph - 13 22 03
Email - Telstra.Plans@team.telstra.com
Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries

TELSTRA LIMITED A.C.N. 086 174 781

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Sequence Number: 264178269

CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact Telstra Plan Services should you require any assistance.

The above plan must be viewed in conjunction with the Mains Cable Plan on the following page

WARNING

Telstra plans and location information conform to Quality Level "D" of the Australian Standard AS 5488-Classification of Subsurface Utility Information.

As such Telstra supplied location information is indicative only. Spatial accuracy is not applicable to Quality Level D.

Refer to AS 5488 for further details. The exact position of Telstra assets can only be validated by physically exposing it.

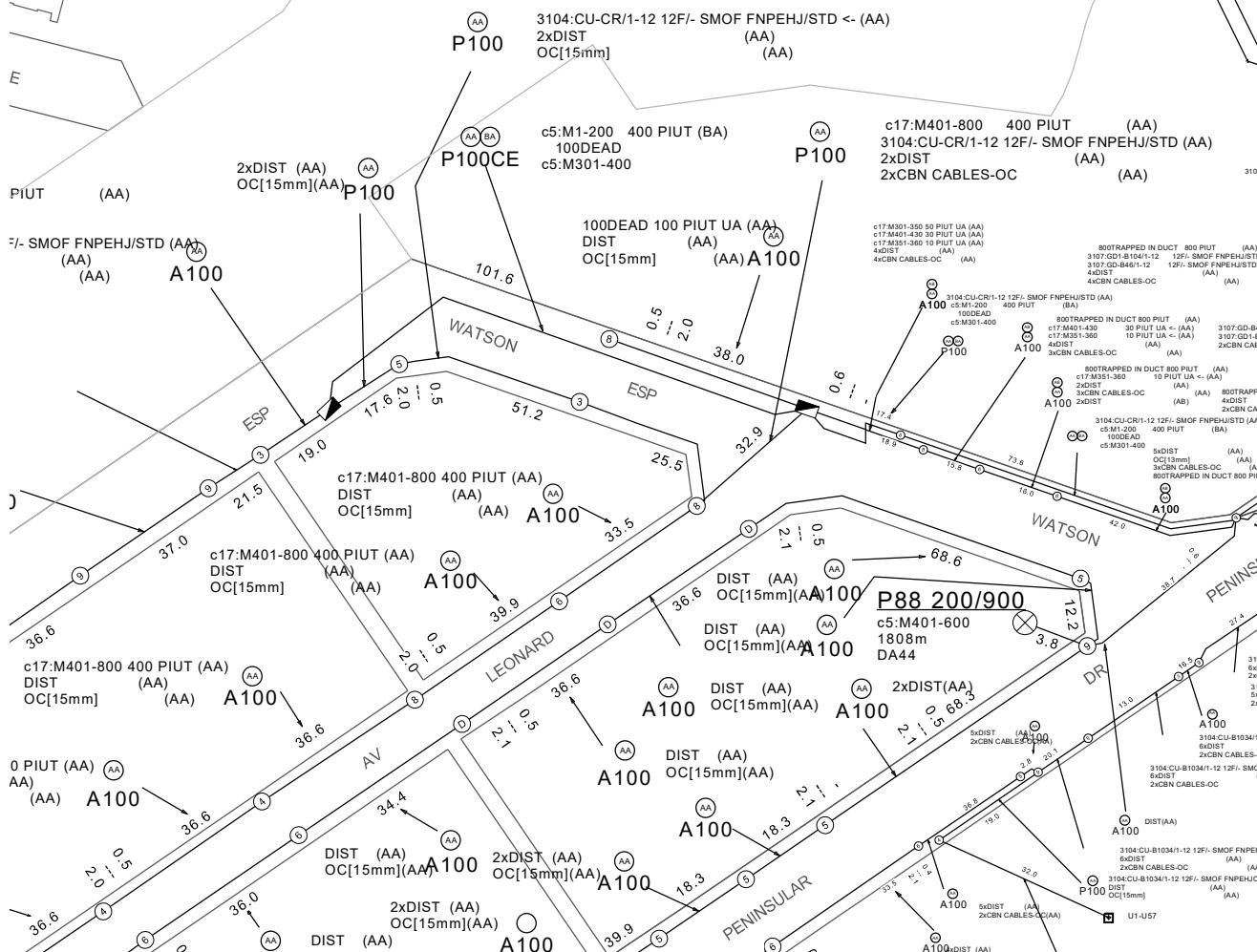
Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy. Further on site investigation is required to validate the exact location of Telstra plant prior to commencing construction work.

See the Stena Telettra Duty of Care that was provided in the email response.

Mains Cable Plan



~~NOTES:~~



Report Damage:<https://service.telstra.com.au/customer/general/forms/report-damage-to-Ph - 13 22 03>
Email - Telstra.Plans@team.telstra.com
Planned Services - ph 1800 653 935 (AEST bus hrs only) **General Enquiries**

TELSTRA LIMITED A.C.N. 086 174 781

Generated On 13/11/2025 17:54:07

Sequence Number: 264178269

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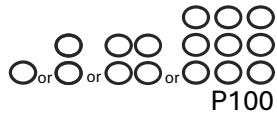
A Certified Locating Organisation is an essential part of the process to validate the exact location of Telstra assets and to ensure the asset is protected during construction works.

South States Total Rate of Growth in Health Care

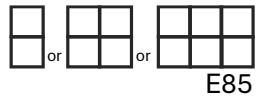
LEGEND



	Leadin terminates at a Customer Address		Cable Jointing Pit Number / Letter indicating Pit type/size
	Exchange Major Cable Present		Elevated Joint (above ground joint on buried cable)
	Pillar / Cabinet Above ground Free Standing		Telstra Plant in shared Utility trench
	Above ground Complex Equipment Please note: Powered by 240v electricity		Aerial cable / or cable on wall
OC	Other Carrier Telecommunication Cable/ Asset. Not Telstra Owned		Aerial cable (attached to joint use Pole e.g., Power Pole)
DIST	Distribution cables in Main Cable Ducts		Marker Post Installed
MC	Main Cable ducts on a Distribution Plan		Buried Transponder
	Blocked or Damaged Duct		Marker Post & Transponder
	Footway Access Chamber (can vary between 1-lid to 12-lid)		Optical Fibre Cable Direct Buried
	NBN Pillar		Direct Buried Cable
	Third Party Owned Network Non-Telstra		nbn owned network



Single to Multiple Round Conduit Configurations 1,2,4,9 respectively
(attached text denotes conduit type and size)



Multiple Square Conduit configurations 2,4,6 respectively
(attached text denotes conduit type and size)

Some examples of conduit type and size:

A - Asbestos cement, P - PVC / Plastic, C - Concrete, GI - Galvanised Iron, E - Earthenware

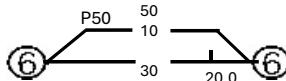
Conduit sizes nominally range from 20mm to 100mm

P50 50mm PVC conduit

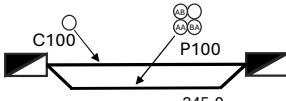
P100 100mm PVC conduit

A100 100mm asbestos cement conduit

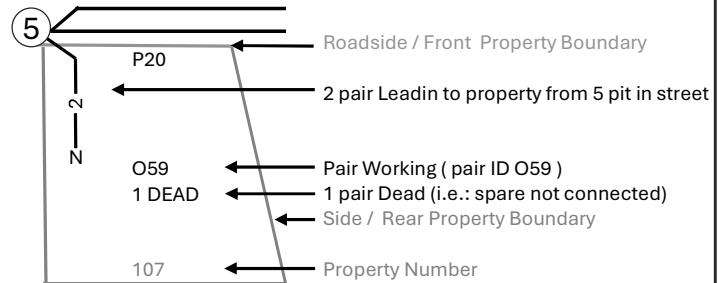
Some Examples of how to read Telstra Plans



One 50mm PVC conduit (P50) containing a 50-pair and a 10-pair cable between two 6 pits. approximately 20.0m apart, with a direct buried 30-pair cable along the same route.



Two separate conduit runs between two footway access chambers (manholes) approximately 245m apart A nest of four 100mm PVC conduits (P100) containing assorted cables in three ducts (one being empty) and one empty 100mm concrete duct (C100) along the same route.



The 5 Ps of Safe Excavation

<https://www.byda.com.au/before-you-dig/best-practice-guides/>

Plan

Plan your job. Use the BYDA service at least one day before your job is due to begin, and ensure you have the correct plans and information required to carry out a safe project.

Prepare

Prepare by communicating with asset owners if you need assistance. Look for clues onsite. Engage a Certified Locator.

Pothole

Potholing is physically sighting the asset by hand digging or hydro vacuum extraction.

Protect

Protecting and supporting the exposed infrastructure is the responsibility of the excavator. Always erect safety barriers in areas of risk and enforce exclusion zones.

Proceed

Only proceed with your excavation work after planning, preparing, potholing (unless prohibited), and having protective measures in place.