



Seller disclosure statement

Property Law Act 2023 section 99

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

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

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

This statement does not include information about:

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

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

Part 1 – Seller and property details

Seller Geoffrey Kenneth Turner & Ann Maree Turner

Property address 18/15 Anne Avenue, Broadbeach QLD 4218
(referred to as the
“property” in this
statement)

Lot on plan description 18/BUP106593

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

☒ Yes

☐ No

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

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

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

Title details

The seller gives or has given the buyer the following—

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

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

Registered encumbrances

Registered encumbrances, if any, are recorded on the title search, and may affect your use of the property. Examples include easements, statutory covenants, leases and mortgages.

You should seek legal advice about your rights and obligations before signing the contract.

Unregistered encumbrances (excluding statutory encumbrances)

There are encumbrances not registered on the title that will continue to ☐ Yes ☒ No affect the property after **settlement**.

Note—If the property is part of a community titles scheme or a BUGTA scheme it may be subject to and have the benefit of statutory easements that are **NOT** required to be disclosed.

Unregistered lease (if applicable)

If the unregistered encumbrance is an unregistered lease, the details of the agreement are as follows:

» the start and end day of the term of the lease:

» the amount of rent and bond payable:

» whether the lease has an option to renew:

Other unregistered agreement in writing (if applicable)

If the unregistered encumbrance is created by an agreement in writing, and is not an unregistered lease, a copy of the agreement is given, together with relevant plans, if any. ☐ Yes

Unregistered oral agreement (if applicable)

If the unregistered encumbrance is created by an oral agreement, and is not an unregistered lease, the details of the agreement are as follows:

Statutory encumbrances

There are statutory encumbrances that affect the property. ☒ Yes ☐ No

If Yes, the details of any statutory encumbrances are as follows:

Gas (APA), NBN, Telstra Infrastructure and any applicable statutory rights to access the lot to repair or maintain the infrastructure. See attached maps.

Residential tenancy or rooming accommodation agreement

The property has been subject to a residential tenancy agreement or a rooming accommodation agreement under the *Residential Tenancies and Rooming Accommodation Act 2008* during the last 12 months. ☐ Yes ☒ No

If **Yes**, when was the rent for the premises or each of the residents' rooms last increased? (*Insert date of the most recent rent increase for the premises or rooms*)

Note—Under the *Residential Tenancies and Rooming Accommodation Act 2008* the rent for a residential premises may not be increased earlier than 12 months after the last rent increase for the premises.

As the owner of the property, you may need to provide evidence of the day of the last rent increase. You should ask the seller to provide this evidence to you prior to settlement.

Part 3 – Land use, planning and environment

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

Zoning

The zoning of the property is (*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*):

High density residential zone

Transport proposals and resumptions

The lot is affected by a notice issued by a Commonwealth, State or local government entity and given to the seller about a transport infrastructure proposal* to: locate transport infrastructure on the property; or alter the dimensions of the property.

☐ Yes

☒ No

The lot is affected by a notice of intention to resume the property or any part of the property.

☐ Yes

☒ No

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

* *Transport infrastructure* has the meaning defined in the *Transport Infrastructure Act 1994*. A *proposal* means a resolution or adoption by some official process to establish plans or options that will physically affect the property.

Contamination and environmental protection

The property is recorded on the Environmental Management Register or the Contaminated Land Register under the *Environmental Protection Act 1994*.

☐ Yes

☒ No

The following notices are, or have been, given:

A notice under section 408(2) of the *Environmental Protection Act 1994* (for example, land is contaminated, show cause notice, requirement for site investigation, clean up notice or site management plan).

☐ Yes

☒ No

A notice under section 369C(2) of the *Environmental Protection Act 1994* (the property is a place or business to which an environmental enforcement order applies).

☐ Yes

☒ No

A notice under section 347(2) of the *Environmental Protection Act 1994* (the property is a place or business to which a prescribed transitional environmental program applies).

☐ Yes

☒ No

Trees

There is a tree order or application under the *Neighbourhood Disputes (Dividing Fences and Trees) Act 2011* affecting the property.

☐ Yes

☒ No

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

Heritage

The property is affected by the *Queensland Heritage Act 1992* or is included in the World Heritage List under the *Environment Protection and Biodiversity Conservation Act 1999* (Cwlth).

☐ Yes

☒ No

Flooding

Information about whether the property is affected by flooding or another natural hazard or within a natural hazard overlay can be obtained from the relevant local government and you should make your own enquires. Flood information for the property may also be available at the [FloodCheck Queensland](#) portal or the [Australian Flood Risk Information](#) portal.

Vegetation, habitats and protected plants

Information about vegetation clearing, koala habitats and other restrictions on development of the land that may apply can be obtained from the relevant State government agency.

Part 4 – Buildings and structures

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

Swimming pool

There is a relevant pool for the property.

☐ Yes

☒ No

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

☒ Yes

☐ No

Pool compliance certificate is given.

☒ Yes

☐ No

OR

Notice of no pool safety certificate is given.

☐ Yes

☐ No

Unlicensed building work under owner builder permit

Building work was carried out on the property under an owner builder permit in the last 6 years.

☐ Yes

☒ No

A notice under section 47 of the Queensland Building and Construction Commission Act 1991 must be given by the seller and you may be required to sign the notice and return it to the seller prior to signing the contract.

Notices and orders

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

☐ Yes

☒ No

The seller has been given a notice or order, that remains in effect, from a local, State or Commonwealth government, a court or tribunal, or other competent authority, requiring work to be done or money to be spent in relation to the property.

☐ Yes

☒ No

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

Building Energy Efficiency Certificate

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

Asbestos

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

Part 5 – Rates and services

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

Rates

Whichever of the following applies—

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

Amount: \$1445.34 Date Range: 01/07/2025 to 31/12/2025

OR

The property is currently a rates exempt lot.** ☐

OR

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

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

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

Water

Whichever of the following applies—

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

Amount: \$379.44 Date Range: 29/05/2025 to 19/08/2025

OR

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

Amount: Date Range:

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

Part 6 – Community titles schemes and BUGTA schemes

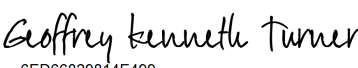
(If the property is part of a community titles scheme or a BUGTA scheme this Part must be completed)

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

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

Body Corporate and Community Management Act 1997	The property is included in a community titles scheme. (If Yes, complete the information below) ☒ Yes☐ No
Community Management Statement	A copy of the most recent community management statement for the scheme as recorded under the <i>Land Title Act 1994</i> or another Act is given to the buyer. ☒ Yes
Body Corporate Certificate	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. A copy of a body corporate certificate for the lot under the <i>Body Corporate and Community Management Act 1997</i>, section 205(4) is given to the buyer. If No— An explanatory statement is given to the buyer that states: » a copy of a body corporate certificate for the lot is not attached; and » the reasons under section 6 of the <i>Property Law Regulation 2024</i> why the seller has not been able to obtain a copy of the body corporate certificate for the lot. ☒ Yes☐ 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. ☐ Yes☒ No
Building Units and Group Titles Act 1980	The property is included in a BUGTA scheme (If Yes, complete the information below) ☐ Yes☒ No
Body Corporate Certificate	A copy of a body corporate certificate for the lot under the <i>Building Units and Group Titles Act 1980</i>, section 40AA(1) is given to the buyer. If No— An explanatory statement is given to the buyer that states: » a copy of a body corporate certificate for the lot is not attached; and » the reasons under section 7 of the <i>Property Law Regulation 2024</i> why the seller has not been able to obtain a copy of the body corporate certificate for the lot. Note—If the property is part of a BUGTA scheme, you will be subject to by-laws approved by the body corporate and other by-laws that regulate your use of the property and common property. ☐ Yes☒ No

Signatures – SELLER

Signed by:

6ED66829814E499...

Signature of seller

Geoffrey Kenneth Turner

Name of seller

28 October 2025

Date

Signed by:

1AC5BF76EDA14AA...

Signature of seller

Ann Maree Turner

Name of seller

28 October 2025

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

Name of buyer

Date

Signature of buyer

Name of buyer

Date



Current Title Search

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	50198343	Search Date:	16/10/2025 10:05
Date Title Created:	04/12/1997	Request No:	53737659
Previous Title:	50196372		

ESTATE AND LAND

Estate in Fee Simple

LOT 18 BUILDING UNIT PLAN 106593

Local Government: GOLD COAST

COMMUNITY MANAGEMENT STATEMENT 24482

REGISTERED OWNER

Dealing No: 719885060 05/02/2020

GEOFFREY KENNETH TURNER

ANN MAREE TURNER

JOINT TENANTS

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 13666038 (ALLOT 20 SEC 30)
Deed of Grant No. 14092046 (ALLOT 21 SEC 30)

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

** End of Current Title Search **

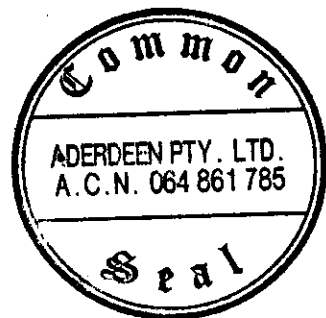
Building Units and Group Titles Act 1980
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980
(Form 1)

Regulation 8(1)
Sheet No. 1 of 12 Sheets

NAME OF BUILDING: "SANTA ANNE BY THE SEA"

BUILDING UNITS PLAN NO. 106593

SIGNATURE OF REGISTERED PROPRIETOR:



[Signature]
Director
[Signature]
Director

NAME OF REGISTERED PROPRIETOR: ADERDEEN PTY LTD ACN 064 861 785

ADDRESS: SUITE 16 LEVEL 11
138 ALBERT ST
BRISBANE QLD 4000

ENTERED

REFERENCE TO TITLE: VOLUME , FOLIO 50196372

DESCRIPTION OF PARCEL: LOT 27 ON RP901504

COUNTY: WARD

PARISH: GILSTON

CITY:



CMS24482

BUP106593

NAME OF BODY CORPORATE: THE PROPRIETORS
"SANTA ANNE BY THE SEA"
BUILDING UNITS PLAN NO.

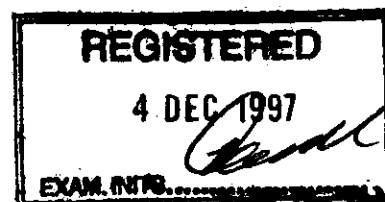
106593

ADDRESS at which documents
may be served:

PO BOX 731
SPRING HILL QLD 4004

BUILDING UNITS PLAN No.:

106593



REGISTERED

ALLAN DESPIE GLEW
MANAGER STATUTORY PLANNING

COLIN JAMES DUTTON
CO-ORDINATOR SUBDIVISION SERVICES

[Signature]
REGISTRAR OF TITLES

Surveyor's Reference: 7492BR0

Local Authority Reference: 555/15/1124

~~Chief Executive Officer~~

COUNCIL OF THE CITY OF GOLD COAST

CISP

106593

LOCAL AUTHORITY TO COMPLETE
AT TIME OF SEALING OF PLAN

1. CURRENT ZONING
(AT SEALING)

2. AREA OF BASE PARCEL
(SQUARE METRES)

3. IF BUP - DOES PLAN
CONTAIN UNITS THAT ARE
ABOVE OTHER UNITS?

YES NO

☐ ☐

This information does not
form part of the Register.



702370907

\$1273.00

02/12/1997 16:26

BE 410 NT BUP

Lodgement	385	00
New Titles	760	00
Survey Exam Fee		
Photocopies	128	00
Total	\$ 1273	00

LODGER

Astills Lawyers
PO BOX 1968
BRISBANE Q 4001

233.

DEED BY

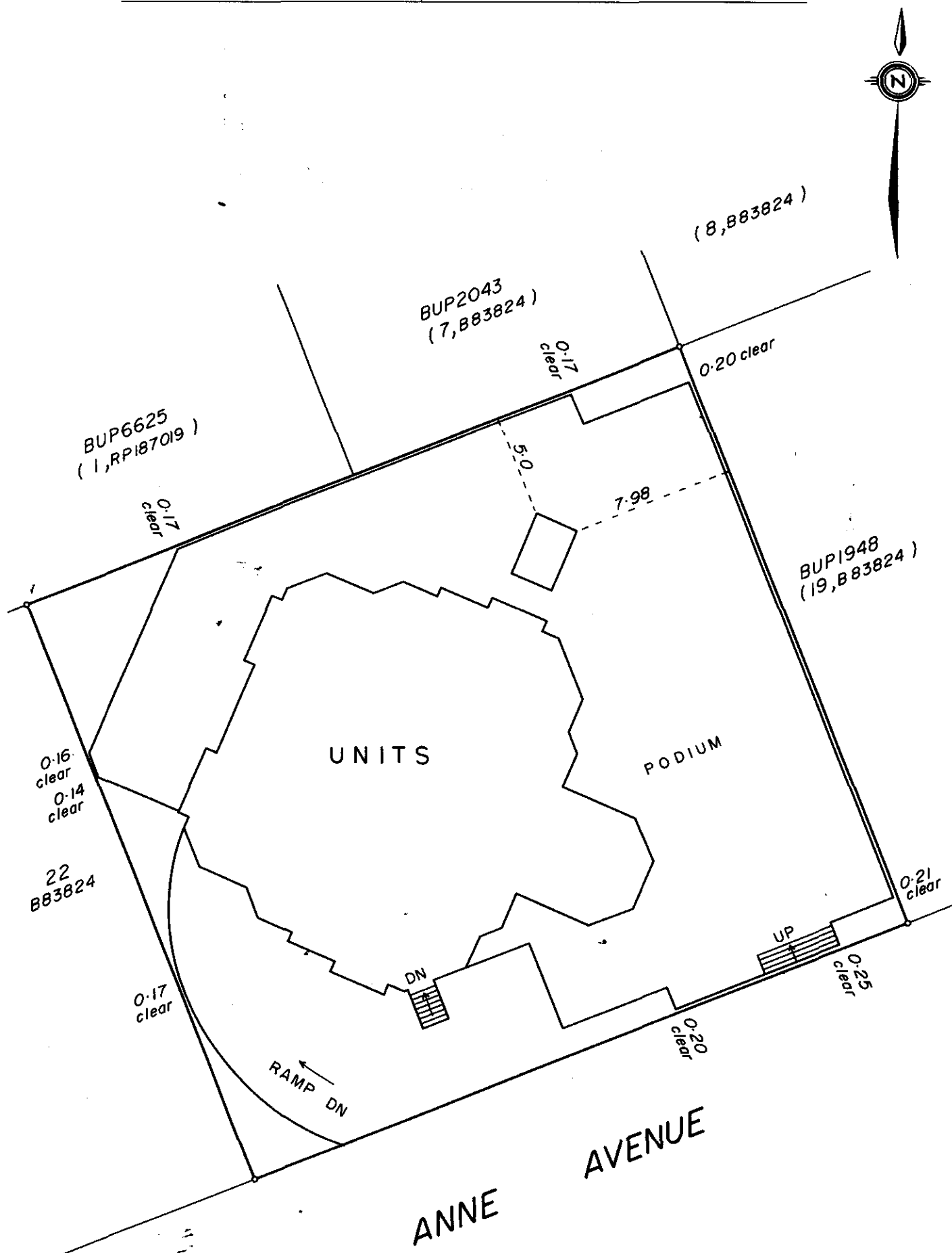
CONSENTS x 2.

Building Units and Group Titles Act 1980
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980

Name of Building: "SANTA ANNE BY THE SEA"

Regulation 8(1)
Sheet No. 2 of 12 Sheets

BUILDING UNITS PLAN No 106593



IAN ALLAN D'ESPIE GLEW
MANAGER STATUTORY PLANNING

COLIN JAMES DUTTON
CO-ORDINATOR SUBDIVISION SERVICES

SCALE: 1 : 250

~~Chief Executive Officer~~

COUNCIL OF THE CITY OF GOLD COAST

Building Units and Group Titles Act 1980
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980
(Form 2)

Name of Building: "SANTA ANNE BY THE SEA"

Regulation 8(1)
Sheet No. 3 of 12 Sheets

BUILDING UNITS PLAN NO. 106593

I, STEWART CAMERON McINTYRE, of 19 PHILIPPINE PDE, PALM BEACH
licensed surveyor registered under the Surveyors Act 1977 hereby certify that:—

(a) The building shown on the *building units plan/~~building units plan of subdivision~~ to which this certificate is
annexed is within the external surface boundaries of the parcel the subject of the said plan ~~subject to~~
~~paragraph (b) of this certificate;~~

~~(b) (i) Where eaves or guttering project beyond such boundaries an appropriate easement has been granted as~~
~~an appurtenance of the parcel; and~~

~~(ii) Where that projection is over a road the local authority has consented thereto pursuant to the ordinances~~
~~or by laws as the case may be;~~

and

(c) I have physically inspected the building shown on the building units plan to which this certificate is annexed
and—

(i) it conforms to the building units plan as submitted; and

(ii) the numbering of the lots agrees with the numbering on the building units plan; and

(iii) the areas designated as parts of lots (including garages) have been suitably identified and structurally
divided; and

(iv) all lots in the building are physically connected to each other in an approved manner.

DATED this

18th

day of

November

19 97



LICENSED SURVEYOR

* Delete whichever is inapplicable

IAN ALLAN D'ESPIE GLEW
MANAGER STATUTORY PLANNING

COLIN JAMES DUTTON
CO-ORDINATOR SUBDIVISION SERVICES

~~Chief Executive Officer~~

COUNCIL OF THE CITY OF GOLD COAST

Building Units and Group Titles Act 1980
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980
(Form 3)

Name of Building: "SANTA ANNE BY THE SEA"

Regulation 8(1)
Sheet No. 4 of 12 Sheets

BUILDING UNITS PLAN NO. 106593

CERTIFICATE OF LOCAL AUTHORITY

Council OF THE CITY OF GOLD COAST hereby certifies that the proposed subdivision of the parcel as illustrated in the abovementioned plan has been approved by the Council OF THE CITY OF GOLD COAST and that all the requirements of The Local Government Act 1936/Local Government (Planning & Environment) Act 1990 as modified by the Building Units and Group Titles Act 1980 have been complied with in regard to the subdivision.

DATED this **27TH** day of **NOVEMBER**, 19 **97**

GIVEN under the Corporate Seal of the
COUNCIL of the CITY OF GOLD COAST
signed by IAN ALLAN D'ESPIE GLEW
the Manager Statutory Planning and COLIN JAMES
DUTTON the Co-ordinator Subdivision Services
they being the authorised officers to sign, affix and
witness such seal pursuant to Council Minute Number
C96.1015.021

~~MAYOR~~

~~CHIEF EXECUTIVE OFFICER~~

Council OF THE CITY OF GOLD COAST

Building Units and Group Titles Act 1980
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980
(Form 6)

Name of Building: "SANTA ANNE BY THE SEA"

Regulation 8(1)
Sheet No. 5 of 12 Sheets

BUILDING UNITS PLAN NO. 106593

I, **BRIAN MALCOLM GOBIE**, of **MOLENDINAR**
~~an architect within the meaning of the Architects Act 1985.~~
~~an architect within the meaning of the Architects Act 1985.~~
~~a building surveyor appointed by the Council + OF THE CITY OF GOLD COAST~~
~~a building surveyor appointed by the Council + OF THE CITY OF GOLD COAST~~
~~a building inspector appointed by the Council +~~

hereby certify that the building shown on the *building units plan/~~building units plan of re-subdivision~~
to which this certificate is annexed has been substantially completed in accordance with plans
and specifications approved by ~~the Council + OF THE CITY OF GOLD COAST~~
/a designated officer of the Council + OF THE CITY OF GOLD COAST

DATED this **26TH** day of **NOVEMBER**, 19 **97**.

B. M. Gobie

~~*Architect/Building surveyor/Building inspector.~~
~~Architect Building surveyor~~

* Delete whichever is inapplicable
+ Insert name of local authority

IAN ALLAN DESPIE GLEW
MANAGER STATUTORY PLANNING

COLIN JAMES DUTTON
CO-ORDINATOR SUBDIVISION SERVICES

~~Chief Executive Officer~~

COUNCIL OF THE CITY OF GOLD COAST

Building Units and Group Titles Act 1980
 BUILDING UNITS AND GROUP TITLES REGULATIONS 1980
 (Form 8)

Name of Building: "SANTA ANNE BY THE SEA"

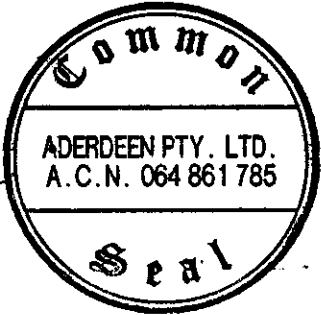
Regulation 8(1)
 Sheet No. 6 of 12 Sheets

BUILDING UNITS PLAN NO. 106593

SCHEDULE OF LOT ENTITLEMENTS AND REFERENCE TO
 CURRENT CERTIFICATE OF TITLE

Lot No.	Level	Entitlement	Current C's T.		Lot No.	Level	Entitlement	Current C's T.	
			Vol.	Fol.				Vol.	Fol.
1	B	219							
2	B	225							
3	B	225							
4	B	225							
5	C	225							
6	C	229							
7	C	229							
8	C	234							
9	C	234							
10	D	232							
11	D	237							
12	D	237							
13	D	243							
14	D	243							
15	E&F	295							
16	E	245							
17	E	248							
18	E&F	295							
19	E&F	295							
AGGREGATE		4615			AGGREGATE				

SIGNATURE OF REGISTERED PROPRIETOR:



[Signature] Director
 IAN ALLAN D'ESPIE GLEW
 MANAGER STATUTORY PLANNING
[Signature] Director
 COLIN JAMES DUTTON
 CO-ORDINATOR SUBDIVISION SERVICES

Chief Executive Officer
 COUNCIL OF THE CITY OF GOLD COAST

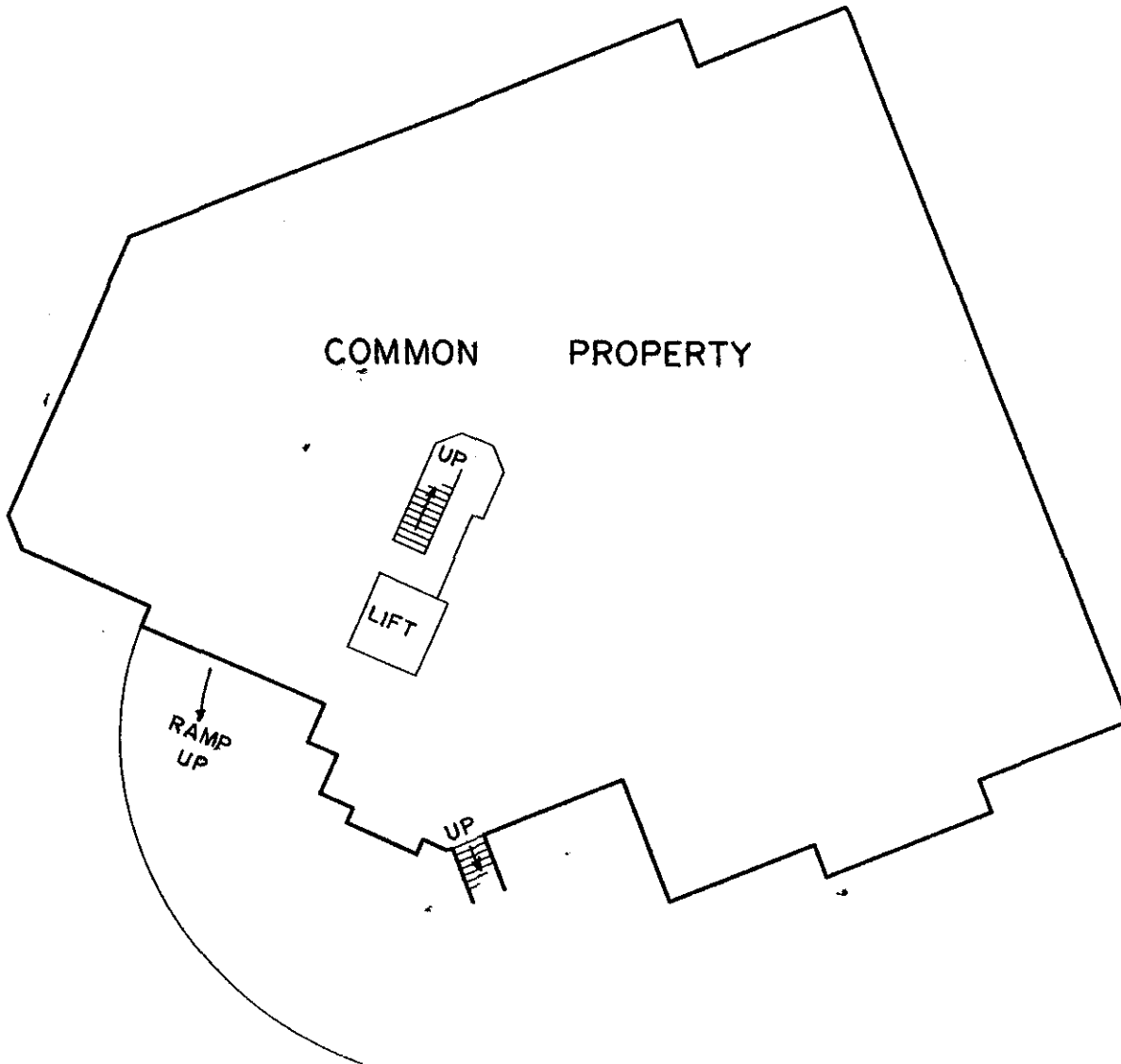
Building Units and Group Titles Act 1980
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980
(Form 9)

Name of Building: "SANTA ANNE BY THE SEA"

Regulation 8(1)
Sheet No. 7 of 12 Sheets

BUILDING UNITS PLAN NO. 106593

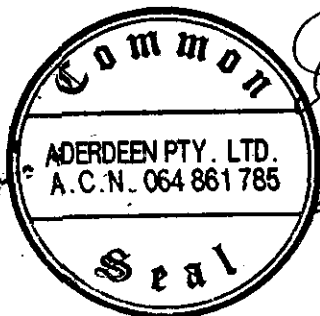
LEVEL A



Scale: 1:250

Floor areas are approximate only.

SIGNATURE OF REGISTERED PROPRIETOR:



IAN ALLAN DESPIE GLEW
MANAGER STATUTORY PLANNING

COLIN JAMES DUTTON
CO-ORDINATOR SUBDIVISION SERVICES

~~Chief Executive Officer~~

COUNCIL OF THE CITY OF GOLD COAST

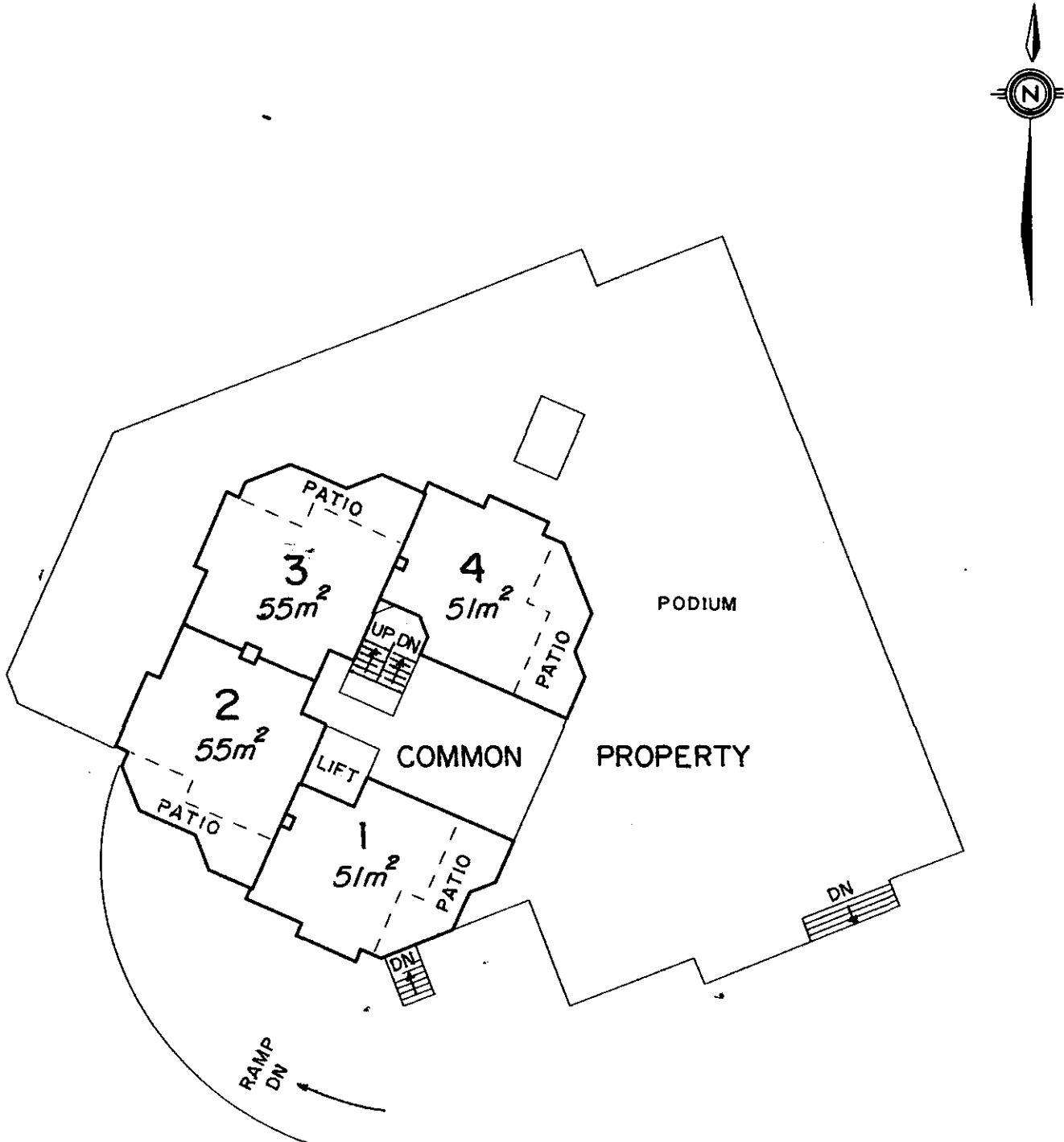
Building Units and Group Titles Act 1980
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980
(Form 9)

Name of Building: "SANTA ANNE BY THE SEA"

Regulation 8(1)
Sheet No. 8 of 12 Sheets

BUILDING UNITS PLAN NO. 106593

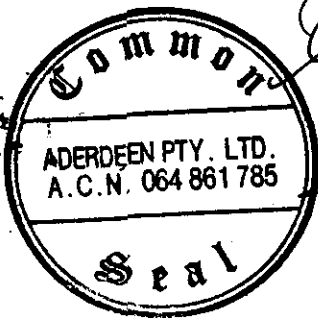
LEVEL B



Scale: 1:250

Floor areas are approximate only.

SIGNATURE OF REGISTERED PROPRIETOR:



[Signature]
Director

[Signature]
Director

IAN ALLAN DESPIE GLEW
MANAGER STATUTORY PLANNING
COLIN JAMES DUTTON
CO-ORDINATOR SUBDIVISION SERVICES

~~Chief Executive Officer~~

COUNCIL OF THE CITY OF GOLD COAST

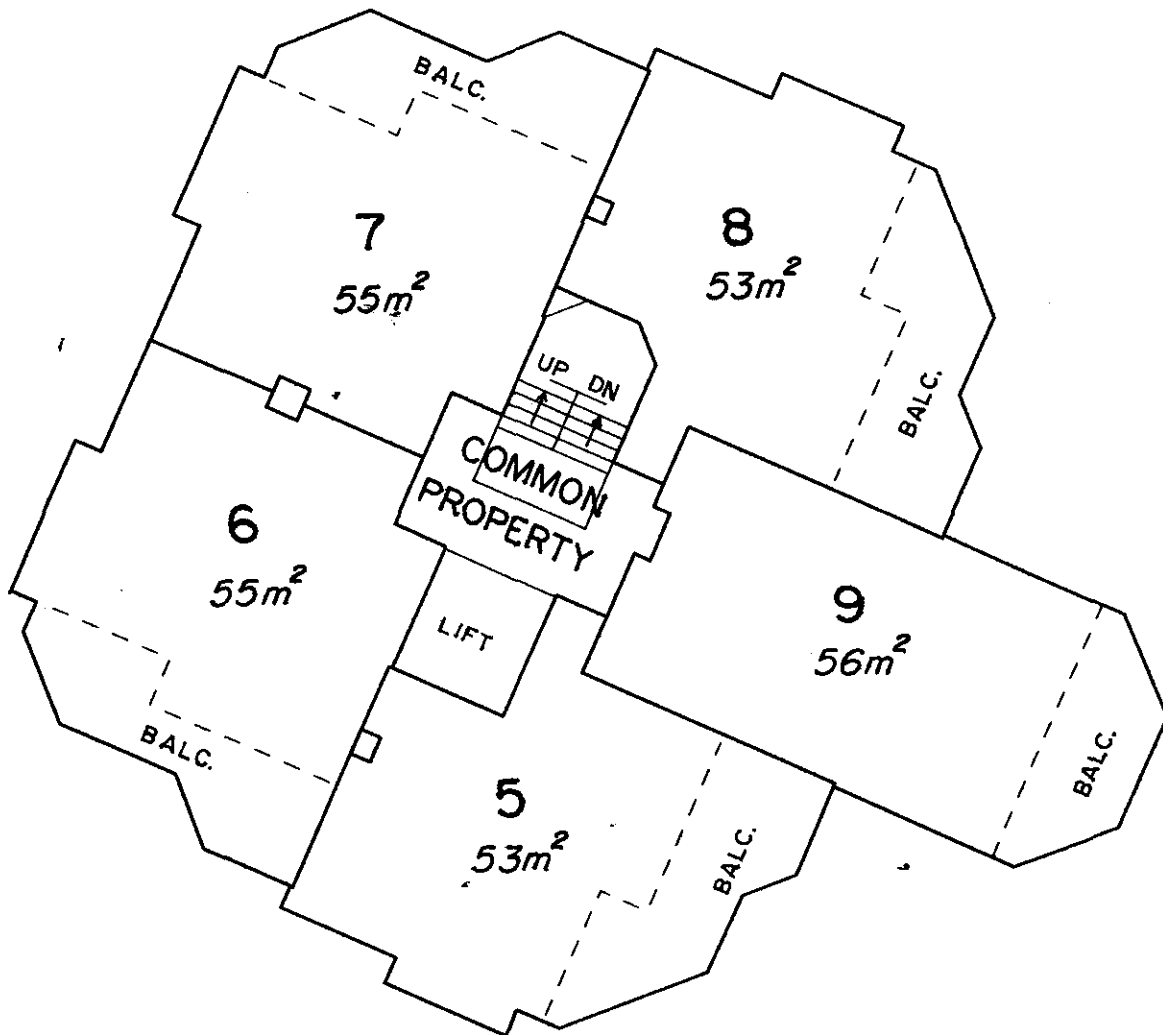
Building Units and Group Titles Act 1980
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980
(Form 9)

Name of Building: "SANTA ANNE BY THE SEA"

Regulation 8(1)
Sheet No. 9 of 12 Sheets

BUILDING UNITS PLAN NO. 106593

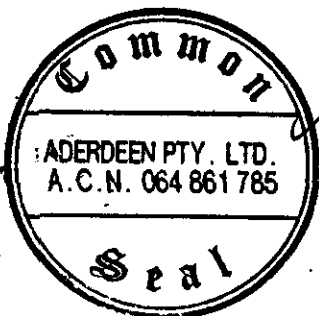
LEVEL C



Scale: 1:150

Floor areas are approximate only.

SIGNATURE OF REGISTERED PROPRIETOR:



[Signature]
Director

IAN ALLAN D'ESPIE GLEW
MANAGER STATUTORY PLANNING

COLIN JAMES DUTTON
COORDINATOR SUBDIVISION SERVICES

[Signature]

~~Chief Executive Officer~~

COUNCIL OF THE CITY OF GOLD COAST

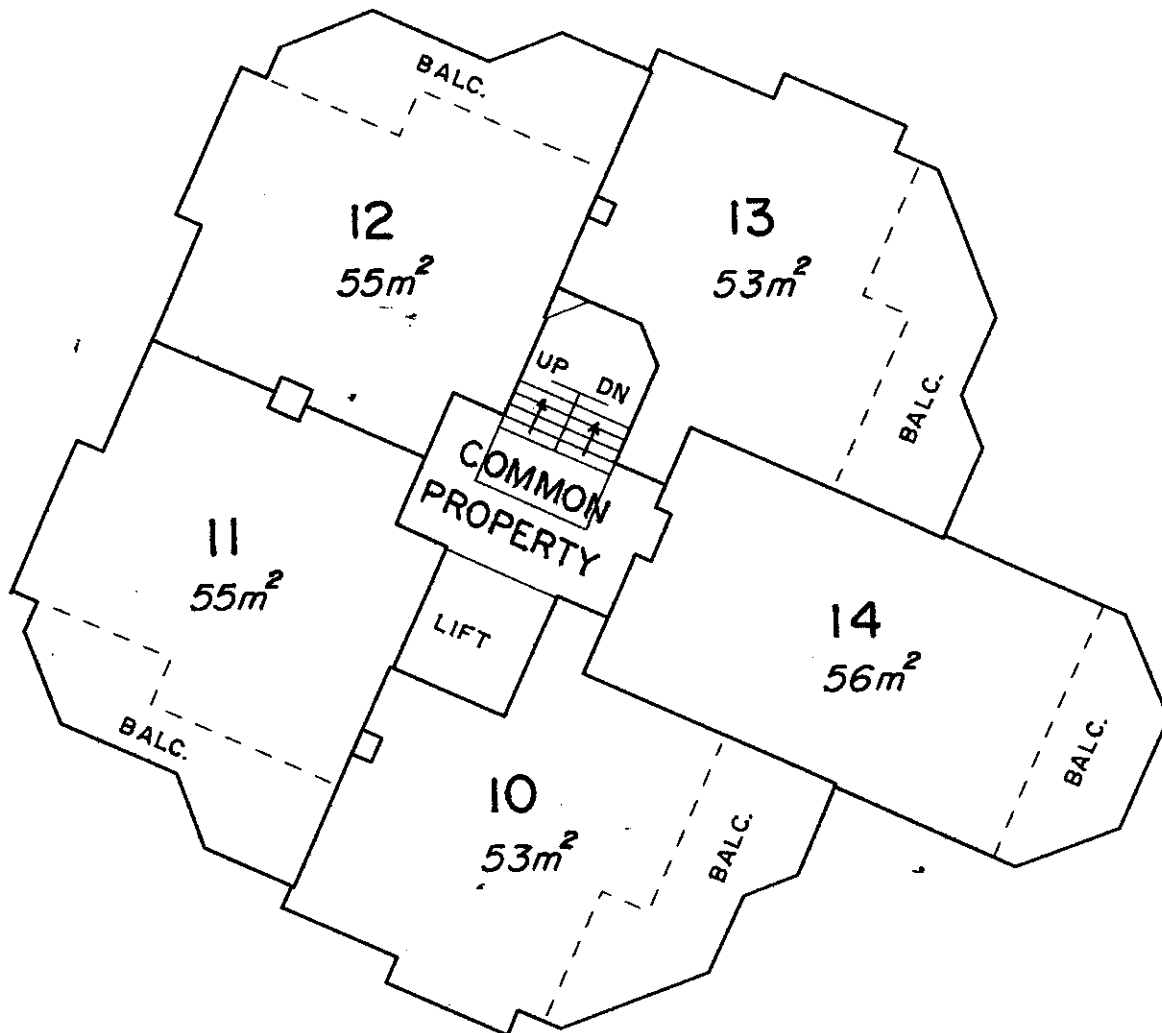
Building Units and Group Titles Act 1980
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980
(Form 9)

Name of Building: "SANTA ANNE BY THE SEA"

Regulation 8(1)
Sheet No. 10 of 12 Sheets

BUILDING UNITS PLAN NO. 106593

LEVEL D



Scale: 1:150

Floor areas are approximate only.

SIGNATURE OF REGISTERED PROPRIETOR:



[Signature]
Director

IAN ALLAN D'ESPIE GLEW
MANAGER STATUTORY PLANNING

COLIN JAMES DUTTON
CO-ORDINATOR SUBDIVISION SERVICES
~~Chief Executive Officer~~

COUNCIL OF THE CITY OF GOLD COAST

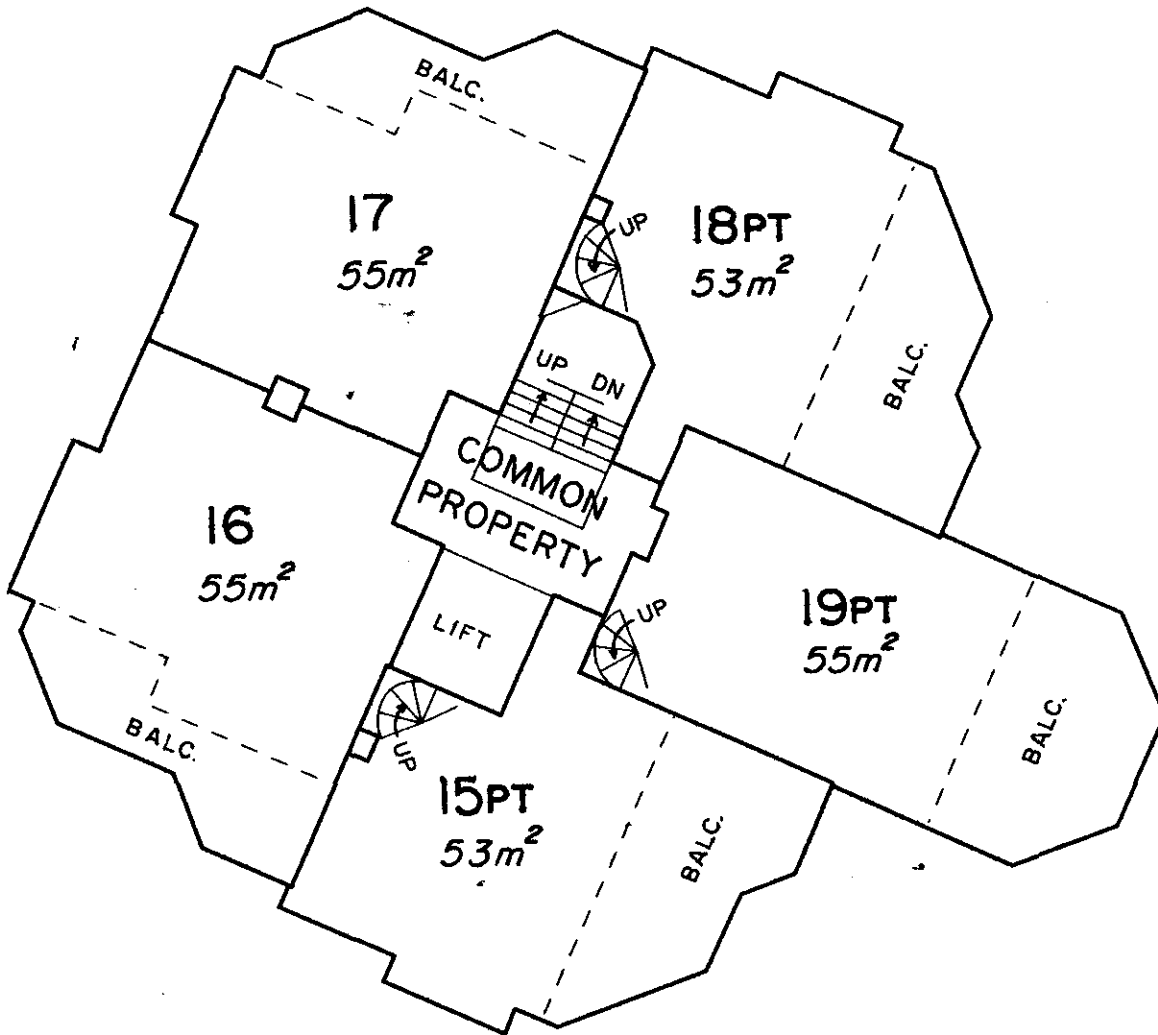
Building Units and Group Titles Act 1980
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980
(Form 9)

Name of Building: "SANTA ANNE BY THE SEA"

Regulation 8(1)
Sheet No. 11 of 12 Sheets

BUILDING UNITS PLAN NO. 106593

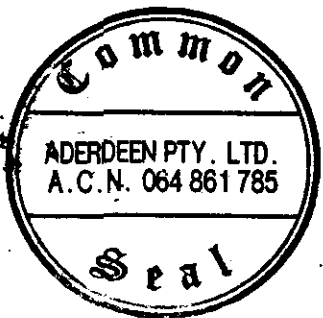
LEVEL E



Scale: 1:150

Floor areas are approximate only.

SIGNATURE OF REGISTERED PROPRIETOR:



[Signature]
Director
[Signature]
Director

IAN ALLAN DESPIE GLEW
MANAGER STATUTORY PLANNING
COLD LIVES DISTRICT
COORDINATOR SUBDIVISION SERVICES
Chief Executive Officer

COUNCIL OF THE CITY OF GOLD COAST

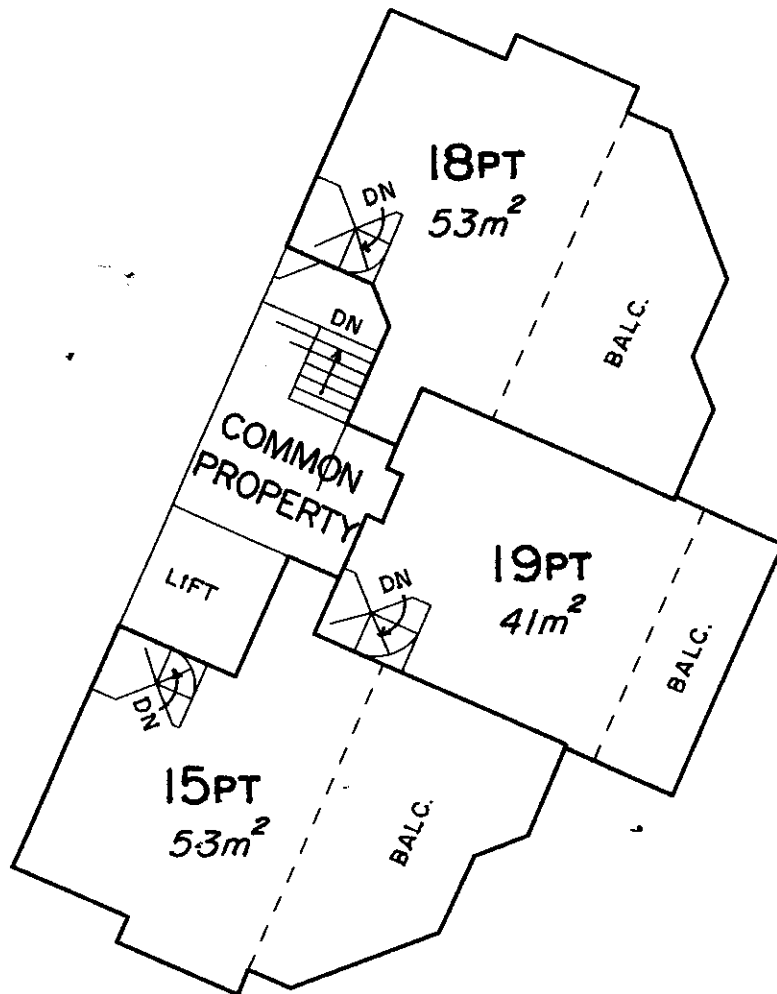
Building Units and Group Titles Act 1980
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980
(Form 9)

Name of Building: "SANTA ANNE BY THE SEA"

Regulation 8(1)
Sheet No. 12 of 12 Sheets

BUILDING UNITS PLAN NO. 106593

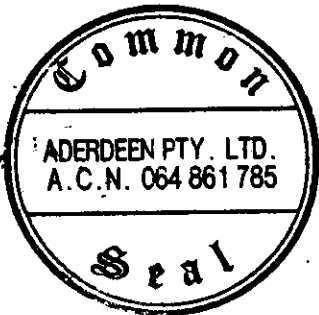
LEVEL F



Scale: 1:150

Floor areas are approximate only.

SIGNATURE OF REGISTERED PROPRIETOR:



[Signature]
Director
[Signature]
Director

[Signature]
IAN ALLAN D'ESPIE GLEW
MANAGER STATUTORY PLANNING
COLIN JAMES DUTTON
CO-ORDINATOR SUBDIVISION SERVICES
Chief Executive Officer

COUNCIL OF THE CITY OF GOLD COAST

FORM 18 Version 3

QUEENSLAND LAND REGISTRY

Land Title Act 1994 and Land Act 1994

GENERAL CONSENT

Page 1 of 1

1.	Description of Lot	County	Parish	Title Reference
	Lot 27 on RP 901504	Ward	Gilston	50196372

2. Instrument being consented to

Instrument type	Building Units Plan 106593
Dated	
Names of parties	Aderdeen Pty Ltd A.C.N. 064 861 785 (Registered Proprietor)

3. Instrument under which consent required

Dealing Type	Mortgage
Dealing No.	702151695
Name of consenting party	Oarfield Pty Ltd A.C.N. 078 314 155

4. Execution by consenting party

The party identified in item 3 consents to the registration of the instrument identified in item 2.

Witnessing Officer**Execution Date**

..... signature

1 / 12 / 97

..... full name

..... qualification

as per Schedule 1 of Land Title Act 1994 (eg Legal Practitioner, JP, C.Dec)

Consenting Party's Signature

Handwritten signature of a Director of Oarfield Pty Ltd across a circular company stamp. The stamp contains the text 'OARFIELD PTY LTD', 'ACN 078 314 155', and 'Director'.

FORM 18 Version 3

QUEENSLAND LAND REGISTRY

Land Title Act 1994 and Land Act 1994

GENERAL CONSENT

Page 1 of 1

1. Description of Lot	County	Parish	Title Reference
Lot 27 on RP 901504	Ward	Gilston	50196372

2. Instrument being consented to

Instrument type	Building Units Plan 106593
Dated	
Names of parties	Aderdeen Pty Ltd A.C.N. 064 861 785 (Registered Proprietor)

3. Instrument under which consent required

Dealing Type	Mortgage
Dealing No.	701886588
Name of consenting party	Australian and New Zealand Banking Group Limited A.C.N. 005 357 522

4. Execution by consenting party

The party identified in item 3 consents to the registration of the instrument identified in item 2.

Witnessing Officer**Execution Date****Consenting Party's Signature**

 signature

28 / 11 / 97

BRIAN ERNEST WILES full name

Australia and New Zealand Banking Group Ltd
ACN 005 357 522 by its authority under
Power of Attorney No. 702238820
Manager Esanda Property Finance

JUSTICE OF THE PEACE... qualification

as per Schedule 1 of Land Title Act 1994 (eg Legal Practitioner, JP, C.Dec)



QUEENSLAND
GOVERNMENT

Department of Transport and Main Roads

Property Search - Advice to Applicant

Property Search reference **959936**

Date: 17/10/2025

Search Request reference: **176212982**

Applicant details

Applicant: Vlad Simanovic

vlad@spotonconveyancing.com.au

Buyer: not known not known

Search response:

Your request for a property search on Lot 18 on Plan BUP106593 at Unit 18 13-15 Anne Av, Broadbeach Qld 4218 has been processed.

At this point in time the Department of Transport and Main Roads has no land requirement from the specified property.

Note:

1. Development proposed on this property may require approval under the Planning Act. This may include referral to the State Assessment and Referral Agency for assessment of the impacts to state transport corridors and infrastructure.
2. New or changed access between this property and a state transport corridor will require approval under the Transport Infrastructure Act.
3. To see what other State Government planning has been identified in your area, please refer to the online DA Mapping system. Refer to the State Transport interests under the SARA layers to identify what interests TMR has in your locality.
< <https://planning.dsdmip.qld.gov.au/maps/sara-da> >
4. Any properties located in proximity to a current or future State transport corridor may be affected by noise. For existing corridors, refer to the online SPP interactive mapping system. Select the Information Purposes and refer to the Transport Infrastructure. If the property is located in a mandatory transport noise corridor then Mandatory Part 4.4 of the Queensland Development Code will apply.
< <https://planning.dsdmip.qld.gov.au/maps/spp> >

Disclaimer:

Any information supplied by this Department of Transport and Main Roads' (TMR) property search is provided on the basis that you will use your own judgement to independently evaluate, assess and verify the information's completeness, suitability, purpose and usefulness.

Without limitation, TMR is under no liability for any negligence, claim, loss or damage (including consequential or indirect loss or lost time, profits, savings, contracts, revenue, interest, business opportunities, goodwill or damage to reputation) however caused (whether by negligence or otherwise) that may be suffered or incurred or that may arise directly or indirectly out of any act or omission on its part in connection with the use and reliance upon, and the provision of this property search, including loss or damage caused by any delays in providing this property search to the party who requested the information or any errors, misdescriptions, incompleteness and inaccuracies in the information. TMR excludes all warranties, representations, terms, conditions and undertaking in respect of the completeness, quality, accuracy, suitability or fitness of the information contained in this property search for your purpose. You acknowledge that the information provided is indicative only and may be subject to change.



Department of the Environment, Tourism, Science and Innovation (DETSI)
ABN 46 640 294 485
GPO Box 2454, Brisbane QLD 4001, AUSTRALIA
www.detsi.qld.gov.au

SEARCH RESPONSE
ENVIRONMENTAL MANAGEMENT REGISTER (EMR)
CONTAMINATED LAND REGISTER (CLR)

InfoTrack PTY LTD
PO Box 10314, Adelaide Street
Brisbane QLD 4001

Transaction ID: 51069981 EMR Site Id: 14 October 2025
Cheque Number:
Client Reference:

This response relates to a search request received for the site:

Lot: 18 Plan: BUP106593
18/13 ANNE AV
BROADBEACH

EMR RESULT

The above site is NOT included on the Environmental Management Register.

CLR RESULT

The above site is NOT included on the Contaminated Land Register.

ADDITIONAL ADVICE

All search responses include particulars of land listed in the EMR/CLR when the search was generated.
The EMR/CLR does NOT include:-

1. land which is contaminated land (or a complete list of contamination) if DETSI has not been notified
2. land on which a notifiable activity is being or has been undertaken (or a complete list of activities) if DETSI has not been notified

If you have any queries in relation to this search please email emr.clr.registry@detsi.qld.gov.au

Administering Authority

City Plan property report

Economy, Planning and Environment Directorate
Planning Enquiries Centre
City Development Branch
PO Box 5042 GOLD COAST MC QLD 9729
P: (07) 5582 8708
E: mail@goldcoast.qld.gov.au
W: cityofgoldcoast.com.au

Property Details

Property address

13-15 Anne Avenue, BROADBEACH, 4218

Lot and Plan

18BUP106593

Area

106 m²

City Plan content

Zone map

Residential zones category

Low density residential

Low density residential, Large lot precinct

Low density residential, Calypso Bay precinct

Medium density residential

Medium density residential, Calypso Bay precinct

High density residential

Centres zones category

Centre

Neighbourhood centre

Neighbourhood centre, West Burleigh historic township precinct

Recreation zones category

Sport and recreation

Sport and recreation, Bond University precinct

Sport and recreation, Bundall equestrian area precinct

Open space

Tourism zones category

Major tourism

Major tourism, Island resorts precinct

Major tourism, Sea World precinct

Major tourism, The Spit northern tourism precinct

Major tourism, The Spit eastern tourism precinct

Major tourism, The Spit southern tourism precinct

Major tourism, Wildlife park precinct

Environment zones category

Conservation

Industry zones category

Low impact industry

Low impact industry, Future low impact industry precinct

Medium impact industry

Medium impact industry, Future medium impact industry precinct

High impact industry

High impact industry, Future high impact industry precinct

Waterfront and marine industry

Waterfront and marine industry, The Spit marine industry precinct

Other zones category

Community facilities

Emerging community

Emerging community, Upper Coomera precinct

Extractive industry

Extractive industry, Extractive industry indicative buffer

Innovation

Innovation, Bond University precinct

Innovation, Gold Coast cultural precinct

Limited development (constrained land)

Mixed use

Mixed use, Bermuda Point precinct

Mixed use, Fringe business precinct

Rural

Rural, Rural landscape and environment precinct

Rural residential

Rural residential, Rural residential landscape and environment precinct

Special purpose

Special purpose, Special development areas precinct

Township

Township, Commercial precinct

Township, Large lot precinct

Unzoned

Property boundaries

Selected property

Applicable mapping content		Related City Plan content	
Division			
Division 10 (view divisional contact details)			
Zones			
High density residential zone		High density residential zone code Tables of assessment: • Material change of use • Reconfiguring a lot • Building work • Operational work	
Overlay maps			
Acid sulfate soils: • Land at or below 5m AHD		Acid sulfate soils overlay code Tables of assessment: • Acid sulfate soils overlay	
Acid sulfate soils: • Land at or below 20m AHD		Acid sulfate soils overlay code Tables of assessment: • Acid sulfate soils overlay	
Airport environs - Procedures for Air Navigation Services, Aircraft Operational (PANS-OPS) surfaces: • PANS-OPS contour		Airport environs overlay code Tables of assessment: • Airport environs overlay	
Building height			
Coastal erosion hazard Foreshore seawall: • Foreshore seawall setback		Coastal erosion hazard overlay code Tables of assessment: • Coastal erosion hazard overlay	
Dwelling house • Dwelling house overlay area		Tables of assessment: • Dwelling house overlay	
Light rail urban renewal area		Light rail urban renewal area overlay code Tables of assessment: • Light rail urban renewal area overlay	
Residential density			
LGIP			
Local Government Infrastructure Plan: • Priority infrastructure area		Local Government Infrastructure Plan	
Local Government Infrastructure Plan: • LGIP projection areas		Local Government Infrastructure Plan	
Date created	22 Oct 2025	Version	v12 - Current

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: PSC0256994

2. Location of the swimming pool

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

Street address:

13 ANNE AVE

BROADBEACH QLD

Postcode

4

2

1

8

Lot and plan details:

9999/BUP/106593

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

5

/

0

6

/

2

0

2

5

Expiry date:

2

5

/

0

6

/

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:

HELEN GALBRAITH

Pool safety inspector
licence number:

PS101069

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.

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

GENERAL REQUEST

Form 14 Version 4
Page 1 of 1

Duty Imprint

723215291

EF 470 \$109.31

24/04/2024 16:13:38

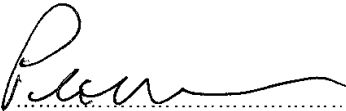
Sealing Number

OFFICE USE ONLY

Form is authorised by legislation and is
the records. For more information see
the Department's website.

1. Nature of request Request to Record a new Community Management Statement for the Body Corporate for Santa Anne By The Sea Community Titles Scheme 24482	Lodger (Name, address, E-mail & phone number) JG Settlements on behalf of Mathews Hunt Legal Tower One Southport Central Suite 1701, Lvl 7, 56 Scarborough Street, Southport Qld 4215 Tel: 617 5555 8000 Ref: PH:JC:107737 Email: admin@mathewshuntlegal.com.au	Lodger Code EF 219
2. Lot on Plan Description Common Property for Santa Anne By The Sea Community Titles Scheme 24482	Title Reference 50198325	
3. Registered Proprietor/State Lessee Body Corporate for Santa Anne By The Sea Community Titles Scheme 24482		
4. Interest Not Applicable		
5. Applicant Body Corporate for Santa Anne By The Sea Community Titles Scheme 24482		
6. Request I hereby request that: I hereby request that: the new Community Management Statement deposited herewith which amends Schedule C be recorded as the new Community Management Statement for Santa Anne By The Sea Community Titles Scheme 24482		
7. Execution by applicant		

23/04/2024
Execution Date


Peter Anthony Urquhart Hunt
Solicitor's Signature

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

QUEENSLAND TITLES REGISTRY
Body Corporate and Community Management Act 1997

FIRST/NEW COMMUNITY MANAGEMENT STATEMENT

CMS Version 4
Page 1 of 10

24482

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

Office use only
CMS LABEL NUMBER

**This statement incorporates and must
include the following:**

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

- | | |
|--|---|
| <p>1. Name of community titles scheme
Santa Anne By The Sea Community Titles Scheme
24482</p> | <p>2. Regulation module
Accommodation Module</p> |
|--|---|
-
- 3. Name of body corporate**
Body Corporate for Santa Anne By The Sea Community Titles Scheme 24482
-
- | | |
|--|---|
| <p>4. Scheme land
Lot on Plan Description
Lots 1-19 (inclusive) on BUP 106593

Common Property of Santa Anne By The Sea Community
Titles Scheme 24482</p> | <p>Title Reference
50198326-50198344
(inclusive)

50198325</p> |
|--|---|
-
- | | |
|--|---|
| <p>5. #Name and address of original owner
N/A</p> | <p>6. Reference to plan lodged with this statement
N/A</p> |
|--|---|

first community management statement only

- 7. New CMS exemption to planning body community management statement notation (if applicable*)**
Insert exemption clause (if no exemption – insert 'N/A' or 'not applicable')
Not applicable pursuant to section 60(6) of the *Body Corporate and Community Management Act 1997*

*If there is no exemption or for a first community management statement (CMS), a Form 18C must be deposited with the Request to record the CMS.

8. Execution by original owner/Consent of body corporate

(seal of body corporate)



171 41 24
Execution Date

[Signature]
Name: **PHILIP KERSHAW**
Chairperson/Secretary

[Signature]
Name: **MAUREEN PROCTOR**
Committee Member

***Execution**

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

Privacy Statement

Collection of information from this is authorised by legislation and is used to maintain publicly searchable records. For more information see the Department's website.

SCHEDULE A SCHEDULE OF LOT ENTITLEMENTS

Lot on Plan	Contribution	Interest
Lot 1 on BUP 106593	219	219
Lot 2 on BUP 106593	225	225
Lot 3 on BUP 106593	225	225
Lot 4 on BUP 106593	225	225
Lot 5 on BUP 106593	225	225
Lot 6 on BUP 106593	229	229
Lot 7 on BUP 106593	229	229
Lot 8 on BUP 106593	234	234
Lot 9 on BUP 106593	234	234
Lot 10 on BUP 106593	232	232
Lot 11 on BUP 106593	237	237
Lot 12 on BUP 106593	237	237
Lot 13 on BUP 106593	243	243
Lot 14 on BUP 106593	243	243
Lot 15 on BUP 106593	295	295
Lot 16 on BUP 106593	245	245
Lot 17 on BUP 106593	248	248
Lot 18 on BUP 106593	295	295
Lot 19 on BUP 106593	295	295
TOTALS	4615	4615

SCHEDULE B EXPLANATION OF THE DEVELOPMENT OF SCHEME LAND

- Sections 57(i)(e) and (f) of the Body Corporate and Community Management Act 1997 is not applicable.

SCHEDULE C BY-LAWS

- Health and Wellbeing, OH&S, Covid 19, Noise, Behaviour**

An owner, occupier or guest of a lot shall not create nuisance, hazard, disruption or disturbance likely to create unreasonable interference with the peaceful enjoyment of another person's personal space or immediate environment including Common Areas and Balconies.

The definition of nuisance and unreasonable interference has been expanded under the recently released Queensland Government Body Corporate Community Legislation "2023 Smoking Law" to include the following:

Noise, Pets, Music, Behaviour, Smoking, Vaping (E cigarettes)

The new nuisance and health and wellbeing legislation now also includes both the common property areas of a lot, and any open outdoor areas including the patio or balcony area of a person's allotment.

In regard to smoking and vaping, under the new legislation there is "no safe level of second-hand smoke or smoke drift." Any interference or disruption to a person's personal space or immediate environment is deemed a hazard.

Under the bylaw legislation of a lot, the person(s) being affected by the nuisance and unreasonable interference situation is entitled to bring this issue to the attention of the body corporate committee and/or caretaker of the lot.

The appropriate steps to resolve the situation will be undertaken by the committee and/or caretaker and will be escalated.

2A. VEHICLES

- (1) The Occupier of a lot must not, without the body corporate's written approval:
 - (a) Park a vehicle, or allow a vehicle to stand, on the common property; or
 - (b) Permit an invitee to park a vehicle, or allow a vehicle to stand, on the common property, except for the designated visitor parking which must remain available at all times for the sole use of visitors.
- (2) An approval under sub-section (1) must state the period for which it is given, with the exception of designated visitor parking.
- (3) However, the body corporate may cancel the approval by giving 7 days written notice to the occupier, with the exception of designated visitor parking
- (4) The owner or occupier or guest of a lot owning an electric vehicle and parking it in an assigned parking space must notify the Body Corporate Committee and Caretaker within a reasonable period of doing so.
- (5) The owner or occupier or guest of a lot owning an electric vehicle and parking it in an assigned parking space **must not charge their electric vehicle in the underground garage area.**

2B. OTHER RE-CHARGEABLE DEVICES

- (1) The definition of other re-chargeable devices includes the following, but this list is not complete. It is only an example of the re-chargeable devices that may be existing on a lot at Santa Anne. Other devices may be included in this list as required.
The limited example list is as follows:
Electric scooters, electric bikes, mobile phones, iPads, laptops, etc.
- (2) It is assumed that all owners, or occupiers or guests of a lot, will own the basic range of re-chargeable devices such as mobile phones, iPads and Laptops. These devices do not need to be referred to the Body Corporate Committee or Caretaker.
- (3) The owner or occupier or guest of a lot owning an electric bike or scooter must inform the Body Corporate Committee or Caretaker within a reasonable period. These re-chargeable devices will be charged within a person's lot or unit. The owner or occupier or guest of a lot must ensure that these devices are charged safely as per the recommended guidelines for such devices.
- (4) When charging any of the above devices, they must not be left on charge without supervision. Further, when charging any of the above devices they must not be left on extended charge unsupervised possibly causing an overcharging situation and potential fire.

3. OBSTRUCTION

A owner or occupier of a lot shall not obstruct lawful use of common property by any person.

4. DAMAGE TO LAWNS ETC ON COMMON PROPERTY

A owner or occupier of a lot shall not:

- (a) damage any lawn, garden, tree, shrub, plant or flower being part of or situated upon common property; or
- (b) except with the consent in writing of the body corporate, use for his own purposes as a garden any portion of the common property.

5. DAMAGE TO COMMON PROPERTY AND ASSETS

A owner or occupier of a lot shall not mark, paint, drive nails or screws or the like into, or otherwise damage or deface, any structure that forms part of the common property or common property assets except with the consent in writing of the body corporate, but this by-law does not prevent a owner or occupier or person authorised by him from installing:

- (a) any locking or other safety device for protection of his lot against intruders, or
- (b) any screen or other device to prevent entry of animals or insects upon his lot;

provided that the locking or other safety device or, as the case may be, screen or other device is constructed in a workman-like manner, is maintained in a state of good and serviceable repair by the owner and does not detract from the amenity of the building.

6. BEHAVIOUR OF INVITEES

A owner or occupier of a lot shall take all reasonable steps to ensure that his invitees do not behave in a manner likely to interfere with the peaceful enjoyment of the owner or occupier of another lot or of any other person lawfully using the common property.

7. DEPOSIT RUBBISH, ETC, ON COMMON PROPERTY

A owner or occupier of a lot shall not deposit or throw upon the common property any rubbish, dirt, dust or other material likely to interfere with the peaceful enjoyment of the owner or occupier of another lot or any person lawfully using the common property.

8. APPEARANCE OF BUILDING

An owner or occupier of a lot shall not, except with the consent in writing of the body corporate, hang any washing, towel, bedding, clothing or other article or display any sign, advertisement, placard, banner, pamphlet or like matter on any part of his lot in such a way as to be visible from outside the building.

9. STORAGE OF FLAMMABLE LIQUIDS

A owner or occupier of a lot shall not, except with the consent in writing of the body corporate, use or store upon his lot or upon the common property any flammable chemical, liquid or 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.

10. GARBAGE DISPOSAL

A owner or occupier of a lot shall:

- (a) save where the body corporate provides some other means of disposal of garbage, maintain within his lot, or on such part of the common property as may be authorised by the body corporate, in a clean and dry condition and adequately covered, a receptacle for garbage;
- (b) comply with all local authority by-laws and ordinances relating to the disposal of garbage;
- (c) ensure that the health, hygiene and comfort of the owner or occupier of any other lot is not adversely affected by his disposal of garbage.

11. KEEPING ANIMALS

Subject to the Act, a owner or occupier of a lot shall not, without the approval in writing of the body corporate keep any animal upon his lot or the common property.

12. MANAGEMENT/LETTING UNIT

Lot 3 may be used both for residential purposes and for the purposes of Management of the building and for the sale and letting of units in the building on behalf of the owners, and rendering of such services to occupants of units in the building and may without the consent of the Body Corporate Committee display signs or notices for the purposes of offering for sale or for lease or for letting any unit in the building. The owner o occupier of lot 3

may be licensed by any government authority or department for the purposes of the letting of lots and may conduct such activity for the maximum term allowable under the module of regulation for the building. The body corporate shall not authorise the use of any other lot for the purposes set out in this by law.

13. USE OF LOTS

Subject to any exclusions contained in these by-laws a owner of a lot shall not use that lot or permit the same to be used otherwise than for residential purposes nor for any purpose that may cause a nuisance or hazard or for any illegal or immoral purpose or for any other purpose that may endanger the safety or good reputation of persons residing within that parcel.

14. USE OF RADIOS ETC

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

15. STRUCTURAL ALTERATIONS TO THE INTERIOR OF LOTS

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 Body Corporate Committee. The Body Corporate Committee shall be entitled to request copies of such plans and specifications as it might consider necessary to enable it to grant approval and the owner of a Lot shall comply with all such specifications as it might consider necessary to enable it to grant its approval and the owner of a lot shall comply with all such requests PROVIDED HOWEVER that where kitchen facilities are to be installed an extraction system approved by the Body Corporate Committee and relevant Statutory Authorities must be installed.

16. ALTERATIONS TO THE EXTERIOR OF LOTS

Subject to the exclusions in By-Law 15, where a Owner proposed to carry out work which will alter the exterior of any Lot, he shall follow the procedure set out below:

- (a) Apply in writing to the Body Corporate outlining the proposed work and provide plans and specifications. Such plans and specifications must be of the same architectural standard as the development.
- (b) The Body Corporate on behalf of the owner shall submit to the Architect nominated from time to time the plans and specifications for his consent in writing. The Body Corporate will use its best endeavours to ensure that the Architect gives a decision with reasonable expedition.
- (c) The decision of the Architect to consent or not to any plans and specification shall be final, provided that the Architect shall be entitled to consent to such plans with appropriate variations. If the Architect refuses to give such consent the owner shall not be entitled to make the alterations proposed.
- (d) If the Architect consents to such plans then the proposal will be submitted to a general meeting of the Body Corporate for permission to proceed with alterations.
- (e) Any costs associated with the procedure outlined above, including any fee from the Architect, shall be paid by the Owner seeking to make the alteration.

17. FENCES, PERGOLAS, SCREENS, EXTERNAL BLINDS OR AWNINGS

A owner of a Lot shall not construct or permit the construction or erection of any fence, pergola, screen, external blind or awning of any kind within or upon a lot or on common property without the prior approval in writing of the Body Corporate Committee. Such work must be carried out in a workmanlike manner and must not detract from the overall appearance of the Development.

18. MAINTENANCE RESPONSIBILITY OF ALTERATIONS TO COMMON PROPERTY

Any alteration made to common property or fixture or fitting attached to common property by an owner of a lot, whether made or attached without or without the approval of the Body Corporate Committee, shall, unless otherwise provided by resolution of general meeting or of a meeting of the Committee, be repaired and maintained by the owner for the time being of the Lot.

19. MAINTENANCE OF LOTS

Each owner shall be responsible for the maintenance of his lot and shall ensure that his lot is so kept and maintained as not to be offensive in appearance to other lot owners through the accumulation of excess rubbish or otherwise. Save for those Lots with fully fenced areas, maintenance of laws and gardens that are located within the Lot, will be the responsibility of the Body Corporate and the duty of maintenance shall be discharged by the Manager.

20. REPLACEMENT OF GLASS

Windows shall be kept clean and promptly replaced by the owner of the lot with fresh glass of the same kind and weight as at present if broken or cracked.

21. BEHAVIOUR OF INVITEES

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

22. WINDOW TREATMENTS SUCH AS CURTAINS/SIMILAR VENETIAN BLINDS AND SHUTTERS

A owner shall not hang curtains visible from outside the lot unless those curtains have a white backing or unless such colour and design have been provided by the Body Corporate Committee. A owner shall not install, renovate and/or replace a curtain backing or window treatment without having the colour and design of same approved by the Body Corporate Committee. In giving such approvals, the Body Corporate Committee shall ensure so far as practicable that curtain backing and window treatment used in all units have colours that are sympathetic to the tones of the building present an aesthetic appearance when viewed from common property or any other lot.

23. AUCTION SALES

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

24. VISITOR CARPARKING

The Manager will have the absolute authority to nominate which visitors car spaces may be used by owners, occupiers and guest. The Manager can also nominate the time limited for use of each area.

25. CORRESPONDENCE AND REQUESTS TO THE SECRETARY OF THE BODY CORPORATE

All complaints, applications or requests to the Body Corporate or its Committee shall be addressed in writing to the Secretary or the Body Corporate Manager of the Body Corporate.

26. DISPLAY UNIT

While Aderdeen Pty Ltd remains a owner, occupier or lessee of any lot, it and its officers, servants and/or agents shall be entitled to use any dwelling of which it remains a owner, occupier or lessee as a display dwelling and

shall be entitled to allow prospective purchasers to inspect any such dwelling and shall be entitled to allow prospective purchasers to inspect any such dwelling and for such purpose shall be entitled to use signs advertising or display material in or about the dwelling and common property as it thinks fit. Such signs shall be attractive and tasteful having regard to the general appearance of the Parcel, and shall not at any time, and from time to time, be more in terms of number and size than is reasonably necessary.

27. COPY OF BY-LAWS TO BE PRODUCED UPON REQUEST

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

28. RECOVERY OF COSTS (LEVIES)

A owner shall pay on demand the whole of the Body Corporate Costs and expenses (including Solicitor and own client costs) which amount shall be deemed to be a liquidated debt due, in recovering all and any levies or moneys duly levied upon such owner by the Body Corporate pursuant to the Act.

29. POWER OF BODY CORPORATE COMMITTEE

The Body Corporate Committee may make rules relating to the common property not inconsistent with these By- Laws and the same shall be observed by the owners of lots unless and until they are disallowed or revoked by a majority resolution at a general meeting of the Body Corporate.

30. USE OF POOL

In relation to the use of the pool (if any) and adjacent areas a proprietor or occupier of a lot shall ensure:

- (a) That his invitees and guests do not use the same unless he or another proprietor or occupier accompanies them;
- (b) That children below the age of thirteen (13) years are not in or around the same unless accompanied by an adult proprietor or occupier exercising effective control over them;
- (c) That alcoholic beverages are not taken to or consumed in or around the same;
- (d) That glass containers or receptacles of any type are not taken to or allowed to remain in or around the same;
- (e) That he and his invitees shall exercise caution at all times in using the pool and shall not behave in any manner that is likely to interfere with the use and enjoyment of the same by other persons; and
- (f) That no use is made of the pool between the hours of 9.00pm to 7.00am.

31. BARBECUE AREA AND PERGOLA

The barbecue area and pergola shall not be used between the hours of 10.00pm and 7.00am without the consent of the committee of the body corporate.

32. NO INTERFERENCE WITH POOL

A proprietor or occupier of a lot shall not without proper authority adjust or interfere with the operation of any equipment associated with the pool.

33. PABX CABLING

Should the manager provide a PABX system for the building then insofar as may be reasonably necessary to facilitate operation of the system the manager shall be entitled to run cabling and wiring and locate apparatus associated with the system across common property provided this is attended to and maintained in a manner satisfactory to the committee of the body corporate.

34. ENGAGEMENT OF BODY CORPORATE MANAGER AND SERVICE CONTRACTORS

The body corporate may enter into with those persons or corporations as the body corporate may determine the following agreements:

- (a) An agreement with a body corporate manager.
- (b) Agreements with service contractors (if any).
- (c) Any other agreements to enable the Body Corporate to carry out its functions as a body corporate.

If any of the aforesaid agreements have been entered into by the Body Corporate prior to the registration of these by-laws then this by-law shall be sufficient ratification of such agreements.

35. EXCLUSIVE USE - CARETAKER'S STORAGE - CAR PARKING

- (a) The proprietor for the time being of the lot occupied by the person or corporation with which the Body Corporate has entered into a Building Managers Agreement (incorporating a Letting Agent Authorisation) ("the management lot") shall have the rights of exclusive use for himself of that part of the common property to be nominated by Tony Sergiacomi within 12 months of the date of registration of the Community Management Statement for the storage of plant, equipment, goods and chattels used by him in connection with the discharge of his duties pursuant to the Building Managers Agreement (incorporating a letting agent authorisation)
- (b) The owner for the time being of each lot in the building shall be entitled to the exclusive use for himself and his licensees of the car spaces identifying number of which have been notified to the Body Corporate and shown in Schedule E hereof. Each owner to whom exclusive use of a car space or spaces is given pursuant to this by-law shall use such space or spaces for the purpose of car parking only and shall not litter the same or so use the same as to create a nuisance.

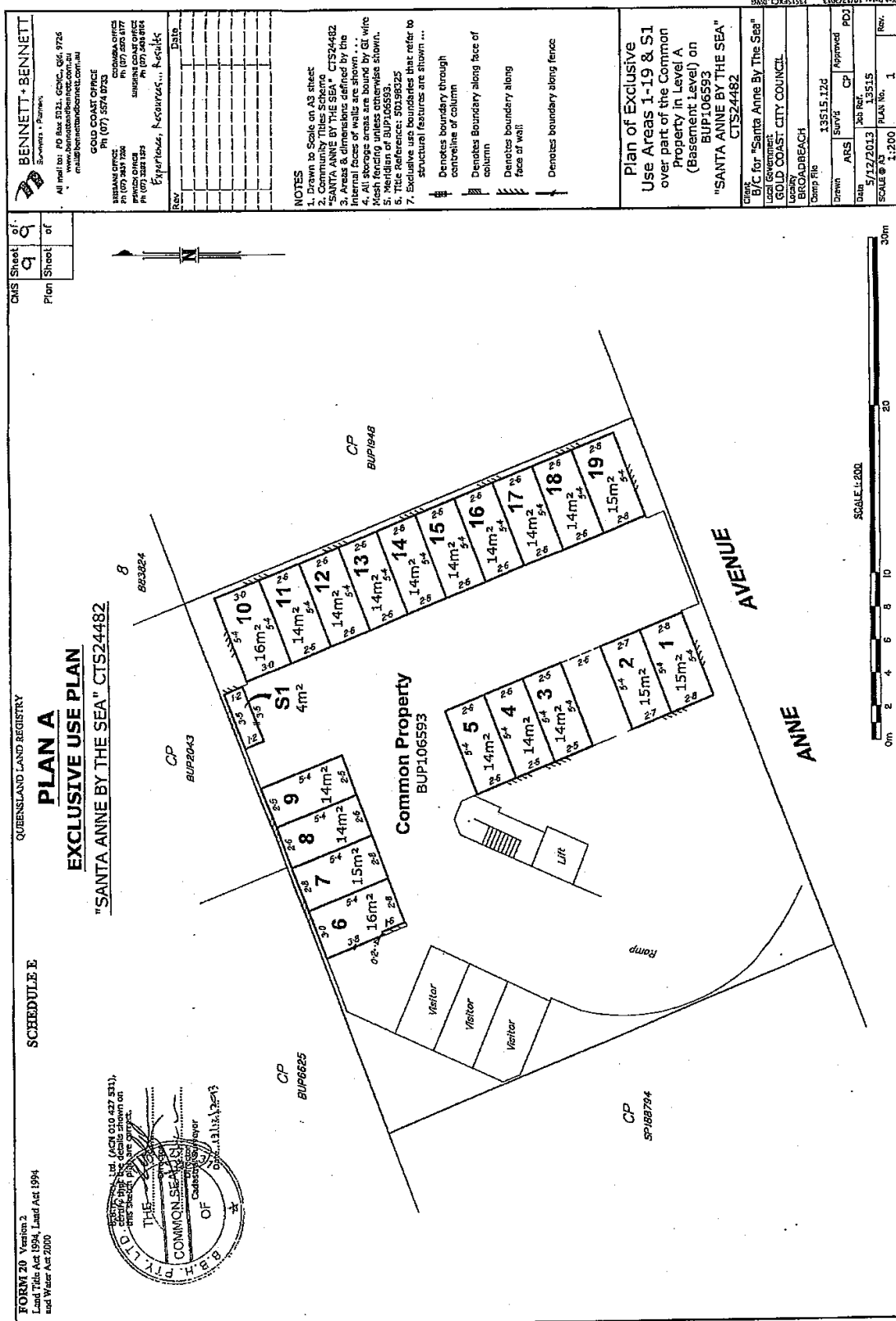
SCHEDULE D	OTHER DETAILS REQUIRED/PERMITTED TO BE INCLUDED
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Nil

SCHEDULE E	DESCRIPTION OF LOTS ALLOCATED EXCLUSIVE USE AREAS OF COMMON PROPERTY
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CAR SPACE ALLOCATIONS

Lot on Plan	Car Space no
Lot 1 on BUP 106593	1
Lot 2 on BUP 106593	2
Lot 3 on BUP 106593	3
Lot 4 on BUP 106593	4
Lot 5 on BUP 106593	5
Lot 6 on BUP 106593	6
Lot 7 on BUP 106593	7
Lot 8 on BUP 106593	8
Lot 9 on BUP 106593	9
Lot 10 on BUP 106593	10
Lot 11 on BUP 106593	11
Lot 12 on BUP 106593	12
Lot 13 on BUP 106593	13
Lot 14 on BUP 106593	14
Lot 15 on BUP 106593	15
Lot 16 on BUP 106593	16
Lot 17 on BUP 106593	17
Lot 18 on BUP 106593	18
Lot 19 on BUP 106593	19



BCCM

Form 33

Department of Justice

Body corporate certificate

Body Corporate and Community Management Act 1997, section 205(4)

This form is effective from 1 August 2025

For the sale of a lot included in a community titles scheme under the Body Corporate and Community Management Act 1997 (other than a lot to which the Body Corporate and Community Management (Specified Two-lot Schemes Module) Regulation 2011 applies).

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

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

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

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

This certificate does not include information about:

- physical defects in the common property or buildings in the scheme;
- body corporate expenses and liabilities for which the body corporate has not fixed contributions;
- current, past or planned body corporate disputes or court actions;
- orders made against the body corporate by an adjudicator, a tribunal or a court;
- matters raised at recent committee meetings or body corporate meetings; or
- the lawful use of lots, including whether a lot can be used for short-term letting.

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

The community management statement

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

The Office of the Commissioner for Body Corporate and Community Management

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

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

The information in this certificate is issued on 27/10/2025

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

SANTA ANNE BY THE SEA

CTS No. **24482**

Body corporate manager

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

Is there a body corporate manager for the scheme?

Yes. The body corporate manager is:

Name:

Company: **BCCAS PTY LTD**

Phone: **07 5538 6400**

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

Accessing records

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

The body corporate manager named above.

Property and community titles scheme details

Lot and plan details

Lot number: **18**

Plan type and number: **106593**

Plan of subdivision: **BUILDING FORMAT PLAN**

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

Regulation module

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

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

The regulation module that applies to this scheme is the:

Accommodation

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

Layered arrangements of community titles schemes

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

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

No

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

Building management statement

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

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

No

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

By-laws and exclusive use areas

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

What by-laws apply?

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

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

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

General by-laws

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

Exclusive use areas

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

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

Yes

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

given with this certificate and listed below

Date of Resolution	Lot	Description	Conditions
02/11/13	All	SEE BY-LAWS	

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: **295**

Total contribution schedule lot entitlements for all lots: **4,615**

Interest schedule

Interest schedule lot entitlement for the lot: **295**

Total interest schedule lot entitlements for all lots: **4,615**

Statement of accounts

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

Owner contributions (levies)

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

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

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

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

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

Body corporate debts

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

Owner contributions and amounts owing

Administrative fund contributions

Total amount of contributions (before any discount) for lot **18** for the current financial year: \$ **8,106.60**

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

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

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

Period	Due date	Amount due	Amount due if discount applied	Paid
01/12/24 to 28/02/25	01/12/24	1,858.50	1,858.50	27/11/24
01/03/25 to 31/05/25	01/03/25	1,858.50	1,858.50	26/02/25
01/06/25 to 31/08/25	01/06/25	2,194.80	2,194.80	28/05/25
01/09/25 to 30/11/25	01/09/25	2,194.80	2,194.80	28/08/25
01/12/25****28/02/26	01/12/25	2,194.80	2,194.80	
01/03/26****31/05/26	01/03/26	2,194.80	2,194.80	
Amount overdue				Nil
Amount Unpaid including amounts billed not yet due				\$2,194.80

Sinking fund contributions

Total amount of contributions (before any discount) for lot **18** for the current financial year: \$ **1,280.30**

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

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

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

Period	Due date	Amount due	Amount due if discount applied	Paid
01/12/24 to 28/02/25	01/12/24	179.95	179.95	27/11/24
01/03/25 to 31/05/25	01/03/25	179.95	179.95	26/02/25
01/06/25 to 31/08/25	01/06/25	460.20	460.20	28/05/25
01/09/25 to 30/11/25	01/09/25	460.20	460.20	28/08/25
01/12/25****28/02/26	01/12/25	324.50	324.50	
01/03/26****31/05/26	01/03/26	324.50	324.50	
Amount overdue				Nil
Amount Unpaid including amounts billed not yet due				\$324.50

Special contributions - Administrative Fund (IF ANY)

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

Total amount of contributions (before any discount) Nil

Number of instalments: 0 (outlined below)

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

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

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): 2.50 %

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

Other amounts payable by the lot owner

Purpose	Fund	Amount	Due date	Amount
No other amounts payable for the lot.				

Summary of amounts due but not paid by the current owner

At the date of this certificate

Annual contributions	Nil
Special contributions	Nil
Other contributions	Nil
Other payments	Nil
Penalties	Nil
Total amount overdue (Total Amount Unpaid including not yet due \$2,519.30)	Nil

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

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
2 x Garden Hose	Plant and Machinery			\$0.00	\$0.00	\$0.00
1 x Reel						
Gas BBQ S/Steel Hotplate Nat	Plant and Machinery	08/01/02	Gunnensen Timbermark Pty Ltd	\$0.00	\$0.00	\$1,813.41
Blower vac	Plant and Machinery	15/06/02	Mitre 10	\$653.40	\$0.00	\$201.00
Pool Shark Pool Cleaner	Plant and Machinery	18/02/14	Blue Reef Pool Care Inv#8389	\$0.00	\$0.00	\$484.00
Hunter Chair 1 Seater Black	Furniture & Fittings	09/02/19	Fantastic Furniture Rob Cross	\$0.00	\$0.00	\$79.00
IdeaPad/Computer	Office Equipment	17/04/22	The Good Guys	\$0.00	\$0.00	\$497.00
Ideapad Flex 11.6 Lap Brand Lenovo	Office Equipment	27/04/22	The Good Guys			\$497.00
Cordless Lawn Mower Kit Ozito	Plant and Machinery	16/11/23	Bunnings	\$0.00	\$0.00	\$229.00
Nilfisk Commercial Backpack Vacuum	Office Equipment	10/05/24	Godfreys Bundall Purchased by Caretakers	\$0.00	\$0.00	\$291.75

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 Community Insurance Strata	QRSC22006803	7,647,816.00	13,217.59	01/12/25	\$2,000 + special policy wording Refer Policy
PUBLIC LIABILITY Community Insurance Strata	QRSC22006803	30,000,000.00	0.00	01/12/25	\$2,000 + special policy wording Refer Policy
OFFICE BEARERS Community Insurance Strata	QRSC22006803	500,000.00	0.00	01/12/25	\$2,000 + special policy wording Refer Policy
WORKERS COMP WorkCover Queensland	WNA000713544	0.00	200.00	30/06/25	
MACHINERY BREAKDOWN Community Insurance Strata	QRSC22006803	100,000.00		01/12/25	\$2,000 + special policy wording Refer Policy
LOSS OF RENT Community Insurance Strata	QRSC22006803	1,147,172.00		01/12/25	\$2,000 + special policy wording Refer Policy
VOLUNTARY WORKERS Community Insurance Strata	QRSC22006803	200,000/2,000		01/12/25	\$2,000 + special policy wording Refer Policy
FIDELITY GUARANTEE Community Insurance Strata	QRSC22006803	100,000.00		01/12/25	\$2,000 + special policy wording Refer Policy

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
COMMON CONTENTS Community Insurance Strata	QRSC22006803	76,478.00		01/12/25	\$2,000 + special policy wording Refer Policy
BUILDING CATASTROPHE Community Insurance Strata	QRSC22006803	1,147,172.00		01/12/25	\$2,000 + special policy wording Refer Policy
LEGAL EXPENSES Community Insurance Strata	QRSC22006803	50,000.00		01/12/25	\$2,000 + special policy wording Refer Policy
GOV AUDIT COSTS Community Insurance Strata	QRSC22006803	25,000.00		01/12/25	\$2,000 + special policy wording Refer Policy
LOT OWNERS FIXTURES Community Insurance Strata	QRSC22006803	300,000.00		01/12/25	\$2,000 + special policy wording Refer Policy
APPEAL EXPENSES Community Insurance Strata	QRSC22006803	100,000.00		01/12/25	\$2,000 + special policy wording Refer Policy

Alternative insurance

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

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

No

Lot owner and occupier insurance

The occupier is responsible for insuring the contents of the lot and any public liability risks which might occur within the lot.

The owner is responsible for insuring buildings that do not share a common wall if the scheme is registered under a standard format plan of subdivision, unless the body corporate has set up a voluntary insurance scheme and the owner has opted-in.

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

Contracts and authorisations

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

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

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

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

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

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

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

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

No

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

No

Embedded network electricity supply

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

No

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

Body corporate authority

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

Name/s BCCAS PTY LTD

Positions/s held Body Corporate Manager

Date 27/10/2025



Signature/s _____

Copies of documents given with this certificate:

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

SANTA ANNE BY THE SEA CTS 24482

BALANCE SHEET

AS AT 30 NOVEMBER 2024

	ACTUAL 30/11/2024	ACTUAL 30/11/2023
<u>OWNERS FUNDS</u>		
Administrative Fund	3,819.95	11,912.78
Sinking Fund	113,723.31	120,650.00
<u>TOTAL</u>	<u>\$ 117,543.26</u>	<u>\$ 132,562.78</u>
<u>THESE FUNDS ARE REPRESENTED BY</u>		
<u>CURRENT ASSETS</u>		
Cash At Bank	45,623.81	60,099.98
Petty Cash Float	500.00	500.00
Investment Account 1	95,445.15	91,272.15
Levies In Arrears	0.00	2,534.65
Costs,Expenses & Penalties	0.00	81.71
Security Deposit - Gas	797.00	797.00
<u>TOTAL ASSETS</u>	<u>142,365.96</u>	<u>155,285.49</u>
<u>LIABILITIES</u>		
Gst Clearing A/C	(2,507.81)	(4,227.99)
Gst Conversion	(2,217.65)	0.00
Creditors	(365.38)	(339.74)
Levies In Advance	29,913.54	27,290.44
<u>TOTAL LIABILITIES</u>	<u>24,822.70</u>	<u>22,722.71</u>
<u>NET ASSETS</u>	<u>\$ 117,543.26</u>	<u>\$ 132,562.78</u>

SANTA ANNE BY THE SEA CTS 24482

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 DECEMBER 2023 TO 30 NOVEMBER 2024

	ACTUAL 01/12/23-30/11/24	BUDGET 01/12/23-30/11/24	VARIANCE %	ACTUAL 01/12/22-30/11/23
<u>ADMINISTRATIVE FUND</u>				
<u>INCOME</u>				
Levies - Administrative Fund	112,698.30	112,698.30	100.00	110,252.35
Late Payment Penalties	180.88	0.00		949.89
Gst On Income	(10,245.30)	(10,245.30)	100.00	(10,160.87)
<u>TOTAL ADMIN. FUND INCOME</u>	102,633.88	102,453.00		101,041.37
<u>EXPENDITURE - ADMIN. FUND</u>				
Bas Returns	363.00	364.00	99.73	264.00
Bank Charges - Including Gst	6.70	40.00	16.75	6.15
Body Corporate Administration	2,874.36	2,900.00	99.12	2,900.00
Body Corp Admin-Extra Duties	2,076.50	300.00	692.17	335.50
Cleaning	0.00	200.00	0.00	165.00
Electricity	14,906.16	16,500.00	90.34	15,701.26
Fire Control	3,571.70	4,500.00	79.37	4,281.35
Insurance - Includes Gst	11,288.27	11,500.00	98.16	10,095.78
Insurance Stamp Duty - No Gst	830.94	1,000.00	83.09	740.56
Insurance - Workers Comp	200.00	200.00	100.00	200.00
Legal Expenses	7,962.70	0.00		660.00
Licences & Permits	0.00	600.00	0.00	0.00
Caretaker - Contract	47,219.24	46,000.00	102.65	41,726.92
Pest Control	250.00	700.00	35.71	675.71
Gas Hot Water Service	15,930.55	15,500.00	102.78	14,751.43
Purchase Assets	291.75	0.00		0.00
Rep & Maint-Building & General	1,163.83	1,000.00	116.38	252.36
Rep & Maint - Gardens & Ground	0.00	500.00	0.00	0.00
Rep & Maint - Pool,Spa,Sauna	1,390.66	1,500.00	92.71	1,226.40
Rep & Maint - Electrical	154.00	500.00	30.80	0.00
Rep & Maint - Plumbing	1,306.00	1,000.00	130.60	981.75
Rep & Maint - Plant & Equip	0.00	1,650.00	0.00	1,517.60
Rep & Maint - Lift	5,656.37	6,500.00	87.02	5,484.12
Disbursements	3,856.65	2,000.00	192.83	1,896.04
Pool Compliance	159.76	200.00	79.88	158.29
Post/Print./Stat- Work Orders	44.00	0.00		11.00
Post/Print./Stat- Archive Fees	60.00	0.00		68.80
Telephone-Contract	110.00	110.00	100.00	110.00
Gst On Expenses	(10,946.43)	(10,314.93)	106.12	(9,370.26)

SANTA ANNE BY THE SEA CTS 24482

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 DECEMBER 2023 TO 30 NOVEMBER 2024

	ACTUAL	BUDGET	VARIANCE	ACTUAL
	01/12/23-30/11/24	01/12/23-30/11/24	%	01/12/22-30/11/23
TOTAL ADMIN. EXPENDITURE	110,726.71	104,949.07		94,839.76
SURPLUS / DEFICIT	\$ (8,092.83)	\$ (2,496.07)		\$ 6,201.61
Opening Admin. Balance	11,912.78	11,912.78	100.00	5,711.17
ADMINISTRATIVE FUND BALANCE	\$ 3,819.95	\$ 9,416.71		\$ 11,912.78

SANTA ANNE BY THE SEA CTS 24482

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 DECEMBER 2023 TO 30 NOVEMBER 2024

	ACTUAL	BUDGET	VARIANCE	ACTUAL
	01/12/23-30/11/24	01/12/23-30/11/24	%	01/12/22-30/11/23
<u>SINKING FUND</u>				
<u>INCOME</u>				
Levies - Sinking Fund	11,260.60	11,260.60	100.00	11,260.60
Interest Received - Investment	4,173.00	0.00		2,912.13
Gst On Income	(1,023.68)	(1,023.69)	100.00	(1,023.68)
<u>TOTAL SINKING FUND INCOME</u>	14,409.92	10,236.91		13,149.05
<u>EXPENDITURE - SINKING FUND</u>				
Bbq	236.50	0.00		0.00
Building & General Repairs	1,320.00	3,500.00	37.71	0.00
Building Report	2,167.00	0.00		2,765.00
Consultants Fees	0.00	0.00	0.00	1,320.00
Emergency Lights Etc	0.00	0.00	0.00	1,155.00
Electrical Repairs	1,282.75	0.00		0.00
Fire Equipment Repairs	8,480.62	0.00		4,169.00
Fire Doors	1,416.00	0.00		0.00
Income Tax	353.70	0.00		0.00
Income Tax - Preparation	542.00	0.00		220.00
Lift Maint & Repairs	7,298.06	15,000.00	48.65	0.00
Pool,Spa,Sauna - Heater	0.00	0.00	0.00	836.00
Pump Repairs & Replace	210.00	0.00		0.00
Gst On Expenses	(1,970.02)	(1,681.82)	117.14	(846.36)
<u>TOTAL SINK. FUND EXPENDITURE</u>	21,336.61	16,818.18		9,618.64
<u>SURPLUS / DEFICIT</u>	<u>\$ (6,926.69)</u>	<u>\$ (6,581.27)</u>		<u>\$ 3,530.41</u>
Opening Sinking Fund Balance	120,650.00	120,650.00	100.00	117,119.59
<u>SINKING FUND BALANCE</u>	<u>\$ 113,723.31</u>	<u>\$ 114,068.73</u>		<u>\$ 120,650.00</u>



STRATA COMMUNITY
INSURANCE

 stratacommunityinsure.com.au

T 1300 SCINSURE (1300 724 678)
E myenquiry@scinsure.com.au
A PO Box 2878, Brisbane, QLD 4001

CERTIFICATE OF CURRENCY

THE INSURED

POLICY NUMBER	QRSC22006803
PDS AND POLICY WORDING	Residential Strata Product Disclosure Statement and Policy Wording SCI034-Policy-RS-PPW-02/2021 Supplementary Product Disclosure Statement SCIA-036_SPDS_RSC-10/2021
THE INSURED SITUATION	Body Corporate for Santa Anne by the Sea Community Title Scheme 24482 13-15 Anne Avenue, Broadbeach, QLD, 4218
PERIOD OF INSURANCE	Commencement Date: 4:00pm on 01/12/2024 Expiry Date: 4:00pm on 01/12/2025
INTERMEDIARY ADDRESS	Insurance Advisernet Fortitude Valley PO Box 403, Fortitude Valley, QLD, 4006
DATE OF ISSUE	09/12/2024

POLICY LIMITS / SUMS INSURED

SECTION 1	PART A	1. Building	\$7,647,816
		Common Area Contents	\$76,478
		2. Terrorism Cover under Section 1 Part A2	Applies
	PART B	Loss of Rent/Temporary Accommodation	\$1,147,172
	OPTIONAL COVERS	1. Flood	Not Included
		2. Floating Floors	Not Included
SECTION 2	Liability		\$30,000,000
SECTION 3	Voluntary Workers		Included
SECTION 5	Fidelity Guarantee		\$100,000
SECTION 6	Office Bearers' Liability		\$500,000
SECTION 7	Machinery Breakdown		\$100,000
SECTION 8	Catastrophe		\$1,147,172
SECTION 9	PART A	Government Audit Costs – Professional Fees	\$25,000
	PART B	Appeal Expenses	\$100,000
	PART C	Legal Defence Expenses	\$50,000
SECTION 10	Lot Owners' Fixtures and Improvements		\$300,000
SECTION 11	Loss of Lot Market Value		Not Included

This certificate of currency has been issued by Strata Community Insurance Agencies Pty Ltd, ABN 72 165 914 009, AFSL 457787 on behalf of the insurer Allianz Australia Insurance Limited, ABN 15 000 122 850, AFSL 234708 and confirms that on the Date of Issue a policy existed for the Period of Insurance and sums insured shown herein. The Policy may be subsequently altered or cancelled in accordance with its terms after the Date of Issue of this notice without further notice to the holder of this notice. It is issued as a matter of information only and does not confer any rights on the holder.

This certificate does not amend, extend, replace, negate or override the benefits, terms, conditions and exclusions as described in the Schedule documents together with the Product Disclosure Statement and insurance policy wording.



**Seymour
Consultants**

BODY CORPORATE REPORT SPECIALISTS

SINKING FUND FORECAST

For

The Body Corporate -

Santa Anne By the Sea CTS 24482



15 Anne Street

Broadbeach QLD

20 March 2013

Ref No. 2539/2013/SFF

PO Box 517
Oxenford QLD 4210
ABN: 25 307 715 319

P: 07 5573 4011 **F:** 07 5573 4066

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Contents

SECTION 1: SUMMARY OF SINKING FUND FORECAST	3
1.1: PROPERTY DETAILS.....	3
1.2: CLIENT	3
1.3: REPORT	3
1.4: BUILDING DESCRIPTION	3
1.5: REPORT SUMMARY	3
1.6: PROPERTY INSPECTION	3
SECTION 2: SINKING FUND FORECAST	4
2.1: GENERAL INFORMATION.....	4
2.2: LIFE EXPECTANCY	4
2.3: CONTINGENCY.....	4
2.4: GOODS AND SERVICES TAX (GST).....	4
2.5: SINKING FUND BALANCE.....	4
SECTION 3: EXCLUSIONS	5
3.1: STRUCTURAL DEFECTS	5
3.2: ASBESTOS SURVEY.....	5
3.3: SAFETY	5
SECTION 4: CONTRIBUTION SUMMARY DETAILS	6
SECTION 5: SINKING FUND FORECAST SUMMARY	7
SECTION 6: SINKING FUND FORECAST DETAILS	8

SECTION 1

SUMMARY OF SINKING FUND FORECAST

1.1 PROPERTY DETAILS

Property location **15 Anne Street, Broadbeach, QLD**

1.2 CLIENT

The Body Corporate of **Santa Anne By The Sea CTS 24482**

1.3 REPORT

This report has been commissioned by the Body Corporate to provide a sinking fund forecast for the above mentioned property.

This forecast satisfies the requirements of the Body Corporate and Community Management Act 1997.

The purpose of this forecast is to establish a reserve of funds which allows for their future expenditure on the replacement of building components at the end of their expected life.

1.4 BUILDING DESCRIPTION

A 5 level apartment building with single level basement.

Common property consists of recreational facilities, access ramp, paved/tiled areas, passenger access lift and stairwells.

1.5 REPORT SUMMARY

The sinking fund forecast has been based on the following:

Financial year start date	1 December 2012
Opening Balance:	\$ 120 835 - 41
Number of lots	19
Proposed sinking fund levy (Excluding GST)	\$ 12 498 - 00
Allowance for future building cost escalation	4%
Contingency allowance:	5%

1.6 PROPERTY INSPECTION

The property inspection was carried out at an onsite visit on 20 March 2013.

SECTION 2

SINKING FUND FORECAST

2.1 GENERAL INFORMATION

The estimates in this forecast are based on the typical usage for a building of this type.

This forecast has been based on a reasonable estimate of the expected life of the components listed in the forecast. The actual life of the components can be expected to vary from the estimated life and will be affected by maintenance programs, climate and environmental conditions, material failure, misuse and design errors etc.

This forecast is based on the assumption that the Body Corporate Committee or onsite Manager will implement a maintenance policy to recognise and encourage regular maintenance expenditure in the prevention of larger remedial capital expenditures.

The contributions and expenses in this report should be reviewed on an annual basis to take into account any change in condition of the building, new work that may have been attended to or changes in the Sinking Fund balance. It will also require updating if there is a change in any statutory requirements affecting this project

2.2 LIFE EXPECTANCY

This forecast is based on the estimated life allowances sourced from industry trade specialists. The estimated life of the products is a guide only and the actual life may vary based on the site conditions and maintenance programs.

The estimated life of the components as listed in the elemental breakdown of this forecast.

E.O.L = Estimated overall life
E.R.L = Estimated Remaining Life

2.3 CONTINGENCY

A contingency has been allowed for any unforeseen expenses.

2.4 GOODS AND SERVICES TAX (GST)

This forecast is exclusive of the ten (10 %) allowance for Goods and Services Tax

2.5 SINKING FUND BALANCE

The sinking fund balance is forecast on expected contributions and expenses at the beginning of the year.

SECTION 3

EXCLUSIONS

3.1 SPECIFIC EXCLUSIONS

The forecast makes no allowance for costs associated with the following:

- Operational costs including Management fees and employment costs, insurances, administration costs and expenses, cleaning and consumables.
- Rates
- Land legal and finance costs
- Recurring items such as maintenance contracts and cost of remedial repairs arising from lack of fully implemented maintenance program.
- Refurbishments which are unrelated to physical deterioration, unless Body Corporate has provided us with specific costs
- Costs associated with vandalism
- Latent defects
- Damage or component failure which may occur for whatever reason before the end of the expected life span of each component
- Minor items such as light bulbs and batteries
- Items which are included in the administration fund
- Costs arising from changes to legislation, e.g. GST
- Electrical cabling, mechanical duct-work and tiling – all are deemed to not require replacing within 10 years if periodic repairs, maintenance and reconditioning are carried out. The cost of all such repairs, maintenance and reconditioning have also been excluded.

3.2 STRUCTURAL DEFECTS

This is not a structural report and does not cover expenditure that occurs either directly or indirectly as a result of structural defects. It does not cover expenditure as a result of accidental damage

3.3 ASBESTOS SURVEY

An Asbestos detection survey has not been undertaken and no allowance has been made for the removal of asbestos

3.4 SAFETY

The inspection and report does not cover safety issues

Santa Anne By the Sea CTS 24482

Sinking Fund Forecast Summary

General Information

Number of Entitlements	4,615	19 Residential Lots
Opening Balance	\$ 120,835	
Inflation Rate (p.a.)	4.00	%
Interest Rate (after tax)	2.50	%
Year 1 Contribution/Ent	\$ 5.42	
Previous Year	2012	

Sinking Fund Contribution Summary

	Expected Expenses	Required Contribution	Sinking Fund Balance	Contribution Per lot Ent PA
Year 0 - (2012)	\$0	\$0	\$120,835	\$0
Year 1 - (2013)	-\$6,508	\$12,498	\$129,996	\$2.71
Year 2 - (2014)	-\$25,972	\$19,228	\$126,334	\$4.17
Year 3 - (2015)	-\$11,231	\$19,998	\$138,478	\$4.33
Year 4 - (2016)	-\$21,742	\$20,797	\$140,972	\$4.51
Year 5 - (2017)	-\$20,823	\$21,629	\$145,323	\$4.69
Year 6 - (2018)	-\$82,970	\$22,495	\$86,969	\$4.87
Year 7 - (2019)	-\$9,491	\$23,394	\$103,394	\$5.07
Year 8 - (2020)	-\$42,684	\$24,330	\$87,166	\$5.27
Year 9 - (2021)	-\$8,604	\$25,303	\$106,462	\$5.48
Year 10 - (2022)	-\$30,230	\$26,315	\$105,110	\$5.70
Year 11 - (2023)	-\$15,374	\$27,368	\$120,032	\$5.93
Year 12 - (2024)	-\$60,597	\$28,463	\$90,095	\$6.17
Year 13 - (2025)	-\$4,546	\$29,601	\$118,030	\$6.41
Year 14 - (2026)	-\$27,274	\$30,785	\$124,580	\$6.67
Year 15 - (2027)	-\$32,445	\$30,855	\$126,065	\$6.69

Financial year - Year 1 commences from 01/12/12 to 30/11/13

- General Maintenance Costs are Excluded
- Refer to Forecast Summary for Exclusions.
- No Liability Accepted

Santa Anne By the Sea CTS 24482

Sinking Fund Forecast

Annual Increase: 4%	CURRENT COSTS	Year 0 2012	Year 1 2013	Year 2 2014	Year 3 2015	Year 4 2016	Year 5 2017	Year 6 2018	Year 7 2019	Year 8 2020	Year 9 2021	Year 10 2022	Year 11 2023	Year 12 2024	Year 13 2025	Year 14 2026	Year 15 2027	TOTAL
		1.000	1.040	1.082	1.125	1.170	1.217	1.265	1.316	1.369	1.423	1.480	1.539	1.601	1.665	1.732	1.801	

Sinking Fund Forecast Summary

Roof	1,155	0	0	0	0	0	0	0	0	1,581	0	0	0	0	0	0	0	1,581
Building	68,266	0	0	5,050	582	7,604	0	58,900	6,144	21,622	737	1,406	0	17,910	0	0	932	120,886
Service	41,490	0	3,224	6,922	2,407	7,487	9,977	16,500	0	16,902	3,046	24,128	0	13,673	0	11,083	24,205	139,553
External Works	43,831	0	2,974	12,763	7,707	5,615	9,855	3,619	2,895	547	4,412	3,257	14,642	26,129	4,329	14,892	5,763	119,400
Contingencies	7,737	0	310	1,237	535	1,035	992	3,951	452	2,033	410	1,440	732	2,886	216	1,299	1,545	19,071
TOTAL	162,479	0	6,508	25,972	11,231	21,742	20,823	82,970	9,491	42,684	8,604	30,230	15,374	60,597	4,546	27,274	32,445	400,491

Santa Anne By the Sea CTS 24482

Sinking Fund Forecast

Annual Increase: 4%	EOL	ERL	CURRENT COSTS	Year 0 2012	Year 1 2013	Year 2 2014	Year 3 2015	Year 4 2016	Year 5 2017	Year 6 2018	Year 7 2019	Year 8 2020	Year 9 2021	Year 10 2022	Year 11 2023	Year 12 2024	Year 13 2025	Year 14 2026	Year 15 2027	TOTAL
Roof																				
Maintain roof covering	10	5	1,300						1,582										2,341	3,923
Allow to repairs to waterproof membrane %	10	8	1,155									1,581								1,581
Sub Total:			1,155									1,581								1,581

Building

External Walls/Windows																				
Cleaning windows and façade - Excluded																				
Painting external building façade	12	6	40,622							51,400										51,400
Incl Painting to External and Eaves																				
Contribution to replace windows %	4	4	1,500					1,755				2,053				2,402				6,209
Replace metal balustading - allowance %	4	4	4,050					4,738				5,543				6,484				16,765
Doors																				
Fire doors																				
Painting to doors,frames & architraves	12	6	665							841										841
Internal fire doors																				
Internal doors																				
Painting to doors,frames & architraves	12	6	1,495							1,892										1,892
Replace door hardware and closers - portion %	3	3	518				582			655			737			829			932	3,734
Internal Finishes																				
Typical floors																				
Repaint walls/ ceilings	12	8	3,467									4,745								4,745
Carpet floors	12	6	3,250							4,112										4,112
Main foyer																				
Replace furniture	6	4	950					1,111						1,406						2,518
Maintain floor tiling	12	8	2,550									3,490								3,490
Repaint walls/ ceilings	12	8	1,680									2,299								2,299
Recreation areas																				
Repairs to tiling	10	8	1,700									2,327								2,327
External Finishes																				
Repaint planter boxes and port cohere	5	2	3,600			3,894				4,737						5,764				14,395
Allowance to maintain pavement and tiled walkway areas %	5	2	1,069			1,156				1,406						1,711				4,273
Fitments																				
Renewal of building signage	10	8	700									1,166								1,166
Replace letter boxes	15	12	450													720				720
Sub Total:			68,266			5,050	582	7,604		58,900	6,144	21,622	737	1,406		17,910			932	120,886

Santa Anne By the Sea CTS 24482

Sinking Fund Forecast

Annual Increase: 4%	EOL	ERL	CURRENT COSTS	Year 0 2012	Year 1 2013	Year 2 2014	Year 3 2015	Year 4 2016	Year 5 2017	Year 6 2018	Year 7 2019	Year 8 2020	Year 9 2021	Year 10 2022	Year 11 2023	Year 12 2024	Year 13 2025	Year 14 2026	Year 15 2027	TOTAL
Services																				
Electrical																				
Replace security intercom	15	10	3,800											5,625						5,625
Replace security camera recording system	15	10	2,500											3,701						3,701
Replace light fittings - allowance %	3	3	825				928			1,044			1,174			1,321			1,486	5,953
Replace carpark light fittings %	3	3	385				433			487			548			616			693	2,778
Replace batteries exit/emergency lights	3	3	220				247			278			313			352			396	1,587
Replace of smoke/thermal detectors	3	3	350				394			443			498			560			630	2,525
Hydraulics																				
Allowance to replace pipework	8	8	1,000									1,369								1,369
Allowance to replacement of extinguishes portion every 5 yrs %	5	5	1,200						1,460					1,776					2,161	5,397
Allowance to replacement of Fire Hose % portion every 5 yrs	5	5	2,400						2,920					3,553					4,322	10,795
Repairs to sewerage pumps	10	8	1,850									2,532								2,532
Repairs to stormwater pumps - 2	7	1	3,100		3,224							4,243							5,583	13,049
Replace fire indicator panels	25	18	8,000																	
Mechanical																				
Replace car park exhaust fans -small 1 every 5 yrs	10	5	2,800						3,407										5,043	8,449
Allowance for replacement of carpark % ventilation ducting	10	5	1,800						2,190										3,242	5,432
Lift																				
Lift maintainance - excluded																				
Upgrade interior - small	10	6	4,500							5,694										5,694
Overhaul lift motors / controllers average 25 years	2	2	6,400			6,922		7,487		8,098		8,759		9,474		10,247		11,083		62,069
External Services																				
Repair/replace external lighting fittings % allowance every 3yrs	3	3	360				405			456			512			576			648	2,598
Sub Total:			41,490		3,224	6,922	2,407	7,487	9,977	16,500		16,902	3,046	24,128		13,673		11,083	24,205	139,553

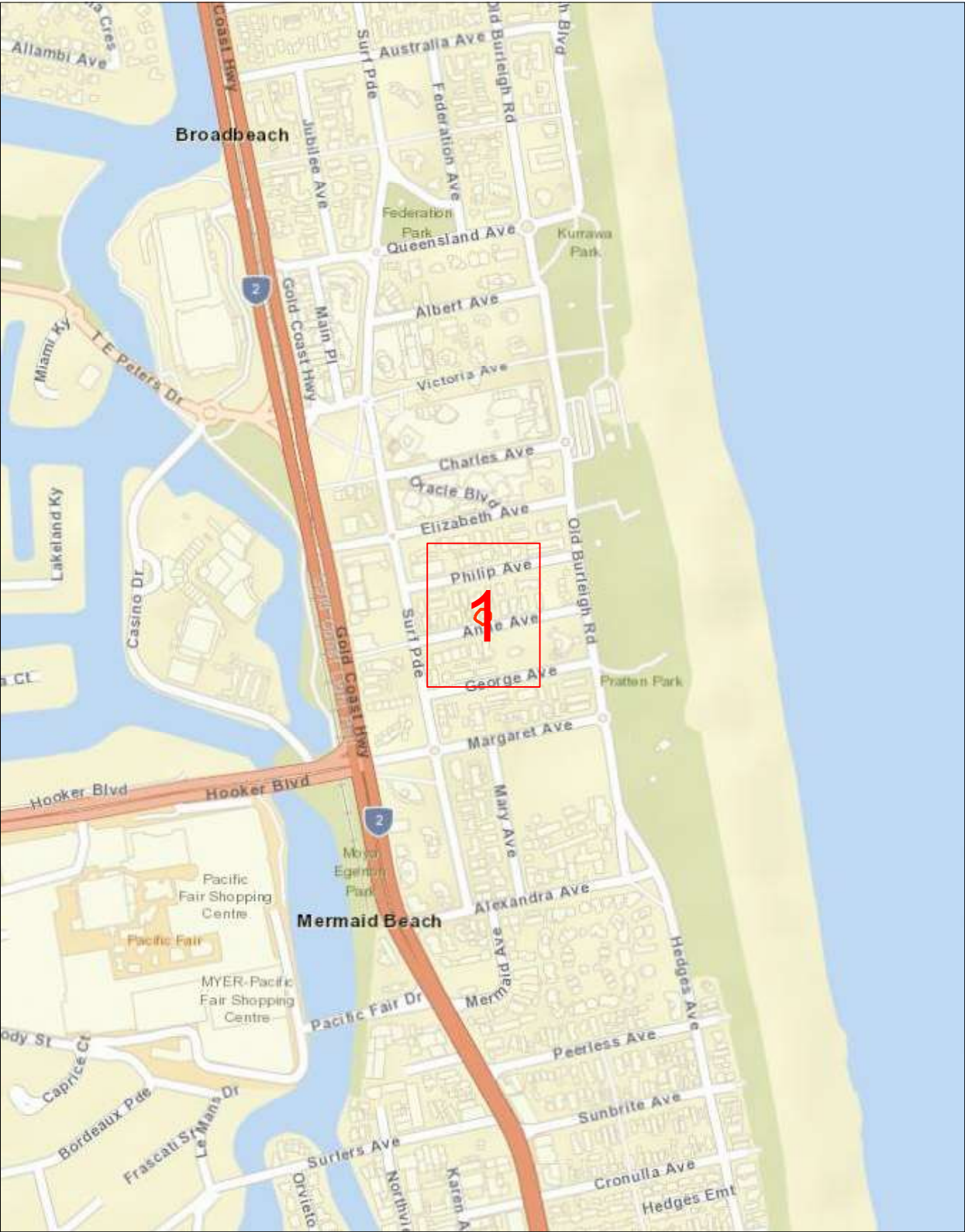
Santa Anne By the Sea CTS 24482

Sinking Fund Forecast

Annual Increase: 4%	EOL	ERL	CURRENT COSTS	Year 0 2012 1.000	Year 1 2013 1.040	Year 2 2014 1.082	Year 3 2015 1.125	Year 4 2016 1.170	Year 5 2017 1.217	Year 6 2018 1.265	Year 7 2019 1.316	Year 8 2020 1.369	Year 9 2021 1.423	Year 10 2022 1.480	Year 11 2023 1.539	Year 12 2024 1.601	Year 13 2025 1.665	Year 14 2026 1.732	Year 15 2027 1.801	TOTAL
External Works																				
Pools etc																				
Resurface outdoor pool	15	12	3,000													4,803				4,803
Repairs to pool copings	7	4	1,100					1,287							1,693					2,980
Repairs to pool paving	5	4	1,100					1,287					1,566					1,905		4,757
Replace pool sand filters	10	5	1,200						1,460										2,161	3,621
Replace pool pumps	6	3	1,100				1,237						1,566						1,981	4,784
Replace chorinators	6	3	900				1,012						1,281						1,621	3,914
Replace pool heater	10	2	6,500			7,030										10,407				17,437
Replace pool fencing %	20	3	3,600				4,050													4,050
Spa																				
Resurface spa	15	12	720													1,153				1,153
Replace spa pump	6	5	3,200					3,893							4,926					8,820
Replace spa heater	6	5	2,500					3,042							3,849					6,890
Replace spa blower	6	5	800					973							1,232					2,205
Sauna																				
Replace sauna heater	15	12	2,500													4,003				4,003
Upgrade sauna timberwork	12	12	3,200													5,123				5,123
Recreational area																				
Replace electric BBQ	8	6	600							759								1,039		1,798
Replace pool furniture	8	6	1,600							2,025								2,771		4,795
External works																				
Repair entry roadway and driveway %	8	3	1,251				1,407								1,926					3,334
Walls, landscaping																				
Upgrade/repairs to irrigation system	4	4	400					468				547				640				1,656
Basement works																				
Replace basement gates -2	12	2	3,500			3,786												6,061		9,846
Replace motor to basement gates	12	2	1,800			1,947												3,117		5,064
Linemarking	8	5	400						487								666			1,153
Compliance reports																				
Work health and safety	3	1	2,200		2,288			2,574			2,895			3,257			3,663			14,676
Sinking fund forecast	5	1	660		686					835					1,016					2,538
Sub Total:			43,831		2,974	12,763	7,707	5,615	9,855	3,619	2,895	547	4,412	3,257	14,642	26,129	4,329	14,892	5,763	119,400

Site 17 Anne Avenue
Address: Broadbeach
QLD 4218

Sequence 262600055
Number:



Scale 1: 6000

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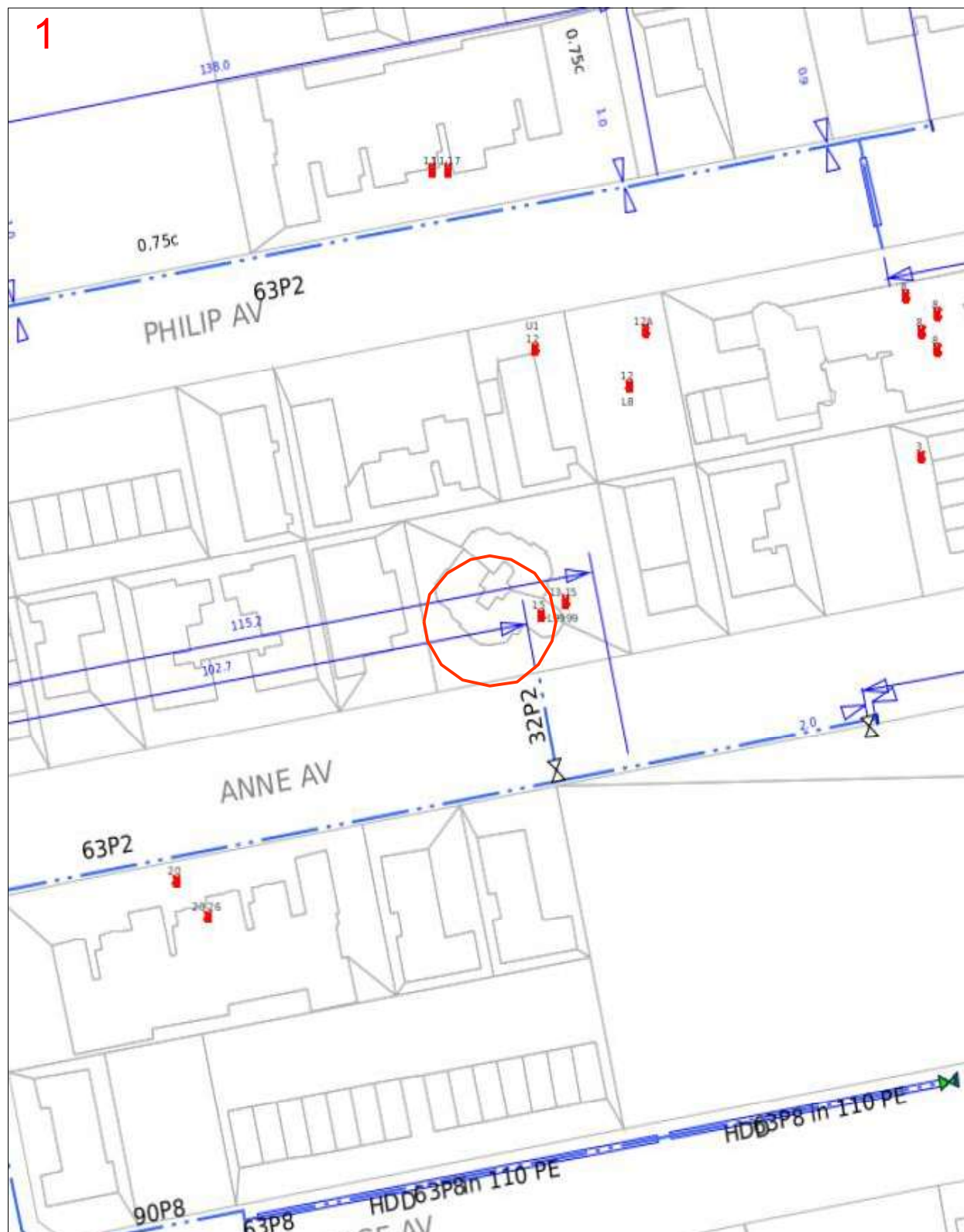
Enquiry Area

Map Key Area



Site 17 Anne Avenue
Address: Broadbeach
 QLD 4218

Sequence 262600055
Number:



Scale 1: 700

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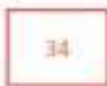
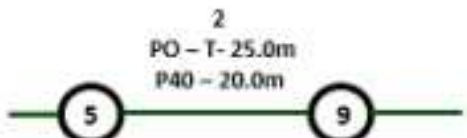
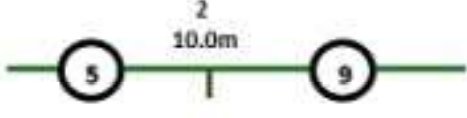
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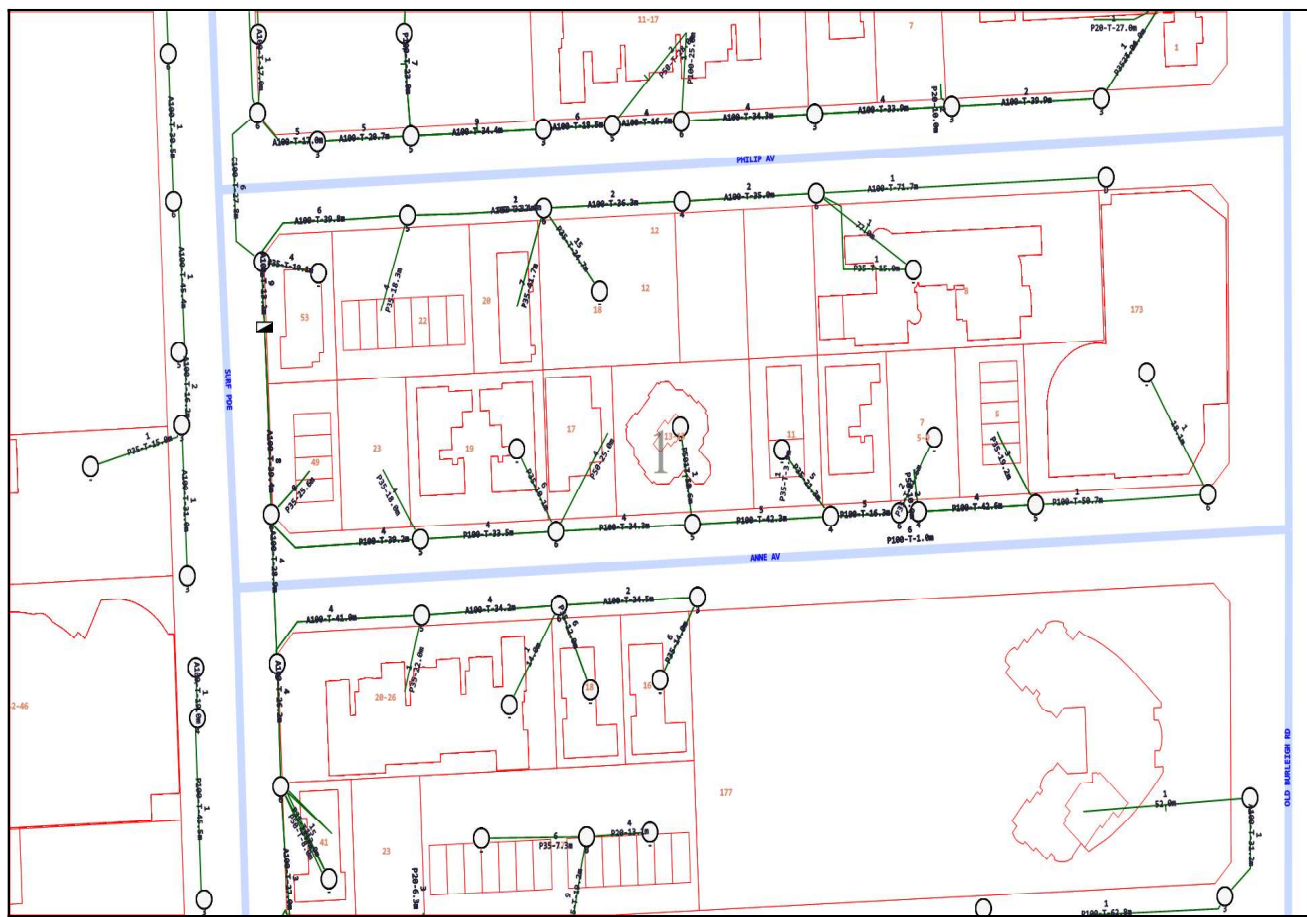
Map Key Area



Legend

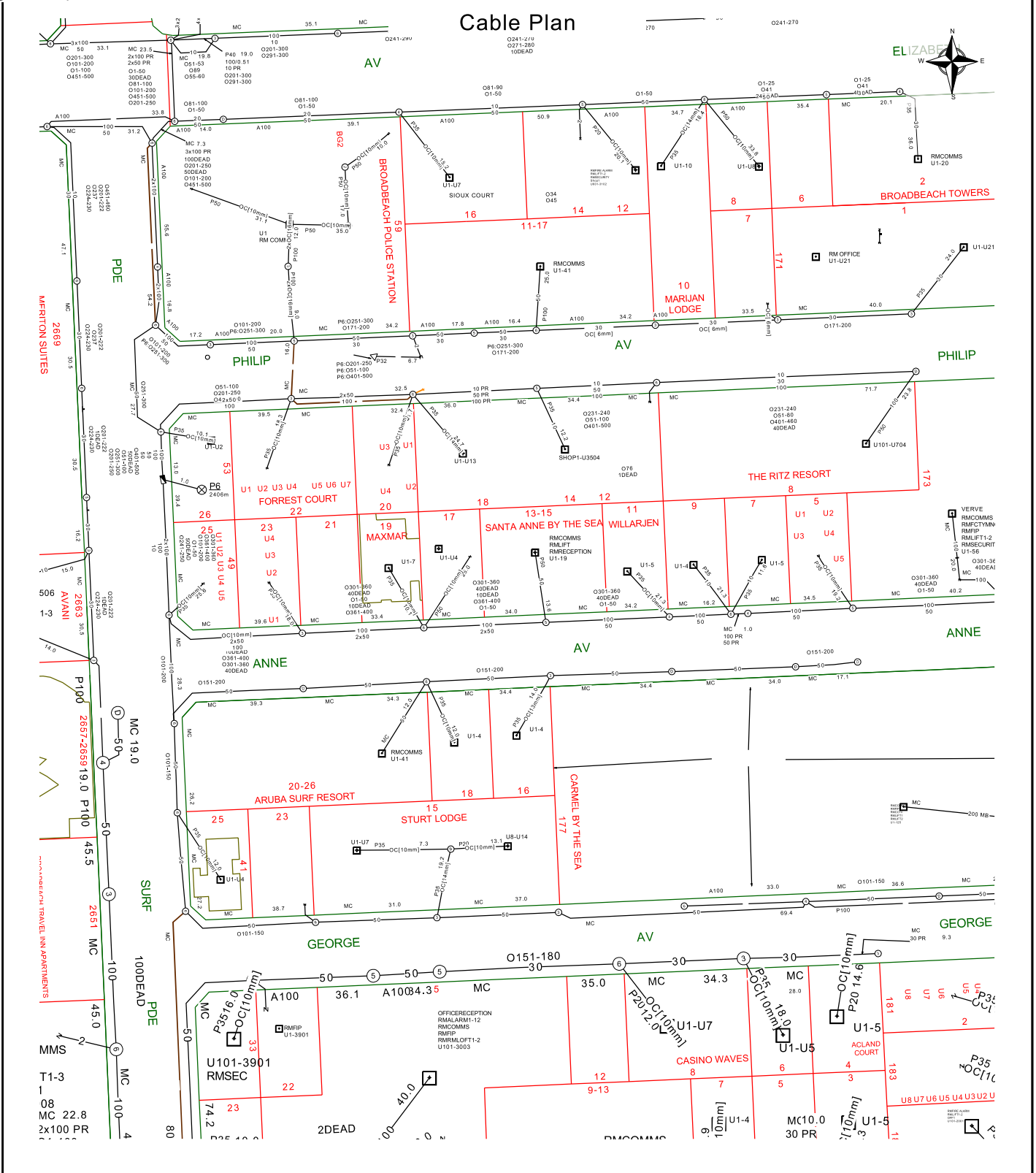
Pipe	Pipe code and material	Object
Low pressure	C* (for example, C2) Cast iron	Valve
Medium pressure	CU Copper	Buried valve
High pressure	N2 Nylon	Regulator
Transmission pressure	P* Polyethylene (PE)	Gas supplied = yes
Critical main (behind pipe)	P3 Polyvinyl chloride (PVC)	CP rectifier terminal
Proposed (pressure by colour)	P6, P7, P9–P12 Medium density PE	CP test station
LPG (pressure by colour)	P2, P4, P8 High density PE	CP anode
Hydrogen blended (pressure by colour)	S* Steel	CP bond wire
Abandoned	W2 Wrought galv iron	Syphon
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 code	
40P6 in 80C2	Pipe diameter in millimetres is shown before pipe code.	This map was created in colour and should be printed in colour
63S8	40P6 = 40 mm nominal diameter	

	 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	 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.



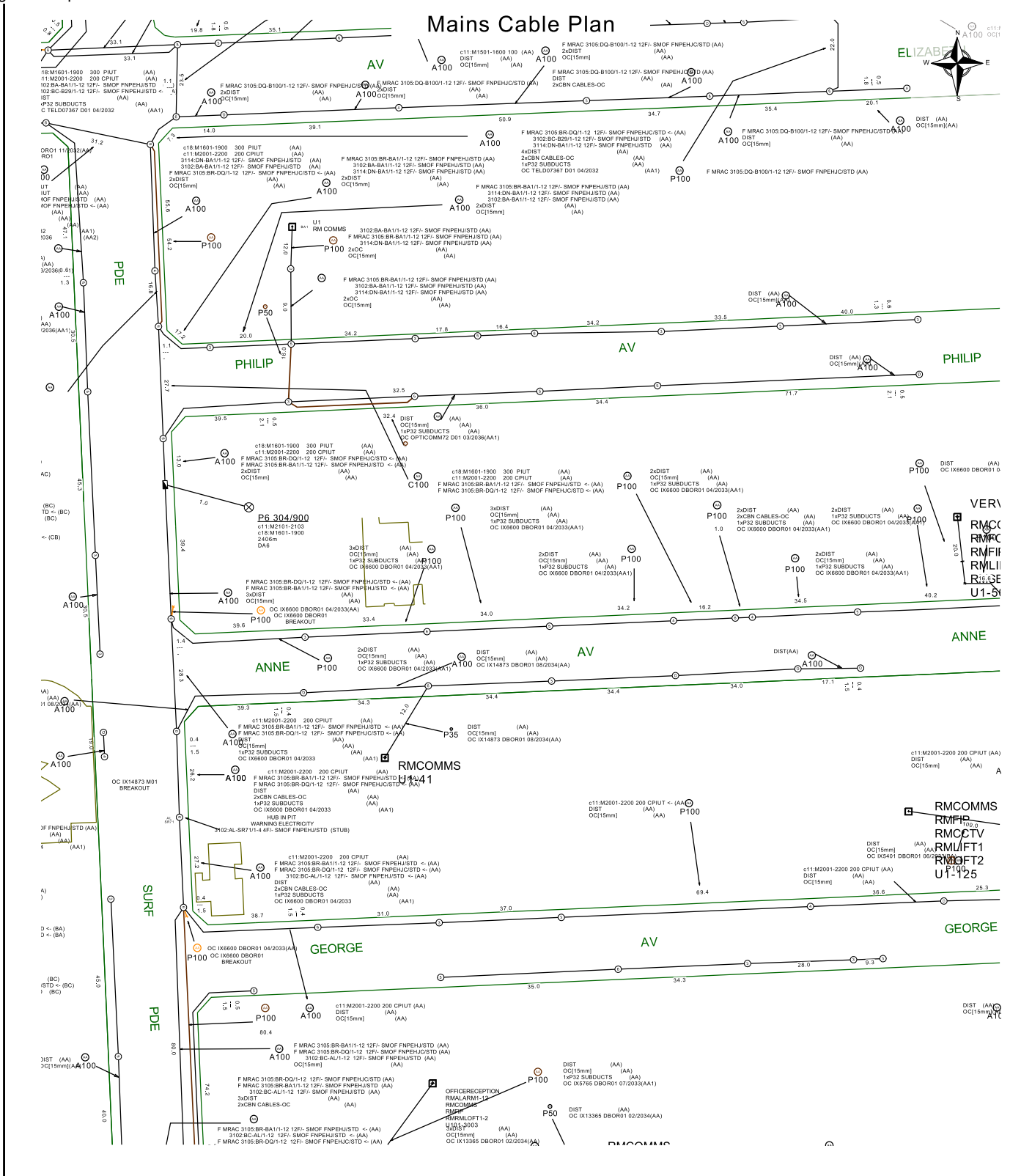
Report Damage: https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra Ph - 13 22 03 Email - Telstra.Plans@team.telstra.com Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries	Sequence Number: 262600056 CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact Telstra Plan Services should you require any assistance.
TELSTRA LIMITED A.C.N. 086 174 781 Generated On 14/10/2025 17:54:41	

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. 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.

See the Steps- Telstra Duty of Care that was provided in the email response.



Report Damage: <https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra-e>
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 14/10/2025 17:54:45

Sequence Number: 262600056

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.

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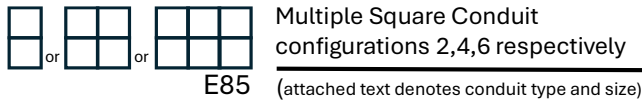
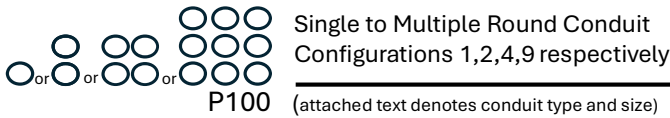
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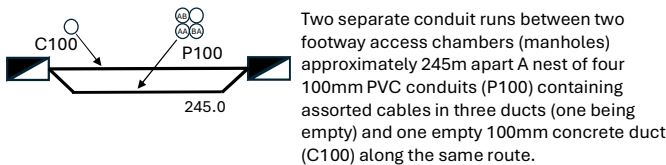
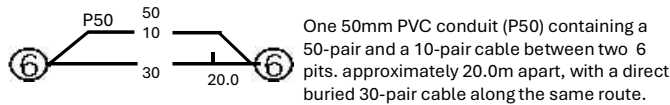
LEGEND

	Lead-in terminates at a Customer Address
	Exchange Major Cable Present
	Pillar / Cabinet Above ground Free Standing
	Above ground Complex Equipment Please note: Powered by 240v electricity
OC	Other Carrier Telecommunication Cable/ Asset. Not Telstra Owned
DIST	Distribution cables in Main Cable Ducts
MC	Main Cable ducts on a Distribution Plan
	Blocked or Damaged Duct
	Footway Access Chamber (can vary between 1-lid to 12-lid)
	NBN Pillar
	Third Party Owned Network Non-Telstra

	Cable Joining Pit Number / Letter indicating Pit type/size
	Elevated Joint (above ground joint on buried cable)
	Telstra Plant in shared Utility trench
	Aerial cable / or cable on wall
	Aerial cable (attached to joint use Pole e.g., Power Pole)
	Marker Post Installed
	Buried Transponder
	Marker Post & Transponder
	SMOF Optical Fibre Cable Direct Buried
	Direct Buried Cable
	nbn owned network

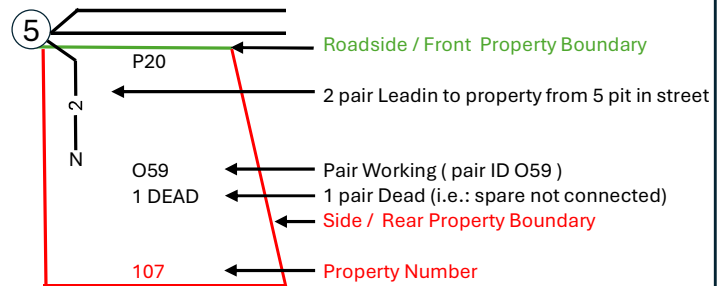


Some Examples of how to read Telstra Plans



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



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.