



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 **MATTHEW BRETT EASTLAKE and KATARZYNA JOANNA EASTLAKE**

Property address (referred to as the "property" in this statement) **611/70 REMEMBRANCE DRIVE, SURFERS PARADISE QLD 4217**

Lot on plan description **37/BUP8913**

Community titles scheme or BUGTA scheme:	Is the property part of a community titles scheme or a BUGTA scheme:
	<input checked="" type="checkbox"/> <b>Yes</b> <input type="checkbox"/> <b>No</b>
	<i>If <b>Yes</b>, refer to Part 6 of this statement for additional information</i> <i>If <b>No</b>, please disregard Part 6 of this statement as it does not need to be completed</i>

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

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

<b>Registered encumbrances</b>	<p>Registered encumbrances, if any, are recorded on the title search, and may affect your use of the property. Examples include easements, statutory covenants, leases and mortgages.</p> <p>You should seek legal advice about your rights and obligations before signing the contract.</p>
<b>Unregistered encumbrances (excluding statutory encumbrances)</b>	<p>There are encumbrances not registered on the title that will continue to affect the property after <b>settlement</b>. <input type="checkbox"/> <b>Yes</b> <input checked="" type="checkbox"/> <b>No</b></p> <p><b>Note</b>—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 <b>NOT</b> required to be disclosed.</p> <p><b>Unregistered lease (if applicable)</b></p> <p>If the unregistered encumbrance is an unregistered lease, the details of the agreement are as follows:</p> <p>» the start and end day of the term of the lease: <input type="text"/></p> <p>» the amount of rent and bond payable: <input type="text"/></p> <p>» whether the lease has an option to renew: <input type="text"/></p> <p><b>Other unregistered agreement in writing (if applicable)</b></p> <p>If the unregistered encumbrance is created by an agreement in writing, and is not an unregistered lease, a copy of the agreement is given, together with relevant plans, if any. <input type="checkbox"/> <b>Yes</b></p> <p><b>Unregistered oral agreement (if applicable)</b></p> <p>If the unregistered encumbrance is created by an oral agreement, and is not an unregistered lease, the details of the agreement are as follows:</p> <div style="border: 1px solid black; height: 100px; width: 100%;"></div>
<b>Statutory encumbrances</b>	<p>There are statutory encumbrances that affect the property. <input checked="" type="checkbox"/> <b>Yes</b> <input type="checkbox"/> <b>No</b></p> <p><i>If Yes, the details of any statutory encumbrances are as follows:</i></p> <div style="border: 1px solid black; padding: 5px;"> <p>Potable Water Connection, sewerage, Telstra, Energex, NBA and any applicable statutory rights to access the lot to repair or maintain that infrastructure. See attached</p> </div>
<b>Residential tenancy or rooming accommodation agreement</b>	<p>The property has been subject to a residential tenancy agreement or a rooming accommodation agreement under the <i>Residential Tenancies and Rooming Accommodation Act 2008</i> during the last 12 months. <input type="checkbox"/> <b>Yes</b> <input checked="" type="checkbox"/> <b>No</b></p> <p>If <b>Yes</b>, when was the rent for the premises or each of the residents' rooms last increased? (<i>Insert date of the most recent rent increase for the premises or rooms</i>) <input type="text"/></p> <p><b>Note</b>—Under the <i>Residential Tenancies and Rooming Accommodation Act 2008</i> the rent for a residential premises may not be increased earlier than 12 months after the last rent increase for the premises.</p> <p>As the owner of the property, you may need to provide evidence of the day of the last rent increase. You should ask the seller to provide this evidence to you prior to settlement.</p>

## Part 3 – Land use, planning and environment

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

<b>Zoning</b>	<p>The zoning of the property is (<i>Insert zoning under the planning scheme, the Economic Development Act 2012; the Integrated Resort Development Act 1987; the Mixed Use Development Act 1993; the State Development and Public Works Organisation Act 1971 or the Sanctuary Cove Resort Act 1985, as applicable</i>):</p> <div style="border: 1px solid black; padding: 5px; min-height: 20px;">Centre</div>	
<b>Transport proposals and resumptions</b>	<p>The lot is affected by a notice issued by a Commonwealth, State or local government entity and given to the seller about a transport infrastructure proposal* to: locate transport infrastructure on the property; or alter the dimensions of the property. <span style="float: right;"><input type="checkbox"/> <b>Yes</b>    <input checked="" type="checkbox"/> <b>No</b></span></p> <p>The lot is affected by a notice of intention to resume the property or any part of the property. <span style="float: right;"><input type="checkbox"/> <b>Yes</b>    <input checked="" type="checkbox"/> <b>No</b></span></p> <p><i>If Yes, a copy of the notice, order, proposal or correspondence must be given by the seller.</i></p>	
<b>Contamination and environmental protection</b>	<p>The property is recorded on the Environmental Management Register or the Contaminated Land Register under the <i>Environmental Protection Act 1994</i>. <span style="float: right;"><input type="checkbox"/> <b>Yes</b>    <input checked="" type="checkbox"/> <b>No</b></span></p> <p><b>The following notices are, or have been, given:</b></p> <p>A notice under section 408(2) of the <i>Environmental Protection Act 1994</i> (for example, land is contaminated, show cause notice, requirement for site investigation, clean up notice or site management plan). <span style="float: right;"><input type="checkbox"/> <b>Yes</b>    <input checked="" type="checkbox"/> <b>No</b></span></p> <p>A notice under section 369C(2) of the <i>Environmental Protection Act 1994</i> (the property is a place or business to which an environmental enforcement order applies). <span style="float: right;"><input type="checkbox"/> <b>Yes</b>    <input checked="" type="checkbox"/> <b>No</b></span></p> <p>A notice under section 347(2) of the <i>Environmental Protection Act 1994</i> (the property is a place or business to which a prescribed transitional environmental program applies). <span style="float: right;"><input type="checkbox"/> <b>Yes</b>    <input checked="" type="checkbox"/> <b>No</b></span></p>	
<b>Trees</b>	<p>There is a tree order or application under the <i>Neighbourhood Disputes (Dividing Fences and Trees) Act 2011</i> affecting the property. <span style="float: right;"><input type="checkbox"/> <b>Yes</b>    <input checked="" type="checkbox"/> <b>No</b></span></p> <p><i>If Yes, a copy of the order or application must be given by the seller.</i></p>	
<b>Heritage</b>	<p>The property is affected by the <i>Queensland Heritage Act 1992</i> or is included in the World Heritage List under the <i>Environment Protection and Biodiversity Conservation Act 1999</i> (Cwlth). <span style="float: right;"><input type="checkbox"/> <b>Yes</b>    <input checked="" type="checkbox"/> <b>No</b></span></p>	
<b>Flooding</b>	<p>Information about whether the property is affected by flooding or another natural hazard or within a natural hazard overlay can be obtained from the relevant local government and you should make your own enquires. Flood information for the property may also be available at the <a href="#">FloodCheck Queensland</a> portal or the <a href="#">Australian Flood Risk Information</a> portal.</p>	
<b>Vegetation, habitats and protected plants</b>	<p>Information about vegetation clearing, koala habitats and other restrictions on development of the land that may apply can be obtained from the relevant State government agency.</p>	

## Part 4 – Buildings and structures

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

<b>Swimming pool</b>	<p>There is a relevant pool for the property.</p> <p>If a community titles scheme or a BUGTA scheme – a shared pool is located in the scheme.</p> <p>Pool compliance certificate is given.</p> <p>OR</p> <p>Notice of no pool safety certificate is given.</p>	<p><input checked="" type="checkbox"/> <b>Yes</b>      <input type="checkbox"/> <b>No</b></p> <p><input checked="" type="checkbox"/> <b>Yes</b>      <input type="checkbox"/> <b>No</b></p> <p><input checked="" type="checkbox"/> <b>Yes</b>      <input type="checkbox"/> <b>No</b></p> <p><input type="checkbox"/> <b>Yes</b>      <input type="checkbox"/> <b>No</b></p>
<b>Unlicensed building work under owner builder permit</b>	<p>Building work was carried out on the property under an owner builder permit in the last 6 years.</p> <p><i>A notice under section 47 of the Queensland Building and Construction Commission Act 1991 must be given by the seller and you may be required to sign the notice and return it to the seller prior to signing the contract.</i></p>	<p><input type="checkbox"/> <b>Yes</b>      <input checked="" type="checkbox"/> <b>No</b></p>
<b>Notices and orders</b>	<p>There is an unsatisfied show cause notice or enforcement notice under the <i>Building Act 1975</i>, section 246AG, 247 or 248 or under the <i>Planning Act 2016</i>, section 167 or 168.</p> <p>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.</p> <p><i>If Yes, a copy of the notice or order must be given by the seller.</i></p>	<p><input type="checkbox"/> <b>Yes</b>      <input checked="" type="checkbox"/> <b>No</b></p> <p><input type="checkbox"/> <b>Yes</b>      <input checked="" type="checkbox"/> <b>No</b></p>
<b>Building Energy Efficiency Certificate</b>	<p>If the property is a commercial office building of more than 1,000m<sup>2</sup>, a Building Energy Efficiency Certificate is available on the Building Energy Efficiency Register.</p>	
<b>Asbestos</b>	<p>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 (<a href="https://asbestos.qld.gov.au">asbestos.qld.gov.au</a>) including common locations of asbestos and other practical guidance for homeowners.</p>	



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.

<b>Rates</b>	<b>Whichever of the following applies—</b>
	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: <input type="text" value="\$1727.45"/> Date Range: <input type="text" value="01.07.25-31.12.25"/>
	OR
	The property is currently a rates exempt lot.** <input type="checkbox"/>
	OR
	The property is not rates exempt but no separate assessment of rates <input type="checkbox"/> 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*.

<b>Water</b>	<b>Whichever of the following applies—</b>
	The total amount payable as charges for water services for the property as indicated in the most recent water services notice* is:
	Amount: <input type="text" value="\$587.45"/> Date Range: <input type="text" value="26.02.25-26.05.25"/>
	OR
	There is no separate water services notice issued for the lot; however, an estimate of the total amount payable for water services is:
	Amount: <input type="text"/> Date Range: <input type="text"/>

\* 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)

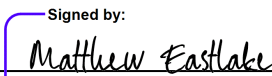
**WARNING TO BUYER** – If the property is part of a community titles scheme or a BUGTA scheme and you purchase the property, you will become a member of the body corporate for the scheme with the right to participate in significant decisions about the scheme and you will be required to pay contributions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

Building Units and Group Titles Act 1980	The property is included in a BUGTA scheme (If Yes, complete the information below)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Body Corporate Certificate	A copy of a body corporate certificate for the lot under the <i>Building Units and Group Titles Act 1980</i> , section 40AA(1) is given to the buyer.  If <b>No</b> — 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.  <b>Note</b> —If the property is part of a BUGTA scheme, you will be subject to by-laws approved by the body corporate and other by-laws that regulate your use of the property and common property.	<input type="checkbox"/> Yes <input type="checkbox"/> No  <input type="checkbox"/> Yes

Signatures – SELLER

Signed by:  
  
Signature of seller

Matthew Eastlake

Name of Seller

2/9/2025

Date

Signed by:  
  
Signature of seller

Katarzyna Joanna Eastlake

Name of Seller

2/9/2025

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

Signature of buyer

Name of buyer

Name of buyer

Date

Date

CURRENT TITLE SEARCH  
QUEENSLAND TITLES REGISTRY PTY LTD

Request No: 53124531  
Search Date: 26/08/2025 13:44

Title Reference: 17239242  
Date Created: 06/01/1989

Previous Title: 17217071

REGISTERED OWNER

Dealing No: 718946763 23/08/2018

MATTHEW BRETT EASTLAKE  
KATARZYNA JOANNA EASTLAKE JOINT TENANTS

ESTATE AND LAND

Estate in Fee Simple

LOT 37 BUILDING UNIT PLAN 8913  
Local Government: GOLD COAST  
COMMUNITY MANAGEMENT STATEMENT 6388

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by  
Deed of Grant No. 10239056 (POR 30)  
Deed of Grant No. 17045102 (POR 374)  
Conveyance No. 601149529 (J740652L) (POR 240)

ADMINISTRATIVE ADVICES - NIL  
UNREGISTERED DEALINGS - NIL

\*\* End of Current Title Search \*\*

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

Building Units and Group Titles Act 1980 — 1984  
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980  
(Form 1)

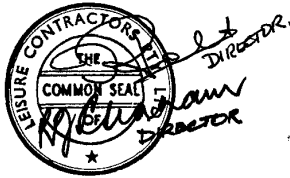
4438  
**ENTERED**

Regulation 8(1)  
Sheet No. 1 of 27 Sheets  
**ANNEXURE 1 TO SHEET NO. 1**  
**MADE 20 Jan 1989**

NAME OF BUILDING: "SURFERS PLAZA RESORT"

**BUILDING UNITS PLAN NO. 8913**

SIGNATURE OF REGISTERED PROPRIETOR:



NAME OF REGISTERED PROPRIETOR: LEISURE CONTRACTORS PTY. LTD.

ADDRESS: LEVEL 10, "SEABANK", 12 MARINE PARADE, SOUTHPORT QLD. 4215

REFERENCE TO TITLE: VOLUME 7217, FOLIO 71

DESCRIPTION OF PARCEL: LOT 4 ON REGISTERED PLAN NO. 222120

COUNTY: WARD

PARISH: GILSTON



**CMS6388**

**BUP8913**

CITY:

NAME OF BODY CORPORATE: The Proprietors,  
"Surfers Plaza Resort", Building Units Plan No.

**8913**

ADDRESS at which documents may be served: ~~Body Corporate Services, 1ST FLOOR, 24 ALBERT AVENUE, BROADBEACH Q. 4210~~

~~CT McCarthy Silver Pty Ltd.~~

~~Santa Cruz House~~

~~Suite 1~~

~~56-60 Santa Cruz Boulevard~~

~~CLARE ISLAND WATERS Q 4226~~

BUILDING UNITS PLAN No. **8913**

REGISTERED: 22 DEC 1988

*H. Lusk*

at 2.25 pm  
REGISTRAR OF TITLES

*[Signature]*

Clerk  
Town

Surveyor's Reference: 7.223.A70

Local Authority Reference: 4438

Council of the City of Gold Coast

**CISP**

J740652L

87261 412

20 DEC 1988  
3:15 PM

4104 Bup

Journal No.		
Receipt No.		
146	Lodgement	1857.00
	New Titles	434.00
	Ends on N/Ts	=
	Photocopies	110.00
	Total	\$ 2261.00
TIME		
T. F. Wardrobe		
Ad. Mylenas & Assoc		

ANNEXURE 1 TO SHEET NO. 1

OF BUILDING UNITS. PLAN NO. 89/13 ON

20 JAN 1993 *P. Laxman*

REGISTRAR OF TITLES

No. J 751766E

NOTIFICATION OF CHANGE OF BY LAWS RECORDED

20 JAN 1993 *P. Laxman*

REGISTRAR OF TITLES

No. K176538C

NOTIFICATION OF CHANGE OF BY LAWS RECORDED

22 MAR 1990 *P. Laxman*

REGISTRAR OF TITLES

No. K176540N

Notification of Change of Address for Service of Notices recorded

4 APR 1990 *P. Laxman*

REGISTRAR OF TITLES

No. K361903W

NOTIFICATION OF CHANGE OF BY LAWS RECORDED

28 AUG 1990 *P. Laxman*

REGISTRAR OF TITLES

No. L347471E

NOTIFICATION OF CHANGE OF BY LAWS RECORDED

4 MAR 1993 *P. Laxman*

REGISTRAR OF TITLES

No. L342155N

NOTIFICATION OF CHANGE OF BY LAWS RECORDED

25 MAR 1993 *P. Laxman*

REGISTRAR OF TITLES

No. L777098K

NOTIFICATION OF CHANGE OF BY LAWS RECORDED

27 JAN 1994 *P. Laxman*

REGISTRAR OF TITLES

No. 700484751

NOTIFICATION OF CHANGE OF BY LAWS RECORDED

27 JUN 1995 *P. Laxman*

No. 701162082

NOTIFICATION OF CHANGE OF ADDRESS RECORDED

27 FEB 1995 *P. Laxman*



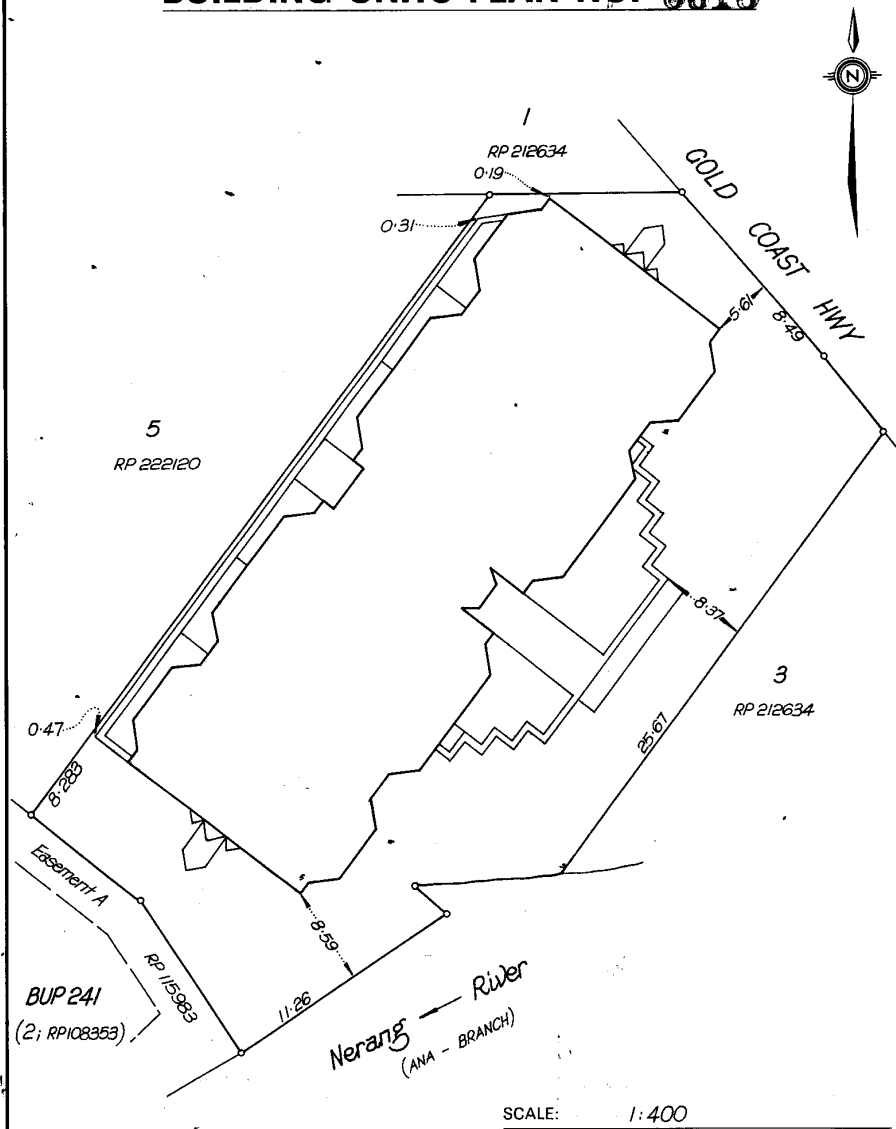
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Building Units and Group Titles Act 1980 — 1984  
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980

Name of Building: "SURFERS PLAZA RESORT"

Regulation 8(1)  
Sheet No. 2 of 27 Sheets

# **BUILDING UNITS PLAN NO. 8913**



SCALE: 1:400

*[Signature]*

xShirex Clerk  
Town

Council of the City of Gold Coast

4438

Building Units and Group Titles Act 1980 — 1984  
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980  
(Form 2)

Name of Building: "SURFERS PLAZA RESORT"

Regulation 8(1)  
Sheet No. 3 of 27 Sheets

**BUILDING UNITS PLAN NO. 8913**

I, **STEPHEN TREVOR HUDSON**, of **99 UPTON STREET, BUNDALL**  
licensed surveyor registered under the Surveyors Act 1977-1987 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 the provisions of the said plan~~
- (b) ~~XX Where the building shown on the plan is a building which is not a building unit as defined in the Act, the surveyor shall state in the certificate the nature of the building and the reason why it is not a building unit.~~
- ~~XX Where the building shown on the plan is a building which is not a building unit as defined in the Act, the surveyor shall state in the certificate the nature of the building and the reason why it is not a building unit.~~
- ~~XX Where the building shown on the plan is a building which is not a building unit as defined in the Act, the surveyor shall state in the certificate the nature of the building and the reason why it is not a building unit.~~

DATED this **FIFTH** day of **DECEMBER** 19 **88**.

*Stephen Trevor Hudson*

LICENSED SURVEYOR

\*Delete whichever is inapplicable

*[Signature]*

~~Shirley~~  
Clerk  
Town

Council of the City of Gold Coast

4438

Building Units and Group Titles Act 1980 — 1984  
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980  
(Form 3)

Name of Building: "SURFERS PLAZA RESORT"

Regulation 8(1)  
Sheet No. 4 of 27 Sheets

**BUILDING UNITS PLAN NO. 8913**

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 to 1987 as modified by the Building Units and Group Titles Act 1980-1984 have been complied with in regard to the subdivision.

DATED this

*Twentieth*

day of

*December*, 19 *88*

*Ad Bell*

MAYOR

*[Signature]*

TOWN CLERK

Council of the City of Gold Coast

7226.ATC

4438

Building Units and Group Titles Act 1980 — 1984  
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980  
(Form 6)

Name of Building: "SURFERS PLAZA RESORT"

Regulation 8(1)  
Sheet No. 5 of 27 Sheets

**BUILDING UNITS PLAN NO. 8913**

I, GREGORY RUSSELL BARNES, of TUGUN

\*an architect within the meaning of the Architects Act 1985.

~~XXXXXX~~

~~XXXXXX~~

hereby certify that the building shown on the \*building units plan/~~XXXXXX~~

to which this certificate is annexed has been substantially completed in accordance with plans

and specifications approved by ~~XXXXXX~~

/a designated officer of the Council of the City of Gold Coast

DATED this FIRST day of DECEMBER, 1988

*[Signature]*

1557

\*Architect/~~XXXXXX~~

\* Delete whichever is inapplicable

+ Insert name of local authority

*[Signature]*

~~XXXX~~  
Clerk  
Town

Council of the City of Gold Coast

7. 223. A70

4438

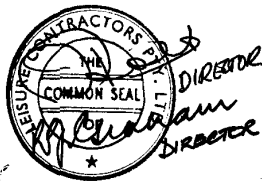
Building Units and Group Titles Act 1980 — 1984  
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980  
(Form 8)

Name of Building: "SURFERS PLAZA RESORT"

Regulation 8(1)  
Sheet No. 6 of 27 Sheets**BUILDING UNITS PLAN NO. 8913**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	A	200	7239	206	26	G	248	7239	231
2	A, C, D	3496		207	27	G	248		232
3	A	200		208	28	G	186		233
4	E	240		209	29	G	186		234
5	A, E	240		210	30	G	248		235
6	E	180		211	31	G	248		236
7	E	180		212	32	G	186		237
8	E	240		213	33	G	186		238
9	E	240		214	34	G	186		239
10	E	180		215	35	G	186		240
11	E	180		216	36	G	248		241
12	E	180		217	37	H	252		242
13	E	180		218	38	H	252		243
14	E	240		219	39	H	189		244
15	F	244		220	40	H	189		245
16	F	244		221	41	H	252		246
17	F	183		222	42	H	252		247
18	F	183		223	43	H	189		248
19	F	244		224	44	H	189		249
20	F	244		225	45	H	189		250
21	F	183		226	46	H	189	7240	1
22	F	183		227	47	H	252		2
23	F	183		228	48	I	256		3
24	F	183		229	49	I	256		4
25	F	244		230	50	I	192		5
AGGREGATE					AGGREGATE				

SIGNATURE OF REGISTERED PROPRIETOR:



X 5/11/14  
Clerk  
Town

Council of the City of Gold Coast

4438

Building Units and Group Titles Act 1980 — 1984  
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980  
(Form 8)

Name of Building: "SURFERS PLAZA RESORT"

Regulation 8(1)

Sheet No. 6A of 27 Sheets

**BUILDING UNITS PLAN NO. 8913**

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.
51	I	192	7240	6	76	K	198	7240	31
52	I	256		7	77	K	198		32
53	I	256		8	78	K	198		33
54	I	192		9	79	K	198		34
55	I	192		10	80	K	264		35
56	I	192		11	81	L	268		36
57	I	192		12	82	L	268		37
58	I	256		13	83	L	201		38
59	J	260		14	84	L	201		39
60	J	260		15	85	L	268		40
61	J	195		16	86	L	268		41
62	J	195		17	87	L	201		42
63	J	260		18	88	L	201		43
64	J	260		19	89	L	201		44
65	J	195		20	90	L	201		45
66	J	195		21	91	L	268		46
67	J	195		22	92	M	272		47
68	J	195		23	93	M	272		48
69	J	260		24	94	M	204		49
70	K	264		25	95	M	204		50
71	K	264		26	96	M	272		51
72	K	198		27	97	M	272		52
73	K	198		28	98	M	204		53
74	K	264		29	99	M	204		54
75	K	264		30	100	M	204		55
AGGREGATE					AGGREGATE				

SIGNATURE OF REGISTERED PROPRIETOR:



*Director*  
DIRECTOR

*[Signature]*

X59111X

Clerk

Council of the City of Gold Coast

4438

Building Units and Group Titles Act 1980 — 1984  
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980  
(Form 8)

Name of Building: "SURFERS PLAZA RESORT"

Regulation 8(1)  
Sheet No. 68 of 27 Sheets

**BUILDING UNITS PLAN NO. 8913**

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.
101	M	204	7240	56	126	P	284	7240	81
102	M	272		57	127	P.	213		82
103	N	276		58	128	P	213		83
104	N	276		59	129	P	284		84
105	N	207		60	130	P	284		85
106	N	207		61	131	P	213		86
107	N	276		62	132	P	213		87
108	N	276		63	133	P	213		88
109	N	207		64	134	P	213		89
110	N	207		65	135	P	284		90
111	N	207		66	136	Q	288		91
112	N	207		67	137	Q	288		92
113	N	276		68	138	Q	216		93
114	O	280		69	139	Q	216		94
115	O	280		70	140	Q	288		95
116	O	210		71	141	Q	288		96
117	O	210		72	142	Q	216		97
118	O	280		73	143	Q	216		98
119	O	280		74	144	Q	216		99
120	O	210		75	145	Q	216		100
121	O	210		76	146	Q	288		101
122	O	210		77					
123	O	210		78					
124	O	280		79					
125	P	284		80					
AGGREGATE					AGGREGATE			36500	

7.223. A70.

SIGNATURE OF REGISTERED PROPRIETOR:



*[Signature]*

Clerk  
Town

Council of the City of Gold Coast



4438

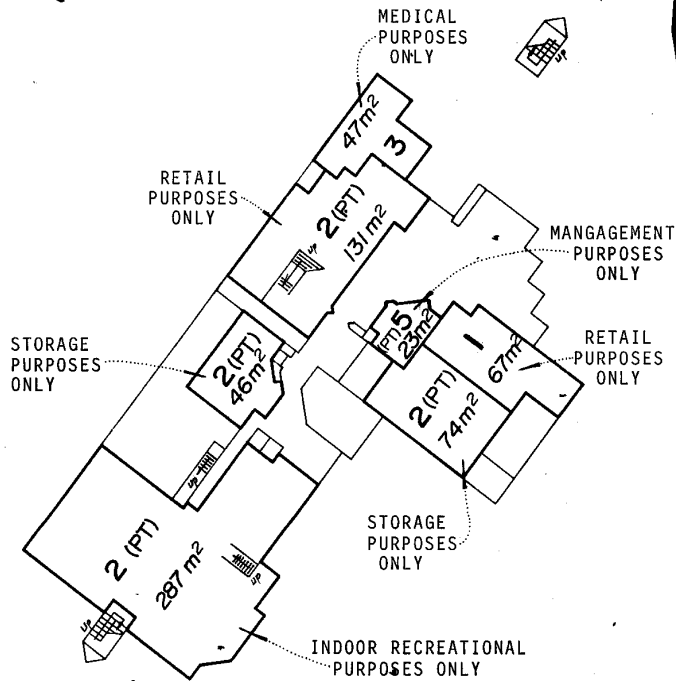
Building Units and Group Titles Act 1980 — 1984  
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980  
(Form 9)

Name of Building: "SURFERS PLAZA RESORT"

Regulation 8(1)  
Sheet No. 7 of 27 Sheets

# **BUILDING UNITS PLAN NO. 8913**

LEVEL **A**

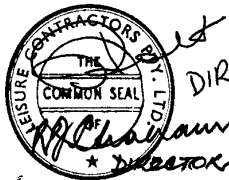


7.223.ATO

Scale: 1:400

Floor areas are approximate only.

SIGNATURE OF REGISTERED PROPRIETOR:



*Director*

*[Signature]*

~~XXXXXX~~  
Clerk  
Town

Council of the City of Gold Coast

4438

Building Units and Group Titles Act 1980 — 1984  
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980  
(Form 9)

Name of Building: "SURFERS PLAZA RESORT"

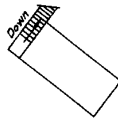
Regulation 8(1)  
Sheet No. 8 of 27 Sheets

# BUILDING UNITS PLAN NO. 8913

LEVEL B



PLANT ROOM



7.223. A10

Scale: 1:400

Floor areas are approximate only.

SIGNATURE OF REGISTERED PROPRIETOR:



~~XXXX~~  
Town Clerk

Council of the City of Gold Coast

4438

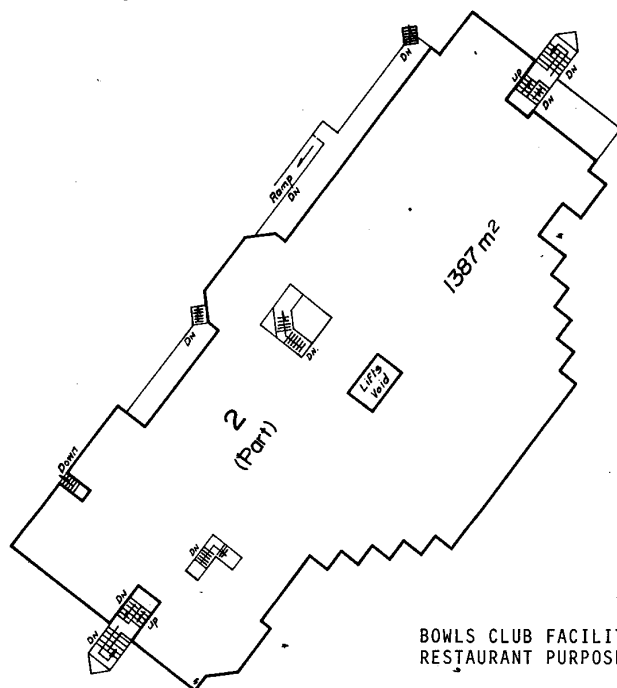
Building Units and Group Titles Act 1980 — 1984  
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980  
(Form 9)

Name of Building: "SURFERS PLAZA RESORT"

Regulation 8(1)  
Sheet No. 9 of 27 Sheets

# **BUILDING UNITS PLAN NO. 8913**

LEVEL **C**



BOWLS CLUB FACILITIES AND  
RESTAURANT PURPOSES ONLY

Scale: 1:400

Floor areas are approximate only.

SIGNATURE OF REGISTERED PROPRIETOR:



*[Signature]*

Clerk  
Town

Council of the City of Gold Coast

1.223.A10

4438

Building Units and Group Titles Act 1980 — 1984  
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980  
(Form 9)

Name of Building: "SURFERS PLAZA RESORT"

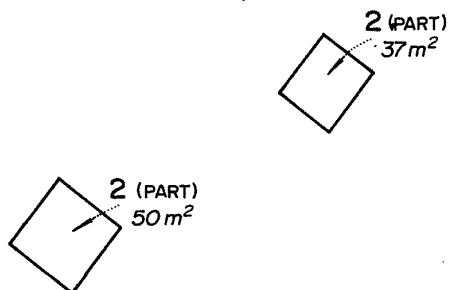
Regulation 8(1)  
Sheet No. 10 of 27 Sheets

# BUILDING UNITS PLAN NO. 8913

LEVEL **D**



PLANT ROOMS



1.223.ATO

Scale: 1:400

Floor areas are approximate only.

SIGNATURE OF REGISTERED PROPRIETOR:

DIRECTOR

~~XXXX~~ Clerk  
Town

Council of the City of Gold Coast

4438

Building Units and Group Titles Act 1980 — 1984  
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980  
(Form 9)

Name of Building: "SURFERS PLAZA RESORT"

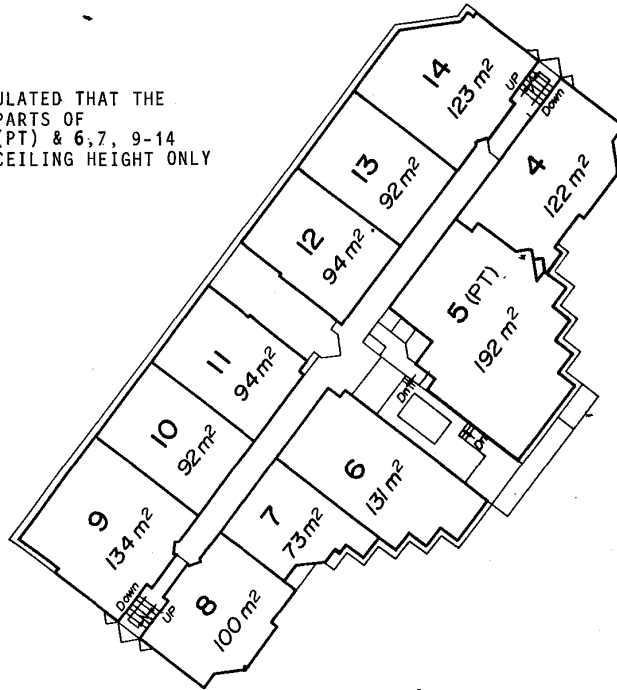
Regulation 8(1)  
Sheet No. 11 of 27 Sheets

# **BUILDING UNITS PLAN NO. 8913**

LEVEL **E**



IT IS STIPULATED THAT THE  
UNCOVERED PARTS OF  
LOTS 4, 5 (PT) & 6, 7, 9-14  
EXTEND TO CEILING HEIGHT ONLY



7,223. ATO

RESIDENTIAL  
PURPOSES  
ONLY

Scale: 1:400

Floor areas are approximate only.

SIGNATURE OF REGISTERED PROPRIETOR:



*[Signature]*  
DIRECTOR

*[Signature]*

~~XXXX~~  
Clerk  
Town

Council of the City of Gold Coast

4438

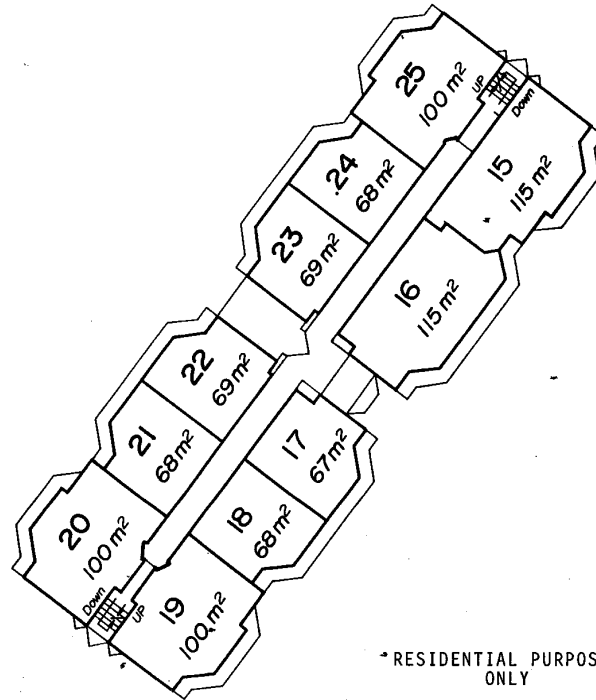
Building Units and Group Titles Act 1980 — 1984  
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980  
(Form 9)

Name of Building: "SURFERS PLAZA RESORT"

Regulation 8(1)  
Sheet No. 12 of 27 Sheets

**BUILDING UNITS PLAN NO. 8913**

LEVEL **F**

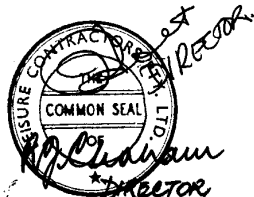


\* RESIDENTIAL PURPOSES ONLY

Scale: 1:400

Floor areas are approximate only.

SIGNATURE OF REGISTERED PROPRIETOR:



*[Signature]*

~~XXXX~~ Clerk  
Town

Council of the City of Gold Coast

7 223, ATO

4438

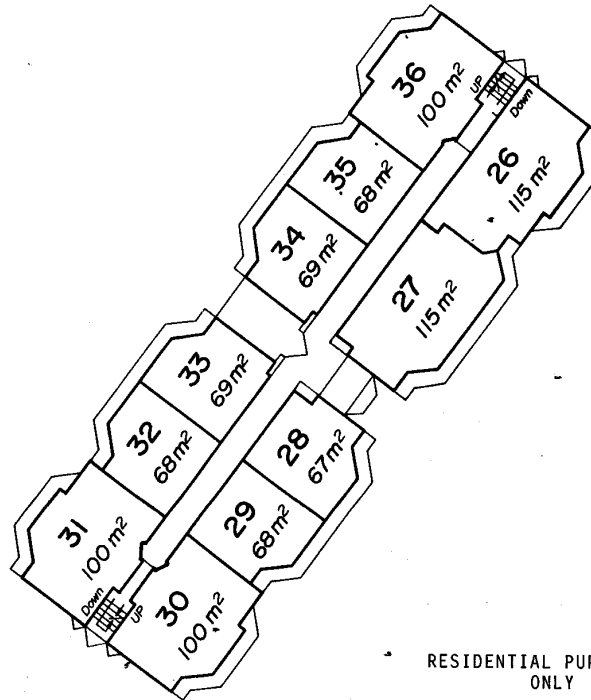
Building Units and Group Titles Act 1980 — 1984  
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980  
(Form 9)

Name of Building: "SURFERS PLAZA RESORT"

Regulation 8(1)  
Sheet No. 13 of 27 Sheets

# **BUILDING UNITS PLAN NO. 8913**

LEVEL **G**



RESIDENTIAL PURPOSES  
ONLY

Scale: 1:400

Floor areas are approximate only.

SIGNATURE OF REGISTERED PROPRIETOR:



*[Signature]*

~~Stux~~  
Clerk  
Town

Council of the City of Gold Coast

7.223 ATO



4438

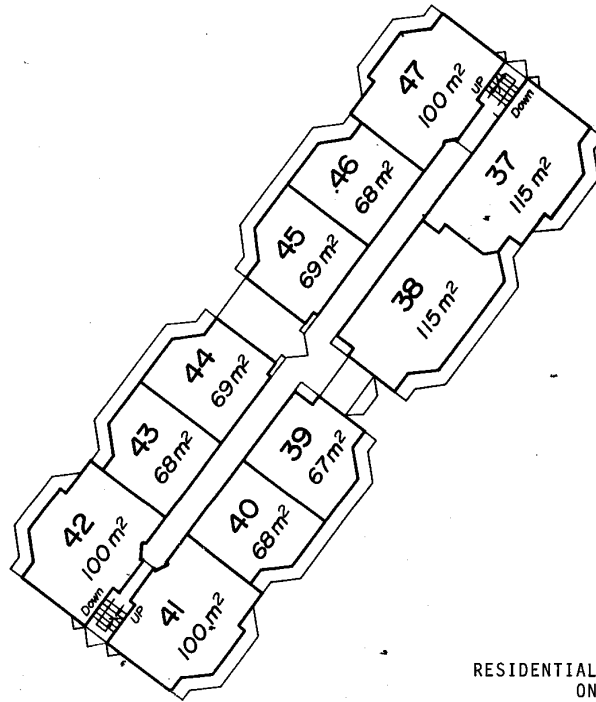
Building Units and Group Titles Act 1980 — 1984  
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980  
(Form 9)

Name of Building: "SURFERS PLAZA RESORT"

Regulation 8(1)  
Sheet No. 14 of 27 Sheets

# **BUILDING UNITS PLAN NO. 8913**

LEVEL **H**



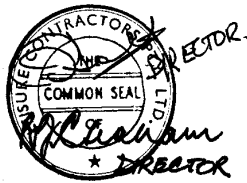
7.223 A70

RESIDENTIAL PURPOSES  
ONLY

Scale: 1:400

Floor areas are approximate only.

SIGNATURE OF REGISTERED PROPRIETOR:



*[Signature]*

XXXXX Clerk  
Town

Council of the City of Gold Coast

4438

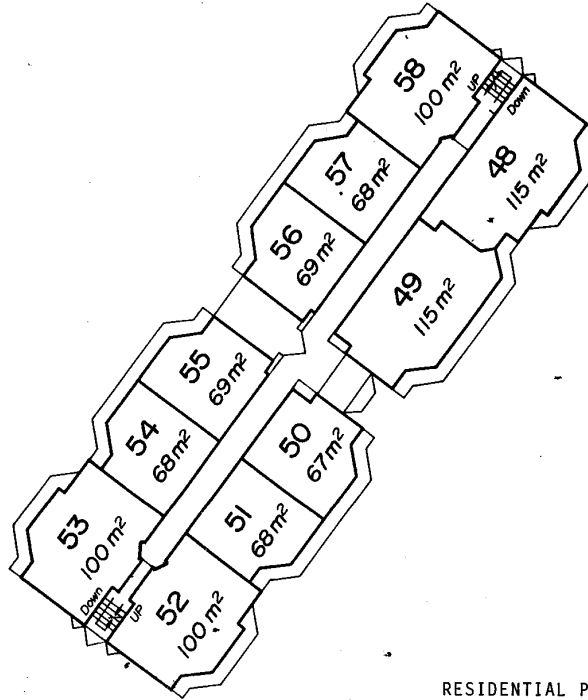
Building Units and Group Titles Act 1980 — 1984  
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980  
(Form 9)

Name of Building: "SURFERS PLAZA RESORT"

Regulation 8(1)  
Sheet No. 15 of 27 Sheets

**BUILDING UNITS PLAN NO. 8913**

LEVEL **I**



7.223 A10

RESIDENTIAL PURPOSES  
ONLY

Scale: 1:400

Floor areas are approximate only.

SIGNATURE OF REGISTERED PROPRIETOR:



*[Signature]*

xxxx  
Clerk  
Town

Council of the City of Gold Coast

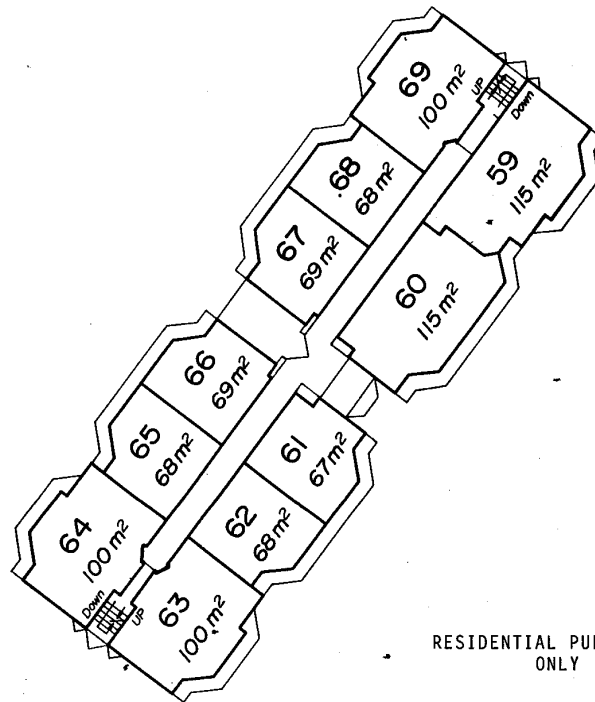
Building Units and Group Titles Act 1980 — 1984  
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980  
(Form 9)

Name of Building: "SURFERS PLAZA RESORT"

Regulation 8(1)  
Sheet No. 16 of 27 Sheets

# **BUILDING UNITS PLAN NO. 8913**

LEVEL **J**



RESIDENTIAL PURPOSES  
ONLY

Scale: 1:400

Floor areas are approximate only.

SIGNATURE OF REGISTERED PROPRIETOR:



*[Signature]*

*[Signature]*  
Clerk  
Town

Council of the City of Gold Coast

7 223 A70

4438

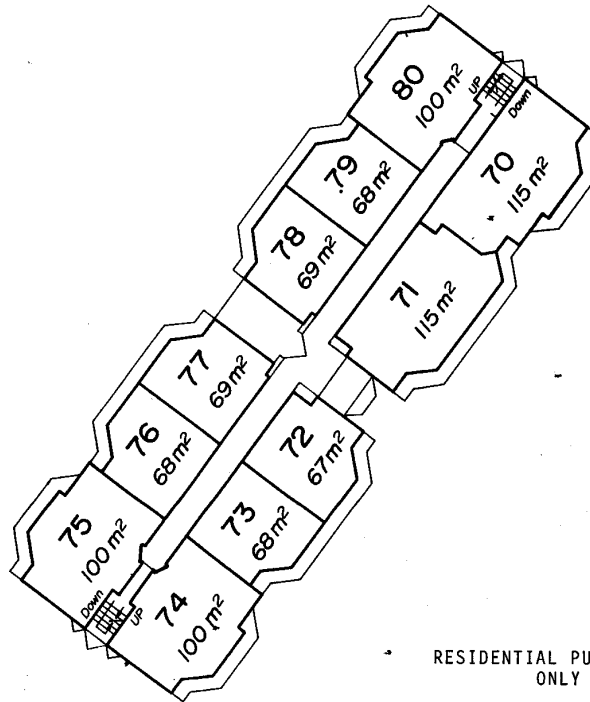
Building Units and Group Titles Act 1980 — 1984  
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980  
(Form 9)

Name of Building: "SURFERS PLAZA RESORT"

Regulation 8(1)  
Sheet No. 17 of 27 Sheets

**BUILDING UNITS PLAN NO. 8913**

LEVEL **K**



7 223 A70

RESIDENTIAL PURPOSES  
ONLY

Scale: 1:400

Floor areas are approximate only.

SIGNATURE OF REGISTERED PROPRIETOR:



*Director*

*[Signature]*

~~XXXXXX~~  
Clerk  
Town

Council of the City of Gold Coast

4438

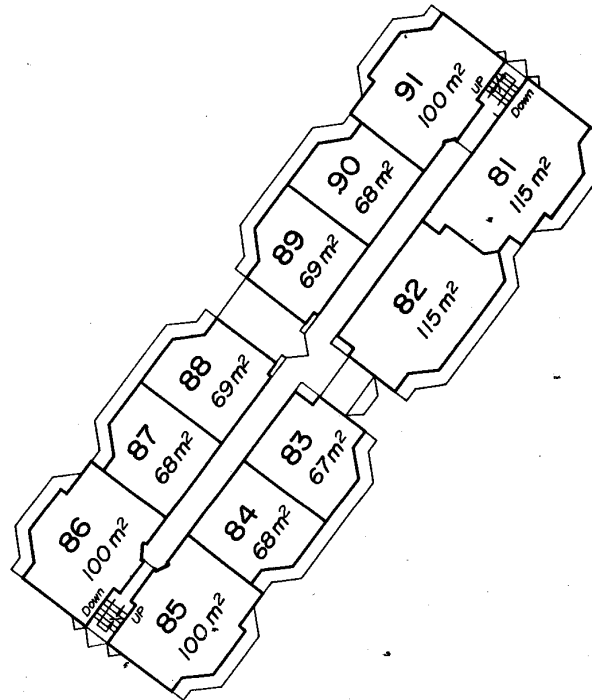
Building Units and Group Titles Act 1980 — 1984  
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980  
(Form 9)

Name of Building: "SURFERS PLAZA RESORT"

Regulation 8(1)  
Sheet No. 18 of 27 Sheets

# **BUILDING UNITS PLAN NO. 8913**

LEVEL **L**



7 223 ATO

RESIDENTIAL PURPOSES  
ONLY

Scale: 1:400

Floor areas are approximate only.

SIGNATURE OF REGISTERED PROPRIETOR:



*Director*

*[Signature]*

*[Signature]*  
Clerk  
Town

Council of the City of Gold Coast

4438

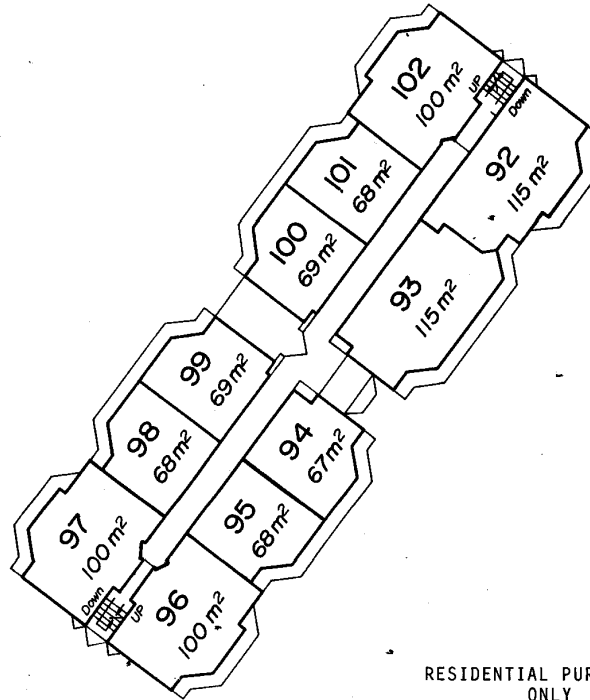
Building Units and Group Titles Act 1980 — 1984  
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980  
(Form 9)

Name of Building: "SURFERS PLAZA RESORT"

Regulation 8(1)  
Sheet No. 19 of 27 Sheets

# **BUILDING UNITS PLAN NO. 8913**

LEVEL **M**



7.223.ATO

RESIDENTIAL PURPOSES  
ONLY

Scale: 1:400

Floor areas are approximate only.

SIGNATURE OF REGISTERED PROPRIETOR:



*[Signature]*

**XXXXX** Clerk  
Town

Council of the City of Gold Coast

4438

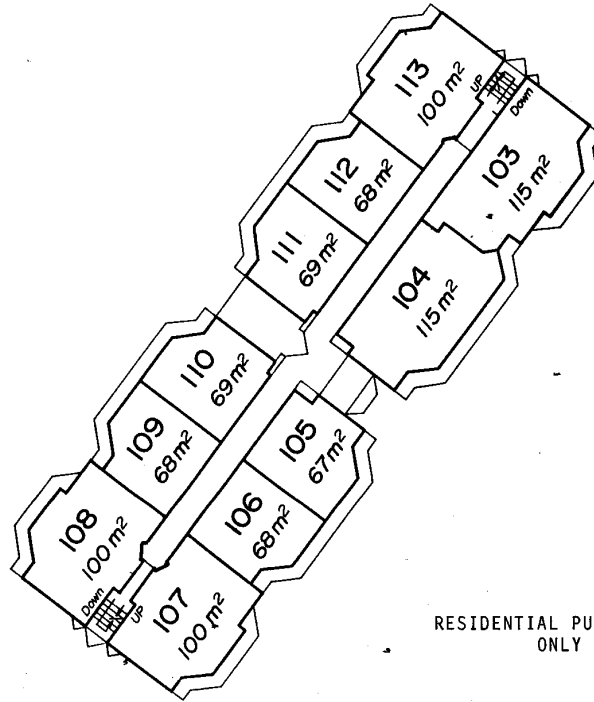
Building Units and Group Titles Act 1980 — 1984  
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980  
(Form 9)

Name of Building: "SURFERS PLAZA RESORT"

Regulation 8(1)  
Sheet No. 20 of 27 Sheets

# **BUILDING UNITS PLAN NO. 8913**

LEVEL **N**



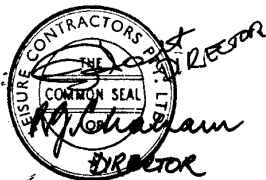
7.223.AT0

RESIDENTIAL PURPOSES  
ONLY

Scale: 1:400

Floor areas are approximate only.

SIGNATURE OF REGISTERED PROPRIETOR:



*[Signature]*

Clerk  
Town

Council of the City of Gold Coast



4438

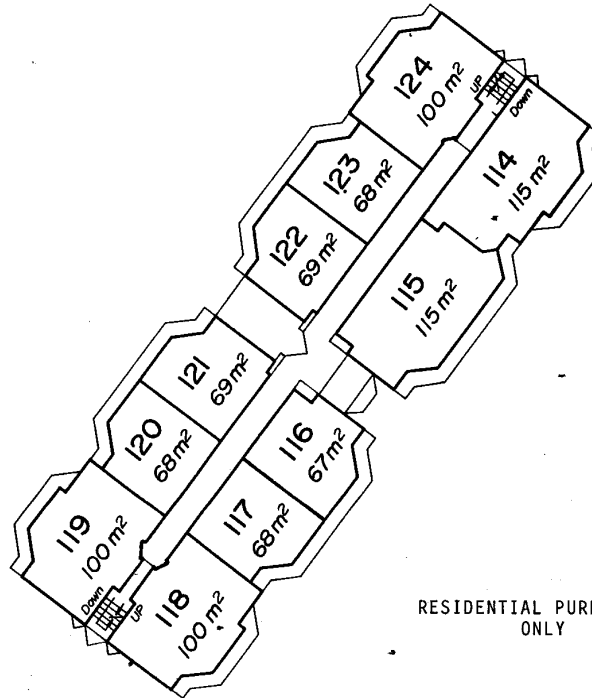
Building Units and Group Titles Act 1980 — 1984  
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980  
(Form 9)

Name of Building: "SURFERS PLAZA RESORT"

Regulation 8(1)  
Sheet No. 21 of 27 Sheets

**BUILDING UNITS PLAN NO. 8913**

LEVEL 0



RESIDENTIAL PURPOSES  
ONLY

Scale: 1:400

Floor areas are approximate only.

SIGNATURE OF REGISTERED PROPRIETOR:

*[Signature]*  
DIRECTOR.  
COMMON SEAL  
DIRECTOR.

*[Signature]*

~~XXXX~~  
Clerk  
Town

Council of the City of Gold Coast

7 223 A10

4438

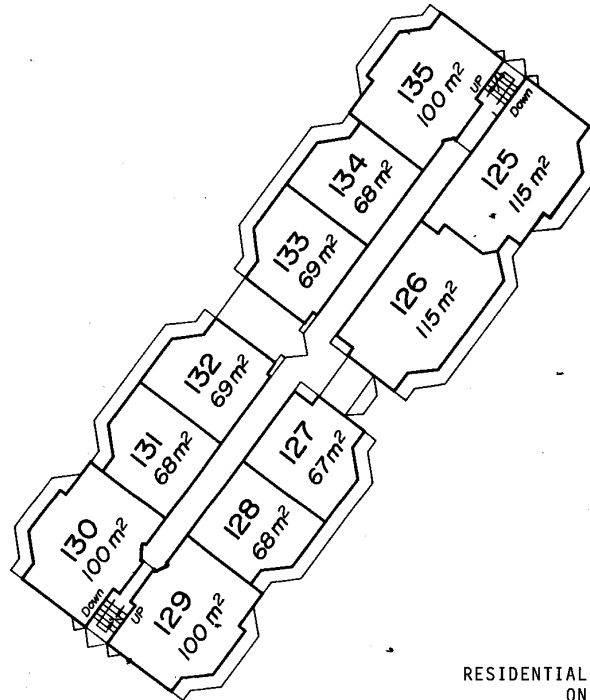
Building Units and Group Titles Act 1980 — 1984  
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980  
(Form 9)

Name of Building: "SURFERS PLAZA RESORT"

Regulation 8(1)  
Sheet No. 22 of 27 Sheets

# **BUILDING UNITS PLAN NO. 8913**

LEVEL **P**



RESIDENTIAL PURPOSES  
ONLY

Scale: 1:400

Floor areas are approximate only.

SIGNATURE OF REGISTERED PROPRIETOR:

*[Signature]*  
DIRECTOR  
COMMON SEAL  
DIRECTOR.

*[Signature]*

~~XXXX~~ Clerk  
Town

Council of the City of Gold Coast

4438

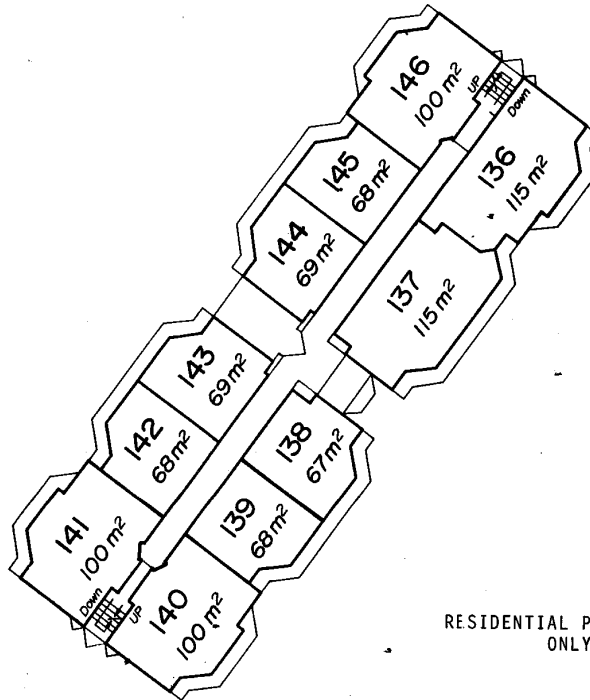
Building Units and Group Titles Act 1980 — 1984  
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980  
(Form 9)

Name of Building: "SURFERS PLAZA RESORT"

Regulation 8(1)  
Sheet No. 23 of 27 Sheets

# **BUILDING UNITS PLAN NO. 8913**

LEVEL **Q**

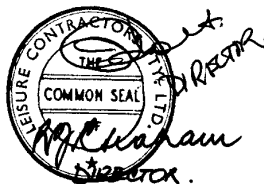


RESIDENTIAL PURPOSES  
ONLY

Scale: 1:400

Floor areas are approximate only.

SIGNATURE OF REGISTERED PROPRIETOR:



*[Signature]*

~~xxxx~~ Clerk  
Town

Council of the City of Gold Coast

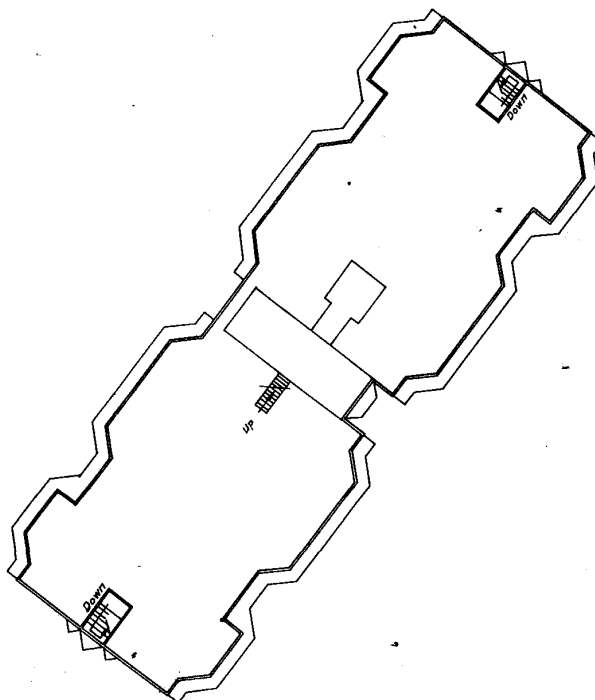
7.223. A70

Name of Building: "SURFERS PLAZA RESORT"

Regulation 8(1)  
Sheet No. 24 of 27 Sheets

LEVEL R

ROOF



Scale: 1:400


Floor areas are approximate only.

SIGNATURE OF REGISTERED PROPRIETOR:



DRIVER

*P. Chaudhary*  
★ DIRECTOR



Shire Clerk  
Town

Council of the City of Gold Coast

7.223.A70

4438

Building Units and Group Titles Act 1980 — 1984  
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980  
(Form 9)

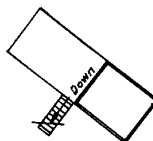
Name of Building: "SURFERS PLAZA RESORT"

Regulation 8(1)  
Sheet No. 25 of 27 Sheets

# **BUILDING UNITS PLAN NO. 8913**

LEVEL **S**

LIFT MOTOR ROOM



7.223 A70

Scale: 1:400

Floor areas are approximate only.

SIGNATURE OF REGISTERED PROPRIETOR:



Clerk  
Town

Council of the City of Gold Coast

**BENNETT & BENNETT**

Consulting Surveyors

BENNETT, L.S., M.I.S. Aust.  
BENNETT, L.S., B. Surv., M.I.S. Aust.  
HUDSON, L.S., B. Surv., M.I.S. Aust.

Licensed (Old.) & (N.S.W.)

Member Firm: A.C.S. QUEENSLAND

7.223.A70

OUR REF:

YOUR REF:

TELEPHONE: (075) 38 2533

FAX: (075) 92 0602

P.O. BOX 5021

GOLD COAST MAIL CENTRE, 4217

99 UPTON ST.  
BUNDALL, QLD, 4217

STH:EW

19th December 1988

**C E R T I F I C A T E**

I, Stephen Trevor Hudson, Licensed Surveyor of 99 Upton Street, Bundall HEREBY CERTIFY that, as at the date of the signing of my certificate in Form 2 of the Building Units and Group Titles Regulations 1980, I had physically inspected the building known as Surfers Plaza Resort and certify that -

It conformed to the Building Units Plan as submitted herewith.

The Lots were numbered in accordance with the numbering on the Building Units Plan.

Areas designated as parts of Lots (including garages) have been suitably identified and structurally divided.

All Lots in the building are physically connected to each other in an approved manner.

.....  
Licensed Surveyor

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: PSC0260331

**2. Location of the swimming pool**

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

Street address:

70 REMEMBRANCE DR

SURFERS PARADISE QLD

Postcode

Lot and plan details:

9999/BUP/8913

Local government area:

GOLD COAST CITY

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

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

No disability exemption applies; No impracticality exemption applies

No alternative solution applies

**4. Pool properties**

Shared pool

☒

Non-shared pool

☐

Number of pools

2

**5. Pool safety certificate validity**

Effective date:

2 / 4 / 07 / 2025

Expiry date:

2 / 4 / 07 / 2026

**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:

ANTHONY RHYS VICKERMAN

Pool safety inspector  
licence number:

PS101539

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.



**GOLD COAST**

Level 21, 50 Cavill Avenue  
Surfers Paradise QLD 4217  
PO Box 10374, Southport 4215  
t. +61 7 5519 2900  
f. +61 7 5519 2910  
e. goldcoast@ebcm.com.au

ABN 87 010 209 784

**BRISBANE**

HQ South, Level 2, 520 Wickham St  
Fortitude Valley QLD 4006  
PO Box 786 Fortitude Valley 4006  
t. +61 7 3620 0600  
f. +61 7 3620 0610  
e. brisbane@ebcm.com.au

[WWW.EBCM.COM.AU](http://WWW.EBCM.COM.AU)

28 August 2025

SURFERS PLAZA RESORT CTS 6388  
Registered for GST

ABN: 39 724 641 153

## Tax Invoice

Infotrack Pty Limited  
PO Box 10314 Adelaide St  
BRISBANE QLD 4000

Ref 253782

Re Lot 37 SURFERS PLAZA RESORT CTS 6388

Fee 84.10 Paid

Above Fee includes GST

Please find enclosed BCCM Form 33 Body Corporate Certificate pursuant to Section 205 of the Body Corporate and Community Management Act 1997.

Fees paid pursuant to Section 205 are payable to Ernst Body Corporate Management Pty Ltd ABN 87 010 209 784.

It is recommended that confirmation of balances due should be checked again as close as possible to the actual settlement date.

Finally, please ensure that the prescribed change of ownership form (BCCM 8) is sent to our office within 28 days of settlement so that all future correspondence relating to this lot is issued correctly to the new owner. Please direct your Form 8 to our Gold Coast office at PO Box 10374 Southport Qld 4215 and copy via email to [updates@smartercommunities.com.au](mailto:updates@smartercommunities.com.au).

Should you require any further information regarding this document, please contact Ernst Body Corporate Management on (07) 5519 2988.



# 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](http://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](http://www.qld.gov.au/searchofadjudicatorsorders).

**The information in this certificate is issued on 28/08/2025**

### Becoming an owner

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

- automatically become a member of the body corporate and have the right to participate in decisions about the scheme;
- must pay contributions towards the body corporate's expenses in managing the scheme; and
- must comply with the body corporate by-laws.

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

### How to get more information

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

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

## Contacting the body corporate

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

### Name and number of the community titles scheme

**SURFERS PLAZA RESORT**

CTS No. **6388**

### 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: **Nathan Land**

Phone: **0755192900**

Company: **Ernst Body Corporate Mgt P/L**

Email: **goldcoast@ebcm.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: **37**

Plan type and number: **BUP8913**

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](http://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](http://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](http://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
09/05/05	ALL	Exclusive Use	By Law 21 Schedule E

## 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: **70.00**

Total contribution schedule lot entitlements for all lots: **10,000.00**

### Interest schedule

Interest schedule lot entitlement for the lot: **70.00**

Total interest schedule lot entitlements for all lots: **10,000.00**

### Statement of accounts

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

### Owner contributions (levies)

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

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

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

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

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

### Body corporate debts

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

## Owner contributions and amounts owing

### Administrative fund contributions

Total amount of contributions (before any discount) for lot **37** for the current financial year: \$ **\$15,400.01**

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

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

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

Due date	Amount due	Amount due if discount applied	Paid
01/01/25	3,341.19	2,672.95	05/12/24
16/05/25	3,341.19	2,672.95	16/04/25
01/10/25	4,867.63	3,894.10	26/08/25
01/01/26	3,850.00	3,080.00	

Amount overdue **(\$4,867.63)**

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

### Sinking fund contributions

Total amount of contributions (before any discount) for lot **37** for the current financial year: \$ **\$1,334.69**

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

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

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

Due date	Amount due	Amount due if discount applied	Paid
01/01/25	333.67	266.94	05/12/24
16/05/25	333.67	266.94	16/04/25
01/10/25	333.68	266.94	26/08/25
01/01/26	333.67	266.94	

Amount overdue **(\$333.68)**

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

### 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): %

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

Due date	Amount due	Amount due if discount applied	Paid
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Amount overdue **Nil**

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

Special contributions - Sinking Fund (IF ANY)

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

Total amount of contributions (before any discount) Nil

Number of instalments: 0 (outlined below)

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

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

Due date	Amount due	Amount due if discount applied	Paid
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Amount overdue	Nil
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Amount Unpaid including amounts billed not yet due	Nil
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Other amounts payable by the lot owner

Purpose	Fund	Amount	Due date	Amount
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Summary of amounts due but not paid by the current owner

At the date of this certificate

Annual contributions	(\$5,201.31)
Special contributions	Nil
Other contributions	Nil
Other payments	Nil
Penalties	Nil
Total amount overdue (Total Amount Unpaid including not yet due \$0.00)	(\$5,201.31)

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

Common property and assets

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

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

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

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

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

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

Yes - you can obtain a copy from the body corporate records - last sinking fund report: 30/03/20

**Current sinking fund balance (as at date of certificate): \$ 701,141.14**

### Improvements to common property the lot owner is responsible for

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

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

Date	Description	Conditions
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### 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
1 Set of Pool Equipment	Plant and Machinery			0.00	0.00	360.00
3 Ashtrays/Litter Bins,	Furniture & Fittings			0.00	0.00	7,600.00
17 Plants, Foyer Tub Chairs & Coffee Tables						
9 Sun lounges/2 BBQ Tables/	Furniture & Fittings			0.00	0.00	3,115.00
8 BBQ Chairs/4 Burner BBQ						
3 Outdoor Tables/11 Outdoor Chairs	Furniture & Fittings			0.00	0.00	3,370.00
TV Amplifier & Splitters/	Furniture & Fittings			0.00	0.00	2,400.00
Plan Cabinet/Luggage Trolley/Flashing NO EXIT sign						
Anchor Bolts and Window	Plant and Machinery			0.00	0.00	6,000.00
Cleaning Harness/Rope for the Harness/Rope Grip						



## 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
VCR Model 7424e(a) Serial No Sk401814L Monitor MM-20/MM-20A Multiplexer QSP-860MPX	Office Equipment	01/11/99		0.00	0.00	12,792.00
Pullman PV9 N 1590	Plant and Machinery	01/02/00		0.00	0.00	549.00
1 Victa Vac 2000 (Honda Motor)	Plant and Machinery	10/12/02	Hinterland Mowers Pty Ltd	0.00	0.00	1,550.00
1 x Rover Easy Push Lawnmower	Plant and Machinery	31/01/03	Paradise Point Mowers	0.00	0.00	499.00
1 x Stihl FS55 Hedge Trimmer	Plant and Machinery	31/01/03	Paradise Point Mowers	0.00	0.00	439.00
BBQ S/Steel x 2 with Lids	Furniture & Fittings	24/02/03	Gunnerssens Timbermark Pty Ltd	0.00	0.00	5,020.00
8 chairs	Furniture & Fittings	05/02/04	Repair Man	0.00	0.00	616.00
Pool Filter	Plant and Machinery	06/02/04	Pool Wise	0.00	0.00	900.00
Pontoon	Plant and Machinery	26/02/04	Tidemaster	0.00	0.00	7,039.00
Digital DVR	Office Equipment	01/07/04	SPL Security	0.00	0.00	14,997.00
Electricity sub meters(existin	Plant and Machinery	12/09/05	Country Energy	0.00	0.00	1,875.00
Karcher K685N	Plant and Machinery	01/08/08		0.00	0.00	949.00
Tornado supa quite spa blower	Plant and Machinery	13/07/11	Pool Gear	0.00	0.00	798.60
13 Outdoor Tables	Furniture & Fittings	28/09/11		0.00	0.00	975.00
52 Outdoor Chairs	Furniture & Fittings	28/09/11		0.00	0.00	1,547.00
Heat Detectors 7/11	Plant and Machinery	20/11/13	FIRE SURE GROUP PO Box 3019 HELENSVALE TOWN CENTRE Q 4212	2,491.50	0.00	2,491.50
DVR Cam Sys 25/8/13	Furniture & Fittings	28/02/14	INTEGRATED ASSET MANAGEMENT PL PO Box R1854 ROYAL EXCHANGE NSW 1225	1,122.66	0.00	1,122.66
Instl Rplcmnt Cell	Plant and Machinery	28/02/14	POOL GEAR Unit 9 99 Lower West Burleigh Road BURLEIGH HEADS QLD 4220	594.00	0.00	594.00
Pool sunlounges 29/2	Furniture & Fittings	07/03/24	Sunlounges Kudos 2x \$420 each	906.40	0.00	906.40

## 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 BUP LLOYDS OF LONDON (WEBS)	WHHCTS6388	76,000,000.00	704,727.89	26/07/25	\$10,000 \$20K Earthquake \$25K Water Damage Storm \$100K Cyclone
PUBLIC & PRODUCT LIA VERO (WEBSTERS)	LCB024899187	30,000,000.00	12,210.09	26/07/25	\$1,000 See policy wording
MANAGEMENT LIABILITY BERKLEY INS (WEBSTERS)	202407-5055	5,000,000.00	4,176.04	26/07/25	\$2,500 See policy wording
VOLUNTARY WORKERS LLOYDS OF LONDON (WEBS)	547877	1,500,000.00	825.30	26/07/25	7 days See policy wording
CONSEQUENTIAL LOSS LLOYDS OF LONDON (WEBS)	WHHCTS6388	10,000,000.00	Included	26/07/25	\$10,000 \$20K Earthquake \$25K Water Damage Storm \$100K Cyclone

## 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](http://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](http://www.qld.gov.au/buyingbodycorporate)

## Contracts and authorisations

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

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

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

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

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

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

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

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

**Yes - Name of caretaking service contractor engaged:** Plaza Resort Management Pty Ltd

**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?**

**Yes**

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

## Body corporate authority

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

**Name/s** Ernst Body Corporate Mgt P/L

**Positions/s held** Body Corporate Manager

**Date** 28/08/2025

**Signature/s** Gayleen Tuhiwai

**Copies of documents given with this certificate:**

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

# CONTRACTS REGISTER

## SURFERS PLAZA RESORT CTS 6388

Contractor Name and Address <b>Surfers Plaza Management Pty Ltd</b>  <b>ACN 157 742 311</b> <b>70 Remembrance Drive</b> <b>SURFERS PARADISE QLD 4217</b>	Details of Duties <b>Letting services</b>	Delegated Powers <b>See agreement</b>	Basis of Remuneration <b>.</b>
Commencement Date	<b>01/04/02</b>	Termination Date	
Term of Contract	<b>25 years</b>	<b>Finance</b>	
Options	<b>5 years 12/01/15 EGM</b>	Name of Financier	
Copy of Agreement on File	<b>Y</b>	Date of Advice from Financier	
Workers Comp No		Date of Withdrawal of Financier	
Contractor Name and Address <b>Testra Corporation Ltd</b>  <b>ABN 33 051 775 556</b> <b>Level 13, 215 Adelaide Street</b> <b>BRISBANE, QLD 4000</b>	Details of Duties <b>Right of access/lease of roof space</b>	Delegated Powers <b>See agreement</b>	Basis of Remuneration <b>Annually in advance</b>
Commencement Date	<b>01/10/19</b>	Termination Date	<b>30/09/29</b>
Term of Contract	<b>10 years</b>	<b>Finance</b>	
Options	<b>Y 10 years</b>	Name of Financier	
Copy of Agreement on File	<b>Y</b>	Date of Advice from Financier	
Workers Comp No		Date of Withdrawal of Financier	
Contractor Name and Address <b>Origin Energy Electricity Ltd</b>  <b>PO Box 15848</b> <b>CITY EAST</b> <b>QLD 4002</b>	Details of Duties <b>Bulk Electricity Supply</b>	Delegated Powers	Basis of Remuneration <b>Monthly in arrears; \$154/month/meter</b>
Commencement Date	<b>01/03/19</b>	Termination Date	
Term of Contract	<b>3 years</b>	<b>Finance</b>	
Options	<b>N</b>	Name of Financier	
Copy of Agreement on File	<b>Y</b>	Date of Advice from Financier	
Workers Comp No		Date of Withdrawal of Financier	
Contractor Name and Address <b>Plaza Resort Management Pty Ltd</b>  <b>ACN 626 602 211</b>	Details of Duties <b>Caretaking &amp; Letting</b>	Delegated Powers	Basis of Remuneration <b>\$241,647.48 + GST + CPI</b>
Commencement Date	<b>01/04/02</b>	Termination Date	
Term of Contract	<b>25 years</b>	<b>Finance</b>	
Options	<b>5y + 5y + 5y + 4y,11m</b>	Name of Financier	
Copy of Agreement on File	<b>Y</b>	Date of Advice from Financier	
Workers Comp No		Date of Withdrawal of Financier	
Contractor Name and Address <b>Ernst Body Corporate Management</b>  <b>Lvl 21, 50 Cavill Avenue</b> <b>Surfers Paradise QLD 4217</b>	Details of Duties	Delegated Powers	Basis of Remuneration <b>As per Agreement</b>
Commencement Date	<b>21/08/25</b>	Termination Date	
Term of Contract	<b>1 Year</b>	<b>Finance</b>	
Options		Name of Financier	
Copy of Agreement on File	<b>Y</b>	Date of Advice from Financier	
Workers Comp No		Date of Withdrawal of Financier	

SURFERS PLAZA RESORT CTS 6388

BALANCE SHEET

AS AT 28 AUGUST 2025

	ACTUAL 28/08/2025	ACTUAL 31/12/2024
<b><u>OWNERS FUND</u></b>		
Administration Fund	(748,225.66)	(229,928.04)
Sinking Fund	701,141.14	667,718.37
<b><u>TOTAL</u></b>	<b><u>\$ (47,084.52)</u></b>	<b><u>\$ 437,790.33</u></b>

**THESE FUNDS ARE REPRESENTED BY**

<b><u>CURRENT ASSETS</u></b>		
Cash At Bank	11,785.86	656,974.58
Prepaid Expenses	0.00	401,569.58
Petty Cash - General	300.00	300.00
Levies Billed - Not Yet Due	743,044.07	524,979.27
Levies - Prepayments	0.00	6,902.16
Levies In Arrears	18,435.13	12,018.26
Other Arrears	6,682.32	2,908.82
Second Debtors	4,942.05	4,942.05
<b><u>TOTAL ASSETS</u></b>	<b>785,189.43</b>	<b>1,610,594.72</b>
<b><u>LIABILITIES</u></b>		
G S T Clearing Account	53,782.07	(47,352.34)
P A Y G Clearing A/C	0.00	5,446.01
Creditors	39,540.08	335,486.13
Accrued Expenses	0.00	73,599.23
Advanced Discounts	0.00	(71,970.74)
Levies Billed - Not Yet Due	675,494.61	477,253.88
Levies Rec'd - Not Yet Billed	(1.24)	6,273.49
Levies - In Advance	43,599.43	374,187.73
Other Advance Payments	0.00	22.00
Holding A/C (Unnalloc.Debtors)	19,859.00	19,859.00
<b><u>TOTAL LIABILITIES</u></b>	<b>832,273.95</b>	<b>1,172,804.39</b>
<b><u>NET ASSETS</u></b>	<b><u>\$ (47,084.52)</u></b>	<b><u>\$ 437,790.33</u></b>

# SURFERS PLAZA RESORT CTS 6388

## STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 JANUARY 2025 TO 28 AUGUST 2025

	ACTUAL 01/01/25-28/08/25	BUDGET 01/01/25-31/12/25	%	ACTUAL 01/01/24-31/12/24
<b><u>ADMINISTRATIVE FUND</u></b>				
<b><u>INCOME</u></b>				
Levies - Administrative Fund	867,840.82	1,500,000.00	57.86	1,301,760.00
Levy - Discount Admin Fund	(162,857.04)	(300,000.00)	54.29	(236,567.67)
Special Admin Fund Levy	0.00	352,363.95	0.00	0.00
Site Rental	(51,470.51)	23,080.00	(223.01)	23,765.12
Interest On Overdue Levies	5,411.64	0.00		5,451.07
<b><u>TOTAL ADMIN. FUND INCOME</u></b>	<b>658,924.91</b>	<b>1,575,443.95</b>		<b>1,094,408.52</b>
<b><u>EXPENDITURE - ADMIN. FUND</u></b>				
Audit Fees	420.00	5,000.00	8.40	4,960.00
Bank Charges	26.84	75.00	35.79	67.23
Caretaking Agreement	163,174.75	252,000.00	64.75	242,393.22
Car Park - Lease	185,818.18	225,000.00	82.59	75,355.56
Car Park - Land Tax	25,847.59	0.00		131,922.52
Car Park - Council Rates	0.00	0.00	0.00	96,103.62
Cleaning - General	16,879.28	15,000.00	112.53	14,495.51
False Fire Alarm- Paid-No Gst	29,518.00	20,000.00	147.59	16,017.10
Cleaning - Carpets	599.00	5,000.00	11.98	4,040.00
Cleaning - Material	4,384.85	5,000.00	87.70	10,022.40
Cleaning - Windows	0.00	16,000.00	0.00	15,578.00
Consultants Fees	0.00	1,000.00	0.00	0.00
Electricity - Community	53,964.08	40,000.00	134.91	37,434.16
Gas	1,736.95	0.00		0.00
Garbage Towing/Removal	7,360.47	1,000.00	736.05	1,009.46
Insur. - Premium	339,982.77	210,000.00	161.90	292,278.20
Insur - Int & Fee Prem Funding	0.00	20,000.00	0.00	21,356.42
Insur. - Stamp Duty - No Gst	33,469.69	21,000.00	159.38	28,544.00
Insurance Claim Paid	0.00	10,000.00	0.00	0.00
Insur. - Claim Refund	0.00	0.00	0.00	(2,262.92)
Electronic Records	2,232.35	1,500.00	148.82	496.14
Land Tax	46,886.74	0.00		0.00
Legal Exp. - General	2,756.82	15,000.00	18.38	10,760.90
Levy Recovery Costs - Paid	852.00	600.00	142.00	592.00
P P & O - General	631.00	0.00		332.00
P P & O - General-Previous Sec	0.00	0.00	0.00	13,841.33
P P & O - Fixed Contract	11,498.27	13,500.00	85.17	2,562.40
Returning Officer-Gen. Meeting	470.00	400.00	117.50	400.00
R & M - Building	31,842.47	60,000.00	53.07	44,891.77
R & M - Electrical	6,977.28	13,000.00	53.67	12,796.09
R & M - Fire Services Contract	620.80	4,500.00	13.80	4,731.84
R & M - Fire Equipment	31,259.80	16,500.00	189.45	13,632.69
R & M - Gardens & Grounds	3,006.00	6,500.00	46.25	5,723.80
R & M - Generator	2,510.00	2,000.00	125.50	2,040.00
R & M - Lifts	9,800.51	2,000.00	490.03	1,166.00

SURFERS PLAZA RESORT CTS 6388

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 JANUARY 2025 TO 28 AUGUST 2025

	ACTUAL	BUDGET	%	ACTUAL
	01/01/25-28/08/25	01/01/25-31/12/25		01/01/24-31/12/24
R & M - Lifts - Contract	25,200.80	34,000.00	74.12	32,180.47
R & M - Pest Control	8,086.72	12,000.00	67.39	11,817.73
R & M - Plumbing	8,684.81	10,000.00	86.85	9,703.18
R & M - Pool, Spa, Sauna	8,077.91	8,000.00	100.97	7,174.67
R & M - Pool Chemicals	5,651.16	5,000.00	113.02	4,643.90
R & M - Pool, Spa Heating	(1,650.96)	13,000.00	(12.70)	12,687.37
R & M - Security Equipment	797.38	0.00		0.00
Secretarial - Admin	14,783.27	25,000.00	59.13	3,294.40
Secretarial - Admin Prev Sec	0.00	0.00	0.00	31,019.43
Secretarial - Additional	9,194.72	7,500.00	122.60	1,712.65
Security	44,517.92	27,000.00	164.88	26,980.58
Tax Fee (Bas)	750.00	1,300.00	57.69	1,290.00
Water Rates	37,145.87	0.00		0.00
Workplace Legislat. Compliance	1,291.14	1,200.00	107.60	1,176.68
Prior Year Adjustment	165.30	0.00		13,693.65
<b><u>TOTAL ADMIN. EXPENDITURE</u></b>	<b><u>1,177,222.53</u></b>	<b><u>1,125,575.00</u></b>		<b><u>1,260,656.15</u></b>
<b><u>SURPLUS / DEFICIT</u></b>	<b><u>\$ (518,297.62)</u></b>	<b><u>\$ 449,868.95</u></b>		<b><u>\$ (166,247.63)</u></b>
Opening Admin. Balance	(229,928.04)	(229,928.04)	100.00	(63,680.41)
<b><u>ADMINISTRATIVE FUND BALANCE</u></b>	<b><u>\$ (748,225.66)</u></b>	<b><u>\$ 219,940.91</u></b>		<b><u>\$ (229,928.04)</u></b>

SURFERS PLAZA RESORT CTS 6388

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 JANUARY 2025 TO 28 AUGUST 2025

	ACTUAL 01/01/25-28/08/25	BUDGET 01/01/25-31/12/25	%	ACTUAL 01/01/24-31/12/24
<b><u>SINKING FUND</u></b>				
<b><u>INCOME</u></b>				
Levies - Sinking Fund	86,666.96	130,000.00	66.67	130,000.44
Discount - Sinking Fund	(15,800.64)	(26,000.00)	60.77	(23,607.31)
Interest Received - Sink Fund	0.00	0.00	0.00	19,050.54
<b><u>TOTAL SINKING FUND INCOME</u></b>	<b>70,866.32</b>	<b>104,000.00</b>		<b>125,443.67</b>
<b><u>EXPENDITURE - SINKING FUND</u></b>				
False Fire Alarm- Paid-No Gst	0.00	0.00	0.00	18,929.30
Building	2,012.55	50,000.00	4.03	53,726.95
<b><u>ELECTRICAL</u></b>				
Electrical Equipment	0.00	30,000.00	0.00	3,722.94
Fans	0.00	12,000.00	0.00	0.00
Fire Equipment	0.00	5,000.00	0.00	43,653.65
Gardens	1,363.64	15,000.00	9.09	17,309.09
<b><u>INCOME TAX SF</u></b>				
Income Tax - Payg S.F	4,213.00	0.00		10,271.50
Income Tax - Payg Provision	(4,847.01)	0.00	0.00	(4,401.69)
Keys & Locks	1,975.46	0.00		0.00
Lifts	0.00	5,000.00	0.00	5,699.00
Lighting	0.00	5,000.00	0.00	4,330.28
Plant & Equipment	0.00	35,000.00	0.00	2,034.00
Painting	0.00	30,000.00	0.00	0.00
Plumbing	16,603.40	7,500.00	221.38	7,060.00
Pool Bbq - Furniture	0.00	2,500.00	0.00	2,449.46
Pool, Spa, Sauna	2,050.00	5,000.00	41.00	9,227.82
Security System / Equipment	1,167.05	5,000.00	23.34	6,085.72
Tiling	0.00	40,000.00	0.00	0.00
Windows	12,905.46	5,000.00	258.11	0.00
<b><u>TOTAL SINK. FUND EXPENDITURE</u></b>	<b>37,443.55</b>	<b>252,000.00</b>		<b>180,098.02</b>
<b><u>SURPLUS / DEFICIT</u></b>	<b>\$ 33,422.77</b>	<b>\$ (148,000.00)</b>		<b>\$ (54,654.35)</b>
Opening Sinking Fund Balance	667,718.37	667,718.37	100.00	722,372.72
<b><u>SINKING FUND BALANCE</u></b>	<b>\$ 701,141.14</b>	<b>\$ 519,718.37</b>		<b>\$ 667,718.37</b>



SURFERS PLAZA RESORT CTS 6388

ACCOUNTS SUMMARY  
1 January 2025 to 28 August 2025

Date	Details	Payee	Amount
121	Administration Fund	AUDIT FEES	
01/01/25	YE Accrued Expenses	Pfk 2024 Audit Fee	-3,500.00
01/01/25	YE Accrued Expenses	Ebcm 2024 Audit Fee	-1,460.00
26/02/25	Audit Prep. Fee	Ernst Body Corporate	1,606.00
26/02/25	GST		-146.00
31/03/25	YE Audit 31/12/24	Pkf (Gold Coast) Pty Ltd	3,850.00
31/03/25	GST		-350.00
12/05/25	YE Audit 31/12/24	Pkf (Gold Coast) Pty Ltd	462.00
12/05/25	GST		-42.00
	Total:		420.00
12201	Administration Fund	BANK CHARGES	
02/01/25	StrataPay Trans Fee		2.45
02/01/25	GST		-0.22
06/01/25	StrataPay BPay Fees		0.74
06/01/25	GST		-0.07
04/02/25	StrataPay Trans Fee		0.85
04/02/25	GST		-0.08
05/02/25	StrataPay BPay Fees		1.11
05/02/25	GST		-0.10
05/03/25	StrataPay BPay Fees		1.48
05/03/25	GST		-0.13
11/03/25	StrataPay Trans Fee		0.85
11/03/25	GST		-0.08
03/04/25	StrataPay BPay Fees		0.74
03/04/25	GST		-0.07
29/04/25	StrataPay Trans Fee		1.60
29/04/25	GST		-0.15
30/04/25	Capitalised Interest		1.55
30/04/25	GST		-0.14
05/05/25	StrataPay BPay Fees		0.74
05/05/25	GST		-0.07
14/05/25	StrataPay Trans Fee		12.75
14/05/25	GST		-1.16
16/05/25	StrataPay Trans Fee		1.60
16/05/25	GST		-0.15
19/05/25	StrataPay Trans Fee		1.60
19/05/25	GST		-0.15
04/06/25	StrataPay BPay Fees		0.37
04/06/25	GST		-0.03
05/08/25	StrataPay BPay Fees		1.11
05/08/25	GST		-0.10
	Total:		26.84

# SURFERS PLAZA RESORT CTS 6388

## ACCOUNTS SUMMARY

1 January 2025 to 28 August 2025

<u>Date</u>	<u>Details</u>	<u>Payee</u>	<u>Amount</u>
<b>1225</b>	<b>Administration Fund</b>	<b>CARETAKING AGREEMENT</b>	
01/01/25	YE Accrued Expenses	Plaza Res 1/12/24-31/12/24	-20,883.02
06/01/25	1/12/24 to 30/12/24	Plaza Resort Management	22,151.02
06/01/25	GST		-2,013.73
29/01/25	31/12/24 to 30/01/25	Plaza Resort Management	22,539.07
29/01/25	GST		-2,049.01
24/02/25	31/01/25-28/02/25	Plaza Resort Management	22,539.07
24/02/25	GST		-2,049.01
20/03/25	March,25	Plaza Resort Management	22,539.07
20/03/25	GST		-2,049.01
17/04/25	31/03/25 to 30/04/25	Plaza Resort Management	22,539.07
17/04/25	GST		-2,049.01
26/05/25	01/05/25-30/05/25	Plaza Resort Management	22,539.07
26/05/25	GST		-2,049.01
20/06/25	01/06/25 - 30/06/25	Plaza Resort Management	22,539.07
20/06/25	GST		-2,049.01
21/07/25	July,25	Plaza Resort Management	22,539.07
21/07/25	GST		-2,049.01
20/08/25	August,25	Plaza Resort Management	22,539.07
20/08/25	GST		-2,049.01
	<b>Total:</b>		<b>163,174.75</b>
<b>12293</b>	<b>Administration Fund</b>	<b>CAR PARK - LEASE</b>	
04/02/25	Annual C/Park Passes	Gccc Bpay 696963	204,400.00
04/02/25	GST		-18,581.82
	<b>Total:</b>		<b>185,818.18</b>
<b>12294</b>	<b>Administration Fund</b>	<b>CAR PARK - LAND TAX</b>	
01/01/25	YE Prepayments	Surfers P 1/1/25-31/1/25	25,847.59
	<b>Total:</b>		<b>25,847.59</b>
<b>1230</b>	<b>Administration Fund</b>	<b>CLEANING - GENERAL</b>	
01/01/25	Toilet cln	Bnc Enterprises Pty Ltd	687.50
01/01/25	GST		-62.50
01/01/25	Odour unit Jan 2025	Purifying Solutions Pty Ltd	290.40
01/01/25	GST		-26.40
01/01/25	GarbageDoc&Deodorize	Purifying Solutions Pty Ltd	290.40
01/01/25	GST		-26.40
01/01/25	YE Accrued Expenses	Bnc Inv0041 Toilet Clean	-687.50
01/01/25	GST		62.50
01/01/25	YE Accrued Expenses	It's Bin Inv3988 Bin Clean	-181.50
01/01/25	GST		16.50
09/01/25	Bin Cln Dec24	It's Bin Cleaned Surfers Parad	181.50
09/01/25	GST		-16.50
09/01/25	15/01/25-14/04/25	Fresh & Clean - Meadowbrook	461.97

# SURFERS PLAZA RESORT CTS 6388

## ACCOUNTS SUMMARY

1 January 2025 to 28 August 2025

<u>Date</u>	<u>Details</u>	<u>Payee</u>	<u>Amount</u>
<b>1230</b>	<b>Administration Fund</b>	<b>CLEANING - GENERAL</b>	
09/01/25	GST		-42.00
14/01/25	Carpet Cleaning	Roshan Shrestha	2,587.00
31/01/25	Bin Cln Jan, 25	It's Bin Cleaned Surfers Parad	211.75
31/01/25	GST		-19.25
01/02/25	Bin Cln Aug 24	It's Bin Cleaned Surfers Parad	211.75
01/02/25	GST		-19.25
01/02/25	GCCC Tip fee	Jd Express	459.46
01/02/25	GST		-41.77
01/02/25	GCCC Tip Fee	Jd Express	1,023.00
01/02/25	GST		-93.00
01/02/25	Carpet Cleaning	Roshan Shrestha	750.00
05/02/25	Bin Cln Aug 24	It's Bin Cleaned Surfers Parad	-211.75
05/02/25	GST		19.25
07/02/25	GCCC Tip fee	Jd Express	1,171.50
07/02/25	GST		-106.50
25/02/25	Bin Cln Feb 25	It's Bin Cleaned Surfers Parad	211.75
25/02/25	GST		-19.25
01/03/25	Odour unit Mar 2025	Purifying Solutions Pty Ltd	290.40
01/03/25	GST		-26.40
25/03/25	Bin Cleaning Mar 25	It's Bin Cleaned Surfers Parad	211.75
25/03/25	GST		-19.25
08/04/25	15/04/25-14/07/25	Fresh & Clean - Meadowbrook	500.39
08/04/25	GST		-45.49
30/04/25	Bin Cleaning Apr 25	It's Bin Cleaned Surfers Parad	302.50
30/04/25	GST		-27.50
01/05/25	Odour unit May 2025	Purifying Solutions Pty Ltd	290.40
01/05/25	GST		-26.40
31/05/25	Bin Cleaning May 25	It's Bin Cleaned Surfers Parad	211.75
31/05/25	GST		-19.25
01/06/25	Odour unit Jun 2025	Purifying Solutions Pty Ltd	290.40
01/06/25	GST		-26.40
03/06/25	Clean sauna	Bnc Enterprises Pty Ltd	585.00
03/06/25	GST		-53.18
09/06/25	Cleaning Service	Leading Facilities Management	5,940.00
09/06/25	GST		-540.00
11/06/25	Pressure cleaning	Bnc Enterprises Pty Ltd	495.00
11/06/25	GST		-45.00
29/06/25	Bin Cleaning Jun 25	It's Bin Cleaned Surfers Parad	181.50
29/06/25	GST		-16.50
01/07/25	Odour unit Jul 2025	Purifying Solutions Pty Ltd	290.40
01/07/25	GST		-26.40
15/07/25	15Jul25 - 14Oct25	Fresh & Clean - Meadowbrook	500.39
15/07/25	GST		-45.49
28/07/25	Bin Cleaning Jul '25	It's Bin Cleaned Surfers Parad	198.00

SURFERS PLAZA RESORT CTS 6388

ACCOUNTS SUMMARY  
1 January 2025 to 28 August 2025

Date	Details	Payee	Amount
<b>1230</b>	<b>Administration Fund</b>	<b>CLEANING - GENERAL</b>	
28/07/25	GST		-18.00
01/08/25	Odour unit Aug 2025	Purifying Solutions Pty Ltd	290.40
01/08/25	GST		-26.40
21/08/25	Bin Cleaning Aug '25	It's Bin Cleaned Surfers Parad	198.00
21/08/25	GST		-18.00
	<b>Total:</b>		<b>16,879.28</b>
<b>12351</b>	<b>Administration Fund</b>	<b>FALSE FIRE ALARM- PAID-NO GST</b>	
01/01/25	YE Accrued Expenses	Qld Fire 6000175892 Activation	-1,456.10
10/01/25	Unwntd alarm activati	Queensland Fire Department	1,456.10
28/02/25	Unwntd alarm activati	Queensland Fire Department	5,824.40
17/03/25	Unwntd alarm activati	Queensland Fire Department	1,456.10
01/04/25	False Fire Alarm Act	Queensland Fire Department	2,912.20
15/05/25	Unwntd alarm activati	Queensland Fire Department	2,912.20
16/06/25	Unwntd alarm activati	Queensland Fire Department	2,912.20
30/06/25	False Fire Alarm Act	Queensland Fire Department	1,456.10
17/07/25	False Fire Alarm Act	Queensland Fire Department	6,022.40
31/07/25	False Fire Alarm Act	Queensland Fire Department	1,505.60
31/07/25	False Fire Alarm Act	Queensland Fire Department	1,505.60
20/08/25	Unwntd alarm activati	Queensland Fire Department	1,505.60
20/08/25	Unwntd alarm activati	Queensland Fire Department	1,505.60
	<b>Total:</b>		<b>29,518.00</b>
<b>1250</b>	<b>Administration Fund</b>	<b>CLEANING - CARPETS</b>	
01/01/25	Carpet repair	David's Carpet Repairs	330.00
01/01/25	GST		-30.00
12/03/25	Carpet Cleaning	Roshan Shrestha	299.00
	<b>Total:</b>		<b>599.00</b>
<b>1256</b>	<b>Administration Fund</b>	<b>CLEANING - MATERIAL</b>	
04/03/25	Clean supplies	Reward Distribution	3,395.27
04/03/25	GST		-308.66
18/06/25	Cleaning Supplies	Reward Distribution	1,428.06
18/06/25	GST		-129.82
	<b>Total:</b>		<b>4,384.85</b>
<b>1320</b>	<b>Administration Fund</b>	<b>ELECTRICITY - COMMUNITY</b>	
01/01/25	01/11/24-31/11/24	Origin Abn 33071052287 B747428	6,723.11
01/01/25	D/Debit Cancelled	Origin Abn 33071052287 B747428	2.50
01/01/25	01/12/24-31/12/24	Origin Abn 33071052287 B747428	3,632.79
01/01/25	01/11/24-31/11/24	Origin Abn 33071052287 B747428	6,723.11
01/01/25	GST		-611.19
01/01/25	D/Debit Cancelled	Origin Abn 33071052287 B747428	2.50
01/01/25	GST		-0.23

SURFERS PLAZA RESORT CTS 6388

ACCOUNTS SUMMARY  
1 January 2025 to 28 August 2025

Date	Details	Payee	Amount
<b>1320</b>	<b>Administration Fund</b>	<b>ELECTRICITY - COMMUNITY</b>	
01/01/25	01/12/24-31/12/24	Origin Abn 33071052287 B747428	3,632.79
01/01/25	GST		-330.25
01/01/25	YE Accrued Expenses	Origin Oct24	-3,394.59
01/01/25	GST		308.60
01/01/25	YE Accrued Expenses	Origin Nov24	-3,326.02
01/01/25	GST		302.37
01/01/25	YE Accrued Expenses	Origin Dishonoured Fee	-2.50
01/01/25	YE Accrued Expenses	Origin Dec24	-3,632.79
01/01/25	GST		330.25
01/01/25	YE Accrued Expenses	Origin Dishonoured Fee	-2.50
01/02/25	01/01/25-31/01/25	Origin Abn 33071052287 B747428	3,506.09
01/02/25	01/01/25-31/01/25	Origin Abn 33071052287 B747428	3,506.09
01/02/25	GST		-318.74
14/02/25	01/11/24-31/11/24	Origin Abn 33071052287 B747428	-6,723.11
14/02/25	D/Debit Cancelled	Origin Abn 33071052287 B747428	-2.50
14/02/25	01/12/24-31/12/24	Origin Abn 33071052287 B747428	-3,632.79
14/02/25	01/01/25-31/01/25	Origin Abn 33071052287 B747428	-3,506.09
17/03/25	ORIGIN ENERGY SE		3,202.94
17/03/25	GST		-291.18
15/04/25	ORIGIN ENERGY SE		9,412.67
15/04/25	GST		-855.70
06/05/25	ORIGIN ENERGY HO		1,408.15
06/05/25	GST		-128.01
15/05/25	ORIGIN ENERGY SE		9,113.48
15/05/25	GST		-828.50
16/06/25	ORIGIN ENERGY SE		8,917.25
16/06/25	GST		-810.66
15/07/25	ORIGIN ENERGY SE		9,232.62
15/07/25	GST		-839.33
04/08/25	ORIGIN ENERGY HO		4,825.39
04/08/25	GST		-438.67
19/08/25	ORIGIN ENERGY SE		9,742.40
19/08/25	GST		-885.67
	<b>Total:</b>		<b>53,964.08</b>
<b>1353</b>	<b>Administration Fund</b>	<b>GAS</b>	
08/01/25	27/09/24 to 05/01/25	Origin Abn 22078868425 B130112	1,910.65
08/01/25	GST		-173.70
	<b>Total:</b>		<b>1,736.95</b>
<b>1380</b>	<b>Administration Fund</b>	<b>GARBAGE TOWING/REMOVAL</b>	
01/01/25	YE Accrued Expenses	Purifying Inv40102	-290.40
01/01/25	GST		26.40
09/01/25	Odour unit 1/11/24	Purifying Solutions Pty Ltd	290.40

# SURFERS PLAZA RESORT CTS 6388

## ACCOUNTS SUMMARY

1 January 2025 to 28 August 2025

<u>Date</u>	<u>Details</u>	<u>Payee</u>	<u>Amount</u>
<b>1380</b>	<b>Administration Fund</b>	<b>GARBAGE TOWING/REMOVAL</b>	
09/01/25	GST		-26.40
17/01/25	Rubbish Disposal	Little Green Truck Southport	495.00
14/03/25	Rubbish Disposal	Little Green Truck Southport	850.00
17/04/25	Rubbish Removal	Groove Movers Removalist	1,980.00
17/04/25	GST		-180.00
12/05/25	Rubbish Removal	Groove Movers Removalist	2,178.00
12/05/25	GST		-198.00
22/06/25	Rubbish Removal	Groove Movers Removalist	1,200.01
22/06/25	GST		-109.09
22/06/25	Rubbish Removal	Groove Movers Removalist	1,020.01
22/06/25	GST		-92.73
30/06/25	Rubbish Removal	Groove Movers Removalist	1,020.01
30/06/25	GST		-92.73
01/07/25	Rubbish Removal	Groove Movers Removalist	-1,020.01
01/07/25	GST		92.73
02/08/25	Rubbish Disposal	Little Green Truck Southport	490.00
05/08/25	Rubbish not taken	Ohkura Ayano	-300.00
05/08/25	GST		27.27
	<b>Total:</b>		<b>7,360.47</b>
<b>14101</b>	<b>Administration Fund</b>	<b>INSUR. - PREMIUM</b>	
01/01/25	YE Prepayments	lqmulate 1/1/25-26/7/25	339,982.77
	<b>Total:</b>		<b>339,982.77</b>
<b>1420</b>	<b>Administration Fund</b>	<b>INSUR. - STAMP DUTY - NO GST</b>	
01/01/25	YE Prepayments	lqmulate 1/1/25-26/7/25	33,469.69
	<b>Total:</b>		<b>33,469.69</b>
<b>1426</b>	<b>Administration Fund</b>	<b>INTERNET</b>	
14/05/25	U1311 09-31 May2025	Freedom Internet Aust	32.65
14/05/25	GST		-2.97
02/06/25	U1311 09-31 May2025	Freedom Internet Aust	-32.65
02/06/25	GST		2.97
	<b>Total:</b>		<b>0.00</b>
<b>1427</b>	<b>Administration Fund</b>	<b>ELECTRONIC RECORDS</b>	
10/01/25	01/01/25 - 31/03/25	Insite Technology Services P/L	809.83
10/01/25	GST		-73.62
17/04/25	01/04/25 - 30/06/25	Insite Technology Services P/L	809.83
17/04/25	GST		-73.62
11/07/25	01/07/25-30/09/25	Insite Technology Services P/L	835.92
11/07/25	GST		-75.99
	<b>Total:</b>		<b>2,232.35</b>

SURFERS PLAZA RESORT CTS 6388

ACCOUNTS SUMMARY  
1 January 2025 to 28 August 2025

Date	Details	Payee	Amount
<b>1430</b>	<b>Administration Fund</b>	<b>LAND TAX</b>	
07/01/25	01/01/25 - 31/01/25	Surfers Paradise First Nat'l	10,550.00
12/01/25	01/01/25 - 31/01/25	Surfers Paradise First Nat'l	-10,550.00
21/01/25	01/02/25-28/02/25	Surfers Paradise First Nat'l	10,550.00
19/03/25	01/04/25-30/04/25	Surfers Paradise First Nat'l	10,550.00
19/04/25	01/05/25-31/05/25	Surfers Paradise First Nat'l	10,550.00
19/04/25	01/05/25-31/05/25	Surfers Paradise First Nat'l	10,550.00
19/05/25	01/06/25 - 30/06/25	Surfers Paradise First Nat'l	10,550.00
19/05/25	01Jun25 - 13Jun25	Surfers Paradise First Nat'l	4,509.04
27/05/25	01/04/25-30/04/25	Surfers Paradise First Nat'l	177.70
28/05/25	01/05/25-31/05/25	Surfers Paradise First Nat'l	-10,550.00
19/06/25	01/07/25-31/07/25	Surfers Paradise First Nat'l	10,550.00
02/07/25	01/06/25 - 30/06/25	Surfers Paradise First Nat'l	-10,550.00
	<b>Total:</b>		<b>46,886.74</b>
<b>1450</b>	<b>Administration Fund</b>	<b>LEGAL EXP. - GENERAL</b>	
14/03/25	Professional Cost	Abkj Lawyers	832.50
14/03/25	GST		-75.68
24/03/25	Professional Fee	Holt Ronan Pty Ltd	2,200.00
24/03/25	GST		-200.00
	<b>Total:</b>		<b>2,756.82</b>
<b>1490</b>	<b>Administration Fund</b>	<b>LEVY RECOVERY COSTS - PAID</b>	
20/01/25	Credit Arrears	Credit Arrears	77.00
20/01/25	GST		-7.00
07/03/25	Credit Arrears	Credit Arrears	143.00
07/03/25	GST		-13.00
20/05/25	WaiveArrearsFees	Cas-1398436-K4h8c2	462.00
13/06/25	Credit Arrears	Credit Arrears	44.00
13/06/25	GST		-4.00
13/06/25	Credit Arrears	Credit Arrears	44.00
13/06/25	GST		-4.00
23/07/25	Reverse Arrears	Cas-1484081-S2v4m5	121.00
23/07/25	GST		-11.00
	<b>Total:</b>		<b>852.00</b>
<b>1550</b>	<b>Administration Fund</b>	<b>P P &amp; O - GENERAL</b>	
30/01/25	P P & O Additional	Ernst Body Corporate	215.98
30/01/25	GST		-19.63
26/02/25	P P & O Additional	Ernst Body Corporate	246.12
26/02/25	GST		-22.37
31/03/25	P P & O Additional	Ernst Body Corporate	231.99
31/03/25	GST		-21.09
	<b>Total:</b>		<b>631.00</b>

# SURFERS PLAZA RESORT CTS 6388

## ACCOUNTS SUMMARY

1 January 2025 to 28 August 2025

<u>Date</u>	<u>Details</u>	<u>Payee</u>	<u>Amount</u>
<b>1552</b>	<b>Administration Fund</b>	<b>P P &amp; O - FIXED CONTRACT</b>	
07/01/25	Fixed Disbursements	Ernst Body Corporate	2,810.50
07/01/25	GST		-255.50
07/01/25	Archive Storage	Ernst Body Corporate	401.50
07/01/25	GST		-36.50
07/01/25	Communication Costs	Ernst Body Corporate	1,004.48
07/01/25	GST		-91.32
03/04/25	Fixed Disbursements	Ernst Body Corporate	2,810.50
03/04/25	GST		-255.50
03/04/25	Archive Storage	Ernst Body Corporate	401.50
03/04/25	GST		-36.50
03/04/25	Communication Costs	Ernst Body Corporate	1,004.48
03/04/25	GST		-91.32
29/04/25	Communication Costs	Ernst Body Corporate	-1.33
29/04/25	GST		0.12
07/07/25	Fixed Disbursements	Ernst Body Corporate	2,810.50
07/07/25	GST		-255.50
07/07/25	Archive Storage	Ernst Body Corporate	401.50
07/07/25	GST		-36.50
07/07/25	Communication Costs	Ernst Body Corporate	1,004.48
07/07/25	GST		-91.32
	<b>Total:</b>		<b>11,498.27</b>
<b>15994</b>	<b>Administration Fund</b>	<b>RETURNING OFFICER-GEN. MEETING</b>	
21/08/25	Returning Officer	Robin Nelson	470.00
	<b>Total:</b>		<b>470.00</b>
<b>1605</b>	<b>Administration Fund</b>	<b>R &amp; M - BUILDING</b>	
01/01/25	Qrtly Inspection	Cougar Air Services Pty Ltd	220.00
01/01/25	GST		-20.00
01/01/25	YE Prepayments	Silk F 1/1/25-31/1/25	37.76
01/01/25	YE Accrued Expenses	Access Hardware Gc126874 Svc	-520.67
01/01/25	GST		47.33
01/01/25	YE Accrued Expenses	Stuart Delivery 34-161224	-220.00
01/01/25	GST		20.00
01/01/25	YE Accrued Expenses	Cougar Air 54675 Qty Insp	-220.00
01/01/25	GST		20.00
08/01/25	Qrtly Inspection	Cougar Air Services Pty Ltd	220.00
08/01/25	GST		-20.00
08/01/25	Tile Repairs	General Maintenance	960.00
08/01/25	GST		-87.27
10/01/25	Adjust Door	Access Hardware - Gc Branch	314.60
10/01/25	GST		-28.60
10/01/25	Rplc broken lock	Access Hardware - Gc Branch	480.99
10/01/25	GST		-43.73



SURFERS PLAZA RESORT CTS 6388

ACCOUNTS SUMMARY  
1 January 2025 to 28 August 2025

Date	Details	Payee	Amount
1605	Administration Fund	R & M - BUILDING	
10/01/25	LocksmithsLabour&Mat	Surfers Paradise Locksmiths	286.50
10/01/25	GST		-26.05
10/01/25	CallOutFee-Hinges	Spl Security Solutions P/L	286.50
10/01/25	GST		-26.05
11/01/25	U403 FaultyDoorLock	Spl Security Solutions P/L	310.12
11/01/25	GST		-28.19
14/01/25	Flowers Feb-Apr25	Silk Flower Rentals	126.00
14/01/25	GST		-11.45
16/01/25	new cylinder	Access Hardware - Gc Branch	520.67
16/01/25	GST		-47.33
17/01/25	Sabre Key	Access Hardware - Gc Branch	66.00
17/01/25	GST		-6.00
29/01/25	Adjust mailbox Lock	Access Hardware - Gc Branch	230.45
29/01/25	GST		-20.95
30/01/25	Tile Repairs	General Maintenance	845.00
30/01/25	GST		-76.82
01/02/25	Odour Cntrl Feb 2025	Purifying Solutions Pty Ltd	290.40
03/02/25	Repair of doors	Getting High On Maintenance	198.00
03/02/25	GST		-18.00
04/02/25	Delivery	Stuart Fogarty	220.00
07/02/25	Ceiling Repairs	General Maintenance	970.00
07/02/25	GST		-88.18
10/02/25	Supply&Installation	Getting High On Maintenance	363.00
10/02/25	GST		-33.00
10/02/25	Pool glass cleaning	Getting High On Maintenance	110.00
10/02/25	GST		-10.00
10/02/25	High glass-spa pool	Getting High On Maintenance	385.00
10/02/25	GST		-35.00
13/02/25	Phone - Fire Panel	Greg Kafritsas	278.00
13/02/25	GST		-25.27
19/02/25	16AnchorCertificate	Getting High On Maintenance	528.00
19/02/25	GST		-48.00
20/02/25	Dayshelf - Attend	Cauhi Junior Paulo	-170.50
20/02/25	GST		15.50
28/02/25	Intercom Service	Spl Security Solutions P/L	220.00
28/02/25	GST		-20.00
06/03/25	S&I lockwood	Spl Security Solutions P/L	585.82
06/03/25	GST		-53.26
11/03/25	LocksmithsLabour&Mat	Surfers Paradise Locksmiths	79.99
11/03/25	GST		-7.27
11/03/25	SpaPoolDoorRepair	Spl Security Solutions P/L	200.00
11/03/25	GST		-18.18
11/03/25	Serv&Repinnd Barrel	Spl Security Solutions P/L	79.99
11/03/25	GST		-7.27

# SURFERS PLAZA RESORT CTS 6388

## ACCOUNTS SUMMARY

1 January 2025 to 28 August 2025

<u>Date</u>	<u>Details</u>	<u>Payee</u>	<u>Amount</u>
<b>1605</b>	<b>Administration Fund</b>	<b>R &amp; M - BUILDING</b>	
13/03/25	Drill drainage hole	Getting High On Maintenance	308.00
13/03/25	GST		-28.00
13/03/25	Rmval plants	Getting High On Maintenance	880.00
13/03/25	GST		-80.00
13/03/25	Pool glass cleaning	Getting High On Maintenance	110.00
13/03/25	GST		-10.00
13/03/25	intrnl of high glass	Getting High On Maintenance	385.00
13/03/25	GST		-35.00
13/03/25	S&I new cover	Getting High On Maintenance	990.00
13/03/25	GST		-90.00
13/03/25	Drill&CleanOfDrain	Getting High On Maintenance	308.00
13/03/25	GST		-28.00
13/03/25	High glass-spa pool	Getting High On Maintenance	385.00
13/03/25	GST		-35.00
13/03/25	Pool glass cleaning	Getting High On Maintenance	110.00
13/03/25	GST		-10.00
13/03/25	Rmval plants	Getting High On Maintenance	880.00
13/03/25	GST		-80.00
13/03/25	S/I VentCover	Getting High On Maintenance	990.00
13/03/25	GST		-90.00
14/03/25	Sity Inspection	Herwig Hartl Architect	2,251.56
14/03/25	GST		-204.69
17/03/25	WindowCleaning	Getting High On Maintenance	4,866.40
17/03/25	GST		-442.40
18/03/25	S&I lockable bollard	General Maintenance	1,090.00
18/03/25	GST		-99.09
19/03/25	Keys&LockServiceCall	Access Hardware - Gc Branch	521.29
19/03/25	GST		-47.39
20/03/25	WaterLeak&VentRepair	General Maintenance	880.00
20/03/25	GST		-80.00
25/03/25	S/I KnobSet&Latching	Spl Security Solutions P/L	695.81
25/03/25	GST		-63.26
01/04/25	Odour Cntrl Apr 2025	Purifying Solutions Pty Ltd	290.40
04/04/25	LiftWellChecking	Bk Pump Services P/L	242.00
04/04/25	GST		-22.00
07/04/25	Rpl window rollers	Getting High On Maintenance	600.00
07/04/25	GST		-54.55
09/04/25	01/05/25 - 31/07/25	Silk Flower Rentals	132.00
09/04/25	GST		-12.00
09/04/25	Composite Panels	Signarama (Gemkat Projects)	301.80
09/04/25	GST		-27.44
14/04/25	Various works	General Maintenance	980.00
14/04/25	GST		-89.09
14/04/25	Various Repair	General Maintenance	910.00

# SURFERS PLAZA RESORT CTS 6388

## ACCOUNTS SUMMARY

1 January 2025 to 28 August 2025

<u>Date</u>	<u>Details</u>	<u>Payee</u>	<u>Amount</u>
<b>1605</b>	<b>Administration Fund</b>	<b>R &amp; M - BUILDING</b>	
14/04/25	GST		-82.73
15/04/25	S/IWindowTrack/Panel	Getting High On Maintenance	1,122.00
15/04/25	GST		-102.00
16/04/25	Hi Tack Stickers	Signarama (Gemkat Projects)	535.31
16/04/25	GST		-48.66
17/04/25	Qrtly Inspection	Cougar Air Services Pty Ltd	220.00
17/04/25	GST		-20.00
13/05/25	50% charge for	Cahill B S & Mcburney L E	-247.30
13/05/25	GST		22.48
13/05/25	Hi Tack Stickers	Signarama (Gemkat Projects)	535.31
13/05/25	GST		-48.66
26/05/25	BinChuteLatchRepair	General Maintenance	885.00
26/05/25	GST		-80.45
28/05/25	Reallocation	Getting High On Over R0016757	-2,673.00
28/05/25	GST		243.00
04/06/25	Door closesr replace	Express Locksmith Gold Coast	434.50
04/06/25	GST		-39.50
04/06/25	Water test loose	Keith F. Partridge	902.50
04/06/25	GST		-82.05
06/06/25	U904 Wndow winder	Getting High On Maintenance	517.00
06/06/25	GST		-47.00
11/06/25	Pool glass cleaning	Getting High On Maintenance	110.00
11/06/25	GST		-10.00
13/06/25	Callout svc	Express Locksmith Gold Coast	181.50
13/06/25	GST		-16.50
24/06/25	CassetteSystemSrvice	Relief Airconditioning	638.00
24/06/25	GST		-58.00
01/07/25	Reversal	Surfers Paradise Locksmiths	-284.94
01/07/25	GST		25.90
01/07/25	Keys 26/3	Surfers Paradise Locksmiths	-22.50
01/07/25	GST		2.05
01/07/25	Reversal	Surfers Paradise Locksmiths	-75.50
01/07/25	GST		6.86
02/07/25	Annual Pressure Insp	Cougar Air Services Pty Ltd	440.00
02/07/25	GST		-40.00
10/07/25	Floral 01Aug-31Oct25	Silk Flower Rentals	132.00
10/07/25	GST		-12.00
10/07/25	GreyLamGlassDoor	Getting High On Maintenance	999.90
10/07/25	GST		-90.90
11/07/25	Pool Glass Cleaning	Getting High On Maintenance	110.00
11/07/25	GST		-10.00
15/07/25	Various repairs	General Maintenance	965.00
15/07/25	GST		-87.73
24/07/25	Hi Tack Stickers	Signarama (Gemkat Projects)	535.31

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ACCOUNTS SUMMARY  
1 January 2025 to 28 August 2025

Date	Details	Payee	Amount
<b>1605</b>	<b>Administration Fund</b>	<b>R &amp; M - BUILDING</b>	
24/07/25	GST		-48.66
01/08/25	Grey Lam Glass Door	Getting High On Maintenance	999.90
01/08/25	GST		-90.90
12/08/25	Pool Glass Cleaning	Getting High On Maintenance	110.00
12/08/25	GST		-10.00
19/08/25	S&IdoorHandle	Getting High On Maintenance	484.00
19/08/25	GST		-44.00
	<b>Total:</b>		<b>31,842.47</b>
<b>1610</b>	<b>Administration Fund</b>	<b>R &amp; M - ELECTRICAL</b>	
01/01/25	YE Accrued Expenses	Emerlite 65023 Pool Pump Tripp	-2,934.01
01/01/25	GST		266.73
01/01/25	YE Accrued Expenses	Emerlite 65081 Tehrmal Imaging	-525.00
01/01/25	GST		47.73
01/01/25	A/H Callout	Emerlite Electrical Services	385.00
01/01/25	GST		-35.00
07/01/25	ServCallFee U1205	Coastline Antenna Installation	264.00
07/01/25	GST		-24.00
15/01/25	Pool Pump Tripping	Emerlite Electrical Services	2,934.01
15/01/25	GST		-266.73
15/01/25	Thermal Imaging	Emerlite Electrical Services	525.00
15/01/25	GST		-47.73
16/01/25	Move powerpoint	Emerlite Electrical Services	115.50
16/01/25	GST		-10.50
05/02/25	Inspect switchboard	Emerlite Electrical Services	148.50
05/02/25	GST		-13.50
11/02/25	Rplc faulty door	Coastline Antenna Installation	616.00
11/02/25	GST		-56.00
26/02/25	Circuits faulty	Emerlite Electrical Services	1,424.50
26/02/25	GST		-129.50
27/02/25	lights not working	Emerlite Electrical Services	303.47
27/02/25	GST		-27.59
17/03/25	Fire door Inspect	Paulo Cauhi Junior	187.00
17/03/25	GST		-17.00
26/03/25	AccessControlPower	Emerlite Electrical Services	736.57
26/03/25	GST		-66.96
28/03/25	RoofFansService	Emerlite Electrical Services	288.75
28/03/25	GST		-26.25
30/03/25	PowerPointReplacemnt	Emerlite Electrical Services	126.98
30/03/25	GST		-11.54
31/03/25	PoolPumpCableRepair	Emerlite Electrical Services	115.50
31/03/25	GST		-10.50
01/04/25	Service Call Fee	Coastline Antenna Installation	203.50
01/04/25	GST		-18.50

# SURFERS PLAZA RESORT CTS 6388

## ACCOUNTS SUMMARY

1 January 2025 to 28 August 2025

<u>Date</u>	<u>Details</u>	<u>Payee</u>	<u>Amount</u>
<b>1610</b>	<b>Administration Fund</b>	<b>R &amp; M - ELECTRICAL</b>	
04/04/25	ServCallFee U407/505	Coastline Antenna Installation	341.00
04/04/25	GST		-31.00
16/04/25	Electrical works	Emerlite Electrical Services	335.48
16/04/25	GST		-30.50
23/04/25	Rpl double spot ligh	Emerlite Electrical Services	247.99
23/04/25	GST		-22.54
26/05/25	OutDoorPoolLampReset	Emerlite Electrical Services	137.94
26/05/25	GST		-12.54
29/05/25	Foyerlights not work	Emerlite Electrical Services	126.72
29/05/25	GST		-11.52
04/06/25	Lighting works	Emerlite Electrical Services	467.52
04/06/25	GST		-42.50
06/06/25	Rpr Ceiling light	Emerlite Electrical Services	173.25
06/06/25	GST		-15.75
18/06/25	U403 Srv call	Coastline Antenna Installation	319.00
18/06/25	GST		-29.00
10/07/25	SpaTimeServiceCall	Emerlite Electrical Services	495.33
10/07/25	GST		-45.03
25/07/25	PoolPowerTripping	Emerlite Electrical Services	115.50
25/07/25	GST		-10.50
	<b>Total:</b>		<b>6,977.28</b>
<b>16190</b>	<b>Administration Fund</b>	<b>R &amp; M - FIRE SERVICES CONTRACT</b>	
01/01/25	YE Prepayments	Dayshelf 1/1/25-28/2/25	770.80
09/06/25	Fire Door Inspection	Cahill B S & Mcburney L E	-165.00
09/06/25	GST		15.00
	<b>Total:</b>		<b>620.80</b>
<b>1620</b>	<b>Administration Fund</b>	<b>R &amp; M - FIRE EQUIPMENT</b>	
01/01/25	Fire alarm-Prorata	Queensland Fire Department	394.80
01/01/25	GST		-35.89
01/01/25	YE Prepayments	Qfs 1/1/25-30/6/25	1,362.91
01/01/25	YE Accrued Expenses	Dayshelf Inv11388 Fans In Faul	-616.00
01/01/25	GST		56.00
01/01/25	YE Accrued Expenses	Dayshelf Mngt 19/12/24-31/12/2	-368.34
01/01/25	GST		33.49
01/01/25	SmokeAlarmCompliance	Dayshelf Pty Ltd	165.00
01/01/25	GST		-15.00
07/01/25	Mechanical Fans L15	Dayshelf Pty Ltd	616.00
07/01/25	GST		-56.00
21/01/25	Non compliant lock	Cauhi Junior Paulo	-170.50
21/01/25	GST		15.50
21/01/25	Smoke Alarms	Dayshelf Pty Ltd	873.13
21/01/25	GST		-79.38

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ACCOUNTS SUMMARY  
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Date	Details	Payee	Amount
1620	Administration Fund	R & M - FIRE EQUIPMENT	
21/01/25	Conventional faults	Daysshelf Pty Ltd	1,146.75
21/01/25	GST		-104.25
21/01/25	Invest East alarm	Daysshelf Pty Ltd	852.50
21/01/25	GST		-77.50
31/01/25	Conventional faults	Daysshelf Pty Ltd	1,199.00
31/01/25	GST		-109.00
31/01/25	YearlyFireInspection	Daysshelf Pty Ltd	5,920.20
31/01/25	GST		-538.20
03/02/25	Perform flow test	Daysshelf Pty Ltd	1,340.63
03/02/25	GST		-121.88
04/02/25	01/03/25-31/05/25	Daysshelf Pty Ltd	1,315.68
04/02/25	GST		-119.61
28/02/25	Dry fire labour	Daysshelf Pty Ltd	341.00
28/02/25	GST		-31.00
28/02/25	Dry fire labour	Daysshelf Pty Ltd	599.50
28/02/25	GST		-54.50
28/02/25	Fire detection	Daysshelf Pty Ltd	1,919.50
28/02/25	GST		-174.50
28/02/25	Investig detection	Daysshelf Pty Ltd	1,076.63
28/02/25	GST		-97.88
28/02/25	Various works	Daysshelf Pty Ltd	2,842.13
28/02/25	GST		-258.38
28/02/25	Fire detection	Daysshelf Pty Ltd	1,157.75
28/02/25	GST		-105.25
18/04/25	Callout Fee	Daysshelf Pty Ltd	308.00
18/04/25	GST		-28.00
05/05/25	01/06/25-31/08/25	Daysshelf Pty Ltd	1,315.68
05/05/25	GST		-119.61
19/05/25	10YrLBattery/DryFire	Daysshelf Pty Ltd	607.75
19/05/25	GST		-55.25
29/05/25	U510 FireDoorInspect	Daysshelf Pty Ltd	165.00
29/05/25	GST		-15.00
02/06/25	U510 Firedoor Inspec	Daysshelf Pty Ltd	165.00
02/06/25	GST		-15.00
07/06/25	DryFire/HeatDetector	Daysshelf Pty Ltd	638.00
07/06/25	GST		-58.00
08/06/25	FireServicesLogbook	Daysshelf Pty Ltd	66.00
08/06/25	GST		-6.00
11/06/25	U510 Firedoor Inspec	Daysshelf Pty Ltd	-165.00
11/06/25	GST		15.00
16/06/25	U1301 SmokeAlarms	Daysshelf Pty Ltd	308.00
16/06/25	GST		-28.00
22/06/25	SmokeDetectorReplace	Daysshelf Pty Ltd	517.00
22/06/25	GST		-47.00

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Date	Details	Payee	Amount
1620	Administration Fund	R & M - FIRE EQUIPMENT	
29/06/25	DryFireLabour	Daysshelf Pty Ltd	1,765.50
29/06/25	GST		-160.50
30/06/25	DryFireSrvc 30Jun25	Daysshelf Pty Ltd	255.75
30/06/25	GST		-23.25
09/07/25	DryFireSrvc 30Jun25	Daysshelf Pty Ltd	-255.75
09/07/25	GST		23.25
12/07/25	DryFireLabour	Daysshelf Pty Ltd	1,127.50
12/07/25	GST		-102.50
12/07/25	DryFireLabour/Batter	Daysshelf Pty Ltd	544.50
12/07/25	GST		-49.50
12/07/25	U505 DryFireLabour	Daysshelf Pty Ltd	1,380.50
12/07/25	GST		-125.50
12/07/25	FIP Logbook	Daysshelf Pty Ltd	66.00
12/07/25	GST		-6.00
15/07/25	SmokeDetectorReplace	Daysshelf Pty Ltd	-517.00
15/07/25	GST		47.00
31/07/25	DryFire/FireEquipSvc	Daysshelf Pty Ltd	1,309.00
31/07/25	GST		-119.00
31/07/25	DryFire/FireEquipSvc	Daysshelf Pty Ltd	753.50
31/07/25	GST		-68.50
18/08/25	01Sep25 - 30Nov25	Daysshelf Pty Ltd	1,343.31
18/08/25	GST		-122.12
21/08/25	FIP Faults on System	Daysshelf Pty Ltd	583.00
21/08/25	GST		-53.00
	Total:		31,259.80
1625	Administration Fund	R & M - GARDENS & GROUNDS	
01/01/25	Mulch	Love, Christopher	800.00
01/01/25	YE Accrued Expenses	Love, C 16-181124 Mulch	-800.00
02/03/25	Supply Mulch	Love, Christopher	800.00
22/04/25	Supply&Spread Mulch	Love, Christopher	1,000.00
12/06/25	Positrack	Coast 2 Coast Earthmoving P/L	336.60
12/06/25	GST		-30.60
02/07/25	Supply Mulch	Love, Christopher	900.00
	Total:		3,006.00
1631	Administration Fund	R & M - GENERATOR	
06/01/25	MonthlyCharge Jan 25	Robina Generators	187.00
06/01/25	GST		-17.00
07/02/25	MthlyMaintFeb25+Batt	Robina Generators	847.00
07/02/25	GST		-77.00
04/03/25	MonthlyCharge Mar 25	Robina Generators	792.00
04/03/25	GST		-72.00
01/04/25	MonthlyCharge Apr 25	Robina Generators	187.00

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ACCOUNTS SUMMARY  
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Date	Details	Payee	Amount
<b>1631</b>	<b>Administration Fund</b>	<b>R &amp; M - GENERATOR</b>	
01/04/25	GST		-17.00
07/05/25	MonthlyCharge May 25	Robina Generators	187.00
07/05/25	GST		-17.00
04/06/25	MonthlyCharge Jun 25	Robina Generators	187.00
04/06/25	GST		-17.00
03/07/25	MonthlyCharge Jul 25	Robina Generators	187.00
03/07/25	GST		-17.00
11/08/25	Maint. August 2025	Robina Generators & Pumps P/L	187.00
11/08/25	GST		-17.00
	<b>Total:</b>		<b>2,510.00</b>
<b>1641</b>	<b>Administration Fund</b>	<b>R &amp; M - LIFTS</b>	
01/01/25	RplcKeySwitch	Kone Elevators Pty Ltd	1,111.95
01/01/25	GST		-101.09
16/01/25	Door Not working	Kone Elevators Pty Ltd	929.48
16/01/25	GST		-84.50
05/02/25	01/01/25-31/03/25	Kone Elevators Pty Ltd	477.21
05/02/25	GST		-43.38
15/02/25	01/04/25-30/06/25	Kone Elevators Pty Ltd	496.29
15/02/25	GST		-45.12
19/02/25	L2 trapped passenger	Otis Elevator Company P/L	1,282.60
19/02/25	GST		-116.60
19/03/25	Pit pump out	Otis Elevator Company P/L	3,069.00
19/03/25	GST		-279.00
11/04/25	Pump out water	Otis Elevator Company P/L	1,046.65
11/04/25	GST		-95.15
11/04/25	InvestLiftShaft	Otis Elevator Company P/L	641.30
11/04/25	GST		-58.30
28/05/25	01/07/25-30/09/25	Kone Elevators Pty Ltd	496.29
28/05/25	GST		-45.12
30/05/25	Attend site 24/04/25	Kone Elevators Pty Ltd	614.90
30/05/25	GST		-55.90
24/06/25	Lift Service 09May25	Kone Elevators Pty Ltd	614.90
24/06/25	GST		-55.90
	<b>Total:</b>		<b>9,800.51</b>
<b>16410</b>	<b>Administration Fund</b>	<b>R &amp; M - LIFTS - CONTRACT</b>	
08/01/25	01/02/25-31/03/25	Otis Elevator Company P/L	266.56
08/01/25	GST		-24.23
14/01/25	01/01/25-31/03/25	Otis Elevator Company P/L	8,884.89
14/01/25	GST		-807.72
06/03/25	01/04/25 - 30/06/25	Otis Elevator Company P/L	9,284.72
06/03/25	GST		-844.07
06/06/25	01Jul25 - 30Sep25	Otis Elevator Company P/L	9,284.72



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Date	Details	Payee	Amount
<b>16410</b>	<b>Administration Fund</b>	<b>R &amp; M - LIFTS - CONTRACT</b>	
06/06/25	GST		-844.07
	<b>Total:</b>		<b>25,200.80</b>
<b>1645</b>	<b>Administration Fund</b>	<b>R &amp; M - PEST CONTROL</b>	
04/03/25	PestControlTreatment	Intact Pest Management	250.00
12/03/25	PestControlTreatment	Intact Pest Management	3,599.00
17/04/25	PestControlService	Top 1 Pest Control P/L	150.00
17/04/25	GST		-13.64
24/04/25	PestControlService	Top 1 Pest Control P/L	150.00
24/04/25	GST		-13.64
27/05/25	PestControlTreatment	Intact Pest Management	3,965.00
	<b>Total:</b>		<b>8,086.72</b>
<b>1652</b>	<b>Administration Fund</b>	<b>R &amp; M - PLUMBING</b>	
20/01/25	Flooding L4	Jrp Plumbing & Drainage Ser	1,595.00
20/01/25	GST		-145.00
18/02/25	Level3FloodingIssue	Jrp Plumbing & Drainage Ser	1,155.00
18/02/25	GST		-105.00
21/02/25	PoolAreaBlockdToilet	Jrp Plumbing & Drainage Ser	165.00
21/02/25	GST		-15.00
04/03/25	Inspect Storm water	Jrp Plumbing & Drainage Ser	462.00
04/03/25	GST		-42.00
11/03/25	Lvl15FloodingRepair	Jrp Plumbing & Drainage Ser	638.00
11/03/25	GST		-58.00
16/03/25	Plumbing Service	Jrp Plumbing & Drainage Ser	495.00
16/03/25	GST		-45.00
01/04/25	Plumbing Service	Jrp Plumbing & Drainage Ser	1,705.00
01/04/25	GST		-155.00
14/04/25	S/I Spindle Extender	Oceanside Plumbing	494.59
14/04/25	GST		-44.96
16/04/25	Elect.LeakDetectServ	Jrp Plumbing & Drainage Ser	1,375.00
16/04/25	GST		-125.00
18/04/25	CalloutFee-TapLeak	Jrp Plumbing & Drainage Ser	132.00
18/04/25	GST		-12.00
05/06/25	50% plumbing works	Cahill B S & Mcburney L E	-247.30
05/06/25	GST		22.48
14/07/25	S/I New Hose Tap	Jrp Plumbing & Drainage Ser	341.00
14/07/25	GST		-31.00
26/07/25	Plumbing Service	Jrp Plumbing & Drainage Ser	330.00
26/07/25	GST		-30.00
07/08/25	U1206 Plumbing Svc	Jrp Plumbing & Drainage Ser	715.00
07/08/25	GST		-65.00
14/08/25	Burst Irrigation Rpr	Jrp Plumbing & Drainage Ser	198.00
14/08/25	GST		-18.00
	<b>Total:</b>		<b>8,684.81</b>

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<u>Date</u>	<u>Details</u>	<u>Payee</u>	<u>Amount</u>
<b>1655</b>	<b>Administration Fund</b>	<b>R &amp; M - POOL, SPA, SAUNA</b>	
01/01/25	YE Accrued Expenses	Pool Gear Inv75814 29/10/24	-99.00
01/01/25	GST		9.00
01/01/25	YE Accrued Expenses	Pool Gear Inv75799 Nov24	-352.00
01/01/25	GST		32.00
01/01/25	YE Accrued Expenses	Pool Gear Inv75800 Dec24	-352.00
01/01/25	GST		32.00
01/01/25	YE Accrued Expenses	Pool Gear Inv75810 24/10/24	-110.00
01/01/25	GST		10.00
01/01/25	YE Accrued Expenses	Pool Gear Inv75798 23/10/24	-504.02
01/01/25	GST		45.82
01/01/25	YE Accrued Expenses	Pool Gear Inv75798 Oct24	-440.00
01/01/25	GST		40.00
14/01/25	Chemicals	Pool Gear Burleigh	146.20
14/01/25	GST		-13.29
16/01/25	Pool srv 29/10/24	Pool Gear Burleigh	99.00
16/01/25	GST		-9.00
16/01/25	Pool srv Nov 2024	Pool Gear Burleigh	352.00
16/01/25	GST		-32.00
16/01/25	Pool srv Dec 2024	Pool Gear Burleigh	352.00
16/01/25	GST		-32.00
16/01/25	Srv call 24/10/24	Pool Gear Burleigh	110.00
16/01/25	GST		-10.00
16/01/25	Srv call 23/10/24	Pool Gear Burleigh	504.02
16/01/25	GST		-45.82
16/01/25	Pool srv Oct 2024	Pool Gear Burleigh	440.00
16/01/25	GST		-40.00
31/01/25	Pool Service-Resort	Pool Gear Burleigh	528.00
31/01/25	GST		-48.00
31/01/25	Aqua Leveller	Pool Gear Burleigh	372.02
31/01/25	GST		-33.82
04/02/25	Chemicals	Pool Gear Burleigh	47.30
04/02/25	GST		-4.30
07/02/25	SandFilterReplacemen	Pool Gear Burleigh	1,850.97
07/02/25	GST		-168.27
08/02/25	Pool srv 05/02/25	Pool Gear Burleigh	97.32
08/02/25	GST		-8.85
16/02/25	Pool heat srv 03/02	Wyatts Plumbing & Gas Pty Ltd	440.00
16/02/25	GST		-40.00
28/02/25	Pool srv Feb 2025	Pool Gear Burleigh	352.00
28/02/25	GST		-32.00
21/03/25	Pool Service - Mar25	Pool Gear Burleigh	352.00
21/03/25	GST		-32.00
30/04/25	Pool Service - Apr25	Pool Gear Burleigh	528.00
30/04/25	GST		-48.00

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Date	Details	Payee	Amount
<b>1655</b>	<b>Administration Fund</b>	<b>R &amp; M - POOL, SPA, SAUNA</b>	
09/05/25	Install sand filter	Pool Gear Burleigh	1,850.00
09/05/25	GST		-168.18
18/06/25	AutoWaterLeveller	Pool Gear Burleigh	372.02
18/06/25	GST		-33.82
30/06/25	Pool Chem Jun2025	Pool Gear Burleigh	155.11
30/06/25	GST		-14.10
30/06/25	CustomSrcv June2025	Pool Gear Burleigh	528.00
30/06/25	GST		-48.00
30/06/25	Sand Filter Check	Pool Gear Burleigh	88.00
30/06/25	GST		-8.00
24/07/25	Pool Safety Cert.	Gold Coast Pool Certification	210.76
24/07/25	GST		-19.16
29/07/25	CustomSrcv July2025	Pool Gear Burleigh	528.00
29/07/25	GST		-48.00
20/08/25	Svc Pool Heater	Wyatts Plumbing & Gas	440.00
20/08/25	GST		-40.00
	<b>Total:</b>		<b>8,077.91</b>
<b>16559</b>	<b>Administration Fund</b>	<b>R &amp; M - POOL CHEMICALS</b>	
01/01/25	Svc & Chemicals	Pool Gear Burleigh	352.00
01/01/25	GST		-32.00
01/01/25	Svc & Chemicals	Pool Gear Burleigh	352.00
01/01/25	GST		-32.00
28/02/25	Svc & Chemicals	Pool Gear Burleigh	352.00
28/02/25	GST		-32.00
21/03/25	Chemicals	Pool Gear Burleigh	663.40
21/03/25	GST		-60.31
22/03/25	Chemicals	Pool Gear Burleigh	277.00
22/03/25	GST		-25.18
27/03/25	Chemicals	Pool Gear Burleigh	259.88
27/03/25	GST		-23.63
30/04/25	Chemicals	Pool Gear Burleigh	176.04
30/04/25	GST		-16.00
28/05/25	Svc & Chemicals	Pool Gear Burleigh	440.00
28/05/25	GST		-40.00
28/05/25	Svc & Chemicals	Pool Gear Burleigh	415.67
28/05/25	GST		-37.79
07/06/25	Chemicals	Pool Gear Burleigh	2,928.29
07/06/25	GST		-266.21
	<b>Total:</b>		<b>5,651.16</b>
<b>1660</b>	<b>Administration Fund</b>	<b>R &amp; M - POOL, SPA HEATING</b>	
01/01/25	YE Accrued Expenses	Origin Gas 27/09/24-31/12/24	-1,816.06
01/01/25	GST		165.10
	<b>Total:</b>		<b>-1,650.96</b>

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Date	Details	Payee	Amount
<b>1665</b>	<b>Administration Fund</b>	<b>R &amp; M - SECURITY EQUIPMENT</b>	
27/06/25	Relocate Pool Camera	Surfers Paradise Locksmiths	877.12
27/06/25	GST		-79.74
	<b>Total:</b>		<b>797.38</b>
<b>1750</b>	<b>Administration Fund</b>	<b>SECRETARIAL - ADMIN</b>	
07/01/25	Sec Admin - General	Ernst Body Corporate	5,420.98
07/01/25	GST		-492.82
03/04/25	Sec Admin - General	Ernst Body Corporate	5,420.98
03/04/25	GST		-492.82
29/04/25	Sec Admin - General	Ernst Body Corporate	-1.33
29/04/25	GST		0.12
07/07/25	Sec Admin - General	Ernst Body Corporate	5,420.98
07/07/25	GST		-492.82
	<b>Total:</b>		<b>14,783.27</b>
<b>1760</b>	<b>Administration Fund</b>	<b>SECRETARIAL - ADDITIONAL</b>	
21/01/25	Processing fee	Cauhi Junior Paulo	-16.50
21/01/25	GST		1.50
30/01/25	Disc/Waiver App Fee	Ernst Body Corporate	55.00
30/01/25	GST		-5.00
30/01/25	Disc/Waiver App Fee	Ernst Body Corporate	55.00
30/01/25	GST		-5.00
30/01/25	Finance Additional	Ernst Body Corporate	16.50
30/01/25	GST		-1.50
30/01/25	*04 Corres/Mediation	Ernst Body Corporate	793.45
30/01/25	GST		-72.13
30/01/25	*07 Meeting Com&Sch2	Ernst Body Corporate	417.18
30/01/25	GST		-37.93
30/01/25	*08 Meetings	Ernst Body Corporate	1,168.75
30/01/25	GST		-106.25
20/02/25	Processing fee	Cauhi Junior Paulo	-16.50
20/02/25	GST		1.50
26/02/25	Finance Additional	Ernst Body Corporate	16.50
26/02/25	GST		-1.50
26/02/25	*01 By-Laws/Rules	Ernst Body Corporate	179.76
26/02/25	GST		-16.34
26/02/25	*04 Corres/Mediation	Ernst Body Corporate	1,213.09
26/02/25	GST		-110.28
26/02/25	R&M-Contractor Comp	Ernst Body Corporate	50.88
26/02/25	GST		-4.63
27/02/25	Processing fee	Locatelli Carolina	-16.50
27/02/25	GST		1.50
31/03/25	Disc/Waiver App Fee	Ernst Body Corporate	55.00
31/03/25	GST		-5.00

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<u>Date</u>	<u>Details</u>	<u>Payee</u>	<u>Amount</u>
<b>1760</b>	<b>Administration Fund</b>	<b>SECRETARIAL - ADDITIONAL</b>	
31/03/25	Finance Additional	Ernst Body Corporate	16.50
31/03/25	GST		-1.50
31/03/25	*04 Corres/Mediation	Ernst Body Corporate	877.88
31/03/25	GST		-79.81
31/03/25	R&M-Contractor Comp	Ernst Body Corporate	50.88
31/03/25	GST		-4.63
29/04/25	Disc/Waiver App Fee	Ernst Body Corporate	55.00
29/04/25	GST		-5.00
29/04/25	*04 Corres/Mediation	Ernst Body Corporate	625.24
29/04/25	GST		-56.84
29/04/25	*07 Meeting Com&Sch2	Ernst Body Corporate	206.89
29/04/25	GST		-18.81
13/05/25	Processing fee	Cahill B S & Mcburney L E	-16.50
13/05/25	GST		1.50
29/05/25	Disc/Waiver App Fee	Ernst Body Corporate	55.00
29/05/25	GST		-5.00
29/05/25	Finance Additional	Ernst Body Corporate	16.50
29/05/25	GST		-1.50
29/05/25	*04 Corres/Mediation	Ernst Body Corporate	433.49
29/05/25	GST		-39.41
29/05/25	*07 Meeting Com&Sch2	Ernst Body Corporate	172.98
29/05/25	GST		-15.73
29/05/25	*08 Meetings	Ernst Body Corporate	275.00
29/05/25	GST		-25.00
29/05/25	Plan On/Off Boarding	Ernst Body Corporate	47.92
29/05/25	GST		-4.36
29/05/25	R&M-TradesMonitoring	Ernst Body Corporate	50.88
29/05/25	GST		-4.63
29/05/25	R&M-Project Co Works	Ernst Body Corporate	816.00
29/05/25	GST		-74.18
05/06/25	Processing fee	Cahill B S & Mcburney L E	-16.50
05/06/25	GST		1.50
09/06/25	Processing Fee	Cahill B S & Mcburney L E	-16.50
09/06/25	GST		1.50
27/06/25	Disc/Waiver App Fee	Ernst Body Corporate	110.00
27/06/25	GST		-10.00
27/06/25	Finance Additional	Ernst Body Corporate	33.00
27/06/25	GST		-3.00
27/06/25	*04 Corres/Mediation	Ernst Body Corporate	418.95
27/06/25	GST		-38.09
27/06/25	*08 Meetings	Ernst Body Corporate	91.66
27/06/25	GST		-8.33
30/07/25	Disc/Waiver App Fee	Ernst Body Corporate	55.00
30/07/25	GST		-5.00

# SURFERS PLAZA RESORT CTS 6388

## ACCOUNTS SUMMARY

1 January 2025 to 28 August 2025

<u>Date</u>	<u>Details</u>	<u>Payee</u>	<u>Amount</u>
<b>1760</b>	<b>Administration Fund</b>	<b>SECRETARIAL - ADDITIONAL</b>	
30/07/25	*04 Corres/Mediation	Ernst Body Corporate	376.30
30/07/25	GST		-34.21
30/07/25	*08 Meetings	Ernst Body Corporate	229.16
30/07/25	GST		-20.83
30/07/25	R&M-TradesMonitoring	Ernst Body Corporate	50.88
30/07/25	GST		-4.63
05/08/25	processing fee	Ohkura Ayano	-16.50
05/08/25	GST		1.50
28/08/25	Finance Additional	Ernst Body Corporate	16.50
28/08/25	GST		-1.50
28/08/25	*01 By-Laws/Rules	Ernst Body Corporate	101.75
28/08/25	GST		-9.25
28/08/25	*04 Corres/Mediation	Ernst Body Corporate	753.95
28/08/25	GST		-68.54
28/08/25	*07 Meeting Com&Sch2	Ernst Body Corporate	271.30
28/08/25	GST		-24.66
	<b>Total:</b>		<b>9,194.72</b>
<b>1810</b>	<b>Administration Fund</b>	<b>SECURITY</b>	
01/01/25	November 24	Millway Security	1,265.00
01/01/25	GST		-115.00
01/01/25	December 24	Millway Security	1,265.00
01/01/25	GST		-115.00
01/01/25	YE Accrued Expenses	Millway Security Nov24	-1,265.00
01/01/25	GST		115.00
01/01/25	YE Accrued Expenses	Millway Security Dec24	-1,265.00
01/01/25	GST		115.00
01/01/25	YE Accrued Expenses	Cee Nv15000049 29-30 Nov24	-1,182.39
01/01/25	GST		107.49
01/01/25	YE Accrued Expenses	Cee Nv15000050 6-7 Dec24	-1,297.56
01/01/25	GST		117.96
01/01/25	YE Accrued Expenses	Cee Nv15000051 14-15 Dec24	-1,226.83
01/01/25	GST		111.53
01/01/25	YE Accrued Expenses	Cee Nv15000052 20-21 Dec24	-1,226.83
01/01/25	GST		111.53
06/01/25	Security 3-4/01/25	Cee Jay Security Pty Ltd	2,331.12
09/01/25	Security 20-21Dec24	Cee Jay Security Pty Ltd	1,226.83
10/01/25	Security 06-07Dec24	Cee Jay Security Pty Ltd	1,297.56
10/01/25	Security 29-30Nov24	Cee Jay Security Pty Ltd	1,182.39
10/01/25	Security 14-15Dec24	Cee Jay Security Pty Ltd	1,226.83
14/01/25	Security 27-28/12/24	Cee Jay Security Pty Ltd	1,226.83
20/01/25	Sec 17-18/01/25	Cee Jay Security	1,297.56
20/01/25	GST		-117.96
27/01/25	Sec 24-25/01/25	Cee Jay Security	2,072.73

# SURFERS PLAZA RESORT CTS 6388

## ACCOUNTS SUMMARY

1 January 2025 to 28 August 2025

<u>Date</u>	<u>Details</u>	<u>Payee</u>	<u>Amount</u>
<b>1810</b>	<b>Administration Fund</b>	<b>SECURITY</b>	
27/01/25	GST		-188.43
31/01/25	Sec Patrol-Jan 2025	Millway Security	1,265.00
31/01/25	GST		-115.00
03/02/25	Security 31-1/02/25	Cee Jay Security Pty Ltd	1,039.17
12/02/25	Security 07-08/02/25	Cee Jay Security Pty Ltd	826.98
17/02/25	Security 14-15/02/25	Cee Jay Security Pty Ltd	826.98
24/02/25	Security 21-22/02/25	Cee Jay Security Pty Ltd	756.25
25/02/25	Noise Complaint U808	Millway Security	100.00
25/02/25	GST		-9.09
27/02/25	Security call out	Locatelli Carolina	-100.00
27/02/25	GST		9.09
28/02/25	Sec Patrol-Feb 2025	Millway Security	1,265.00
28/02/25	GST		-115.00
06/03/25	Sec Patrol-Mar 2025	Millway Security	1,265.00
06/03/25	GST		-115.00
10/03/25	Static Guard	M.B.C Services P/L	1,320.00
17/03/25	Static Guard	M.B.C Services P/L	672.00
17/03/25	GST		-61.09
23/03/25	Static Guard	M.B.C Services P/L	672.00
30/03/25	Static Guard	M.B.C Services P/L	672.00
30/03/25	GST		-61.09
06/04/25	Static Guard	M.B.C Services P/L	672.00
06/04/25	GST not paid	M.B.C Services P/L	64.20
06/04/25	GST		-5.84
07/04/25	Sec Patrol- Apr 2025	Millway Security	1,265.00
07/04/25	GST		-115.00
20/04/25	Static Guard	M.B.C Services P/L	1,782.00
20/04/25	GST		-162.00
20/04/25	Static Guard	M.B.C Services P/L	1,069.20
20/04/25	GST		-97.20
04/05/25	Static Guard	M.B.C Services P/L	2,149.40
04/05/25	GST		-195.40
08/05/25	Sec Patrol-Mary 2025	Millway Security	1,265.00
08/05/25	GST		-115.00
11/05/25	Static Guard	M.B.C Services P/L	1,302.40
11/05/25	GST		-118.40
18/05/25	Static Guard	M.B.C Services P/L	1,372.80
18/05/25	GST		-124.80
25/05/25	Static Guard	M.B.C Services P/L	1,377.20
25/05/25	GST		-125.20
01/06/25	Static Guard	M.B.C Services P/L	1,377.20
01/06/25	GST		-125.20
08/06/25	Static Guard	M.B.C Services P/L	935.00
08/06/25	GST		-85.00

SURFERS PLAZA RESORT CTS 6388

ACCOUNTS SUMMARY  
1 January 2025 to 28 August 2025

Date	Details	Payee	Amount
<b>1810</b>	<b>Administration Fund</b>	<b>SECURITY</b>	
08/06/25	Static Guard	M.B.C Services P/L	875.60
08/06/25	GST		-79.60
22/06/25	Static Guard	M.B.C Services P/L	1,377.20
22/06/25	GST		-125.20
29/06/25	Static Guard	M.B.C Services P/L	1,377.20
29/06/25	GST		-125.20
06/07/25	Static Guard	M.B.C Services P/L	1,377.20
06/07/25	GST		-125.20
13/07/25	Static Guard	M.B.C Services P/L	1,377.20
13/07/25	GST		-125.20
18/07/25	Sec Patrol-June 2025	Millway Security	1,265.00
18/07/25	GST		-115.00
18/07/25	Sec Patrol-July 2025	Millway Security	1,265.00
18/07/25	GST		-115.00
20/07/25	Static Guard	M.B.C Services P/L	1,377.20
20/07/25	GST		-125.20
27/07/25	Static Guard	M.B.C Services P/L	1,377.20
27/07/25	GST		-125.20
03/08/25	Static Guard	M.B.C Services P/L	1,377.20
03/08/25	GST		-125.20
06/08/25	Sec Patrol- Aug 2025	Millway Security	1,265.00
06/08/25	GST		-115.00
17/08/25	Static Guard	M.B.C Services P/L	1,058.20
17/08/25	GST		-96.20
	<b>Total:</b>		<b>44,517.92</b>
<b>18392</b>	<b>Administration Fund</b>	<b>TAX FEE (BAS)</b>	
31/03/25	BAS Returns	Ernst Body Corporate	412.50
31/03/25	GST		-37.50
27/06/25	BAS Returns	Ernst Body Corporate	412.50
27/06/25	GST		-37.50
	<b>Total:</b>		<b>750.00</b>
<b>18491</b>	<b>Administration Fund</b>	<b>WATER RATES</b>	
07/01/25	01/01/25 - 31/01/25	Surfers Paradise First Nat'l	240.00
07/01/25	01/01/25 - 31/01/25	Surfers Paradise First Nat'l	8,150.00
12/01/25	01/01/25 - 31/01/25	Surfers Paradise First Nat'l	-240.00
12/01/25	01/01/25 - 31/01/25	Surfers Paradise First Nat'l	-8,150.00
21/01/25	01/02/25-28/02/25	Surfers Paradise First Nat'l	240.00
21/01/25	01/02/25-28/02/25	Surfers Paradise First Nat'l	8,150.00
19/03/25	01/04/25-30/04/25	Surfers Paradise First Nat'l	240.00
19/03/25	01/04/25-30/04/25	Surfers Paradise First Nat'l	8,150.00
19/04/25	01/05/25-31/05/25	Surfers Paradise First Nat'l	240.00
19/04/25	01/05/25-31/05/25	Surfers Paradise First Nat'l	8,150.00



SURFERS PLAZA RESORT CTS 6388

ACCOUNTS SUMMARY  
1 January 2025 to 28 August 2025

Date	Details	Payee	Amount
<b>18491</b>	<b>Administration Fund</b>	<b>WATER RATES</b>	
19/04/25	01/05/25-31/05/25	Surfers Paradise First Nat'l	240.00
19/04/25	01/05/25-31/05/25	Surfers Paradise First Nat'l	8,150.00
19/05/25	01/06/25 - 30/06/25	Surfers Paradise First Nat'l	240.00
19/05/25	01/06/25 - 30/06/25	Surfers Paradise First Nat'l	8,150.00
19/05/25	01Jun25 - 13Jun25	Surfers Paradise First Nat'l	102.58
19/05/25	01Jun25 - 13Jun25	Surfers Paradise First Nat'l	3,483.29
28/05/25	01/05/25-31/05/25	Surfers Paradise First Nat'l	-240.00
28/05/25	01/05/25-31/05/25	Surfers Paradise First Nat'l	-8,150.00
19/06/25	01/07/25-31/07/25	Surfers Paradise First Nat'l	240.00
19/06/25	01/07/25-31/07/25	Surfers Paradise First Nat'l	8,150.00
02/07/25	01/06/25 - 30/06/25	Surfers Paradise First Nat'l	-240.00
02/07/25	01/06/25 - 30/06/25	Surfers Paradise First Nat'l	-8,150.00
	<b>Total:</b>		<b>37,145.87</b>
<b>1857</b>	<b>Administration Fund</b>	<b>WORKPLACE LEGISLAT. COMPLIANCE</b>	
01/01/25	YE Prepayments	Dir 1/1/25-31/1/25	98.06
28/01/25	LiftRef Y/E 31/01/26	Office Of Industrial Relations	1,193.08
	<b>Total:</b>		<b>1,291.14</b>
<b>1861</b>	<b>Administration Fund</b>	<b>PRIOR YEAR ADJUSTMENT</b>	
04/03/25	Cleaning Supplies	Reward Distribution	181.83
04/03/25	GST		-16.53
	<b>Total:</b>		<b>165.30</b>
<b>2240</b>	<b>Sinking Fund</b>	<b>BUILDING</b>	
20/01/25	Rplc Rollers on door	Getting High On Maintenance	770.00
20/01/25	GST		-70.00
20/05/25	DripTray/DrainLine	Keith F Partridge	1,443.80
20/05/25	GST		-131.25
	<b>Total:</b>		<b>2,012.55</b>
<b>2329</b>	<b>Sinking Fund</b>	<b>FIRE EQUIPMENT</b>	
01/01/25	YE Accrued Expenses	Dayshelf Inv10943 Rpl Pressure	-17,441.60
01/01/25	GST		1,585.60
07/01/25	Rplc Pressure Reduct	Dayshelf Pty Ltd	17,441.60
07/01/25	GST		-1,585.60
	<b>Total:</b>		<b>0.00</b>
<b>2348</b>	<b>Sinking Fund</b>	<b>GARDENS</b>	
01/01/25	Lawn/aggregate 19/9	Luxe Turf	1,000.00
01/01/25	GST		-90.91
23/01/25	Rep Damaged Grass	Luxe Turf	500.00
23/01/25	GST		-45.45
	<b>Total:</b>		<b>1,363.64</b>

SURFERS PLAZA RESORT CTS 6388

ACCOUNTS SUMMARY  
1 January 2025 to 28 August 2025

Date	Details	Payee	Amount
<b>2403</b>	<b>Sinking Fund</b>	<b>INCOME TAX - PAYG S.F</b>	
31/03/25	Instalment Tax		4,213.00
30/06/25	Instalment Tax		1,804.00
30/06/25	REV Tax Inst 30/6/25	Australian Taxation Office	-1,804.00
	<b>Total:</b>		<b>4,213.00</b>
<b>24031</b>	<b>Sinking Fund</b>	<b>INCOME TAX - PAYG PROVISION</b>	
01/01/25	YE Tax Provision	As At 31/12/24	-4,847.01
	<b>Total:</b>		<b>-4,847.01</b>
<b>2451</b>	<b>Sinking Fund</b>	<b>KEYS &amp; LOCKS</b>	
16/06/25	FaultyCylinderReplce	Spl Security Solutions P/L	452.63
16/06/25	GST		-41.15
27/06/25	Fob Reader Reset	Spl Security Solutions P/L	220.00
27/06/25	GST		-20.00
27/06/25	Relocate Pool Camera	Spl Security Solutions P/L	877.12
27/06/25	GST		-79.74
27/06/25	Less paid	Spl Security Solutions P/L	-596.17
27/06/25	GST		54.20
30/06/25	S/I Hydraulic closer	Spl Security Solutions P/L	379.73
30/06/25	GST		-34.52
07/08/25	Keys&LockServiceCall	Access Hardware - Gc Branch	286.00
07/08/25	GST		-26.00
15/08/25	S/I Door Strike	Spl Security Solutions P/L	272.70
15/08/25	GST		-24.79
22/08/25	PatioBolt / 3 Keys	Surfers Paradise Locksmiths	281.00
22/08/25	GST		-25.55
	<b>Total:</b>		<b>1,975.46</b>
<b>2574</b>	<b>Sinking Fund</b>	<b>PLUMBING</b>	
21/08/25	Pluming/PipeWorks	Coast 2 Coast Plumbing & Maint	16,603.40
	<b>Total:</b>		<b>16,603.40</b>
<b>25751</b>	<b>Sinking Fund</b>	<b>POOL, SPA, SAUNA</b>	
29/07/25	SCA-60NS Heater	Gold Coast Saunas	2,035.00
29/07/25	GST		-185.00
30/07/25	In-built Cover Plate	Gold Coast Saunas	220.00
30/07/25	GST		-20.00
	<b>Total:</b>		<b>2,050.00</b>
<b>2675</b>	<b>Sinking Fund</b>	<b>SECURITY SYSTEM / EQUIPMENT</b>	
27/04/25	Instl new camera	Spl Security Solutions P/L	1,283.76
27/04/25	GST		-116.71
	<b>Total:</b>		<b>1,167.05</b>

SURFERS PLAZA RESORT CTS 6388

ACCOUNTS SUMMARY  
1 January 2025 to 28 August 2025

<u>Date</u>	<u>Details</u>	<u>Payee</u>	<u>Amount</u>
<b>2846</b>	<b>Sinking Fund</b>	<b>WINDOWS</b>	
01/07/25	Reversal	Surfers Paradise Locksmiths	-270.01
01/07/25	GST		24.55
01/07/25	Reversal	Surfers Paradise Locksmiths	-334.49
01/07/25	GST		30.41
05/08/25	S/I Aluminium Window	Immediate Glass	14,800.50
05/08/25	GST		-1,345.50
	<b>Total:</b>		<b>12,905.46</b>

Managed by Ernst Body Corporate Management ABN 87 010 209 784 on Behalf of the Body Corporate.

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a. PO BOX 10374 Southport QLD 4215

SURFERS PLAZA RESORT CTS 6388

ABN 39 724 641 153

STATEMENT

Transfer Date:  
21/08/18

Mr M & Mrs K Eastlake  
Unit 611/70 Remembrance Drive  
Surfers Paradise QLD 4217

Statement Period			
01 Jan 24 to 28 Aug 25			
A/c No	37	Lot No	37
Page Number	1 of 2	Unit No	611

Last Certificate Issued: 02/07/18

Date	Type	Details	Reference	Debit	Credit	Balance
01/01/24	Administrative Fund	Brought forward	I0026024		3,316.87	-3,316.87
01/01/24	Sinking Fund	01/01/24 To 30/04/24	I0026170	2,983.20		-333.67
18/04/24	Administrative Fund	01/01/24 To 30/04/24	I0026316	333.67		0.00
18/04/24	Sinking Fund	01/05/24 To 31/08/24	I0026462	3,520.18		3,520.18
22/04/24	Receipt	01/05/24 To 31/08/24	R0016072	333.67		3,853.85
22/04/24	Receipt	Administrative Fund	RA016072		2,816.14	1,037.71
22/04/24	Discount	Sinking Fund	RB016072		266.94	770.77
22/04/24	Discount	Admin Discount	RC016072		704.04	66.73
22/04/24	Discount	Sink Discount			66.73	0.00
19/07/24	Administrative Fund	01/09/24 To 31/12/24	I0026608	3,520.18		3,520.18
19/07/24	Sinking Fund	01/09/24 To 31/12/24	I0026754	333.67		3,853.85
25/07/24	Receipt	Administrative Fund	R0016263		2,816.14	1,037.71
25/07/24	Receipt	Sinking Fund	RA016263		266.94	770.77
25/07/24	Discount	Admin Discount	RB016263		704.04	66.73
25/07/24	Discount	Sink Discount	RC016263		66.73	0.00
26/11/24	Administrative Fund	01/01/25 To 30/04/25	I0026900	3,341.19		3,341.19
26/11/24	Sinking Fund	01/01/25 To 30/04/25	I0027046	333.67		3,674.86
05/12/24	Receipt	Administrative Fund	R0016440		2,672.95	1,001.91
More details on next page...				\$14,699.43	\$13,697.52	\$1,001.91
Over 90 Days	90 Days	60 Days	30 Days	Current	BALANCE DUE: Nil	
0.00	0.00	0.00	0.00	0.00	Date Paid	Amount Paid

STRATAPAY

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Ref: 1471 6652 8

www.stratamax.com.au  
Ref: 1471 6652 8

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All cheques must be made payable to: BODY CORPORATE FOR SURFERS PLAZA CTS 6388

Post Billpay

LOT/UNIT

Lot 37/ Unit 611

STRATAPAY REFERENCE NO.

1471 6652 8

DUE DATE

SURFERS PLAZA RESORT

MANAGED BY

EBCM

AMOUNT

\$0.00



\*496 225217397 10000000378

Managed by Ernst Body Corporate Management ABN 87 010 209 784 on Behalf of the Body Corporate.

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SURFERS PLAZA RESORT CTS 6388

STATEMENT

Mr M & Mrs K Eastlake  
Unit 611/70 Remembrance Drive  
Surfers Paradise QLD 4217

Statement Period			
01 Jan 24 to 28 Aug 25			
A/c No	37	Lot No	37
Page Number	2 of 2		

Date	Type	Details	Reference	Debit	Credit	Balance
		Brought forward		14,699.43	13,697.52	1,001.91
05/12/24	Receipt	Sinking Fund	RA016440		266.94	734.97
05/12/24	Discount	Admin Discount	RB016440		668.24	66.73
05/12/24	Discount	Sink Discount	RC016440		66.73	0.00
16/04/25	Administrative Fund	01/05/25 To 31/08/25	I0027192	3,341.19		3,341.19
16/04/25	Sinking Fund	01/05/25 To 31/08/25	I0027338	333.67		3,674.86
16/04/25	Receipt	Administrative Fund	R0016620		2,672.95	1,001.91
16/04/25	Receipt	Sinking Fund	RA016620		266.94	734.97
16/04/25	Discount	Admin Discount	RB016620		668.24	66.73
16/04/25	Discount	Sink Discount	RC016620		66.73	0.00
26/08/25	Administrative Fund	01/09/25 To 31/12/25	I0027484	4,867.63		4,867.63
26/08/25	Sinking Fund	01/09/25 To 31/12/25	I0027630	333.68		5,201.31
26/08/25	Receipt	Administrative Fund	R0016815		3,894.10	1,307.21
26/08/25	Receipt	Sinking Fund	RA016815		266.94	1,040.27
26/08/25	Discount	Admin Discount	RB016815		973.53	66.74
26/08/25	Discount	Sink Discount	RC016815		66.74	0.00
				\$23,575.60	\$23,575.60	Nil



8 August 2025

To Whom It May Concern:

**CERTIFICATE OF CURRENCY – Industrial Special Risks**

This is to certify that the following insurance policy is current, as at the date stated above.

<b>Name of Insured</b>	Body Corporate for Surfers Plaza Resort Community Title Scheme 6388
<b>Situation</b>	70 Remembrance Drive, Surfers Paradise QLD 4217
<b>Policy Expiry</b>	26/07/2025 to 26/07/2026, both days at 4pm
<b>Property Covered</b>	Total Property : \$76,000,000 Business Interruption : \$10,750,000
<b>Glass</b>	Replacement Value
<b>Insurer</b>	Various
<b>Policy Number</b>	TBA
<b>Interested Party</b>	Nil

Yours sincerely

**Nathan Sanday**

Partner Corporate Risks & Commercial - QLD

Phone: 0435 967 171

Email: [nathan.sanday@howdengroup.com](mailto:nathan.sanday@howdengroup.com)

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Dealing Number

Duty Imprint

## OFFICE USE ONLY

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Client No: 1052167

Duties Act 2001

Transaction No: \_\_\_\_\_

Duty Paid \$ \_\_\_\_\_

Exempt ☐

UTI \$ \_\_\_\_\_

Signed \_\_\_\_\_

Date \_\_\_\_/\_\_\_\_/\_\_\_\_

## 1. Nature of request

REQUEST TO RECORD A NEW COMMUNITY  
MANAGEMENT STATEMENT FOR SURFERS  
PLAZA RESORT COMMUNITY TITLES SCHEME  
6388

## Lodger (Name, address, email &amp; phone number)

**Mahoneys**  
**PO Box 482**  
**Varsity Lakes Qld 4227**  
**P: 07 5562 2959 E: info@mahoneys.com.au**

Lodger  
Code

101A

## 2. Lot on Plan Description

COMMON PROPERTY OF SURFERS PLAZA RESORT COMMUNITY TITLES  
SCHEME 6388

## Title Reference

19208913

## 3. Registered Proprietor/State Lessee

BODY CORPORATE FOR SURFERS PLAZA RESORT COMMUNITY TITLES SCHEME 6388

## 4. Interest

NOT APPLICABLE

## 5. Applicant

BODY CORPORATE FOR SURFERS PLAZA RESORT COMMUNITY TITLES SCHEME 6388

## 6. Request

I hereby request that the new CMS deposited herewith which amends Schedule C (By-Laws) of the existing CMS be recorded as the CMS for Surfers Plaza Resort Community Titles Scheme 6388.

## 7. Execution by applicant

29/6/2021  
Execution Date

*Amy McKee*

Amy Michelle McKee - Solicitor

Applicant Solicitor's Signature

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

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

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*

<b>1. Name of community titles scheme</b> SURFERS PLAZA RESORT COMMUNITY TITLES SCHEME 6388	<b>2. Regulation module</b> ACCOMMODATION
<b>3. Name of body corporate</b> BODY CORPORATE FOR SURFERS PLAZA RESORT COMMUNITY TITLES SCHEME 6388	
<b>4. Scheme land</b>	
Lot on Plan Description COMMON PROPERTY OF SURFERS PLAZA RESORT COMMUNITY TITLES SCHEME 6388 LOTS 1 TO 45 IN BUP 8913 LOTS 46 TO 146 IN BUP 8913	Title Reference 19208913 17239206 TO 17239250 17240001 TO 17240101
<b>5. #Name and address of original owner</b> NOT APPLICABLE	<b>6. Reference to plan lodged with this statement</b> NOT APPLICABLE

# first community management statement only

**7. Local Government community management statement notation**  
 NOT APPLICATION PURSUANT SECTION 60(6) OF THE BODY CORPORATE AND COMMUNITY MANAGEMENT ACT 1997

..... signed  
 ..... name and designation  
 ..... name of Local Government

**8. Execution by original owner/Consent of body corporate**



**Execution Date**

17/6/2021

**\*Execution**

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

Norman Johnson  
 Secretary

Glenda McHenry  
 Chairperson

**Privacy Statement**

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## Title Reference 19208913

**SCHEDULE A SCHEDULE OF LOT ENTITLEMENTS**

Lot on Plan	Contribution	Interest
Lot 1 in BUP 8913	54	54
Lot 2 in BUP 8913	184	184
Lot 3 in BUP 8913	54	54
Lot 4 in BUP 8913	70	70
Lot 5 in BUP 8913	72	72
Lot 6 in BUP 8913	67	67
Lot 7 in BUP 8913	66	66
Lot 8 in BUP 8913	69	69
Lot 9 in BUP 8913	70	70
Lot 10 in BUP 8913	66	66
Lot 11 in BUP 8913	66	66
Lot 12 in BUP 8913	66	66
Lot 13 in BUP 8913	66	66
Lot 14 in BUP 8913	70	70
Lot 15 in BUP 8913	70	70
Lot 16 in BUP 8913	70	70
Lot 17 in BUP 8913	66	66
Lot 18 in BUP 8913	66	66
Lot 19 in BUP 8913	70	70
Lot 20 in BUP 8913	70	70
Lot 21 in BUP 8913	66	66
Lot 22 in BUP 8913	66	66
Lot 23 in BUP 8913	66	66
Lot 24 in BUP 8913	66	66
Lot 25 in BUP 8913	70	70
Lot 26 in BUP 8913	70	70
Lot 27 in BUP 8913	70	70
Lot 28 in BUP 8913	66	66
Lot 29 in BUP 8913	66	66
Lot 30 in BUP 8913	70	70
Lot 31 in BUP 8913	70	70
Lot 32 in BUP 8913	66	66
Lot 33 in BUP 8913	66	66
Lot 34 in BUP 8913	66	66
Lot 35 in BUP 8913	66	66
Lot 36 in BUP 8913	70	70
Lot 37 in BUP 8913	70	70
Lot 38 in BUP 8913	70	70
Lot 39 in BUP 8913	66	66
Lot 40 in BUP 8913	66	66
Lot 41 in BUP 8913	70	70
Lot 42 in BUP 8913	70	70
Lot 43 in BUP 8913	66	66
Lot 44 in BUP 8913	66	66
Lot 45 in BUP 8913	66	66
Lot 46 in BUP 8913	66	66
Lot 47 in BUP 8913	70	70
Lot 48 in BUP 8913	70	70
Lot 49 in BUP 8913	70	70
Lot 50 in BUP 8913	66	66
Lot 51 in BUP 8913	66	66
Lot 52 in BUP 8913	70	70
Lot 53 in BUP 8913	70	70

## Title Reference 19208913

Lot 54 in BUP 8913	66	66
Lot 55 in BUP 8913	66	66
Lot 56 in BUP 8913	66	66
Lot 57 in BUP 8913	66	66
Lot 58 in BUP 8913	70	70
Lot 59 in BUP 8913	70	70
Lot 60 in BUP 8913	70	70
Lot 61 in BUP 8913	66	66
Lot 62 in BUP 8913	66	66
Lot 63 in BUP 8913	70	70
Lot 64 in BUP 8913	70	70
Lot 65 in BUP 8913	66	66
Lot 66 in BUP 8913	66	66
Lot 67 in BUP 8913	66	66
Lot 68 in BUP 8913	66	66
Lot 69 in BUP 8913	70	70
Lot 70 in BUP 8913	70	70
Lot 71 in BUP 8913	70	70
Lot 72 in BUP 8913	66	66
Lot 73 in BUP 8913	66	66
Lot 74 in BUP 8913	70	70
Lot 75 in BUP 8913	70	70
Lot 76 in BUP 8913	66	66
Lot 77 in BUP 8913	66	66
Lot 78 in BUP 8913	66	66
Lot 79 in BUP 8913	66	66
Lot 80 in BUP 8913	70	70
Lot 81 in BUP 8913	70	70
Lot 82 in BUP 8913	70	70
Lot 83 in BUP 8913	66	66
Lot 84 in BUP 8913	66	66
Lot 85 in BUP 8913	70	70
Lot 86 in BUP 8913	70	70
Lot 87 in BUP 8913	66	66
Lot 88 in BUP 8913	66	66
Lot 89 in BUP 8913	66	66
Lot 90 in BUP 8913	66	66
Lot 91 in BUP 8913	70	70
Lot 92 in BUP 8913	70	70
Lot 93 in BUP 8913	70	70
Lot 94 in BUP 8913	66	66
Lot 95 in BUP 8913	66	66
Lot 96 in BUP 8913	70	70
Lot 97 in BUP 8913	70	70
Lot 98 in BUP 8913	66	66
Lot 99 in BUP 8913	66	66
Lot 100 in BUP 8913	66	66
Lot 101 in BUP 8913	66	66
Lot 102 in BUP 8913	70	70
Lot 103 in BUP 8913	71	71
Lot 104 in BUP 8913	71	71
Lot 105 in BUP 8913	66	66
Lot 106 in BUP 8913	66	66
Lot 107 in BUP 8913	70	70
Lot 108 in BUP 8913	70	70
Lot 109 in BUP 8913	66	66
Lot 110 in BUP 8913	66	66
Lot 111 in BUP 8913	66	66
Lot 112 in BUP 8913	66	66

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Lot 113 in BUP 8913	70	70
Lot 114 in BUP 8913	71	71
Lot 115 in BUP 8913	71	71
Lot 116 in BUP 8913	66	66
Lot 117 in BUP 8913	66	66
Lot 118 in BUP 8913	70	70
Lot 119 in BUP 8913	70	70
Lot 120 in BUP 8913	66	66
Lot 121 in BUP 8913	66	66
Lot 122 in BUP 8913	66	66
Lot 123 in BUP 8913	66	66
Lot 124 in BUP 8913	70	70
Lot 125 in BUP 8913	71	71
Lot 126 in BUP 8913	71	71
Lot 127 in BUP 8913	66	66
Lot 128 in BUP 8913	66	66
Lot 129 in BUP 8913	70	70
Lot 130 in BUP 8913	70	70
Lot 131 in BUP 8913	66	66
Lot 132 in BUP 8913	66	66
Lot 133 in BUP 8913	66	66
Lot 134 in BUP 8913	66	66
Lot 135 in BUP 8913	70	70
Lot 136 in BUP 8913	71	71
Lot 137 in BUP 8913	71	71
Lot 138 in BUP 8913	66	66
Lot 139 in BUP 8913	66	66
Lot 140 in BUP 8913	70	70
Lot 141 in BUP 8913	70	70
Lot 142 in BUP 8913	66	66
Lot 143 in BUP 8913	66	66
Lot 144 in BUP 8913	66	66
Lot 145 in BUP 8913	66	66
Lot 146 in BUP 8913	70	70
<b>TOTALS</b>	10,000	10,000

**SCHEDULE B EXPLANATION OF THE DEVELOPMENT OF SCHEME LAND**

Sections 66(1)(f) and (g) of the Body Corporate and Community Management Act 1997 are not applicable.

**SCHEDULE C BY-LAWS**1. Use of Lots

- (1) Lots 1, 2 and 3 may be used for commercial purposes and Lot 5 may be used for residential purposes and for management of the building and for the sale and letting of lots in the building.
- (2) Except as provided in sub-section (1), lots must be used for residential purposes only,
- (3) The owners or occupiers of Lots 1, 2, 3 and 5 may display appropriate signs on the common property advertising the businesses conducted from those lots and such signs will in all respects be attractive and tasteful having regard to the visual and acoustic privacy of other Lots and the general aesthetics and amenity of the scheme land, and will not at any time, and from time to time be more, in terms of number and size, than is reasonably necessary.
- (4) Lots must not be used for any purpose which is illegal or may injure the reputation of the building or

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occupiers and owners of lots.

**2. Noise**

- (1) The owner or occupier of a lot must not create or permit noise likely to interfere with the peaceful enjoyment of a person lawfully on another lot or the common property.
- (2) In the event of unavoidable noise in a lot the occupier must take all practicable steps to minimise annoyance to other occupiers.
- (3) Sub-section (1) does not apply to the owner or occupier of Lot 2, provided that the occupier complies with sub-section (2).

**3. Vehicles**

- (1) Owners and occupiers must comply with, and must ensure that their licensees and invitees comply with, directions given by an authorised representative of the body corporate regarding use of common property carparking facilities.
- (2) The occupier of a lot must not, without the body corporate's written approval:
  - (a) park a vehicle, or allow a vehicle to stand unattended;
  - (b) or permit an invitee to park a vehicle, or allow a vehicle to stand unattended,on the common property or on areas leased by the Body Corporate for use as a car park than as permitted under sub-section 2(a).
- (3) The body corporate may cancel an approval under sub-section (2) by giving seven (7) days' written notice to the occupier.

**4. Obstruction**

- (1) The owner or occupier of a lot must not obstruct the lawful use of the common property by someone else.
- (2) The owner or occupier of a lot must not obstruct pathways and driveways.

**5. Lawns/Gardens**

- (1) The occupier of a lot must not:
  - (a) damage any lawn, garden, tree, shrub, plant or flower on the common property; or
  - (b) except with the Body Corporate's written approval use for his or her own purposes a part of the common property as a garden.
- (2) The body corporate may cancel an approval under sub-section 5(1)(b) by giving seven (7) days' written notice to the occupier.

**6. Damage to Common Property**

- (1) An occupier of a lot must not, without the body corporate's written approval, mark, paint, drive nails, screws or other objects into, or otherwise damage or deface a structure that forms part of the common property.
- (2) However, an owner or occupier may install a locking or safety device to protect the lot against intruders, or a screen to prevent entry of animals or insects, if the device or screen is soundly built and in a colour, style and materials approved in writing by the Committee.

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- (3) The owner of a lot must keep a device installed under subsection (2) in good order and repair.

**7. Behaviour of Invitees**

- (1) An owner or occupier of a lot must take reasonable steps to ensure that the owner's/occupier's invitees and licensees do not behave in a way likely to interfere with the peaceful enjoyment of another lot or the common property.
- (2) An owner or occupier of a lot must ensure that the invitees and licensees of the owner or occupier:
- (a) comply with the by-laws of the body corporate;
  - (b) do not increase the risk of burglary or any other security risk, and in particular do not enter any part of the common property except as necessary to achieve the purpose for which the invitee or licensee is present in the building.
- (3) Persons leaving a lot after 11.00pm must be requested by the occupier of the lot to leave the building quietly.

**8. Leaving of Rubbish etc. on the Common Property**

- (1) The owner or occupier of a lot must not leave rubbish or other materials on common property except in rubbish collection areas designated by the body corporate for disposal of domestic rubbish and waste.

In this by-law "domestic" rubbish and waste does not include rubbish or waste as a result of renovation works, moving and unpacking, trade rubbish and waste and building rubbish or waste.

All rubbish and waste which does not fall within the definition of "domestic" rubbish and waste within this by-law, must not be disposed of within the body corporate rubbish collection areas and must be disposed of by the owner or occupier and at their own cost.

- (2) The occupier of a lot must not allow any substance whatsoever except natural rainwater to fall from the lot, and must not beat rugs or carpets on balconies.
- (3) Any damage occasioned or costs incurred as a result of a breach of this by-law shall be the liability of the owner of the lot at the time of the incident.

**9. Appearance of/Alteration to Lot**

- (1) The occupier of a lot must not, without the Committee's written approval, make a change to the external appearance of the lot unless the change is minor and does not detract from the amenity of the lot and its surrounds.
- (2) The owner or occupier of a lot must not, without the Committee's written approval:-
- (a) display a sign, advertisement, banner or similar article if the article is visible from another lot or the common property, or from outside the scheme;
  - (b) erect any external blinds, communication aerials or clotheslines;
  - (c) hang curtains visible from outside the lot unless those curtains have a backing of such colour and design as is approved by the body corporate (in giving such approval the body corporate shall ensure so far as practicable that curtain backing used in all lots presents uniform appearance when viewed from outside buildings);
  - (d) make any structural alteration to a lot (including any alterations to utility infrastructure);
  - (e) replace fitted carpets with tiles, marble, wood or any other hard flooring material. As a condition of approval, the Committee may require the owner or occupier to install acoustic insulation or some

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other material designed to control sound transference;

- (f) install an air-conditioning unit; or
- (g) enclose any balcony.

In considering whether or not to approve a written request under by-law 9(2), the Committee may provide its approval on any condition they see fit (acting reasonably and in the best interest of the body corporate) including but not limited to the following:-

- (i) requesting from the person seeking approval a submission of plans and specifications and may require them to pay any costs of any consultants retained by the body corporate; and
  - (ii) requesting that the person seeking approval enter into a deed of indemnity in favour of the body corporate and prepared by the solicitor for the body corporate at the cost of the owner.
- (3) An owner must not permit any person to, and an occupier must not, drape any articles over balcony railings or hang washing, bedding, or a cloth article if the article is visible from another lot or the common property, or from outside the scheme land.

**10. Maintenance of Lots**

- (1) Owners and occupiers must keep the internal surface of all exterior windows and glass doors clean at all times.
- (2) Owners and occupiers must take all practicable steps to prevent infestation of a lot by vermin or insects.
- (3) An occupier must notify the body corporate promptly of any accident to or defect in utility infrastructure in a lot (as defined in Schedule 4 dictionary to the *Body Corporate and Community Management Act 1997*). Service infrastructure must be used only for the purpose for which it was constructed.
- (4) Water must not be wasted.
- (5) If an owner or occupier does not comply with their obligations under this by-law or the Body Corporate and Community Management (Standard Module) Regulation 1997, the committee or its agents, servants, contractors or employees are entitled to enter upon the lot and undertake works to ensure the lot complies with this by-law and all costs associated with same are payable by the relevant owner or occupier. If an owner or occupier fails to pay for such costs, the committee may recover such costs in accordance with by-law 20.

**11. Storage of Flammable Substances**

- (1) The owner or occupier of a lot must not, without the body corporate's written approval, store or use a flammable substance on the lot or on the common property.
- (2) However, this section does not apply to the storage of fuel in:
  - (a) the fuel tank of a vehicle, boat, or internal combustion engine; or
  - (b) a tank kept on a vehicle or boat in which the fuel is stored under the requirements of the law regulating the storage of flammable liquid.
- (3) An owner or occupier of a lot shall not bring onto or keep anything on a lot which shall increase the rate of fire insurance on the building or which may conflict with laws relating to fires or constitute a breach of any body corporate insurance policy.

**12. Garbage Disposal**

- (1) Unless the body corporate provides some other way of garbage disposal, the occupier of a lot must keep a

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receptacle for garbage in a clean and dry condition and adequately covered on the lot, or on a part of the common property designated by the body corporate for the purpose.

- (2) The occupier of a lot must:
- (a) comply with all local government local laws about disposal of garbage; and
  - (b) ensure that the occupier does not, in disposing of garbage, adversely affect the health, hygiene or comfort of the occupiers of other lots.
- (3) Empty bottles, boxes, used containers and similar items must be stored out of sight of other lots or common property.

13. Keeping of Animals

- (1) Subject to the *Body Corporate and Community Management Act 1997* section 143, the occupier of a lot must not, without the body corporate's written approval:
- (a) bring or keep an animal on the lot of the common property; or
  - (b) permit an invitee to bring or keep an animal on the lot or common property.
- (2) An approval given under this by-law may be revoked at any time.

14. Use of Amenities/Common Property

- (1) The swimming pool shall only be used within the hours specified within the rules issued by the committee from time to time. The occupier of Lot 2 may open its facilities to its members and guests during any hours it may lawfully be open, and may during this time permit the playing of night bowls if this activity is lawful.
- (2) The Committee may make rules relating to the common property and in particular to tennis courts, barbecue areas, swimming pool areas, spa and sauna, lifts and other amenities provided the rules are not inconsistent with these by-laws. The rules must be observed by occupiers of lots and their invitees unless the rules are revoked by resolution of a general meeting of the body corporate.

15. Nuisance

The occupier of a lot must not use, or permit the use of, the lot or the common property in a way that:

- (a) causes a nuisance or hazard; or
- (b) interferes unreasonably with the use or enjoyment of another lot included in the scheme; or
- (c) interferes unreasonably with the use or enjoyment of the common property by a person who is lawfully on the common property.

16. The Auction Sales

An owner must not permit any auction or sale of a lot to be conducted upon the scheme land without first obtaining the consent of the Committee. In providing its consent, the Committee may impose any conditions it sees fit (acting reasonably and in the best interests of the body corporate).

17. Protection of Lots and Common Property

- (1) Occupiers must secure doors and windows when the lot is unoccupied. The leaving open of a door or window shall be deemed to be an emergency for the purposes of *Body Corporate and Community Management Act 1997* section 125(2)(a) and the body corporate may enter the lot to close the door or window.

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- (2) An occupier must not move furniture, a piano or a safe across the common property without first giving at least 24 hours' notice to the resident unit manager. The occupier must comply with any reasonable directions given by the resident unit manager regarding the moving of the furniture, piano or safe.

Moving may only be carried out between the hours of 9:00am and 4:00pm, unless consent in writing is obtained from the committee, which consent may be withheld in the sole discretion of the committee, and must only be given in exceptional circumstances. All removals must be via Level 1 entrances/exits through the main garage door. The ground floor foyers must not be used for delivery of furniture of any kind. Any cost incurred by the body corporate to repair damage caused by removal of furniture or to clean up after deliveries or removals shall be a liability of the occupier or owner of the lot and may be recovered as a liquidated debt by the Body Corporate in any court of competent jurisdiction in an action commenced by authority of the committee.

- (3) A single piece of furniture, other than a piano or safe, may be moved into or out of any lot at any time without notice, provided no inconvenience or nuisance is caused to an occupier of another lot, and provided that the removal is carried out during the times and through the areas specified in sub-section 17(2).

18. Communication and Regulation

- (1) Owners and occupiers of lots must not directly instruct any contractors or employees engaged by the body corporate, and all requests for work to be carried out by a contractor or employee of the body corporate must be referred to the body corporate for consideration by the committee.
- (2) Occupiers of lots must observe the terms of any notice displayed in the lift by authority of the body corporate or any statutory authority.
- (3) A copy of these by-laws (or a summary approved by the body corporate) must be exhibited in a prominent place in any lot made available for letting.
- (4) The occupier of a lot must take all reasonable steps to ensure that the occupier's invitees and licensees comply with these by-laws.
- (5) Tradesmen may only work on the common property or within the lot between the following hours:-

Monday to Friday                      7:00am to 5:00pm

Saturday                                  7:00am to 1:00pm

In the event tradesmen must work outside of these hours, they may only do so with the written consent of the Committee and as long as such work is conducted inline with statutory time limits imposed by local authorities.

Owners, occupiers and letting agents must give reasonable notice to the resident unit manager prior to permitting any tradesman to cross the common property for the purpose of carrying out work to a lot. The tradesmen must comply with any reasonable directions given by the resident unit manager.

19. Telecommunications

The body corporate may install or permit to be installed cabling and equipment to allow the provision of cable television, satellite and other telecommunications services to the scheme land and may enter into agreements with the providers of telecommunications services for the purpose of providing such services to the body corporate and to occupiers of lots.

20. Costs

- (1) Where the body corporate expends money:
- (a) to recover unpaid contributions or other amounts; or



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- (b) to make good damage caused by, or to remedy, or to enforce a breach of the Act or of these by-laws by any owner, occupier or invitee of an owner or occupier.

The amount so expended shall be deemed to be a liquidated debt recoverable from the owner of the lot at the time of commencement of proceedings to recover the amount, which proceedings may be commenced in any court of competent jurisdiction by authority of a resolution of the Committee.

- (2) Subject to the *Body Corporate and Community Management (Accommodation Module) Regulation 1997* section 97(4), payment of any money owing by an owner to the body corporate shall be applied first to payment of the debt which was incurred first.

#### 21. Exclusive use

The owners of Lot 2 and Lots 4 to 146 inclusive shall have exclusive use of those parts of the common property identified in Schedule E. It is a condition of the grant of exclusive use that the owners who are respectively entitled to the use of common property shall be solely responsible for the maintenance of that part of the common property.

#### 22. Electricity - Purchase & On-supply

The Body Corporate Committee will have the authority to enter into a contract for the purchase of bulk electricity from an approved electricity retailer on the most economical basis for the whole of the premises and in such case the following will apply:

- (1) The Body Corporate will have the authority to on-supply and sell electricity to owners and occupiers of Lots;
- (2) The owners or occupiers of a lot must purchase and use all electricity consumed in the lot direct from the Body Corporate and must not purchase electricity from any other sources;
- (3) The Body Corporate will purchase and use electricity consumed for the common property and common areas in the premises;
- (4) The Body Corporate will arrange for the supply and installation of a separate electricity meter for each lot;
- (5) The Body Corporate will not be required to supply to any owner or occupier of a lot, electricity requirements beyond those requirements which the relevant authority could supply at any particular time. The tariff and administration fees to be charged for the on-supply of electricity by the Body Corporate to the owner or occupier of a lot must not be more than the lowest rate that the receiver would have paid for the consumption had the receiver been a customer of the local franchise retailer. The tariff and administration fees will be regulated by the same conditions as would be imposed from time to time by the relevant authority if such authority were supplying electricity direct to each Lot;
- (6) The Body Corporate must render accounts to each owner or occupier of a Lot and such accounts will be payable to the Body Corporate within fourteen (14) days of the delivery of such accounts;
- (7) In respect of an account which has been rendered pursuant to these by-laws, then an owner of a lot is liable, jointly and severally with any person who was liable to pay that electricity account when that owner became the owner of the lot;
- (8) In the event that a proper account for the on-supply of electricity is not paid by its due date for payment, then the Body Corporate will be entitled to:
  - (a) Recover the amount of the unpaid amount or accounts (whether or not a formal demand has been made) as a liquidated debt due to it in any Court of competent jurisdiction; and/or
  - (b) Disconnect the supply of reticulated electricity to the relevant lot.
- (9) The Body Corporate will not, under any circumstances whatsoever, be responsible or liable for any failure of the supply of electricity due to breakdowns, repairs, maintenance strikes, accidents or any other cause whatsoever;

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- (10) The Body Corporate will provide the Queensland Government Electricity Rebate and the Community Ambulance Cover Levy Exemption to all eligible owners and occupiers who satisfy the conditions under which the rebate and exemption is granted subject to the completion and approval of a written application form by the owner or occupier of the lot;
- (11) The Body Corporate Committee will have the authority to negotiate, co-ordinate, arrange and establish conditions for the provision of administration services for the on-supply of electricity to owners and occupiers of lots which will include, but not limited to connections, re-connections, meter reading, periodic billing, billing cycles, security deposits, payments, banking, debtor management, statutory returns, consumption analysis, reconciliation, tariff reviews and reporting.

#### 23. Use of Common Property and letting of lots

- (a) No owner or occupier or other person may use any part of Common Property to provide any business service (including but not limited conducting business meetings on the Common Property) save for:
  - (i) The Caretaker (which in these by-laws Caretaker shall mean the entity engaged to provide caretaking services to the Body Corporate) for management of the building and for the sale and letting of lots in the building;
  - (ii) The owner or occupier of lots 1, 2 or 3 for the purpose of people passing over the Common Property to the relevant lot or otherwise provided for in these by-laws;
  - (iii) An owner or occupier with the consent of the Caretaker which authority must not be unreasonably withheld and given considering the car parking, emergency and safety issues at the complex;
  - (iv) The owner or occupier of lot 1 which may use part of the Common Property for waiting customers.
- (b) Despite the provisions of any other by-law, lot 5 is the only lot that may be used for management of the building and the sale and letting of lots in the building.
- (c) No owner or their agent may use the Common Property to meet more than one group of potential tenants or arrange inspections of lots for more than one group of potential tenants without the prior written authority of the Caretaker which authority must not be unreasonably withheld and given considering the car parking, emergency and safety issues at the complex. This by-law does not prevent an owner or their agent from inspecting a lot during a tenancy or meeting one group of tenants provided that (d) is complied with. In this by-law one group of tenants will refer to one or more people that will occupy a lot under a single tenancy agreement.
- (d) Any person entering the building to undertake a photoshoot/inspection, cleaning or repairs, maintenance or improvements of a lot, or to provide keys to an occupier must sign in and out of the building with the Caretaker. If the Caretaker's reception is closed the person must use the sign in/ sign off book at reception.
- (e) Prior to renting out any lot for any duration, an owner must provide or cause their agent to provide the Caretaker with:
  - (i) The owner's, the owner's agent's (if applicable) and tenant's afterhours contact details (telephone numbers and email addresses) for the purpose of directing tenants creating any nuisance or in the event of emergencies;
  - (ii) the tenant's name, address and contact details;
  - (iii) the registration, make and model of any car the tenant proposes to park in the car park;
  - (iv) the period of the tenancy; and
  - (v) details of the owner's public liability insurance.
- (e) Any employee or contractor undertaking work on any lot in the building (including not limited to cleaners and tradesman) must have public liability insurance and must provide a copy of that insurance cover to the Caretaker before commencing work.

**Title Reference 19208913**

- (f) Any owner prior to renting any lot must ensure that there is compliance in all respects with the Work Health and Safety Act 2011 (Qld), Work Health and Safety Regulations 2011 (Qld) and all other relevant safety legislation (to the extent that this legislation applies) and if applicable must provide evidence of such compliance to the Caretaker before commencement of the tenancy and/or prior to commencement of any work in the lot
- (g) Any owner prior to any tenancy and any owner prior to any sale must provide a copy of the by-laws to the occupier or buyer (as applicable) prior to the commencement of any tenancy or settlement of the sale (as applicable) and use their best endeavours to obtain signed confirmation from the occupier or buyer (as applicable) that they understand the by-laws and provide same to the Caretaker.
- (h) Each owner and occupier of the building must provide to the Caretaker at the registration book at the reception the registration, make and model of any car the tenant proposes to park in the car park.

**24. Security fob**

- (a) The number of security fobs that may be issued for a single lot in the building is limited as follows:
  - (i) 1 bedroom lots - 2 security fobs; and
  - (ii) 2 bedroom lots - 4 security fobs.
- (b) If an owner or occupier requires any additional security fobs than those mentioned above at by-law 24(a) then the owner or occupier must acquire those additional fobs through the Caretaker after obtaining the approval of the committee. The committee must act reasonably when making its decision and the committee must consider the security and emergency procedures for the building. The committee is entitled to ask for the reason for and the purpose of the additional fob(s) to enable it to make its decision.
- (c) This by-law is subject to any lot having approval for or being allocated more than the number of fobs set out in this by-law prior to this by-law being enacted in which case those approvals will continue.

**SCHEDULE D OTHER DETAILS REQUIRED/PERMITTED TO BE INCLUDED**

Not applicable.

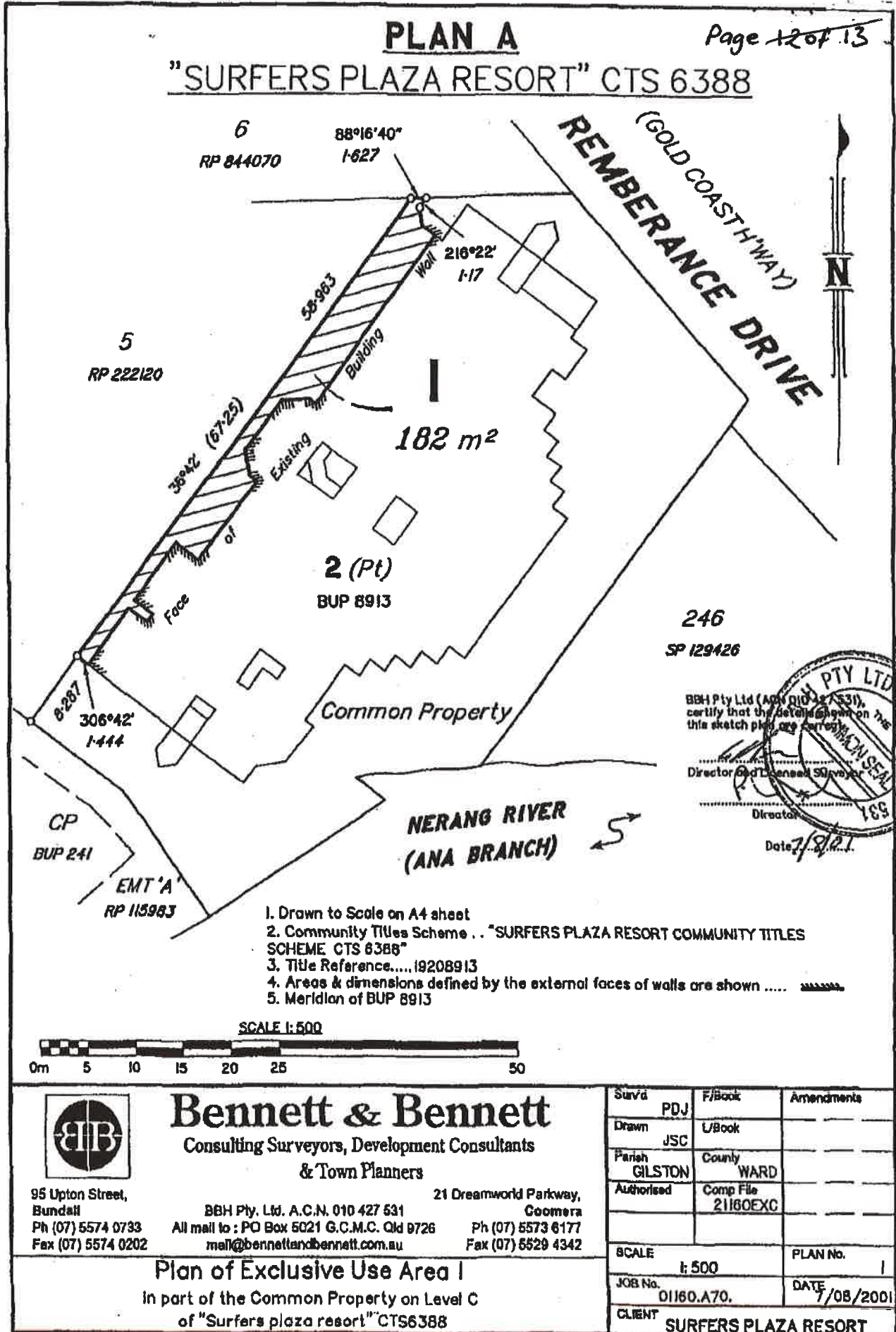
**SCHEDULE E DESCRIPTION OF LOTS ALLOCATED EXCLUSIVE USE AREAS OF COMMON PROPERTY**

Lot in Plan	Exclusive Use Area
Lot 2 in BUP 8913 Lots 4 to 146 in BUP 8913	Area "1" on Plan "A" Area "2" on Plan "B"

FORM 20 Version 1  
Land Title Act 1994 and Land Act 1994

SCHEDULE E

QUEENSLAND LAND REGISTRY



FORM 20 Version 1  
Land Title Act 1994 and Land Act 1994

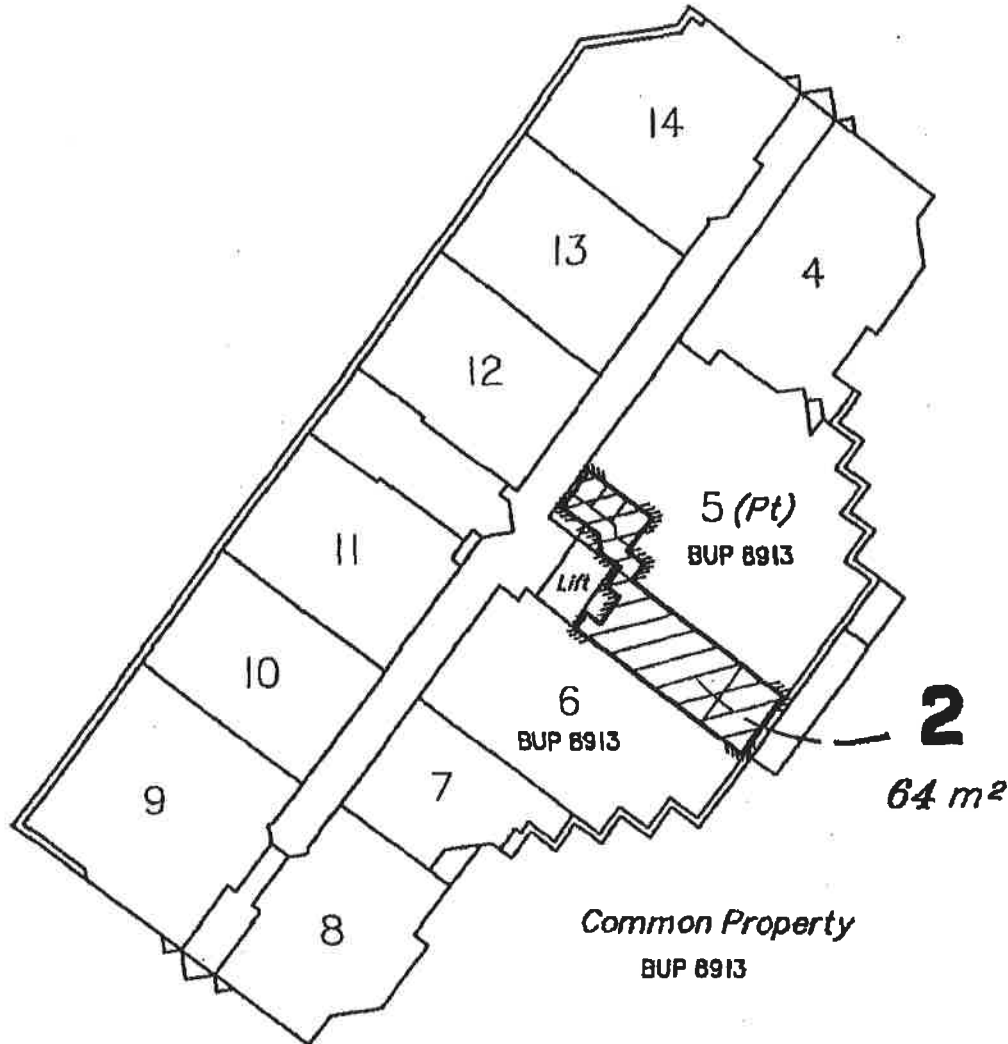
SCHEDULE E

QUEENSLAND LAND REGISTRY.

# PLAN B

Page 13 of 13

## "SURFERS PLAZA RESORT" CTS 6388



1. Drawn to Scale on A4 sheet
2. Community Titles Scheme . . "SURFERS PLAZA RESORT COMMUNITY TITLES SCHEME CTS 6388"
3. Title Reference.....19208913
4. Areas & dimensions defined by the internal faces of walls are shown .....
5. Meridian of BUP 8913

SCALE 1:400



BBH Pty Ltd (A.C.N. 010 427 531)  
certify that the details shown on  
this sketch plan are correct. The  
Director of Land & Survey  
Date: 7/8/2001



## Bennett & Bennett

Consulting Surveyors, Development Consultants  
& Town Planners

95 Upton Street,  
Bundall  
Ph (07) 5574 0733  
Fax (07) 5574 0202

BBH Pty. Ltd. A.C.N. 010 427 531  
All mail to : PO Box 5021 G.C.M.C. Qld 9725  
mail@bennettandbennett.com.au

21 Dreamworld Parkway,  
Coomera  
Ph (07) 5573 6177  
Fax (07) 5528 4342

### Plan of Exclusive Use Area 2

in part of the Common Property on Level E  
of "Surfers plaza resort" CTS6388

Surv'd	F/Book	Amendments
PDJ	L/Book	
Drawn	JSC	
Perish	County	
GILSTON	WARD	
Authorised	Comp File	
	21160EXC	
SCALE	1:400	PLAN No. 2
JOB No.	01160.A70.	DATE 7/08/2001
CLIENT	SURFERS PLAZA RESORT	



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](http://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: 51044909      EMR Site Id: 26 August 2025  
Cheque Number:  
Client Reference:

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

Lot: 37      Plan: BUP8913  
611/70 REMEMBRANCE DR  
SURFERS PARADISE

**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](mailto:emr.clr.registry@detsi.qld.gov.au)

**Administering Authority**



## Department of Transport and Main Roads

### Property Search - Advice to Applicant

**Property Search reference 942409**

**Date: 26/08/2025**

**Search Request reference: 171335785**

#### **Applicant details**

**Applicant:** karena@wallacelawgroup.com.au karena@wallacelawgroup.com.au  
karena@wallacelawgroup.com.au

**Buyer:** Sellers Disclosure

#### **Search response:**

Your request for a property search on Lot 37 on Plan BUP8913 at 611/70 REMEMBRANCE DRIVE, SURFERS PARADISE QLD 4217 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.dsdmp.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.dsdmp.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.

#### **Privacy Statement:**

The personal information collected on this property search is required to enable TMR to communicate with you regarding your enquiry. The information recorded will not be disclosed to a third party without your consent or unless required or authorised to do so by law.

# Property Fact Pack



**u611/70 Remembrance Drive**  
Surfers Paradise QLD 4217

YOUR DIGITAL COPY



Easements



Flood History



Character



Flood Risk



Coastal Flood Risk



Historic Imagery



Overland Flow Flood Risk



Flood Planning Risk



Vegetation



# At a glance

This report provides important property information and identifies the common considerations when buying property, building or renovating.



Easements



CONSIDERATIONS  
IDENTIFIED



Flood Risk



CONSIDERATIONS  
IDENTIFIED



Character



NO  
CONSIDERATIONS  
IDENTIFIED



Vegetation



NO  
CONSIDERATIONS  
IDENTIFIED



Bushfire Risk



NO  
CONSIDERATIONS  
IDENTIFIED



Noise



NO  
CONSIDERATIONS  
IDENTIFIED

## DATE OF REPORT

26th of August, 2025

## ADDRESS

u611/70 REMEMBRANCE  
DRIVE

## LOT/PLAN

37/BUP8913

## COUNCIL

Gold Coast

## ZONING

- Centre

## UTILITIES

- Power
- Stormwater
- Water

## SCHOOL CATCHMENTS

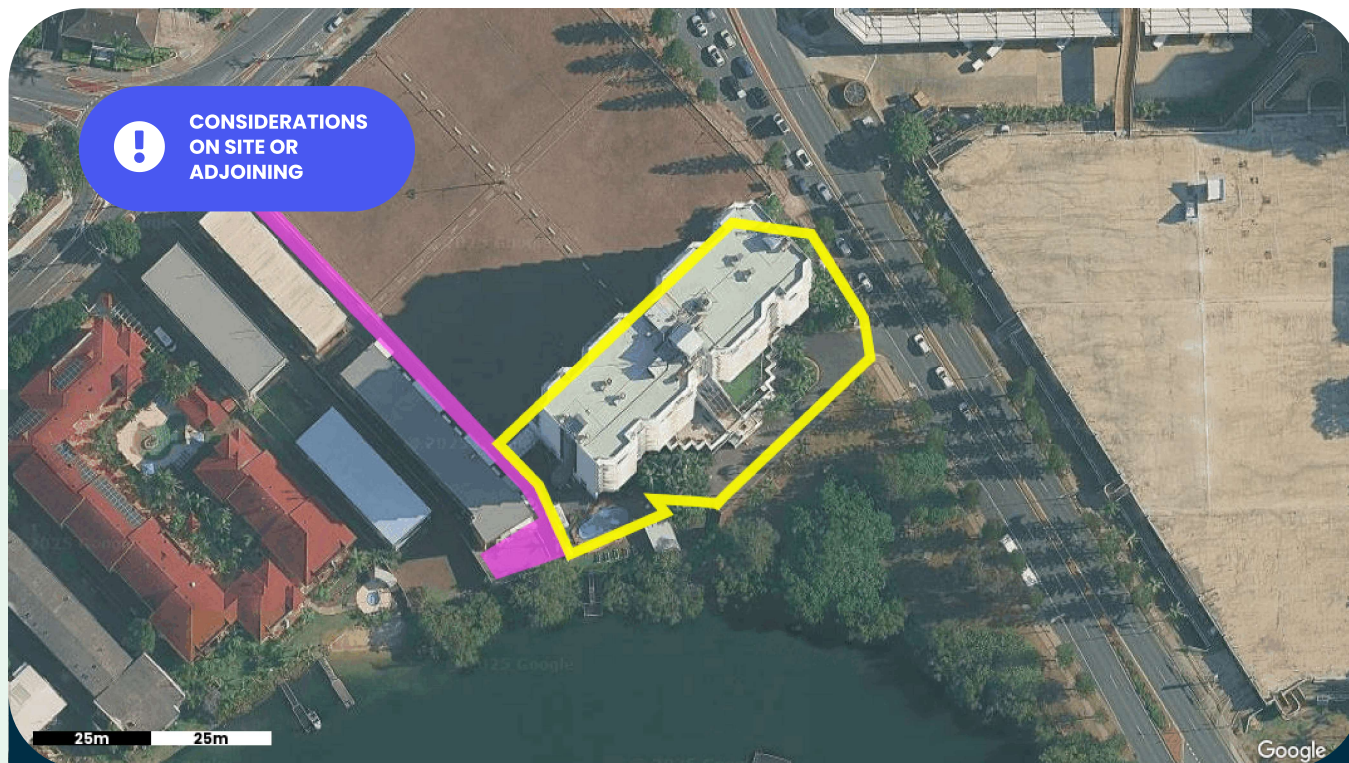
- Surfers Paradise SS
- Keebra Park SHS

## CLOSEST CITY

Gold Coast - 1km

# Easements

What access rights exist over the property?



Sources: Qld Spatial

## THINGS TO KNOW

Easements are legal rights allowing a person or government authority to access a specific portion of land for a particular purpose. They are commonly required for the maintenance of utilities including large water and sewer pipes, stormwater drains, and power lines. Easements are also created for shared vehicle access through a property or for maintenance of built to boundary walls.

Easements are recorded on a land title and agreed to by the landowner at the time of subdivision. The easement remains on the title even if the land is sold to someone else. Typically, a landowner cannot build permanent structures within an easement area or obstruct the access of the authorised party.

Before building within or over an easement, you must obtain approval from the easement owner and should speak to a building certifier to understand any specific considerations.

**Note:** The map identifies only publicly registered easements provided by the relevant authority and is not a definitive source of information. You should order a certificate of title & survey plan from the titles office to be sure. Although rare, private covenants or agreements over the land may exist. If you have specific concerns about land entitlements, please contact a solicitor.

### Questions to ask

- Does the easement benefit or burden the property?
- Who is responsible for the land within the easement area?
- What other impacts does the easement have on the design of my building?

## LEGEND

- Selected Property
- Easement

# Flood Risk

Is the property in a potential flood area?



## THINGS TO KNOW

If your property is in a potential flood area, it's important to understand the possible risks, impacts and causes of flooding. Flooding commonly happens when prolonged or heavy rainfall causes waterways to rise, overflowing into nearby properties.

The likelihood of a flood is often described using Annual Exceedance Probability (AEP), which shows the chance of a flood happening in any given year. For example, a 1% AEP flood has a 1 in 100 chance of occurring annually.

Building, renovating, or developing in flood-prone areas may require government assessment. For instance, floor heights might need to be built above flood levels, or structures designed to allow water to flow beneath raised buildings.

**It is important to check with your local authority (e.g. flood check report) to understand flood risks and access detailed information.**

**Note:** Government flood risk models are broad guides that estimate flood probability and acceptable risk but don't guarantee site-specific accuracy or immunity. They are primarily developed by local authorities to govern future development on that sites to mitigate risks for residents. Newly subdivided lots may have already considered flooding risks and developed above acceptable flood risk levels rendering the mapping invalid. For specific concerns, consult your local authority, local flood check or a qualified professional.

### Questions to ask

- What are the building requirements in a potential flood area?
- Can the flood risk be reduced through design measures?
- What is the probability of flooding and is this an acceptable risk for your plans?

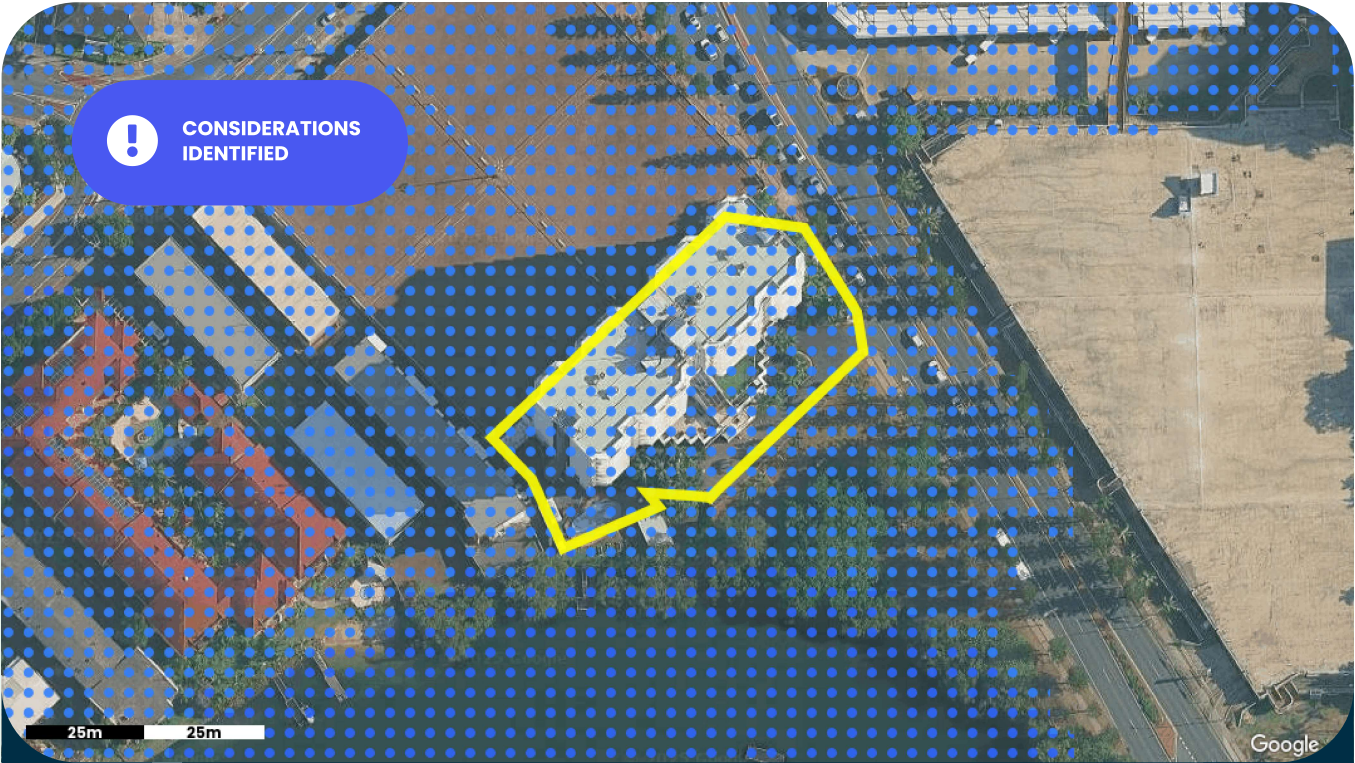
## LEGEND

Selected Property



# Coastal Flood Risk

Are there any coastal impacts that impact my property?



Sources: Queensland Department Of Environment And Science

## THINGS TO KNOW

Coastal flooding may occur when high tides, storm surges, or severe weather events push seawater inland. Rising sea levels and coastal erosion, caused by waves, tides, and human activities like vegetation removal, can make previously safe areas more vulnerable to flooding.

Building in a potential coastal flood area often requires government approval and mitigation measures. These can include raising floor heights, using materials resistant to saltwater, and installing erosion control features such as seawalls, revetments, or dune restoration.

**It is important to check with your local authority (e.g. flood check and/or flood planning report) to understand flood risks and access detailed information.**

**Note:** Government coastal flood risk models provide general guidance but don't account for site-specific conditions or guarantee protection from flooding. They are primarily developed by local authorities to govern future development on that sites to mitigate risks for residents. Newly subdivided lots may have already considered flooding risks and developed above acceptable flood risk levels, rendering the mapping invalid. Check with your local authority or a qualified professional for specific requirements.

### Questions to ask

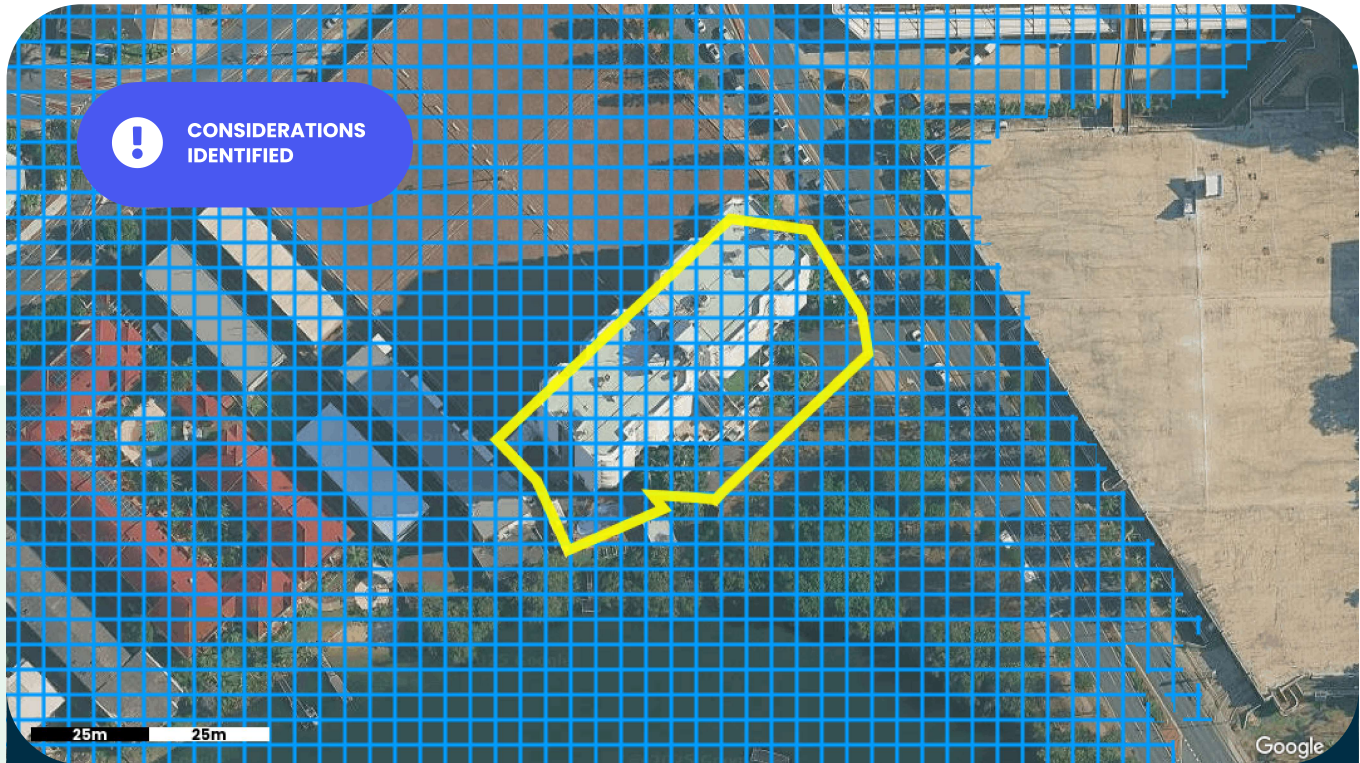
- What are the building restrictions in a coastal flood area?
- Can building designs reduce flood and erosion risks?
- How does coastal erosion impact your property, and what measures can help?

## LEGEND

- Selected Property
- High Possibility (State)
- Moderate To Low Possibility (State)

# Flood Planning Risk

What planning overlays impact development of this property?



Sources: City Of Gold Coast Council

## THINGS TO KNOW

Flood Planning overlays identify areas at risk of flooding from rivers, creeks, stormwater, or coastal inundation. These overlays are used to guide land use and development to minimise flood impacts on people, property, and infrastructure.

Developments in Flood Planning areas must meet specific requirements, such as raising floor levels above designated flood immunity levels or using flood-resilient building materials. In some cases, developments may not be permitted in high-risk zones unless engineering solutions, such as stormwater detention basins or elevated structures, are implemented.

**Note:** Flood Planning overlays are based on broad modelling assumptions, are general in nature and are a tool for managing flood risk as it relates to development of the property. They do not guarantee individual property immunity from flooding or account for site-specific conditions. Newly subdivided lots may have already considered flooding risks and developed above acceptable flood risk levels, rendering the mapping invalid. Check with your local authority or a qualified professional for specific requirements.

### Questions to ask

- What restrictions apply to developing in a Flood Planning area?
- Are there required flood immunity levels or design standards?
- How do overlays account for future changes like climate impacts or urban growth?

## LEGEND

- Selected Property
- + Flood Assessment Area



# Character

Is the property in a character or heritage area?



## THINGS TO KNOW

Heritage and character places are generally to be retained or restored to preserve their unique character value and charm. Any extensions or alterations to existing heritage buildings should complement the traditional building style of the area. There may also be demolition restrictions for existing heritage buildings.

If a property is identified in a character area, any new houses or an extension to a house **may** need to be designed to fit in with the existing building character of the area.

**Note:** It is not only houses or buildings that are protected by heritage values, there may be structures or landscape features on site that are protected by heritage values. It is essential to consult with the local authority, town planner or a building certifier for guidance on heritage places.

### Questions to ask

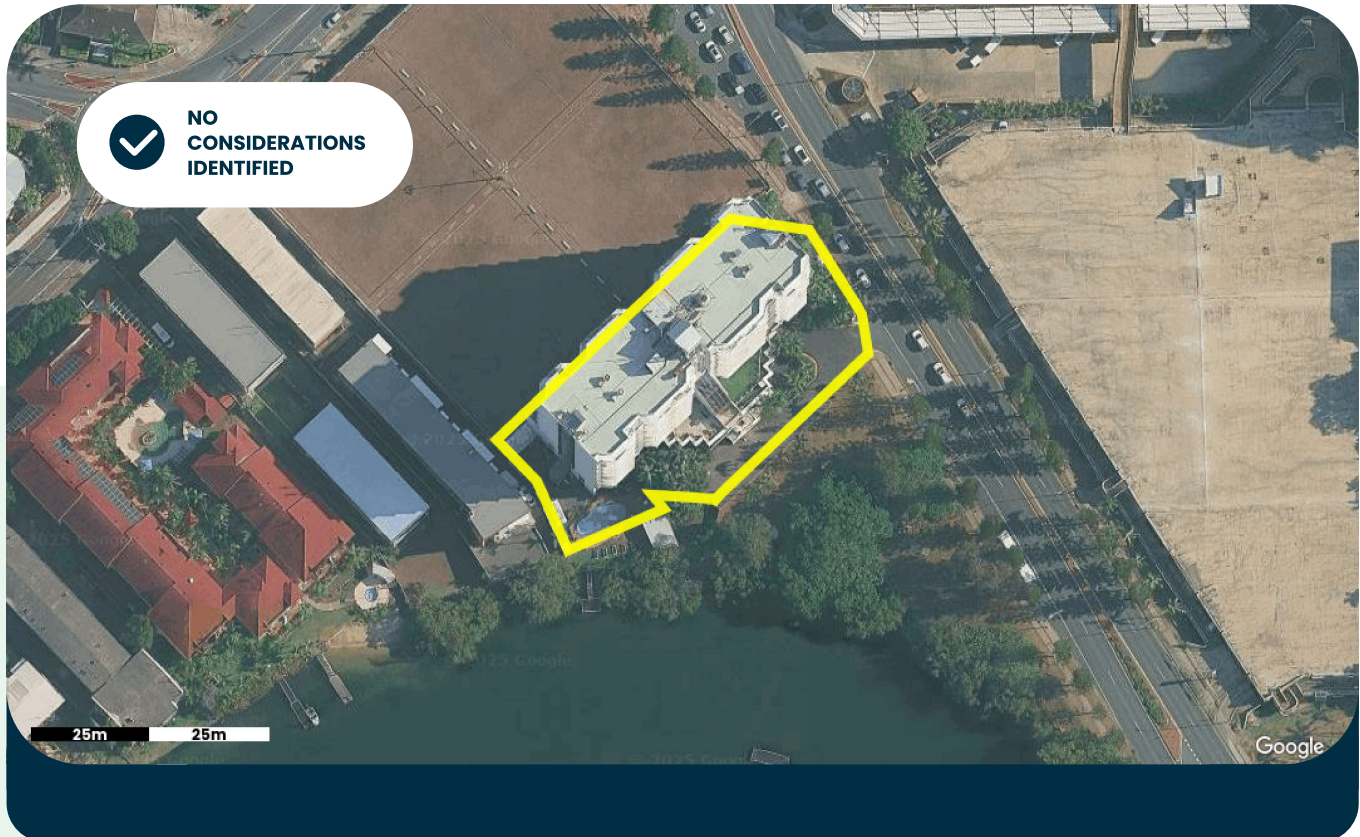
- Is the property protected by Character or Heritage restrictions?
- What impacts do these restrictions have on renovations, extensions, or new builds?
- Is approval required for works under Character or Heritage restrictions?
- How does this consideration positively or negatively impact the property?

## LEGEND

  Selected Property

# Vegetation

Is the property in an area with vegetation protection?



## THINGS TO KNOW

Properties located in protected vegetation areas may have tree clearing restrictions over the native vegetation or significant vegetation on the property. Your property may have vegetation protection if it:

- is located near a river, creek or a waterway corridor
- is located in a bushland area or rural area with native vegetation
- contains large significant trees even in an urban area
- the trees have heritage values and cultural sentiment

If these features are present, your property may contribute to the preservation of important environmental or cultural values. In these cases, planning controls may apply to help guide how vegetation is managed or how land can be developed.

**Note:** The map provided identifies areas that may have restrictions on tree clearing of native vegetation or significant. The mapping is based on broad modelling assumptions and does not assess each site individually. Newly subdivided lots may already have considered protected vegetation in the design of the subdivision and removal of vegetation approved by Council. To obtain accurate information about tree clearing and building on a site with protected vegetation considerations, it is recommended to contact your local Council or a local arborist for guidance.

### Questions to ask

- Where is the protected vegetation located on the property?
- Is the identified vegetation "native" or an introduced species?
- How does this consideration positively or negatively impact the property?

## LEGEND

Selected Property



# Bushfire Risk

Is the property in a potential bushfire area?



## THINGS TO KNOW

Being located in a bushfire risk area does not guarantee a bushfire occurrence but signifies that the property has been identified as having conditions conducive to supporting a bushfire. Factors such as a dry climate, dense surrounding vegetation, and steep landscapes all contribute to the impact and intensity of a bushfire.

If you plan to build or develop in a bushfire area, your construction may need to adhere to specific requirements to ensure resident safety. This could involve proper building siting, creating barriers and buffer zones around your home, and using appropriate building design and materials to minimise the impact of bushfires.

**Note:** The map provided is based on broad government modelling assumptions and does not assess each site individually or guarantee bushfire immunity.

Newly subdivided lots may have already considered bushfire risk in the design of the subdivision, potentially involving vegetation removal, and gained approval from the Council. You should speak with the Council or a building certifier to identify any relevant safety requirements for your site.

### Questions to ask

- What is the significance of the bushfire risk to the property?
- What can be built in a bushfire risk area?
- Can bushfire impacts be reduced through design?

## LEGEND

Selected Property



# Steep Land

Is there significant slope on this property?



Sources: Department Of Resources

## THINGS TO KNOW

Understanding how the land slopes on your property is important to know for building construction, soil and rainwater management purposes. A sloping block is a title of land that has varying elevations. Whether the slope is steep or gradual, knowing the land's topography helps in planning and building structures on site.

A flat block of land is generally easier to construct on but sloping land has other benefits if the building is designed well, such as improved views, drainage and ventilation. Properties with steep slopes pose challenges, particularly regarding soil stability. Retaining walls and other stabilisation measures may be necessary to prevent erosion and ensure the safety of structures.

For an accurate assessment of your property's slopes and suitability for construction, consult a surveyor or structural engineer.

**Note:** The information provided is based on general modelling assumptions and does not evaluate each site individually. Changes in the landscape such as retaining walls may have occurred. The contour lines provided show elevation measurement above sea level.

### Questions to ask

- Where is the steep land and/or landslide risk located?
- How does this affect what can be built on the property?
- Can the steep land and/or landslide risk be improved?

## LEGEND

- Selected Property
- Property Est. Fall: ~0m
- Property High: ~2m
- Property Low: ~2m



# Noise

Is the property in a potential noise area?



## THINGS TO KNOW

Some properties may be located near uses that generate noise such as road, rail and airport traffic. These noise generating uses can cause some nuisance for the occupants of a building if it is loud and consistent. When building, extending or developing property in a noise affected area, you may be required to consider design features that reduce noise for the residents of the dwelling.

Common design features some local Councils may require include installing double glazing windows, noise attenuation doors and fences. You may wish to contact an acoustic engineer for more information.

**Note:** The map provided identifies noise based on government broad modelling assumptions and does not assess each site individually or any nearby sound barriers such as acoustic fences, buildings, vegetation, or earth mounds.

### Questions to ask

- What is the significance of the noise impacts?
- How do noise impacts affect renovations, extensions or new builds?
- How can noise impacts be reduced through design?
- How might you confirm the noise levels and whether they are acceptable?

## LEGEND

Selected Property



# Water

Are there any water pipes nearby?



Sources: City Of Gold Coast Council

## THINGS TO KNOW

Water mains carry potable water from water treatment facilities to properties to use for drinking, washing and watering of gardens. These mains are owned by Council or a local Service Authority. It is important to locate these pipes before you start any underground work, to avoid costly damage to the mains.

If you are planning to develop or renovate a property and the building work is close to or over water and sewer mains, you may be required to obtain approval from local Council or the Service Authority. You should also contact a surveyor or register professional to identify any underground services before commencing any work.




**Note:** The information provided identifies the location of large government maintained pipes only and does not identify all privately owned pipes that may exist underground. The location of pipes in relation to the aerial or satellite image provided may be skewed because of the angle the imagery is captured from.

The indicative pipe location is provided as a guide only and not relied upon solely before undertaking work.

### Questions to ask

- Where is the water infrastructure located on the property?
- What impact might this have on renovations, extensions, new builds or redevelopment?
- What can be built over or near the identified water infrastructure?

## LEGEND

-  Selected Property
-  Water Connection
-  Water Pipe

# Sewer

Are there any sewer pipes nearby?



Sources: City Of Gold Coast Council

## THINGS TO KNOW

**Sewer mains** carry wastewater away from properties to sewage treatment facilities. These mains are owned by Council or a local Service Authority. It is important to locate these pipes before you start any underground work, to avoid costly damage to the mains.

If you are planning to develop or renovate a property and the building work is close to or over water and sewer mains, you may be required to obtain approval from local Council or the Service Authority. You should also contact a surveyor or register professional to identify any underground services before commencing any work.




**Note:** The information provided identifies the location of large government maintained pipes only and does not identify all privately owned pipes that may exist underground. The location of pipes in relation to the aerial or satellite image provided may be skewed because of the angle the imagery is captured from.

The indicative pipe location is provided as a guide only and not relied upon solely before undertaking work.

### Questions to ask

- Where is the sewer infrastructure located on the property?
- What impact might this have on renovations, extensions, new builds or redevelopment?
- What can be built over or near the identified sewer infrastructure?

## LEGEND

-  Selected Property
-  Sewer Maintenance Structure
-  Sewer Pipe



# Stormwater

Are there stormwater pipes on or near the property?



Sources: City Of Gold Coast Council

## THINGS TO KNOW

Council stormwater pipes collect piped roof water and surface water from a number of properties and direct flows away from buildings. These pipes are owned by Council and feed into large pipes which collect water from the street curb and channel.

You will need government approval to build over or near a large stormwater pipe. It is important to locate these pipes before digging to ensure they are not damaged. Please contact the local authority to access detailed plans that show the size and depth of pipes.

**Note:** The information provided identifies the location of large government maintained pipes only and does not identify all privately owned pipes that may exist underground.

The location of pipes in relation to the aerial or satellite image provided may be skewed because of the angle the imagery is captured from. The indicative pipe location is provided as a guide only and not relied upon solely before undertaking work.

### Questions to ask

- Where is the stormwater infrastructure located on the property?
- Is there a lawful point of stormwater discharge available to the property?
- What impacts might this have on renovations, extensions, new builds or redevelopment?
- What can you build over or near the identified stormwater infrastructure?

## LEGEND

- Selected Property
- Stormwater Inlet Structure
- Stormwater Pipe

# Power

Are there any power lines on or near the property?



Sources: Energex, Geoscience Australia

## THINGS TO KNOW

Power lines (overhead or underground) transmit electricity from power stations through cables to individual properties. It is important to locate these cables before digging or undertaking overhead work near power lines, to ensure they are not damaged or workers injured.

**Note:** The map provided identifies the general location of large power mains identified by the service authority. The location of cables and power lines in relation to the aerial or satellite image provided may be skewed because of the angle the imagery is captured from. The indicative cable location is provided as a guide only and not relied upon solely before undertaking work. Please contact the relevant Service Authority to find out further detailed information.

### Questions to ask

- Where is the power infrastructure located on the property?
- Is there an electricity connection available to the property?
- What impact might this have on renovations, extensions, new builds or redevelopment?

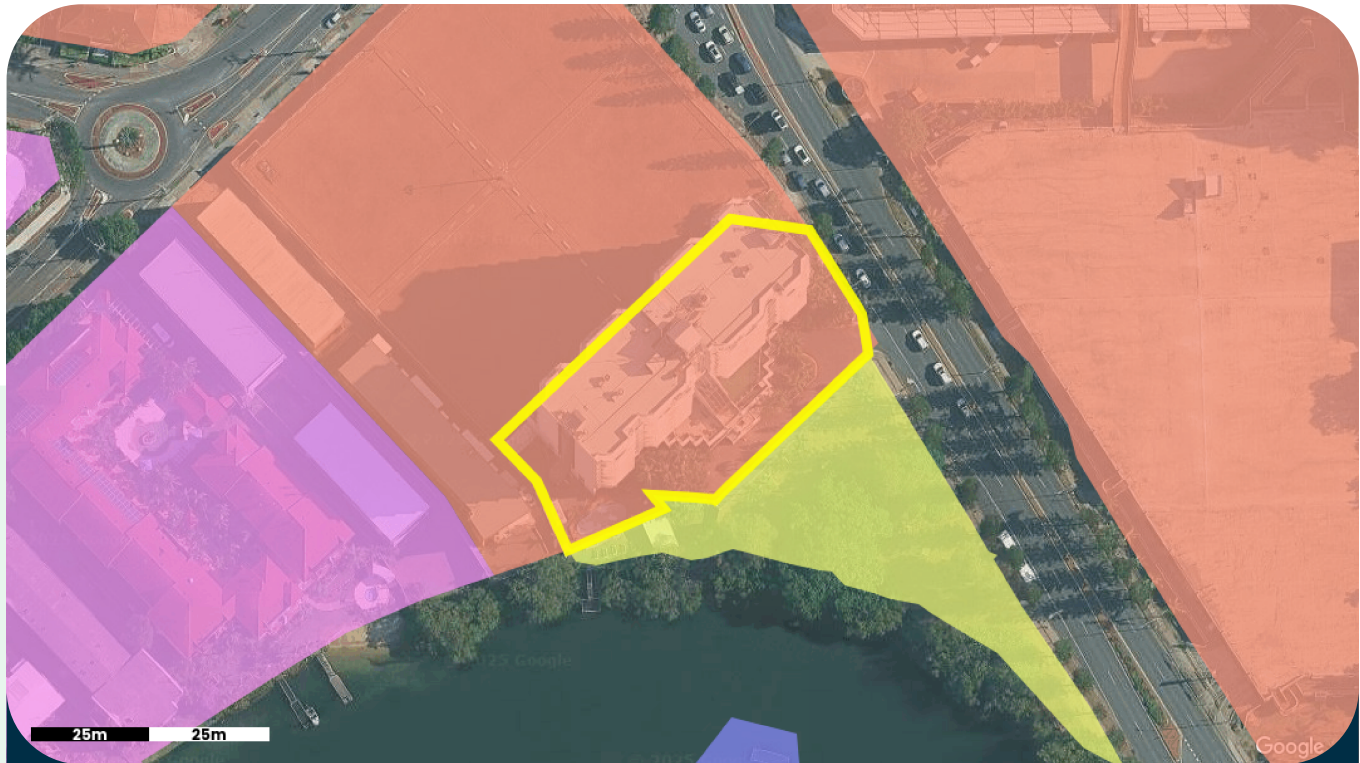
## LEGEND

- Selected Property
- Overhead Power Line (HV)
- Overhead Power Line (LV)
- Underground Hv Transmission Line
- Underground Power Cable (HV)
- Underground Power Cable (LV)



# Zoning

What zone is my property?



Sources: City Of Gold Coast Council

## THINGS TO KNOW

Zoning helps organise cities and towns by dividing properties into specific land use types, such as commercial, residential, industrial, agricultural, and public-use. This structured approach prevents disorderly development, making cities and towns more livable, navigable, and attractive.

Zoning rules determine how land can be used and developed, including identifying desirable developments like townhouses or apartment units near public transport. Zoning may also impose restrictions on building heights to preserve local neighbourhood views.

Local area plans provide even more specific details to protect an area's unique character or encourage growth in suitable places. These plans can modify zoning rules and influence development possibilities, supporting economic growth, preserving local identity, providing open spaces, and improving transport routes.

**Note:** To determine the development possibilities for your property, it's essential to review the planning documents provided by local authorities, contact directly, or consult with a practising town planner.

### Questions to ask

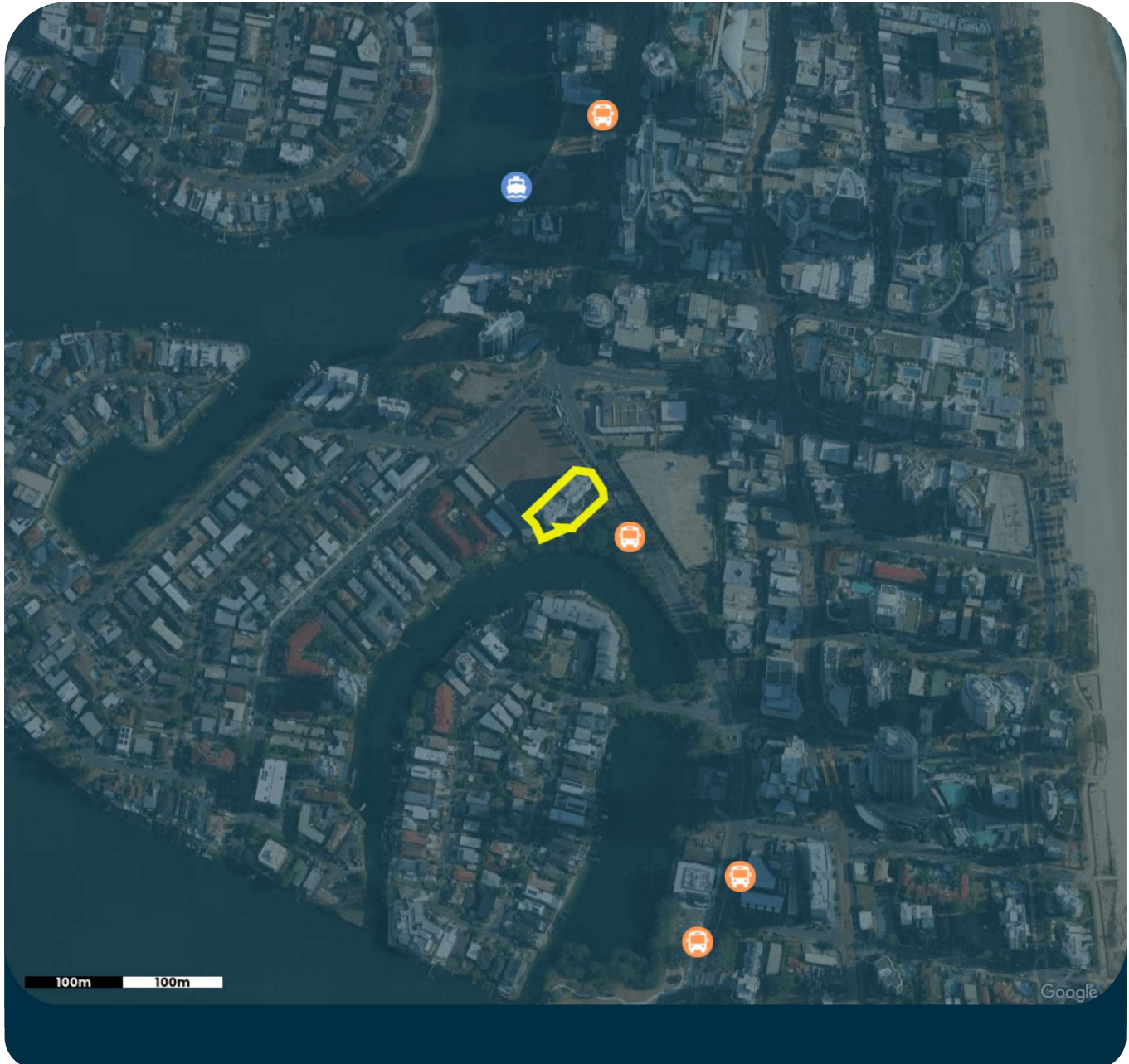
- What does the zoning and local plan mean for the property?
- What land uses are suitable for the applicable zone and/or local plan?

## LEGEND

- Selected Property
- Centre
- High Density Residential
- Medium Density Residential
- Open Space

# Public Transport


Is there any public transport stops nearby?



## LEGEND

 Selected Property

 Ferry Terminal

 Bus Stop



# Boundary

View your property boundaries



LEGEND

 Selected Property

## DISCLAIMER

This report is provided by Develo Pty Ltd as a general guide only and is intended to support due diligence when considering a property. While care is taken to compile and present information from a variety of reliable third-party sources, including government and regulatory datasets, Develo Pty Ltd makes no representations or warranties about the accuracy, currency, completeness, or suitability of the information provided.

Information displayed in this report may be derived from third-party data modelling, automated algorithms, and publicly available or licensed third-party datasets. All data is subject to change without notice and may not reflect recent developments, site-specific conditions, or council-approved amendments. Due to the limitations of digital mapping, imagery distortion, and third-party data dependencies, all spatial data, infrastructure locations, distances, and risk indicators are indicative only.

This report does not constitute legal, financial, planning, or building advice, and must not be relied upon as a substitute for independent professional advice. Readers should conduct their own enquiries and seek qualified advice from a solicitor, town planner, surveyor, certifier, or relevant authority before making decisions or relying on this information.

To the maximum extent permitted by law, Develo Pty Ltd disclaims all liability for any loss, damage, cost, or expense incurred by any person arising from any use or reliance on this report or the data contained within it, including but not limited to errors, omissions, or inaccuracies. No liability is accepted for decisions made on the basis of this report or its contents.

By accessing this report, you acknowledge and accept the above terms and assume full responsibility for verifying all information independently prior to undertaking any development, renovation, or transaction.

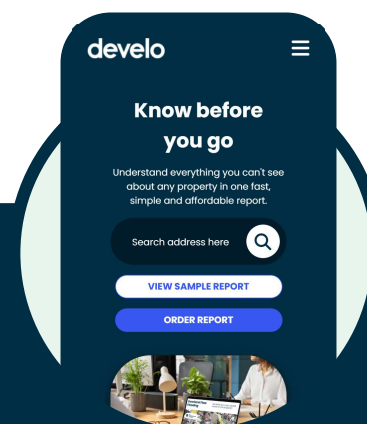
## WHO ELSE COULD USE THIS REPORT

- ✓ Your mortgage broker and bank
- ✓ Your building and pest inspector
- ✓ Your conveyancing solicitor
- ✓ Your building professional consultant. eg. architect, designer and builder.

### YOUR DIGITAL COPY



21d8d6



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

How to pay your rates



Pay using BPAY®

**Billers Code:** 575217  
**Ref:** Use Notice Number

Telephone & Internet Banking – BPAY®

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

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

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

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

**www.bpay.com.au**

® Registered to BPAY Pty Ltd ABN 69 079 137 518



Pay by phone

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

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

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



Pay online

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

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

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



BPOINT in person

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



Post Billpay in person

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

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



Customer Service Centre in person

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

**Cash is not accepted.**

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

Manage and pay your rates with My Account

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

How to contact us



**cityofgoldcoast.com.au/rates**



**07 5667 5995** or **1300 366 659**

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



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

Voluntary koala contribution

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



**Billers Code:** 37424  
**Ref:** Use Notice Number

**NOT TO BE USED  
FOR RATE PAYMENTS**

Telephone and Internet Banking – BPAY®

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

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

Bank or BSB

Branch

Amount

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



**CHARGES CONSOLIDATED ON RATE NOTICE**

UNIT 611, 70 Remembrance Drive, SURFERS PARADISE QLD 4217  
Lot 37 BUP8913

**DETAILS OF STATE GOVERNMENT AND ASSOCIATED CHARGES**

## VOLUNTEER FIRE BRIGADE

Volunteer Fire Brigade Separate Charge \$1.00

## EMERGENCY MANAGEMENT

RESIDENTIAL UNIT that is a lot 1 @ \$125.80 \$125.80

**TOTAL OF STATE GOVERNMENT AND ASSOCIATED CHARGES****\$126.80****DETAILS OF COUNCIL RATES AND CHARGES**

## WASTE MANAGEMENT

PART A - Waste Management Utility Charge (General) \$352.86

PART B - Waste Management Utility Charge (State Waste Levy Cost Component)\* \$0.00

## RECYCLING

Recycling Utility Charge \$6.00

## RECREATIONAL SPACE

Recreational Space Separate Charge \$15.44

## OPEN SPACE INCLUDING KOALA HABITAT

Open Space including Koala Habitat, Maintenance and Enhancement Separate Charge \$31.50

## GENERAL RATE

CATEGORY 2H - Residential 2 \$80,500 AV @ \$0.004122810 (minimum amount applied) \$1,074.85

## DISASTER RESPONSE AND RECOVERY

Disaster Response and Recovery Separate Charge \$5.00

## CITY TRANSPORT

City Transport Improvement Separate Charge \$115.00

**TOTAL OF COUNCIL RATES AND CHARGES****\$1,600.65**

For licensed rental properties, full payment of the general rate levied on this rate notice is deemed to be a renewal of a rental accommodation licence in accordance with section 11 *Subordinate Local Law No. 16.1 (Rental Accommodation)* for the current rating period subject to the condition the rental accommodation is to be operated in compliance with the prescribed criteria in section 9.

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

**View and pay your rates online with My Account.**

Register today.

**[cityofgoldcoast.com.au/myaccount](http://cityofgoldcoast.com.au/myaccount)**

# Rate information

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



## Volunteer Fire Brigade

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



## Emergency Management Levy

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



## General Rate

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



## Waste Management Service

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



## Recycling Utility Charge

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



## Recreational Space

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



## Open Space including Koala Habitat, Maintenance and Enhancement

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



## City Transport Improvement

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



## Disaster Response and Recovery separate charge

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



## Discount on rates

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



## Pensioner Rate Concessions

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



## Change of address

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



## City Budget

Full details of the current City Budget: [cityofgoldcoast.com.au/annualplan](http://cityofgoldcoast.com.au/annualplan)



## Paper rates and water notices fee

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

## Frequently asked questions

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

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

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

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

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

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

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

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

### What does my rating category mean?

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

### What is the Waste Levy?

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

### What is the Green Organics Charge?

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

+ 7 5 7 +





Account for:  
UNIT 611, 70 REMEMBRANCE DRIVE, SURFERS PARADISE  
L 37 BUP8913

LOCAL GOVERNMENT DISTRIBUTION AND RETAIL PRICE

SEWERAGE ACCESS CHARGES	
90 days charged at \$2.0255 per day (billing period 26/2/25 to 26/5/25)	\$182.29
WATER ACCESS CHARGES	
90 days charged at \$0.7945 per day (billing period 26/2/25 to 26/5/25)	\$71.50
WATER USAGE CHARGES	
9881 kilolitres charged at \$1.380 per kL (usage period 26/2/25 to 26/5/25)	\$13635.78
<b>Your Lot's share of the Water Usage Charge is based on its Contribution Entitlement which is, 70 of 10000</b>	<b>\$95.45</b>

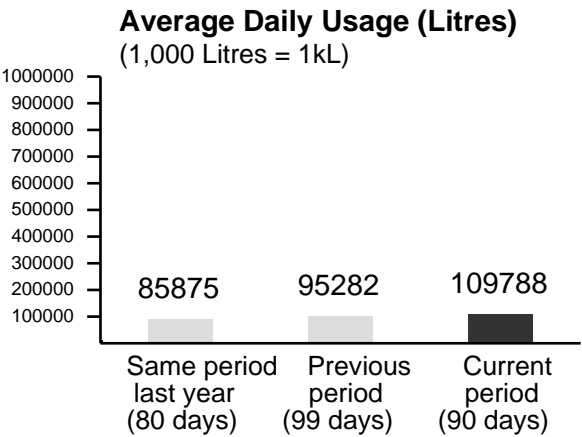
STATE BULK WATER PRICE

WATER USAGE CHARGES	
9881 kilolitres charged at \$3.444 per kL (usage period 26/2/25 to 26/5/25)	\$34030.16
<b>Your Lot's share of the Water Usage Charge is based on its Contribution Entitlement which is, 70 of 10000</b>	<b>\$238.21</b>

TOTAL CHARGES INCLUDED IN THE RATE NOTICE **\$587.45**

Master Meter for 146 lots  
WATER METER READINGS

Meter Number	Current Read Date	Current Reading	Previous Read Date	Previous Reading	#Days Charged	Cons (kL)
19HD00361	26 MAY 25	143732	25 FEB 25	133851	90	9881
					<b>TOTAL(kL)</b>	<b>9881</b>




**Your Scheme's average daily water usage = 109788 litres (or 109.788 kL)**  
**Your total average daily cost = \$6.52**

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

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

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

How to pay your water bill



**Pay using BPAY®**

**Billers Code:** 868745

**Ref:** Use Notice Number

**Telephone & Internet Banking – BPAY®**

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

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


**BPAY View®:** view and pay this notice using internet banking.  
**BPAY View® Registration No:** use the **Notice Number** over the page.

® Registered to BPAY Pty Ltd ABN 69 079 137 518

**Pay by phone**

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


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



**Pay online**


Visit [cityofgoldcoast.com.au/payments](http://cityofgoldcoast.com.au/payments) and follow the links to pay with MasterCard or Visa.  
*Payments by credit card will incur a surcharge.*  
*See BPAY® option to avoid surcharge.*

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




**In person at Commonwealth Bank**

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



**Post Billpay in person**

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



**In person at Customer Service Centre**

Payment options include:  
Debit card – *surcharge fee*  
MasterCard or Visa – *surcharge applies*

**Cash is not accepted.**

For locations and opening hours please visit [cityofgoldcoast.com.au/contactus](http://cityofgoldcoast.com.au/contactus)

How to contact us



[cityofgoldcoast.com.au/mywaterbill](http://cityofgoldcoast.com.au/mywaterbill)



**07 5667 5995** or **1300 366 659**  
Monday to Friday 7am – 6pm  
(or from outside Australia call **+61 7 5667 5995**)

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



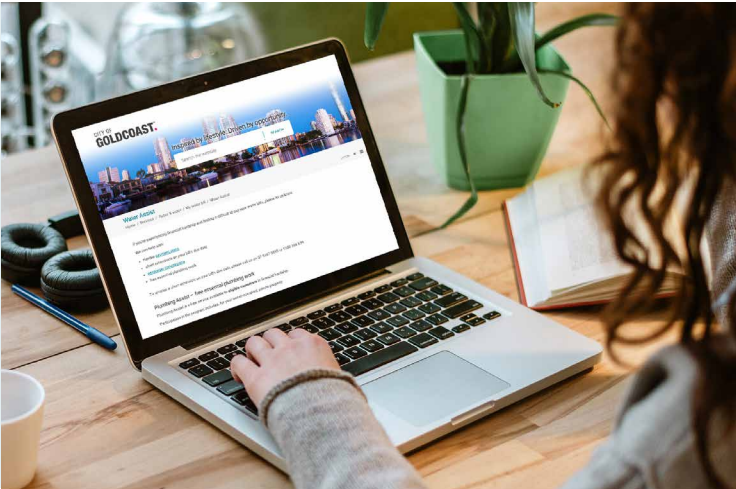
City of Gold Coast  
PO Box 5042 GOLD COAST MC QLD 9726

# Support to make your bill payments on time

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

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

For more information visit [cityofgoldcoast.com.au/waterassist](http://cityofgoldcoast.com.au/waterassist)



SURFERS PLAZA RESORT CTS 6388

ABN 39 724 641 153  
6111/70 REMEMBRANCE DRIVE SURFERS PARADISE QLD 4217

Managed by Ernst Body Corporate Management ABN 87 010 209 784 on behalf of the Body Corporate.

e. levies@ebcm.com.au  
t. +61 7 5519 2991  
w. ebcm.com.au  
a. PO Box 10374 Southport QLD 4215



Body Corporate and Community Management Act 1997  
NOTICE OF CONTRIBUTIONS

TAX INVOICE

Mr M & Mrs K Eastlake  
Unit 611/70 Remembrance Drive  
Surfers Paradise QLD 4217

Date of Notice	16 April 2025		
A/c No	37		
Lot No	37	Unit No	611
Contrib Ent.	70		
Interest Ent.	70		

Account	Period	Due Date	Amount	Discount	If received by	Net Amount
Administrative Fund	01/05/25 to 31/08/25	16/05/2025	\$3,341.19	\$668.24	16/05/2025	\$2,672.95
Sinking Fund	01/05/25 to 31/08/25	16/05/2025	\$333.67	\$66.73	16/05/2025	\$266.94
Totals	(Levies include GST)		\$3,674.86	\$734.97		\$2,939.89
Taxable Supply on Gross is \$3,340.79 and GST is \$334.07 or on Net is \$2,672.62 and GST is \$267.27						
Interest at the rate of 30.00% per annum (2.50% per month) is payable on overdue Levies.						
Please see below payment information						

Teller stamp and initials		Amount Paid
		\$
		Date Paid
		/ /

Tel: 1300 552 311  
Ref: 1471 6652 8

Telephone: Call this number to pay by credit card. International +613 8648 0158

www.stratamax.com.au  
Ref: 1471 6652 8

Internet: Visit this website to make a secure credit card payment over the internet.

www.stratapay.com/ddr  
Ref: 1471 6652 8

Direct Debit: Make auto payments directly from your nominated bank account or credit card.

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

DEFT  
PAYMENT SYSTEMS

Ref: 225217397 1000 0000 378

BPay: Contact your participating financial institution to make a payment from your cheque or savings account.

In Person: Pay in-store at Australia Post by cheque or EFTPOS  
All cheques must be made payable to: BODY CORPORATE FOR  
SURFERS PLAZA CTS 6388

LOT/UNIT

Lot 37/ Unit 611

SURFERS PLAZA RESORT

MANAGED BY

EBCM

STRATAPAY REFERENCE NO.

1471 6652 8

DUE DATE

16 May 25

AMOUNT

\$2,939.89

\*496 225217397 10000000378

Account History						
Date	Description	Administrative Fund	Sinking Fund	Other	Total	Balance
	Brought forward				0.00	0.00
18/04/24	01/05/24 To 31/08/24	3,520.18	333.67		3,853.85	3,853.85
22/04/24	Receipt	-2,816.14	-266.94		-3,083.08	770.77
22/04/24	Discount	-704.04	-66.73		-770.77	0.00
19/07/24	01/09/24 To 31/12/24	3,520.18	333.67		3,853.85	3,853.85
25/07/24	Receipt	-2,816.14	-266.94		-3,083.08	770.77
25/07/24	Discount	-704.04	-66.73		-770.77	0.00
26/11/24	01/01/25 To 30/04/25	3,341.19	333.67		3,674.86	3,674.86
05/12/24	Receipt	-2,672.95	-266.94		-2,939.89	734.97
05/12/24	Discount	-668.24	-66.73		-734.97	0.00
16/04/25	01/05/25 To 31/08/25	3,341.19	333.67		3,674.86	3,674.86

## Certificate Of Completion

Envelope Id: 7A2BFF42-5054-4275-ACEE-AEC2658D452A

Status: Completed

Subject: Kindly review and sign this document

Originator organisation: Wallaceweir Pty Ltd trading as Wallace Law Group

Originator: karena@wallacelawgroup.com.au

Source Envelope:

Document Pages: 132

Signatures: 2

Envelope Originator:

Certificate Pages: 5

Initials: 0

InfoTrack AU

AutoNav: Enabled

Level 8, 135 King Street

Envelopeld Stamping: Enabled

Sydney, NSW 2000

Time Zone: (UTC+10:00) Canberra, Melbourne, Sydney

signit.au@infotrack.com.au

IP Address: 52.62.124.48

## Record Tracking

Status: Original

Holder: InfoTrack AU

Location: DocuSign

1/9/2025 | 16:36

signit.au@infotrack.com.au

## Signer Events

Katarzyna Joanna Eastlake

kathryn@katenow.com.au

Security Level:

.Email

ID: b63f1307-5aac-4c0b-b54e-e8b2a902d296

2/9/2025 | 14:11

## Signature

Signed by:  
  
99B6A180E0F446A...

Signature Adoption: Drawn on Device

Using IP Address: 120.18.78.123

Signed using mobile

## Timestamp

Sent: 1/9/2025 | 16:36

Viewed: 2/9/2025 | 14:11

Signed: 2/9/2025 | 14:12

## Electronic Record and Signature Disclosure:

Accepted: 2/9/2025 | 14:11

ID: c0a6370e-88fa-4228-a8f9-d68a43142e01

Matthew Eastlake

eastlake.matthew@gmail.com

Security Level:

.Email

ID: 86deb535-b8fd-4cf8-9bbf-61385543f82b

2/9/2025 | 13:31

Signed by:  
  
677D20E7BBD8459...

Signature Adoption: Pre-selected Style

Using IP Address: 60.240.103.118

Sent: 1/9/2025 | 16:36

Viewed: 2/9/2025 | 13:32

Signed: 2/9/2025 | 13:32

## Electronic Record and Signature Disclosure:

Accepted: 2/9/2025 | 13:32

ID: c29285d3-5dbf-4c71-9a8d-cc736938d113

## In Person Signer Events

## Signature

## Timestamp

## Editor Delivery Events

## Status

## Timestamp

## Agent Delivery Events

## Status

## Timestamp

## Intermediary Delivery Events

## Status

## Timestamp

## Certified Delivery Events

## Status

## Timestamp

## Carbon Copy Events

## Status

## Timestamp

## Witness Events

## Signature

## Timestamp

## Notary Events

## Signature

## Timestamp

## Envelope Summary Events

## Status

## Timestamps

Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	1/9/2025   16:36
Certified Delivered	Security Checked	2/9/2025   13:32
Signing Complete	Security Checked	2/9/2025   13:32
Completed	Security Checked	2/9/2025   14:12

Payment Events	Status	Timestamps
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Electronic Record and Signature Disclosure

## **ELECTRONIC RECORD AND SIGNATURE DISCLOSURE**

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