



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	Mark Russell CUNNINGHAM		
Property address (referred to as the "property" in this statement)	7/119 - 123 Sunshine Parade		
	MIAMI	QLD	4220
Lot on plan description	Lot 7		
	Title reference 50564033		
	Plan SP170861		

Community titles scheme or BUGTA scheme:	Is the property part of a community titles scheme or a BUGTA scheme:	
	☒ Yes	☐ No
	<i>If Yes, refer to Part 6 of this statement for additional information</i>	<i>If No, 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.	☒ Yes
	A copy of the plan of survey registered for the property.	☒ Yes

Registered encumbrances

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

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

Unregistered encumbrances (excluding statutory encumbrances)

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

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

Unregistered lease (if applicable)

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

- » the start and end day of the term of the lease:
- » the amount of rent and bond payable:
- » whether the lease has an option to renew:

Other unregistered agreement in writing (if applicable)

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

Unregistered oral agreement (if applicable)

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

Statutory encumbrances

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

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

Residential tenancy or rooming accommodation agreement

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

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

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

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

Part 3 - Land use, planning and environment

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

Zoning

The zoning of the property is *(Insert zoning under the planning scheme, the Economic Development Act 2012; the Integrated Resort Development Act 1987; the Mixed Use Development Act 199; the State Development and Public Works Organisation Act 1971 or the Sanctuary Cove Resort Act 1985, as applicable)*:

Medium density residential zone

Transport proposals and resumptions

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

☐ Yes

☒ No

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

☐ Yes

☒ No

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

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

Contamination and environmental protection

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

☐ Yes

☒ No

The following notices are, or have been, given:

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

☐ Yes

☒ No

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

☐ Yes

☒ No

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

☐ Yes

☒ No

Trees

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

☐ Yes

☒ No

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

Heritage

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

☐ Yes

☒ No

Flooding

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

Vegetation, habitats and protected plants

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

Part 4 - Buildings and structures

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

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

Part 5 - Rates and services

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

Rates

Whichever of the following applies—

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

Amount: \$1,170.69

Date Range: 1 July 2025 to 31 December 2025

OR

The property is currently a rates exempt lot.**

☐

OR

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

☐

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

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

Water

Whichever of the following applies—

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

Amount: \$249.69

Date Range: 26 March 2025 to 18 June 2025

OR

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

Amount:

Date Range:

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

Part 6 - Community titles schemes and BUGTA schemes

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

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

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

Body Corporate and Community Management Act 1997	The property is included in a community titles scheme. (If Yes, complete the information below)	☒ Yes ☐ No
Community Management Statement	A copy of the most recent community management statement for the scheme as recorded under the <i>Land Title Act 1994</i> or another Act is given to the buyer. Note —If the property is part of a community titles scheme, the community management statement for the scheme contains important information about the rights and obligations of owners of lots in the scheme including matters such as lot entitlements, by-laws and exclusive use areas.	☒ 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. <i>If No</i> — An explanatory statement is given to the buyer that states: » a copy of a body corporate certificate for the lot is not attached; and » the reasons under section 6 of the <i>Property Law Regulation 2024</i> why the seller has not been able to obtain a copy of the body corporate certificate for the lot.	☒ Yes ☐ No ☐ Yes
Statutory Warranties	Statutory Warranties —If you enter into a contract, you will have implied warranties under the <i>Body Corporate and Community Management Act 1997</i> relating to matters such as latent or patent defects in common property or body corporate assets; any actual, expected or contingent financial liabilities that are not part of the normal operating costs; and any circumstances in relation to the affairs of the body corporate that will materially prejudice you as owner of the property. There will be further disclosure about warranties in the contract.	
Building Units and Group Titles Act 1980	The property is included in a BUGTA scheme (If Yes, complete the information below)	☐ Yes ☒ No
Body Corporate Certificate	A copy of a body corporate certificate for the lot under the <i>Building Units and Group Titles Act 1980</i> , section 40AA(1) is given to the buyer. <i>If No</i> — An explanatory statement is given to the buyer that states: » a copy of a body corporate certificate for the lot is not attached; and » the reasons under section 7 of the <i>Property Law Regulation 2024</i> why the seller has not been able to obtain a copy of the body corporate certificate for the lot. Note —If the property is part of a BUGTA scheme, you will be subject to by-laws approved by the body corporate and other by-laws that regulate your use of the property and common property.	☐ Yes ☐ No ☐ Yes

Signatures - SELLER

DocuSigned by:
Mark Cunningham
Signature of seller

Signature of seller

Mark CUNNINGHAM
Name of seller

Name of seller

12-09-2025
Date

Date

Signatures - BUYER

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

Signature of buyer

Signature of buyer

Name of buyer

Name of buyer

Date

Date

**Current Title Search**

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	50564033	Search Date:	05/09/2025 10:47
Date Title Created:	18/07/2005	Request No:	53254674
Previous Title:	50506089		

ESTATE AND LAND

Estate in Fee Simple

LOT 7 SURVEY PLAN 170861

Local Government: GOLD COAST

COMMUNITY MANAGEMENT STATEMENT 34177

REGISTERED OWNER

Dealing No: 722440129 27/04/2023

MARK RUSSELL CUNNINGHAM

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 11275044 (POR 119)

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

** End of Current Title Search **

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

SURVEY PLAN

Sheet 1 of 3

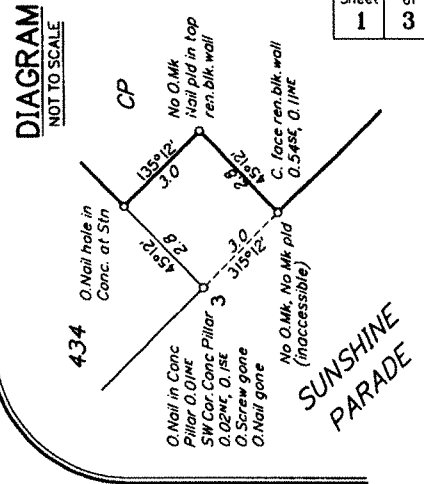
REFERENCE MARKS

STN	TO	ORIGIN	BEARING	DIST
1	O Nail in Kerb	1/SP161874	268°13'	2.363
2	ODH & W	3/SP142172	283°05'	6.64
3	O Screw gone	3/SP161874	225°35'	3.573
3	O Nail gone	3/SP161874	153°14'	6.048
3	Nail in Conc Path	153°27'	4.343	
4	O Nail in Conc	4/SP161874	151°42'30"	5.788
6a	O Nail in Bit. gone	SP161874	135°12'	0.56

Area of Base Parcel

1205m²

DIAGRAM
NOT TO SCALE



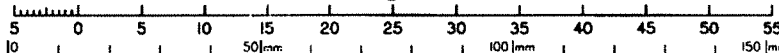
SUNSHINE PARADE

SUNSHINE PARADE

PM	ORIGIN	BEARING	DIST	NO
1-OPM (New Conn)	16/SP105410	307°19'30"	21.345	89427
5-OPM	3/RP222555	7°20'	3.519	95879

Pegs placed at all new corners
unless shown otherwise.

Scale 1:400 - Lengths are in Metres.



State copyright reserved.

I, John Peter Marendy hereby certify that Justin Terrance Hjort has surveyed the land comprised in this plan and that the plan is accurate, that the said survey was performed in accordance with the Survey and Mapping Infrastructure Act 2003 and Surveyors Act 2003 and associated Regulations and Standards and the said survey was completed on 8/4/2005.

John Peter Marendy
Cadastral Surveyor

Date 24/4/2005

Plan of Lots 1 to 12 and
Common Property

Cancelling Lot 2 on SP161874

PARISH: GILSTON

COUNTY: Ward

Meridian: SP161874

F/N's: No

Scale: 1:400

Format: BUILDING



SP170861

Plan Status:

708808277 \$995.60 08/07/2005 12:56 BE 400 NT		WARNING : Folded or Mutilated Plans will not be accepted. Plans may be rolled. Information may not be placed in the outer margins.	
Registered		5. Lodged by (Include address, phone number, reference, and Ledger Code)	

1. Certificate of Registered Owners or Lessees. I/We <u>AGRICULTURAL RESEARCH AND DEVELOPMENT PTY LTD</u> <u>A.C.N. 086 345 048</u> (Names in full) * as Registered Owners of this land agree to this plan and dedicate the Public Use Land as shown hereon in accordance with Section 50 of the Land Title Act 1994. * as Lessees of this land agree to this plan. Signature of *Registered Owners Lessees SYD <i>[Signature]</i> Director <i>[Signature]</i> Director					6. Existing <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Title Reference</th> <th>Lot</th> <th>Plan</th> <th colspan="2">Created</th> </tr> <tr> <th></th> <th></th> <th></th> <th>Lots</th> <th>Emts Road</th> </tr> </thead> <tbody> <tr> <td>50506089</td> <td>2</td> <td>SP161874</td> <td>1 to 12 and CP</td> <td>- -</td> </tr> </tbody> </table>					Title Reference	Lot	Plan	Created					Lots	Emts Road	50506089	2	SP161874	1 to 12 and CP	- -
Title Reference	Lot	Plan	Created																					
			Lots	Emts Road																				
50506089	2	SP161874	1 to 12 and CP	- -																				

2. Local Government Approval. * COUNCIL OF THE CITY OF GOLD COAST hereby approves this plan in accordance with the: % INTEGRATED PLANNING ACT 1997 Dated this <u>04</u> day of <u>June 2005</u> <i>[Signature]</i> Christopher James Netherway David Andrew Lencar Authorising Officer <i>[Signature]</i> Cadastrol Surveyor		Amendments by me <i>[Signature]</i> 15/7/2005 Cadastrol Surveyor Date of Development Approval <u>29/7/2004</u> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>1 to 12 & CP.</td> <td>Por 119</td> </tr> <tr> <td>Lots</td> <td>Orig</td> </tr> </table>		1 to 12 & CP.	Por 119	Lots	Orig
1 to 12 & CP.	Por 119						
Lots	Orig						

3. Plans with Community Management Statement: CMS Number: <u>34177</u> Name: "Villas Miami"		4. References: Dept File: Local Govt: <u>AN205645106101</u> Surveyor: <u>05/109</u>	
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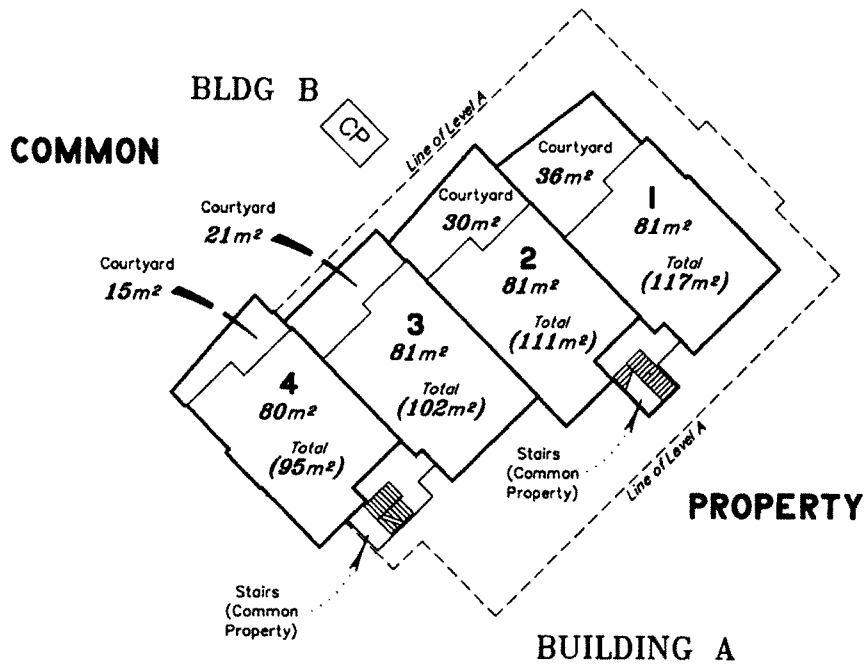
5. Map Reference: <u>9541-11244</u>		12. Building Format Plans only. I certify that: * As far as it is practical to determine, no part of the building shown on this plan encroaches onto adjoining lots or road; * Part of the building shown on this plan encroaches onto adjoining lots and road. <i>[Signature]</i> 24/6/2005 Cadastrol Surveyor/Director Date * Delete words not required	
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9. Locality: MIAMI		13. Lodgement Fees: Survey Deposit \$ Lodgement \$ New Titles \$ Photocopy \$ Postage \$ TOTAL \$	
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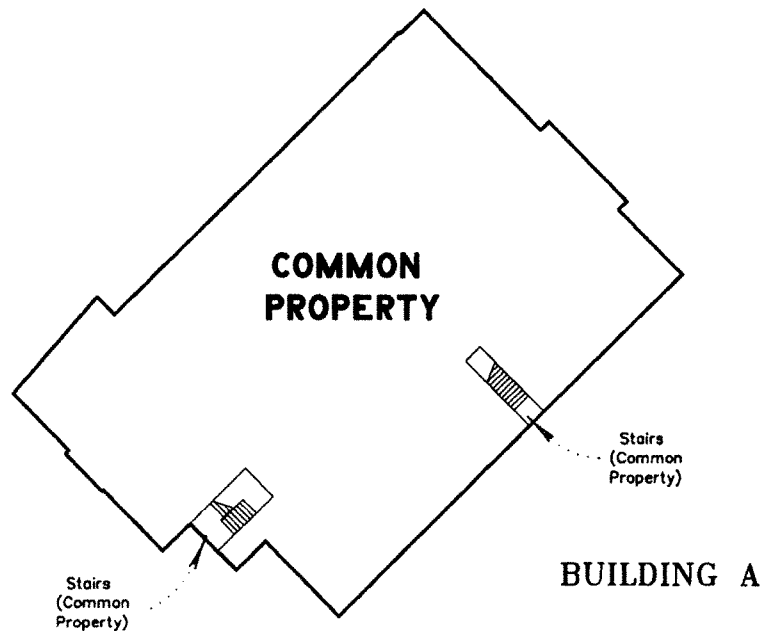
10. Local Government: CITY OF GOLD COAST		14. Insert Plan Number SP170861	
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LEVEL B

Scale 1:300



COMMON PROPERTY

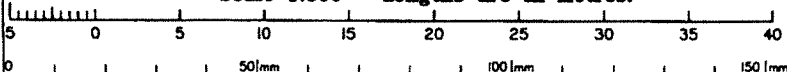


LEVEL A

Scale 1:300

Amendments by me
- M. Gandy 15/1/2005
Cadastral Surveyor

Scale 1:300 - Lengths are in Metres.

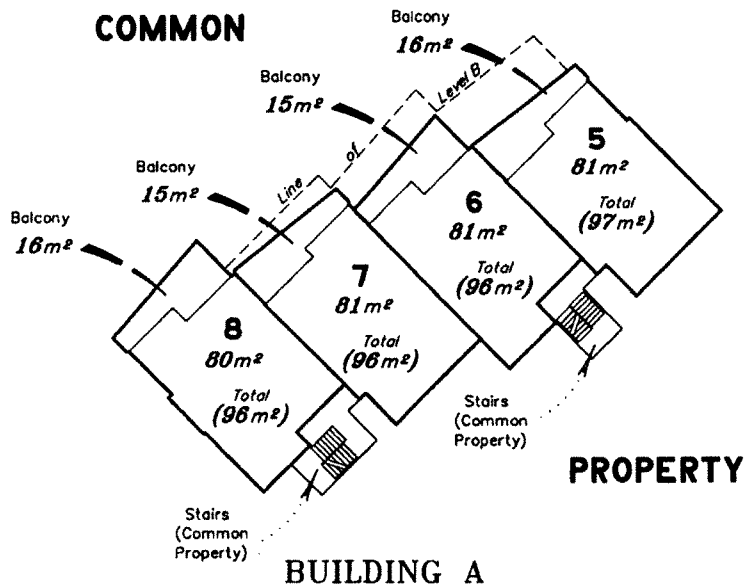
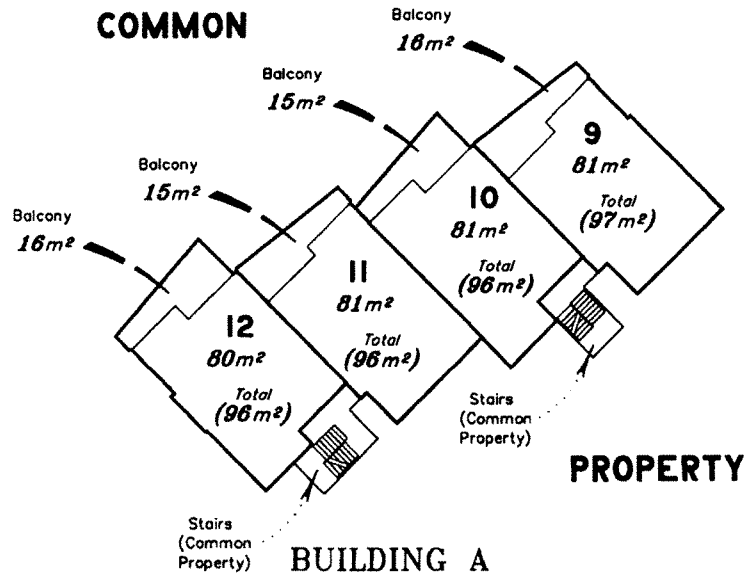


State copyright reserved.

Insert Plan Number **SP170861**

LEVEL D

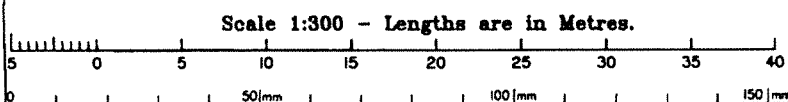
Scale 1:300



LEVEL C

Scale 1:300

Amendments by me
15/7/2005
Cadastral Surveyor



State copyright reserved.

Insert Plan Number **SP170861**

City Plan property report

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

Property Details

Property address

119 Sunshine Parade, MIAMI, 4220

Lot and Plan

8SP170861

Area

96 m²

City Plan content

Zone map

Residential zones category

Low density residential

Low density residential, Large lot precinct

Low density residential, Calypso Bay precinct

Medium density residential

Medium density residential, Calypso Bay precinct

High density residential

Centre zones category

Centre

Neighbourhood centre

Neighbourhood centre, West Burleigh historic township precinct

Recreation zones category

Sport and recreation

Sport and recreation, Bond University precinct

Sport and recreation, Bundall equestrian area precinct

Open space

Tourism zones category

Major tourism

Major tourism, Island resorts precinct

Major tourism, Sea World precinct

Major tourism, The Spit northern tourism precinct

Major tourism, The Spit eastern tourism precinct

Major tourism, The Spit southern tourism precinct

Major tourism

Wildlife park precinct

Environment zones category

Conservation

Industry zones category

Low impact industry

Low impact industry, Future low impact industry precinct

Medium impact industry

Medium impact industry, Future medium impact industry precinct

High impact industry

High impact industry, Future high impact industry precinct

Waterfront and marine industry

Waterfront and marine industry, The Spit marine industry precinct

Other zones category

Community facilities

Emerging community

Emerging community, Upper Coomera precinct

Extractive industry

Extractive industry, Extractive industry indicative buffer

Innovation

Innovation, Bond University precinct

Innovation, Gold Coast cultural precinct

Limited development (constrained land)

Mixed use

Mixed use, Bermuda Point precinct

Mixed use, Fringe business precinct

Rural

Rural, Rural landscape and environment precinct

Rural residential

Rural residential, Rural landscape and environment precinct

Special purpose

Special purpose, Special development areas precinct

Township

Township, Commercial precinct

Township, Large lot precinct

Unzoned

Property boundaries

Selected property

Applicable mapping content	Related City Plan content
Division	
Division 12 (view divisional contact details)	
Zones	
Medium density residential zone	Medium density residential zone code Tables of assessment: • Material change of use • Reconfiguring a lot • Building work • Operational work
Overlay maps	
Acid sulfate soils: • Land at or below 5m AHD	Acid sulfate soils overlay code Tables of assessment: • Acid sulfate soils overlay
Acid sulfate soils: • Land at or below 20m AHD	Acid sulfate soils overlay code Tables of assessment: • Acid sulfate soils overlay
Airport environs- Obstacle Limitation Surface (OLS): • Obstacle Limitation Surface (OLS)	Airport environs overlay code Tables of assessment: • Airport environs overlay
Airport environs - Procedures for Air Navigation Services, Aircraft Operational (PANS-OPS) surfaces: • PANS-OPS contour	Airport environs overlay code Tables of assessment: • Airport environs overlay
Airport environs - wildlife hazard buffer zones: Wildlife hazard buffer zones	Airport environs overlay code
Building height	
Coastal erosion hazard Foreshore seawall: • Foreshore seawall setback	Coastal erosion hazard overlay code Tables of assessment: • Coastal erosion hazard overlay
Dwelling house • Dwelling house overlay area	Tables of assessment: • Dwelling house overlay
Residential density	
State controlled roads, rail corridor and transport noise corridor: • Transport noise corridors	Regional infrastructure overlay code Tables of assessment: • State controlled roads, rail corridor and transport noise corridors overlay
LGIP	

Local Government Infrastructure Plan: • Priority infrastructure area		Local Government Infrastructure Plan	
Local Government Infrastructure Plan: • LGIP projection areas		Local Government Infrastructure Plan	
Date created	5 Sep 2025	Version	v11 - Superseded



Department of Transport and Main Roads

Property Search - Advice to Applicant

Property Search Reference: 946267
Search Request Reference: 145985308

Date: 05-Sep-2025 10:50:20 AM

Applicant Details:

Applicant: Ms Jessica Haddley
disclosures@quicksearchqld.com.au
Buyer: TBA

Search Response:

Your request for a property search on Lot 7 on Plan SP170861 at 7/119 -123 SUNSHINE PARADE MIAMI 4220 has been processed.

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

Note:

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

Disclaimer:

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

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

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.



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

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

QUICKSEARCH QLD
P.O BOX 461
P.O BOX 461
BUNDALL QLD 4217

Transaction ID: 51050386 EMR Site Id: 05 September 2025
Cheque Number:
Client Reference:

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

Lot: 7 Plan: SP170861
7/119 SUNSHINE PDE
MIAMI

EMR RESULT

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

CLR RESULT

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

ADDITIONAL ADVICE

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

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

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

Administering Authority

Tree orders register

The tree orders register shows orders affecting land made under the [Neighbourhood Dispute \(Dividing Fences and Trees\) Act 2011](#), including who is responsible for carrying out the order and the timeframe.

You can search for a tree order by entering a suburb, street name, order name (e.g. NDR019) or the name of the applicant or respondent in the matter.

The tree orders register shows orders affecting land made under the *Neighbourhood Dispute (Dividing Fences and Trees) Act 2011*, including who is responsible for carrying out the order and the timeframe.

Orders are added to the register within 14 days of the order being made. The tree register does not list tree dispute applications or pending proceedings. To identify existing applications, you can request a [search of the register of proceedings](#).

No results found.

Search for

7 / 119 - 123 SUNSHINE PARADE MIAMI QLD 4220

Submit

Date of order	Order	Address
20/08/2025	NDR025-25 (PDF, 114.9 KB)	1384 Creek Road CARINA QLD 4152
19/08/2025	NDR183-24 (PDF, 146.4 KB)	996 Hamilton Road MCDOWALL QLD 4053
18/08/2025	NDR211-20 (PDF, 190.8 KB)	56 Beauvardia Street CANNON HILL QLD 4170
15/08/2025	NDR030-25 (PDF, 50.8 KB)	14 Barrier Close BUDERIM QLD 4556
14/08/2025	NDR069-25 (PDF, 125.1 KB)	14B King Street KINGS BEACH QLD 4551
10/08/2025	NDR179-24 (PDF, 154.3 KB)	25 Barringtonia Street MOUNT SHERIDAN QLD 4868
08/08/2025	NDR198-24 (PDF, 119.1 KB)	3B Egerton St SOUTHPORT QLD 4215
05/08/2025	NDR122-24 (PDF, 1.2 MB)	13 Awaba Court DECEPTION BAY QLD 4508
04/08/2025	NDR002-24 (PDF, 422.7 KB)	56-58 Stafford Street East Brisbane 4000



Queensland Government home >For Queenslanders >Environment, land and water >
Land, housing and property >Heritage places >Queensland Heritage Register >Search the register >
Heritage register search results

Heritage register search results

Filtered by:

[7 / 119 - 123 SUNSHINE PARADE MIAMI QLD 4220](#)

No results found. Please [search again](#) (<https://apps.des.qld.gov.au/heritage-register/>).

Current applications

You can also see places being assessed or awaiting a decision from the Queensland Heritage Council for entry in or removal from the Queensland Heritage Register at [Current Queensland Heritage Register applications](#) (<https://www.qld.gov.au/environment/land/heritage/register/applications/>).

(<https://creativecommons.org/licenses/by/4.0/>)

Last reviewed 1 July 2022

Last updated 28 February 2023

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Right to information (<https://www.qld.gov.au/right-to-information/>)

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Queensland Government (<https://www.qld.gov.au/>)



FORM 23 POOL SAFETY CERTIFICATE

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: PSC0231097

2. Location of the swimming pool

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

Street address:

119 SUNSHINE PDE

MIAMI QLD

Postcode

4

2

2

0

Lot and plan details:

9999/SP/170861

Local government area:

GOLD COAST CITY

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

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

No disability exemption applies; No impracticality exemption applies

No alternative solution applies

4. Pool properties

Shared pool



Non-shared pool



Number of pools

1

5. Pool safety certificate validity

Effective date:

2

5

/

1

0

/

2

0

2

4

Expiry date:

2

5

/

1

0

/

2

0

2

5

6. Certification

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

Name:

Dean Nicholas Potgieter

Pool safety inspector
licence number:

PS100615

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.

Owner Builder Search

Search Results:

[Search - Main Page](#)

No Owner Builder Permit was found for one of the following reasons:

- The details supplied were incorrect or inconclusive.
- There is no existence of an owner builder permit.
- Any owner builder permits held are no longer active.
- Any owner builder permit held was issued prior to 21st of December 2007*
- Please also be aware that some individuals may trade through a company structure. For peace of mind you should search companies as well.

* Please note that QBCC is not able to release information relating to owner builder permits issued prior to 21 December 2007 due to the Queensland Building and Construction Commission and other Legislation Amendment Act 2007 not coming into affect until that date, nor is it able to release information relating to owner builder permits which are no longer active as per section 103A of the Queensland Building and Construction Commission Act 1991. Information for permits issued prior to this date may be obtained under Right to Information (RTI). Please refer to the RTI section on the website - [Click Here](#)

CITY OF
GOLDCOAST™

Rate Notice

Gold Coast City CouncilABN 84 858 548 480

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

Notice number
2 2886700 8

Date of Issue
21 July 2025



166398/X11/082697 D-041
M R Cunningham
UNIT 7 / 119-123 Sunshine Parade
MIAMI QLD 4220

Current rating period:
1 July 2025 to 31 December 2025
\$1,105.79
(see back for payment options)

Due date for payment:
21 August 2025
Total amount payable after due date:
\$1,170.69
(interest penalty applies after due date)

UNIT 7, 119 Sunshine Parade, MIAMI QLD 4220
Lot 7 SP170861
(Payments received after 4 July 2025 may not be included on this notice)

State Government and associated charges	(see rate assessment page for details)	\$126.80
Council rates and charges	(see rate assessment page for details)	\$1,043.89
Less 10% Council discount on GENERAL RATE if full payment received by the due date		\$64.90CR
Amount payable if paid by: 21 August 2025		\$1,105.79

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

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

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

CITY OF
GOLDCOAST™

In Person / Mail Payment Advice
Name: M R Cunningham
Ref: 2 2886700 8

*419 228867008

Credit

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

Billers Code: 575217
Ref: 2 2886700 8

Date
/ /
Cash
No. of
Cheques
Cheques (see reverse)

Total Amount Payable
If paid by: 21 August 2025
\$1,105.79

Total Amount Payable
If paid after: 21 August 2025
\$1,170.69

Teller stamp
and initials

For Credit
Gold Coast City Council

Tran Code User ID Customer Reference No.
831 066684 000002288670084

\$.

CITY OF
GOLDCOAST™

RATE ASSESSMENT

Notice Number 2 2886700 8

Current rating period 1 July 2025 to 31 December 2025

CHARGES CONSOLIDATED ON RATE NOTICE
UNIT 7, 119 Sunshine Parade, MIAMI QLD 4220
Lot 7 SP170861

DETAILS OF STATE GOVERNMENT AND ASSOCIATED CHARGES

VOLUNTEER FIRE BRIGADE	
Volunteer Fire Brigade Separate Charge	\$1.00
EMERGENCY MANAGEMENT	
RESIDENTIAL UNIT that is a lot 1 @ \$125.80	\$125.80

TOTAL OF STATE GOVERNMENT AND ASSOCIATED CHARGES **\$126.80**

DETAILS OF COUNCIL RATES AND CHARGES

WASTE MANAGEMENT	
PART A - Waste Management Utility Charge (General)	\$222.00
PART B - Waste Management Utility Charge (State Waste Levy Cost Component)*	\$0.00
RECYCLING	
Recycling Utility Charge	\$6.00
RECREATIONAL SPACE	
Recreational Space Separate Charge	\$15.44
OPEN SPACE INCLUDING KOALA HABITAT	
Open Space including Koala Habitat, Maintenance and Enhancement Separate Charge	\$31.50
GENERAL RATE	
CATEGORY 1T - Residential 1 \$244,444 AV @ \$0.001984860 (minimum amount applied)	\$648.95
DISASTER RESPONSE AND RECOVERY	
Disaster Response and Recovery Separate Charge	\$5.00
CITY TRANSPORT	
City Transport Improvement Separate Charge	\$115.00

TOTAL OF COUNCIL RATES AND CHARGES **\$1,043.89**

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

View and pay your rates online with My Account.

Register today.

cityofgoldcoast.com.au/myaccount

CITY OF
GOLDCOAST. Water and Sewerage Rate Notice

Gold Coast City Council
ABN 84 358 548 460
Page 1

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

Notice number
8 2886700 6

Date of issue
30 June 2025

M R CUNNINGHAM
UNIT 7 / 119-123 SUNSHINE PARADE
MIAMI QLD 4220

Current Billing Period:
26 March 2025 to 18 June 2025
Amount due:
\$367.46
(see back for payment options)
Due date for payment:
31 July 2025
(interest penalty applies after due date)
To make payment
Rates & water | City of Gold Coast

UNIT 7, 119 SUNSHINE PARADE, MIAMI
L 7 SP170861
(Payments received after 22 June 2025 may not be included in this notice)

Opening balance	\$5.07
Accrued Interest Calculated until 31 JULY 2025	\$0.08
Water and Sewerage charges (Includes State Bulk Water Price)	\$362.31
<i>(see account page for details)</i>	
Amount payable if paid by: 31 JULY 2025	\$367.46

My Account is the secure and convenient way to manage your City services online. Sign up for My Account to check your rates and water notices, view your account balances online, and change your contact details and address. Also, to make it easier to manage your payments, eligible property owners can apply for extra time to pay rates and water bills. For more information visit Login | City of Gold Coast

CITY OF
GOLDCOAST.

In Person / Mail Payment Advice
Name: M R CUNNINGHAM
Ref: 8 2886700 6

*419 828867006
Credit

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

 **Bill**er Code: 868745
Ref: 8 2886700 6

 **Post Billpay**

Date
/ /
Cash
No. of Cheques
Cheques (see reverse)

Teller stamp
and initials

Total amount payable
Due by: 31 July 2025

\$367.46

For Credit
Gold Coast City Council

Tran Code
8 3 1

User ID
0 6 6 6 8 4

Customer Reference No.
0 0 0 0 0 8 2 8 8 6 7 0 0 6 5

\$

+ 7 5 7 +

CITY OF

GOLDCOAST™

NOTICE NUMBER 8 2886700 6 WATER AND SEWERAGE ACCOUNT

Page 2

Account for:
UNIT 7, 119 SUNSHINE PARADE, MIAMI
L 7 SP170861

LOCAL GOVERNMENT DISTRIBUTION AND RETAIL PRICE

SEWERAGE ACCESS CHARGES	
85 days charged at \$2.0255 per day (billing period 26/3/25 to 18/6/25)	\$172.16
WATER ACCESS CHARGES	
85 days charged at \$0.7945 per day (billing period 26/3/25 to 18/6/25)	\$67.53
WATER USAGE CHARGES	
305 kilolitres charged at \$1.380 per kL (usage period 26/3/25 to 18/6/25)	\$420.90
Your Lot's share of the Water Usage Charge is based on its Contribution Entitlement which is, 10 of 120	\$35.08

STATE BULK WATER PRICE

WATER USAGE CHARGES	
305 kilolitres charged at \$3.444 per kL (usage period 26/3/25 to 18/6/25)	\$1050.42
Your Lot's share of the Water Usage Charge is based on its Contribution Entitlement which is, 10 of 120	\$87.54

TOTAL CHARGES INCLUDED IN THE RATE NOTICE **\$362.31**

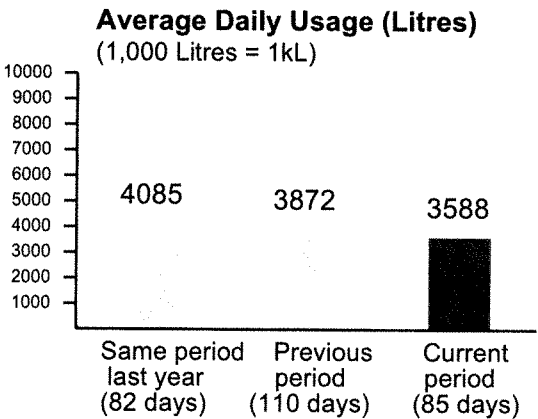
Master Meter for 12 lots

WATER METER READINGS

Meter Number	Current Read Date	Current Reading	Previous Read Date	Previous Reading	#Days Charged	Cons (kL)
14HB00240	18 JUN 25	16039	25 MAR 25	15734	85	305
TOTAL(kL)						305

FIRE METER READINGS (NON-BILLABLE METERS)

Meter Number	Current Read Date	Current Reading	Previous Read Date	Previous Reading	#Days Charged	Cons (kL)
FS320	18 JUN 25	0	25 MAR 25	0	85	0
TOTAL(kL)						0



Your Scheme's average daily water usage = 3588 litres (or 3.588 kL)
Your total average daily cost = \$4.26

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.

(Continued on next page)

CITY OF

GOLDCOAST.

NOTICE NUMBER 8 2886700 6 WATER AND SEWERAGE ACCOUNT

Page 3

Account for:

UNIT 7, 119 SUNSHINE PARADE, MIAMI

L 7 SP170861

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

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

GENERAL REQUEST

Form 14 Version 3
Page 1 of 1

Dealing Number

Duty Imprint

**Privacy Statement**

The information from this form is collected under the authority of the Land Title Act 1994, the Land Act 1994 and the Water Act 2000 and is used for the purpose of maintaining the publicly searchable registers in the land registry and the water register.

1. Nature of request

Request to record New Community Management Statement for Villas Miami Community Titles Scheme 34177

Lodger (Name, address & phone number)

Hopgood Ganim Lawyers
Level 8, Waterfront Place
1 Eagle Street
BRISBANE QLD 4000

Lodger
Code

187

Telephone: 3024 0000

2. Lot on Plan Description

County

Parish

Title Reference

Common Property of Villas Miami
Community Titles Scheme 34177

Ward

Gilston

505064026

3. Registered Proprietor/State Lessee

Body Corporate for Villas Miami Community Titles Scheme 34177

4. Interest

Not applicable

5. Applicant

Body Corporate for Villas Miami Community Titles Scheme 34177

6. Request

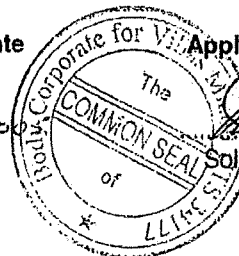
I hereby request that: the New CMS deposited herewith which amends Schedule E of the existing CMS be recorded as the CMS for Villas Miami Community Titles Scheme 34177.

7. Execution by applicant

Execution Date

12/18/2000

Applicant's or Solicitor's Signature



Sole Chairman/Secretary/Treasurer

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

QUEENSLAND LAND REGISTRY

FIRST/NEW COMMUNITY MANAGEMENT STATEMENT

CMS Version 2

Body Corporate and Community Management Act 1997

Page 1 of 11



This statement incorporates and must include the following:

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

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

Office use only
CMS LABEL NUMBER

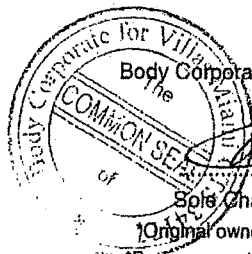
1. Name of community titles scheme Villas Miami Community Titles Scheme 34177	2. Regulation module Standard												
3. Name of body corporate Body Corporate for Villas Miami Community Titles Scheme 34177													
4. Scheme land <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 5px;"> <thead> <tr> <th style="width: 35%;">Lot on Plan Description</th> <th style="width: 15%;">County</th> <th style="width: 15%;">Parish</th> <th style="width: 35%;">Title Reference</th> </tr> </thead> <tbody> <tr> <td>Common Property of Villas Miami Community Titles Scheme 34177</td> <td>Ward</td> <td>Gilston</td> <td>50564026</td> </tr> <tr> <td>Lots 1 - 12 on SP 170861</td> <td>Ward</td> <td>Gilston</td> <td>50564027 - 50564038</td> </tr> </tbody> </table>		Lot on Plan Description	County	Parish	Title Reference	Common Property of Villas Miami Community Titles Scheme 34177	Ward	Gilston	50564026	Lots 1 - 12 on SP 170861	Ward	Gilston	50564027 - 50564038
Lot on Plan Description	County	Parish	Title Reference										
Common Property of Villas Miami Community Titles Scheme 34177	Ward	Gilston	50564026										
Lots 1 - 12 on SP 170861	Ward	Gilston	50564027 - 50564038										
5. Name and address of original owner # Not applicable	6. Reference to plan lodged with this statement Nil												
# first community management statement only													
7. Local Government community management statement notation Not applicable pursuant to S60(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

12 '8 '2005.

*Execution



Body Corporate for Villas Miami Community Titles Scheme 34177

Spk Chairman/Secretary/Treasurer

Original owner to execute for a first community management statementBody corporate to execute for a new community management statement**Privacy Statement**

The information from this form is collected under the authority of the Body Corporate and Community Management Act 1997 and is used for the purpose of maintaining the publicly searchable registers in the land registry.

475628_1

QUEENSLAND LAND REGISTRY

SCHEDULE

Form 20 Version 2

Land Title Act 1994, Land Act 1994 and Water Act 2000

Page 2 of 11

Title Reference: 50564026

SCHEDULE A SCHEDULE OF LOT ENTITLEMENTS

Lot on Plan	Contribution	Interest
Lot 1 on SP 170861	10	13
Lot 2 on SP 170861	10	13
Lot 3 on SP 170861	10	13
Lot 4 on SP 170861	10	13
Lot 5 on SP 170861	10	8
Lot 6 on SP 170861	10	8
Lot 7 on SP 170861	10	8
Lot 8 on SP170861	10	8
Lot 9 on SP 170861	10	9
Lot 10 on SP 170861	10	9
Lot 11 on SP 170861	10	9
Lot 12 on SP 170861	10	9
TOTALS	120	120

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

SCHEDULE

Form 20 Version 2
Page 3 of 11

Title Reference 505064026

SCHEDULE B EXPLANATION OF THE DEVELOPMENT OF SCHEME LAND

Not applicable.

Title Reference: 50564026

SCHEDULE C BY-LAWS

1. **Noise.** The occupier of a lot must not create noise likely to interfere with the peaceful enjoyment of a person lawfully on another lot or the Common Property.
2. **Vehicles.** The occupier of a lot must not:
 - 2.1 park a vehicle, or allow a vehicle to stand, in a regulated parking area; or
 - 2.2 without the approval of the Body Corporate, park a vehicle, or allow a vehicle to stand, on any other part of the Common Property; or
 - 2.3 permit an invitee to park a vehicle, or allow a vehicle to stand, on the Common Property, other than in a regulated parking area.

An approval under this by-law 2.2 must state the period for which it is given. The Body Corporate may cancel the approval by giving 7 days written notice to the occupier. In this by-law "regulated parking area" means an area of the Scheme Land designated as being available for use, by invitees or occupiers of lots included in the Scheme, for parking vehicles.
3. **Roads and Other Common Property.** An occupier must not:
 - 3.1 permit any invitees' vehicles to be parked on the roadway forming part of the Common Property at any time; or
 - 3.2 permit any boat, trailer, caravan, campervan or mobile home on the Common Property or on or in any car parking space.
4. **Visitors' Car Park.**
 - 4.1 Any invitees may park their vehicles in the visitors' parking area on the Common Property and must use such area only for its intended purpose of casual parking.
 - 4.2 The occupier of a lot must not park or stand any motor vehicle or other vehicle upon areas set aside for visitor car parking, as such areas must remain available at all times for the sole use of visitors' vehicles.
 - 4.3 The occupier of a lot must ensure that their invitees use the visitor car parking area for a maximum period determined by the Body Corporate from time to time.
5. **Obstruction.** The occupier of a lot must not obstruct lawful use of the Common Property by someone else.
6. **Damage to Lawns etc on Common Property.** The occupier of a lot must not without the Body Corporate's written approval:
 - 6.1 damage any lawn, garden, tree, shrub, plant or flower on the Common Property; or
 - 6.2 use a part of the Common Property as a garden.

An approval under this by-law must state the period for which it is given. However the Body Corporate may cancel the approval by giving 7 days written notice to the occupier.
7. **Damage to Common Property.** The occupier of a lot must not mark, paint, drive nails or screws or other objects into, or otherwise damage or deface, any structure that forms part of the Common Property except with the written approval of the Body Corporate. However, this by-law does not prevent an occupier from installing a locking or safety device to protect the lot against intruders, or a screen to prevent entry of animals or insects, if the device or screen is soundly built and is consistent with the colour, style and materials of the Building. The owner of a lot must keep any such device installed under this by-law in good order and repair.
8. **Depositing Rubbish on Common Property.** The occupier of a lot must not leave rubbish or other materials on the Common Property in a way or place likely to interfere with the enjoyment of the Common Property by someone else.
9. **Use of Recreational Facilities.** The occupier of a lot must:
 - 9.1 ensure that invitees and guests do not use the Recreational Facilities unless the occupier accompanies them;
 - 9.2 ensure that children below the age of thirteen (13) years are not in or around the Recreational Facilities unless accompanied by an adult occupier exercising effective control over them;
 - 9.3 ensure that alcoholic beverages are not taken to or consumed in or around the pool;
 - 9.4 ensure that glass containers or receptacles of any type are not taken to or allowed to remain in or around the pool;
 - 9.5 ensure that the occupier and invitees exercise caution at all times and must not run or splash or behave in any manner that is likely to interfere with the use and enjoyment of the pool by other persons; and
 - 9.6 ensure that no use is made of the Recreational Facilities between the hours of 9.00pm and 7.00am.

The term "Recreational Facilities" means any swimming pool, barbecue area and any other recreational areas (and any associated areas in the immediate vicinity).
10. **Maintenance of Recreational Facilities.** The occupier of a lot must not without Body Corporate approval operate, adjust or interfere with the operation of any equipment associated with the Recreational Facilities or, where applicable, deposit or add any chemical or other substance to the same.
11. **Instructions to Contractors.** The occupier must not directly instruct any contractors or workmen employed by the Body Corporate unless authorised to do so.
12. **Garbage Disposal.** The occupier of a lot must:
 - 12.1 unless the Body Corporate provides some other way of garbage disposal, keep a receptacle for garbage in a clean and dry condition and adequately covered on the lot, or on a part of the common property designated by the Body Corporate for the purpose;
 - 12.2 comply with all local government laws about the disposal of garbage;
 - 12.3 ensure that the health, hygiene and comfort of the occupiers of other lots is not adversely affected by the disposal of garbage; and
 - 12.4 use the recycle bins or receptacles (if any) that may be provided by the Body Corporate and separate, where necessary, any garbage so that full use is made of such bins or receptacles.
13. **Appearance of Lot.**

The occupier of a lot must not, without the Body Corporate's written approval, make a change to the external appearance of the lot unless the change is minor and does not detract from the amenity of the lot and its surrounds. The occupier of a lot must not, without the Body Corporate's written approval:

 - 13.1 hang washing, bedding, or another cloth article if the article is visible from another lot or the Common Property, or from outside the Scheme Land; or
 - 13.2 display a sign, advertisement, placard, banner, pamphlet or similar article if the article is visible from another lot or the Common Property, or from outside the Scheme Land.
14. **Storage of Flammable Materials**
 - 14.1 The occupier of a lot must not, without the Body Corporate's written approval, store a flammable substance on the Common Property.
 - 14.2 The occupier of a lot must not, without the Body Corporate's written approval, store a flammable substance on the lot unless the substance is used or intended for use for domestic purposes.

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- 14.3 However, this by-law does not apply to the storage of fuel in the fuel tank of a vehicle, boat or internal combustion engine or 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.
15. **Keeping of Animals.** The occupier of a lot must not, without the Committee of the Body Corporate's written approval, bring or keep an animal on the lot, or the Common Property or permit an invitee to bring or keep an animal on the lot or the Common Property.
16. **Auction Sales.** The occupier of a lot must not permit any auction sale to be conducted or to take place on the lot or on the Common Property without the Body Corporate's written approval.
17. **Right of Entry.**
- 17.1 The occupier, upon receiving reasonable notice from the Body Corporate, must allow the Body Corporate or any contractors, workmen or other persons authorised by the Body Corporate, the right of access to the lot for the purpose of carrying out works or effecting repairs to any utility infrastructure.
- 17.2 If in the reasonable opinion of the Body Corporate there is a matter of sufficient emergency no such notice will be necessary. Such works or repairs shall be at the expense of the owner of the lot in the case where the need for such works or repairs is due to any act or default of the occupier or their guests, servants or agents. The Body Corporate in exercising the powers under this by-law must ensure that its servants, agents and employees cause as little inconvenience to the occupier of the lot as is reasonable in the circumstances.
18. **Use of Lots.**
- 18.1 Subject to any by-law to the contrary, the occupier of a lot must not use their lot or permit the same to be used otherwise than for residential accommodation nor for any purpose that may cause a nuisance or hazard or for any illegal or immoral purpose or for any other purpose that may endanger the safety or good reputation of persons residing within the Scheme Land.
- 18.2 The owner of a lot is liable for any increase in the premium for reinstatement insurance effected by the Body Corporate, which increase is attributable to the way in which a lot (or any associated occupation authority area or exclusive use area) is used by the owner or any occupier.
19. **Infectious Diseases.** In the event of any infectious diseases which may require notification by virtue of any statute, regulation or ordinance happening in any lot, the occupier of the lot must give written notice thereof and any other information which may be required relative thereto to the Body Corporate and shall pay to the Body Corporate the expenses incurred by the Body Corporate of disinfecting the lot and any part of the Common Property required to be disinfected and to replace any articles or things the destruction of which may be rendered necessary by such disease.
20. **Alterations to the Lot.** The occupier of a lot must not, without the written approval of the Body Corporate:
- 20.1 effect a structural alteration to the interior of the lot; or
- 20.2 paint, repaint or carry out work to or alter the exterior of the lot or to the Common Property.
- Before deciding whether to give approval, the Body Corporate may require plans and specifications of the proposed work, alteration, improvement or structure and such other particulars and information as the Body Corporate may require. Any work, alteration, improvement or structure carried out or erected in breach of this by-law may be removed by the Body Corporate.
21. **External Appearance and Window Coverings.** Despite any other by-law to the contrary, the occupier of a lot is prohibited from closing in balconies or terraces (which must remain unenclosed with no shutters, glazing, louvres or similar permanent structures) and must not erect any structures or change any existing structure on the outside of the lot or the Building except in accordance with any approval from the local government or any other authority having jurisdiction in respect of such matters. An occupier of a lot must not hang, install, remove or replace any window covering (including, without limitation, a curtain, curtain backing, blind, shutter or tinting) unless the colour and design have been approved in writing by the Body Corporate. In giving such approval, the Body Corporate shall ensure so far as practicable that all window coverings used in all lots present a uniform appearance when viewed from Common Property or any other lot.
22. **Acoustics.** An occupier of a lot must not, without the written approval of the Body Corporate, and subject to any conditions that the Body Corporate may impose, remove or install any hard floor surfaces.
23. **Maintenance of Lots.** Except where it is the responsibility of the Body Corporate under the Act, the Regulation Module or these by-laws, each owner shall be responsible for the maintenance of their lot and must ensure that the lot is so kept and maintained as not to be offensive in appearance to other lot occupiers through the accumulation of excess rubbish or otherwise. All lots must be maintained to prevent the excessive growth of grass and other vegetation making lots unsightly, increasing fire risks or contributing to the spread of noxious weeds to other lots.
24. **Replacement of Glass.** Windows must be kept clean and promptly replaced by and at the cost of the occupier of the lot with fresh glass of the same kind and weight as at present if broken or cracked. This by-law shall not prohibit an owner from making a claim on any applicable Body Corporate Insurance.
25. **Taps.** The occupier of a lot must not waste water and shall see that all water taps in the lot are promptly turned off after use. Should the lot be unoccupied for a period of more than a month, then the stopcock or such other similar device on the hot water system must be turned off.
26. **Utility Infrastructure.** The utility infrastructure must not be used for any purpose other than that for which they were constructed and no sweepings or rubbish or other unsuitable substance shall be deposited therein. Any damage or blockage resulting to any utility infrastructure from misuse or negligence shall be borne by the owner whether the same is caused by the lot owner or those of his servants, agents, licensees or invitees.
27. **Behaviour of Invitees.**
- 27.1 The occupier of a lot must take reasonable steps to ensure that the occupier's invitees do not behave in a manner likely to interfere with the peaceful enjoyment of another lot or the Common Property.
- 27.2 The occupier of a lot is liable to compensate the Body Corporate in respect of all damage to the Common Property or damage to Body Corporate assets caused by the occupier or their servants, agents, licensees or invitees.
- 27.3 The owner of a lot which is the subject of a lease, tenancy or licence must take reasonable steps, including any action available under any such lease, tenancy or licence, to ensure that any lessee, tenant or licensee or other occupier of the lot or their invitees comply with these by-laws.
- 27.4 The duties and obligations imposed by these by-laws on an occupier of a lot must be observed not only by the occupier but also by the guests, servants, employees, agents, children, invitees and licensees of such occupier.
- 27.5 Where the Body Corporate expends money to make good damage caused by a breach of the Act, the Regulation Module or of these by-laws by any occupier of a lot or the guests, servants, employees, agents, children, invitees or licensees of the occupier of a lot or any of them, the Body Corporate is entitled to recover the amount so expended as a debt in any action in any

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Court of competent jurisdiction from the owner of the lot at a time when the breach occurred.

28. **Notice of Defect.** The occupier of a lot must give the Body Corporate prompt notice of any accident to or defect in the utility infrastructure on the Common Property which comes to his knowledge and the Body Corporate has authority by its agents or servants in the circumstances having regard to the urgency involved to examine or make such repairs or renovations as it may deem necessary for the safety and preservation of the Building and the Scheme Land as often as may be necessary.
29. **Owner not to litter.** The occupier must not throw or allow to fall or permit or suffer to be thrown or to fall any paper, rubbish, refuse, cigarette butt or other substance or article whatsoever out of the windows or doors or down or from any staircases, skylights, balconies, the roof or in passageways of the Building. Any damage or costs for cleaning or repair caused by such breach must be borne by the occupier concerned.
30. **Display Unit.** While the original owner remains an owner of any lot, it and its officers, servants and/or agents are entitled to use any lot or lots of which it remains an owner as a display unit and shall be entitled to allow prospective purchasers to inspect any such unit/s and for such purposes shall be entitled to use such signs, advertising or display material in or about the lot/s and Common Property as it thinks fit, such signs to be attractive and tasteful having regard to the general appearance of the Scheme Land but such signs shall not at any time be more in terms of number and size than is reasonably necessary.
31. **Exclusive Use – Car Parking.**
- 31.1 The owner or occupier of each lot in the Scheme will be entitled to the exclusive use of a certain part of the Common Property for use as a car parking space or spaces, which may incorporate a storage cupboard or device. The exclusive use car parking space or spaces (and storage cupboard or device) attaching to each lot are identified and allocated in Schedule E or will be identified and allocated by the original owner and notified in writing to the Body Corporate within twelve (12) months after the recording of the Community Management Statement. Two (2) or more lot owners may, under a re-allocation agreement, re-allocate their car parking spaces between themselves but details of the re-allocation must be given to the Body Corporate. Each owner to whom exclusive use of a car parking space or spaces is given pursuant to this by-law shall use such space or spaces for the purpose of car parking or storage (as is applicable) only and must keep the car space and storage cupboard or device in a tidy condition and shall not litter the same or so use the same as to create a nuisance but otherwise the Body Corporate shall be responsible for the repair and maintenance of the car parking space or spaces.
- 31.2 The owner or occupier must obtain the written approval of the Body Corporate before installing any storage cupboard or device and must comply with any conditions that the Body Corporate may impose in relation to the installation, use or operation of the storage cupboard or device including the area within the car space that the same may be installed.
- 31.3 The Body Corporate and its respective employees, agents and contractors may, with or without notice to an occupier, enter upon such exclusive use area (or part thereof) for the purpose of inspecting the same or for carrying out works or effecting repairs and maintenance to the utility infrastructure, the Building, the Common Property, the lot or an adjoining lot.
32. **Exclusive Use – Storage Area.**
- 32.1 The owner or occupier of each Lot in the Scheme will be entitled to the exclusive use of a certain part of the Common Property for storage purposes. The exclusive use storage area is identified and allocated in Schedule E or will be identified and allocated by the original

owner and notified in writing to the Body Corporate within twelve (12) months after the recording of the Community Management Statement. The owner or occupier must keep the storage area in a tidy condition and shall not litter the same or so use the same as to create a nuisance but otherwise the Body Corporate shall be responsible for the repair and maintenance of the storage area.

- 32.2 The Body Corporate and its respective employees, agents and contractors may, with or without notice to an occupier, enter upon such exclusive use area (or part thereof) for the purpose of inspecting the same or for carrying out works or effecting repairs and maintenance to the utility infrastructure, the Building, the Common Property, the lot or an adjoining lot.
33. **Body Corporate Empowered to Enter into Agreements.** Without limiting any powers, authorities, duties and functions conferred or imposed by or under the Act or elsewhere under these by-laws, the Body Corporate is empowered to enter into with such person or corporation as the Body Corporate in its absolute discretion may decide one or more of the following agreements:
- 33.1 an agreement for the caretaking, management and/or maintenance of the Common Property and the letting of lots on behalf of owners and occupiers;
- 33.2 an agreement for the appointment of a body corporate manager for the performance of, among other things, certain duties and obligations of the Body Corporate (so far as it is lawful to do so);
- 33.3 an agreement for the purpose of better seeing to the proper functioning, operation and management of the Building and the Common Property or for the purpose of ensuring the proper performance of the powers, duties and functions of the Body Corporate (including agreements with service contractors); or
- 33.4 an agreement for the supply of services (including utility services) to the Building and incorporating cost sharing arrangements including, without limitation, an agreement for the provision and installation of satellite dishes and other telecommunications facilities within the Scheme Land or on the Building;
- any such agreement shall be upon such terms and conditions as the Body Corporate may decide in its absolute discretion.
34. **Bulk Supply of Utility Services.** The Body Corporate may in its absolute discretion supply or engage another person to supply a utility service to the Scheme Land and in such case the following will apply:
- 34.1 the Body Corporate has the power to enter into a contract or agreement for the purchase of a utility service on the most economical basis for the whole of the Scheme Land from the relevant authority or service provider;
- 34.2 the Body Corporate has the power to sell a utility service to each owner or occupier in the Scheme Land provided however that in respect of an electricity supply, the Body Corporate's charge must not exceed the lowest available tariff to the relevant owner or occupier for the supply of the electricity direct from the relevant electricity authority;
- 34.3 each owner or occupier must purchase and use the relevant utility service direct from the Body Corporate and must not purchase the utility service from any other source;
- 34.4 the Body Corporate is not required to supply to any owner or occupier a utility service beyond the requirements which the relevant authority or service provider could supply at any particular time;
- 34.5 the Body Corporate may charge for the utility service (including for the installation of, and the costs associated with, utility infrastructure for the utility service) but only to the extent necessary for

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- reimbursing the Body Corporate for supplying the utility service;
- 34.6 the Body Corporate may render accounts to each owner or occupier and such accounts are payable to the Body Corporate within fourteen (14) days of the delivery of such an account;
- 34.7 in respect of an account which has been rendered pursuant to this by-law, an owner or occupier is liable, jointly and severally with any person who is liable to pay that account when that owner or occupier became the owner or occupier of the lot;
- 34.8 in the event that an account for the supply of a utility service is not paid by its due date for payment, then the Body Corporate is entitled to disconnect the supply of the utility service to the relevant lot and/or recover the amount of the unpaid account (whether or not a formal demand has been made) as a liquidated debt due to it in any court of competent jurisdiction;
- 34.9 the Body Corporate is not responsible or liable for any failure of the supply of a utility service due to breakdowns, repairs, maintenance, strikes, accidents or causes of any class or description; and
- 34.10 the Body Corporate may, from time to time, determine a security deposit to be paid by each owner or occupier who is connected to the supply of a utility service as a guarantee against non-payment of accounts for the supply of the utility service.
35. **Security.**
- 35.1 All security equipment (if any) installed on Common Property and used in connection with the provision of security for the Scheme Land must with the exception of that equipment installed upon any lot by an owner, be and remain the property of the Body Corporate. All security equipment (with the exception of that equipment installed upon any lot by an owner, which shall be maintained at the cost of the owner) the property of the Body Corporate must be repaired and maintained at the cost of the Body Corporate.
- 35.2 In no circumstances will the Body Corporate be responsible to an owner (and the owner shall not be entitled to make any claim for compensation or damages) in the event of a failure of all or any of the security systems put in place by the Body Corporate to operate in the manner in which they are intended. Where the failure to operate arises from a malfunction of the security equipment in a lot, then the occupier must allow the Body Corporate and its respective servants, agents or contractors to enter upon the lot (upon reasonable notice except in the case of an emergency, in which case no such notice shall be required) and attend to the repair (which term shall include replacement where required) or maintenance of the security equipment. The costs of the repair or maintenance of the security equipment within a lot must be at the cost of the owner of a lot.
36. **Recovery of Costs.** The owner must pay on demand the whole of the Body Corporate costs (including solicitor and own client costs), which amount shall be deemed to be a liquidated debt due, in recovering all and any levies or moneys duly levied upon such owner by the Body Corporate pursuant to the Act or the Regulation Module. Where the Body Corporate expends money to make good damage caused by a breach of the Act, the Regulation Module or of these by-laws by any owner or the tenant, guest, servants, employees, agents, children, invitees or licensees of the owner or any of them, the Body Corporate is entitled to recover the amount so expended as a debt in an action in any Court of competent jurisdiction from the owner of the lot at the time when the breach occurred.
37. **Interpretation.** In these by-laws, except where inconsistent with the context, the following terms have the following meanings:
- 37.1 "the Act" means the Body Corporate and Community Management Act 1997 and includes all related regulations and the Regulation Module;
- 37.2 "the Body Corporate" means the body corporate identified in Item 3 of this Community Management Statement;
- 37.3 "the Building" means the building containing the lots and includes, where the context permits or requires, any other buildings or improvements on the Scheme Land;
- 37.4 "Common Property" means all land contained in the Community Titles Scheme that is not included in a lot;
- 37.5 "Community Management Statement" means the community management statement to which these by-laws are annexed;
- 37.6 "Community Titles Scheme" means the community titles scheme identified in Item 1 of this Community Management Statement;
- 37.7 "lot" means a lot in the Community Titles Scheme;
- 37.8 "original owner" means the original owner identified in Item 5 of the first community management statement for the Scheme and includes any successor or assign of any undeveloped lot;
- 37.9 "Regulation Module" means the regulation module identified in Item 2 of this Community Management Statement;
- 37.10 "Scheme Land" means the scheme land identified in Item 4 of this Community Management Statement and includes, when the context permits or requires, all improvements thereon;
- 37.11 "utility infrastructure" means cables, wires, pipes, sewers, drains, ducts, plant and equipment by which lots or Common Property are supplied with utility services;
- 37.12 "utility service" means:
- (a) water reticulation or supply;
 - (b) gas reticulation or supply;
 - (c) electricity supply;
 - (d) air-conditioning;
 - (e) a telephone service;
 - (f) a cable or satellite TV service;
 - (g) a computer data or television service;
 - (h) a sewer system;
 - (i) drainage;
 - (j) a system for the removal or disposal of garbage or waste;
 - (k) a ventilation or air extraction system; or
 - (l) another system or service designed to improve the amenity, or enhance the enjoyment, of lots or Common Property.

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SCHEDULE D OTHER DETAILS REQUIRED/PERMITTED TO BE INCLUDED

A STATUTORY EASEMENTS

Pursuant to Section 66(1)(d)(iii) of the Body Corporate and Community Management Act 1997, each of the followings lots and common property is subject to and has the benefit of the following easements:

Lot / Common Property	Type of Easement
Common Property on SP170861	Support, utility services, utility infrastructure and shelter
Lots 1 to 12 on SP170861	Support, utility services, utility infrastructure and shelter

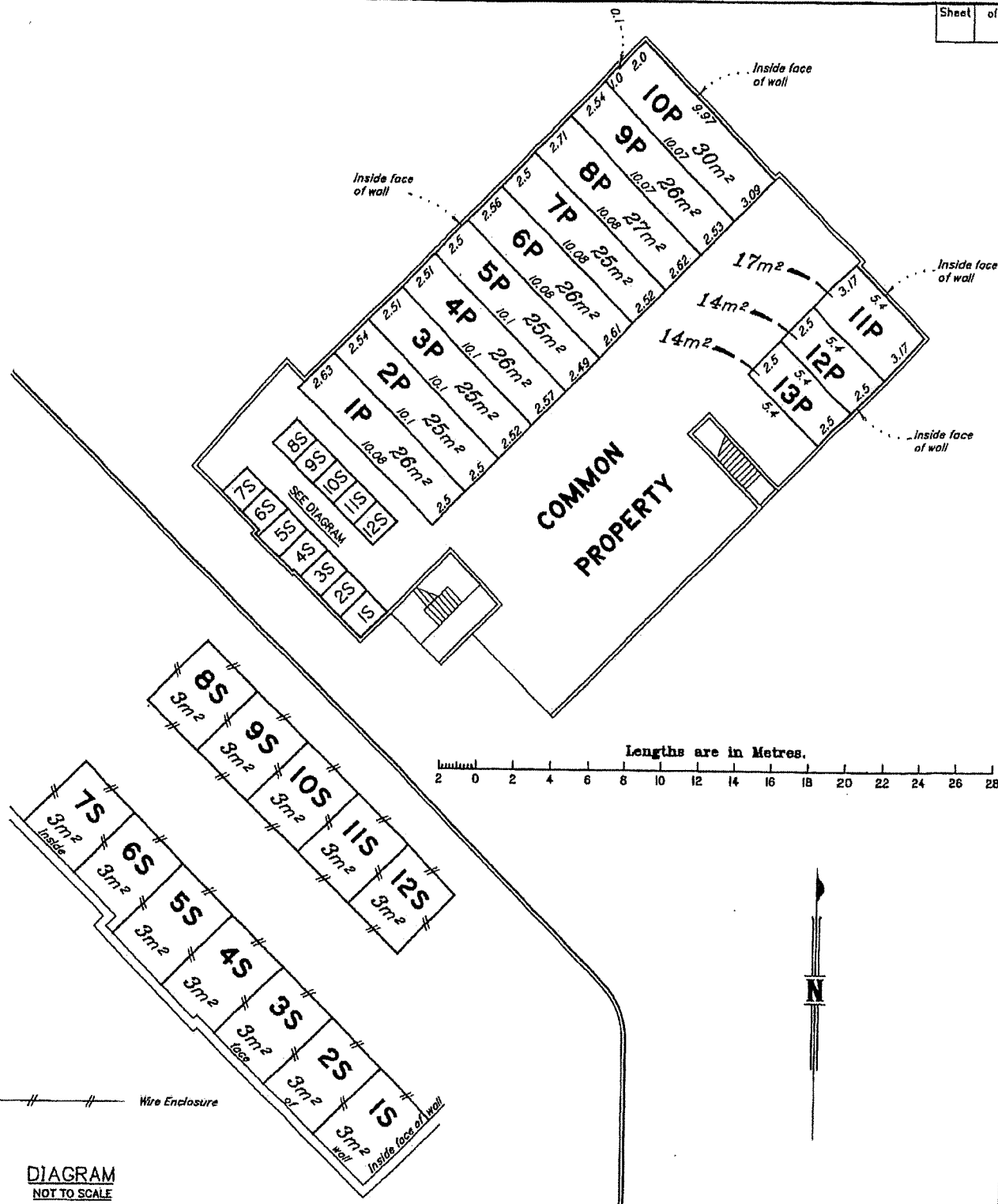
B SERVICES LOCATION DIAGRAM

Pursuant to Section 66(1)(b)(ii) of the *Body Corporate and Community Management Act 1997*, annexed to this Schedule is a Services Location Diagram identifying all service easements for the lots and common property created on SP 170861.

Title Reference 505064026

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

Lot on Plan	Exclusive Use Area	Purpose
Lot 1 on SP170861	Areas "11P and 12P" on Sketch marked "Annexure A" Area "1S" on Sketch marked "Annexure A"	Carpark Storage
Lot 2 on SP170861	Area "2P" on Sketch marked "Annexure A" Area "2S" on Sketch marked "Annexure A"	Carpark Storage
Lot 3 on SP170861	Area "3P" on Sketch marked "Annexure A" Area "3S" on Sketch marked "Annexure A"	Carpark Storage
Lot 4 on SP170861	Area "4P" on Sketch Marked "Annexure A" Area "4S" on Sketch marked "Annexure A"	Carpark Storage
Lot 5 on SP170861	Area "5P" on Sketch marked "Annexure A" Area "5S" on Sketch marked "Annexure A"	Carpark Storage
Lot 6 on SP170861	Area "6P" on Sketch marked "Annexure A" Area "6S" on Sketch marked "Annexure A"	Carpark Storage
Lot 7 on SP170861	Area "7P" on Sketch marked "Annexure A" Area "7S" on Sketch marked "Annexure A"	Carpark Storage
Lot 8 on SP170861	Area "8P" on Sketch marked "Annexure A" Area "8S" on Sketch marked "Annexure A"	Carpark Storage
Lot 9 on SP170861	Area "13P" on Sketch marked "Annexure A" Area "9S" on Sketch marked "Annexure A"	Carpark Storage
Lot 10 on SP170861	Area "10P" on Sketch marked "Annexure A" Area "10S" on Sketch marked "Annexure A"	Carpark Storage
Lot 11 on SP170861	Area "1P" on Sketch marked "Annexure A" Area "11S" on Sketch marked "Annexure A"	Carpark Storage
Lot 12 on SP170861	Area "9P" on Sketch marked "Annexure A" Area "12S" on Sketch marked "Annexure A"	Carpark Storage



PLAN OF EXCLUSIVE USE AREAS
FOR 'Villas Miami': LEVEL A : CTS
Being Part of Common Property on SP170861

JOHN P MARENDY
and ASSOCIATES
CONSULTING SURVEYORS

6 Bay Street
SOUTHPORT 4215
P.O. Box 224
SOUTHPORT 4215

Phone 07 55 323457
07 55 328160
Fax 07 55 325288

I, John Peter Marendy, Licensed Surveyor
certify that the details shown on this sketch
plan are correct.

John P Marendy
Licensed Surveyor

24/4/2005
Date

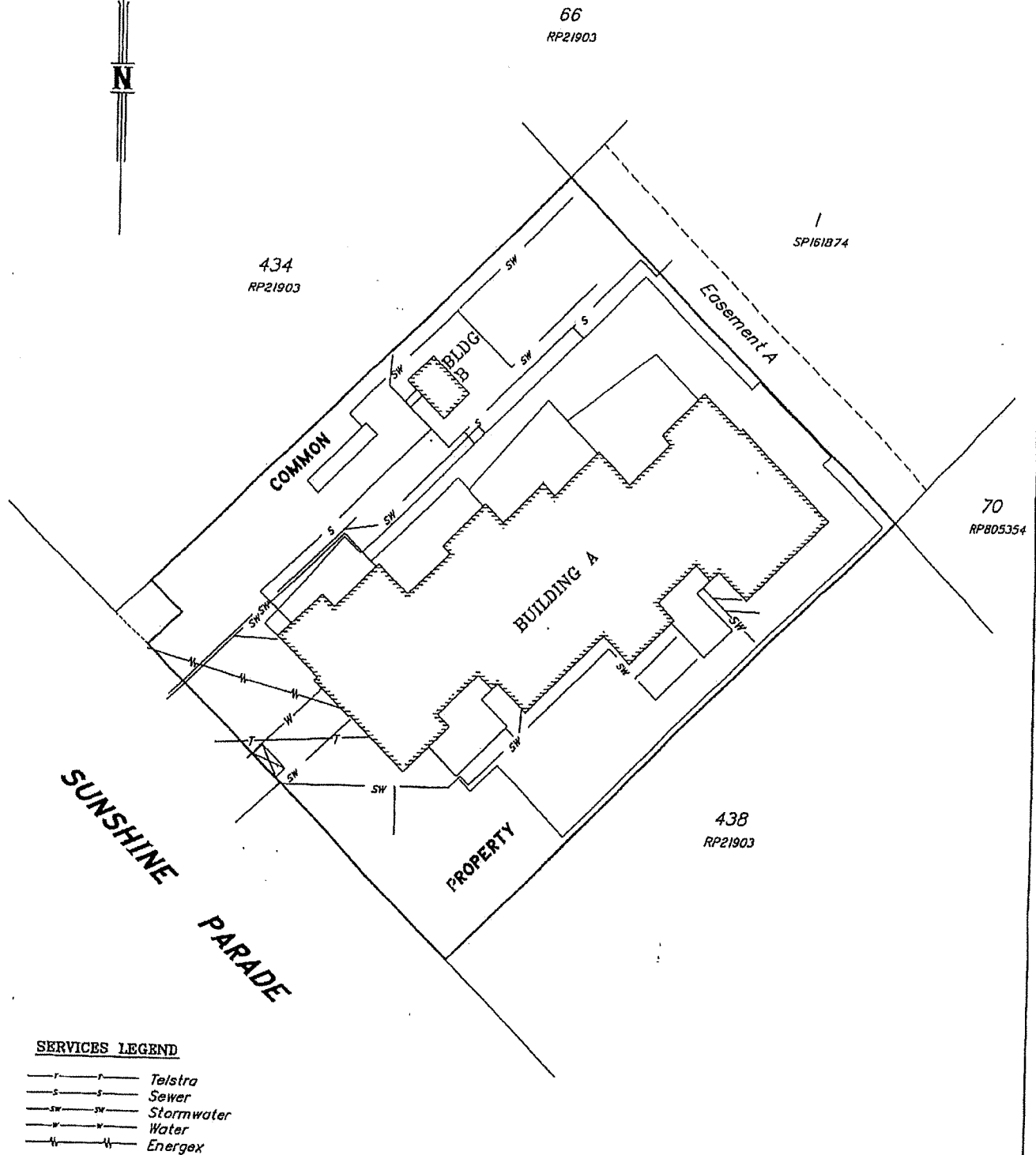
JOB No: 05/109

FILE No: 05109

Map Ref: 9541-11244

PLAN No:

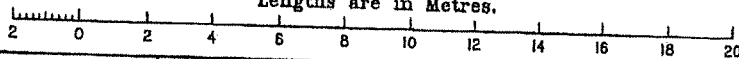
A3: EU: 6692



SERVICES LEGEND

- T — Telstra
- S — Sewer
- SW — Stormwater
- W — Water
- E — Energex

Lengths are in Metres.



SERVICES PLAN

FOR 'Villas Miami'
CTS

I, John Peter Marendy, Cadastral Surveyor
certify that the details shown on this sketch
plan are correct.

John Peter Marendy
Cadastral Surveyor

24/6/2005
Date

JOB No: 05/109

FILE No: 05109

Map Ref: 9541-11244

PLAN No:

A3: S: 6693



STRATA COMMUNITY INSURANCE

 stratacommunityinsure.com.au

T 1300 SCINSURE (1300 724 678)

E myenquiry@scinsure.com.au

A PO Box 2878, Brisbane, QLD 4001

CERTIFICATE OF CURRENCY

THE INSURED

POLICY NUMBER	QRSC21004249
PDS AND POLICY WORDING	Residential Strata Product Disclosure Statement and Policy Wording SCI034-Policy-RS-PPW-02/2021 Supplementary Product Disclosure Statement SCIA-036 SPDS RSC-10/2021
THE INSURED SITUATION	Body Corporate for Villas Miami Community Title Scheme 34177 119-123 Sunshine Parade, Miami, QLD, 4220
PERIOD OF INSURANCE	Commencement Date: 4:00pm on 01/07/2025 Expiry Date: 4:00pm on 01/07/2026
INTERMEDIARY ADDRESS	Body Corporate Brokers PO Box 5579, Gold Coast MC, QLD, 9726
DATE OF ISSUE	30/06/2025

POLICY LIMITS / SUMS INSURED

SECTION 1	PART A	1. Building	\$8,301,908
		Common Area Contents	\$83,019
		2. Terrorism Cover under Section 1 Part A2	Applies
	PART B	Loss of Rent/Temporary Accommodation	\$1,245,286
	OPTIONAL COVERS	1. Flood	Not Included
		2. Floating Floors	Included
SECTION 2	Liability		\$20,000,000
SECTION 3	Voluntary Workers		Included
SECTION 5	Fidelity Guarantee		\$100,000
SECTION 6	Office Bearers' Liability		\$1,000,000
SECTION 7	Machinery Breakdown		Not Included
SECTION 8	Catastrophe		\$1,245,286
SECTION 9	PART A	Government Audit Costs – Professional Fees	\$25,000
	PART B	Appeal Expenses	\$100,000
	PART C	Legal Defence Expenses	\$50,000
SECTION 10	Lot Owners' Fixtures and Improvements		\$300,000
SECTION 11	Loss of Lot Market Value		Not Included

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

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

Managed by Strata Title Management Group Pty Ltd on behalf of the Owners Corporation



SYDNEY

PO Box 56 Sutherland NSW 1499
+61 2 8204 6451
levies@stratatitle.com.au
ABN 43 119 665 762 / ABN 16 121 980 103

TWEED HEADS/COOLANGATTA

PO Box 1548 Coolangatta QLD 4225
+61 7 5536 0755
levies.north@stratatitle.com.au
ABN 34 010 252 865

09 September 2025

VILLAS MIAMI CTS 34177
Not registered for GST

ABN: 65 052 770 710

QUICKSEARCHQLD

Ref

Re	Lot 7	VILLAS MIAMI CTS 34177
Fee	84.10	Paid

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 Strata Title Management.

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 Tweed Heads office at PO Box 1548 COOLANGATTA QLD 4225 and copy via email to updates.north@stratatitle.com.au.

Should you require any further information regarding this document, please contact Strata Title Management on (07) 5536 0700.

SP170861/7

Office of the Commissioner for Body Corporate and Community Management



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.

SP170861/7

The Office of the Commissioner for Body Corporate and Community Management

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

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

The information in this certificate is issued on 09/09/2025

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

Villas Miami

CTS No. 34177

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**

Company: **STM Tweed Heads**

Phone: **0755360700**

Email: **tweedheads@stratatitle.com.au**

Accessing records

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

The body corporate manager named above.

SP170861/7

Property and community titles scheme details

Lot and plan details

Lot number: **7**

Plan type and number: **SP170861**

Plan of subdivision: **BUILDING FORMAT PLAN**

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

Regulation module

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

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

The regulation module that applies to this scheme is the:

Standard

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

Layered arrangements of community titles schemes

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

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

No

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

Building management statement

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

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

No

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

By-laws and exclusive use areas

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

What by-laws apply?

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

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

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

General by-laws

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

Exclusive use areas

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

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

Yes

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

given with this certificate and listed below

Date of Resolution	Lot Description	Conditions
12/08/25	ALL Car Parking	Bylaw 31 & Schedule E
12/08/25	ALL Storage Area	Bylaw 32 & Schedule E

Lot entitlements and financial information

Lot entitlementments

Lot entitlementments 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 entitlementments – a contribution schedule of lot entitlementments and an interest schedule of lot entitlementments, outlining the entitlementments for each lot in the scheme. The contribution schedule lot entitlementment 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 entitlementment 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 entitlementments and therefore may pay different contributions to the body corporate's expenses.

You should consider the lot entitlementments for the lot compared to the lot entitlementments for other lots in the scheme before you sign a contract of sale.

Contribution schedule

Contribution schedule lot entitlementment for the lot: **10.00**

Total contribution schedule lot entitlementments for all lots: **120.00**

Interest schedule

Interest schedule lot entitlementment for the lot: **8.00**

Total interest schedule lot entitlementments for all lots: **120.00**

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.

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Owner contributions and amounts owing

Administrative fund contributions

Total amount of contributions (before any discount) for lot **7** for the current financial year: \$ **\$3,033.34**

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

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

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

Due date	Amount due	Amount due if discount applied	Paid
30/07/24	550.00	550.00	28/06/24
30/10/24	550.00	550.00	20/09/24
30/01/25	966.67	966.67	27/12/24
30/04/25	966.67	966.67	28/03/25
30/07/25	758.33	758.33	11/06/25
30/10/25	758.33	758.33	
Amount overdue			Nil
Amount Unpaid including amounts billed not yet due			\$0.00

Sinking fund contributions

Total amount of contributions (before any discount) for lot **7** for the current financial year: \$ **\$916.66**

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

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

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

Due date	Amount due	Amount due if discount applied	Paid
30/07/24	437.50	437.50	28/06/24
30/10/24	437.50	437.50	20/09/24
30/01/25	20.83	20.83	27/12/24
30/04/25	20.83	20.83	28/03/25
30/07/25	229.17	229.17	11/06/25
30/10/25	229.17	229.17	
Amount overdue			\$0.00
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): **0.00** %

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): **0.00** %

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

Other contributions

	Due date	Amount due	Amount due if discount applied	Paid
Building Insurance	30/01/25	465.00	465.00	27/12/24
Building Insurance	30/04/25	465.00	465.00	28/03/25
Building Insurance	30/07/25	232.50	232.50	11/06/25
Building Insurance	30/10/25	232.50	232.50	

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

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

Common property and assets

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

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

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

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

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

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

Yes - you can obtain a copy from the body corporate records - last sinking fund report: 26/10/12

Current sinking fund balance (as at date of certificate): \$ 31,850.22

Improvements to common property the lot owner is responsible for

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

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

Date	Description	Conditions
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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
Cabinet/FireBoostr	Plant and Machinery	25/01/23	DALCO PRODUCTS 4 Pendrey Ct WOODRIDGE QLD 4114 25.01.23 INV 27470	1,815.00	0.00	1,815.00

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Insurance

The body corporate must insure the common property and assets for full replacement value and public risk.

The body corporate must insure, for full replacement value, the following buildings where the lots in the scheme are created:

- under a building format plan of subdivision or volumetric format plan of subdivision - each building that contains an owner's lot (e.g. a unit or apartment); or
- under a standard format plan of subdivision - each building on a lot that has a common wall with a building on an adjoining lot.

Body corporate insurance policies

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

TYPE/COMPANY	POLICY NO.	SUM INSURED	PREMIUM	DUE DATE	EXCESS
BUILDING Strata Community Insurance	QRSC21004249	8,301,908.00	18,247.74	01/07/26	\$2,000 or as excess (2) \$10,000 Water Damage, Burst Pipes and Storm
PUBLIC LIABILITY Strata Community Insurance	QRSC21004249	20,000,000.00	Included	01/07/26	Nil
COMMON AREA CONTENTS Strata Community Insurance	QRSC21004249	83,019.00	Included	01/07/26	\$2,000 or as excess (2) \$10,000 Water Damage, Burst Pipes and Storm
WORK HEALTH & SAFETY Strata Community Insurance	QRSC21004249	100,000.00	Included	01/07/26	Nil
BUILDING CATASTROPHE Strata Community Insurance	QRSC21004249	1,245,286.00	Included	01/07/26	Nil
OFFICE BEARERS Strata Community Insurance	QRSC21004249	1,000,000.00	Included	01/07/26	Nil
REGULATORY AUDIT Strata Community Insurance	QRSC21004249	25,000.00	Included	01/07/26	Nil
VOLUNTARY WORKERS Strata Community Insurance	QRSC21004249	200,000 /2000	Included	01/07/26	Nil
FIXTURES (PER LOT) Strata Community Insurance	QRSC21004249	300,000 (per lot)	Included	01/07/26	Nil
LOSS RENT/TEMP ACCOM Strata Community Insurance	QRSC21004249	1,245,286.00	Included	01/07/26	\$2,000 or as excess (2) \$10,000 Water Damage, Burst Pipes and Storm
FLOATING FLOORBOARDS Strata Community Insurance	QRSC21004249	Insured	Included	01/07/26	\$2,000 or as excess (2) \$10,000 Water Damage, Burst Pipes and Storm
FIDELITY GUARANTEE Strata Community Insurance	QRSC21004249	100,000.00	Included	01/07/26	Nil
LEGAL EXPENSES Strata Community Insurance	QRSC21004249	50,000.00	Included	01/07/26	\$1,000

Alternative insurance

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

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

No

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Lot owner and occupier insurance

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

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

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

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

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

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

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

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

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

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

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

No

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

No

Embedded network electricity supply

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

No

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

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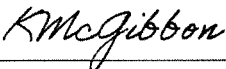
Body corporate authority

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

Name/s STM Tweed Heads

Positions/s held Body Corporate Manager

Date 09/09/2025

Signature/s 

Copies of documents given with this certificate:

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

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Date: 09/09/25

CONTRACTS REGISTER

VILLAS MIAMI CTS 34177

Management Agreement							
Contractor Name and Address Strata Title Management L2, Shop 207, 72-80 Marine Pde COOLANGATTA QLD 4225		Details of Duties		Delegated Powers		Basis of Remuneration As per Agreement	
Commencement Date	01/02/25	Expiry Date	01/02/26	Copy of Agreement on File	Y	Termination Date	
Term of Contract	1			Options			
Estimated Cost of Contract	1750.00			Name of Financier			
Est Renumeration of Contract	0.00			Date of Advice from Financier			
Workers Comp No				Date of Withdrawal of Financier			
Contractor Name and Address		Details of Duties		Delegated Powers		Basis of Remuneration	
Commencement Date		Expiry Date		Copy of Agreement on File		Termination Date	
Term of Contract				Options			
Estimated Cost of Contract				Name of Financier			
Est Renumeration of Contract				Date of Advice from Financier			
Workers Comp No				Date of Withdrawal of Financier			
Contractor Name and Address		Details of Duties		Delegated Powers		Basis of Remuneration	
Commencement Date		Expiry Date		Copy of Agreement on File		Termination Date	
Term of Contract				Options			
Estimated Cost of Contract				Name of Financier			
Est Renumeration of Contract				Date of Advice from Financier			
Workers Comp No				Date of Withdrawal of Financier			
Contractor Name and Address		Details of Duties		Delegated Powers		Basis of Remuneration	
Commencement Date		Expiry Date		Copy of Agreement on File		Termination Date	
Term of Contract				Options			
Estimated Cost of Contract				Name of Financier			
Est Renumeration of Contract				Date of Advice from Financier			
Workers Comp No				Date of Withdrawal of Financier			
Contractor Name and Address		Details of Duties		Delegated Powers		Basis of Remuneration	
Commencement Date		Expiry Date		Copy of Agreement on File		Termination Date	
Term of Contract				Options			
Estimated Cost of Contract				Name of Financier			
Est Renumeration of Contract				Date of Advice from Financier			
Workers Comp No				Date of Withdrawal of Financier			
Contractor Name and Address		Details of Duties		Delegated Powers		Basis of Remuneration	
Commencement Date		Expiry Date		Copy of Agreement on File		Termination Date	
Term of Contract				Options			
Estimated Cost of Contract				Name of Financier			
Est Renumeration of Contract				Date of Advice from Financier			
Workers Comp No				Date of Withdrawal of Financier			

Villas Miami CTS 34177

BALANCE SHEET

AS AT 09 SEPTEMBER 2025

	ACTUAL 09/09/2025	ACTUAL 30/06/2025
<u>OWNERS FUNDS</u>		
Administrative Fund	(11,246.66)	2,873.59
Sinking Fund	31,850.22	29,100.18
<u>TOTAL</u>	<u>\$ 20,603.56</u>	<u>\$ 31,973.77</u>
 <u>THESE FUNDS ARE REPRESENTED BY</u>		
 <u>CURRENT ASSETS</u>		
Cash At Bank	19,204.90	39,270.43
Levies In Arrears	987.50	0.00
Other Arrears	414.48	0.00
Prepaid Expenses	0.00	18,247.74
Secondary Debtors	726.50	726.50
<u>TOTAL ASSETS</u>	<u>21,333.38</u>	<u>58,244.67</u>
 <u>LIABILITIES</u>		
Creditors	352.00	18,549.14
Accrued Expenses	0.00	2,289.57
Levies In Advance	377.82	4,327.82
Other Payments In Advance	0.00	1,104.37
<u>TOTAL LIABILITIES</u>	<u>729.82</u>	<u>26,270.90</u>
 <u>NET ASSETS</u>	<u>\$ 20,603.56</u>	<u>\$ 31,973.77</u>

Villas Miami CTS 34177

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 JULY 2025 TO 09 SEPTEMBER 2025

	ACTUAL 01/07/25-09/09/25	BUDGET 01/07/25-30/06/26	VARIANCE %	ACTUAL 01/07/24-30/06/25
<u>ADMINISTRATIVE FUND</u>				
<u>INCOME</u>				
Levies - Admin Fund	9,099.96	37,000.00	24.59	36,400.08
Building Insurance	3,487.48	16,500.00	21.14	13,950.08
<u>TOTAL ADMIN. FUND INCOME</u>	12,587.44	53,500.00		50,350.16
<u>EXPENDITURE - ADMIN. FUND</u>				
Accounting	0.00	75.00	0.00	73.89
Accounting & Taxation Services	0.00	110.00	0.00	110.00
Bank Charges	5.65	40.00	14.12	35.95
Bank Charges-Bpay	0.74	0.00		0.37
Insurance-Claims Management	0.00	10,000.00	0.00	0.00
Insurance-Premiums	16,939.28	18,250.00	92.82	15,070.94
Insurance-Stamp Duty	1,308.46	0.00		0.00
Maint-Cleaning	1,080.00	6,500.00	16.62	6,240.00
Maint-Electrical	0.00	200.00	0.00	160.00
Maint-Fire Protection	726.00	1,300.00	55.85	1,326.60
Maint-General Repairs	375.00	550.00	68.18	567.00
Maint-Lawns & Gardening	2,464.00	3,000.00	82.13	2,923.00
Maint-Pest/Vermin Control	0.00	500.00	0.00	420.00
Maint-Plumbing & Drainage	2,420.00	250.00	968.00	116.00
Maint-Pool	716.65	4,500.00	15.93	4,327.26
Management Fees	265.16	1,800.00	14.73	1,726.34
Mgmt - Non Routine Services	73.33	500.00	14.67	212.60
Disbursements Pp&S	333.42	1,650.00	20.21	1,641.23
R&M And Compliance Services	0.00	110.00	0.00	110.00
Utility-Electricity	0.00	4,200.00	0.00	4,194.10
<u>TOTAL ADMIN. EXPENDITURE</u>	26,707.69	53,535.00		39,255.28
<u>SURPLUS / DEFICIT</u>	\$ (14,120.25)	\$ (35.00)		\$ 11,094.88
Opening Admin. Balance	2,873.59	2,873.59	100.00	(8,221.29)
<u>ADMINISTRATIVE FUND BALANCE</u>	\$ (11,246.66)	\$ 2,838.59		\$ 2,873.59

Villas Miami CTS 34177

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 JULY 2025 TO 09 SEPTEMBER 2025

	ACTUAL 01/07/25-09/09/25	BUDGET 01/07/25-30/06/26	VARIANCE %	ACTUAL 01/07/24-30/06/25
<u>SINKING FUND</u>				
<u>INCOME</u>				
Levies - Capital Works Fund	2,750.04	11,000.00	25.00	10,999.92
<u>TOTAL INCOME</u>	2,750.04	11,000.00		10,999.92
<u>EXPENDITURE</u>				
Building Improvement	0.00	5,000.00	0.00	3,295.00
<u>TOTAL EXPENDITURE</u>	0.00	5,000.00		3,295.00
<u>SURPLUS / DEFICIT</u>	<u>\$ 2,750.04</u>	<u>\$ 6,000.00</u>		<u>\$ 7,704.92</u>
Opening Balance	29,100.18	29,100.18	100.00	21,395.26
<u>SINKING FUND BALANCE</u>	<u>\$ 31,850.22</u>	<u>\$ 35,100.18</u>		<u>\$ 29,100.18</u>

Managed by Strata Title Management Group Pty Ltd on behalf of the Owners Corporation



SYDNEY
PO Box 56 Sutherland NSW 1499
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levies@stratatitle.com.au
ABN 43 119 665 762 / ABN 16 121 980 103

TWEED HEADS/COOLANGATTA
PO Box 1548 Coolangatta QLD 4225
+61 7 5536 0755
levies.north@stratatitle.com.au
ABN 34 010 252 865

VILLAS MIAMI CTS 34177

LOT BALANCE REPORT
09 September 2025

<u>Lot No</u>	<u>Unit No</u>	<u>Administrative Fund</u>	<u>Sinking Fund</u>	<u>Other</u>	<u>Total</u>
2	2	758.33	229.17	414.48	1,401.98
3	3	-377.82	0.00	0.00	-377.82
Total		\$380.51	\$229.17	\$414.48	\$1,024.16

Managed by Strata Title Management Group Pty Ltd on behalf of the Owners Corporation

**SYDNEY**

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Villas Miami CTS 34177**ACCOUNTS SUMMARY**

1 July 2025 to 9 September 2025

<u>Date</u>	<u>Details</u>	<u>Payee</u>	<u>Amount</u>
12415	Administrative Fund	BANK CHARGES	
01/07/25	StrataPay Trans Fee		1.60
08/07/25	StrataPay Trans Fee		1.60
31/07/25	StrataPay Trans Fee		1.60
13/08/25	StrataPay Trans Fee		0.85
	Total:		5.65
12417	Administrative Fund	BANK CHARGES-BPAY	
05/08/25	StrataPay BPay Fees		0.37
03/09/25	StrataPay BPay Fees		0.37
	Total:		0.74
14530	Administrative Fund	INSURANCE-PREMIUMS	
01/07/25	1/7/25-1/7/26		16,939.28
	Total:		16,939.28
14536	Administrative Fund	INSURANCE-STAMP DUTY	
01/07/25	1/7/25-1/7/26		1,308.46
	Total:		1,308.46
15860	Administrative Fund	MAINT-CLEANING	
01/07/25	May25 Cleaning		-480.00
02/07/25	May25 Cleaning	Tacb Cleaning Services	480.00
04/08/25	Jul25 Cleaning	Tacb Cleaning Services	600.00
01/09/25	Aug25 Clean	Tacb Cleaning Services	480.00
	Total:		1,080.00
16073	Administrative Fund	MAINT-FIRE PROTECTION	
08/08/25	8/8 Test Fire Equip	Fire 2000 Fire Services	418.00
28/08/25	11/8 Testing	Fire 2000 Fire Services	308.00
	Total:		726.00
16230	Administrative Fund	MAINT-GENERAL REPAIRS	
03/07/25	3/7 Reprog. Remotes	Terry's Locksmith Service	375.00
	Total:		375.00
16325	Administrative Fund	MAINT-LAWNS & GARDENING	
04/07/25	1/7 Lawn, Grdn	Garden Solutions Seq	176.00
04/07/25	4/7 Garden	Garden Solutions Seq	1,936.00
29/07/25	28/7 Lawn, Grdn	Garden Solutions Seq	176.00
28/08/25	26/8 Lawn, Grdn	Garden Solutions Seq	176.00
	Total:		2,464.00
16450	Administrative Fund	MAINT-PLUMBING & DRAINAGE	
20/08/25	20/8 Leaking Sewer	lplumb Solutions	2,420.00
	Total:		2,420.00

Managed by Strata Title Management Group Pty Ltd on behalf of the Owners Corporation

**SYDNEY**

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Villas Miami CTS 34177**ACCOUNTS SUMMARY**

1 July 2025 to 9 September 2025

<u>Date</u>	<u>Details</u>	<u>Payee</u>	<u>Amount</u>
16480	Administrative Fund	MAINT-POOL	
01/07/25	Jan25 Pool		-403.15
18/07/25	Jan25 Pool	Pool Centre Palm Beach	403.15
26/07/25	Jul25 Pool	Pool Centre Palm Beach	341.00
28/08/25	Aug25 Pool	Pool Centre Palm Beach	375.65
	Total:		716.65
16650	Administrative Fund	MANAGEMENT FEES	
30/07/25	69 Management Fee	Strata Title Management Group	132.58
28/08/25	69 Management Fee	Strata Title Management Group	132.58
	Total:		265.16
16659	Administrative Fund	MGMT - NON ROUTINE SERVICES	
10/07/25	Additional Services	Smyth Bernard	-36.67
30/07/25	Additional Services	Strata Title Management Group	36.67
30/07/25	*04 Corres/Mediation	Strata Title Management Group	73.33
	Total:		73.33
16771	Administrative Fund	Disbursements PP&S	
30/07/25	58 Email Service	Strata Title Management Group	6.48
30/07/25	PPS Disbursement	Strata Title Management Group	78.66
30/07/25	Strata Vote Fees	Strata Title Management Group	3.48
30/07/25	50 Archive Storage	Strata Title Management Group	78.00
28/08/25	58 Email Service	Strata Title Management Group	6.48
28/08/25	PPS Disbursement	Strata Title Management Group	78.84
28/08/25	Strata Vote Fees	Strata Title Management Group	3.48
28/08/25	50 Archive Storage	Strata Title Management Group	78.00
	Total:		333.42
18111	Administrative Fund	UTILITY-ELECTRICITY	
01/07/25	1/4-30/6/25		-1,406.42
03/07/25	1/4-30/6/25	Origin Energy - 130112	1,406.42
	Total:		0.00

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VILLAS MIAMI CTS 34177

CREDITORS BALANCE REPORT
09 September 2025

<u>Account No</u>	<u>Name</u>	<u>Amount</u>
08217018	Garden Solutions Seq	-352.00
Total		-352.00