

Seller disclosure statement



Queensland
Government

Property Law Act 2023 section 99

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

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

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

This statement does not include information about:

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

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

Part 1 – Seller and property details

Seller **Judy Alice Baskett**

Property address
(referred to as the
"property" in this
statement)

3/89 FRANK STREET, LABRADOR QLD 4215

Lot on plan description

3/SP137733

Community titles scheme
or BUGTA scheme:

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

Yes

No

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

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

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

Title details

The seller gives or has given the buyer the following—

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

Yes

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

Yes

Registered encumbrances

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

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

Unregistered encumbrances (excluding statutory encumbrances)

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

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

Unregistered lease (if applicable)

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

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

Other unregistered agreement in writing (if applicable)

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

Unregistered oral agreement (if applicable)

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

Statutory encumbrances

There are statutory encumbrances that affect the property. **Yes** **No**

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

sewerage, drainage, stormwater, high voltage lines, cables, NBN lines and gas pipelines per the enclosed As Constructed Asset Diagrams

Residential tenancy or rooming accommodation agreement

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

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

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

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

Part 3 – Land use, planning and environment

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

Zoning

The zoning of the property is (*Insert zoning under the planning scheme, the Economic Development Act 2012; the Integrated Resort Development Act 1987; the Mixed Use Development Act 1993; the State Development and Public Works Organisation Act 1971 or the Sanctuary Cove Resort Act 1985, as applicable*):

High density residential zone

Transport proposals and resumptions

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

Yes No

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

Yes No

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

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

Contamination and environmental protection

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

Yes No

The following notices are, or have been, given:

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

Yes No

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

Yes No

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

Yes No

Trees

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

Yes No

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

Heritage

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

Yes No

Flooding

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

Vegetation, habitats and protected plants

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

Part 4 – Buildings and structures

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

Swimming pool There is a relevant pool for the property. Yes No

If a community titles scheme or a BUGTA scheme – a shared pool is located in the scheme. Yes No

Pool compliance certificate is given. Yes No

OR

Notice of no pool safety certificate is given. Yes No

Unlicensed building work under owner builder permit Building work was carried out on the property under an owner builder permit in the last 6 years. Yes No

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

Notices and orders There is an unsatisfied show cause notice or enforcement notice under the *Building Act 1975*, section 246AG, 247 or 248 or under the *Planning Act 2016*, section 167 or 168. Yes No

The seller has been given a notice or order, that remains in effect, from a local, State or Commonwealth government, a court or tribunal, or other competent authority, requiring work to be done or money to be spent in relation to the property. Yes No

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

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

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

Part 5 – Rates and services

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

Rates

Whichever of the following applies—

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

Amount: Date Range:

OR

The property is currently a rates exempt lot.**

OR

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

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

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

Water

Whichever of the following applies—

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

Amount: Date Range:

OR

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

Amount: Date Range:

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

Part 6 – Community titles schemes and BUGTA schemes

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

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

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

Body Corporate and Community Management Act 1997	<p>The property is included in a community titles scheme. (If Yes, complete the information below)</p>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Community Management Statement	<p>A copy of the most recent community management statement for the scheme as recorded under the <i>Land Title Act 1994</i> or another Act is given to the buyer.</p> <p>Note—If the property is part of a community titles scheme, the community management statement for the scheme contains important information about the rights and obligations of owners of lots in the scheme including matters such as lot entitlements, by-laws and exclusive use areas.</p>	<input checked="" type="checkbox"/> Yes
Body Corporate Certificate	<p>A copy of a body corporate certificate for the lot under the <i>Body Corporate and Community Management Act 1997</i>, section 205(4) is given to the buyer.</p> <p><i>If No</i>— An explanatory statement is given to the buyer that states:</p> <ul style="list-style-type: none"> » a copy of a body corporate certificate for the lot is not attached; and » the reasons under section 6 of the <i>Property Law Regulation 2024</i> why the seller has not been able to obtain a copy of the body corporate certificate for the lot. 	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes
Statutory Warranties	<p>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.</p>	
Building Units and Group Titles Act 1980	<p>The property is included in a BUGTA scheme (If Yes, complete the information below)</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Body Corporate Certificate	<p>A copy of a body corporate certificate for the lot under the <i>Building Units and Group Titles Act 1980</i>, section 40AA(1) is given to the buyer.</p> <p><i>If No</i>— An explanatory statement is given to the buyer that states:</p> <ul style="list-style-type: none"> » a copy of a body corporate certificate for the lot is not attached; and » the reasons under section 7 of the <i>Property Law Regulation 2024</i> why the seller has not been able to obtain a copy of the body corporate certificate for the lot. <p>Note—If the property is part of a BUGTA scheme, you will be subject to by-laws approved by the body corporate and other by-laws that regulate your use of the property and common property.</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes

Signatures – SELLER

JAB
Signature of seller

Signature of seller

Judy Alice Baskett
Name of Seller

Name of Seller

Date
4-2-2026,

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

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference: 50344550	Search Date: 23/01/2026 09:33
Date Title Created: 08/02/2001	Request No: 54806004
Previous Title: 50295053	

ESTATE AND LAND

Estate in Fee Simple

LOT 3 SURVEY PLAN 137733

Local Government: GOLD COAST

COMMUNITY MANAGEMENT STATEMENT 28996

REGISTERED OWNER

Dealing No: 721658921 03/05/2022

JUDY ALICE BASKETT

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10356132 (POR 14)

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

** End of Current Title Search **

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference: 50344550	Search Date: 23/01/2026 09:33
Date Title Created: 08/02/2001	Request No: 54806004
Previous Title: 50295053	

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Estate in Fee Simple

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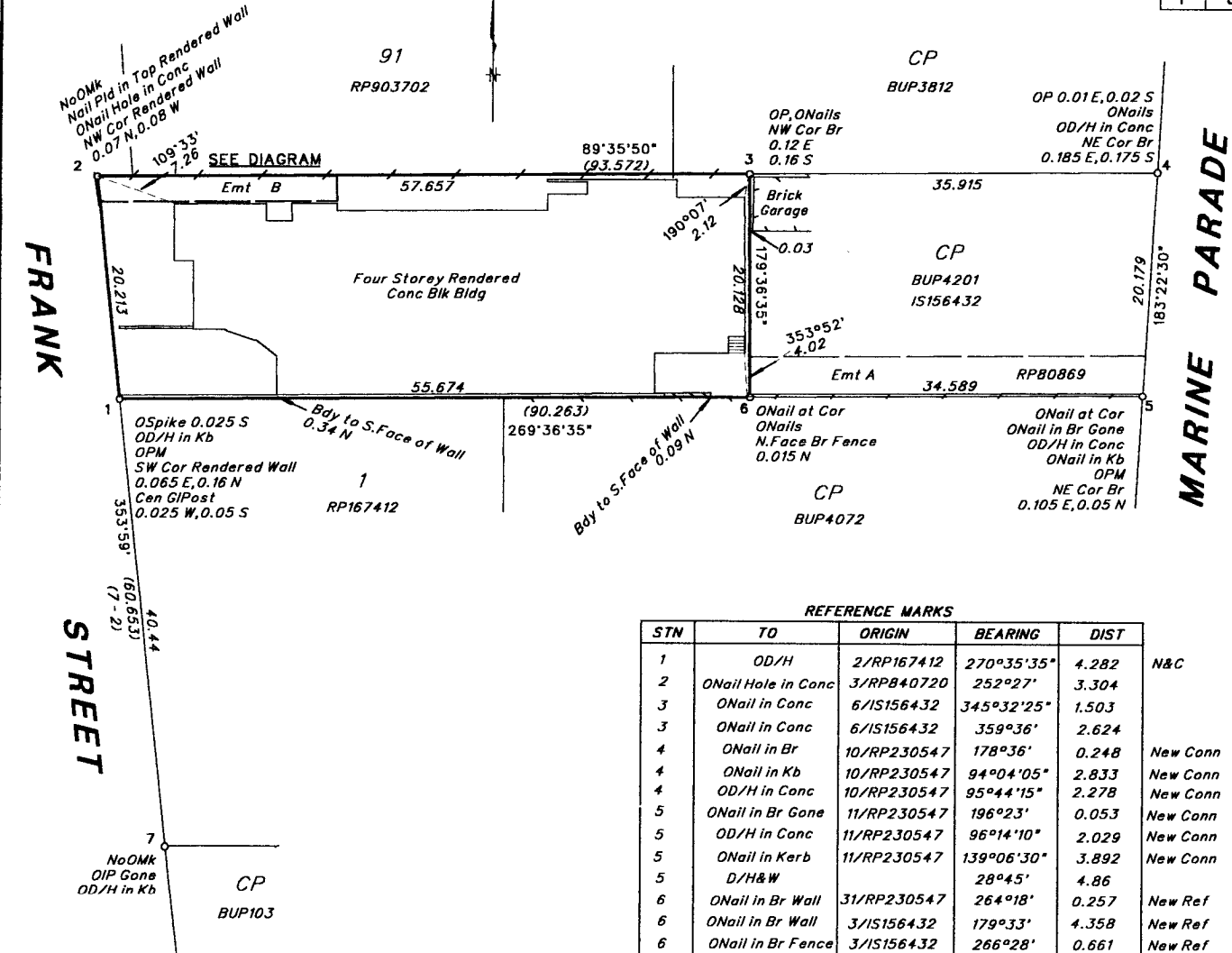
NIL

** End of Current Title Search **

Land Title Act : Land Act 1994
Form 21 Version 2

Sheet 1 of 5

SURVEY PLAN



REFERENCE MARKS

STN	TO	ORIGIN	BEARING	DIST	
1	OD/H	2/RP167412	270°35'35"	4.282	N&C
2	ONail Hole in Conc	3/RP840720	252°27'	3.304	
3	ONail in Conc	6/IS156432	345°32'25"	1.503	
3	ONail in Conc	6/IS156432	359°36'	2.624	
4	ONail in Br	10/RP230547	178°36'	0.248	New Conn
4	ONail in Kb	10/RP230547	94°04'05"	2.833	New Conn
4	OD/H in Conc	10/RP230547	95°44'15"	2.278	New Conn
5	ONail in Br Gone	11/RP230547	196°23'	0.053	New Conn
5	OD/H in Conc	11/RP230547	96°14'10"	2.029	New Conn
5	ONail in Kerb	11/RP230547	139°06'30"	3.892	New Conn
5	D/H&W		28°45'	4.86	
6	ONail in Br Wall	31/RP230547	264°18'	0.257	New Ref
6	ONail in Br Wall	3/IS156432	179°33'	4.358	New Ref
6	ONail in Br Fence	3/IS156432	266°28'	0.661	New Ref
7	OIP Gone	3/RP167412	273°37'	1.022	
7	ODH in Kb	23/RP230543	236°06'	5.35	

PERMANENT MARKS

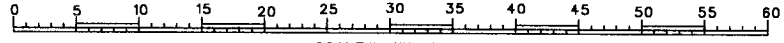
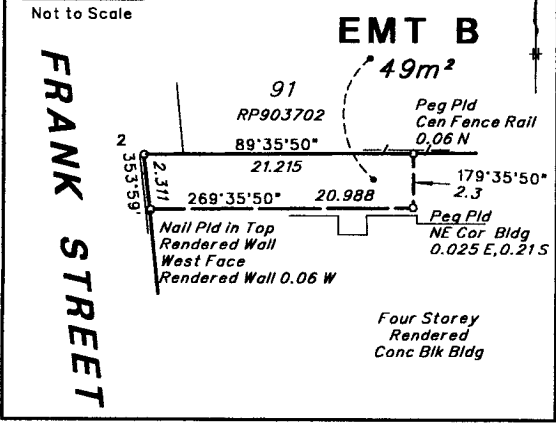
PM	ORIGIN	BEARING	DIST	No.	
1 - OPM		338°48'05"	107.505	6865	New Conn
5 - OPM		183°50'55"	140.964	18851	New Conn

TRAVERSES

LINE	BEARING	DIST
PM6865 - PM18851	153°31'20"	268.416

Base Parcel Area 1140m²

DIAGRAM



SCALE IN METRES 50mm 100mm 150mm State copyright reserved.

ANDREWS & HANSEN PTY LTD
ACN 010 742 784
herby certify that the Company has surveyed the land
comprised in the plan by
Colin Robert PHANSEN (Licensed Surveyor) and
Kenneth Ian ANDREWS (Surveying Associate)
for whose work the Company accepts responsibility & that
the plan is accurate, that the said survey was performed in
accordance with the Survey Act 1977 & the Surveyors
Regulation 1992 & that the said survey was completed on 7/12/00

Colin Robert Hansen
Kenneth Ian Andrews
Director & Licensed Surveyor
Director
Date 7/12/00

**PLAN OF LOTS 1 - 12 & COMMON
PROPERTY & Easement B in
Common Property**
Cancelling Lot 10 on SP126533

Scale: 1:400
Format: BUILDING

SP137733

Parish: NERANG COUNTY: WARD
Meridian: RP840720 F/N's: NO
Plan Status

WARNING : Folded or Mutilated Plans will not be accepted.
Plans may be rolled.
Information may not be placed in the outer margins.

704550647

GC 400 NT

\$872.00
24/01/2001 09:30

Registered

5. Lodged by

JASMINA ROGERS
SOLICITOR
PO BOX 222
SURFERS PARADISE H217
PH: 55925755

GC81

(include address, phone number, reference, and Lodger Code)

1. Certificate of Registered Owners or Lessees.

I/We V & J BABOVIC PTY. LTD. A.C.N. 060 428 613
QMENTI PTY LTD. A.C.N. 002 160 349
BANDORO PTY LTD. A.C.N. 003 816 742

(Names in full)

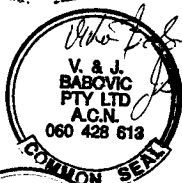
*As Registered Owners of this land agree to this plan and dedicate the Public Use Land as shown hereon in accordance with Section 50 of the Land Title Act 1994.

~~*As Lessees of this land agree to this plan.~~

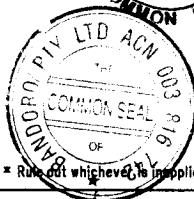
Signature of Registered Owners *Lessees



K. Babovic director
M. Babovic director



V. Babovic director
J. Babovic director



M. Babovic director
M. Babovic director

* Rule not applicable

2. Local Government Approval
COUNCIL OF THE CITY OF GOLD COAST

hereby approves this plan in accordance with the :

z

Dated this 22nd day of December 2000

KENNETH COLIN McDONALD
Authorised Officer

* Insert the name of the Local Government.
Insert designation of signatory or delegation

% Insert Integrated Planning Act 1997 or
Local Government (Planning & Environment) Act 1990

3. Plans with Community Management Statement :

CMS Number : 28996
Name : MEDITERRANEAN SURF

4. References :

Dept File :
Local Govt : 555/15/3209
Surveyor : 6163

6. Existing

Title Reference	Lot	Plan
50295053	10	SP126533

Created

Lots	Emts	Road
1- 12 & COMMON PROPERTY	EMT B	

EASEMENT	LOT PARTIALLY BENEFITED
601201742	COMMON PROPERTY

EASEMENT	LOT FULLY BENEFITED
TO BE DEDICATED	COMMON PROPERTY

14 1- 12 & COMMON PROPERTY

Orig Lots

7. Portion Allocation :

8. Map Reference :
9542 - 22314

9. Locality :
LABRADOR

10. Local Government :
COUNCIL OF THE CITY OF GOLD COAST

11. Passed & Endorsed :
ANDREWS & HANSEN PTY LTD
By : ACN 010 742 784
Date : 11/12/2000
Signed : *Ch Hansen*
Designation : LICENSED SURVEYOR/DIRECTOR

12. Building Format Plans only.

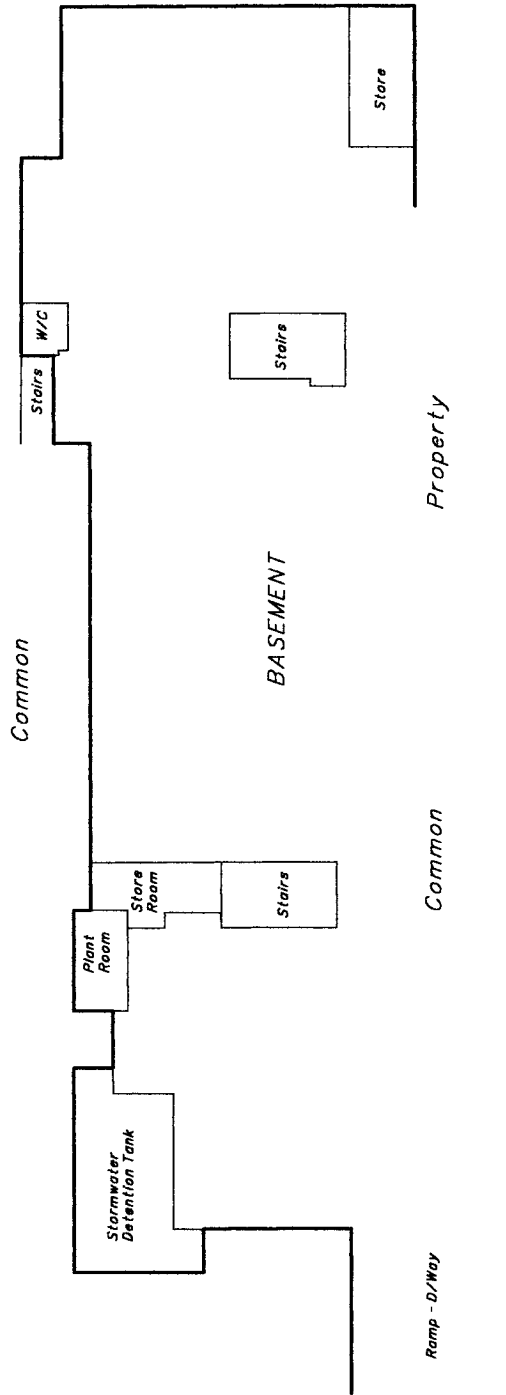
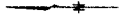
I certify that :
*As far as it is practical to determine, no part of the building shown on this plan encroaches onto adjoining lots or road:
*Part of the building shown on this plan encroaches onto adjoining lots and road.

Ch Hansen 7/12/00
Licensed Surveyor/Director Date
* delete words not required

13. Lodgement Fees :

13 Survey Deposit \$ 296
Lodgement \$ 96
12 New Titles \$ 480
Photocopy \$
Postage \$
TOTAL \$ 872

14. Insert Plan Number
SP137733



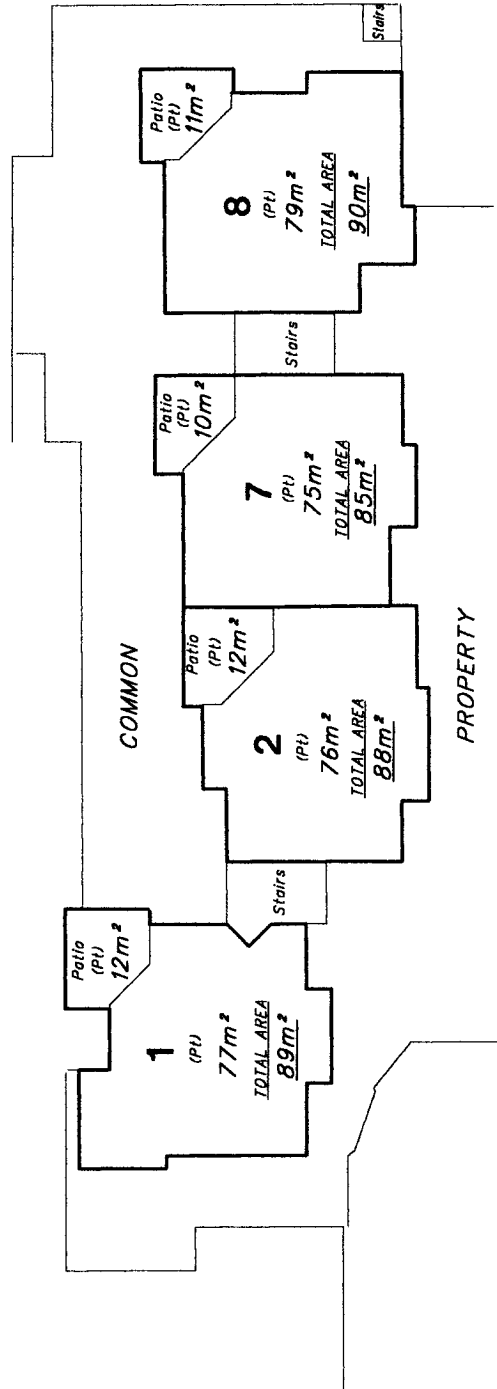
LEVEL A
SCALE 1 : 200



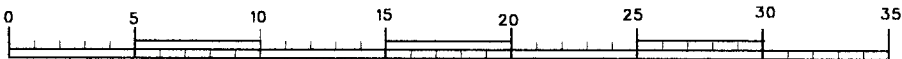
SCALE IN METRES 1 : 200

State copyright reserved.

Insert Plan Number **SP137733**



LEVEL B
SCALE 1 : 200

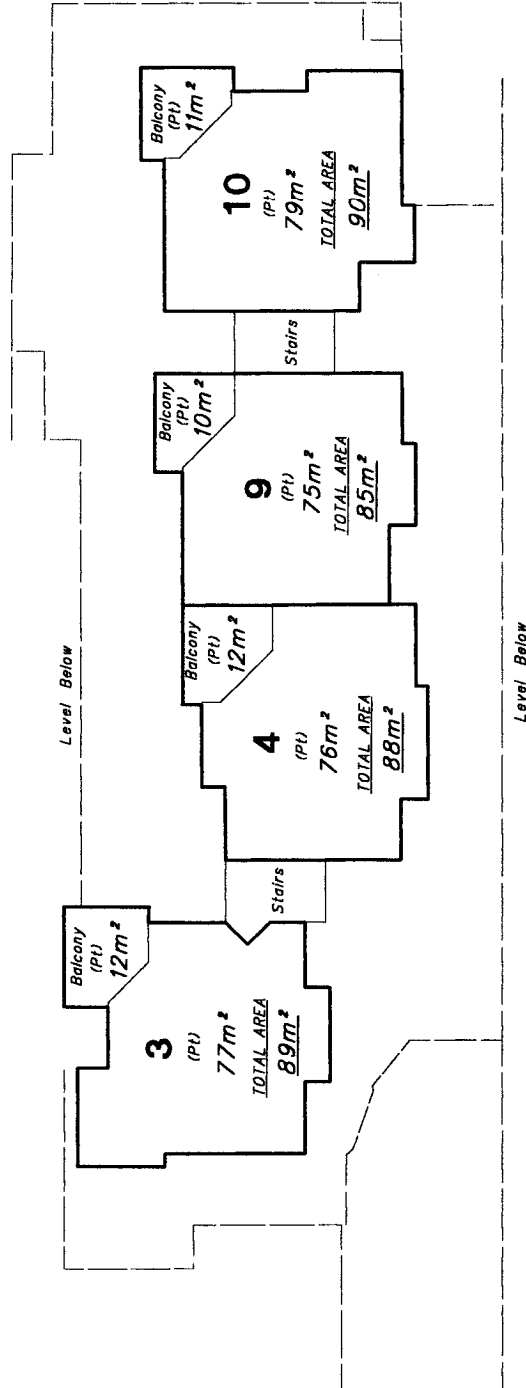


SCALE IN METRES 1 : 200

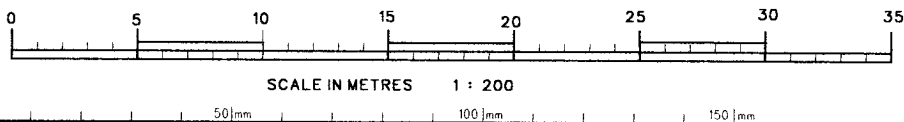
50mm 100mm 150mm

State copyright reserved.

Insert Plan Number **SP137733**

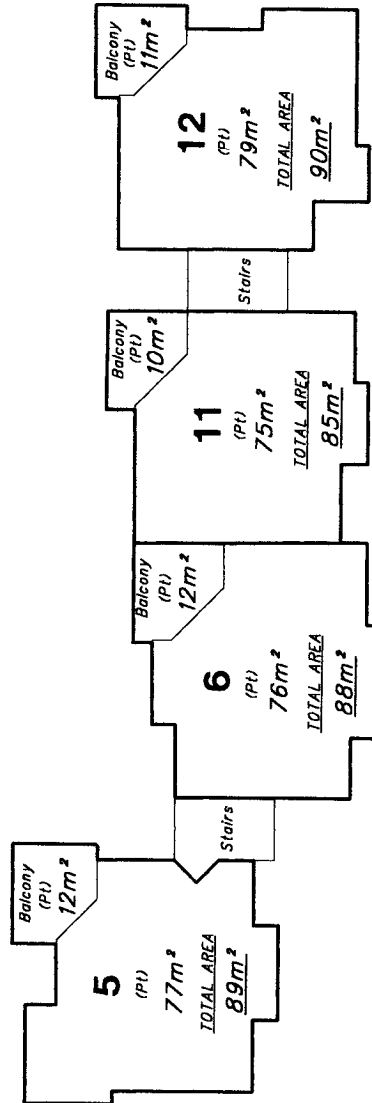
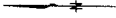


LEVEL C
SCALE 1 : 200

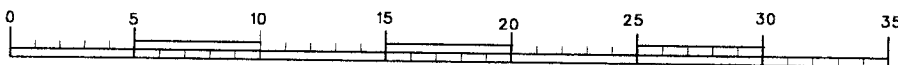


State copyright reserved.

Insert Plan Number **SP137733**



LEVEL D
SCALE 1 : 200



SCALE IN METRES 1 : 200



State copyright reserved.

Insert Plan Number **SP137733**



Better communities.
The Whittles way.

Cleveland Central
Level 1, 91 Middle Street
Cleveland QLD 4163

07 3479 9300
whittles.com.au

28/01/26

Whittles Australia Pty Ltd
ABN 78 139 486 678

INFOTRACK
PO BOX 10314, ADELAIDE STREET
BRISBANE, QLD, 4001

Dear Sir/Madam

Please find attached the Information Certificate as requested for Lot 3 "MEDITERRANEAN SURF CTS 28996", 89 FRANK STREET, LABRADOR. Your reference 2620577.

Specific Information To This Lot:

No information

Upon settlement please ensure that a BCCM Form 8 is promptly supplied to Whittles at info.cleveland@whittles.com.au to ensure invoices are sent to the correct address.

Please include the buyer's current postal address, email address and phone numbers if possible and also if the property is being let the rental agent's details and where levy notices should be sent.

Yours faithfully

Matthew Porch
Body Corporate Manager

**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 ..Page 2
- details of the property and community titles scheme ..Page 3
- by-laws and exclusive use areas ..Page 4
- lot entitlements and financial information ..Page 5
- owner contributions and amounts owing ..Page 6
- common property and assets ..Page 8
- insurance ..Page 9
- contracts and authorisations ..Page 10

This certificate does not include information about:

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

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

The community management statement

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

The Office of the Commissioner for Body Corporate and Community Management

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

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

The information in this certificate is issued on 28/01/2026.

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 (Example - Seaview CTS 1234)

MEDITERRANEAN SURF CTS 28996

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:

Whittles Australia Pty Ltd
Matthew Porch
PO Box 539
Cleveland QLD 4163
info.cleveland@whittles.com.au
07 3479-9300

Accessing records

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

The body corporate manager named above.

Property and community titles scheme details

Lot and plan details

Lot Number: 3

Plan type and number: SP 137733

Plan of subdivision: Standard Format Building Format Volumetric Format

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 Module

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?

Yes

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?

Yes

No

If yes, you can obtain a copy of the statement from Titles Queensland: ww.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.

The community management statement specifies the by-laws in Schedule 4 of the Body Corporate and Community Management Act 1997 apply to the scheme.

A consolidated set of the by-laws for the scheme is given with this certificate.

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

No

If yes, the exclusive use by-laws or other allocations of common property for the schemes are: (select all that apply)

listed in the community management statement.

given with this certificate.

Lot entitlements and financial information

Lot entitlements are used to determine the proportion of body corporate expenses each lot owner is responsible for. The community management statement contains two schedules of lot entitlements - a contribution schedule of lot entitlements and an interest schedule of lot entitlements, outlining the entitlements for each lot in the scheme. The contribution schedule lot entitlement for a lot (as a proportion of the total for all lots) is used to calculate the lot owner's contribution to most body corporate expenses, and the interest schedule lot entitlement for a lot (as a proportion of the total for all lots) is used to calculate the lot owner's contribution to insurance expenses in some cases. Lots may have different lot entitlements and therefore may pay different contributions to the body corporate's expenses.

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

Contribution schedule

Contribution schedule lot entitlement for the lot: 10

Total contribution schedule lot entitlements for all lots: 120

Interest schedule

Interest schedule lot entitlement for the lot: 10

Total interest schedule lot entitlements for all lots: 120

Statement of accounts

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

Owner contributions (levies)

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

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

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

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

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

Body corporate debts

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

Owner contributions and amounts owing

Administrative fund contributions

Total amount of contributions (before any discount) for lot 3 for the current financial year: \$2,832.00

Number of instalments: 4 (outlined below)

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

Discount for on-time payments (if applicable): 10.00%

Lot 00003 has no amounts currently payable.

Administrative Fund	Amount	Due Date	Discount	If Paid By	Date Paid
01/02/25 to 30/04/25	\$708.00	01/02/25	\$70.80	01/02/25	01/02/25
01/05/25 to 31/07/25	\$708.00	01/05/25	\$70.80	01/05/25	01/05/25
01/08/25 to 31/10/25	\$708.00	20/09/25	\$70.80	20/09/25	27/08/25
01/11/25 to 31/01/26	\$708.00	01/12/25	\$70.80	01/12/25	18/11/25
01/02/26 to 30/04/26 - Interim	\$708.00	01/02/26	\$70.80	01/02/26	21/01/26

Sinking fund contributions

Total amount of contributions (before any discount) for lot 3 for the current financial year: \$1,416.00

Number of instalments: 4 (outlined below)

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

Discount for on-time payments (if applicable): 1000%

Lot 00003 has no amounts currently payable.

Sinking Fund	Amount	Due Date	Discount	If Paid By	Date Paid
01/02/25 to 30/04/25	\$354.00	01/02/25	\$35.40	01/02/25	01/02/25
01/05/25 to 31/07/25	\$354.00	01/05/25	\$35.40	01/05/25	01/05/25
01/08/25 to 31/10/25	\$354.00	20/09/25	\$35.40	20/09/25	27/08/25
01/11/25 to 31/01/26	\$354.00	01/12/25	\$35.40	01/12/25	18/11/25
01/02/26 to 30/04/26 - Interim	\$354.00	01/02/26	\$35.40	01/02/26	21/01/26

Special contributions (IF ANY)

N/A

Other amounts payable by the lot owner

For the current financial year there are:

No other amounts payable for the lot.

Amounts payable under exclusive use by-laws.

Amounts payable under service agreements (that are not included in body corporate contributions for the lot).

Other amounts payable.

Summary of amounts due but not paid by the current owner

At the date of this certificate:

All payments for the lot are up to date.

The following amounts are due but not yet paid for the lot.

Annual Contributions, Administration Fund	\$0.00
Annual Contributions, Sinking Fund	\$0.00
Special Contributions	\$0.00
Other Payments	\$0.00
Penalties	\$0.00
Total amount overdue	\$0.00

Common property and assets

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

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

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

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

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

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

- Yes - you can obtain a copy from the body corporate records.
 No

Current sinking fund balance (as at date of certificate): \$123,383.45CR

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.

There are no authorised improvements to the common property that the owner of the lot is responsible for maintaining in good condition.

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.

Body corporate assets

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

- The body corporate does not have any assets that it is required to record in its register.
 A copy of the body corporate register of assets is given with this certificate.

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, the:

- type of policy;
- name of the insurer;
- sum insured;
- amount of premium (\$12,920.00)
- excess payable on a claim

are given with this certificate.

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?

Yes

No

Lot owner and occupier insurance

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

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

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

Contracts and authorisations

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

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

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

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

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

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

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

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

Yes - Name of caretaking service contractor engaged:

No

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

Yes - Name of authorised letting agent:

No

Embedded network electricity supply

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

Yes

No

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

Body corporate authority

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



Matthew Porch
Body Corporate Manager
28/01/2026

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

TAX INVOICE

28/01/2026

Whittles Australia Pty Ltd
ABN 78 139 486 678
PO Box 539
Cleveland QLD 4163

InfoTrack
PO BOX 10314
ADELAIDE STREET
BRISBANE QLD 4001

DESCRIPTION: Searching and completing document for provisions of Section 206,
Body Corporate and Community Management Act 1997,
Lot 00003 at 89 FRANK STREET, LABRADOR

MEDITERRANEAN SURF CTS 28996

FEE:	As prescribed	\$84.10	PAID
TOTAL DUE:		\$84.10	PAID

OWNER: J Baskett

With Compliments

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

GENERAL REQUEST

FORM 14 Version 4
Duty Imprint Page 1 of 1



714740423

NO FEE
23/10/2012 12:09

BE 470

1. Nature of request	Lodger (Name, address, E-mail & phone number)	Lodger Code
REQUEST TO RECORD NEW COMMUNITY MANAGEMENT STATEMENT FOR MEDITERRANEAN SURF COMMUNITY TITLES SCHEME 28996	PROPERTY SERVICES BRANCH DEPT TRANSPORT AND MAIN ROADS GPO BOX 1412, BRISBANE, 4001 495/03163	96

2. Lot on Plan Description	County	Parish	Title Reference
COMMON PROPERTY OF MEDITERRANEAN SURF CTS 28996	WARD	NERANG	50344547
LOT 20 ON SP208460	WARD	NERANG	PART OF 50344547

3. Registered Proprietor/State Lessee
BODY CORPORATE FOR MEDITERRANEAN SURF COMMUNITY TITLES SCHEME 28996

4. Interest
NOT APPLICABLE

5. Applicant
BODY CORPORATE FOR MEDITERRANEAN SURF COMMUNITY TITLES SCHEME 28996

6. Request
I hereby request that the New Community Management Statement deposited herewith which excises Lot 20 on SP208460 from the scheme be recorded as the New Community Management Statement for Mediterranean Surf Community Titles Scheme 28996.

7. Execution by applicant

12/10/12
Execution Date

[Signature]
Chairperson/Secretary
Applicant's or Solicitor's Signature

12/10/12
Execution Date

[Signature]
Chairperson/Secretary/Treasurer
Applicant's or Solicitor's Signature

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

28996

CMS LABEL NUMBER

This statement incorporates and must include the following:

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

1. Name of community titles scheme MEDITERRANEAN SURF COMMUNITY TITLES SCHEME 28996	2. Regulation module STANDARD
---	---

3. Name of Body Corporate
 BODY CORPORATE FOR MEDITERRANEAN SURF COMMUNITY TITLES SCHEME 28996

4. Scheme land

Lot on Plan Description	County	Parish	Title Reference
SEE ENLARGED PANEL			

5. *Name and address of original owner NOT APPLICABLE	6. Reference to plan lodged with this statement SP208460
---	--

first community management statement only

7. Local Government community management statement notation

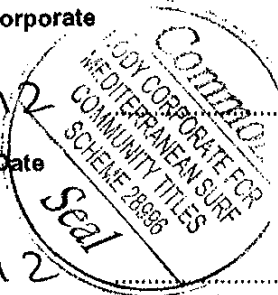
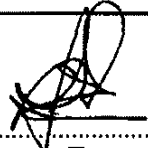
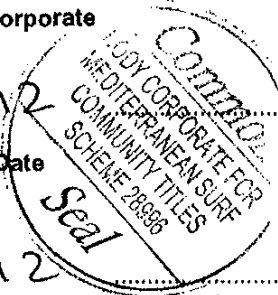
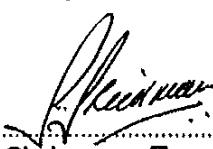
Not applicable pursuant to s60(6)(b)(ii) of the *Body Corporate and Community Management Act 1997*

..... signed

..... name and designation

..... name of Local Government

8. Execution by original owner/Consent of body corporate

12/10/12 Execution Date		 Chairperson/Treasurer/Secretary *Execution
12/10/12 Execution Date		 Chairperson/Treasurer/Secretary *Execution

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

Privacy Statement

Collection of this information is authorised by the *Body Corporate and Community Management Act 1997* and is used to maintain the publicly searchable registers in the land registry. For more information about privacy in NR&W see the Department's website.

Title Reference 50344547

4. Scheme land

Lot on Plan Description	County	Parish	Title Reference
COMMON PROPERTY OF MEDITERRANEAN SURF CTS 28996	WARD	NERANG	50344547
LOT 1 ON SP137733	WARD	NERANG	50344548
LOT 2 ON SP137733	WARD	NERANG	50344549
LOT 3 ON SP137733	WARD	NERANG	50344550
LOT 4 ON SP137733	WARD	NERANG	50344551
LOT 5 ON SP137733	WARD	NERANG	50344552
LOT 6 ON SP137733	WARD	NERANG	50344553
LOT 7 ON SP137733	WARD	NERANG	50344554
LOT 8 ON SP137733	WARD	NERANG	50344555
LOT 9 ON SP137733	WARD	NERANG	50344556
LOT 10 ON SP137733	WARD	NERANG	50344557
LOT 11 ON SP137733	WARD	NERANG	50344558
LOT 12 ON SP137733	WARD	NERANG	50344559

SCHEDULE A SCHEDULE OF LOT ENTITLEMENTS

Lot on Plan	Contribution	Interest
LOT 1 ON SP 137733	10	10
LOT 2 ON SP 137733	10	10
LOT 3 ON SP 137733	10	10
LOT 4 ON SP 137733	10	10
LOT 5 ON SP 137733	10	10
LOT 6 ON SP 137733	10	10
LOT 7 ON SP 137733	10	10
LOT 8 ON SP 137733	10	10
LOT 9 ON SP 137733	10	10
LOT 10 ON SP 137733	10	10
LOT 11 ON SP 137733	10	10
LOT 12 ON SP 137733	10	10
TOTALS	120	120

SCHEDULE B EXPLANATION OF THE DEVELOPMENT OF SCHEME LAND

Sections 57 (1) (e) and (f) of the Body Corporate and Community Management Act 1997 are not applicable

SCHEDULE C BY-LAWS**1 VEHICLES**

Save where a by-law made pursuant to the Act authorises him so to do, a proprietor or occupier of a lot shall not park or stand any motor or other vehicle upon common property other than in the areas provided except with the consent in writing of the Body Corporate.

2 OBSTRUCTION

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

3 ALTERATIONS TO LAWNS ETC. ON COMMON PROPERTY

A proprietor or occupier shall not:-

- (a) Damage any lawn, garden, tree, shrub, plant or flower being part of or situated upon common property; or
- (b) Except with the consent in writing of the Body Corporate, use for his own purposes as a garden any portion of the common property

4 DAMAGE TO COMMON PROPERTY

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

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

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

5 DEPOSITING RUBBISH, ETC. ON COMMON PROPERTY

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

6 NOISE

- (a) A proprietor of a lot, their guests, servants or agents shall not make or permit any noise likely to interfere in any way with the peaceful enjoyment of other proprietor of lots or of any person lawfully using the common property. In particular no proprietor of a lot shall hold or permit to be held any social gathering in his lot which would cause any noise which unlawfully interferes with the peace and quietness of any other proprietor of a lot, at any time of day or night and in particular shall comply in all respects with the Noise Abatement Act 1979, as amended.
- (b) In the event of any unavoidable noise in a lot at any time the proprietor thereof shall take all practical means to minimise annoyance to other proprietors of lots by closing all doors, windows and curtains of his lot and also such further steps as may be within his power for the same purpose and shall cease the activity creating a noise or nuisance upon the request of the Body Corporate through its representative.
- (c) Guests leaving after 11.00 pm shall be requested by their hosts to leave quietly. Quietness also shall be observed when a proprietor of a lot returns to the dwelling late at night or early morning hours

7 BEHAVIOUR OF INVITEES, TENANTS ETC.

- (a) A proprietor of a lot shall take all reasonable steps to ensure that his invitees do not behave in a manner likely to interfere with the peaceful enjoyment of the proprietor of another lot or of any person lawfully using common property.
- (b) The proprietor of a lot shall be liable to compensate the body Corporate in respect of all damage to the common property or personal property vested in it caused by such proprietor or their invitees.
- (c) A proprietor of a lot which is the subject of a lease or license agreement shall take all reasonable steps, including any action available to him under any such lease or license agreement, to ensure that any lessee or licensee or other occupier of the lot or their invitees comply with the provisions of the by-laws.

8 ANIMALS

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

9 APPEARANCE OF BUILDING

A proprietor of a lot shall not, except with the consent in writing of the Body Corporate Committee, hang any washing, towel, bedding, clothing or other article or display any sign, advertisement, placard, banner, pamphlet or like matter on any part of his lot in such a way as to be visible from the common property or any other lot.

10 WIRELESS AND TELEVISION AERIALS

Outside wireless and television aerials may not be erected without written permission of the Body Corporate Committee.

11 NO STRUCTURAL ALTERATIONS WITHOUT PERMISSION

No structural alteration shall be made to any unit (including alteration to gas, water, electrical installation and including the installation of any air conditioning system) unless such alteration is conducted by a qualified tradesman and the work and materials used match (as closely as possible) the external building colour, design and materials where the alteration is visible from outside the unit. For any other alteration, the prior permission in writing of the Body Corporate Committee, and if required by the Act a resolution without dissent passed at a general meeting of the Body Corporate is required.

12 MAINTENANCE OF LOTS

Each proprietor shall be responsible for the maintenance of his lot and shall ensure that his lot is so kept and maintained as not to be offensive in appearance to other lot owners through the accumulation of excess rubbish or otherwise.

13 WINDOW TREATMENTS

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

14 USE OF LOTS

All lots shall be utilised for residential purposes or short-term accommodation and shall not be utilised for any other purpose that may cause a nuisance or hazard or for any illegal or immoral purpose or for any purpose that may endanger the safety or good reputation of persons residing within the parcel.

15 GARBAGE DISPOSAL

Each proprietor shall, save where the Body Corporate provides some other means of disposal of garbage:-

Maintain within his lot, or on such part of the common property as may be authorised by the Body Corporate, in clean and dry condition an adequately covered receptacle for garbage;
Comply with all local authority By-Laws and ordinances relating to the disposal of garbage;
Ensure that the health, hygiene and comfort of the proprietor or occupier of any other lot is not adversely affected by his disposal of garbage.

16 USE OF APPURTENANCES

The water closets, conveniences and other water apparatus including waste pipes and drains shall not be used for any purpose other than those for which they were constructed and no sweeping or rubbish or other unsuitable substance shall be deposited therein. All costs or expenses resulting from damage or blockage to such water closets, conveniences, water apparatus, waste pipes and drains from misuse or negligence shall be borne by the proprietor whether the same is caused by his own actions or those of members of his household or his servant or agents or guests.

17 DANGEROUS SUBSTANCES ETC

Proprietors shall not bring to, do or keep anything in his lot which shall increase the rate of fire insurance on the building or any property on the land or which may conflict with the laws and/or regulations relating to fires or any insurance policy upon the building or any property on the land or the regulations ordinance of any public authority for the time being in force.

18 WINDOWS TO BE REPLACED

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

19 INFECTIOUS DISEASES

In the event of any infectious disease which may require notification by virtue of any Statute, Regulation or Ordinance affecting any person in any lot the proprietor of such lot shall give, or cause to be given, written notice thereof and any other information which may be required relative thereto to the Body Corporate Committee and shall pay to the Committee the expenses of disinfecting the building where necessary and replacing any articles or things the destruction of which may be rendered necessary by such disease.

20 STORAGE OF FLAMMABLE LIQUIDS, ETC.

(a) A proprietor of a lot shall not bring to, do or keep anything in his lot which shall increase the rate of fire insurance of any property on the parcel or which may conflict with the laws and/or regulations relating to fires or any insurance policy upon any property on the parcel or the regulations or ordinances of any Public Authority for the time being in force.

(b) A proprietor of a lot shall not, except with the consent in writing of the Body Corporate, use or store on his lot or upon the common property any flammable chemical, liquid or gas or other flammable material other than chemicals, liquids, gases or other material used or intended to be used for domestic purposes including gas barbecues, or any such chemical, liquid, gas or other material in a fuel tank of a motor vehicle or internal combustion engine.

21 NOTICE OF ACCIDENT TO BE GIVEN

A proprietor shall give the Body Corporate Committee prompt notice of any accident to or fault in the water pipes, gas pipes, electrical installations or fixtures which comes to his knowledge and the Body Corporate Committee shall have authority by its agents or servants in the circumstances having regard to the urgency involved to examine or make such repairs or renovations as they may deem necessary for the safety and preservation of the building as often as may be necessary.

22 POWER OF THE BODY CORPORATE COMMITTEE

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

23 COMMITTEE MAY EMPLOY

The Committee may employ for and on behalf of the Body Corporate such agents and servants as it thinks fit in connection with the exercise and performance of the powers, authorities, duties and functions of the Body Corporate.

24 CORRESPONDENCE AND REQUESTS TO THE SECRETARY OF THE BODY CORPORATE

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

25 NOTICES

Proprietors shall observe the terms of any notice displayed in the common area by authority of the Body Corporate Committee or of any statutory authority.

26 OBSERVANCE OF BY-LAWS

The duties and obligations imposed by the By Laws on a proprietor of a unit shall be observed not only by the proprietor but the proprietor's, tenants, guests, servants, employees, agents, children, invitees and licensees.

27 RECOVERY BY BODY CORPORATE

Where the Body Corporate expends money to make good damage caused by a breach of the Act or of these By-Laws by any proprietor or the tenants, guests, servants, employees, agents, children, invitees or licensees of the proprietor or any of them, the Committee shall be entitled to recover the amount so expended as a debt in any action in any Court of competent jurisdiction from the proprietor of the unit at the time when the breach occurred.

28 RECOVERY OF COSTS (LEVIES)

A proprietor (which expression shall extend to a mortgagee in possession) shall pay on demand the whole of the Body Corporate's costs and expenses (including Solicitor and own client costs), such amount to be deemed a liquidated debt, incurred in :-

- (a) recovering levies or moneys payable to the Body Corporate pursuant to the Act duly levied upon the proprietor by the Body Corporate or otherwise or pursuant to the By-Laws of the Body Corporate;
- (b) all proceedings including legal proceedings concluded in favour of the Body Corporate taken by or against the proprietor or the lessee or occupier of the proprietor's lot, including but not limited to, applications for an Order by the Referee, appeals to the Tribunal and appeals to the Court.

In the event that the proprietor (or his mortgagee in possession) fails to attend to the payment of such costs and expenses after demand is made for the payment of same, the Body Corporate may:-

- (i) treat such costs and expenses as a liquidated debt and take action for the recovery of same in any Court of competent jurisdiction; and may
- (ii) enter such costs and expenses against the levy account of such proprietor in which case the amount of same shall be paid to the Body Corporate upon a subsequent sale or disposal of the proprietor's lot failing which the purchaser of such lot shall be liable to the Body Corporate for the payment of same.

29 (a) INTEREST

If a contribution levied under the Act is unpaid 30 days after it falls due for payment then the amount of the unpaid contribution will bear interest at an annual rate to be determined by the Body Corporate by ordinary resolution in general meeting from time to time.

(b) JOINT LIABILITY

If, at the time a person become the proprietor of a lot, another person is liable in respect of the lot to pay interest on a contribution, the proprietor is jointly and severally liable with the other person for the payment of the interest.

30 MAINTENANCE OF EXCLUSIVE USE AREAS

The proprietors to whom a grant of exclusive use of common property has been made shall be responsible, at their own expense, for the carrying out of the maintenance and upkeep responsibilities imposed upon the Body Corporate pursuant to the Act with respect to each such exclusive use area (save and except cleaning of such area). The aforesaid grant of exclusive use and enjoyment is made subject to and conditional upon the said proprietors allowing the Body Corporate and its Committee and its properly appointed servants or agents, at all reasonable times, access to such area for any proper purpose including inspection and maintenance thereof.

31 COMMITTEE TO BE PERMITTED TO ENTER

Upon one (1) days notice in writing the Body Corporate Committee and its servants, agents and contractors shall be permitted to inspect the interior of any lot and test the electrical, gas or water installation or equipment therein and so trace and repair any leakage or defect in the said installations or equipment (at the expense of the proprietor in cases where such leakage or defect is due to any act or default of the said proprietor or his tenants, guests, servants or agents). If not so permitted they may effect an entry. The Body Corporate Committee, in

exercising this power, shall ensure that its servants agents and employees cause as little inconvenience to the proprietor as is reasonable in the circumstances.

32 COPY OF BY-LAWS TO BE PRODUCED UPON REQUEST

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

33 USE OF BUILDING MANAGER'S LOT

Lot.....1.....In the Survey Plan known as "Mediterranean Surf" ("the Management Unit") maybe used for the purposes of Management of the property and for the sale and letting of units in the buildings on behalf of the proprietors, and the rendering of such services to occupants of units in the building and may without the consent of the Body Corporate Committee display signs or notices of the purposes of offering for sale or for lease or for letting any unit in the building. For the purposes aforesaid the Body Corporate shall have power to grant to the proprietor of the Management Unit the right to carry on in the property the business of letting units in the building and for the purpose to enter into any appropriate agreement on such terms and conditions as the Body Corporate may deem fit.

34 BODY CORPORATE EMPOWERED TO ENTER INTO AGREEMENTS

(a) The Body Corporate shall be empowered to enter into Agreements from time to time with the proprietor of the Management Unit or any party associated with the said proprietor who has care and control of the said lot to caretake and or manage the common property of subsidiary bodies corporate and the buildings at "Mediterranean Surf" and to let lots upon such terms and conditions as the Body Corporate shall decide upon in General Meeting.

(b) The proprietor of the Management Unit, or any party associated with the said proprietor who has care and control of the said lot is authorised to be the letting agent for such of the proprietors of "Mediterranean Surf" who shall desire to appoint such party as their letting agent.

(c) The Committee of the Body Corporate hereby consents to the manager's application to the Auctioneers and Agents Committee of the Office of Corporate Affairs to conduct a letting business in relation to the units in "Mediterranean Surf" from the Management Unit.

35 VEHICLE PARKING

Each Proprietor for the time being of each respective lot in the building shall be entitled to the exclusive use of the Area noted in Schedule E to this document for car parking only and each proprietor (or his licensee) to whom such space has been granted exclusively pursuant to this By-Law shall use such space or spaces for the purpose for which it is intended and shall not litter same or so use the same so as to create a nuisance

36 USE OF COMMON PROPERTY BY MANAGER

The Body Corporate may grant to the proprietor of the Management Unit rights of use in respect of such parts of the community common property, or common property which is under the management of the Body Corporate, as in the opinion of the Committee of the Body Corporate is reasonable necessary in order to enable the proprietor of the Management Unit to carry out his contractual responsibilities to the Body Corporate. Such grant may be by way of Exclusive Use By-Law, lease, licence or other arrangement as is, in the opinion of the Committee of the Body Corporate, reasonable in the circumstances.

37 DISPLAY UNIT

Whilst the Original Proprietor / Seller / Vendor remains a proprietor of any Lot in the development, it and its respective servants and/or agents, shall be entitled to utilise that Lot whilst it remains the proprietor as a display and marketing Lot for the purpose of allowing prospective purchasers of any Lot / Lots in the development of which it is still the proprietor to inspect such Lot or Lots, and further, shall be entitled to place such signs and

other advertising and display material in and about the development, and about other parts of the common property, which signs shall in all respects be attractive and tasteful, bearing in mind the general appearance of the development, and shall not at any time, and from time to time be more, in terms of number and size, than is reasonably necessary.

SCHEDULE D OTHER DETAILS REQUIRED / PERMITTED TO BE INCLUDED

NIL

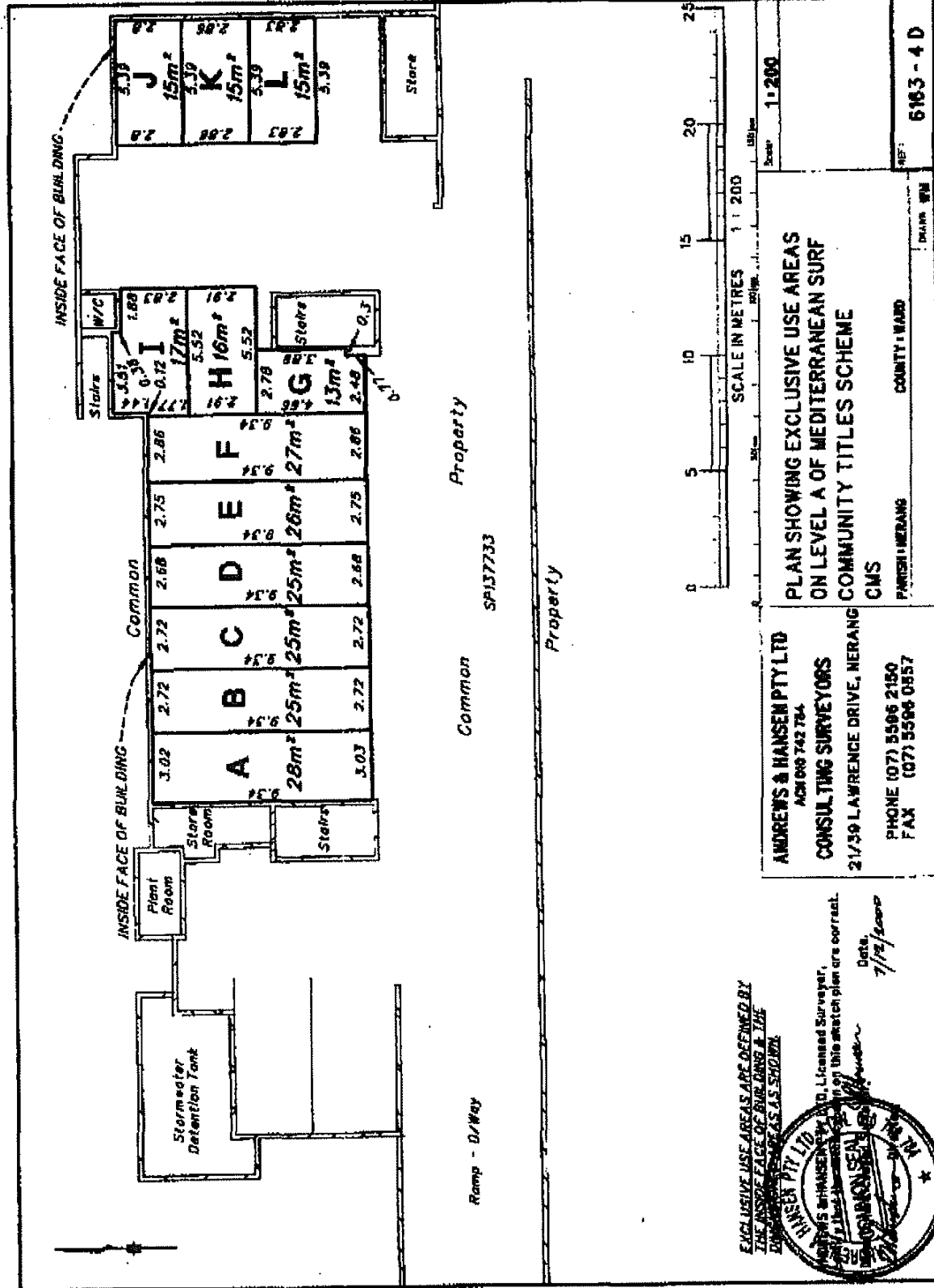
SCHEDULE E DESCRIPTION OF LOTS ALLOCATED EXCLUSIVE USE AREAS OF COMMON PROPERTY

LOT 1 ON SP 137733	AREA "A" ON SCHEDULE "A"
LOT 2 ON SP 137733	AREA "B" ON SCHEDULE "A"
LOT 3 ON SP 137733	AREA "C" ON SCHEDULE "A"
LOT 4 ON SP 137733	AREA "D" ON SCHEDULE "A"
LOT 5 ON SP 137733	AREA "E" ON SCHEDULE "A"
LOT 6 ON SP 137733	AREA "F" ON SCHEDULE "A"
LOT 7 ON SP 137733	AREA "G" ON SCHEDULE "A"
LOT 8 ON SP 137733	AREA "H" ON SCHEDULE "A"
LOT 9 ON SP 137733	AREA "I" ON SCHEDULE "A"
LOT 10 ON SP 137733	AREA "J" ON SCHEDULE "A"
LOT 11 ON SP 137733	AREA "K" ON SCHEDULE "A"
LOT 12 ON SP 137733	AREA "L" ON SCHEDULE "A"

Title Reference 50295058

SCHEDULE "A"

Page 10 of 10



EXCLUSIVE USE AREAS ARE DEFINED BY THE INSIDE FACE OF BUILDING & THE DRIVEWAY AS SHOWN



Date: 7/12/2000

MEDITERRANEAN SURF CTS 28996

BALANCE SHEET

AS AT 11 JULY 2025

	ACTUAL 11/07/2025	ACTUAL 31/01/2025
<u>OWNERS FUNDS</u>		
Administrative Fund	16,564.11	13,690.36
Sinking Fund	116,827.13	109,176.41
<u>TOTAL</u>	<u>\$ 133,391.24</u>	<u>\$ 122,866.77</u>

THESE FUNDS ARE REPRESENTED BY

CURRENT ASSETS

Cash At Bank	136,917.80	124,452.65
Levies In Arrears	0.00	116.75
Other Arrears Interest	0.00	5.84
Prepaid Expenses	1,785.94	7,376.32
<u>TOTAL ASSETS</u>	138,703.74	131,951.56

LIABILITIES

Accruals	0.00	479.55
Next Year Discounts	0.00	(814.58)
Levies In Advance	5,312.50	9,419.82
<u>TOTAL LIABILITIES</u>	5,312.50	9,084.79

NET ASSETS

<u>\$ 133,391.24</u>	<u>\$ 122,866.77</u>
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MEDITERRANEAN SURF CTS 28996

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 FEBRUARY 2025 TO 11 JULY 2025

	ACTUAL 01/02/25-11/07/25	BUDGET 01/02/25-31/01/26	VARIANCE %	ACTUAL 01/02/24-31/01/25
<u>ADMINISTRATIVE FUND</u>				
<u>INCOME</u>				
Levies - Administrative Fund	16,999.20	34,000.00	50.00	34,000.80
Discount - Admin Fund	(1,770.75)	(3,400.00)	52.08	(3,245.74)
Interest On Overdue Levies	2.73	0.00		9.77
TOTAL ADMIN. FUND INCOME	15,231.18	30,600.00		30,764.83
<u>EXPENDITURE - ADMIN. FUND</u>				
Tax Return Fees	0.00	225.00	0.00	0.00
Application / Search Fees	0.00	0.00	0.00	148.06
Computer / Internet Fees	114.90	250.00	45.96	65.70
Bank Fees & Charges	74.95	200.00	37.48	52.95
Bcm - Disbursements	495.00	1,188.00	41.67	1,471.72
Bcm - Disbursements Additional	0.00	0.00	0.00	10.50
Bcm - Management Fees	770.00	1,848.00	41.67	1,663.00
Bcm - Secretarial Fees	198.00	200.00	99.00	110.00
Extraordinary General Meeting	594.00	0.00		0.00
Bcm - Outgoing Manager	0.00	0.00	0.00	837.00
Build. - Maintenance	99.00	1,000.00	9.90	0.00
Build. - Plant & Equip.	0.00	1,000.00	0.00	0.00
Cleaning Services	968.00	3,000.00	32.27	2,442.00
Ins. Replacement Valuation	380.00	0.00		0.00
Electrical - Repairs	0.00	1,000.00	0.00	0.00
Fire Protection Services	1,657.06	2,500.00	66.28	2,341.44
Garden Services	924.00	3,500.00	26.40	3,111.35
Ins. Premium - Building	5,357.82	12,500.00	42.86	10,948.86
Ins. Premium - Workers Comp	0.00	250.00	0.00	200.00
Ins. Claim	99.00	0.00		49.50
Pest Control - Services	0.00	400.00	0.00	370.00
Plumbing - Maintenance	0.00	1,000.00	0.00	0.00
Electricity	625.70	3,000.00	20.86	2,842.22
Electricity - Rebate	0.00	0.00	0.00	(81.25)
Telephone / Internet	0.00	110.00	0.00	110.00
TOTAL ADMIN. EXPENDITURE	12,357.43	33,171.00		26,693.05
<u>SURPLUS / DEFICIT</u>	<u>\$ 2,873.75</u>	<u>\$ (2,571.00)</u>		<u>\$ 4,071.78</u>
Opening Admin. Balance	13,690.36	13,690.36	100.00	9,618.58

MEDITERRANEAN SURF CTS 28996

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 FEBRUARY 2025 TO 11 JULY 2025

	ACTUAL	BUDGET	VARIANCE	ACTUAL
	01/02/25-11/07/25	01/02/25-31/01/26	%	01/02/24-31/01/25
<u>ADMINISTRATIVE FUND BALANCE</u>	<u>\$ 16,564.11</u>	<u>\$ 11,119.36</u>		<u>\$ 13,690.36</u>

MEDITERRANEAN SURF CTS 28996

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 FEBRUARY 2025 TO 11 JULY 2025

	ACTUAL 01/02/25-11/07/25	BUDGET 01/02/25-31/01/26	VARIANCE %	ACTUAL 01/02/24-31/01/25
<u>SINKING FUND</u>				
<u>INCOME</u>				
Levies - Sinking Fund	8,500.80	17,000.00	50.00	16,999.20
Discount - Sinking Fund	(850.08)	(1,700.00)	50.00	(1,581.18)
<u>TOTAL SINKING FUND INCOME</u>	7,650.72	15,300.00		15,418.02
<u>EXPENDITURE - SINKING FUND</u>				
Tax Return Fees	0.00	0.00	0.00	300.00
Build. - Maintenance	0.00	30,000.00	0.00	0.00
Garden - Plant / Tree Removal	0.00	0.00	0.00	1,430.00
<u>TOTAL SINK. FUND EXPENDITURE</u>	0.00	30,000.00		1,730.00
<u>SURPLUS / DEFICIT</u>	<u>\$ 7,650.72</u>	<u>\$ (14,700.00)</u>		<u>\$ 13,688.02</u>
Opening Sinking Fund Balance	109,176.41	109,176.41	100.00	95,488.39
<u>SINKING FUND BALANCE</u>	<u>\$ 116,827.13</u>	<u>\$ 94,476.41</u>		<u>\$ 109,176.41</u>



Certificate of Insurance

ABN 29 008 096 277

Matthew Porch
BC for Mediterranean Surf CTS 28996
C-/ Whittles Body Corpportae Management
PO Box 539
Cleveland QLD 4163

Date: 29.09.2025
Invoice No: I4861890

This document certifies that the policy referred to below is currently intended to remain in force until 4:00pm on the expiry date shown and will remain in force until that date, unless the policy is cancelled, lapsed, varied or otherwise altered in accordance with the relevant policy conditions.

Class Residential Strata/Community Corporation

Insurer Strata Community Insurance Agencies Pty Ltd
PO Box 881
SPRING HILL QLD 4004

Period 30.10.2025 to 30.10.2026

Policy No. QRSC15006532

Important Notice

This certificate does not reflect in detail the policy terms and conditions and merely provides a brief summary of the insurance that is, to the best of our knowledge, in existence at the date we have issued this certificate. If you wish to obtain details of the policy terms, conditions, restrictions, exclusions or warranties, you must refer to the policy contract.

Disclaimer

In arranging this certificate, we do not guarantee that the insurance outlined will continue to remain in force for the period referred to as the policy may be cancelled or altered by either party to the contract at any time in accordance with the terms and conditions of the policy. We accept no responsibility or liability to advise any party who may be relying on this certificate of such alteration to, or cancellation of the policy of insurance.

MGA Insurance Brokers Pty. Ltd.

ABN 29 008 096 277
Level 2, 15 Carnaby Street
MAROOCHYDORE
QLD 4558

Phone: 07 5409 3450
PO Box 1952
SUNSHINE PLAZA QLD 4558

COVERAGE SUMMARY

BC for Mediterranean Surf CTS 28996
Residential Strata/Community Corporation

RESIDENTIAL STRATA/COMMUNITY CORPORATION

INSURED:

Body Corporate for Mediterranean Surf CTS 28996

SITUATION:

89 Frank Street, Labrador Qld 4215

INTEREST INSURED:

Building Sum Insured	\$	6,046,678
Common Contents Sum Insured	\$	60,466
Loss of Rent/Temporary Accommodation	\$	907,002

Catastrophe/Emergency Cover 15%

Flood **Included**
Storm Surge Not Insured

Glass Insured

Theft Insured

Public Liability \$ 20,000,000

Voluntary Workers Insured

Weekly Benefit \$ 2,000

Capital Benefit \$ 200,000

Fidelity \$ 100,000

Office Bearers Liability \$ 1,000,000

Machinery Breakdown N Not Insured

Government Audit Costs \$ 25,000

Appeal expenses - common property health and safety breaches \$ 100,000

Legal Defence Expenses \$ 50,000

Lot owners fixtures and fixings \$ 300,000

Floating floors Insured

Loss of Market Value Not Insured

Workers Compensation (ACT, WA & TAS ONLY) Not Insured

EXCESS:

Standard Excess \$ 2,000

MGA Insurance Brokers Pty. Ltd.

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MAROOCHYDORE
QLD 4558

Phone: 07 5409 3450
PO Box 1952
SUNSHINE PLAZA QLD 4558

COVERAGE SUMMARY

BC for Mediterranean Surf CTS 28996
Residential Strata/Community Corporation

Burst Pipes and/or Resulant Water Damage from	
Burst Pipe, Overflow or Rainwater	\$20,000
Storm and Rainwater	\$10,000
Storm Surge Excess	N/A
Public Liability Excess	Nil
Voluntary Workers Excess	Nil
Fidelity Excess	Nil
Office Bearers Liability Excess	Nil
Machinery Breakdown Excess	N/A
Government Audit Excess	Nil
Appeal Expenses Excess	Nil
Legal Defence Expenses Excess	\$1,000 + 10% contribution
Other excesses payable are shown in the Policy Wording	

ADDITIONAL POLICY BENEFITS AND CONDITIONS:

Flood Sub Limit

For any claim arising from Flood, We will pay up to \$10,000,000 or the Building Sum Insured (whichever is the lesser), in the aggregate in respect of any Event(s) under Section 1 of the Policy, subject to any sub-limits applicable for those Event(s).

MAJOR EXCLUSIONS :Terrorism
Others As Per Policy

This Document is a Summary of Cover Only. Please refer to the Product Disclosure Statement for Full Policy Limitations and Additional Excesses

UNDERWRITING INFORMATION:

Year Built	2000
Primary Wall Construction	Rendered Masonry
Secondary Wall Construction	Not Applicable
Roof Construction	Tile
Floor Construction	Concrete
Aluminium Composite Panels	No
Primary External Cladding:	
N/A	
Secondary External Cladding:	
N/A	
Heritage Listed	No
Fire Protection	
Sprinkler systems in the complex basement/carpark?	No
Sprinkler systems in the complex units?	No
Fire hose reels located throughout the complex?	No
Number of Units	12
Number of Levels	3
Number of Basements	0
Number of Lifts	0

MGA Insurance Brokers Pty. Ltd.

ABN 29 008 096 277
Level 2, 15 Carnaby Street
MAROOCHYDORE
QLD 4558

Phone: 07 5409 3450
PO Box 1952
SUNSHINE PLAZA QLD 4558

COVERAGE SUMMARY

BC for Mediterranean Surf CTS 28996
Residential Strata/Community Corporation

Number of Pools/Spas	0
Number of Gyms	0
Number of Playgrounds	0
Number of Water Features	0
Number of Jetties/Wharfs	0
Number of Separate Buildings	0
% of EPS	0 %
% Commercial Tenants	0 %

Additional Construction Comments:

Valuation: May 2025

City Plan property report

Planning, Regulation and Service Gold Coast
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	89 Frank Street, LABRADOR, 4215
Lot and Plan	3SP137733
Area	89 m ²

City Plan content
Zone map



<p>Residential zones category</p> <ul style="list-style-type: none"> 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 <p>Centres zones category</p> <ul style="list-style-type: none"> Centre Neighbourhood centre Neighbourhood centre, West Burleigh historic township precinct 	<p>Recreation zones category</p> <ul style="list-style-type: none"> Sport and recreation Sport and recreation, Bond University precinct Sport and recreation, Bundall equestrian area precinct Open space <p>Tourism zones category</p> <ul style="list-style-type: none"> 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 	<p>Environment zones category</p> <ul style="list-style-type: none"> Conservation <p>Industry zones category</p> <ul style="list-style-type: none"> 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 	<p>Other zones category</p> <ul style="list-style-type: none"> Community facilities Emerging community Upper Coomera precinct Extractive industry Extractive industry, Extractive industry indicative buffer Innovation Innovation, Bond University precinct Innovation, Gold Coast cultural precinct Innovation, Gold Coast screen industry precinct Limited development (constrained land) Mixed use Mixed use, Bermuda Point precinct Mixed use, Fringe business precinct 	<ul style="list-style-type: none"> Rural Rural, Rural landscape and environment precinct Rural residential Rural residential, Rural residential landscape and environment precinct Special purpose Special purpose, Special development areas precinct Township Township, Commercial precinct Township, Large lot precinct Unzoned 	<ul style="list-style-type: none"> Property boundaries Selected property
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Applicable mapping content	Related City Plan content
Division	
Division 7 (view divisional contact details)	
Zones	
High density residential zone	High density residential zone code Tables of assessment: <ul style="list-style-type: none"> • Material change of use • Reconfiguring a lot • Building work • Operational work
Overlay maps	
Acid sulfate soils: <ul style="list-style-type: none"> • Land at or below 5m AHD 	Acid sulfate soils overlay code Tables of assessment: <ul style="list-style-type: none"> • Acid sulfate soils overlay
Acid sulfate soils: <ul style="list-style-type: none"> • Land at or below 20m AHD 	Acid sulfate soils overlay code Tables of assessment: <ul style="list-style-type: none"> • Acid sulfate soils overlay
Airport environs - Procedures for Air Navigation Services, Aircraft Operational (PANS-OPS) surfaces: <ul style="list-style-type: none"> • PANS-OPS contour 	Airport environs overlay code Tables of assessment: <ul style="list-style-type: none"> • Airport environs overlay
Building height	
Dwelling house <ul style="list-style-type: none"> • Dwelling house overlay area 	Tables of assessment: <ul style="list-style-type: none"> • Dwelling house overlay
Environmental significance – wetlands and waterways Wetlands and waterways buffer areas: <ul style="list-style-type: none"> • Major waterway 60m buffer area 	Environmental significance overlay code Tables of assessment: <ul style="list-style-type: none"> • Environmental significance- wetlands and waterways overlay
Residential density	
State controlled roads, rail corridor and transport noise corridor: <ul style="list-style-type: none"> • Transport noise corridors 	Regional infrastructure overlay code Tables of assessment: <ul style="list-style-type: none"> • State controlled roads, rail corridor and transport noise corridors overlay
LGIP	
Local Government Infrastructure Plan: <ul style="list-style-type: none"> • Priority infrastructure area 	Local Government Infrastructure Plan
Local Government Infrastructure Plan: <ul style="list-style-type: none"> • LGIP projection areas 	Local Government Infrastructure Plan

Date created	30 Jan 2026	Version	V13 - Current
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Rate Notice

cityofgoldcoast.com.au/rates
(07) 5687 5995 or 1300 366 659

Notice number
2 2530390 8

Date of Issue
21 July 2025



166398/A11/058126 D-041
J A Baskett
UNIT 3 / 89 Frank St
LABRADOR QLD 4215

Current rating period:
1 July 2025 to 31 December 2025

\$831.63

(see back for payment options)

Due date for payment:
21 August 2025

Total amount payable after due date:
\$896.53

(interest penalty applies after due date)

89 Frank Street, LABRADOR QLD 4215
Lot 3 SP137733

(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
Less State Government Pensioner Emergency Management Levy Discount applied	\$25.16CR
Council rates and charges (see rate assessment page for details)	\$1,043.89
Less Council Pensioner Rate Rebate applied	\$149.00CR
Less State Government Pensioner Rate Subsidy applied	\$100.00CR
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	\$831.63

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.

paid

In Person / Mail Payment Advice

Name: J A Baskett
Ref: 2 2530390 8

*419 225303908

Credit



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



Billers Code: 575217
Ref: 2 2530390 8



Post
Billpay

Date: / /

Cash: _____

Cheques (see reverse): _____

Total Amount Payable
If paid by: 21 August 2025

\$831.63

Total Amount Payable
If paid after: 21 August 2025

\$896.53

Teller stamp
and initials

No. of
Cheques

For Credit
Gold Coast City Council

Train Code
831

User ID
066684

Customer Reference No.
00002253039083

\$ _____

CHARGES CONSOLIDATED ON RATE NOTICE89 Frank Street, LABRADOR QLD 4215
Lot 3 SP137733**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 \$118,055 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.

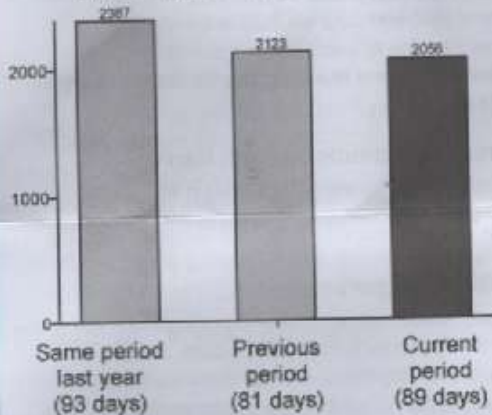
View and pay your rates online with My Account.

Register today.

cityofgoldcoast.com.au/myaccount

Account for:
89 FRANK STREET, LABRADOR
L 3 SP137733

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



Your average daily water usage= 2056 litres (or, 2.056 kl)
Your scheme's total average daily cost= \$3.50

The city's average daily residential water usage= 478 litres (or 0.478 kl) per property.

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 Cityofgoldcoast.com.au/water for instructions on how to check for concealed leaks.

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



160009910207

3/3

167551A00000000001

LD COAST™ NOTICE NUMBER 8 2530390 5 WATER AND SEWERAGE ACCOUNT

Account for:
89 FRANK STREET, LABRADOR
L 3 SP137733

LOCAL GOVERNMENT DISTRIBUTION AND RETAIL PRICE

SEWERAGE ACCESS CHARGES \$190.92
89 days charged at \$2.1452 per day
(billing period 2/8/25 to 29/10/25)

WATER ACCESS CHARGES \$74.84
89 days charged at \$0.8410 per day
(billing period 2/8/25 to 29/10/25)

WATER USAGE CHARGES \$267.72
183 kilolitres charged at \$1.463 per kL
(usage period 2/8/25 to 29/10/25) \$22.31
**Your Lot's share of the Water Usage Charge is based on its
Contribution Entitlement which is, 10 of 120**

STATE BULK WATER PRICE

WATER USAGE CHARGES \$643.61
183 kilolitres charged at \$3.517 per kL
(usage period 2/8/25 to 29/10/25) \$53.64
**Your Lot's share of the Water Usage Charge is based on its
Contribution Entitlement which is, 10 of 120** \$341.71

TOTAL CHARGES INCLUDED IN THE RATE NOTICE

Master Meter for 12 lots

WATER METER READINGS

Meter Number	Current Read Date	Current Reading	Previous Read Date	Previous Reading	#Days Charged	Cons (kl)
18HB00005	29 Oct 25	8552	1 Aug 25	8369	89	183
TOTAL(kL)						183

CITY OF **GOLDCOAST** Water and Sewerage Rate Notice

Cityofgoldcoast.com.au/water
(07) 5667 5995 or 1300 366 659

Notice Number **8 2530390 5** Date of issue **10 November 2025**

Current Billing Period:
2 August 2025 to 29 October 2025
Amount due:



167551/A06/003991 D-041
J A BASKETT
UNIT 3 / 89 FRANK ST
LABRADOR QLD 4215

\$311.71
(see back for payment options)
Due date for payment:
(interest penalty applies after due date)
11 December 2025

To make payment
Cityofgoldcoast.com.au/rates

89 FRANK STREET, LABRADOR
L 3 SP137733

(Payments received after 2 November 2025 may not be included in this notice)

Water and sewerage charges *(see account page for details)* **\$341.71**
(Includes State Bulk Water Price)

Less State Government SEQ Pensioner Water Subsidy applied **\$30.00CR**

Amount payable if paid by: 11 December 2025 \$311.71

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 Cityofgoldcoast.com.au/myaccount

paid 27/11/25

CITY OF **GOLDCOAST**

In Person / Mail Payment Advice

-419 825303905 **Credit**

Name: J A BASKETT
Ref: 8 2530390 5



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



Billor Code: 668745
Ref: 8 2530390 5



Date: / /
Cash: _____
Cheques (see reverse): _____

Total amount payable
Due by: 11 December 2025

\$311.71

Teller stamp and initials

No. of Cheques

For Credit
Gold Coast City Council

Tran Code: **831** User ID: **066684** Customer Reference No.: **000008253039056**

\$ _____ . _____

+ 7 5 7 +

MEDITERRANEAN SURF CTS 28996

ABN: 35035838054

89 Frank Street
LABRADOR QLD 4215

Accounts enquiries: (07) 3479 9300

Accounts email: accounts.cleveland@whittles.com.au

Your account number

BASK01

Date of issue

18 Dec 2025

Total amount payable

\$1062.00

New charges due for payment

1 Feb 2026

TAX INVOICE

003293



041



J Baskett
Unit 3
89 Frank Street
LABRADOR QLD 4215

Property Address

Lot 3,89 Frank Street
LABRADOR QLD 4215

Lot number

3

Unit number

3

Details	Period	Amount	GST Incl	Discount	If paid by	Total
Admin Fund Contributions	01/02/26 to 30/04/26	708.00	0.00	70.80	01/02/26	637.20
Sinking Fund Contributions	01/02/26 to 30/04/26	354.00	0.00	35.40	01/02/26	318.60
						955.80

TOTAL DUE IF PAID BY 01/02/26 (Includes GST of \$0.00) **\$955.80**

TOTAL DUE IF PAID AFTER 01/02/26 (Includes GST of \$0.00) **\$1062.00**

paid 20/1/26. B Pay



DEFT Reference Number

2837268340033

Date due

1 Feb 2026

Amount due

\$955.80

Plan: 028996

Lot: 00003

Account: BASK01



*496 283726834 0033

Registration is required for payments from cheque or savings accounts. Please register at www.deft.com.au.

Registration is not required for one-off credit card payments.

Direct Debit or Online payments can be made using Visa, Mastercard, American Express or Diners. Surcharges will apply.

BPAY payments can be made using Visa or Mastercard. No surcharge will apply and loyalty points may not accrue.

PAYMENT OPTIONS



Credit Card
www.deft.com.au

Visit www.deft.com.au to make a secure credit card payment over the Internet. Payments by credit cards will attract a surcharge.



Direct Debit
www.deft.com.au

Register at www.deft.com.au to setup Biller or Customer Initiated direct debit payments from your nominated bank account or credit card.



BPAY
Biller code: 96503

Contact your financial institution to make a payment from your cheque, savings or credit card. Please use your DEFT Reference number when making your payment.



Australia Post

Present this bill at any Post Office to make cheque or EFTPOS payments.



For your immediate information
THERE IS A GAS PIPELINE OR GAS ASSETS
located in close vicinity to your works.

Enquiry Date: 30/01/2026
Enquirer: Lauren Skinner
Sequence Number: 267454679
Work Site Address: Unit 3 89 Frank St
Labrador
QLD 4215

Thank you for your Before You Dig enquiry regarding the location of gas assets.

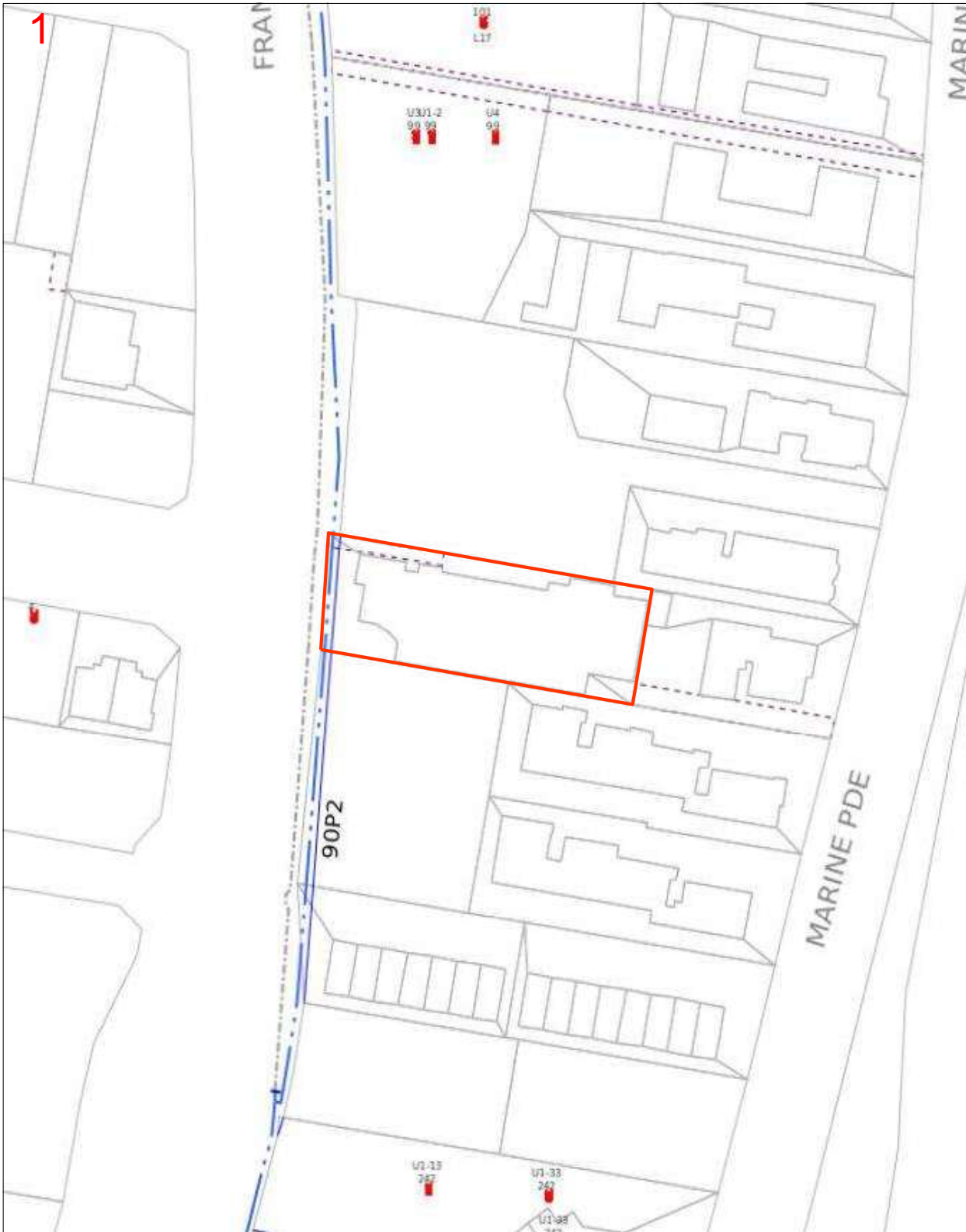
We confirm there are Gas Assets located in close vicinity of the above location.
Caution: Damage to gas assets may result in explosion, fire and personal injury.

Please ensure you read all the relevant information contained in this response to your BYDA enquiry including reviewing the **APA Guidelines for Works Near Existing Gas Assets** and clearly understand and comply with all requirements relating to your scope of work.

If you have any queries relating to this information, or you are unable to comply with requirements of the APA Guidelines for Works Near Existing Gas Assets contact the APA Before You Dig Officer

- Phone 1800 085 628
- Email BYDA_APA@apa.com.au

for clarification before proceeding with any work.



Scale 1: 700

Map Sources: Esri, Garmin, HERE, FAO, NOAA, USGS,
© OpenStreetMap contributors, and the GIS User Community



Enquiry Area



Map Key Area



Legend

PIPE LEGEND: GAS TYPE AND PRESSURE

	Low pressure	Medium pressure	High pressure	Transmission
Natural gas				
Natural gas – proposed				
LPG (yellow dash)	<i>not applicable</i>			<i>not applicable</i>
Hydrogen blended (aqua dash)	<i>not applicable</i>			<i>not applicable</i>

PIPE LEGEND: SPECIAL DESIGNATION

	Low pressure	Medium pressure	High pressure	Transmission
Critical main (yellow highlight)				
Casing (grey highlight)				<i>not applicable</i>

These designations typically apply to any pipe type and pressure

PIPE LEGEND: OTHER STATUS

Abandoned pipe	
Idle or inactive pipe	

ABBREVIATION

BoK	Back of kerb	FoK	Front of kerb
C	Depth of cover	NTI	Not tied in
CP	Cathodic protection		

OBJECT SYMBOLS

Valve		CP test station		Syphon	
Buried valve		CP anode		Marker	
Regulator station		CP bond wire		Part service ^A	
Gas connected property		CP rectifier terminal			

^AA live gas service terminated underground within the property boundary, available for future extension to the gas meter.

PIPE CODE AND MATERIAL

P*	Polyethylene (PE)	CU	Copper
P3	Polyvinyl chloride (PVC)	N2	Nylon
S*	Steel	W2	Wrought galv iron
C*	Cast iron	W3	PE coat wrought galv iron

INTERPRETATION EXAMPLE

	High pressure, 40 mm polyethylene in an 80 mm cast iron casing
	Medium pressure, 63 mm steel

Pipe diameter in millimetres is shown before pipe code.
40P6 = 40 mm nominal diameter

This map was created in colour and should be printed in colour



Legend

- BYDA Enquiry
- Water Hydrant
- Water Pipe
- Potable Water Connection
- Stormwater Drainage Pipe
- Stormwater Inlet Gully
- Stormwater Manhole
- Stormwater End Structure
- Sewer Connection
- Sewer Pipe Non Pressure
- Sewer Manhole
- Fibre Optic Pit
- Fibre Optic Cable
- GCCC Boundary

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



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

30/01/26 (valid for 30 days)

Plans generated by SmarterWX™ Automate



LEGEND



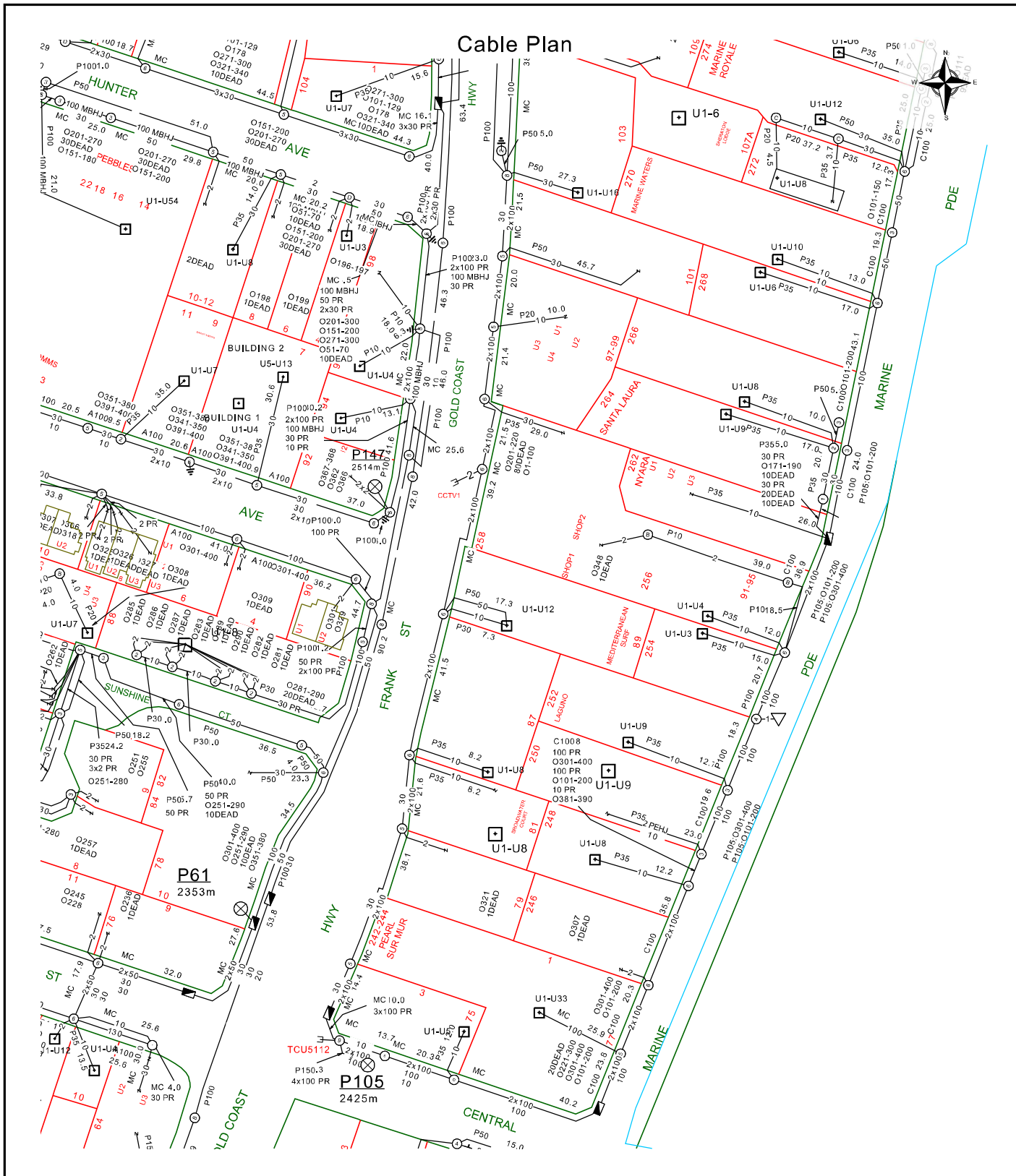
	Parcel and the location
	Pit with size "5"
	Power Pit with size "2E". Valid PIT Size: e.g. 2E, 5E, 6E, 8E, 9E, E, null.
	Manhole
	Pillar
	Cable count of trench is 2. One "Other size" PVC conduit (PO) owned by Telstra (-T-), between pits of sizes, "5" and "9" are 25.0m apart. One 40mm PVC conduit (P40)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



Emergency Contacts

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

Cable Plan



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

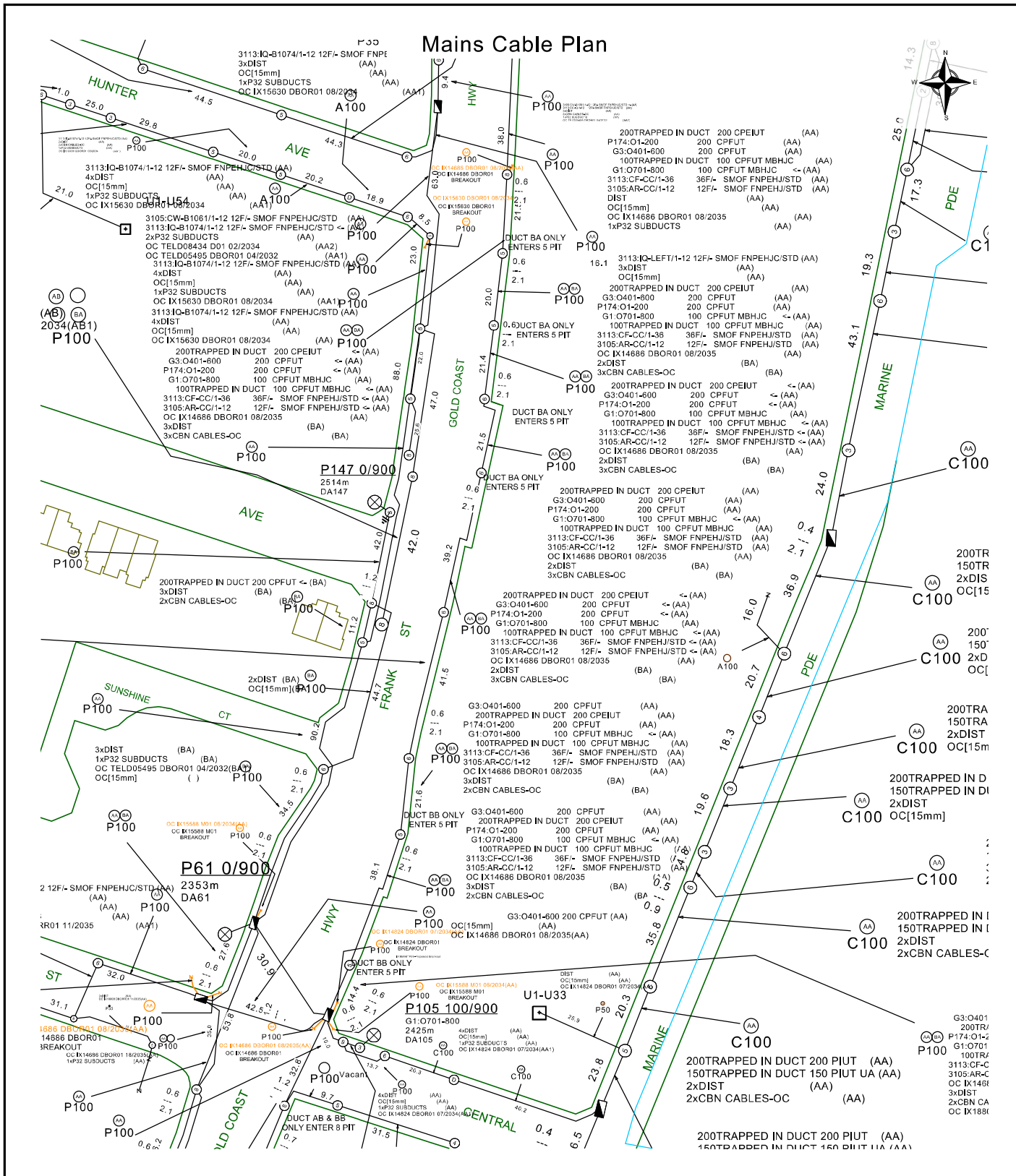
Sequence Number: 267454680
CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact InfraCo Plan Services should you require any assistance.

TELSTRA LIMITED A.C.N. 086 174 781
 Generated On 30/01/2026 22:47:41

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

WARNING
 Telstra plans and location information conform to Quality Level "D" of the Australian Standard AS 5488-Classification of Subsurface Utility Information. As such, Telstra supplied location information is indicative only. Spatial accuracy is not applicable to Quality Level D. Refer to AS 5488 for further details. The exact position of Telstra assets can only be validated by physically exposing it. Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy. Further on site investigation is required to validate the exact location of Telstra plant prior to commencing construction work. A Certified Locating Organisation is an essential part of the process to validate the exact location of Telstra assets and to ensure the asset is protected during construction works.
 See the Steps- Telstra Duty of Care that was provided in the email response.

Mains Cable Plan



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

Sequence Number: 267454680

TELSTRA LIMITED A.C.N. 086 174 781
 Generated On 30/01/2026 22:47:47

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

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

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



LEGEND

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

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

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

Some examples of conduit type and size:

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

Conduit sizes nominally range from 20mm to 100mm

P50 50mm PVC conduit
P100 100mm PVC conduit
A100 100mm asbestos cement conduit

Some Examples of how to read Telstra Plans

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

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

The 5 Ps of Safe Excavation

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

- | | | | | |
|--|---|--|---|---|
| <h3>Plan</h3> <p>Plan your job. Use the BYDA service at least one day before your job is due to begin, and ensure you have the correct plans and information required to carry out a safe project.</p> | <h3>Prepare</h3> <p>Prepare by communicating with asset owners if you need assistance. Look for clues onsite. Engage a Certified Locator.</p> | <h3>Pothole</h3> <p>Potholing is physically sighting the asset by hand digging or hydro vacuum extraction.</p> | <h3>Protect</h3> <p>Protecting and supporting the exposed infrastructure is the responsibility of the excavator. Always erect safety barriers in areas of risk and enforce exclusion zones.</p> | <h3>Proceed</h3> <p>Only proceed with your excavation work after planning, preparing, potholing (unless prohibited), and having protective measures in place.</p> |
|--|---|--|---|---|