

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

Property address

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

Lot on plan description

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	<p>Registered encumbrances, if any, are recorded on the title search, and may affect your use of the property. Examples include easements, statutory covenants, leases and mortgages.</p> <p>You should seek legal advice about your rights and obligations before signing the contract.</p>
Unregistered encumbrances (excluding statutory encumbrances)	<p>There are encumbrances not registered on the title that will continue <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No to affect the property after settlement.</p> <p>Note—If the property is part of a community titles scheme or a BUGTA scheme it may be subject to and have the benefit of statutory easements that are NOT required to be disclosed.</p> <p>Unregistered lease (if applicable)</p> <p>If the unregistered encumbrance is an unregistered lease, the details of the agreement are as follows:</p> <ul style="list-style-type: none"> » the start and end day of the term of the lease: <input type="text" value="Insert date range"/> » the amount of rent and bond payable: <input type="text" value="Insert amount of rent and bond"/> » whether the lease has an option to renew: <input type="text" value="Insert option to renew information"/> <p>Other unregistered agreement in writing (if applicable)</p> <p>If the unregistered encumbrance is created by an agreement in writing, and is not an unregistered lease, a copy of the agreement is given, together with relevant plans, if any. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Unregistered oral agreement (if applicable)</p> <p>If the unregistered encumbrance is created by an oral agreement, and is not an unregistered lease, the details of the agreement are as follows:</p> <div style="border: 1px solid black; padding: 5px; min-height: 100px;"> <p>Insert names of parties to the agreement, term of the agreement and any amounts payable by the owner of the property</p> </div>
Statutory encumbrances	<p>There are statutory encumbrances that affect the property. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p><i>If Yes, the details of any statutory encumbrances are as follows:</i></p> <div style="border: 1px solid black; min-height: 100px;"></div>
Residential tenancy or rooming accommodation agreement	<p>The property has been subject to a residential tenancy agreement or a rooming accommodation agreement under the <i>Residential Tenancies and Rooming Accommodation Act 2008</i> during the last 12 months. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes, when was the rent for the premises or each of the residents' rooms last increased? (<i>Insert date of the most recent rent increase for the premises or rooms</i>) <input type="text"/></p> <p>Note—Under the <i>Residential Tenancies and Rooming Accommodation Act 2008</i> the rent for a residential premises may not be increased earlier than 12 months after the last rent increase for the premises.</p> <p>As the owner of the property, you may need to provide evidence of the day of the last rent increase. You should ask the seller to provide this evidence to you prior to settlement.</p>

Part 3 – Land use, planning and environment

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

Zoning	<p>The zoning of the property is (<i>Insert zoning under the planning scheme, the Economic Development Act 2012; the Integrated Resort Development Act 1987; the Mixed Use Development Act 199; the State Development and Public Works Organisation Act 1971 or the Sanctuary Cove Resort Act 1985, as applicable</i>):</p> <div style="border: 1px solid black; padding: 5px; width: fit-content;">MDR - Medium Density Residential</div>		
Transport proposals and resumptions	<p>The lot is affected by a notice issued by a Commonwealth, State or local government entity and given to the seller about a transport infrastructure proposal* to: locate transport infrastructure on the property; or alter the dimensions of the property.</p> <p style="text-align: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>The lot is affected by a notice of intention to resume the property or any part of the property.</p> <p style="text-align: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p><i>If Yes, a copy of the notice, order, proposal or correspondence must be given by the seller.</i></p>		
<p>* <i>Transport infrastructure</i> has the meaning defined in the <i>Transport Infrastructure Act 1994</i>. A <i>proposal</i> means a resolution or adoption by some official process to establish plans or options that will physically affect the property.</p>			
Contamination and environmental protection	<p>The property is recorded on the Environmental Management Register or the Contaminated Land Register under the <i>Environmental Protection Act 1994</i>.</p> <p style="text-align: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>The following notices are, or have been, given:</p> <p>A notice under section 408(2) of the <i>Environmental Protection Act 1994</i> (for example, land is contaminated, show cause notice, requirement for site investigation, clean up notice or site management plan).</p> <p style="text-align: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>A notice under section 369C(2) of the <i>Environmental Protection Act 1994</i> (the property is a place or business to which an environmental enforcement order applies).</p> <p style="text-align: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>A notice under section 347(2) of the <i>Environmental Protection Act 1994</i> (the property is a place or business to which a prescribed transitional environmental program applies).</p> <p style="text-align: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>		
Trees	<p>There is a tree order or application under the <i>Neighbourhood Disputes (Dividing Fences and Trees) Act 2011</i> affecting the property.</p> <p style="text-align: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p><i>If Yes, a copy of the order or application must be given by the seller.</i></p>		
Heritage	<p>The property is affected by the <i>Queensland Heritage Act 1992</i> or is included in the World Heritage List under the <i>Environment Protection and Biodiversity Conservation Act 1999</i> (Cwlth).</p> <p style="text-align: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>		
Flooding	<p>Information about whether the property is affected by flooding or another natural hazard or within a natural hazard overlay can be obtained from the relevant local government and you should make your own enquires. Flood information for the property may also be available at the FloodCheck Queensland portal or the Australian Flood Risk Information portal.</p>		
Vegetation, habitats and protected plants	<p>Information about vegetation clearing, koala habitats and other restrictions on development of the land that may apply can be obtained from the relevant State government agency.</p>		

Part 4 – Buildings and structures

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

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

Part 5 – Rates and services

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

Rates

Whichever of the following applies—

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

Amount: Date Range:

OR

The property is currently a rates exempt lot.**

OR

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

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

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

Water

Whichever of the following applies—

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

Amount: Date Range:

OR

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

Amount: Date Range:

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

Part 6 – Community titles schemes and BUGTA schemes

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

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

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

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

Signatures – SELLER

Signature of seller

Signature of seller

YOUN JUNG LEE

Name of seller

Name of seller

Date

Date

Signatures – BUYER

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

Signature of buyer

Signature of buyer

Name of buyer

Name of buyer

Date

Date

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference: 16511064	Search Date: 25/03/2026 10:38
Date Title Created: 19/08/1983	Request No: 55541151
Previous Title: 16425044	

ESTATE AND LAND

Estate in Fee Simple

LOT 2 BUILDING UNIT PLAN 5742
Local Government: GOLD COAST
COMMUNITY MANAGEMENT STATEMENT 9463

REGISTERED OWNER

Dealing No: 723799351 13/01/2025
YOUN JUNG LEE

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10356133 (POR 6)
2. MORTGAGE No 723799352 13/01/2025 at 14:08
REGIONAL AUSTRALIA BANK LTD A.C.N. 087 650 360

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

G.C.C.C. 3002

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

Regulation 8(1)
Sheet No. 1 of 9 Sheets
Annexure 1 of sheet 1
made 7 NOV 1980

CATALOGUED NOTED ON R.P. 188584
CHARTED ON GOLD COAST SH2 23/09/83

NAME OF BUILDING: YORK CREST

BUILDING UNITS PLAN NO. 5742

SIGNATURE OF REGISTERED PROPRIETOR:

DIRECTOR

SECRETARY



NAME OF REGISTERED PROPRIETOR: Nu-Land Pty. Ltd.

ADDRESS: 7 High Street, Southport 4215

REFERENCE TO TITLE: VOLUME 6425 FOLIO 44

DESCRIPTION OF PARCEL: Lot 1 on R.P. 188584

COUNTY: WARD

PARISH: ~~888888~~ ⁸⁴⁴ NERANG

CITY: ²



BUP5742

CMS9463

NAME OF BODY CORPORATE: The Proprietors "York Crest"
Building Units Plan No. 5742

ADDRESS at which documents
may be served: Body Corporate Services Pty Limited,
~~7 Ahern Street,~~ P.O. Box 661,
~~LABRADOR 4215~~ Runaway Bay QLD 4216 BUILDING UNITS PLAN No.:

5742

REGISTERED: 15 AUG 1983 ^{9.36} *[Signature]*

REGISTRAR OF TITLES

[Signature]
Shtrek
Clerk
Town

Surveyor's Reference: H. 2974

Local Authority Reference:

Council of the City of Gold Coast

CISP

Received herein. 6511/10. 63-72. Lots 1/10. deed mentioned
 A. Muckey (director)
 Nu-Land Pty. Ltd.
 25/8/83.



601178343

H43884 DATA TAKEON

Receipt No. 51264	
Lodgement	69.50
New Titles	190.00
Endts on N/Ts	-
Photocopies	68.00
Total	\$ 307.50
TIME	
10 Deeds Nu-Land Pty Ltd 177 High St Southport 4215 Ph 075 311515	

NEW TITLES
 JUN 28 11 46 AM '83

ANNEXURE / TO SHEET NO. 1 OF BUILDING UNITS PLAN NO. S7442 ON

7 NOV 1990 REGISTRAR OF TITLES.

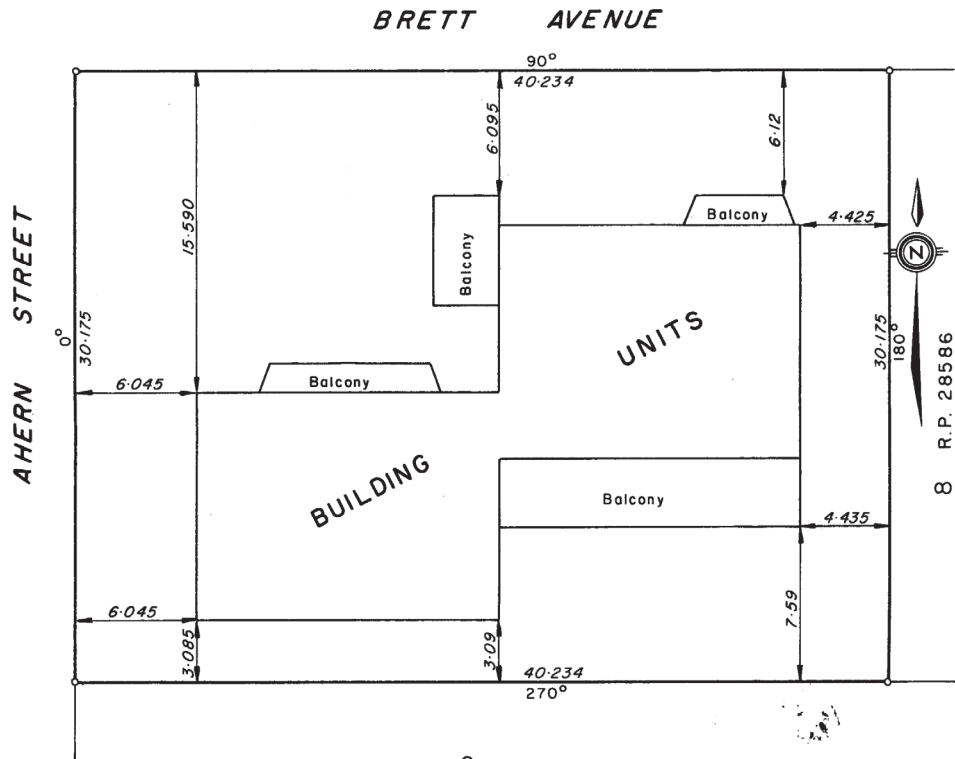
No. K448746P Notification of change of address for service of notices recorded

No. K448750G NOTIFICATION OF CHANGE OF BY LAWS RECORDED

7 NOV 1990 REGISTRAR OF TITLES.

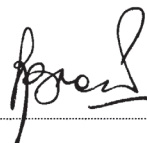
Multiple horizontal lines for recording details.

BUILDING UNITS PLAN NO. 5742



2
R.P. 28585

SCALE: 1:250



 Clerk
 Town
 Council of the City of Gold Coast

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


Regulation 8(1)
Sheet No. 3 of 9 Sheets

BUILDING UNITS PLAN NO. 5742

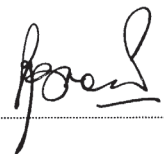
I, Kerry Michael FINN of Burleigh Heads
licensed surveyor registered under the Surveyors Act 1977-1980 hereby certify that:—

- (a) The building shown on the "building units plan/~~building units plan of subdivision~~ to which this certificate is annexed is within the external surface boundaries of the parcel the subject of the said plan ~~subject to paragraph (b) of this certificate~~;
- (b) ~~(i) Where a building or other structure extends beyond such boundaries an appropriate easement has been granted as an appurtenance of the parcel; and~~
- ~~(ii) Where that projection is over a road the local authority has consented thereto pursuant to the ordinances or by laws as the case may be;~~

DATED this First day of February, 1983


LICENSED SURVEYOR

*Delete whichever is inapplicable


Shire Clerk
Town
Council of the City of Gold Coast

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

Regulation 8(1)
Sheet No. 4 of 9 Sheets

BUILDING UNITS PLAN NO. 5742


CERTIFICATE OF LOCAL AUTHORITY

Council of the City of Gold Coast hereby certifies that the proposed subdivision of the parcel as illustrated in the abovementioned plan has been approved by the Council of the City of Gold Coast and that all the requirements of The Local Government Acts, 1936 to 1983 as modified by the Building Units and Group Titles Act 1980 have been complied with in regard to the subdivision.

DATED this EIGHTEENTH

day of APRIL, 1983


MAYOR


TOWN CLERK

Council of the City of Gold Coast

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

Regulation 8(1)
Sheet No. 5 of 9 Sheets

BUILDING UNITS PLAN NO. 5742

I, JOHN WILLIAM LAMB, of SORRENTO

~~an architect within the meaning of the Architects Act 1968 or 1971~~

*a building surveyor appointed by the Council+ of the City of Gold Coast

~~a building inspector appointed by the Council+~~

hereby certify that the building shown on the *building units plan/~~building units plan of subdivision~~

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

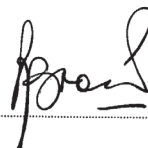
and specifications approved by ~~the Council~~+

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

DATED this THIRD day of MARCH, 19 83


~~Architect~~ / Building surveyor / ~~Building inspector~~

* Delete whichever is inapplicable
+ Insert name of local authority


Scribe
Clerk
Town
Council of the City of Gold Coast

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

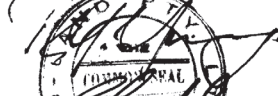

Regulation 8(1)
 Sheet No. 6 of 9 Sheets

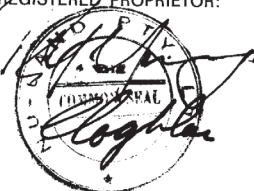
BUILDING UNITS PLAN NO. 5742

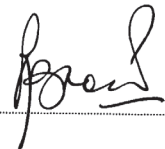
SCHEDULE OF LOT ENTITLEMENTS AND REFERENCE TO
 CURRENT CERTIFICATE OF TITLE

Lot No.	Level	Entitlement	Current C's T.		Lot No.	Level	Entitlement	Current C's T.	
			Vol.	Fol.				Vol.	Fol.
1	A	1	6511	63					
2	A	1	6511	64					
3	B	1	6511	65					
4	B	1	6511	66					
5	B	1	6511	67					
6	B	1	6511	68					
7	C	1	6511	69					
8	C	1	6511	70					
9	C	1	6511	71					
10	C	1	6511	72					
AGGREGATE			10		AGGREGATE				

SIGNATURE OF REGISTERED PROPRIETOR:

DIRECTOR 
 SECRETARY 




 Shire Clerk
 Town

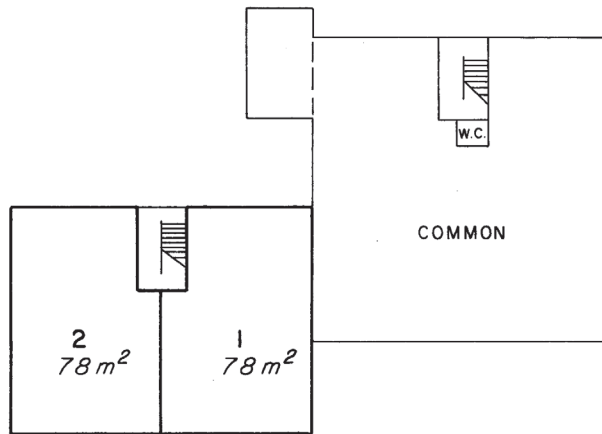
Council of the City of Gold Coast Council

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

Regulation 8(1)
Sheet No. 7 of 9 Sheets

BUILDING UNITS PLAN NO. 5742

LEVEL A



This level is for residential and carparking purposes only.

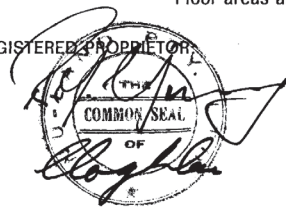
Scale: 1:250

Floor areas are approximate only.

SIGNATURE OF REGISTERED PROPRIETOR

DIRECTOR

SECRETARY



A handwritten signature, likely of the Clerk, is written over a dotted line.

Clerk
Town

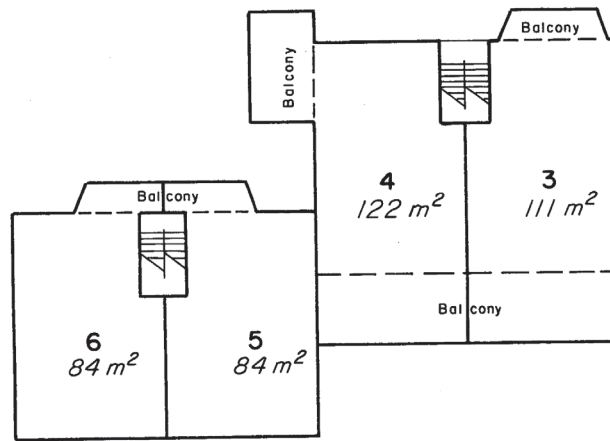
Council of the City of Gold Coast

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

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

BUILDING UNITS PLAN NO. 5742

LEVEL B



Units on this level are for residential purposes only.

The uncovered parts of the balconies extend to the ceiling line only.

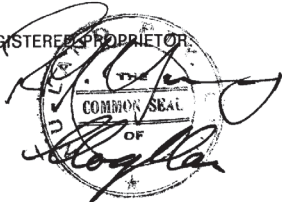
Scale: 1:250

Floor areas are approximate only.

SIGNATURE OF REGISTERED PROPRIETOR

DIRECTOR

SECRETARY



[Handwritten Signature]

Shire Clerk
Town

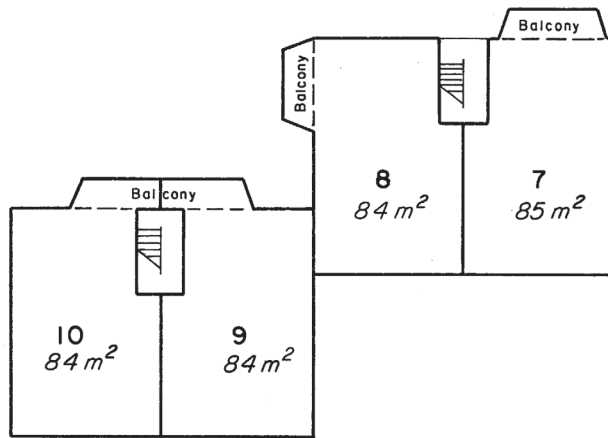
Council of the City of Gold Coast

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

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

BUILDING UNITS PLAN NO. 5742

LEVEL C



Units on this level are for residential purposes only.

The uncovered parts of the balconies extend to the ceiling line only.

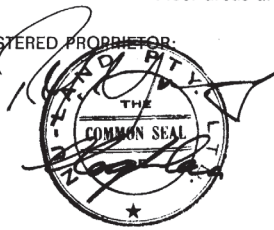
Scale: 1:250

Floor areas are approximate only.

SIGNATURE OF REGISTERED PROPRIETOR:

DIRECTOR

SECRETARY



[Handwritten Signature]

Shire Clerk
Town

Council of the City of Gold Coast

5742

Inspection OK
Register OK

NU-LAND PTY LTD.
1/7 HIGH STREET,
SOUTH PORT, Q 4215
PHONE 075, 311818

✓ O.K.

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Dealing No:	723799351
Dealing Type:	TRANSFER
Status:	REGISTERED HISTORY
Lodgement Date:	13/01/2025 14:08
Regn. Date:	13/01/2025 14:34

Search Date:	25/03/2026 10:40
Request No:	55541204
Lodgement No:	6544693
Lodgement Receipt:	PX - 1 - 1581536
Fee Paid:	\$1,713.02
Date Logged:	13/01/2025 14:08

Client Code: 01002
Lodger Name: REGIONAL AUSTRALIA BANK
Lodger Address: TECHNOLOGY PARK
0 MADGWICK DR
ARMIDALE 2350 NSW

CURRENT TITLES FOR THIS DEALING

NIL

NON CURRENT TITLES FOR THIS DEALING

16511064

NOTES

NIL

** End of Dealing Search **

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

How to pay your rates



Pay using BPAY®

Biller Code: 575217
Ref: Use Notice Number

Telephone & Internet Banking – BPAY®

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

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

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

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

www.bpay.com.au

© Registered to BPAY Pty Ltd ABN 69 079 137 518



Pay by phone

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

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

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



Pay online

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

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

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



BPOINT in person

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



Post Billpay in person

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

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



Customer Service Centre in person

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

Cash is not accepted.

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

Manage and pay your rates with My Account

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

How to contact us



cityofgoldcoast.com.au/rates



07 5667 5995 or **1300 366 659**

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



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

Voluntary koala contribution

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



Biller Code: 37424
Ref: Use Notice Number

NOT TO BE USED FOR RATE PAYMENTS

Telephone and Internet Banking – BPAY®

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

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

Bank or BSB

Branch

Amount

<input type="text"/>	<input type="text"/>	<input type="text"/>	\$ <input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>	\$ <input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>	\$ <input type="text"/>

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

CHARGES CONSOLIDATED ON RATE NOTICEUNIT 2, 14 Brett Avenue, LABRADOR QLD 4215
Lot 2 BUP5742**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	<u>\$126.80</u>

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 \$138,333 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	<u>\$1,043.89</u>

* 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



M100631002

Rate information

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



Volunteer Fire Brigade

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



Emergency Management Levy

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



General Rate

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



Waste Management Service

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



Recycling Utility Charge

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



Recreational Space

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



Open Space including Koala Habitat, Maintenance and Enhancement

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



City Transport Improvement

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



Disaster Response and Recovery separate charge

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



Discount on rates

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



Pensioner Rate Concessions

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



Change of address

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



City Budget

Full details of the current City Budget: cityofgoldcoast.com.au/annualplan



Paper rates and water notices fee

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

Frequently asked questions

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

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

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

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

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

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

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

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

What does my rating category mean?

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

What is the Waste Levy?

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

What is the Green Organics Charge?

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

Body Corporate and Community Management Act 1997
NOTICE OF CONTRIBUTIONS












Youn Jung Lee
2/14 Brett Avenue
LABRADOR QLD 4215

ABN 86 038 227 108			
Date of Notice		16 January 2026	
A/c No		2	
Lot No	2	Unit Number	2
Contrib Ent.		1	
Interest Ent.		1	

BRETT PLACE CTS 9463						
Account	Period	Due Date	Amount	Discount	If paid by	Net Amount
Admin Fund	01/03/26 to 31/05/26	01/03/2026	\$1,391.54	\$139.15	01/03/2026	\$1,252.39
Sinking Fund	01/03/26 to 31/05/26	01/03/2026	\$998.39	\$99.84	01/03/2026	\$898.55
Totals			\$2,389.93	\$238.99		\$2,150.94
Interest at the rate of 30.00% per annum (2.50% per month) is payable on overdue Levies.						
Refer to deposit slip for your preferred payment method.						

Teller stamp and initials	<p>The following charges apply to overdue Levy Reminder Notices: 1st reminder: \$38.50; 2nd reminder: \$97.90; 3rd reminder: \$207.90. Further fees apply after these steps. Should you have any queries, please email levies@amstrata.com.au</p>	Amount Paid \$ Date Paid / /
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Payment Options

	Tel: 1300 552 311 Ref: 9746 9955 3	Telephone: Call this number to pay by credit card. International: +613 8648 0158 (charges apply).	   
	www.stratamax.com.au Ref: 9746 9955 3	Internet: Make credit card payments online (charges apply). Visit www.stratamax.com.au	
	www.stratapay.com/dds Ref: 9746 9955 3	Direct Debit: Make auto payments from your credit card* or bank account. Visit stratapay.com/dds to register *Credit card charges apply.	
	Billers Code: 74625 Ref: 9746 9955 3	BPay: Contact your participating financial institution to make a payment from your cheque or savings account using BPay. BPAY® Registered to BPAY Pty Ltd ABN 69 079 137 518	
	Billpay Code: 3599 Ref: 9746 9955 3	In Person: Present this bill in store at Australia Post to make cheque or EFTPOS payments.	
	Make cheque payable to: StrataPay 9746 9955 3	Mail: Send cheque with this slip by mail to: StrataPay, Locked Bag 9 GCMC, Bundall Qld 9726 Australia	
	BSB: 067-970 Acct No: 9746 9955 3 (Applies to this bill only)	Internet Banking - EFT: Use this BSB and Account Number to pay directly from your bank account in Australian Dollars (AUD). Account Name: StrataPay Bank: CBA, Sydney, Australia.	



StrataPay Reference	
9746 9955 3	
Amount	Due Date
\$2,150.94	01 Mar 26

AM STRATA PTY LTD
9463/02100002 Lot 2/2
Youn Jung Lee
2/14 Brett Avenue
LABRADOR QLD 4215



*3599 974699553

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

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

Notice Number **8 1013499 3** Date of issue **16 February 2026**


168441/X12/011370 D-041
Y J LEE
UNIT 2 / 14 BRETT AVENUE
LABRADOR QLD 4215

Current Billing Period:
31 October 2025 to 6 February 2026
Amount due:
\$436.06
(see back for payment options)
Due date for payment:
(interest penalty applies after due date)
19 March 2026
To make payment
Cityofgoldcoast.com.au/rates



L011370

1/3


168441/X12/011370

UNIT 2, 14 BRETT AVENUE, LABRADOR
L 2 BUP5742
(Payments received after 8 February 2026 may not be included in this notice)

Water and sewerage charges (Includes State Bulk Water Price)	<i>(see account page for details)</i>	\$436.06
Amount payable if paid by: 19 March 2026		\$436.06

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

In Person / Mail Payment Advice
Name: Y J LEE
Ref: 8 1013499 3

*419 810134993 **Credit**


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

 **Billers Code: 868745**
Ref: 8 1013499 3

 **Post Billpay**

Total amount payable
Due by: 19 March 2026
\$436.06

Date / /
Cash
Cheques (see reverse)

Teller stamp and initials

No. of Cheques

For Credit
Gold Coast City Council

Tran Code **831** User ID **066684** Customer Reference No. **000008101349939**

\$

About your water and sewerage charges

The standard charges explained:

Sewerage access charge

This charge is in arrears. It is for ongoing connection and/or access to the City's sewerage transportation and treatment system.

Sewage volume charge (multi-unit residential and non-residential property only)

A volumetric charge per kilolitre of sewage deemed to have been discharged from the property into the City's sewerage transportation and treatment system.

Water access charge

This charge is in arrears. It is for ongoing connection and/or access to the City's water distribution system.

Water usage charge

Water usage, as measured by your water meter, is charged per kilolitre (1000 litres). Water usage is divided into retail water and bulk water charges. If access to read your water meter was not available, water usage may have been estimated for this account based on previous use. This will be indicated on your account.

Non-drinking water usage charge (select Pimpama-Coomera customers only)

This is a charge applicable to select Pimpama-Coomera customers only or non-drinking water usage, as measured by your purple non-drinking water meter and charged per kilolitre (1000 litres).

Visit cityofgoldcoast.com.au/nondrinkingwater for further information.

Visit cityofgoldcoast.com.au/mywaterbill to understand more about your water bill.

How to read your water meter

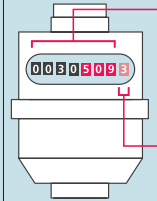
Your water meter is normally located at the front of your property.

Black numbers represent kilolitres and are used for billing.

The red numbers on your water meter represent litres.

To calculate your daily water use, please follow the instructions below.

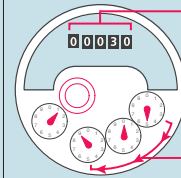
Numbers only meter



1. Day one, record all numbers that you see here. Note the time of day.
2. Day two, repeat step 1. Conduct this reading at the same time as you did the reading on day one.
3. Subtract the numbers recorded on day one from day two. This is your household's daily water usage.

Please note, if there are four red digits on the water meter, the last digit (on the far right) is a tenth of a litre. In these instances, do not record the last red digit.

Numbers and clock meter



1. Day one, record all numbers that you see here. Secondly, record numbers found here. Record the first three red dial numbers in a clockwise direction, that is, right to left. Note the time of day. **Both steps should provide you with a number similar to the diagram example 00030509.**

2. Day two, repeat step one. Conduct this reading at the same time as you did the reading on day one.
3. Subtract the numbers recorded on day one from day two. This is your household's daily water usage.

Day one: Record numbers from your water meter as per instructions above.

_____. L

Day two: At the same time as day one, record numbers from your water meter as per instructions above.

_____. L

Subtract the number found on day one from the number found on day two.

This is your household's daily water usage.

_____. L

168441X12/011370

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

Drawer

Bank or BSB

Branch

Amount

_____ \$

_____ \$

_____ \$

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

Account for:
UNIT 2, 14 BRETT AVENUE, LABRADOR
L 2 BUP5742

LOCAL GOVERNMENT DISTRIBUTION AND RETAIL PRICE

SEWERAGE ACCESS CHARGES

99 days charged at \$2.1452 per day \$212.37
(billing period 31/10/25 to 6/2/26)

WATER ACCESS CHARGES

99 days charged at \$0.8410 per day \$83.25
(billing period 31/10/25 to 6/2/26)

WATER USAGE CHARGES

282 kilolitres charged at \$1.463 per kL \$412.56
(usage period 31/10/25 to 6/2/26)

**Your Lot's share of the Water Usage Charge is based on its
Contribution Entitlement which is, 1 of 10 \$41.26**

STATE BULK WATER PRICE

WATER USAGE CHARGES

282 kilolitres charged at \$3.517 per kL \$991.79
(usage period 31/10/25 to 6/2/26)

**Your Lot's share of the Water Usage Charge is based on its
Contribution Entitlement which is, 1 of 10 \$99.18**

TOTAL CHARGES INCLUDED IN THE RATE NOTICE \$436.06

Master Meter for 10 lots

WATER METER READINGS

Meter Number	Current Read Date	Current Reading	Previous Read Date	Previous Reading	#Days Charged	Cons (kl)
19E000903	6 Feb 26	8962	30 Oct 25	8680	99	282
TOTAL(kL)						282



10113701

2/3

168441X12/011370

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

How to pay your water bill

Pay using BPAY®



Billers Code: 868745
Ref: Use Notice Number

Telephone & Internet Banking – BPAY®

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

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

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

BPAY View® Registration No: use the **Notice Number** over the page.

® Registered to BPAY Pty Ltd ABN 69 079 137 518

Pay by phone

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

Payments by credit card will incur a surcharge.

See BPAY® option to avoid surcharge.

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

Paper rates and water notices fee

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



Pay online

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

Payments by credit card will incur a surcharge.

See BPAY® option to avoid surcharge.

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



In person at Commonwealth Bank

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



Post Billpay in person

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

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



In person at Customer Service Centre

Payment options include:

Debit card – *surcharge free*

MasterCard or Visa – *surcharge applies*

Cash is not accepted.

For locations and opening hours please visit

cityofgoldcoast.com.au/contactus

How to contact us



cityofgoldcoast.com.au/mywaterbill



07 5667 5995 or **1300 366 659**

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

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



City of Gold Coast

PO Box 5042 GOLD COAST MC QLD 9726

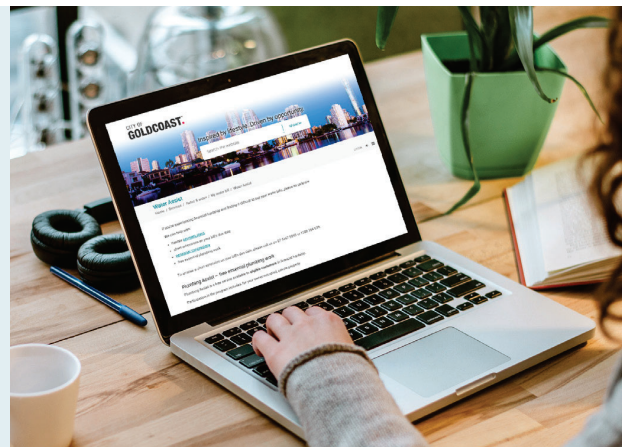
Support to make your bill payments on time

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

Depending on your situation, we may be able to either extend your due date for a short time or set up a longer-term payment plan with regular weekly or fortnightly payments.

We can also provide a financial counsellor for free, independent and confidential advice.

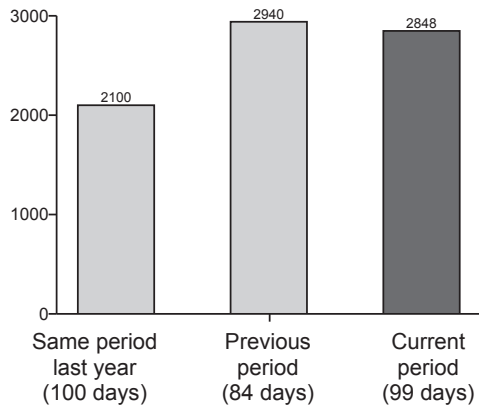
For more information visit cityofgoldcoast.com.au/waterassist



Account for:
 UNIT 2, 14 BRETT AVENUE, LABRADOR
 L 2 BUP5742

Average Daily Usage (Litres)

(1,000 Litres = 1kL)



Your average daily water usage= 2848 litres (or, 2.848 kl)

Your scheme's total average daily cost= \$4.40

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.



M011370003

3/3

168441X12/011370

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Billers Code: 868745
Ref: Use Notice Number

Telephone & Internet Banking – BPAY®

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In person at Customer Service Centre

Payment options include:

Debit card – *surcharge free*

MasterCard or Visa – *surcharge applies*

Cash is not accepted.

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

How to contact us



cityofgoldcoast.com.au/mywaterbill



07 5667 5995 or **1300 366 659**

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

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



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

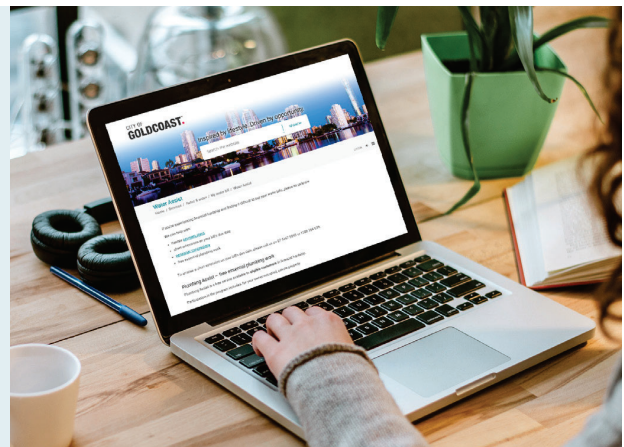
Support to make your bill payments on time

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

Depending on your situation, we may be able to either extend your due date for a short time or set up a longer-term payment plan with regular weekly or fortnightly payments.

We can also provide a financial counsellor for free, independent and confidential advice.

For more information visit cityofgoldcoast.com.au/waterassist



A pool safety certificate is required in Queensland when selling or leasing a property with a regulated pool. This form is to be used for the purposes of sections 246AA and 246AK of the *Building Act 1975*.

1. Pool safety certificate number

Identification number: PSC0250651

2. Location of the swimming pool

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

Street address:

14 BRETT AVE

LABRADOR QLD

Postcode

4

2

1

5

Lot and plan details:

9999/BUP/5742

Local government area:

GOLD COAST CITY

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

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

No disability exemption applies; No impracticality exemption applies

No alternative solution applies

4. Pool properties

Shared pool

Non-shared pool

Number of pools

1

5. Pool safety certificate validity

Effective date:

0 2 / 0 5 / 2 0 2 5

Expiry date:

0 2 / 0 5 / 2 0 2 6

6. Certification

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

Name:

HELEN GALBRAITH

Pool safety inspector
licence number:

PS101069

Signature:

Other important information that could help save a young child's life

It is the pool owner's responsibility to ensure that the pool (including the barriers for the pool) is properly maintained at all times to comply with the pool safety standard under the *Building Act 1975*. High penalties apply for non-compliance. Parents should also consider beginning swimming lessons for their young children from an early age. Please visit

<https://www.qbcc.qld.gov.au/your-property/swimming-pools/pool-safety-standard> for further information about swimming pool safety. This pool safety certificate does not certify that a building development approval has been given for the pool or the barriers for the pool. You can contact your local government to ensure this approval is in place.

Privacy statement

The Queensland Building and Construction Commission is collecting personal information as required under the *Building Act 1975*. This information may be stored by the QBCC, and will be used for administration, compliance, statistical research and evaluation of pool safety laws. Your personal information will be disclosed to other government agencies, local government authorities and third parties for purposes relating to administering and monitoring compliance with the Building Act 1975. Personal information will otherwise only be disclosed to third parties with your consent or unless authorised or required by law.

RTI: The information collected on this form will be retained as required by the *Public Records Act 2002* and other relevant Acts and regulations, and is subject to the Right to Information regime established by the *Right to Information Act 2009*.

This is a public document and the information in this form will be made available to the public.

30 March 2026

BRETT PLACE CTS 9463
Not registered for GSTLegal World
PO Box 1099
WAHROONGA NSW 2076

Ref

Re	Lot	2	BRETT PLACE CTS 9463
Fee	84.10		Paid

Please find following your body corporate certificate to assist you meet your seller disclosure requirements. Under the Property Law Regulation 2024 the seller is obligated to provide this 'prescribed certificate' to a buyer before the buyer signs the sales contract.

A purchaser is entitled to make a request to inspect the Body Corporate Records after entering the contract as noted in the body corporate certificate.

Note: If this body corporate certificate is being used to assist with settlement purposes, please note the below payment method for settlement payments only. Do not use this to make payment if at any time an updated certificate is requested.

BSB 067-970
StrataPay Ref 974699553Biller Code 74625
StrataPay Ref 974699553

AM Strata is part of the Bright & Duggan Property Group, any questions regarding this Certificate should be directed to Customer Care at Bright & Duggan phone 07 5532 1900.

BCCM

Form 33

Department of Justice

Body corporate certificate

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

This form is effective from 1 August 2025

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

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

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

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

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

This certificate does not include information about:

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

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

The community management statement

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

The Office of the Commissioner for Body Corporate and Community Management

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

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

The information in this certificate is issued on 30/03/2026

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

BRETT PLACE

CTS No. **9463**

Body corporate manager

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

Is there a body corporate manager for the scheme?

Yes. The body corporate manager is:

Name: **Monique Gunnis**

Company: **AM Strata Pty Ltd**

Phone: **07 5526 4100**

Email: **customer@amstrata.com.au**

Accessing records

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

The body corporate manager named above.

Property and community titles scheme details

Lot and plan details

Lot number: **2**

Plan type and number: **BUP 5742**

Plan of subdivision: **BUILDING FORMAT PLAN**

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

Regulation module

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

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

The regulation module that applies to this scheme is the:

Standard

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

Layered arrangements of community titles schemes

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

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

No

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

Building management statement

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

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

No

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

By-laws and exclusive use areas

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

What by-laws apply?

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

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

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

General by-laws

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

Exclusive use areas

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

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

Yes

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

given with this certificate and listed below

Date of Resolution	Lot Description	Conditions
04/05/21	ALL CAR PARK	AS PER CMS

Lot entitlements and financial information

Lot entitlements

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

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

Contribution schedule

Contribution schedule lot entitlement for the lot: **1**

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

Interest schedule

Interest schedule lot entitlement for the lot: **1**

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

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 **2** for the current financial year: \$ **4,654.96**

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

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

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

Period	Due date	Amount due	Amount due if discount applied	Paid
01/09/24 to 30/11/24	01/09/24	1,163.74	1,047.37	23/08/24
01/12/24 to 28/02/25	01/12/24	1,163.74	1,047.37	25/10/24
01/03/25 to 31/05/25	01/03/25	1,163.74	1,047.37	25/02/25
01/06/25 to 31/08/25	01/06/25	1,163.74	1,047.37	27/05/25
01/09/25****30/11/25	01/09/25	1,163.74	1,047.37	26/08/25
01/12/25****28/02/26	01/12/25	1,163.74	1,047.37	25/11/25
01/03/26****31/05/26	01/03/26	1,391.54	1,252.39	25/02/26
01/06/26****31/08/26	01/06/26	1,391.54	1,252.39	
01/09/26****30/11/26	01/09/26	1,277.64	1,149.88	
01/12/26****28/02/27	01/12/26	1,277.64	1,149.88	
			Amount overdue	Nil
		Amount Unpaid including amounts billed not yet due		Nil

Sinking fund contributions

Total amount of contributions (before any discount) for lot **2** for the current financial year: \$ **3,006.44**

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

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

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

Period	Due date	Amount due	Amount due if discount applied	Paid
01/09/24 to 30/11/24	01/09/24	751.61	676.45	30/08/24
01/12/24 to 28/02/25	01/12/24	751.61	676.45	29/11/24
01/03/25 to 31/05/25	01/03/25	751.61	676.45	25/02/25
01/06/25 to 31/08/25	01/06/25	751.61	676.45	27/05/25
01/09/25****30/11/25	01/09/25	751.61	676.45	26/08/25
01/12/25****28/02/26	01/12/25	751.61	676.45	25/11/25
01/03/26****31/05/26	01/03/26	998.39	898.55	25/02/26
01/06/26****31/08/26	01/06/26	998.39	898.55	
01/09/26****30/11/26	01/09/26	875.00	787.50	
01/12/26****28/02/27	01/12/26	875.00	787.50	
			Amount overdue	Nil
		Amount Unpaid including amounts billed not yet due		Nil

Special contributions - Administrative Fund (IF ANY)

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

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

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

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

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

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

Special contributions - Sinking Fund (IF ANY)

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

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

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

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

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

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

Other amounts payable by the lot owner

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

Summary of amounts due but not paid by the current owner

At the date of this certificate

Annual contributions	Nil
Special contributions	Nil
Other contributions	Nil
Other payments	Nil
Penalties	Nil
Total amount overdue	Nil

(Total Amount Unpaid including not yet due \$0.00)

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

Common property and assets

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

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

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

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

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

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

Yes - you can obtain a copy from the body corporate records - last sinking fund report: 17/09/25

Current sinking fund balance (as at date of certificate): \$ 31,731.49

Improvements to common property the lot owner is responsible for

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

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

Date	Description	Conditions
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Body corporate assets

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

The body corporate does not have any assets that it is required to record in its register

Insurance

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

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

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

Body corporate insurance policies

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

TYPE/COMPANY	POLICY NO.	SUM INSURED	PREMIUM	DUE DATE	EXCESS
BUILDING CHU Underwriting Agencies	855203	3,987,743.00	12,932.69	30/11/26	\$2,000 all claims & as per policy
PUBLIC LIABILITY CHU Underwriting Agencies	855203	30,000,000.00	Included	30/11/26	
COMMON AREA CONTENTS CHU Underwriting Agencies	855203	39,877.00	Included	30/11/26	
LOSS OF RENT CHU Underwriting Agencies	855203	598,161.00	Included	30/11/26	
FIDELITY GUARANTEE CHU Underwriting Agencies	855203	250,000.00	Included	30/11/26	
VOLUNTARY WORKERS CHU Underwriting Agencies	855203	300,000/3,000	Included	30/11/26	
OFFICE BEARERS CHU Underwriting Agencies	855203	5,000,000.00	Included	30/11/26	
CATASTROPHE CHU Underwriting Agencies	855203	1,196,322.00	Included	30/11/26	
EXT COVER - RENT/TEM CHU Underwriting Agencies	855203	179,448.00	Included	30/11/26	
ESC IN COST OF TEMP CHU Underwriting Agencies	855203	59,816.00	Included	30/11/26	
STORAGE/EVACUATION CHU Underwriting Agencies	855203	59,816.00	Included	30/11/26	
GOVERNMENT AUDIT COS CHU Underwriting Agencies	855203	25,000.00	Included	30/11/26	
WH&S APPEAL EXPENSES CHU Underwriting Agencies	855203	100,000.00	Included	30/11/26	
LEGAL EXPENSES CHU Underwriting Agencies	855203	50,000.00	Included	30/11/26	\$1,000 all claims

Body corporate insurance policies

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

TYPE/COMPANY	POLICY NO.	SUM INSURED	PREMIUM	DUE DATE	EXCESS
LOT OWNERS IMPROVEME CHU Underwriting Agencies	855203	250,000.00	Included	30/11/26	
FLOOD CHU Underwriting Agencies	855203	Insured	Included	30/11/26	

Alternative insurance

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

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

No

Lot owner and occupier insurance

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

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

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

Contracts and authorisations

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

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

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

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

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

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

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

BRETT PLACE CTS 9463

14 Brett Avenue Labrador Qld 4215

BALANCE SHEET

AS AT 30 MARCH 2026

	ACTUAL 30/03/2026	ACTUAL 31/08/2025
<u>PROPRIETORS FUNDS</u>		
Administrative Fund	7,657.04	(2,617.37)
Sinking Fund	31,731.49	34,637.58
<u>TOTAL</u>	<u>\$ 39,388.53</u>	<u>\$ 32,020.21</u>

THESE FUNDS ARE REPRESENTED BY

CURRENT ASSETS

Cash At Bank	36,978.80	45,899.02
Levies In Arrears	2,389.93	0.00
Other Arrears	19.80	0.00
Prepaid Expenses	0.00	1,408.99
<u>TOTAL ASSETS</u>	<u>39,388.53</u>	<u>47,308.01</u>

LIABILITIES

Creditors	0.00	83.23
Accruals	0.00	1,414.01
Next Year Discounts	0.00	(1,532.24)
Levies In Advance	0.00	15,322.80
<u>TOTAL LIABILITIES</u>	<u>0.00</u>	<u>15,287.80</u>

NET ASSETS

<u>\$ 39,388.53</u>	<u>\$ 32,020.21</u>
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BRETT PLACE CTS 9463

14 Brett Avenue Labrador Qld 4215

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 SEPTEMBER 2025 TO 30 MARCH 2026

	ACTUAL 01/09/25-30/03/26	BUDGET 01/09/25-31/08/26	ACTUAL 01/09/24-31/08/25
<u>ADMINISTRATIVE FUND</u>			
<u>INCOME</u>			
Levies - Administrative Fund	37,190.20	51,105.56	46,549.60
Discount - Admin Fund	(3,463.38)	(5,110.56)	(3,956.58)
Interest On Overdue Levies	106.80	0.00	212.12
Insurance Claim-Refund No Gst	7,633.25	0.00	10,043.90
<u>TOTAL ADMIN. FUND INCOME</u>	41,466.87	45,995.00	52,849.04
<u>EXPENDITURE - ADMIN. FUND</u>			
Archiving Fees	122.88	210.00	200.64
Audit Fees	0.00	0.00	1,045.00
Bank Charges- Incl Gst	17.83	85.00	57.20
Body Corporate Administration	1,680.06	2,940.00	2,771.50
Body Corporate Admin- Addl	535.43	1,000.00	1,569.66
Disbursements	601.78	0.00	0.00
Disbursements	36.30	0.00	0.00
Cleaning	831.50	2,000.00	1,782.00
Cleaning Windows	0.00	0.00	595.00
Electricity	710.66	2,200.00	1,577.74
Electricity - Gov Rebate	75.00	0.00	(968.75)
Data Archiving & Storage	106.59	150.00	112.19
Insurance	13,233.83	12,400.00	9,957.15
Insurance- Stamp Duty	1,107.85	1,140.00	840.47
Insurance Claims	0.00	0.00	16,513.51
Income Tax Returns	368.83	500.00	442.64
Levy Recovery Costs	194.70	0.00	115.50
Levy Recovery Costs- Recouped	(194.70)	0.00	(115.50)
Legal Expenses	666.98	3,000.00	2,200.00
Printing, Postage & Stationery	623.23	600.00	712.17
Pest Control	630.00	1,000.00	910.00
R & M - Building	857.82	800.00	466.82
R & M - Electrical	0.00	800.00	227.50
R & M - Gardens & Grounds	6,080.24	5,000.00	4,102.94
R & M - Plumbing	0.00	1,000.00	1,381.60
R & M - Pool & Spa	2,905.65	5,000.00	4,826.51
Sundry Expenses	0.00	0.00	41.22
Telephone/ Email/Fax	0.00	100.00	19.80
Work Order Fee	0.00	200.00	132.00
<u>TOTAL ADMIN. EXPENDITURE</u>	31,192.46	40,125.00	51,516.51
<u>SURPLUS / DEFICIT</u>	\$ 10,274.41	\$ 5,870.00	\$ 1,332.53
Opening Admin. Balance	(2,617.37)	(2,617.37)	(3,949.90)
<u>ADMINISTRATIVE FUND BALANCE</u>	\$ 7,657.04	\$ 3,252.63	\$ (2,617.37)

BRETT PLACE CTS 9463

14 Brett Avenue Labrador Qld 4215

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 SEPTEMBER 2025 TO 30 MARCH 2026

	ACTUAL	BUDGET	ACTUAL
	01/09/25-30/03/26	01/09/25-31/08/26	01/09/24-31/08/25
<u>SINKING FUND</u>			
INCOME			
Levies - Sinking Fund	25,016.10	35,000.00	30,064.40
Discount - Sinking Fund	(2,251.44)	(3,500.00)	(2,480.28)
TOTAL SINKING FUND INCOME	22,764.66	31,500.00	27,584.12
<u>EXPENDITURE - SINKING FUND</u>			
Building	18,337.25	30,000.00	29,399.91
Consultancy	0.00	0.00	4,235.00
Fencing	1,867.50	0.00	0.00
Grounds & Gardens	0.00	16,000.00	0.00
Pool - Spa & Sauna	0.00	0.00	2,149.99
Plumbing	0.00	6,000.00	2,549.05
Sinking Fund Forecast	3,267.00	0.00	0.00
Tree Lopping	2,199.00	1,500.00	1,309.00
TOTAL SINK. FUND EXPENDITURE	25,670.75	53,500.00	39,642.95
<u>SURPLUS / DEFICIT</u>	<u>\$ (2,906.09)</u>	<u>\$ (22,000.00)</u>	<u>\$ (12,058.83)</u>
Opening Sinking Fund Balance	34,637.58	34,637.58	46,696.41
<u>SINKING FUND BALANCE</u>	<u>\$ 31,731.49</u>	<u>\$ 12,637.58</u>	<u>\$ 34,637.58</u>

FORM 14 Version 2

Land Title Act 1994 and Land Act 1994

QUEENSLAND LAND REGISTRY

GENERAL REQUEST

Dealing No. *W'DRAWN & RE-ENTERED.*

Stamp Duty Imprint

704674774
704741974
\$50.00
\$50.00
04/05/2001 12:14
IH 470

1. Nature of Request

Request to record new Community Management Statement for

~~YORK CREST~~ Community Titles Scheme 9463

BRETT PLACE
M.R.M.

Lodger Name, address & phone number Lodger Code

York Crest Body Corporate
PO Box 203, Booval Q 4304
Contact Person: Elwyn Denman
Ph 3282 4114 mob 0417 784 648

2. Description of Lot

Common Property of YORK CREST
Community Titles Scheme 9463

County

WARD

Parish

NERANG

Title Reference

19205742

3. Registered Proprietor / Crown Lessee

The Body Corporate for YORK CREST
Community Titles Scheme 9463

4. Interest

Not applicable

5. Applicant

The Body Corporate for ~~YORK CREST~~

Community Titles Scheme 9463

BRETT PLACE
M.R.M.

6. Request

I hereby request that: the new CMS deposited herewith which amends the name of the body corporate from York Crest in the existing CMS to be recorded as the new CMS for BRETT PLACE Community Titles Scheme 9463

7. Execution by Applicant



Execution Date

3/01
7/4/01

Applicant's or Solicitor's Signature

[Signature]
Sec/Treasurer Chairman
[Signature]
MR Man

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

FIRST/NEW COMMUNITY MANAGEMENT STATEMENT

TP
 A
 NI
 (3)
 CC

9463

CMS LABEL NUMBER

is statement incorporates and must include the following:

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

1. Name of community titles scheme	2. Regulation module
BRETT PLACE Community Titles Scheme 9463	Standard

3. Name of body corporate

Body Corporate for BRETT PLACE
 Community Titles Scheme 9463

4. Scheme land	County	Parish	Title Reference
Description of Lot Common property of Brett Place CTS 9463 Lots 1-10 on BUP 5742	WARD	NERANG	19205742 (common property) 16511063-16511072 (Lots 1-10)

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

first community management statement only

7. Local Government community management statement notation

"Not applicable pursuant to Section 54(4) of the Body Corporate and Community Management Act 1997"

.....signed

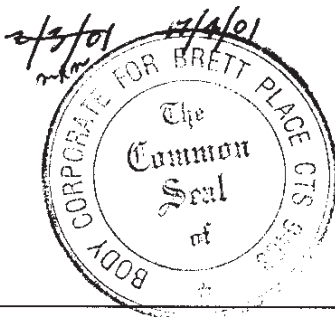
.....name and designation

.....name of Local Government

8. Execution by original owner/Consent of body corporate

Execution Date

*Execution



[Signature]
 Sec/Treasurer Chairman

[Signature] M R Maw

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

BODY CORPORATE FOR BRETT PLACE CTS 9463

SCHEDULE A SCHEDULE OF LOT ENTITLEMENTS

Lot on Plan	Contribution	Interest
Lot 1 on BUP 5742	1	1
Lot 2 on BUP 5742	1	1
Lot 3 on BUP 5742	1	1
Lot 4 on BUP 5742	1	1
Lot 5 on BUP 5742	1	1
Lot 6 on BUP 5742	1	1
Lot 7 on BUP 5742	1	1
Lot 8 on BUP 5742	1	1
Lot 9 on BUP 5742	1	1
Lot 10 on BUP 5742	1	1
TOTALS	10	10

SCHEDULE B EXPLANATION OF THE DEVELOPMENT OF SCHEME LAND

Not applicable

SCHEDULE C BY-LAWS

Noise

1. The occupier of a lot must not create noise likely to interfere with the peaceful enjoyment of a person lawfully on another lot or the common property.

Vehicles

- 2.(1) The occupier of a lot must not, without the body corporate's written approval -
 - (a) park a vehicle, or allow a vehicle to stand, on the common property; or
 - (b) permit an invitee to park a vehicle, or allow a vehicle to stand, on the common property.
- 2.(2) An approval under subsection (1) must state the period for which it is given.
- 2.(3) However, the body corporate may cancel the approval by giving 7 days written notice to the occupier.

Obstruction

3. The occupier of a lot must not obstruct the lawful use of the common property by someone else.

Damage to lawns etc.

4. (1) The occupier of a lot must not, without the body corporate's written approval -
 - (a) damage a lawn, garden, tree, shrub, plant or flower on the common property; or
 - (b) use a part of the common property as a garden.
- 4.(2) An approval under subsection (1) must state the period for which it is given.
- 4.(3) However, the body corporate may cancel the approval by giving 7 days written notice to the occupier.

Damage to common property

- 5.(1) An occupier of a lot must not, without the body corporate's written approval, mark, paint, drive nails, screws or other objects into, or otherwise damage or deface a structure that forms part of the common property.

- 5.(2) However, an occupier may install a locking or safety device to protect the lot against intruders, or a screen to prevent entry of animals or insects, if the device or screen is soundly built and is consistent with the colour, style and materials of the building.
- 5.(3) The owner of a lot must keep a device installed under subsection (2) in good order and repair.

Behaviour of invitees

6. An occupier of a lot must take reasonable steps to ensure that the occupier's invitees do not behave in a way likely to interfere with the peaceful enjoyment of another lot or the common property.

Leaving of rubbish etc. on the common property

7. The occupier of a lot must not leave rubbish or other materials on the common property in a way or place likely to interfere with the enjoyment of the common property by someone else.

Appearance of the lot

- 8.(1) The occupier of a lot must not, without the body corporate's written approval, make a change to the external appearance of the lot unless the change is minor and does not detract from the amenity of the lot and its surrounds.
- 8.(2) The occupier of a lot must not, without the body corporate's written approval -
- (a) hang washing, bedding, or another cloth article if the article is visible from another lot or the common property, or from outside the scheme land; or
 - (b) display a sign, advertisement, placard, banner, pamphlet or similar article if the article is visible from another lot or the common property, or from outside the scheme land.
- 8.(3) This section does not apply to a lot created under a standard format plan of subdivision.

Storage of flammable materials

- 9.(1) The occupier of a lot must not, without the body corporate's written approval, store a flammable substance on the common property.
- 9.(2) The occupier of a lot must not, without body corporate's written approval, store a flammable substance on the lot unless the substance is used or intended for use for domestic purposes.
- 9.(3) However, this section does not apply to the storage of fuel in -
- (a) the fuel tank of a vehicle, boat, or internal combustion engine; or
 - (b) a tank kept on a vehicle or boat in which the fuel is stored under the requirements of the law regulating the storage of flammable liquid.

Garbage disposal

- 10.(1) Unless the body corporate provides some other way of garbage disposal, the occupier of a lot must keep a receptacle for garbage in a clean and dry condition and adequately covered on the lot, or on a part of the common property designated by the body corporate for the purpose.
- 10.(2) The occupier of a lot must -
- (a) comply with all local government local laws about disposal of garbage; and
 - (b) ensure that the occupier does not, in disposing of garbage, adversely affect the health, hygiene of comfort of the occupiers of other lots.

Keeping of animals

- 11.(1) The occupier of a lot must not, without the body corporate's written approval -
- (a) bring or keep an animal on the lot or the common property; or
 - (b) permit an invitee to bring or keep an animal on the lot or the common property.
- 11.(2) The occupier must obtain the body corporate's written approval before bringing, or permitting an invitee to bring, an animal onto the lot or the common property.

BODY CORPORATE FOR BRETT PLACE CTS 9463

Recovery of Levies

12. A person (which expression shall extend to corporations) shall pay on demand the whole of the body corporate's costs and expenses (including solicitor and own client costs) such amount deemed to be a liquidated debt due in recovering such levies or moneys duly levied upon that person by the body corporate pursuant to the Body Corporate and Community Management Act 1997.

Exclusive Use

13. That Units 1 – 10 be granted Exclusive Use for car parking purposes only of those areas designated 1 to 10 on Exclusive Use – Car Parking – Plan A included within the new Community Management Statement.

SCHEDULE D

OTHER DETAILS REQUIRED/PERMITTED TO BE INCLUDED

Nil

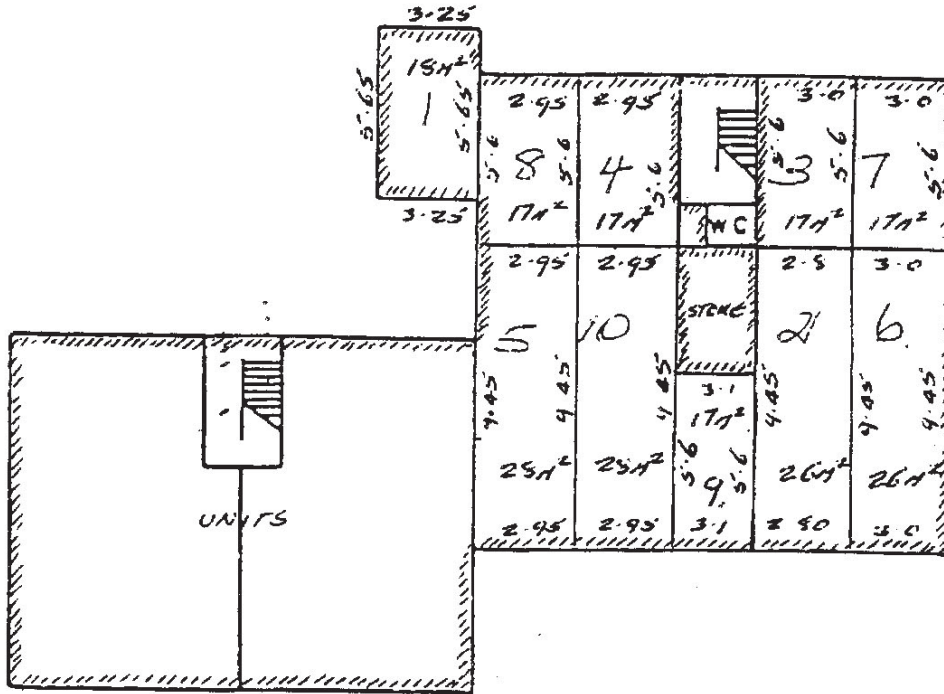
SCHEDULE E

DESCRIPTION OF LOTS ALLOCATED EXCLUSIVE USE AREAS OF COMMON PROPERTY

Lot on Plan	Exclusive Use
Lot 1 on BUP 5742	Exclusive use for car parking only of Area 1 as shown on Exclusive Use – Car Parking – Plan A attached
Lot 2 on BUP 5742	Exclusive Use for car parking only of Area 2 as shown on Exclusive Use – Car Parking – Plan A attached
Lot 3 on BUP 5742	Exclusive Use for car parking only of Area 3 as shown on Exclusive Use – Car Parking – Plan A attached
Lot 4 on BUP 5742	Exclusive Use for car parking only of Area 4 as shown on Exclusive Use – Car Parking – Plan A attached
Lot 5 on BUP 5742	Exclusive Use for car parking only of Area 5 as shown on Exclusive Use – Car Parking – Plan A attached
Lot 6 on BUP 5742	Exclusive Use for car parking only of Area 6 as shown on Exclusive Use – Car Parking – Plan A attached
Lot 7 on BUP 5742	Exclusive Use for car parking only of Area 7 as shown on Exclusive Use – Car Parking – Plan A attached
Lot 8 on BUP 5742	Exclusive Use for car parking only of Area 8 as shown on Exclusive Use – Car Parking – Plan A attached
Lot 9 on BUP 5742	Exclusive Use for car parking only of Area 9 as shown on Exclusive Use – Car Parking – Plan A attached
Lot 10 on BUP 5742	Exclusive Use for car parking only of Area 10 as shown on Exclusive Use – Car Parking – Plan A attached

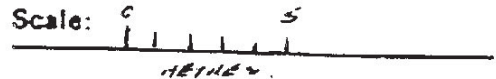
EXCLUSIVE USE CAR PARKING PLAN A

GROUND FLOOR LEVEL



Note: Car parking exclusive use areas defined as 1 - 10. Area shown as units is not part of the exclusive use car parking area.

[Signature]
 Elwyn C. Denman
 Sec./Treasurer
 Body Corporate for York Crest



Floor areas are approximate only

RE OF REGISTERED PROPRIETOR

FOR

STARY



Certified that all exclusive use areas are defined by structural elements, collectively.

York Crest Body Corporate

per *[Signature]*
 Secretary/Treasurer