



Seller disclosure statement

Property Law Act 2023 section 99

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

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

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

This statement does not include information about:

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

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

Part 1 – Seller and property details

Seller **Coast Investments Pty Ltd A.C.N 079 471 293**

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

1/49 BOTANICAL DRIVE, LABRADOR QLD 4215

Lot on plan description

1/BUP7100

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 checked="" type="checkbox"/> Yes <input 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> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%; border: none;">» the start and end day of the term of the lease:</td> <td style="border: 1px solid black; padding: 2px;">01/10/2024-30/09/2025</td> </tr> <tr> <td style="border: none;">» the amount of rent and bond payable:</td> <td style="border: 1px solid black; padding: 2px;">\$450.00 pw. No Bond</td> </tr> <tr> <td style="border: none;">» whether the lease has an option to renew:</td> <td style="border: 1px solid black; padding: 2px;">No</td> </tr> </table> <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</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; height: 100px; width: 100%;"></div>	» the start and end day of the term of the lease:	01/10/2024-30/09/2025	» the amount of rent and bond payable:	\$450.00 pw. No Bond	» whether the lease has an option to renew:	No
» the start and end day of the term of the lease:	01/10/2024-30/09/2025						
» the amount of rent and bond payable:	\$450.00 pw. No Bond						
» whether the lease has an option to renew:	No						
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; height: 100px; width: 100%;"></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 checked="" type="checkbox"/> Yes <input 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>) 01/10/2024</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 1993; the State Development and Public Works Organisation Act 1971 or the Sanctuary Cove Resort Act 1985, as applicable</i>):</p> <div style="border: 1px solid black; padding: 5px; width: fit-content;">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>		
* <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.			
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>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><i>If Yes, a copy of the order or application must be given by the seller.</i></p>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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.

<p>Swimming pool</p>	<p>There is a relevant pool for the property.</p> <p>If a community titles scheme or a BUGTA scheme – a shared pool is located in the scheme.</p> <p>Pool compliance certificate is given.</p> <p>OR</p> <p>Notice of no pool safety certificate is given.</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>Unlicensed building work under owner builder permit</p>	<p>Building work was carried out on the property under an owner builder permit in the last 6 years.</p> <p><i>A notice under section 47 of the Queensland Building and Construction Commission Act 1991 must be given by the seller and you may be required to sign the notice and return it to the seller prior to signing the contract.</i></p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>Notices and orders</p>	<p>There is an unsatisfied show cause notice or enforcement notice under the <i>Building Act 1975</i>, section 246AG, 247 or 248 or under the <i>Planning Act 2016</i>, section 167 or 168.</p> <p>The seller has been given a notice or order, that remains in effect, from a local, State or Commonwealth government, a court or tribunal, or other competent authority, requiring work to be done or money to be spent in relation to the property.</p> <p><i>If Yes, a copy of the notice or order must be given by the seller.</i></p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>Building Energy Efficiency Certificate</p>	<p>If the property is a commercial office building of more than 1,000m², a Building Energy Efficiency Certificate is available on the Building Energy Efficiency Register.</p>	
<p>Asbestos</p>	<p>The seller does not warrant whether asbestos is present within buildings or improvements on the property. Buildings or improvements built before 1990 may contain asbestos. Asbestos containing materials (ACM) may have been used up until the early 2000s. Asbestos or ACM may become dangerous when damaged, disturbed, or deteriorating. Information about asbestos is available at the Queensland Government Asbestos Website (asbestos.qld.gov.au) including common locations of asbestos and other practical guidance for homeowners.</p>	

Part 5 – Rates and services

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

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.

<p>Body Corporate and Community Management Act 1997</p>	<p>The property is included in a community titles scheme. (If Yes, complete the information below)</p>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
<p>Community Management Statement</p>	<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	
<p>Body Corporate Certificate</p>	<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>If No— 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 type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<p>Statutory Warranties</p>	<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>		
<p>Building Units and Group Titles Act 1980</p>	<p>The property is included in a BUGTA scheme (If Yes, complete the information below)</p>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<p>Body Corporate Certificate</p>	<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>If No— 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

Signed by:

John Wilson Jones

B8B7A07D86FF4CF...

Signature of seller

Signature of seller

**Coast Investments Pty Ltd A.C.N 079 471
293 - Sole Director**

Name of Seller

Name of Seller

10 April 2026 | 12:03 PM AEST

Date

Date

Signatures – BUYER

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

Signature of buyer

Signature of buyer

Name of buyer

Name of buyer

Date

Date



Current Title Search

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference: 16846221	Search Date: 24/03/2026 10:59
Date Title Created: 12/12/1985	Request No: 55524119
Previous Title: 16761177	

ESTATE AND LAND

Estate in Fee Simple

LOT 1 BUILDING UNIT PLAN 7100

Local Government: GOLD COAST

COMMUNITY MANAGEMENT STATEMENT 8137

REGISTERED OWNER

Dealing No: 719789884 11/12/2019

COAST INVESTMENTS PTY LTD A.C.N. 079 471 293

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10356087 (POR 63)

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

** End of Current Title Search **

Catalogued Noted on RP.201086
Charted on Gold Coast Sh.2
Date 20-12-85

Building Units and Group Titles Act 1980 — 1983
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980
(Form 1)

Regulation 8(1)
Sheet No. 1 of 7 Sheets
*Amended to Sheet 1
date 6.1.86*

NAME OF BUILDING: "BALLDU"

BUILDING UNITS PLAN NO. 7100

SIGNATURE OF REGISTERED PROPRIETOR:



DIRECTOR

SECRETARY

NAME OF REGISTERED PROPRIETOR: BARBRAY NOMINEES PTY. LTD.

ADDRESS: P.O. BOX 104, NERANG

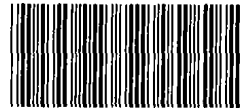
REFERENCE TO TITLE: VOLUME 6761, FOLIO 177

DESCRIPTION OF PARCEL: LOT 67 on R.P. 201086

COUNTY: WARD

PARISH: BARROW

CITY:



BUP7100

CMS8137

NAME OF BODY CORPORATE: THE PROPRIETORS "BALLDU"
Building Units Plan No.

7100

ADDRESS at which documents
may be served:

C/- R.J. GOLDSTEIN,
7a Cavill Avenue, Surfers Paradise Qld. 4217

BUILDING UNITS PLAN No.:

7100

REGISTERED:

DEC 1985 *AS*
at 3:44 pm
REGISTRAR OF TITLES

[Handwritten Signature]

Shire Clerk
Town

Surveyor's Reference: M 3006-67

Local Authority Reference: 3526

Council of the City of Gold Coast

M:3006-67



ANNEXURE / TO SHEET NO. 1

OF BUILDING UNITS PLAN NO. 700 ON

6 Jan 1986

W. B. Byrne



REGISTRAR OF TITLES

No. 4782910 NOTIFICATION OF CHANGE OF BY LAWS RECORDED

6 Jan 1986

W. B. Byrne



REGISTRAR OF TITLES

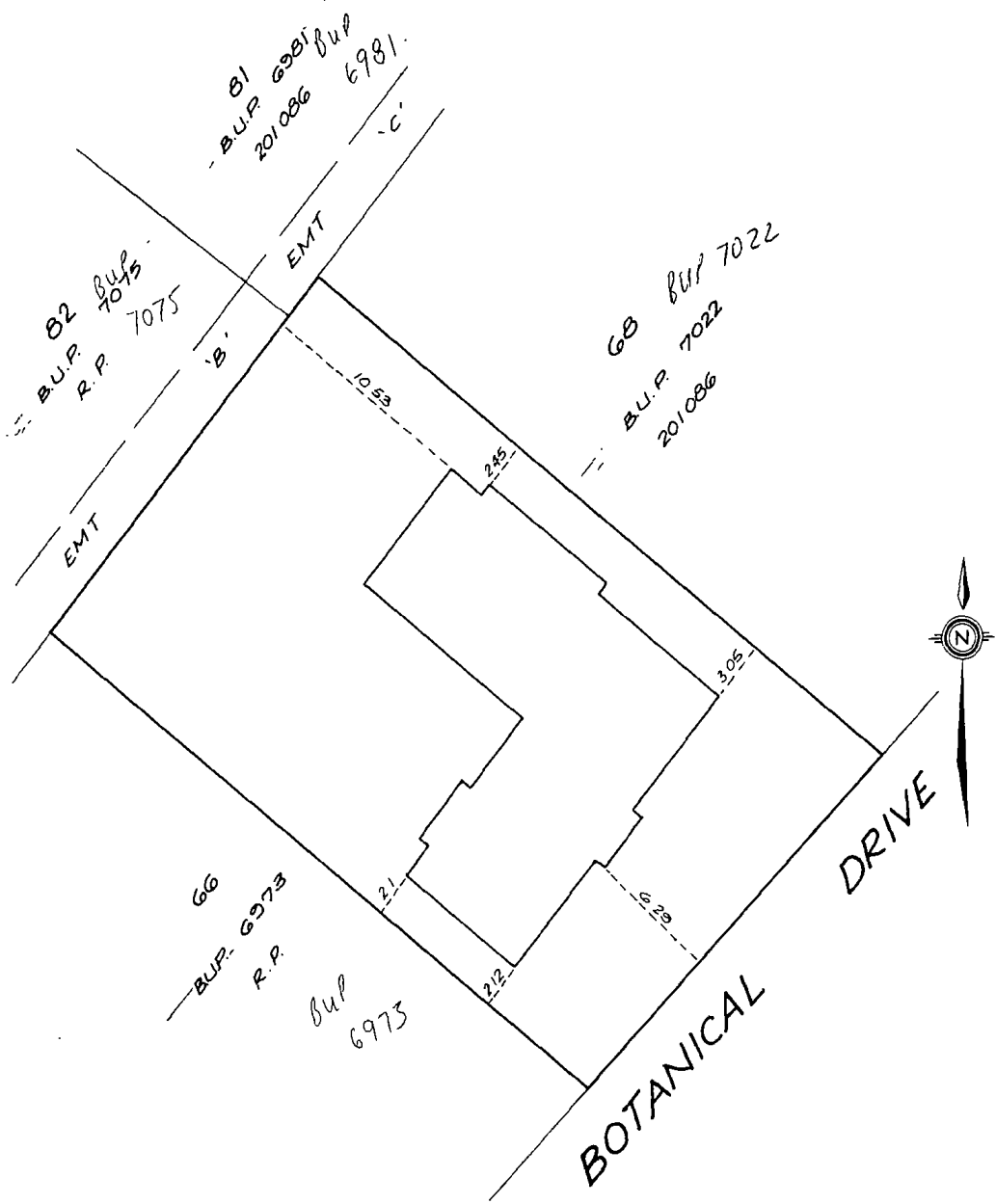
Lined area for recording details of the notification of change of by-laws.

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

Name of Building: "BALLDU"

Regulation 8(1)
Sheet No. 2 of 7 Sheets

BUILDING UNITS PLAN NO. 7100



SCALE: 1:250

Shire Clerk
Town

Council of the City of Gold Coast

Building Units and Group Titles Act 1980 — 1983
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980
(Form 2)

Name of Building: "BALLDU"

Regulation 8(1)
Sheet No. 3 of 7 Sheets

BUILDING UNITS PLAN NO. 7100

We, Michel & Partners (Surveys) Pty. Ltd. of 2 Nerang Street, Southport licensed surveyors registered under the Surveyors Act 1977-1983 hereby certify that:—

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

DATED this SIXTENTH day of OCTOBER 19 85



[Signature] DIRECTOR AND LICENSED SURVEYOR
[Signature] DIRECTOR

*Delete whichever is inapplicable

[Signature] Shire Clerk
 Town
 Council of the City of Gold Coast

Building Units and Group Titles Act 1980 — 1983
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980
(Form 3)

Name of Building: "BALLDU"


Regulation 8(1)
Sheet No. 4 of 7 Sheets


BUILDING UNITS PLAN NO. 7100

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 1985 as modified by the Building Units and Group Titles Act 1980-1983 have been complied with in regard to the subdivision.

DATED this TWENTY-SIXTH day of NOVEMBER, 1985.

.....

 TOWN CLERK

.....

 MAYOR

Council of the City of Gold Coast

Building Units and Group Titles Act 1980 — 1983
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980
(Form 6)

Name of Building: "BALLDU"

Regulation 8(1)
Sheet No. 5 of 7 Sheets

BUILDING UNITS PLAN NO. 7100

I, KEITH RAYMOND THOMAS, of ELANORA

~~*an architect within the meaning of the Architects Act 1962 — 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 resubdivision~~
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

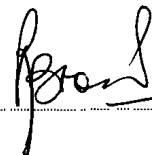
DATED this TWENTIETH day of NOVEMBER, 19 85



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

* Delete whichever is inapplicable

+ Insert name of local authority



~~Shire~~ Clerk
Town

Council of the City of Gold Coast

Building Units and Group Titles Act 1980 — 1983
 BUILDING UNITS AND GROUP TITLES REGULATIONS 1980
 (Form 8)

Name of Building: "BALLDU"

Regulation 8(1)
 Sheet No. 6 of 7 Sheets

BUILDING UNITS PLAN NO. 7100

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	6846	221					
2	A	1	6846	222					
AGGREGATE			2		AGGREGATE				

SIGNATURE OF REGISTERED PROPRIETOR:



DIRECTOR
 SECRETARY

[Handwritten Signature]

Shire Clerk
 Town

Council of the City of Gold Coast

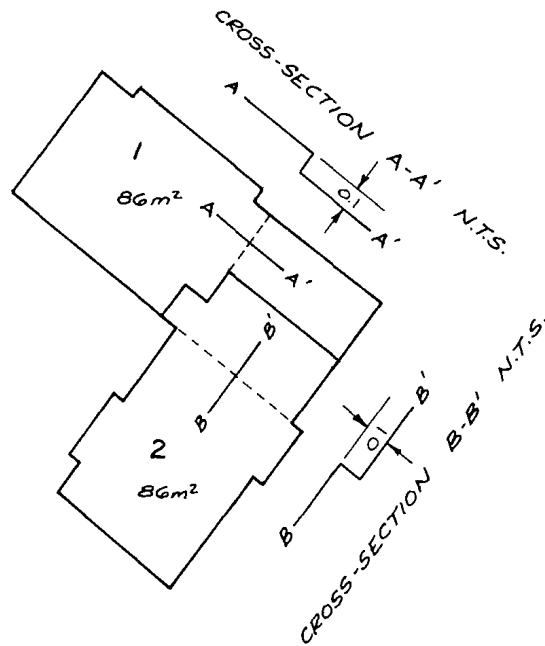
Building Units and Group Titles Act 1980 - 1983
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980
(Form 9)

Name of Building: "BALDU"

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

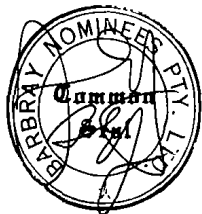
BUILDING UNITS PLAN NO. 7100

LEVEL A



Scale: 1:250

Floor areas are approximate only.
The lots on this level are for residential purposes only.
SIGNATURE OF REGISTERED PROPRIETOR:



DIRECTOR

SECRETARY

A handwritten signature in black ink, appearing to read 'P. ...'.

Shire Clerk
Town

Council of the City of Gold Coast

The Registrar of Titles
Titles Office
GPO Box 1442
BRISBANE 4001

Dear Sir

ANZ CAPITAL MARKETS CORPORATION LIMITED and ANZCAP LEASING SERVICES LIMITED as Mortgagees under registered Bill of Mortgage No H427352 hereby consent to the registration of Building Units Plan No. 7100 known as *Balldu* over all that land in the County of Ward Parish of Barrow being Lot 67 on Registered Plan No *201086* having an area of *714* square metres, and being contained in Certificate of Title Volume *6761* Folio *177*.

DATED this *2nd* day of *December* 1985

EXECUTED for and on behalf of)
ANZ CAPITAL MARKETS CORPORATION LIMITED) ANZ CAPITAL MARKETS CORPORATION LIMITED
by SIMON ALEXANDER MCDUGALL) by its duly constituted
authorised Attorney under) Attorney
registered Power of Attorney No)
H573911 in the presence of:) *S. Stodart*



Solicitor/A Justice of the Peace

EXECUTED for and on behalf of)
ANZCAP LEASING SERVICES LIMITED) ANZCAP LEASING SERVICES LIMITED
by SIMON ALEXANDER MCDUGALL) LIMITED by its duly
STODART its duly authorised) authorised Attorney
Attorney under registered Power) *Simon Stodart*
of Attorney No H573911 in the)
presence of:)



Solicitor/A Justice of the Peace

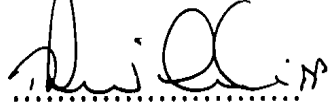
* An employee of and authorised by Michel and Partners (Surveys) Pty Ltd

Queensland

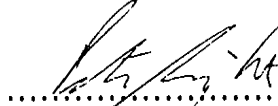
TO WIT

1. I, Peter Richard Enright of 5B Tubber Street, Beaudesert, in the State of Queensland, with an occupation of surveying graduate do solemnly and sincerely declare as follows:-
2. The numbers of all the external doors of the lot are consistent with the lot numbering on the Building Units Plan of "Balldu" and I make this solemn declaration conscientiously believing the same to be true and by virtue of the provisions of "The Oath Act 1867-1962".

DECLARED AND SIGNED BEFORE ME AT SOUTHPORT THIS SEVENTH DAY OF NOVEMBER, 1985.



JUSTICE OF THE PEACE



DECLARANT

Section 285. Body Corporate and Community Management Act 1997

Dealing: 704182965
Title Reference: 19207100
Lodgment: 1067116
Date: 15/07/2000 11:35:58

1. Name of Community Title Scheme

BALLDU

2. Regulation Module

Body Corporate and Community Management (Standard Module) Regulation 1997

3. Name of Body Corporate

BODY CORPORATE FOR BALLDU COMMUNITY TITLES SCHEME 8137

4. Address for service of documents on the body corporate

RJ GOLDSTEIN
7A CAVILL AVENUE
SURFERS PARADISE QLD 4217

5. By-Laws

Taken to be those in effect as at 13 July 2000
[section 285 (5)(a) Body Corporate and Community Management Act 1997]

6. Contribution Schedule

7. Interest Schedule

Lot	Entitlement	Lot	Entitlement
1 in BUP7100	1	1 in BUP7100	1
2 in BUP7100	1	2 in BUP7100	1

Total Lots: 2 Aggregate 2 Total Lots: 2 Aggregate 2

***** End *****

Explanatory Statement – Coast Investments Pty Ltd sale of 1/49
Botanical Drive, Labrador

Property Law Act 2023: Seller Disclosure Statement Form 2, Part 6
Community Titles Scheme and BUGTA Scheme
Form 33 Body Corporate Certificate

The Seller(s) advise that:

A copy of a Body Corporate Certificate for the Lot is not attached.

The reason under section 6 of the *Property Law Regulation 2024* as to why the Seller has not been able to obtain a copy of the Body Corporate for the Lot are as follows:

All of the following apply –

- (i) The *Body Corporate and Community Management (Standard Module) 2020* applies to this Scheme;
- (ii) The original owner control period for the Scheme as ended;
- (iii) No committee for the body corporate for the scheme has been chosen and the meetings have not been held;
- (iv) No body corporate manager has been engaged under *chapter 3, part 5* of the regulation module applying to the scheme to carry out the functions of the committee for the body corporate for the scheme
- (v) The body corporate building insurance renewal notice and certificate of currency are attached herewith.
- (vi) The body corporate is not otherwise operational.

Signed:

Signed by:

B8B7A07D86FF4CF...

10 April 2026 | 12:03 PM AEST



Regional Insurance Brokers (FNQ) Pty Ltd CAR No. 1309091 Corporate
 Authorised Representative of QIB Commercial Pty Ltd
 AFSL: 244330
 ABN: 91 074 970 540
 PO Box 1011
 Bungalow QLD 4870
 Tel: 07 4040 4444
 contact.cairns@regional.com.au
 http://www.regional.com.au

RENEWAL TAX INVOICE

Body Corporate Balldu CTS 8137
 C/- John Jones
 QLD

Invoice Number: 4674090
 Date: 26/11/2025

Account Manager: Paula Carey

Phone: 07 4040 4435
 Mobile: 0409 936 785
 paula.carey@regional.com.au

Thank you for using our services to arrange this insurance cover. Brief details of cover arranged on your behalf are given below. Please refer to the policy document issued by the insurer for complete policy terms and conditions. Please read the attached important notices. Do not hesitate to contact us with any questions you may have.

Type of Policy	Strata Residential
Insured:	Body Corporate Balldu CTS 8137
Insurer:	Strata Unit Underwriting Agency Pty Ltd (SUU)
Policy Number:	06S1794903
Period of Insurance:	From 08/12/2025 to 08/12/2026 at 4.00pm local standard time <i>This cover expires at 4.00pm on the date of expiry, unless otherwise specified on the attached schedule</i>
Transaction Details:	49 Botanical Drive, Labrador QLD 4215

Premium	ESL	Underwriter Fee	Stamp Duty	Broker Fee	GST Premium	GST Broker Fee	Total Due
\$1,541.97	\$0.00	\$225.00	\$152.66	\$426.06	\$176.70	\$42.61	\$2,565.00

Commission earned on this invoice \$0.00

Payment Options Terms Net 14 days



Regional Insurance Brokers (FNQ) Pty Ltd

<p>DEFT Reference Number 406371246740906</p> <p>Pay by credit card or registered bank account at www.deft.com.au Payments by credit card may attract a surcharge.</p>	<p>Name: Body Corporate Balldu CTS 8137</p> <p>Client ID: 265667</p> <p>Invoice No: 4674090</p> <p>Payment Date: 08/12/2025</p>
--	--



*498 406371 246740906

Payments can be made at any Post Office cheque or EFTPOS.

Premium Funding Option
 Premium Finance is available. To arrange a quotation please call 07 4040 4444
Finance and administration charges apply.



Biller Code: 20362
Reference: 406371246740906

Enter the Biller Code and BPAY reference number as detailed above

Total Due: **\$2,565.00**
 (GST included if applicable)

DEFT is a service of Macquarie Bank



Pay by credit card at www.deft.com.au

Regional Insurance Brokers (FNQ) Pty Ltd
accepts *Mastercard, Visa, American Express & Diners Club Cards.*

Payments by credit card attract a surcharge.



Contact your participating bank, credit union or building society to make payment directly from your savings account.

You will be required to enter the Biller Code and BPAY reference number as detailed on the front of your invoice.



Please present invoice intact showing barcode at any Australia Post Office.

Payments may be made by EFTPOS.

Residentia Strata Title

Policy Number	06S1794903
Period of Cover	4:00pm Local Time 8/12/2025 to 4:00pm Local Time 8/12/2026
Insured	Body Corporate Balldu CTS 8137
Interested Parties	None
Situation	Balldu 49 Botanical Drive, LABRADOR, QLD, 4215

Complex Details:	Comprising of:	2 Units – 1 Level
	Pool:	No
	Year Built:	No

Nature of Construction:	
Building:	Brick
Roof:	Tile
Floor:	Concrete

Additional Information:
No solar panels or skylights installed

Your renewal premium comparison

To help understand how your premium compares to last year, a premium comparison is displayed below.

	Last Year*	This Year
Base Premium	\$2,190.36	\$1,541.97
Emergency Services Levy	\$0.00	\$0.00
Stamp Duty	\$216.84	\$152.66
GST	\$219.04	\$154.20
Underwriter Fee	\$200.00	\$225.00
Underwriter Fee GST	\$20.00	\$22.50
Intermediary Commission	\$438.07	\$0.00
Commission GST	\$43.81	\$0.00
Total Premium	\$2,846.24	\$2,096.33

Emergency Services Levy (ESL) does not include associated GST and Stamp Duty.

* Last year's premium represents the amount you were charged for your insurance policy at the beginning of the last policy term, plus or minus any changes you made throughout the policy term. Your premium is based on the possibility of a claim against your policy, and may change in the general cost to protect our customers changes.

For information on how your premium is calculated, please contact us to discuss.

To learn more about general premium calculations you may refer to The Insurance Council of Australia website <http://understandinsurance.com.au/premiums-explained>

INFORMATION ABOUT THE NSW EMERGENCY LEVY

The Emergency Services Levy ("ESL") is an amount included by an insurance company in a premium payable for the issue of a regulated contract of insurance for the purposes of recouping emergency service contributions required to be paid by the insurance company and which are used to fund emergency services in NSW in the financial year in which the contract of insurance commences.

Cover

Insured Property	Insured
-------------------------	---------

Building & Common Area Contents	\$567,787
Loss of Rent and Temporary Accommodation	\$85,168
Catastrophe	\$85,168
Floating Floorboards	Not Selected
Flood	Insured
Catastrophe Insurance	15%

Liability	Insured
Limit of Liability	\$10,000,000

Fidelity Guarantee	Insured
Sum Insured	\$100,000

Voluntary Workers	Insured
Death	\$200,000
Total Disablement (per week)	\$2,000

Office Bearers Legal Liability	Not Insured
---------------------------------------	-------------

Machinery Breakdown	Not Insured
----------------------------	-------------

Government Audit and Related Covers	Insured
Section 8 - Government Audit Costs	\$25,000
Section 9 - Legal Expenses	\$50,000
Section 10 - Workplace, Health & Safety Breaches	\$100,000

Lot Owners Improvements	Insured
Section 12 - Lot Owners Improvements	\$250,000 (per lot)

Excesses

Insured Property

Standard	\$2,000
Section 1 - \$2,000.00 all claims + as per policy wording	\$2,000
Section 2 - \$2,000.00 all claims	\$2,000
Section 3 - \$2,000.00 all claims	\$2,000

Policy Wording Refer to correct wording based on effective basis of policy

Imposed Conditions

Condition # 1

Name	Flood
Code	WTCRS014
Related Cover	Policy
Wording	This policy is extended to include flood. The word 'flood' is deleted from exclusion 1.e on page 34 and exclusion 1.e on

page 40.

Special Conditions:

The information detailed on this invoice relates solely to the insurance requirements of the Body Corporate and no other insurance products.

Individual unit owners should make separate enquiries to protect their Assets and Liabilities. Please contact your broker should you require any further products.

This Policy does not include protection for Mobile or Fixed Air-conditioning units servicing an individual unit when the building is located in Queensland.

Owner occupiers should include the Air-conditioning units as part of their content's insurance.

Landlords should ensure they have Contents Insurance which includes the Air-conditioning units.

Refer to the policy wording for full terms and conditions

Notes

None

Insurer Panel:

Underwriting Agency: Strata Unit Underwriting Agency Pty Ltd

Underwritten By: CGU Australia Pty Ltd T/As CGU Insurance
ABN: 62 004 478 960
388 George Street
Sydney NSW 2000

IMPORTANT NOTICES

We have prepared this document to assist you to understand important issues relating to your insurances. Please contact our office if you have any questions or require further advice/assistance.

YOUR POLICY DOCUMENTATION

The policy wordings and other documentation should be read carefully to ensure that the cover provided is right for you. If you do not comply with the policy terms and conditions the insurer may be able to cancel the policy and/or refuse to pay or reduce a claim. You should carefully monitor and review your insurance contract to ensure it continues to be adequate during the period of insurance. If any information is incorrect or unclear, make sure that you tell us.

YOUR DISCLOSURE OBLIGATIONS

It is important that you provide us with complete and accurate information about the risk to be insured otherwise the advice we give you may not be appropriate for your needs. We rely on you to provide complete and accurate information.

Before you enter into an insurance contract with an insurer, you have a duty under the Insurance Contracts Act 1984 (Cth) to disclose information to the insurer. This Duty of Disclosure applies until the insurer agrees to either insure you or renew your insurance. The Duty of Disclosure also applies before you extend, vary or reinstate your insurance.

If you are applying for or renewing insurance in relation to consumer insurance products such as, your motor vehicle, home building and/or contents, residential strata, travel, personal accident or sickness and/or consumer credit products, you must answer the specific questions asked by the insurer truthfully and accurately. In answering those questions, you must tell the insurer all information that's known to you and that a reasonable person would be expected to provide in answer to the questions. Not doing so may be considered by the insurer to be a breach of your 'duty to take reasonable care not to make a misrepresentation' and may cause issues in relation to the validity of your insurance policy and/or issues in the event of you lodging a claim.

At renewal, the insurer may either ask you to advise any changes to information you have previously disclosed, or may give you a copy of the information you previously disclosed and ask you to advise them if there have been any changes. If you do not tell the insurer about a change, you will be taken to have told the insurer there is no change.

If you are applying for or renewing any other insurance, you must tell the insurer all information that is known to you that a reasonable person could be expected to know or that is relevant to the insurer's decision to insure you and on what terms.

You do not need to tell the insurer anything:

- that reduces the risk it insures you for;
- is common knowledge;
- that the insurer knows or should know; or
- which the insurer waived your duty to tell it about

NON-DISCLOSURE

If you fail to comply with your Duty of Disclosure, the insurer may cancel your contract of insurance, or reduce the amount it will pay you if you make a claim, or both. If your failure to comply with the Duty of Disclosure is fraudulent, the insurer may refuse to pay a claim and treat the contract of insurance as if it never existed. If you are in doubt about whether or not a particular matter should be disclosed, please contact our office.

PEOPLE YOU REPRESENT

You must make sure you explain the Duty of Disclosure to any person you represent when we arrange any insurance cover for you. Alternatively, you may ask any person you represent to contact us, and we will explain their Duty of Disclosure to them directly.

DUTY OF GOOD FAITH

Both parties to an insurance contract, the insurer and the insured, must act towards each other with the utmost good faith. If you fail to do, the insurer can cancel your insurance. If the insurer fails to do so, you may be able to sue the insurer.

PRIVACY

We are committed to protecting your privacy. We use the information you provide to us to assist and advise on your insurance needs. We provide your information to insurance companies and agents that provide insurance quotes and offer insurance terms to you. Your information may also be provided to the companies that deal with your insurance claim such as assessors and claims administrators. Your information may be given to an overseas insurer (eg. Lloyds of London) if we are seeking insurance terms from an overseas insurer, or to reinsurers who are located overseas. We will inform you of where the insurer is located, if it is possible to do so at the time of advising you. We also provide your information to the suppliers of our policy administration and broking systems that help us to provide our products and services to you. We do not trade, rent, or sell your information.

COOLING OFF RIGHTS

You may have a statutory cooling-off right to return your policy. The Product Disclosure Statement (PDS) or policy document issued by the insurer tells you what the cooling-off right is. You must notify us in writing within the period noted in your PDS or policy document. Irrespective of any cooling-off period you may still have cancellation rights under your policy.

TARGET MARKET DETERMINATION (TMD)

A TMD is developed for any retail insurance product to help you understand the class of customer for which the insurance policy is designed for. You can find the TMD relevant to your insurance policy through the link: <https://www.steadfast.com.au/target-market-determinations>

UNDER-INSURANCE

Reviewing the sums insured and declared values in your policies on a regular basis and at each renewal will help you to ensure that you have maximum protection under your policies.

Consider whether you require cover for replacement on a 'new for old' basis and other costs such as removal of debris. The value of the property/assets insured may need to be updated if you change locations, renovate, or expand your premises, or purchase new property/assets.

If you do not check these values and advise us of changes you require, you could be underinsured as the insurer may apply an Average or Co-insurance clause.

AVERAGE, CO-INSURANCE

Some policies contain an Average or Co-insurance clause. This means that if you insure for less than the full value of the property, your claim may be reduced in proportion to the amount of the under-insurance.

Some business interruption policies contain an Average/Co-Insurance clause which has a different application. Check your policy and contact us with any questions.

CONTRACTS AND LEASES YOU SIGN

If you sign a contract with an indemnity, "hold harmless" or release, it can invalidate your insurance – unless you obtain the Insurer's consent in advance.

These clauses are often found in leases and other contracts you sign from time to time relating to your business. Do not sign a contract or lease without contacting us and/or taking legal advice as to whether the contract terms will prejudice your policy.

LEASING, HIRING AND BORROWING PROPERTY

When you lease, hire, or borrow property, make sure that the contract clearly identifies who is responsible for insuring the property.

Industrial Special Risks policies automatically cover property which you are responsible to insure, subject to the policy excess. Public liability insurance may assist you meet claims relating to property damage to property which you lease or hire. A sub-limit usually applies to the amount you can claim for damage to property in your care, custody, or control.

CLAIMS OCCURRING POLICIES

Most of your policies do not provide indemnity in respect of events that occurred before the insurance commenced. They cover events that occur during the policy period.

CLAIMS MADE POLICIES

Some policies (e.g. professional indemnity insurance) provide cover on a "claims made" basis. This means that claims first advised to you (or made against you) and reported to your insurer during the policy period are insured under that policy, irrespective of when the incident causing the claim occurred. (unless there is a date beyond which the policy does not cover – this is called a "retroactive date"). If you become aware of circumstances which could give rise to a claim, notify the insurer during the policy period.

Report all incidents that may give rise to a claim against you to the insurers immediately after they come to your attention and before the policy expires.

ADDITIONAL INSURED AND NOTING INTERESTS

If a person is to be named on your policy or insured as a co-insured or joint insured, notify us immediately so we can request this in advance from the insurer. Your property and liability policies will not provide automatic cover for the insurable interest of other parties (e.g., mortgagees, lessors).

Check with us whether the insurer will include someone else as an insured or note their interests before you agree to this in a contract or lease. We cannot guarantee that an insurer will agree to include someone as an insured under your policy or to note their interests on your policy.

INSURER SOLVENCY

We do not warrant or guarantee the current or ongoing solvency or financial viability of the insurer because we have no control over the insurer's performance, and this can be affected by many complex commercial and economic factors.

UNAUTHORISED FOREIGN INSURERS

In limited cases, we may recommend that you insure with an unauthorised foreign insurer. An unauthorised foreign insurer is an insurer that is not authorised under the Insurance Act 1973 (Act) to conduct insurance business in Australia and is not subject to the system of financial supervision of general insurers in Australia that is monitored by the Australian Prudential Regulation Authority. If the insurer becomes insolvent, you will not be protected by the Federal Government's Financial Claims Scheme provided under Part VC of that Act.

CANCELLATIONS

If there is a refund of premium as a result of a cancellation or adjustment to a policy, we reserve the right to retain the remuneration earned prior to the alteration. If we don't do this we will not be properly paid for the services provided to you.

Residential Strata Insurance

Certificate of Currency

Policy Number: 06S1794903



Certificate Date	01 April, 2026
Insurer	CGU Australia Pty Ltd trading as CGU Insurance ABN: 62 004 478 960 AFSL: 700014
Period of Cover	4:00pm Local Time 8/12/2025 to 4:00pm Local Time 8/12/2026
Insured	Body Corporate Baldu CTS 8137

Important Information

This policy referred to is current at the date of issue of this certificate and whilst a due date has been indicated, it should be noted that the policy may be cancelled in the future. Accordingly, reliance should not be placed on the expiry date.

This is to certify cover has been granted in terms of the Insurers Standard Policy, a copy of which is available on request.

This certificate is not a substitute for the Policy of Insurance issued to you. The Policy, not this certificate, details your rights and obligations and the extents of your insurance cover.

Interested Parties	None
Situation	Baldu 49 Botanical Drive, LABRADOR, QLD, 4215

Cover

Insured Property	Insured
Building & Common Area Contents	\$567,787
Loss of Rent and Temporary Accommodation	\$85,168
Catastrophe	\$85,168
Floating Floorboards	Not Selected
Flood	Insured
Catastrophe Insurance	15%
Liability	Insured
Limit of Liability	\$10,000,000
Fidelity Guarantee	Insured
Sum Insured	\$100,000
Voluntary Workers	Insured
Death	\$200,000
Total Disablement (per week)	\$2,000
Office Bearers Legal Liability	Not Insured
Machinery Breakdown	Not Insured
Government Audit and Related Covers	Insured

Residential Strata Insurance Certificate of Currency

Policy Number: 06S1794903



Section 8 - Government Audit Costs	\$25,000
Section 9 - Legal Expenses	\$50,000
Section 10 - Workplace, Health & Safety Breaches	\$100,000
Lot Owners Improvements	Insured
Section 12 - Lot Owners Improvements	\$250,000 (per lot)

Imposed Conditions

Condition # 1

Name	Flood
Code	WTCRS014
Related Cover	Policy
Wording	This policy is extended to include flood. The word 'flood' is deleted from exclusion 1.e on page 34 and exclusion 1.e on page 40.

Certificate Of Completion

Envelope Id: 51E31100-13A7-4841-A351-C0486FED4907	Status: Completed
Subject: Complete with Docusign: Coast Investments Seller Disclosure - 149 BOTANICAL DRIVE, LABRADOR QLD...	
Source Envelope:	
Document Pages: 30	Signatures: 2
Certificate Pages: 1	Initials: 0
AutoNav: Enabled	Envelope Originator: Mark Muir
Envelopeld Stamping: Enabled	mark@muirlawyers.com.au
Time Zone: (UTC+10:00) Brisbane	IP Address: 203.45.172.238

Record Tracking

Status: Original 09-Apr-26 16:21	Holder: Mark Muir mark@muirlawyers.com.au	Location: DocuSign
---------------------------------------	--	--------------------

Signer Events

John Wilson Jones
jjmgt@bigpond.com
Security Level: Email, Account Authentication
(None)

Signature

Signed by:

B8B7A07D86FF4CF...

Signature Adoption: Pre-selected Style
Using IP Address: 159.196.13.20

Timestamp

Sent: 09-Apr-26 | 16:23
Viewed: 10-Apr-26 | 12:02
Signed: 10-Apr-26 | 12:03

Electronic Record and Signature Disclosure:
Not Offered via Docusign

In Person Signer Events	Signature	Timestamp
Editor Delivery Events	Status	Timestamp
Agent Delivery Events	Status	Timestamp
Intermediary Delivery Events	Status	Timestamp
Certified Delivery Events	Status	Timestamp
Carbon Copy Events	Status	Timestamp
Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	09-Apr-26 16:23
Certified Delivered	Security Checked	10-Apr-26 12:02
Signing Complete	Security Checked	10-Apr-26 12:03
Completed	Security Checked	10-Apr-26 12:03
Payment Events	Status	Timestamps