

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 Sharon Lea Davis

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

1/13 Hibiscus Lane

Holloways Beach QLD 4878

Lot on plan description

Lot 1 on BUP70453 (Title Reference 21277156)

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> <p>» the start and end day of the term of the lease: <input type="text"/></p> <p>» the amount of rent and bond payable: <input type="text"/></p> <p>» whether the lease has an option to renew: <input type="text"/></p> <p>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>
Statutory encumbrances	<p>There are statutory encumbrances that affect the property. <input checked="" type="checkbox"/> Yes <input 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; padding: 5px;"> <p>Details of Statutory Encumbrances can be found in the attached extract of results and plans showing each encumbrance from the BYDA (Before You Dig Australia) report undertaken for this property. This report shows any encumbrance relating to infrastructure with plans showing the location of infrastructure. The company listed on the report, can be contacted directly for further information, or a copy of the full report can be obtained from us if required. The BYDA report has returned results for: Cairns Regional Council, Ergon QLD, NBN Co Qld, Telstra QLD Regional.</p> </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 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. <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. <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>		
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>. <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). <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). <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). <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. <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). <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	<p>There is a relevant pool for the property.</p> <p>If a community titles scheme or a BUGTA scheme – a shared pool is located in the scheme.</p> <p>Pool compliance certificate is given.</p> <p>OR</p> <p>Notice of no pool safety certificate is given.</p>	<p><input checked="" type="checkbox"/> Yes</p> <p><input checked="" type="checkbox"/> Yes</p> <p><input checked="" type="checkbox"/> Yes</p> <p><input type="checkbox"/> Yes</p>	<p><input type="checkbox"/> No</p> <p><input type="checkbox"/> No</p> <p><input type="checkbox"/> No</p> <p><input type="checkbox"/> No</p>
Unlicensed building work under owner builder permit	<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</p>	<p><input checked="" type="checkbox"/> No</p>
Notices and orders	<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</p> <p><input type="checkbox"/> Yes</p>	<p><input checked="" type="checkbox"/> No</p> <p><input checked="" type="checkbox"/> No</p>
Building Energy Efficiency Certificate	<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>		
Asbestos	<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: <input type="text" value="\$1,340.79"/> Date Range: <input type="text" value="01/07/2025 to 31/12/2025"/>
	OR
	The property is currently a rates exempt lot.** <input type="checkbox"/>
	OR
	The property is not rates exempt but no separate assessment of rates <input type="checkbox"/> is issued by a local government for the property.

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

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

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: <input type="text" value="\$147.05"/> Date Range: <input type="text" value="01/02/2025 to 21/05/2025"/>
	OR
	There is no separate water services notice issued for the lot; however, an estimate of the total amount payable for water services is:
	Amount: <input type="text"/> Date Range: <input type="text"/>

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

Part 6 – Community titles schemes and BUGTA schemes

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

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

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

Body Corporate and Community Management Act 1997	The property is included in a community titles scheme. (If Yes, complete the information below)	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Community Management Statement	A copy of the most recent community management statement for the scheme as recorded under the <i>Land Title Act 1994</i> or another Act is given to the buyer. 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.	<input checked="" type="checkbox"/> Yes	
Body Corporate Certificate	A copy of a body corporate certificate for the lot under the <i>Body Corporate and Community Management Act 1997</i> , section 205(4) is given to the buyer. <i>If No</i> — An explanatory statement is given to the buyer that states: » a copy of a body corporate certificate for the lot is not attached; and » the reasons under section 6 of the <i>Property Law Regulation 2024</i> why the seller has not been able to obtain a copy of the body corporate certificate for the lot.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Statutory Warranties	Statutory Warranties —If you enter into a contract, you will have implied warranties under the <i>Body Corporate and Community Management Act 1997</i> relating to matters such as latent or patent defects in common property or body corporate assets; any actual, expected or contingent financial liabilities that are not part of the normal operating costs; and any circumstances in relation to the affairs of the body corporate that will materially prejudice you as owner of the property. There will be further disclosure about warranties in the contract.		

Building Units and Group Titles Act 1980	The property is included in a BUGTA scheme (If Yes, complete the information below)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Body Corporate Certificate	A copy of a body corporate certificate for the lot under the <i>Building Units and Group Titles Act 1980</i> , section 40AA(1) is given to the buyer. <i>If No</i> — An explanatory statement is given to the buyer that states: » a copy of a body corporate certificate for the lot is not attached; and » the reasons under section 7 of the <i>Property Law Regulation 2024</i> why the seller has not been able to obtain a copy of the body corporate certificate for the lot. Note —If the property is part of a BUGTA scheme, you will be subject to by-laws approved by the body corporate and other by-laws that regulate your use of the property and common property.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

Signatures – SELLER

Signature of seller

Sharon Lea Davis

Name of seller

Date

Signature of seller

Name of seller

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

Name of buyer

Date

Signature of buyer

Name of buyer

Date

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	21277156	Search Date:	06/08/2025 17:19
Date Title Created:	28/02/1985	Request No:	52886993
Previous Title:	20459246		

ESTATE AND LAND

Estate in Fee Simple

LOT 1 BUILDING UNIT PLAN 70453

Local Government: CAIRNS

COMMUNITY MANAGEMENT STATEMENT 1167

REGISTERED OWNER

Dealing No: 716860223 03/11/2015

SHARON LEA DAVIS

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 20091199 (POR 72V)

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

** End of Current Title Search **

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

(Form 1)

Regulation 8(1)(b)(i)

Sheet No. 1 of 8 sheets

Name of Building: Silkwood

BUILDING UNITS PLAN No: 70153

Signature of Registered Proprietors:

Name of Registered Proprietor: George Ernest Hampton and Lannette Emily Seager
as joint tenants

Address: 30 Hibiscus Lane,
Holloways Beach.

Reference to Title: Volume N.459, Folio 246

Description of Parcel: Subdivision 27 of Portion 72V

County: Nares

Parish: Smithfield

Name of Body Corporate: The Proprietors,
Silkwood,
Building Units Plan No. 70453

Address at which documents may be served: 13 Hibiscus Lane,
Holloways Beach.
BODY CORPORATE SERVICES PTY LIMITED
PO BOX 5134
CAIRNS MAIL CENTRE QLD 4871

Building Units Plan No. 70453

Registered

25 FEB 1985

Deputy Registrar of Titles
Northern District



CMS1167

BUP70453

Shire Clerk
Council of the Shire of Mulgrave

Catalogued and charted on R.P. 9285 and Town Map of Holloway Beach. 21.2.85 M.F.S.

R.P. 9285

T.M. Holloways Beach

CISP

ANNEXURE I to SHEET I of BUILDING UNITS Plan No 453 this 4th day of June 1985

Hard
DEPUTY REGISTRAR OF TITLES
NORTHERN DISTRICT

No T 1993/8 Notification of Change of Dy-Laws - Khinor Suleedub - registered

4 JUN 1985 *Hard*

DEP. REGISTRAR OF TITLES
(NORTHERN DISTRICT)



21 JUL 1989

DEP. REGISTRAR OF TITLES
(NORTHERN DISTRICT)

No T 148/88N Notification of change of Dy-Laws recorded this

18 JUN 1990 *Hard*

DEP. REGISTRAR OF TITLES
(NORTHERN DISTRICT)




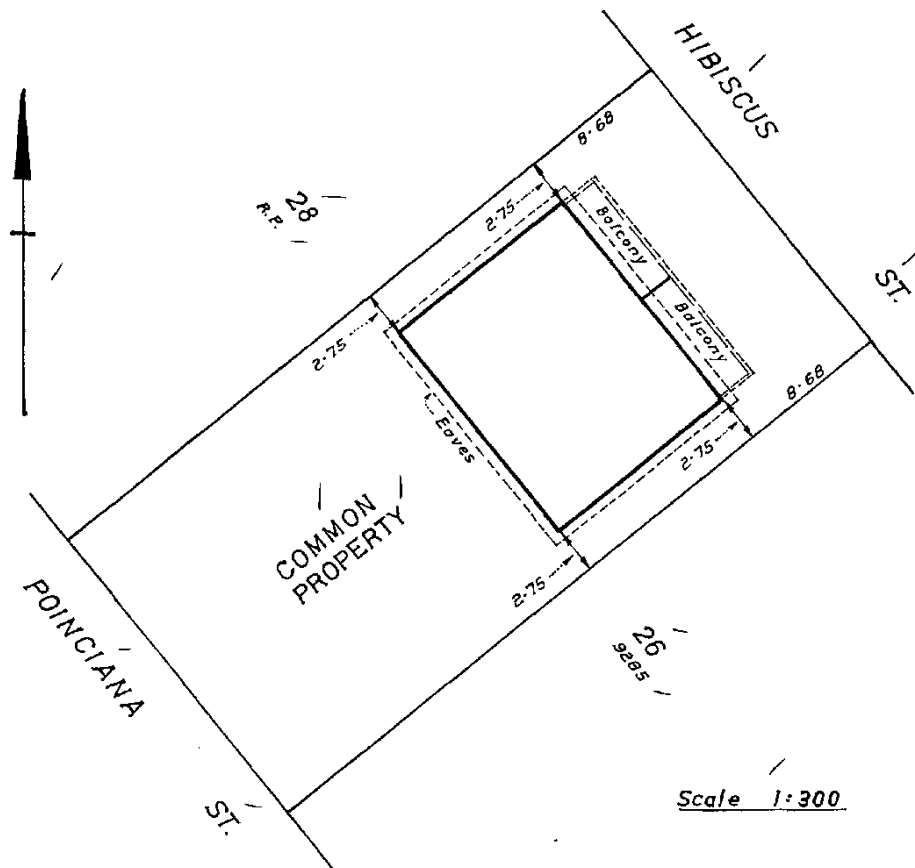
No T 48/838M Notification of Change of Address for Service of Documents Recorded

DEP. REGISTRAR OF TITLES
(NORTHERN DISTRICT)

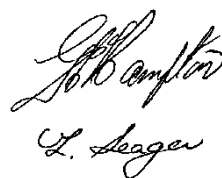
Building Units and Group Titles Act 1980
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980


Regulation 8(1)(b)(ii)
Sheet No. 2 of 8 sheets

BUILDING UNITS PLAN No:  70453



Signature of Registered Proprietors:




.....
Shire Clerk
Council of the Shire of Mulgrave

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

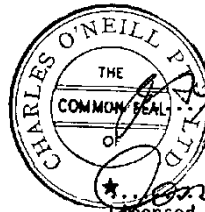
Regulation 8(1)(b)(iii)

Sheet No. 3 of 8 sheets

BUILDING UNITS PLAN No: [REDACTED] - 70453

Charles O'Neill Pty. Ltd., of 25 Grafton Street, Cairns, licensed surveyor registered under the Surveyors Act 1977-1981 hereby certifies that the building shown on the building units plan to which this certificate is annexed is within the external surface boundaries of the parcel the subject of the said plan.

Dated this twenty-first day of December, 1984



.....Director

.....
Licensed Surveyor/Director

.....
Shire Clerk
Council of the Shire of Mulgrave

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

(Form 3)

Regulation 8(1)(b)(iv)

Sheet No. 4 of 8 sheets

BUILDING UNITS PLAN No: [REDACTED]

- 70453

CERTIFICATE OF LOCAL AUTHORITY

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

Dated this eighth day of January, 1984, 5

Seal


Chairman

Shire Clerk

Council of the Shire of Mulgrave

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

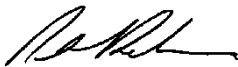
Regulation 8(1)(b)(v)

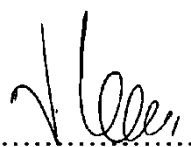
Sheet No. 5 of 8 sheets

BUILDING UNITS PLAN No: [REDACTED] - 70453

I, PETER ROBINSON of 51 The Esplanade, Cairns
a building surveyor appointed by the Council of the Shire of Mulgrave, hereby certify that
the building shown on the building units plan to which this certificate is annexed has been
substantially completed in accordance with plans and specifications approved by the Council
of the Shire of Mulgrave.

Dated this eighth day of January, 1984 5


.....
Building Surveyor


.....
Shire Clerk
Council of the Shire of Mulgrave

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

Regulation 8(1)(b)(vi)

Sheet No. 6 of 8 sheets

BUILDING UNITS PLAN No:


70453


SCHEDULE OF LOT ENTITLEMENTS AND REFERENCE TO CURRENT CERTIFICATE OF TITLE

Lot No.	Level	Entitlement	Current C's T.	
			Vol.	Fol.
1	A	1	N 1277	156
2	A	1	"	157
3	B	1	"	158
4	B	1	"	159

Aggregate 4

Signature of Registered Proprietors:


L. Seager


.....
Shire Clerk
Council of the Shire of Mulgrave

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

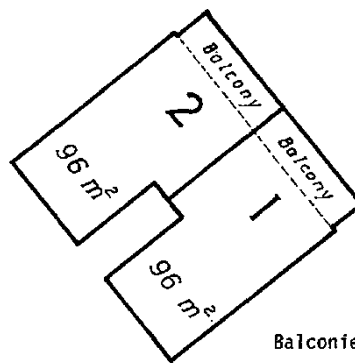
Regulation 8(1)(b)(vii)

Sheet No. 7 of 8 sheets

BUILDING UNITS PLAN No:

70453

LEVEL A



Balconies are fully covered

Scale 1:300

Floor areas are approximate only

Signature of Registered Proprietors:

[Signature]
L. Seager

[Signature]

.....
Shire Clerk
Council of the Shire of Mulgrave

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

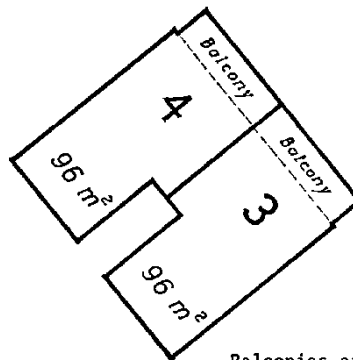
Regulation 8(1)(b)(vii)

Sheet No. 8 of 8 sheets

BUILDING UNITS PLAN No: [REDACTED]

70453

LEVEL B



Balconies are fully covered

Scale 1:300

Floor areas are approximate only

Signature of Registered Proprietors:

X [Signature]
L. Searge

[Signature]

.....
Shire Clerk
Council of the Shire of Mulgrave

166218/A/842324 H1
S L Davis
Unit 1
13 Hibiscus Lane
HOLLOWAYS BEACH QLD 4878

Your Rates Account is Due 20 August 2025

Total Amount Due

NO PAYMENT DUE

Summary of Rates and Charges

For period 01/07/2025 to 31/12/2025

Property Location: 1/13 Hibiscus Lane HOLLOWAYS BEACH QLD 4878

Property Description: LOT 1 TYP BUP PLN 70453

Improvements: Fhold-Unit
875.0000SQUARE METRES

Land Use Code
0800

General Residential K	101,250.00	\$	560.60
Water Access Charge/s-Residential	1.00	\$	213.75
Sewerage Charge/s-Residential	1.00	\$	495.80
Cleansing Charge/s	1.00	\$	237.50
State Emerg Mgmt Levy-Pensioner Group 2A	1.00	\$	100.64
State Pension Subsidy		\$	-100.00
Council Pension Concession		\$	-167.50

Your New Payment System

Payble allows you to pay rates and water with greater ease - providing flexible payment options, helpful reminders & support for all major bank accounts, credit and debit cards.



Scan the QR code to get started or visit:
pay.cairns.qld.gov.au



SEE OVER THE PAGE FOR INFORMATION ON THE STATE WASTE LEVY

Balance Brought Forward	\$	Cr -2,743.13
Total new transactions	\$	1,340.79
Total Account Balance	\$	Cr -1,402.34

Pay In Person At Any Post Office



Billers Code: 0212
Assessment No: 508390

Pay in-store at Australia Post, online at auspost.com.au/postbillpay or by phone 13 18 16



*212 508390

See over the page for more payment options.



Scan to Pay

Pay in full or choose **smaller instalments** that suit your budget




New

- Helpful reminders
- Card or bank payments
- See your balance



Scan or visit pay.cairns.qld.gov.au

Powered By  Payble

Rates Payment Slip

NAME
S L Davis

PROPERTY
1/13 Hibiscus Lane HOLLOWAYS BEACH QLD 4878

Assessment No. 508390

Due Date 20/08/2025

Total Amount Due NO PAYMENT DUE

State Waste Levy

Council has received an annual payment of \$844,418 from the State Government to mitigate any direct impacts of the State Waste Levy on households.

The direct costs imposed by the State Waste Levy on Council are unknown. Council will use the annual payment received to mitigate any direct impacts of the State Waste Levy on households in accordance with the Waste Reduction and Recycling Act 2011, and will take any steps available to further mitigate costs to the greatest extent possible. Any net costs incurred by the imposed State Waste Levy after the annual payment and other mitigation strategies are applied are intended to be recovered by a separate charge in future years. For information please refer to the Council's Revenue Statement.

Information for Customers

1. Please Note

In accordance with *the Local Government Act 2009* and Council's adopted budget resolutions, all rates and charges are payable by close of business on the due date.

2. Interest

Compound interest at the rate determined by Council is accrued on all rates and charges which remain unpaid after the due date. Please note interest still applies if a payment arrangement or direct debit is in place.

3. Experiencing Financial Difficulties

If you are experiencing financial difficulties or hardship and cannot pay this account by the due date please email revenue@cairns.qld.gov.au and officers will work with you to arrange a suitable payment plan to avoid recovery action and associated costs.

4. Electronic Notices

Receive your rates and water notice by:

* Email - Go to www.cairns.qld.gov.au/paperless

* BPAY View - Register through your online banking facility

5. Change of Postal Address

If the postal address shown overleaf is incorrect please contact Customer Service or visit Council's website

www.cairns.qld.gov.au/change-address

6. Refunds

Refunds can only be facilitated where the account is in credit or the monies were not intended for payment to Council e.g. incorrect biller code. To request a refund go to

www.cairns.qld.gov.au/refund

7. Privacy Statement

Your personal information has been collected for the purpose of ensuring Council has your correct contact information. Your information will be disclosed to authorised Council officers for business purposes only. Your information will also be disclosed to Department of Natural Resources and Mines and Australian Electoral Office for business purposes only.

More Payment Options



Payments at Council Offices

Spence Street Administration Centre
(Council Chambers), 119-145 Spence Street, Cairns
Open hours: 8:30am to 4:30pm Monday to Friday.
Closed on public holidays.

Accepts all Council payments.
EFTPOS (no cash withdrawals), credit card, cash
(not accepted at libraries) & cheque payments
(post dated cheques will not be accepted).



Payment by Phone

Credit Card Payment by Using BPOINT
Callers **within Australia** dial **1300 276 468**
Biller Code: 49346
Assessment No: 508390



Payment by Bpay

Biller Code: 49346
Ref: 508390

BPAY® this payment via Internet or phone banking.
BPAY View® - View and pay this bill using internet banking.
BPAY View Registration No: 508390

Pay Online

Simply scan the QR code to pay in full or choose from flexible weekly, fortnightly and monthly instalments.



You can also pay online at pay.cairns.qld.gov.au

New

- Helpful reminders
- Card or bank payments
- See your balance



Powered By Payble



Payment By Mail

Tear off this payment slip and mail with a cheque or money order made payable to: Cairns Regional Council
PO Box 359, CAIRNS QLD 4870.
Cheque : Post dated cheques will not be accepted


Account Enquiries

E: rates@cairns.qld.gov.au
P: 1300 69 22 47
For more information, visit www.cairns.qld.gov.au

Switch to paperless notices



Sign up to receive your rates and water notices by email
Assessment: 508390




Cairns
REGIONAL COUNCIL
ABN 24 310 025 910

Assessment No.
508390

Issue Date 5 June 2025

165967//111818
S L Davis
Unit 1
13 Hibiscus Lane
HOLLOWAYS BEACH QLD 4878

**OPT IN FOR
PAPERLESS NOTICES**



Your Water Usage Account is Due 8 July 2025

Total Amount Due **\$ 12.33**

Property Location: 1/13 Hibiscus Lane HOLLOWAYS BEACH QLD 4878
Property Description: LOT 1 TYP BUP PLN 70453 Fhold-Unit

Summary of Water Usage Charges


Meter No.	Previous Reading	Current Reading	ADC*	Usage	Rate	Usage Charge
12X010433	01/02/25	8655	21/05/25 9001	346	1.70	\$147.05

*ADC = Average Daily Consumption (kilolitres)

Total Usage	346
Shared Meter Usage %	25.0000
Total Billable Usage	86
Balance Brought Forward	\$ Cr -134.72
Total new transactions	\$ 147.05
Total Account Balance	\$ 12.33

We note that you have a current direct debit arrangement.
Your deduction frequency is Fortnightly.


Payment By BPAY



Billers Code: 51722
Ref: 508390


BPAY® this payment via Internet or phone banking.
BPAY View® – View and pay this bill using internet banking.
BPAY View Registration No: 508390

Payment Online



Pay by credit card online at
www.cairns.qld.gov.au/water
Billers Code: 1566728

Payment By Phone



Credit Card Payment by Using BPOINT
Callers within Australia dial **1300 276 468**

Billers Code: 51722
Assessment No: 508390

See over the page for more payment options.



Remittance Advice By Mail

Post your payment with this payment slip to:

Cairns Regional Council
PO Box 359
Cairns QLD 4870

Post dated cheques will not be accepted.

Switch to paperless notices



Sign up to receive your rates and water notices by email
Reference: 508390



Pay In Person At Any Post Office

Billers Code: 0430
Ref: 508390

Pay in-store at Australia Post, online at auspost.com.au/postbillpay or by phone 13 18 16



*430 508390

Water Payment Slip

NAME
S L Davis

PROPERTY
1/13 Hibiscus Lane HOLLOWAYS BEACH QLD 4878

Assessment No. 508390

Due Date 08/07/2025

Total Amount Due \$ 12.33

Information for Customers

1. **Please Note.** In accordance with *the Local Government Act 2009* and Council's adopted budget resolutions, all rates and charges are payable by close of business on the due date.
2. **Interest.** Compound interest at the rate determined by Council is accrued on all rates and charges which remain unpaid after the due date. Please note interest still applies if a payment arrangement or direct debit is in place.
3. **Experiencing Financial Difficulties.** If you are experiencing financial difficulties and cannot pay this account by the due date please contact Customer Service and make arrangements to avoid recovery action and associated costs.
1. **Electronic Notices.** Receive your water usage notices by:
 - * Email - Go to www.cairns.qld.gov.au/water
 - * Bpay View - Register through your online banking facility
5. **Change of Postal Address.** If the postal address shown overleaf is incorrect please contact Customer Service or visit Council's website www.cairns.qld.gov.au/change-address
6. **Refunds.** Refunds can only be facilitated where the account is in credit or the monies were not intended for payment to Council e.g. incorrect biller code. To request a refund go to www.cairns.qld.gov.au/refund
7. **Privacy Statement.** Your personal information has been collected for the purpose of ensuring Council has your correct contact information. Your information will be disclosed to authorised Council officers for business purposes only. Your information will also be disclosed to Department of Natural Resources and Mines and Australian Electoral Office for business purposes only.
8. **Customer Service Standard.** For information on the Water & Waste Customer Service Standards please visit www.cairns.qld.gov.au

No water at your property?

Find out if there is a water outage in your area

Visit
www.cairns.qld.gov.au/interruptions

OR



More Payment Options

Payments through Australia Post
You can make regular or one off payments by simply taking this notice into your nearest Australia Post.

Payments by:

- **EFTPOS** Facilities are available
- **Credit Card Payments** (MasterCard and Visa Card)
- **Cheque** Post Dated cheques will not be accepted.
- **Cash**

By Phone with Australia Post

Payments can be made through Australia Post using MasterCard and Visa Card.
For callers within Australia, dial 13 18 16
For overseas callers, dial +61 13 18 16

Internet

Online at auspost.com.au/postbillpay

Payments at Council Offices
Open Monday to Friday

For Customer Service Centres and operating hours please refer to
www.cairns.qld.gov.au/council/contact-us

Payment methods accepted:

- **EFTPOS** Facilities are available at Council's Business Offices, however no cash withdrawals can be made.
- **Credit Card Payments**
- **Cheque** Post Dated cheques will not be accepted.
- **Cash** – cash not accepted at libraries

Payment By Mail
Tear off this payment slip and mail with a cheque or money order made payable to:

Cairns Regional Council
PO Box 359, CAIRNS QLD 4870.

Cheque Post dated cheques will not be accepted. Property owners will be liable for any dishonour fees and interest will apply where cheques are dishonoured and not rectified prior to the due date. Acceptance of a cheque is subject to collection of the proceeds.

Account Enquiries

E: waterbilling@cairns.qld.gov.au
P: 1300 69 22 47

For more information, visit
www.cairns.qld.gov.au



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

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

BC Reports
PO Box 1502
Edge Hill QLD 4870

Transaction ID: 51035393 EMR Site Id: 08 August 2025
Cheque Number:
Client Reference:

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

Lot: 1 Plan: BUP70453
1/13 HIBISCUS LANE
HOLLOWAYS BEACH

EMR RESULT

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

CLR RESULT

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

ADDITIONAL ADVICE

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

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

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

Administering Authority



Department of Transport and Main Roads

Property Search - Advice to Applicant

Property Search Reference: 934981
Search Request Reference: 145665666

Date: 08-Aug-2025 12:00:40 PM

Applicant Details:

Applicant: Helen Brennan
cate@bcreports.com.au
Buyer: SHARON LEA DAVIS

Search Response:

Your request for a property search on Lot 1 on Plan BUP70453 at 1/13 Hibiscus Lane HOLLOWAYS BEACH 4878 has been processed.

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

Note:

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

Disclaimer:

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

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

Privacy Statement:

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

13 Hibiscus Lane



[Review responses online](#) ↗



Received 4 of 4 responses
All responses received

13 Hibiscus Lane, Holloways Beach QLD
4878

Job dates
15/08/2025 → 15/09/2025

These plans expire on
5 Sep 2025

Lodged by
Helen Brennan

Authority	Status	Page
✉ BYDA Confirmation		2
🏛 Cairns Regional Council	Received	4
🏛 Ergon QLD	Received	7
🏛 NBN Co Qld	Received	45
🏛 Telstra QLD Regional	Received	56

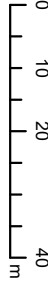
<div><div>Referral</div><div>259246856</div></div> <div><div>Member Phone</div><div>(07) 4044 3044</div></div>	
<div>Responses from this member</div>	
<div>Response received Fri 8 Aug 2025 11.45am</div>	
<div>File name</div>	<div>Page</div>
<div>Response Body</div>	<div>5</div>
<div>ASSET 259246856.pdf</div>	<div>6</div>



Job # 50866745
Seq # 259246856
Provided by Cairns Regional Council



In an emergency contact Cairns Regional Council on 1300 69 22 47
08/08/25 (valid for 30 days)



Scale 1:1,000

Plans generated by SmarterWX™ Automate

Legend

- BYDA Enquiry
- Water
 - Water Nodes
 - Water Pipes
- Drainage
 - Drainage Nodes
 - Drainage Lines
- Sewer
 - Sewer Node
 - Sewer Gravity Pipe
 - Sewer Rising Main

Esri Community Maps Contributors, Department of Resources, DESI, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, MET/NASA, USGS

Disclaimer: While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, Cairns Regional Council shall not have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan response or the information contained in it or the completeness or accuracy of such information. Use of such information is subject to and constitutes acceptance of these terms.

<div><div>Referral</div><div>259246857</div></div> <div><div>Member Phone</div><div>13 10 46</div></div>	
Responses from this member	
Response received Fri 8 Aug 2025 11.51am	
File name	Page
Response Body	8
259246857 - Ergon Energy Plan.pdf	11
Working Near Overhead and Underground Electric Lines.pdf	12
Ergon Energy BYDA Terms and Conditions.pdf	40

All underground cables shall be buried at a depth equivalent to that of a cable in contact with it and supported on the ERCON ENERGY NETWORK BYDA mpa, then ERCON ENERGY NETWORK shall be contacted immediately.

For Emergency Situations
Please Call 13 16 70



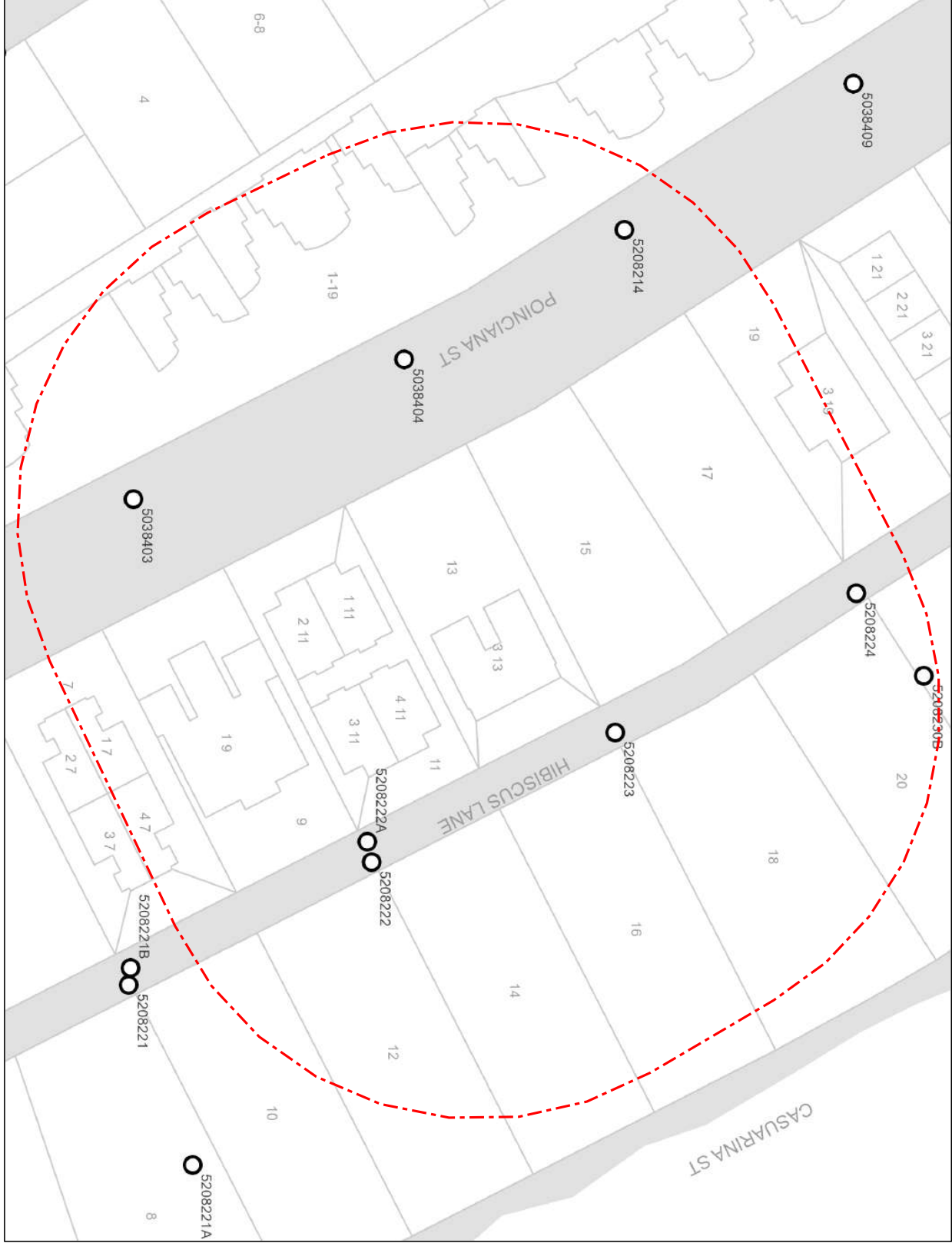
BYDA

Sequence: 259246857
Date: 08/08/2025
Scale: 1:510
Title No: **OVERVIEW**

- LEGEND**
- Substation
 - Cable Marker
 - Pit
 - Pole
 - Pillar
 - LV Cable (up to 1kV)
 - HV Cable (1kV - <33kV)
 - HV Cable (33kV and over)
 - Pit Boundary
 - Planned Work Area



ASS488 Category 'D' Plan



This output provides details of the ERCON ENERGY NETWORK electrical network. All variations may exist no responsibility is assumed by ERCON ENERGY NETWORK for the accuracy or completeness of the information provided. Exact positions of cables and electrical connectivity should be confirmed on site.

Plans generated 08 Aug 2025 by PelicanCorp Technicals Software | www.pelican.com

DISCLAIMER: While metropolitan measures have been taken to ensure the accuracy of the information contained in this plan, PelicanCorp shall have no liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan, regardless of the nature or extent of such loss, damage, cost or expense. The information is subject to and constitutes a disclaimer of any and all warranties, express or implied, made by PelicanCorp.

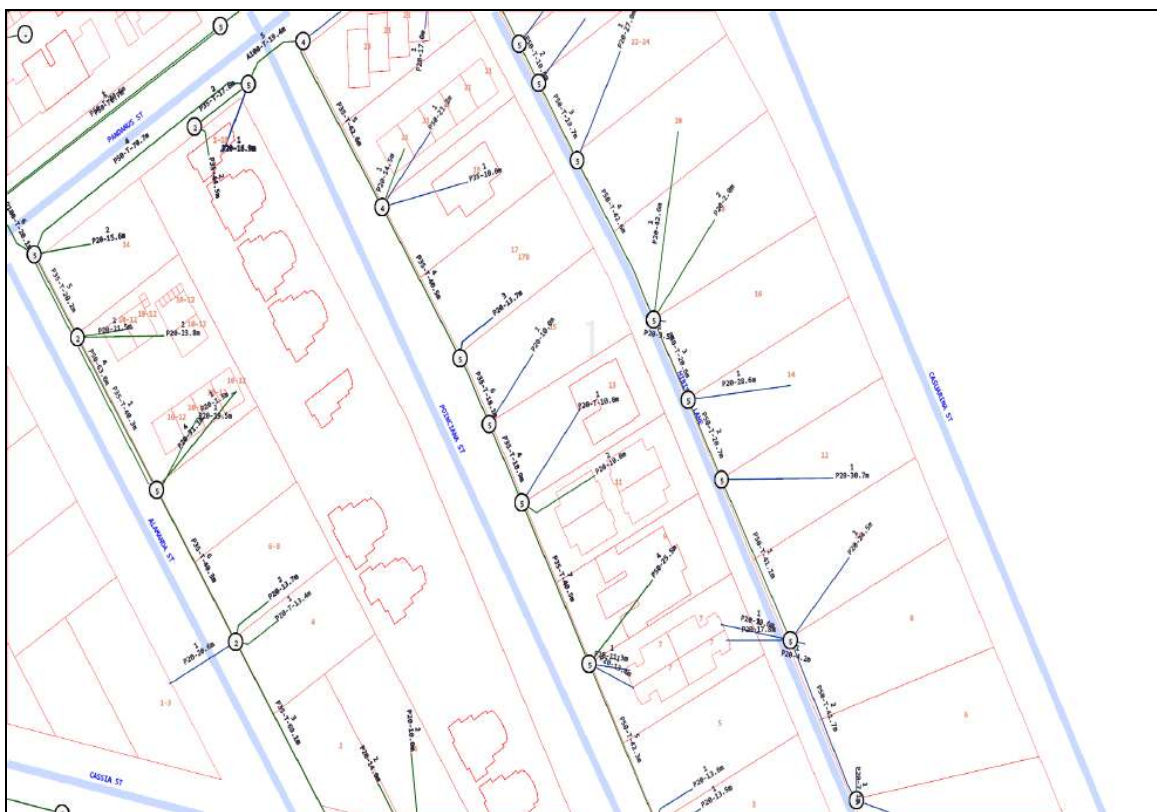
<div><div>Referral</div><div>259246855</div></div> <div><div>Member Phone</div><div>1800 687 626</div></div>	
<div>Responses from this member</div>	
<div>Response received Fri 8 Aug 2025 11.55am</div>	
<div>File name</div>	<div>Page</div>
Response Body	46
4678_NBN_Dial_Before_You_Dig_Poster_20170517.pdf	47
Disclaimer_259246855_20250808_015436966077.pdf	49
259246855_20250808_015436966077_1.pdf	53



LEGEND



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



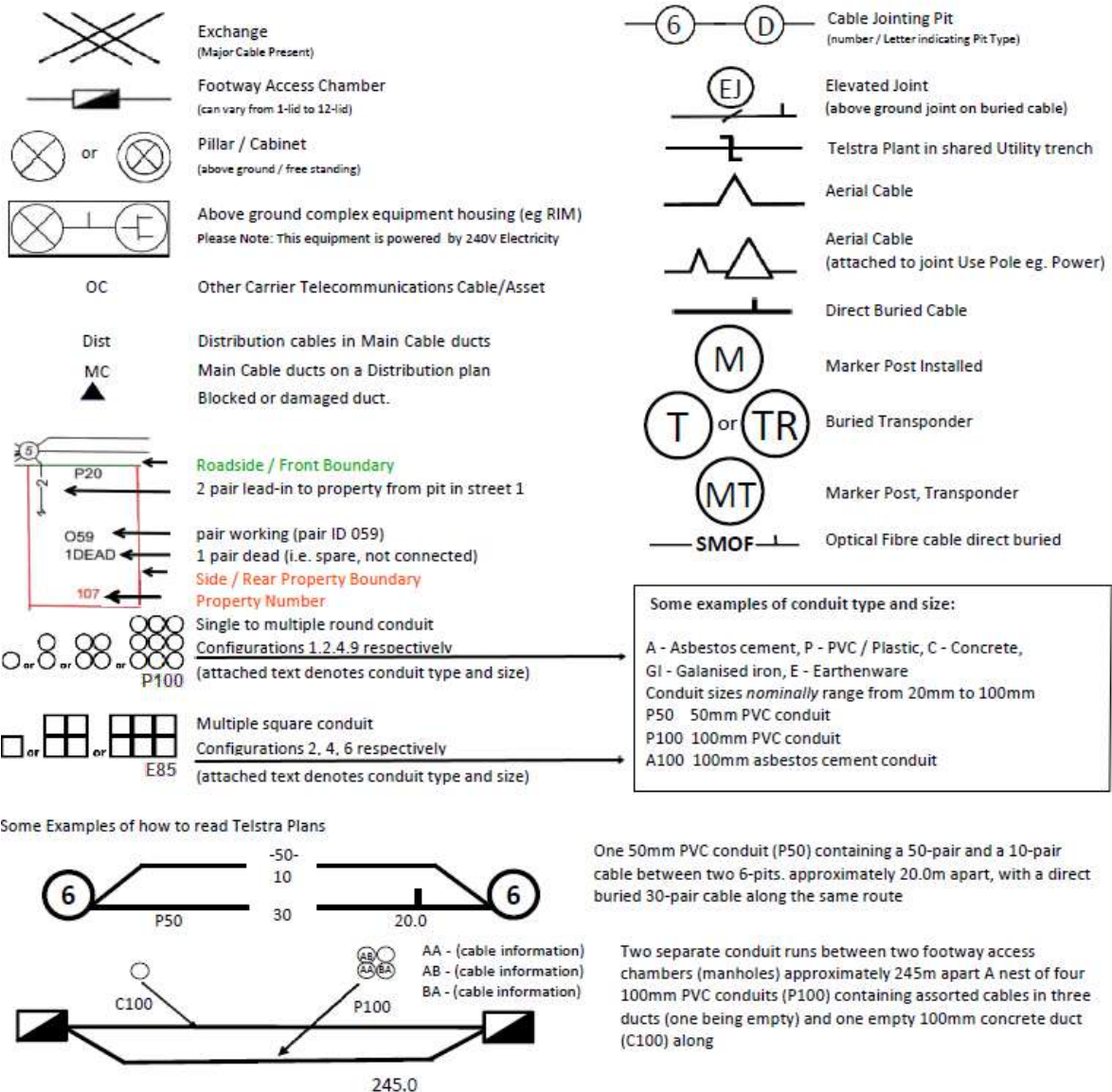
Emergency Contacts

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

<div><div>Referral</div><div>259246858</div></div> <div><div>Member Phone</div><div>1800 653 935</div></div>	
<div>Responses from this member</div>	
<div>Response received Fri 8 Aug 2025 11.50am</div>	
File name	Page
Response Body	57
Telstra Map Legend 4.0b.pdf	58
AccreditedPlantLocators 2025-01-08a.pdf	59
Telstra Duty of Care v32.0c.pdf	60
259246858.pdf	62



LEGEND

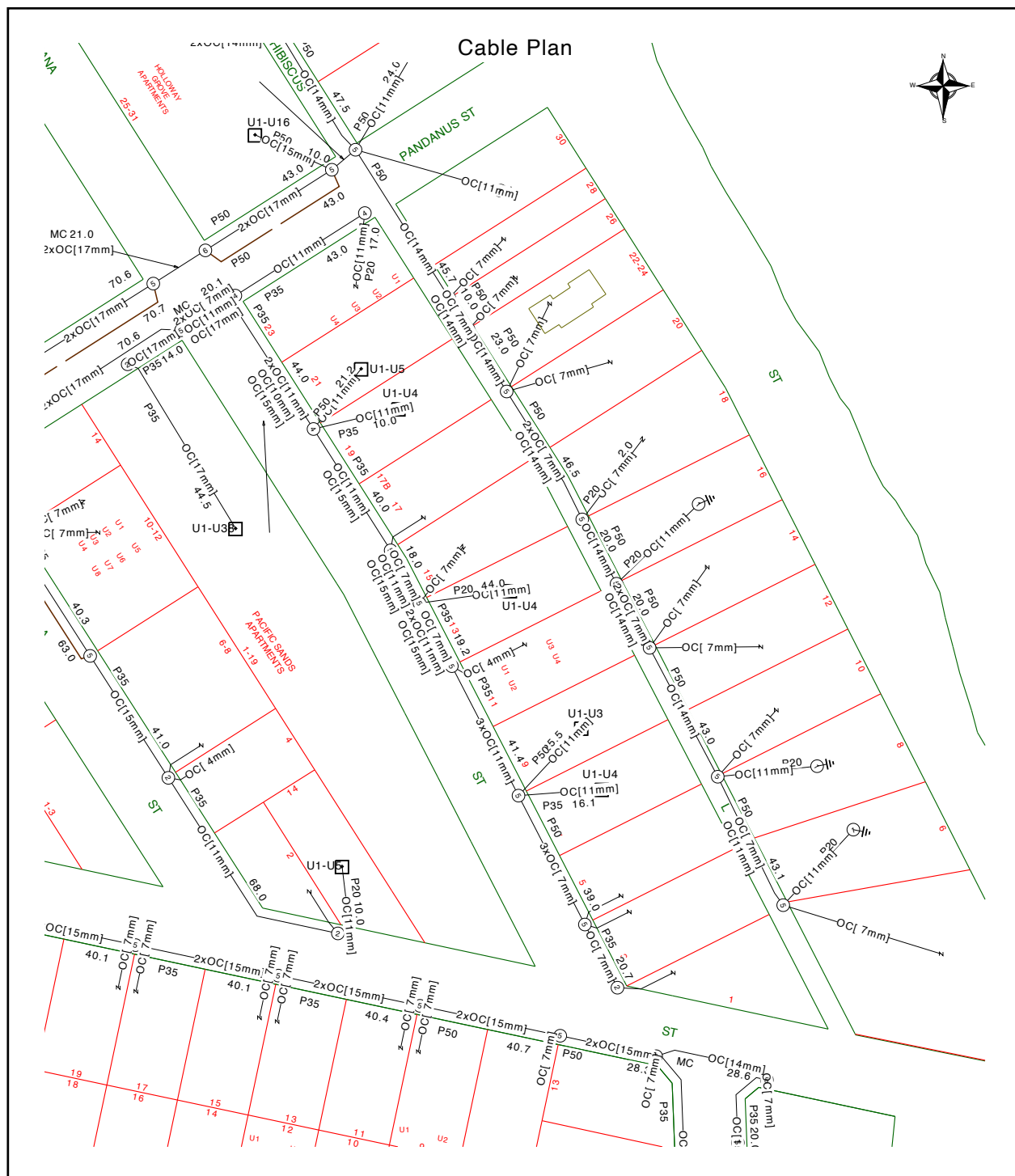



Protect our Network:

by maintaining the following distances from our assets:

- 1.0m Mechanical Excavators, Farm Ploughing, Tree Removal
- 500mm Vibrating Plate or Wacker Packer Compactor
- 600mm Heavy Vehicle Traffic (over 3 tonnes) not to be driven across Telstra ducts or plant.
- 1.0m Jackhammers/Pneumatic Breakers
- 2.0m Boring Equipment (in-line, horizontal and vertical)

For more info contact a [CERTLOC Certified Locating Organisation \(CLO\)](#) or Telstra Location Intelligence Team 1800 653 935



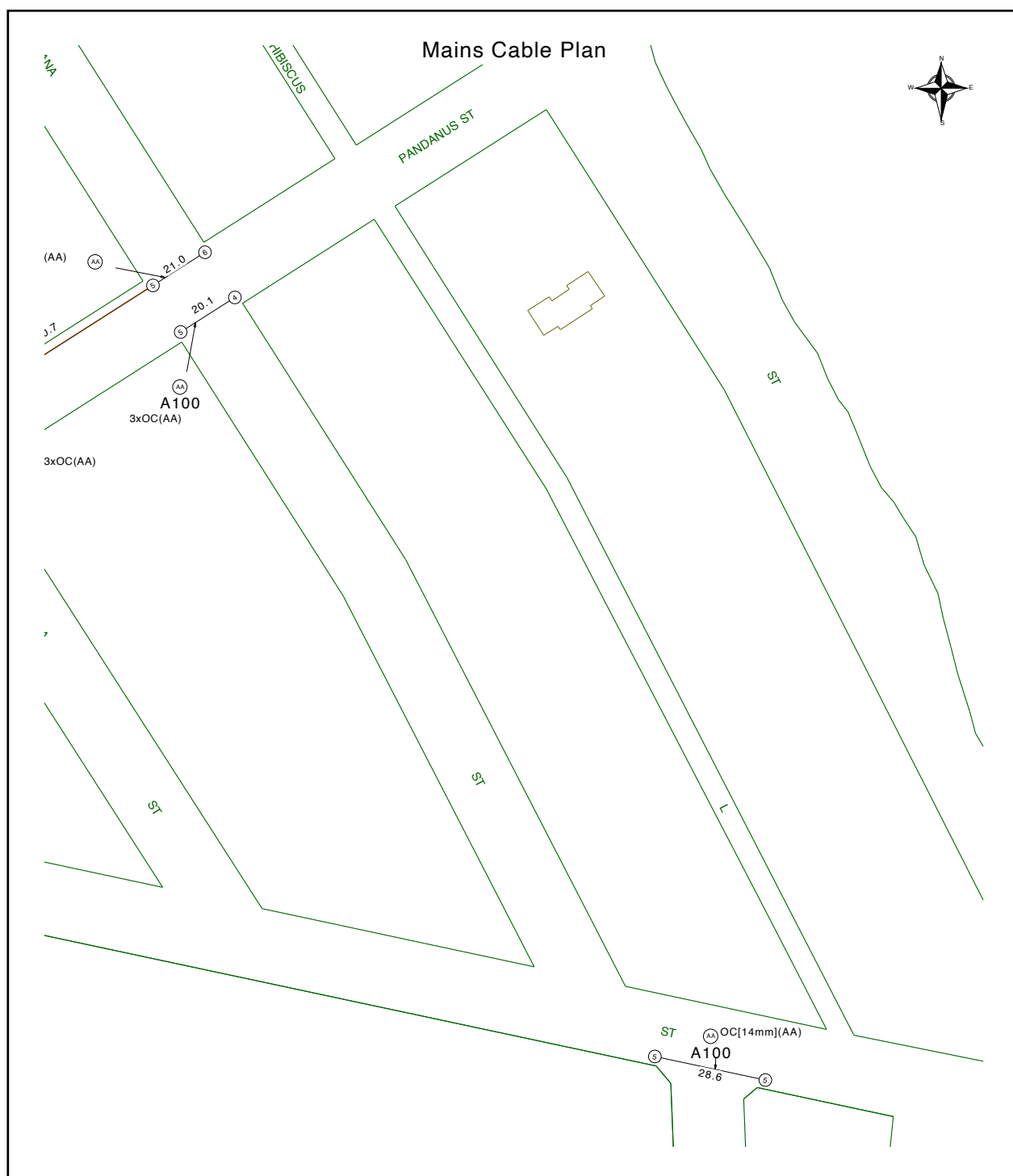
	<p>Report Damage: https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra Ph - 13 22 03 Email - Telstra.Plans@team.telstra.com Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries</p>	<p>Sequence Number: 259246858</p>
	<p>TELSTRA LIMITED A.C.N. 086 174 781</p>	<p>Please read Duty of Care prior to any excavating</p>
	<p>Generated On 08/08/2025 11:48:56</p>	


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

WARNING

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

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



	Report Damage https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra Ph - 13 22 03 Email - Telstra.Plans@team.telstra.com Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries	Sequence Number: 259246858
	TELSTRA LIMITED A.C.N. 086 174 781	Please read Duty of Care prior to any excavating
	Generated On 08/08/2025 11:48:59	

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

WARNING

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

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

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: PSC0254507

2. Location of the swimming pool

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

Street address: 13 HIBISCUS LANE
HOLLOWAYS BEACH QLD Postcode 4 8 7 8

Lot and plan details: 9999/BUP/70453 Local government area: CAIRNS REGIONAL

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 3 / 0 6 / 2 0 2 5

Expiry date: 0 3 / 0 6 / 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: Bailey Wieden

Pool safety inspector
licence number: PS15429679

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.

BODY CORPORATE CERTIFICATE

The information in this certificate is issued on **06/08/2025**.

Name of Scheme	SILKWOOD CTS 1167	Lot	1
----------------	-------------------	-----	---

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.

For the sale of a lot included in a community titles scheme under the *Body Corporate and Community Management Act 1997*. 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;
- the lawful use of lots, including whether a lot can be used for short-term letting; or
- *for schemes under specified two-lot schemes module*, body corporate decisions made by lot owner agreements (other than lot owner agreements about agreed body corporate expenses).

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.

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.

For schemes under specified two-lot schemes module, a body corporate under the Body Corporate and Community Management (Specified Two-lot Schemes Module) Regulation 2011 consists of the owners of the two lots in the scheme. The two lot owners make body corporate decisions by agreement (called 'lot owner agreements').

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 community titles scheme	SILKWOOD CTS 1167
Address of community titles scheme	13 HIBISCUS LANE, HOLLOWAYS BEACH QLD 4878
Body corporate manager	<p>Bodies corporate often engage a body corporate manager to handle administrative functions.</p> <p>The body corporate manager for the scheme: TCM AGREEMENTS PTY LTD Company ABN: 85622244188 Suite 1, 27 Lake Street CAIRNS QLD 4870 Ph: 07 4031 7877 info@tcmstrata.com</p>
Accessing records	<p>Who is responsible for keeping the body corporate's records?</p> <p>- The body corporate manager named above.</p>

Property and community titles scheme details

Lot number	1
Plan number	BUP70453
Plan of subdivision	<p>The plan of subdivision applying to a lot determines maintenance and insurance responsibilities.</p>
Regulation module	<p>Standard</p> <p>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.</p>
Layered arrangements of community titles schemes	<p>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.</p> <p>Is the scheme part of a layered arrangement of community titles schemes?</p> <p>- No</p> <p>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.</p>
Building management statement	<p>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.</p> <p>Does a building management statement apply to the community titles scheme?</p> <p>- No</p> <p>If yes, you can obtain a copy of the statement from Titles Queensland at 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.</p>

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 by-laws are listed in the community management statement, or a consolidated set of by-laws is given with this certificate.
Exclusive use areas	<p>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.</p> <p>Are there any exclusive use by-laws or other allocations of common property in effect for the community titles scheme?</p> <p>- No</p> <p>If yes, the exclusive use by-laws or other allocations of common property for the schemes are listed in the community management statement and/or given with this certificate.</p>

Lot entitlements and financial information

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

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

Contribution schedule	Contribution schedule lot entitlement for the lot: 1 Total contribution schedule lot entitlements for all lots: 4
Interest schedule	Interest schedule lot entitlement for the lot: 1 Total interest schedule lot entitlements for all lots: 4
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)	<ul style="list-style-type: none">- 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	<p>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.</p> <p>Before signing the contract, you should make sure that the contract addresses this or provides for an appropriate adjustment at settlement.</p>

Owner contributions and amounts owing

Administrative fund contributions

Total amount of contributions (before any discount) for Lot 1 for the current financial year	\$6,070.00
Number of instalments for the current financial year	4
Monthly penalty for overdue contributions (if applicable)	0%
Discount for on-time payments (if applicable)	N/A

Due Date	Details	Amount	Discount	Paid
01/04/2025	Standard Levy Contribution Schedule (01/04/2025 - 30/06/2025)	\$715.00	\$0.00 if paid by 01/04/2025	Fully Paid
01/04/2025	Insurance Levy (01/04/2025 - 30/06/2025)	\$435.00	\$0.00 if paid by 01/04/2025	Fully Paid
27/08/2025	Standard Levy Contribution Schedule (01/07/2025 - 30/09/2025)	\$1,085.00	\$0.00 if paid by 27/08/2025	Partly Paid
27/08/2025	Insurance Levy (01/07/2025 - 30/09/2025)	\$555.00	\$0.00 if paid by 27/08/2025	Not Paid
01/10/2025	Standard Levy Contribution Schedule (01/10/2025 - 31/12/2025)	\$1,085.00	\$0.00 if paid by 01/10/2025	Not Paid
01/10/2025	Insurance Levy (01/10/2025 - 31/12/2025)	\$555.00	\$0.00 if paid by 01/10/2025	Not Paid
01/01/2026	Standard Levy Contribution Schedule (01/01/2026 - 31/03/2026)	\$1,085.00	\$0.00 if paid by 01/01/2026	Not Paid
01/01/2026	Insurance Levy (01/01/2026 - 31/03/2026)	\$555.00	\$0.00 if paid by 01/01/2026	Not Paid

Administrative fund contributions pre-issued for the current financial year

Due Date	Details	Amount	Discount	Paid
01/04/2026	Standard Levy Contribution Schedule (01/04/2026 - 30/06/2026)	\$1,085.00	\$0.00 if paid by 01/04/2026	Not Paid
01/04/2026	Insurance Levy (01/04/2026 - 30/06/2026)	\$555.00	\$0.00 if paid by 01/04/2026	Not Paid

Sinking fund contributions

Total amount of contributions (before any discount) for Lot 1 for the current financial year	\$1,025.00
Number of instalments for the current financial year	4
Monthly penalty for overdue contributions (if applicable)	0%
Discount for on-time payments (if applicable)	N/A

Due Date	Details	Amount	Discount	Paid
01/04/2025	Standard Levy Contribution Schedule (01/04/2025 - 30/06/2025)	\$245.00	\$0.00 if paid by 01/04/2025	Fully Paid
27/08/2025	Standard Levy Contribution Schedule (01/07/2025 - 30/09/2025)	\$260.00	\$0.00 if paid by 27/08/2025	Not Paid
01/10/2025	Standard Levy Contribution Schedule (01/10/2025 - 31/12/2025)	\$260.00	\$0.00 if paid by 01/10/2025	Not Paid
01/01/2026	Standard Levy Contribution Schedule (01/01/2026 - 31/03/2026)	\$260.00	\$0.00 if paid by 01/01/2026	Not Paid

Sinking fund contributions pre-issued for the current financial year

Due Date	Details	Amount	Discount	Paid
01/04/2026	Standard Levy Contribution Schedule (01/04/2026 - 30/06/2026)	\$260.00	\$0.00 if paid by 01/04/2026	Not Paid

Special contributions (if any)

You can access the body corporate records for more information.

Total amount of contributions (before any discount) for Lot 1	\$0.00
Monthly penalty for overdue contributions (if applicable)	0%
Discount for on-time payments (if applicable)	N/A

Due Date	Details	Amount	Discount	Paid

Other amounts payable by the lot owner (if any)

For the current financial year there are:

Amounts payable under exclusive use by-laws	
Amounts payable under service agreements (that are not included in body corporate contributions for the lot)	
Other amounts payable (see explanation given with this certificate)	

Summary of amounts due but not paid by the current owner

At the date of this certificate 06/08/2025, the following amounts are due but not yet paid for the lot.
A \$0.00 or Nil balance indicates that all payments for the lot are up to date.

Overdue annual contributions	\$0.00
Overdue special contributions	\$0.00
Penalties on overdue contributions	\$0.00
Other amounts due but not paid	\$0.00
Total amounts due but not paid	\$0.00
Total amount in credit (if applicable) Credit balance on the lot and payments made before due date.	\$746.44

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)	<p>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.</p> <p>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?</p> <p>- Yes If yes, you can obtain a copy from the body corporate records.</p> <p>Current sinking fund balance (as at date of certificate): \$9,111.37</p>
Improvements to common property the lot owner is responsible for	<p>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.</p> <p>Are there any authorised improvements to the common property that the owner of the lot is responsible for maintaining in good condition?</p> <p>- No If yes, details given with this certificate.</p>
Body corporate assets	<p>The body corporate must keep a register of all body corporate assets worth more than \$1,000.</p> <p>- A copy of the body corporate register of assets is given with this certificate (if any).</p>

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	<p>Details of each current insurance policy held by the body corporate are given with this certificate. This includes, for each policy, the:</p> <ul style="list-style-type: none">- type of policy;- name of the insurer;- sum insured;- amount of premium; and- excess payable on a claim.
Alternative insurance	<p>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.</p> <p>Does the body corporate currently hold alternative insurance approved under an alternative insurance order?</p> <p>- No</p>
Lot owner and occupier insurance	<p>The occupier is responsible for insuring the contents of the lot and any public liability risks which might occur within the lot.</p> <p>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.</p>

Contracts and authorisations

Caretaking service contractors and letting agents	<p>A body corporate may engage service contractors to provide services to the body corporate to assist in the management of the scheme.</p> <p>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.</p> <p>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'.</p> <p>The maximum term of a service contract or authorisation entered into by a body corporate is:</p> <ul style="list-style-type: none"> - 1 year if the Specified Two-lot Schemes Module applies to the scheme; - 10 years if the Standard Module applies to the scheme; and - 25 years if the Accommodation Module or Commercial Module applies to the scheme. <p>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.</p> <p>Has the body corporate engaged a caretaking services contractor for the scheme?</p> <p>- No</p> <p>If yes, name of caretaking service contractor engaged:</p> <p>Has the body corporate authorised a letting agent for the scheme?</p> <p>- No</p> <p>If yes, name of authorised letting agent:</p>
Embedded network supply	<p>Are there arrangement/s to supply any of the below services to occupiers in the community titles scheme through an embedded network?</p> <p>Electricity: No Hot Water / Gas: No Internet / Data: No</p> <p>More information about embedded networks in community titles schemes is available from www.qld.gov.au/buyingbodycorporate.</p>

Body corporate authority

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

Name/s	Kelly Roberts
Position/s held	Managing Director
Signature/s	
Date	06/08/2025

Copies of documents given with this certificate:

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

TCM AGREEMENTS PTY LTD Company

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Contracts Register
1167 SILKWOOD 13 HIBISCUS LANE

Page 1

Contractor Name and Address: 1300 4 GARDENING PO Box 529 MT OMMANEY QLD 4074	Details of Duties: GARDENER	
	Delegated Powers:	
	Basis of Remuneration:	
	Commencement Date:	Termination Date:
	Terms:	Options:
	Copy of Agreement on File? N	Workers Comp No:
Contractor Name and Address: SHAUN RODNEY LACEY T/AS AQUARIUS POOL SERVICE 28 ROMNEY STREET KAMERUNGA QLD 4870	Details of Duties: POOL SERVICE	
	Delegated Powers:	
	Basis of Remuneration:	
	Commencement Date:	Termination Date:
	Terms:	Options:
	Copy of Agreement on File? N	Workers Comp No:
Contractor Name and Address: TCM AGREEMENTS PTY LTD PO BOX 5332 CAIRNS QLD 4870	Details of Duties: Strata manager	
	Delegated Powers:	
	Basis of Remuneration: Monthly in advance	
	Commencement Date: 01/04/2024	Termination Date: 31/05/2026
	Terms:	Options:
	Copy of Agreement on File? Y	Workers Comp No:

TCM AGREEMENTS PTY LTD Company

Statement of Financial Affairs

Prepared for Owners of Community Title Scheme 1167

"SILKWOOD"

13 HIBISCUS LANE HOLLOWAYS BEACH QLD 4878

For the Financial Period 01/04/24 to 31/03/25

Prepared by Samantha Remmington on 28/07/25

TCM AGREEMENTS PTY LTD Company

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Balance Sheet - C.T.S. 1167 "SILKWOOD"

13 HIBISCUS LANE, HOLLOWAYS BEACH, QLD 4878

For the Financial Period 01/04/2024 to 31/03/2025 - Prepared by Samantha Remington

FINAL

Consolidated

**TOTAL
THIS
YEAR**

Administrative

Sinking

Assets

Cash At Bank
SILKWOOD CTS 1167

\$(2,385.00)

\$18,397.13

\$16,012.13

Total Assets

\$(2,385.00)

\$18,397.13

\$16,012.13

Liabilities

Accounts Payable (GST Free)
Levies Paid in Advance

\$1,336.55

\$0.00

\$1,336.55

\$2,971.67

\$675.00

\$3,646.67

Total Liabilities

\$4,308.22

\$675.00

\$4,983.22

Net Assets

\$(6,693.22)

\$17,722.13

\$11,028.91

Owners Funds

Opening Balance
Net Income For The Period

\$2,008.26

\$18,214.34

\$20,222.60

\$(8,701.48)

\$(492.21)

\$(9,193.69)

Total Owners Funds

\$(6,693.22)

\$17,722.13

\$11,028.91

TCM AGREEMENTS PTY LTD Company

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**Income and Expenditure Statement - C.T.S. 1167
"SILKWOOD"****13 HIBISCUS LANE, HOLLOWAYS BEACH, QLD 4878**

For the Financial Period 01/04/2024 to 31/03/2025 - Prepared by Samantha Remmington

FINAL

	Consolidated		
Administrative Fund	TOTAL THIS YEAR	This Year Budget	Last Year Actual
Income			
Levy Income	\$17,860.00	\$17,860.00	\$16,350.00
Total	\$17,860.00	\$17,860.00	\$16,350.00
Total Administrative Fund Income	\$17,860.00	\$17,860.00	\$16,350.00
Expenses			
Adjustments			
PRIOR YEAR ADJUSTMENT	\$1,486.07	\$0.00	\$0.00
Total Adjustments	\$1,486.07	\$0.00	\$0.00
Body Corporate Management			
ADDITIONAL SERVICES	\$1,618.23	\$200.00	\$187.56
SECRETARIAL FEE	\$1,584.00	\$1,520.00	\$1,500.40
Total Body Corporate Management	\$3,202.23	\$1,720.00	\$1,687.96
Compliance & Reporting			
CONTRACTOR COMPLIANCE	\$92.40	\$80.00	\$23.10
POOL COMPLIANCE	\$258.50	\$160.00	\$229.79
Total Compliance & Reporting	\$350.90	\$240.00	\$252.89
Electricity			
COMMUNITY POWER	\$1,743.09	\$1,800.00	\$1,803.23
ENERGY REBATE	\$(1,164.48)	\$0.00	\$0.00
Total Electricity	\$578.61	\$1,800.00	\$1,803.23
Grounds Maintenance			
GARDEN R & M	\$3,574.55	\$3,900.00	\$3,879.30
GROUND GARDENS & CLEANING	\$835.00	\$0.00	\$0.00
Total Grounds Maintenance	\$4,409.55	\$3,900.00	\$3,879.30
Insurance			
INSURANCE - BLDG & PUB. LIAB	\$7,642.67	\$6,800.00	\$6,425.98
INSURANCE - STAMP DUTY	\$687.84	\$0.00	\$0.00
INSURANCE EXCESS	\$700.00	\$0.00	\$0.00
Total Insurance	\$9,030.51	\$6,800.00	\$6,425.98
Pool Expenses			
POOL GATES/FENCE	\$280.00	\$0.00	\$0.00

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Income and Expenditure Statement - C.T.S. 1167 "SILKWOOD"

13 HIBISCUS LANE, HOLLOWAYS BEACH, QLD 4878

For the Financial Period 01/04/2024 to 31/03/2025 - Prepared by Samantha Remmington

FINAL

	Consolidated		
Administrative Fund	TOTAL THIS YEAR	This Year Budget	Last Year Actual
POOL R&M	\$4,003.50	\$2,500.00	\$2,941.93
Total Pool Expenses	\$4,283.50	\$2,500.00	\$2,941.93
Professional Fees & Subscriptions			
ELECTRONIC STORAGE & TECHNOLOGY	\$90.32	\$80.00	\$85.68
LEGAL / DEBT COLLECTION EXPENSES	\$0.00	\$0.00	\$0.00
MAILHOUSE	\$9.06	\$0.00	\$0.00
Total Professional Fees & Subscriptions	\$99.38	\$80.00	\$85.68
Repairs & Maintenance			
BUILDING R & M	\$451.00	\$200.00	\$0.00
GUTTERS	\$0.00	\$200.00	\$0.00
PLUMBING R&M	\$757.14	\$0.00	\$0.00
QUOTE REQUEST	\$187.83	\$220.00	\$231.56
WORK ORDERS	\$1,724.76	\$200.00	\$289.45
Total Repairs & Maintenance	\$3,120.73	\$820.00	\$521.01
Total Administrative Fund Expenses	\$26,561.48	\$17,860.00	\$17,597.98
Administrative Fund Surplus/Deficit	\$(8,701.48)	\$0.00	\$(1,247.98)
Opening Balance for the period	\$2,008.26	\$0.00	\$3,256.24
Closing Balance for the period	\$(6,693.22)	\$0.00	\$2,008.26

TCM AGREEMENTS PTY LTD Company

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**Income and Expenditure Statement - C.T.S. 1167
"SILKWOOD"****13 HIBISCUS LANE, HOLLOWAYS BEACH, QLD 4878**

For the Financial Period 01/04/2024 to 31/03/2025 - Prepared by Samantha Remmington

FINAL

Sinking Fund	Consolidated		
	TOTAL THIS YEAR	This Year Budget	Last Year Actual
Income			
Levy Income	\$4,100.00	\$4,100.00	\$4,120.00
Total	\$4,100.00	\$4,100.00	\$4,120.00
Total Sinking Fund Income	\$4,100.00	\$4,100.00	\$4,120.00
Expenses			
BUILDING REPAIRS & MAINT	\$0.00	\$0.00	\$1,294.70
ELECTRICAL	\$0.00	\$0.00	\$783.20
GARDEN CLEANUP	\$0.00	\$0.00	\$363.00
MULCH	\$1,284.92	\$0.00	\$0.00
PLUMBING	\$570.00	\$0.00	\$0.00
POOL MAINTENANCE	\$1,050.00	\$0.00	\$0.00
ROOF	\$1,687.29	\$0.00	\$0.00
SINKING FUND BUDGET	\$0.00	\$4,100.00	\$0.00
Total	\$4,592.21	\$4,100.00	\$2,440.90
Total Sinking Fund Expenses	\$4,592.21	\$4,100.00	\$2,440.90
Sinking Fund Surplus/Deficit	\$(492.21)	\$0.00	\$1,679.10
Opening Balance for the period	\$18,214.34	\$0.00	\$16,535.24
Closing Balance for the period	\$17,722.13	\$0.00	\$18,214.34

TCM AGREEMENTS PTY LTD Company

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Lot Positions Report - C.T.S. 1167 "SILKWOOD"

13 HIBISCUS LANE, HOLLOWAYS BEACH, QLD 4878

For the Financial Period 01/04/2024 to 31/03/2025 - Prepared by Samantha Remmington

FINAL

Consolidated

Administrative Fund

Lot#	Unit#	Owner Name	Opening Balance	Levied	Special Levy	Paid	Closing Balance	Interest Paid
1	1	SHARON LEA DAVIS	\$1,105.00 CR	\$4,465.00	\$18.56	\$4,093.56	\$715.00 CR	\$0.00
2	2	KWAME PARU TJAPALTJARRI O'CONNOR	\$1,015.00 CR	\$4,465.00	\$0.00	\$4,600.00	\$1,150.00 CR	\$0.00
3	3	JESSICA LAURA THACKRAY	\$1,015.00 CR	\$4,465.00	\$18.56	\$3,468.56	\$0.00	\$0.00
4	4	JACK HICKEY & JAYDE PETERSEN	\$0.00	\$4,465.00	\$178.06	\$5,749.73	\$1,106.67 CR	\$0.00
Administrative Fund Totals			\$-3,135.00	\$17,860.00	\$215.18	\$17,911.85	\$-2,971.67	\$0.00
					Administrative Fund Arrears		\$0.00	
					Administrative Fund Advances		\$2,971.67	

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Lot#	Unit#	Owner Name	Opening Balance	Levied	Special Levy	Paid	Closing Balance	Interest Paid
1	1	SHARON LEA DAVIS	\$290.00 CR	\$1,025.00	\$0.00	\$920.00	\$185.00 CR	\$0.00
2	2	KWAME PARU TJAPALTJARRI O'CONNO	\$290.00 CR	\$1,025.00	\$0.00	\$980.00	\$245.00 CR	\$0.00
3	3	JESSICA LAURA THACKRAY	\$290.00 CR	\$1,025.00	\$0.00	\$735.00	\$0.00	\$0.00
4	4	JACK HICKEY & JAYDE PETERSEN	\$0.00	\$1,025.00	\$0.00	\$1,270.00	\$245.00 CR	\$0.00
Sinking Fund Totals			\$-870.00	\$4,100.00	\$0.00	\$3,905.00	\$-675.00	\$0.00
					Sinking Fund Arrears	\$0.00		
					Sinking Fund Advances	\$675.00		

TCM AGREEMENTS PTY LTD Company

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Expenses & Other Income - C.T.S. 1167**"SILKWOOD"****13 HIBISCUS LANE, HOLLOWAYS BEACH, QLD 4878**

For the Financial Period 01/04/2024 to 31/03/2025 - Prepared by Samantha Remmington on 28/07/2025

FINAL**Consolidated****Administrative Fund - Other Income****Total for Administrative Fund - Other Income****\$0.00****Administrative Fund - Expenses****ADDITIONAL SERVICES**

Date	Ref.	Details	Amount	Balance
30/04/2024	81781	Maintenance - Various Phone Calls, Sharon, Raymond Plumbing and owner of Unit 3 - SR (01/04/2024 - 3 TCM AGREEMENTS PTY LTD	\$52.92	\$52.92
30/04/2024	81781	Maintenance - Phone Call with Owner of Unit 3, Property Manager and Raymond Plumbing - Collection of TCM AGREEMENTS PTY LTD	\$49.98	\$102.90
30/04/2024	81781	Maintenance - 2 Phone Calls with Sharon - Phone Call with Raymond Plumbing - Urgent update on attend TCM AGREEMENTS PTY LTD	\$41.16	\$144.06
30/04/2024	81781	Maintenance - Phone Call - Sharon - Request for update on leak into Unit 1 - SR (01/04/2024 - 30/04/ TCM AGREEMENTS PTY LTD	\$17.64	\$161.70
30/04/2024	81781	Maintenance - Review email from Raymond Plumbing - Water Leak - Advise to proceed urgently with repa TCM AGREEMENTS PTY LTD	\$20.58	\$182.28
30/04/2024	81781	Maintenance - Send quote and samples/options from FNQ Projects to Committee for approval - SR (01/04 TCM AGREEMENTS PTY LTD	\$49.98	\$232.26
30/04/2024	81781	Maintenance - Phone Call with Raymond Plumbing - Urgent update - Email Sharon and advise - SR (01/04 TCM AGREEMENTS PTY LTD	\$41.16	\$273.42
31/05/2024	83221	Maintenance - Forward email from Sharon to Cheryl - Request approval to proceed with fence - SR (01/ TCM AGREEMENTS PTY LTD	\$23.52	\$296.94
31/05/2024	83221	Phone Call - Sharon - Update on leak and request for plumber to reattend - Email plumber and advise TCM AGREEMENTS PTY LTD	\$26.46	\$323.40
31/05/2024	83221	Maintenance - PC with Sharon - Request for urgent update from FNQ Plumbing and Gas - Call to contrac TCM AGREEMENTS PTY LTD	\$20.58	\$343.98
31/05/2024	83221	Maintenance - PC with Mackie Plumbing - Update on water leak into Unit 1 - SR (01/05/2024 - 31/05/20 TCM AGREEMENTS PTY LTD	\$17.64	\$361.62
31/07/2024	87008	Change of Owner Processing (01/07/2024 - 31/07/2024) TCM AGREEMENTS PTY LTD	\$11.97	\$373.59
31/07/2024	87008	Insurance - Request URGENT update for Insurance Claim - LOT 1 - Email and call to Suncorp - SR (01/0 TCM AGREEMENTS PTY LTD	\$49.98	\$423.57
31/07/2024	87008	Insurance Claim - Provide update to Sharon - Send through invoice from Mackie Plumbing - Confirm app TCM AGREEMENTS PTY LTD	\$20.58	\$444.15
31/07/2024	87008	Insurance Claim - Phone Call with Ambrose - Update on access to Unit 1 - SR (01/07/2024 - 31/07/2024 TCM AGREEMENTS PTY LTD	\$17.64	\$461.79
31/07/2024	87008	Maintenance - Review email from Choice - Forward to Committee - Request approval - SR (01/07/2024 - TCM AGREEMENTS PTY LTD	\$17.64	\$479.43
31/10/2024	91275	Insurance Claim - Locate and download various documents - Work Orders and Invoices - Send through to TCM AGREEMENTS PTY LTD	\$138.70	\$618.13
31/10/2024	91275	Maintenance - Review email from PM - LOT 3 Balcony Railing - Advise to proceed with quote to repair TCM AGREEMENTS PTY LTD	\$25.55	\$643.68

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Expenses & Other Income - C.T.S. 1167

"SILKWOOD"

13 HIBISCUS LANE, HOLLOWAYS BEACH, QLD 4878

For the Financial Period 01/04/2024 to 31/03/2025 - Prepared by Samantha Remmington on 28/07/2025

FINAL

ADDITIONAL SERVICES (Continued)

Date	Ref.	Details	Amount	Balance
30/11/2024	92419	Insurance Claim - Phone Call with Suncorp - Decline of claim relating to bathroom damage - SR (01/11/2024) TCM AGREEMENTS PTY LTD	\$29.20	\$672.88
30/11/2024	92419	Insurance Claim - Lodge complaint with Suncorp - Decline of claim - Outline reasons - SR (01/11/2024) TCM AGREEMENTS PTY LTD	\$69.35	\$742.23
30/11/2024	92419	Insurance Claim - Phone Call with Suncorp - Update on claim acceptance and excess invoice - SR (01/11/2024) TCM AGREEMENTS PTY LTD	\$51.10	\$793.33
30/11/2024	92419	Maintenance - Forward report from TPFI to Committee - Issue with gate hinges and replacement - SR (01/11/2024) TCM AGREEMENTS PTY LTD	\$25.55	\$818.88
30/11/2024	92419	Insurance Claim - Phone Call - Ambrose Building Group - Confirmation of acceptance of claim - SR (01/11/2024) TCM AGREEMENTS PTY LTD	\$29.20	\$848.08
30/11/2024	92419	Insurance Claim - Phone Call - Advise Sharon of acceptance of claim - SR (01/11/2024 - 30/11/2024) TCM AGREEMENTS PTY LTD	\$21.90	\$869.98
30/11/2024	92419	Insurance Claim - Forward through various forms from Ambrose Building to Sharon - Request review and TCM AGREEMENTS PTY LTD	\$40.15	\$910.13
30/11/2024	92419	Insurance Claim - Respond to email from Ambrose - Advise of client request to upgrade and process - TCM AGREEMENTS PTY LTD	\$32.85	\$942.98
30/11/2024	92419	Maintenance - Respond to email from Sharon and confirm work orders issued - SR (01/11/2024 - 30/11/2024) TCM AGREEMENTS PTY LTD	\$21.90	\$964.88
28/02/2025	95544	Maintenance - PC with Mackie Plumbing - Issue with water leak into UNIT 3 - SR (01/02/2025 - 28/02/2025) TCM AGREEMENTS PTY LTD	\$29.20	\$994.08
28/02/2025	95544	Maintenance - Email PM and advise of water leak into UNIT 3 - Possibly coming from UNIT 1 - SR (01/02/2025) TCM AGREEMENTS PTY LTD	\$25.55	\$1,019.63
28/02/2025	95544	Phone Call - Sharon - Update on water leak investigation and issue with pool - SR (01/02/2025 - 28/02/2025) TCM AGREEMENTS PTY LTD	\$43.80	\$1,063.43
28/02/2025	95544	By-Law Breach - Email owners of LOT 1 and request immediate removal of items from Common Property - TCM AGREEMENTS PTY LTD	\$36.50	\$1,099.93
28/02/2025	95544	Respond to email from Sharon - Concern regarding items on Common Property - SR (01/02/2025 - 28/02/2025) TCM AGREEMENTS PTY LTD	\$43.80	\$1,143.73
28/02/2025	95544	Maintenance - Respond to email from Pool Contractor - Issue with major leak and damage to pool pump TCM AGREEMENTS PTY LTD	\$21.90	\$1,165.63
28/02/2025	95544	Maintenance - Further investigate suitable contractor for Pool Leak - Re-issue WO to Marlin Coast Le TCM AGREEMENTS PTY LTD	\$47.45	\$1,213.08
31/03/2025	97526	emails with Sharon RE various maintenance matters, review, review, respond, update, follow up and is TCM AGREEMENTS PTY LTD	\$73.00	\$1,286.08
31/03/2025	97526	internal emails RE carpet cleaning (01/03/2025 - 31/03/2025) TCM AGREEMENTS PTY LTD	\$18.25	\$1,304.33
31/03/2025	97526	Email committee re work order - roof cleaning (01/03/2025 - 31/03/2025) TCM AGREEMENTS PTY LTD	\$14.60	\$1,318.93
31/03/2025	97526	3 x phone calls from Suncorp re temporary accommodation claim. Review details. (01/03/2025 - 31/03/2025) TCM AGREEMENTS PTY LTD	\$91.25	\$1,410.18
31/03/2025	97526	emails RE gutter repairs (01/03/2025 - 31/03/2025) TCM AGREEMENTS PTY LTD	\$10.95	\$1,421.13

TCM AGREEMENTS PTY LTD Company

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Expenses & Other Income - C.T.S. 1167

"SILKWOOD"

13 HIBISCUS LANE, HOLLOWAYS BEACH, QLD 4878

For the Financial Period 01/04/2024 to 31/03/2025 - Prepared by Samantha Remmington on 28/07/2025

FINAL

ADDITIONAL SERVICES (Continued)

Date	Ref.	Details	Amount	Balance
31/03/2025	97526	Followup Work Order request with Beaches Pool Supplies re pool leak. Receive and review email respon TCM AGREEMENTS PTY LTD	\$182.50	\$1,603.63
31/03/2025	97526	Follow up work order Coral Sea Plumbing (01/03/2025 - 31/03/2025) TCM AGREEMENTS PTY LTD	\$14.60	\$1,618.23
Total for ADDITIONAL SERVICES			\$1,618.23	

BUILDING R & M

Date	Ref.	Details	Amount	Balance
18/10/2024	1370	HANDRAIL REPAIRS - SPLIT HANDRAIL - OCTOBER 2024 JML CARPENTRY & CONSTRUCTION	\$330.00	\$330.00
20/12/2024	167159	GUTTER REPLACEMENT - SITE INSPECTION - DECEMBER 2024 CORAL SEA PLUMBING PTY LTD	\$121.00	\$451.00
Total for BUILDING R & M			\$451.00	

COMMUNITY POWER

Date	Ref.	Details	Amount	Balance
01/04/2024	99	Journal - REVERSAL EOY Adjustments	\$-181.24	\$-181.24
05/04/2024	A-4E72E14D-004	COMMUNITY POWER FROM 04/03/2024 TO 04/04/2024 Ergon Energy Queensland Pty Ltd	\$176.04	\$-5.20
06/05/2024	A-4E72E14D-005	COMMUNITY POWER FROM 04/04/2024 TO 04/05/2024 Ergon Energy Queensland Pty Ltd	\$211.92	\$206.72
05/06/2024	A-4E72E14D-006	COMMUNITY POWER FROM 04/05/2024 TO 04/06/2024 Ergon Energy Queensland Pty Ltd	\$199.46	\$406.18
09/10/2024	A-4E72E14D-010	COMMUNITY POWER FROM 04/09/2024 TO 04/10/2024 Ergon Energy Queensland Pty Ltd	\$173.04	\$579.22
19/10/2024	A-4E72E14D-008	COMMUNITY POWER FROM 04/07/2024 TO 04/08/2024 Ergon Energy Queensland Pty Ltd	\$192.20	\$771.42
05/11/2024	A-4E72E14D-011	COMMUNITY POWER FROM 04/10/2024 TO 04/11/2024 Ergon Energy Queensland Pty Ltd	\$122.00	\$893.42
30/11/2024	A-4E72E14D-009	COMMUNITY POWER FROM 04/08/2024 TO 04/09/2024 Ergon Energy Queensland Pty Ltd	\$188.29	\$1,081.71
05/12/2024	A-4E72E14D-012	COMMUNITY POWER FROM 04/11/2024 TO 04/12/2024 Ergon Energy Queensland Pty Ltd	\$204.11	\$1,285.82
06/01/2025	A-4E72E14D-013	COMMUNITY POWER FROM 04/12/2024 TO 04/01/2025 Ergon Energy Queensland Pty Ltd	\$184.51	\$1,470.33
06/02/2025	A-4E72E14D-014	COMMUNITY POWER FROM 04/01/2025 TO 04/02/2025 Ergon Energy Queensland Pty Ltd	\$140.78	\$1,611.11
05/03/2025	A-4E72E14D-015	COMMUNITY POWER FROM 04/02/2025 TO 04/03/2025 Ergon Energy Queensland Pty Ltd	\$131.98	\$1,743.09
Total for COMMUNITY POWER			\$1,743.09	

CONTRACTOR COMPLIANCE

Date	Ref.	Details	Amount	Balance
30/04/2024	81781	Contractor Compliance (01/04/2024 - 30/04/2024) TCM AGREEMENTS PTY LTD	\$7.70	\$7.70
31/05/2024	83221	Contractor Compliance (01/05/2024 - 31/05/2024) TCM AGREEMENTS PTY LTD	\$7.70	\$15.40
30/06/2024	85274	Contractor Compliance (01/06/2024 - 30/06/2024) TCM AGREEMENTS PTY LTD	\$7.70	\$23.10
31/07/2024	87008	Contractor Compliance (01/07/2024 - 31/07/2024) TCM AGREEMENTS PTY LTD	\$7.70	\$30.80
31/08/2024	88164	Contractor Compliance (01/08/2024 - 31/08/2024) TCM AGREEMENTS PTY LTD	\$7.70	\$38.50
30/09/2024	89464	Contractor Compliance (01/09/2024 - 30/09/2024) TCM AGREEMENTS PTY LTD	\$7.70	\$46.20

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Expenses & Other Income - C.T.S. 1167

"SILKWOOD"

13 HIBISCUS LANE, HOLLOWAYS BEACH, QLD 4878

For the Financial Period 01/04/2024 to 31/03/2025 - Prepared by Samantha Remmington on 28/07/2025

FINAL

CONTRACTOR COMPLIANCE (Continued)

Date	Ref.	Details	Amount	Balance
31/10/2024	91275	Contractor Compliance (01/10/2024 - 31/10/2024) TCM AGREEMENTS PTY LTD	\$7.70	\$53.90
30/11/2024	92419	Contractor Compliance (01/11/2024 - 30/11/2024) TCM AGREEMENTS PTY LTD	\$7.70	\$61.60
31/12/2024	93559	Contractor Compliance (01/12/2024 - 31/12/2024) TCM AGREEMENTS PTY LTD	\$7.70	\$69.30
31/01/2025	94978	Contractor Compliance (01/01/2025 - 31/01/2025) TCM AGREEMENTS PTY LTD	\$7.70	\$77.00
28/02/2025	95544	Contractor Compliance (01/02/2025 - 28/02/2025) TCM AGREEMENTS PTY LTD	\$7.70	\$84.70
31/03/2025	97526	Contractor Compliance (01/03/2025 - 31/03/2025) TCM AGREEMENTS PTY LTD	\$7.70	\$92.40

Total for CONTRACTOR COMPLIANCE

\$92.40

ELECTRONIC STORAGE & TECHNOLOGY

Date	Ref.	Details	Amount	Balance
30/04/2024	81781	Electronic Storage & Technology (01/04/2024 - 30/04/2024) TCM AGREEMENTS PTY LTD	\$7.14	\$7.14
31/05/2024	83221	Electronic Storage & Technology (01/05/2024 - 31/05/2024) TCM AGREEMENTS PTY LTD	\$7.14	\$14.28
30/06/2024	85274	Electronic Storage & Technology (01/06/2024 - 30/06/2024) TCM AGREEMENTS PTY LTD	\$7.14	\$21.42
31/07/2024	87008	Electronic Storage & Technology (01/07/2024 - 31/07/2024) TCM AGREEMENTS PTY LTD	\$7.14	\$28.56
31/08/2024	88164	Electronic Storage & Technology (01/08/2024 - 31/08/2024) TCM AGREEMENTS PTY LTD	\$7.72	\$36.28
30/09/2024	89464	Electronic Storage & Technology (01/09/2024 - 30/09/2024) TCM AGREEMENTS PTY LTD	\$7.72	\$44.00
31/10/2024	91275	Electronic Storage & Technology (01/10/2024 - 31/10/2024) TCM AGREEMENTS PTY LTD	\$7.72	\$51.72
30/11/2024	92419	Electronic Storage & Technology (01/11/2024 - 30/11/2024) TCM AGREEMENTS PTY LTD	\$7.72	\$59.44
31/12/2024	93559	Electronic Storage & Technology (01/12/2024 - 31/12/2024) TCM AGREEMENTS PTY LTD	\$7.72	\$67.16
31/01/2025	94978	Electronic Storage & Technology (01/01/2025 - 31/01/2025) TCM AGREEMENTS PTY LTD	\$7.72	\$74.88
28/02/2025	95544	Electronic Storage & Technology (01/02/2025 - 28/02/2025) TCM AGREEMENTS PTY LTD	\$7.72	\$82.60
31/03/2025	97526	Electronic Storage & Technology (01/03/2025 - 31/03/2025) TCM AGREEMENTS PTY LTD	\$7.72	\$90.32

Total for ELECTRONIC STORAGE & TECHNOLOGY

\$90.32

ENERGY REBATE

Date	Ref.	Details	Amount	Balance
05/04/2024	A-4E72E14D-004	AUS & QLD GOVERNMENT REBATE Ergon Energy Queensland Pty Ltd	\$-137.50	\$-137.50
09/10/2024	A-4E72E14D-010	AUS & QLD GOVERNMENT REBATE Ergon Energy Queensland Pty Ltd	\$-173.04	\$-310.54
19/10/2024	A-4E72E14D-008	AUS & QLD GOVERNMENT REBATE Ergon Energy Queensland Pty Ltd	\$-192.20	\$-502.74
05/11/2024	A-4E72E14D-011	AUS & QLD GOVERNMENT REBATE Ergon Energy Queensland Pty Ltd	\$-122.00	\$-624.74
30/11/2024	A-4E72E14D-009	AUS & QLD GOVERNMENT REBATE Ergon Energy Queensland Pty Ltd	\$-188.29	\$-813.03
05/12/2024	A-4E72E14D-012	AUSTRALIAN GOVERNMENT ENERGY RELIEF BILL Ergon Energy Queensland Pty Ltd	\$-204.11	\$-1,017.14
06/01/2025	A-4E72E14D-013	AUSTRALIAN GOVERNMENT ENERGY BILL RELIEF Ergon Energy Queensland Pty Ltd	\$-147.34	\$-1,164.48

Total for ENERGY REBATE

\$-1,164.48

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Expenses & Other Income - C.T.S. 1167**"SILKWOOD"****13 HIBISCUS LANE, HOLLOWAYS BEACH, QLD 4878**

For the Financial Period 01/04/2024 to 31/03/2025 - Prepared by Samantha Remmington on 28/07/2025

FINAL**GARDEN R & M**

Date	Ref.	Details	Amount	Balance
01/04/2024	99	Journal - REVERSAL EOY Adjustments	\$-165.45	\$-165.45
10/04/2024	INV-50248	GARDEN MAINTENANCE TO 08/04/2024 1300 4 GARDENING	\$140.00	\$-25.45
19/04/2024	INV-50478	GARDEN MAINTENANCE TO 19/04/2024 1300 4 GARDENING	\$140.00	\$114.55
06/05/2024	INV-50731	GARDEN MAINTENANCE TO 03/05/2024 1300 4 GARDENING	\$140.00	\$254.55
20/05/2024	INV-50948	GARDEN MAINTENANCE TO 16/05/2024 1300 4 GARDENING	\$140.00	\$394.55
31/05/2024	INV-51241	GARDEN MAINTENANCE TO 31/05/2024 1300 4 GARDENING	\$140.00	\$534.55
13/06/2024	INV-51440	GARDEN MAINTENANCE TO 11/06/2024 1300 4 GARDENING	\$140.00	\$674.55
08/07/2024	INV-51737	GARDEN MAINTENANCE TO 27/06/2024 1300 4 GARDENING	\$140.00	\$814.55
12/07/2024	INV-52023	GARDEN MAINTENANCE TO 12/07/2024 1300 4 GARDENING	\$140.00	\$954.55
24/07/2024	INV-52250	GARDEN MAINTENANCE TO 23/07/2024 1300 4 GARDENING	\$140.00	\$1,094.55
07/08/2024	INV-52478	GARDEN MAINTENANCE TO 06/08/2024 1300 4 GARDENING	\$140.00	\$1,234.55
22/08/2024	INV-52756	GARDEN MAINTENANCE TO 22/08/2024 1300 4 GARDENING	\$140.00	\$1,374.55
05/09/2024	INV-53019	GARDEN MAINTENANCE TO 05/09/2024 1300 4 GARDENING	\$140.00	\$1,514.55
19/09/2024	INV-53261	GARDEN MAINTENANCE TO 19/09/2024 1300 4 GARDENING	\$140.00	\$1,654.55
02/10/2024	INV-53485	GARDEN MAINTENANCE TO 02/10/2024 1300 4 GARDENING	\$140.00	\$1,794.55
18/10/2024	INV-53775	GARDEN MAINTENANCE TO 17/10/2024 1300 4 GARDENING	\$140.00	\$1,934.55
31/10/2024	INV-53949	GARDEN MAINTENANCE TO 29/10/2024 1300 4 GARDENING	\$140.00	\$2,074.55
14/11/2024	INV-54237	GARDEN MAINTENANCE TO 14/11/2024 1300 4 GARDENING	\$140.00	\$2,214.55
28/11/2024	INV-54422	GARDEN MAINTENANCE TO 31/12/2024 1300 4 GARDENING	\$140.00	\$2,354.55
09/12/2024	INV-54597	GARDEN MAINTENANCE TO 09/12/2024 1300 4 GARDENING	\$140.00	\$2,494.55
27/12/2024	INV-54921	GARDEN MAINTENANCE TO 27/12/2024 1300 4 GARDENING	\$140.00	\$2,634.55
07/01/2025	INV-55071	GARDEN MAINTENANCE TO 07/01/2025 1300 4 GARDENING	\$140.00	\$2,774.55
22/01/2025	INV-55355	GARDEN MAINTENANCE TO 22/01/2025 1300 4 GARDENING	\$160.00	\$2,934.55
03/02/2025	INV-55514	GARDEN MAINTENANCE TO 03/02/2025 1300 4 GARDENING	\$160.00	\$3,094.55
24/02/2025	INV-55763	GARDEN MAINTENANCE TO 24/02/2025 1300 4 GARDENING	\$160.00	\$3,254.55
05/03/2025	INV-55942	GARDEN MAINTENANCE TO 05/03/2025 1300 4 GARDENING	\$160.00	\$3,414.55
20/03/2025	INV-56137	GARDEN MAINTENANCE TO 20/03/2025 1300 4 GARDENING	\$160.00	\$3,574.55
Total for GARDEN R & M			\$3,574.55	

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Expenses & Other Income - C.T.S. 1167**"SILKWOOD"****13 HIBISCUS LANE, HOLLOWAYS BEACH, QLD 4878**

For the Financial Period 01/04/2024 to 31/03/2025 - Prepared by Samantha Remmington on 28/07/2025

FINAL**GROUND'S GARDENS & CLEANING**

Date	Ref.	Details	Amount	Balance
26/09/2024	INV-53050	PRESSURE CLEANING AND GARDEN MAINTENANCE - SEPTEMBER 2024 1300 4 GARDENING	\$835.00	\$835.00
Total for GROUND'S GARDENS & CLEANING			\$835.00	

INSURANCE - BLDG & PUB. LIAB

Date	Ref.	Details	Amount	Balance
01/04/2024	97	Journal - REVERSAL EOY Adjustments	\$1,486.07	\$1,486.07
01/04/2024	100	Journal - REVERSAL O/B PREPAYMENT PRIOR YEAR ADJ DONE	\$-1,486.07	\$0.00
30/05/2024	HPS038041940 300524	INSURANCE RENEWAL FROM 20/06/2024 - 20/05/2025 <i>AAI LIMITED T/AS SUNCORP INSURANCE</i>	\$7,642.67	\$7,642.67
Total for INSURANCE - BLDG & PUB. LIAB			\$7,642.67	

INSURANCE - STAMP DUTY

Date	Ref.	Details	Amount	Balance
30/05/2024	HPS038041940 300524	INSURANCE RENEWAL FROM 20/06/2024 - 20/05/2025 <i>AAI LIMITED T/AS SUNCORP INSURANCE</i>	\$687.84	\$687.84
Total for INSURANCE - STAMP DUTY			\$687.84	

INSURANCE EXCESS

Date	Ref.	Details	Amount	Balance
15/11/2024	H040965081 15112024	IINSURANCE CLAIM EXCESS - UNIT 1 WATER DAMAGE - NOVEMBER 2024 <i>AAI LIMITED (SUNCORP CLAIM EXCESS)</i>	\$700.00	\$700.00
Total for INSURANCE EXCESS			\$700.00	

LEGAL / DEBT COLLECTION EXPENSES

Date	Ref.	Details	Amount	Balance
22/04/2024	217	Lot# 4 Special Levy - Charge for arrears notice dated 22/04/2024	\$-17.16	\$-17.16
30/04/2024	81781	Arrears Notice Processing (01/04/2024 - 30/04/2024) <i>TCM AGREEMENTS PTY LTD</i>	\$17.16	\$0.00
24/10/2024	250	Lot# 4 Special Levy - Charge for arrears notice dated 24/10/2024	\$-18.56	\$-18.56
31/10/2024	91275	Arrears Notice Processing (01/10/2024 - 31/10/2024) <i>TCM AGREEMENTS PTY LTD</i>	\$18.56	\$0.00
22/11/2024	251	Lot# 4 Special Levy - Charge for final notice dated 22/11/2024	\$-61.89	\$-61.89
30/11/2024	92419	Final Notice Processing (01/11/2024 - 30/11/2024) <i>TCM AGREEMENTS PTY LTD</i>	\$61.89	\$0.00
22/01/2025	252	Lot# 1 Special Levy - Charge for arrears notice dated 22/01/2025	\$-18.56	\$-18.56
22/01/2025	253	Lot# 3 Special Levy - Charge for arrears notice dated 22/01/2025	\$-18.56	\$-37.12
22/01/2025	254	Lot# 4 Special Levy - Charge for arrears notice dated 22/01/2025	\$-18.56	\$-55.68
31/01/2025	94978	Arrears Notice Processing (01/01/2025 - 31/01/2025) <i>TCM AGREEMENTS PTY LTD</i>	\$55.68	\$0.00
26/02/2025	255	Lot# 4 Special Levy - Charge for final notice dated 26/02/2025	\$-61.89	\$-61.89
28/02/2025	95544	Final Notice Processing (01/02/2025 - 28/02/2025) <i>TCM AGREEMENTS PTY LTD</i>	\$61.89	\$0.00
Total for LEGAL / DEBT COLLECTION EXPENSES			\$0.00	

TCM AGREEMENTS PTY LTD Company

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Expenses & Other Income - C.T.S. 1167

"SILKWOOD"

13 HIBISCUS LANE, HOLLOWAYS BEACH, QLD 4878

For the Financial Period 01/04/2024 to 31/03/2025 - Prepared by Samantha Remmington on 28/07/2025

FINAL

MAILHOUSE

Date	Ref.	Details	Amount	Balance
30/09/2024	89464	Reimbursement of BING Mailhouse Costs 15/08/24 to 31/08/24 (01/09/2024 - 30/09/2024) TCM AGREEMENTS PTY LTD	\$1.93	\$1.93
31/12/2024	93559	Reimbursement BING Mailhouse Costs 15/11/24 to 30/11/24 (01/12/2024 - 31/12/2024) TCM AGREEMENTS PTY LTD	\$2.31	\$4.24
28/02/2025	95544	Reimbursement of BING Mailhouse Costs 03/02/2025 to 14/02/2025 (01/02/2025 - 28/02/2025) TCM AGREEMENTS PTY LTD	\$2.51	\$6.75
28/02/2025	95544	Reimbursement of BING Mailhouse Costs 17/02/2025 to 28/02/2025 (01/02/2025 - 28/02/2025) TCM AGREEMENTS PTY LTD	\$2.51	\$9.26
28/02/2025	95544	Reimbursement of BING Mailhouse Costs 17/02/2025 to 28/02/2025 (01/02/2025 - 28/02/2025) TCM AGREEMENTS PTY LTD	\$2.31	\$11.57
31/03/2025	97526	Refund of BING Mailhouse Costs charged twice 03/02/2025 to 14/02/2025 (01/03/2025 - 31/03/2025) TCM AGREEMENTS PTY LTD	\$-2.51	\$9.06
Total for MAILHOUSE			\$9.06	

PLUMBING R&M

Date	Ref.	Details	Amount	Balance
11/04/2024	46482	REPAIR LEAKING TAP ON COMMON PROPERTY - APRIL 2024 MTR GROUP QLD PTY LTD T/AS RAYMOND PLUMBING	\$347.14	\$347.14
25/02/2025	INV-1331	INVESTIGATE POSSIBLE ROOF LEAK - FEBRUARY 2025 MILLMAX INVESTMENT PTY LTD T/AS MACKIE PLUMBING	\$410.00	\$757.14
Total for PLUMBING R&M			\$757.14	

POOL COMPLIANCE

Date	Ref.	Details	Amount	Balance
03/06/2024	5140	ANNUAL POOL SAFETY INSPECTION + CERTIFICATE - JUNE 2024 TROPICAL POOL INSPECTIONS (TPFI)	\$258.50	\$258.50
Total for POOL COMPLIANCE			\$258.50	

POOL GATES/FENCE

Date	Ref.	Details	Amount	Balance
15/11/2024	5557	INVESTIGATE AND REPAIR POOL GATE - DAMAGED HINGES - NOVEMBER 2024 TROPICAL POOL INSPECTIONS (TPFI)	\$280.00	\$280.00
Total for POOL GATES/FENCE			\$280.00	

POOL R&M

Date	Ref.	Details	Amount	Balance
01/04/2024	99	Journal - REVERSAL EOY Adjustments	\$-390.00	\$-390.00
05/04/2024	3849	POOL MAINTENANCE TO 21/03/2024 SHAUN RODNEY LACEY T/AS AQUARIUS POOL SERVICE	\$280.00	\$-110.00
02/05/2024	3887	POOL MAINTENANCE TO 17/04/2024 SHAUN RODNEY LACEY T/AS AQUARIUS POOL SERVICE	\$290.00	\$180.00
04/06/2024	3928	POOL MAINTENANCE TO 29/05/2024 SHAUN RODNEY LACEY T/AS AQUARIUS POOL SERVICE	\$420.00	\$600.00
08/07/2024	3964	POOL MAINTENANCE TO 26/06/2024 SHAUN RODNEY LACEY T/AS AQUARIUS POOL SERVICE	\$280.00	\$880.00
06/08/2024	4002	POOL MAINTENANCE TO 25/07/2024 SHAUN RODNEY LACEY T/AS AQUARIUS POOL SERVICE	\$280.00	\$1,160.00
31/08/2024	4037	POOL MAINTENANCE TO 20/08/2024 SHAUN RODNEY LACEY T/AS AQUARIUS POOL SERVICE	\$280.00	\$1,440.00

TCM AGREEMENTS PTY LTD Company

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Expenses & Other Income - C.T.S. 1167**"SILKWOOD"****13 HIBISCUS LANE, HOLLOWAYS BEACH, QLD 4878**

For the Financial Period 01/04/2024 to 31/03/2025 - Prepared by Samantha Remmington on 28/07/2025

FINAL**POOL R&M (Continued)**

Date	Ref.	Details	Amount	Balance
30/09/2024	4075	POOL MAINTENANCE TO 19/09/2024 SHAUN RODNEY LACEY T/AS AQUARIUS POOL SERVICE	\$280.00	\$1,720.00
31/10/2024	4112	POOL MAINTENANCE TO 30/10/2024 SHAUN RODNEY LACEY T/AS AQUARIUS POOL SERVICE	\$477.00	\$2,197.00
30/11/2024	4148	POOL MAINTENANCE TO 27/11/2024 SHAUN RODNEY LACEY T/AS AQUARIUS POOL SERVICE	\$310.00	\$2,507.00
31/12/2024	4184	POOL MAINTENANCE TO 31/12/2024 SHAUN RODNEY LACEY T/AS AQUARIUS POOL SERVICE	\$280.00	\$2,787.00
31/01/2025	4224	POOL MAINTENANCE TO 21/01/2025 SHAUN RODNEY LACEY T/AS AQUARIUS POOL SERVICE	\$280.00	\$3,067.00
25/02/2025	42740	INVESTIGATE POOL LEAK - REPAIR SKIMMER BOX - FEBRUARY 2025 JMOAB PTY LTD T/AS BEACHES POOL SUPPLIES	\$172.50	\$3,239.50
28/02/2025	4259	POOL MAINTENANCE TO 19/02/2025 SHAUN RODNEY LACEY T/AS AQUARIUS POOL SERVICE	\$329.00	\$3,568.50
28/02/2025	4259	REPAIR BROKE PUMP - 28/02/2025 SHAUN RODNEY LACEY T/AS AQUARIUS POOL SERVICE	\$240.00	\$3,808.50
31/03/2025	4294	POOL MAINTENANCE TO 31/03/2025 SHAUN RODNEY LACEY T/AS AQUARIUS POOL SERVICE	\$195.00	\$4,003.50
Total for POOL R&M			\$4,003.50	

PRIOR YEAR ADJUSTMENT

Date	Ref.	Details	Amount	Balance
01/04/2024	100	Journal - REVERSAL O/B PREPAYMENT PRIOR YEAR ADJ DONE	\$1,486.07	\$1,486.07
Total for PRIOR YEAR ADJUSTMENT			\$1,486.07	

QUOTE REQUEST

Date	Ref.	Details	Amount	Balance
31/01/2025	94978	Quote Charge Processing Per Quote Request (01/01/2025 - 31/01/2025) TCM AGREEMENTS PTY LTD	\$187.83	\$187.83
Total for QUOTE REQUEST			\$187.83	

SECRETARIAL FEE

Date	Ref.	Details	Amount	Balance
01/04/2024	80626	Management Fee (01/04/2024 - 30/04/2024) TCM AGREEMENTS PTY LTD	\$125.84	\$125.84
01/05/2024	81204	Management Fee (01/05/2024 - 31/05/2024) TCM AGREEMENTS PTY LTD	\$125.84	\$251.68
01/06/2024	82358	Management Fee (01/06/2024 - 30/06/2024) TCM AGREEMENTS PTY LTD	\$125.84	\$377.52
01/07/2024	85852	Management Fee (01/07/2024 - 31/07/2024) TCM AGREEMENTS PTY LTD	\$125.84	\$503.36
01/08/2024	86430	Management Fee (01/08/2024 - 31/08/2024) TCM AGREEMENTS PTY LTD	\$125.84	\$629.20
01/09/2024	87586	Management Fee (01/09/2024 - 30/09/2024) TCM AGREEMENTS PTY LTD	\$162.80	\$792.00
01/10/2024	90038	Management Fee (01/10/2024 - 31/10/2024) TCM AGREEMENTS PTY LTD	\$132.00	\$924.00
01/11/2024	90701	Management Fee (01/11/2024 - 30/11/2024) TCM AGREEMENTS PTY LTD	\$132.00	\$1,056.00
01/12/2024	91849	Management Fee (01/12/2024 - 31/12/2024) TCM AGREEMENTS PTY LTD	\$132.00	\$1,188.00
01/01/2025	92989	Management Fee (01/01/2025 - 31/01/2025) TCM AGREEMENTS PTY LTD	\$132.00	\$1,320.00
01/02/2025	94412	Management Fee (01/02/2025 - 28/02/2025) TCM AGREEMENTS PTY LTD	\$132.00	\$1,452.00

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Expenses & Other Income - C.T.S. 1167**"SILKWOOD"****13 HIBISCUS LANE, HOLLOWAYS BEACH, QLD 4878**

For the Financial Period 01/04/2024 to 31/03/2025 - Prepared by Samantha Remmington on 28/07/2025

FINAL**SECRETARIAL FEE (Continued)**

Date	Ref.	Details	Amount	Balance
01/03/2025	96108	Management Fee (01/03/2025 - 31/03/2025) TCM AGREEMENTS PTY LTD	\$132.00	\$1,584.00
Total for SECRETARIAL FEE			\$1,584.00	

WORK ORDERS

Date	Ref.	Details	Amount	Balance
30/04/2024	81781	Work Order Processing (01/04/2024 - 30/04/2024) TCM AGREEMENTS PTY LTD	\$115.78	\$115.78
31/05/2024	83221	Work Order Processing (01/05/2024 - 31/05/2024) TCM AGREEMENTS PTY LTD	\$173.67	\$289.45
31/07/2024	87008	Work Order Processing (01/07/2024 - 31/07/2024) TCM AGREEMENTS PTY LTD	\$57.89	\$347.34
31/08/2024	88164	Work Order Processing (01/08/2024 - 31/08/2024) TCM AGREEMENTS PTY LTD	\$62.61	\$409.95
31/10/2024	91275	Work Order Processing (01/10/2024 - 31/10/2024) TCM AGREEMENTS PTY LTD	\$62.61	\$472.56
30/11/2024	92419	Work Order Processing (01/11/2024 - 30/11/2024) TCM AGREEMENTS PTY LTD	\$187.83	\$660.39
31/01/2025	94978	Work Order Processing (01/01/2025 - 31/01/2025) TCM AGREEMENTS PTY LTD	\$187.83	\$848.22
28/02/2025	95544	Work Order Processing (01/02/2025 - 28/02/2025) TCM AGREEMENTS PTY LTD	\$313.05	\$1,161.27
31/03/2025	97526	Work Order Processing (01/03/2025 - 31/03/2025) TCM AGREEMENTS PTY LTD	\$563.49	\$1,724.76
Total for WORK ORDERS			\$1,724.76	

Total for Administrative Fund - Expenses**\$26,561.48****Sinking Fund - Other Income****Total for Sinking Fund - Other Income****\$0.00****Sinking Fund - Expenses****MULCH**

Date	Ref.	Details	Amount	Balance
23/12/2024	INV-54869	MULCH COMMON GARDEN BEDS - DECEMBER 2024 1300 4 GARDENING	\$1,284.92	\$1,284.92
Total for MULCH			\$1,284.92	

PLUMBING

Date	Ref.	Details	Amount	Balance
01/07/2024	INV-0929	INVESTIGATE AND REPAIR LEAK INTO UNIT ONE - JUNE 2024 MILLMAX INVESTMENT PTY LTD T/AS MACKIE PLUMBING	\$570.00	\$570.00
Total for PLUMBING			\$570.00	

POOL MAINTENANCE

Date	Ref.	Details	Amount	Balance
31/10/2024	4112	SUPPLY NEW CHLORINATOR CELL - OCTOBER 2024 SHAUN RODNEY LACEY T/AS AQUARIUS POOL SERVICE	\$1,050.00	\$1,050.00
Total for POOL MAINTENANCE			\$1,050.00	

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Expenses & Other Income - C.T.S. 1167

"SILKWOOD"

13 HIBISCUS LANE, HOLLOWAYS BEACH, QLD 4878

For the Financial Period 01/04/2024 to 31/03/2025 - Prepared by Samantha Remington on 28/07/2025

FINAL

ROOF				
Date	Ref.	Details	Amount	Balance
03/05/2024	46770	INVESTIGATE WATER LEAK INTO UNIT 3 - REPAIR VENT PIPE - APRIL 2024 MTR GROUP QLD PTY LTD T/AS RAYMOND PLUMBING	\$1,687.29	\$1,687.29
		Total for ROOF	\$1,687.29	
		Total for Sinking Fund - Expenses		\$4,592.21

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Statement of Key Financial Information - Community Title Scheme 1167 "SILKWOOD"

13 HIBISCUS LANE, HOLLOWAYS BEACH, QLD 4878

For the Financial Period 01/04/2024 to 31/03/2025 - Prepared by Samantha Remmington

FINAL

Consolidated

Name of Fund:	Administrative Fund	\$
Balance carried forward from previous reporting period:	2,008.26	
Total income received during reporting period:	17,860.00	(2)
Total interest earned by fund during reporting period:	0.00	(3)
Total contributions paid during reporting period:	17,911.85	
Total unpaid contributions payable for reporting period:	0.00	(4)
Total expenditure for maintenance during reporting period:	26,561.48	
Total expenditure for administration costs during reporting period:	0.00	
Balance of Fund at end of reporting period:	-6,693.22	

List of principal items of expenditure proposed for next reporting period:

ADDITIONAL SERVICES	1,500.00
BUILDING R & M	500.00
COMMUNITY POWER	1,800.00
CONTRACTOR COMPLIANCE	90.00
ELECTRONIC STORAGE & TECHNOLOGY	90.00
GARDEN R & M	3,800.00
GUTTERS	200.00
MAILHOUSE	10.00
PLUMBING R&M	500.00
POOL COMPLIANCE	250.00
POOL R&M	4,000.00
QUOTE REQUEST	190.00
SECRETARIAL FEE	1,600.00
TAX YEAR FINANCIAL PREPARATION AND REPORTING	350.00
WORK ORDERS	1,000.00
INSURANCE - BLDG & PUB. LIAB	6,800.00
INSURANCE - STAMP DUTY	700.00
INSURANCE RENEWAL MANAGEMENT FEE	900.00
Total Expenses	24,280.00

Notes:

(1) The Statement of Key Financial Information is a statutory report to display amounts for the financial period for financial information required under the Act. It is not a cumulative report and should not be interpreted as one.

(2) Total income received represents the total receipts and may include amounts not represented on this report.

(3) Total interest includes interest received on the working account, and investment accounts and penalty interest for late payment of levies.

(4) This amount represents the total of unpaid levy contributions due and payable during, and prior to the reporting period.

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Statement of Key Financial Information - Community Title Scheme 1167 "SILKWOOD"

13 HIBISCUS LANE, HOLLOWAYS BEACH, QLD 4878

For the Financial Period 01/04/2024 to 31/03/2025 - Prepared by Samantha Remmington

FINAL

Consolidated

Name of Fund:	Sinking Fund		\$
Balance carried forward from previous reporting period:		18,214.34	
Total income received during reporting period:		4,100.00	(2)
Total interest earned by fund during reporting period:		0.00	(3)
Total contributions paid during reporting period:		3,905.00	
Total unpaid contributions payable for reporting period:		0.00	(4)
Total expenditure for maintenance during reporting period:		4,592.21	
Total expenditure for administration costs during reporting period:		0.00	
Balance of Fund at end of reporting period:		17,722.13	
List of principal items of expenditure proposed for next reporting period:			
SINKING FUND BUDGET		4,100.00	
Total Expenses		4,100.00	

Notes:

(1) The Statement of Key Financial Information is a statutory report to display amounts for the financial period for financial information required under the Act. It is not a cumulative report and should not be interpreted as one.

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(3) Total interest includes interest received on the working account, and investment accounts and penalty interest for late payment of levies.

(4) This amount represents the total of unpaid levy contributions due and payable during, and prior to the reporting period.

Enquiries: 13 11 55
Claims: 13 25 24
(24 hours a day, 7 days a week for new claims)
suncorp.com.au/insurance



SILKWOOD CTS 1167
POST OFFICE BOX 5332
CAIRNS QLD 4870

Policy number:	HPS038041940
The insured:	Silkwood Cts 1167
Instalment date:	On or around the 20th of each month
Monthly instalment:	\$792.98
Did you know that paying annually is cheaper?	

IMPORTANT: A new Product Disclosure Statement (PDS) applies to your policy on renewal. There are new and changed benefits, features, terms, conditions and exclusions. Please read the PDS for full details.

For more information about the new PDS please visit www.suncorp.com.au/insurance/pds-update

Strata Insurance Account Renewal

Issue date: 1 July 2025

Dear Policy Holder,

Thank you for insuring your Strata Building and Common Contents (if applicable) with Suncorp Insurance. Your current policy expires at 11.59 pm on 20 June 2025 and we would like to invite you to renew with us for a further 12 months.

Please find enclosed your renewal documents. Please read the information on the following pages carefully. If any of the details shown are incorrect or if there is other information you need to tell us, please call us on 13 11 55.

We continue to debit the nominated account/card, so your policy can automatically renew and to process your monthly instalments. Please contact us before renewal if you do not want your policy to renew. For your review, enclosed is a new direct debit service agreement the terms of which apply from your renewal date. You don't need to do anything but please retain a copy for your records.

Upon payment, this document becomes your Certificate of Insurance. Please keep this document with your PDS and any Supplementary PDS we have given you in a safe place.

For more information on choosing insurance and to better understand insurance visit the Australian Government website: www.moneysmart.gov.au

Regards,

The Suncorp Team

**WE'VE BEEN LOOKING AFTER OUR CUSTOMERS
FOR OVER 90 YEARS,
AND WILL CONTINUE TO BE THERE WHEN YOU NEED US MOST.**

Strata insurance account for policy HPS038041940

This document will be a tax invoice for GST when you have made your payment. It is to enable you to claim input tax credits if they apply to your business.

Period of insurance: **20 June 2025 to 11.59pm 20 June 2026**
Transaction type: **Renewal**

	Base Premium	GST	Stamp Duty	Total Amount
Insured address:	UNITS 1,2,3 & 4 13 HIBISCUS LANE, HOLLOWAYS BEACH QLD 4878			
Building	\$ 7,729.85	\$ 772.99	\$ 765.26	\$ 9,268.10
Common Contents	\$ 206.57	\$ 20.66	\$ 20.45	\$ 247.68
TOTALS	\$ 7,936.42	\$ 793.65	\$ 785.71	\$ 9,515.78
Total amount				\$ 9,515.78
Monthly instalment amount				\$ 792.98

Enquiries: 13 11 55
Claims: 13 25 24
(24 hours a day, 7 days a week for new claims)
suncorp.com.au/insurance



Policy number: **HPS038041940**
The insured: **Silkwood Cts 1167**

Certificate of Insurance

This Certificate of Insurance is based on the information you gave us. Please check that this information is correct and complete. If any changes or additions need to be made now or during the period of insurance you must call us.

Please also check the amount of cover meets your needs.



Cover Details - Strata Insurance

Insured address:	UNITS 1,2,3 & 4 13 HIBISCUS LANE, HOLLOWAYS BEACH QLD 4878		
Period of insurance:	From 20 June 2025 until 11.59pm 20 June 2026		
Sum insured:	Strata Building		\$1,543,500
	Common Contents		\$15,400
	Legal Liability		\$20 million

Excess Details

You may be able to reduce your premium if you choose a higher standard excess.

Building	Standard Excess:	\$1,000
Common Contents	Standard Excess:	\$1,000

You will also have to pay the following excesses in addition if they apply to the circumstance of your claim:

Water damage excess:	\$200
Theft or burglary by lot occupiers or their guests excess:	\$500
Malicious acts and vandalism by lot occupiers or their guests excess:	\$500
Unoccupied excess:	\$1,000

Enquiries: 13 11 55
Claims: 13 25 24
(24 hours a day, 7 days a week for new claims)
suncorp.com.au/insurance

What you have told us

This document sets out the information that we have relied on to decide if we can insure you and on what terms. We may give you a copy of the information you have previously told us. If any of this information has changed, or is incorrect, please contact us.

You have told us the following about the insured address

- It is a semi detached duplex/triplex/quadplex
- It is 100% owner occupied
- There is no business activity operating at or from the insured address
- It is in good condition and well maintained.
This includes, but is not limited to, there are: no leaks, holes, damage, rust, or wood rot in the roof, gutters, windows, walls, floors, fences, or anywhere else; no damage to foundations, walls, steps, flooring, ceilings, gates, and fences and is structurally sound; no damage from or infestation of termites, ants, vermin, or other pests; no broken, missing glass or boarded-up windows. Refer to the PDS for further details.
- It is not undergoing any renovations

You have told us the following about the construction of the building

- It is a double level building, with concrete walls, steel/colorbond roof, built between 1980 to 1989
- The building does not have a lift and does have a council approved/restricted pool/spa facility
- The building does not have recreational areas
- The building has balconies

You have told us the following about the security of the insured address

- There is no additional door or building security
- It has no monitored smoke detectors

Insurance history

You have told us that in the past 3 years:

- You or anyone to be insured under this policy have NOT had an insurer decline or cancel a policy, impose specific conditions on a policy, or refuse a claim
- You or anyone to be insured under this policy have NOT had any insurance claims on strata insurance (excluding any claims made on this policy)

(If any of the above information is incorrect, please contact us.)

When you must contact us

It is important that you check the information provided on your Certificate of Insurance. If any details are incorrect or have changed, you should contact us to update your details.

Also, when you hold a policy with us, there are other circumstances you need to tell us about during the period of insurance. These circumstances are set out in the 'When you must contact us' section of your PDS. If you don't contact us when you should, we may either refuse or reduce payment of a claim. It may also lead us to cancel your policy.

Other Important Information

The Product Disclosure Statement (PDS) is an important legal document that contains details of your insurance if you purchase this product from us. Before you decide to buy this product from us, please read this PDS carefully. If you purchase this product, your policy comprises of this PDS and your certificate of insurance which shows the details particular to you.

Your Privacy

We appreciate privacy is important to you. Suncorp is committed to protecting your personal information. For further information, please refer to our customer privacy statement by visiting www.suncorp.com.au/privacy or call us on 13 11 55.

For complaints concerning Suncorp products or services, you can phone us on 1300 264 053; write to us at: Suncorp Customer Relations Team, PO Box 14180, Melbourne City Mail Centre VIC 8001; or email us on idr@suncorp.com.au. You may have spoken about your policy with a Distributor providing financial services appointed under AFSL 230859 and representing AAI Limited ABN 48 005 297 807 trading as Suncorp (AAI). Distributors include EXL Service Philippines Inc. and/or WNS Global Services Philippines Inc. and their staff. AAI remunerates corporate distributors on a fee for service basis while their staff receive a salary comprising commission where they meet sales, risk, quality and behavioural targets.

Enquiries: 13 11 55
Claims: 13 25 24
(24 hours a day, 7 days a week for new claims)
suncorp.com.au/insurance



SILKWOOD CTS 1167
POST OFFICE BOX 5332
CAIRNS QLD 4870

Policy number:	HPS038041940
The insured:	Silkwood Cts 1167
Period of insurance:	20 June 2025 to 11.59pm 20 June 2026
Monthly instalment:	\$792.98

Direct Debit Confirmation Certificate

Dear Policy Holder,

This certificate confirms your direct debit details based on the information you have provided to us. If any of the following information is incorrect please contact us on 13 11 55.

If no changes are required, deductions will continue on the dates and for the amounts stated below, subject to the terms of the Direct Debit Request (DDR) Service Agreement shown on the reverse side of this certificate.

Payment Schedule

Subsequent instalment dates: On or around the 20th of each month

Monthly instalment: \$792.98

Account Details

Financial Institution: MACQUARIE BANK - QLD
BSB: XXXXXX
Account number: XXXXX4115
Account name: Silkwood Cts 1167

Regards,

The Suncorp Team

Direct Debit Request (DDR) Service Agreement

This DDR Service Agreement details the terms of the Direct Debit Request.

1. DDR – Payments for Insurance Policies

You can arrange to pay your premium by direct debit. We will process a direct debit to the account nominated by you for the monthly instalment on the date due in accordance with your policy conditions. If the monthly instalment changes, we will automatically change the amount of your monthly direct debit in accordance with the new amount. You will be notified of any changes in accordance with your policy conditions.

You have authorised Suncorp Insurance (User ID 431356) to debit the monthly instalment and all amounts payable to Suncorp Insurance in relation to your policy to the account stated.

2. Changing your Direct Debit Arrangements

We'll give you at least 30 days' notice before we change the terms of the debiting arrangements, unless we have your agreement, such as when you request a change and on renewal.

3. Cancelling your Direct Debit

You may alter or cancel your direct debit at any time by providing at least 10 business days notice by calling us on 13 11 55 or by contacting your Financial Institution.

4. Non Business/Calendar Days

If your direct debit falls due on a weekend we will process it on the next business day, and/or if your direct debit falls due on the 29th, 30th or 31st day of each month, instalments will be deducted on or around the last business day of each month. If you are uncertain of the date your direct debit will be processed you should contact your Financial Institution.

5. Returned or Dishonoured Direct Debits

If your direct debit is dishonoured or returned unpaid by your Financial Institution we may attempt to debit your account again. Your Financial Institution may charge additional fees for direct debit, including dishonour fees. Your PDS or Policy Wording explains what happens when an instalment is unpaid and when we may not accept your claim.

6. Clear funds

You should ensure that you have sufficient clear funds available in your account before the due date to enable the direct debit to be paid by your Financial Institution in accordance with the Direct Debit Request.

7. Your Records

Your personal information will be held and used by Suncorp in accordance with the Privacy Act 1988 (Cth) and the Suncorp Group Privacy Policy (available at www.suncorp.com.au).

8. Your Account

You should be aware that some Financial Institutions may not allow a direct debit to be processed to certain types of accounts. You should check your account details against a recent statement from your Financial Institution or check with your Financial Institution to ensure that a DDR can be processed to your account.

9. Direct Debit Complaints Process

If you believe that we have wrongly debited your account, please contact us and we will arrange for the transaction to be investigated and where appropriate, for a correction to be made. Call us on 13 11 55. You may also query a direct debit transaction by contacting the Financial Institution where the account to be debited is held.

10. Your Product Disclosure Statement

This DDR Service Agreement needs to be read together with your most recent Product Disclosure Statement (PDS) and any Supplementary Product Disclosure Statement (SPDS) for this insurance policy.

SCHEDULE 4

STANDARD BY-LAWS

1. Noise

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

2. Vehicles

(1) The occupier of a lot must not—

(a) park a vehicle, or allow a vehicle to stand, in a regulated parking area;
or

(b) without the approval of the body corporate, park a vehicle, or allow a vehicle to stand, on any other part of the common property; or

(c) permit an invitee to park a vehicle, or allow a vehicle to stand, on the common property, other than in a regulated parking area.

(2) An approval under subsection (1)(b) must state the period for which it is given.

(3) The body corporate may cancel the approval by giving 7 days written notice to the occupier.

(4) In this section—

“regulated parking area” means an area of scheme land designated as being available for use, by invitees of occupiers of lots included in the scheme, for parking vehicles.

3. Obstruction

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

4. Damage to lawns etc.

(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.

(2) An approval under subsection (1) must state the period for which it is given.

(3) However, the body corporate may cancel the approval by giving 7 days written notice to the occupier.

5. Damage to common property

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

(2) However, an 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.

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

6. Behaviour of invitees

An owner or 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 someone else's peaceful enjoyment of the common property.

7. Leaving of rubbish etc. on the common property

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

8. Appearance of lot

(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.

(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.

(3) Subsection (2)(b) does not apply to a real estate advertising sign for the sale or letting of the lot if the sign is of a reasonable size.

(4) This section does not apply to a lot created under a standard format plan of subdivision.

9. Storage of flammable materials

- (1) The occupier of a lot must not, without the body corporate's written approval, store a flammable substance on the common property.
- (2) The occupier of a lot must not, without the body corporate's written approval, store a flammable substance on the lot unless the substance is used or intended for use for domestic purposes.
- (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.

10. Garbage disposal

- (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.
- (2) The occupier of a lot must—
 - (a) comply with all local government local laws about disposal of garbage; and
 - (b) ensure that the occupier does not, in disposing of garbage, adversely affect the health, hygiene or comfort of the occupiers of other lots.

11. Keeping of animals

- (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.
- (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.⁶²

⁶² However, section 181 of the Act provides as follows—

181 Guide dogs

- (1) A person mentioned in the *Guide Dogs Act 1972*, section 5, who has the right to be on a lot included in a community titles scheme, or on the common property, has the right to be accompanied by a guide dog while on the lot or common property.
- (2) A person mentioned in subsection (1) who is the owner or occupier of a lot included in a community titles scheme has the right to keep a guide dog on the lot.
- (3) A by-law can not exclude or restrict a right given by this section.

STANDARD COMMUNITY MANAGEMENT STATEMENT
Section 285. Body Corporate and Community Management Act 1997

Dealing: 704177017
Title Reference: 19070453
Lodgment: 1061168
Date: 15/07/2000 10:34:39

1. Name of Community Title Scheme

SILKWOOD

2. Regulation Module

Body Corporate and Community Management (Standard Module) Regulation 1997

3. Name of Body Corporate

BODY CORPORATE FOR SILKWOOD COMMUNITY TITLES SCHEME 1167

4. Address for service of documents on the body corporate

BODY CORPORATE SERVICES PTY LTD
PO BOX 5134
CAIRNS MAIL CENTRE QLD 4871

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 BUP70453	1	1 in BUP70453	1
2 in BUP70453	1	2 in BUP70453	1
3 in BUP70453	1	3 in BUP70453	1
4 in BUP70453	1	4 in BUP70453	1

Total Lots: 4 Aggregate 4 Total Lots: 4 Aggregate 4

***** End *****