

Southport Central Residential CTS 35751

P O Box 3571, Australia Fair QLD 4215
ABN 71311039814; Phone 0419 647 895

cmg@completemanagementgroup.com.au

Email address if emailing AGM Voting Papers:

secretary.cts35751@completemanagementgroup.com.au

Dear Owners

NOTICE OF ANNUAL GENERAL MEETING OF THE BODY CORPORATE for Southport Central Residential CTS 35751

Date Meeting Notice Issued: 25 September 2025

Location of meeting: Function Room, Level 3, 56 Scarborough Street, Southport Q 4215

Date and time of meeting: Friday, 31st October 2025 4:00 PM

The following agenda sets out the substance of the motions to be considered at the meeting.

The full text of each motion is set out in the accompanying Voting Paper.

Explanatory notes for motions and documents relevant to the meeting are attached.

Proxies for this meeting must be received by the Secretary 24 hours before the time fixed for the meeting.

Email us if you require additional copies of any AGM documents.

Complete Management Group, for the Secretary

Agenda:

Attendance record

Admittance of proxies and voting papers

Motions:

1. Adoption of Minutes
2. Audited Statement of Accounts
3. Audit of Statement of Accounts
4. Appointment of Auditor
5. Insurance
6. Administrative Fund Levy
7. Sinking Fund Levy
8. Insurance Fund Levy
9. Appointment of Body Corporate Manager – *group of same issue motions*
10. RELOCATION OF 'INSPECTION ROOM'
11. GARDENS - PROFESSIONAL ADVICE
12. APPOINTMENT OF RETURNING OFFICER
13. SOLAR POWER and Battery – VIABILITY ASSESSMENT
14. General ledger
15. Electronic voting
16. CTS 35751
17. Multiple quotes
18. SINKING FUND FORECAST
19. 'SLIP TESTS' ACROSS THE POOL DECK
20. TRAFFIC CALMING MEASURES IN BASEMENT CARPARKS
21. MANAGEMENT SERVICES TO CTS35751 INVESTMENTS PTY LTD
22. SMOKING PROHIBITION BY-LAW
23. Election of Body Corporate Committee

Please complete and return the voting paper by post to The Secretary CTS 35751, c/- P O Box 3571, Australia Fair QLD, 4215 or by email to The Secretary CTS 35751 to secretary.cts35751@completemanagementgroup.com.au or, at the meeting and prior to the commencement of the meeting, owners may personally hand it to the Secretary.

VOTING PAPER

Annual General Meeting for Southport Central Residential CTS 35751
Location of meeting: Function Room, Level 3, 56 Scarborough Street, Southport Q 4215
Date and time of meeting: Friday, 31st October 2025 4:00 PM

Instructions

If you want to vote using this voting paper, please clearly mark the box beside either YES, NO or ABSTAIN printed opposite each motion you wish to vote on. You may vote on as few or as many motions as you wish. It is not necessary to vote on all motions.

Sign and complete your details at the end of this Voting Paper, then forward it promptly to the Secretary, either by post to The Secretary CTS 35751, c/- P O Box 3571, Australia Fair QLD, 4215

OR by email to The Secretary CTS 35751 secretary.cts35751@completemanagementgroup.com.au

Motions

1 Adoption of Minutes

Yes No Abstain

Ordinary resolution - Proposed by: The Committee

That the previously circulated minutes of the last general meeting of the Body Corporate held on 31 October 2024 be confirmed as a true and accurate account of the proceedings at that meeting.

2 Audited Statement of Accounts

Yes No Abstain

Statutory Motion - Ordinary resolution – Proposed by: The Committee

That the audited Financial Statements for the financial year to 31 July 2025 be approved and adopted

3 Audit of Statement of Accounts

Yes No Abstain

Statutory Motion - Special resolution – Proposed by: The Committee

That the Body Corporate accounts for the year ending 31 July 2026 not be audited.

NOTE: if you want the accounts to be audited, vote "NO"; if you do not want the accounts to be audited, vote "YES".

4 Appointment of Auditor

Yes No Abstain

Statutory Motion – Ordinary resolution – Proposed by: The Committee.

That the Body Corporate appoints Nick Jones of NJ Audit Specialist to audit

the Body Corporate Statement of Accounts for the year ending 31 July 2026 for a fee of \$3,000 excluding gst

5 Insurance

Yes No Abstain

Statutory Motion - Ordinary resolution – Proposed by: The Committee

That the Insurance policies detailed below and attached be confirmed:

- type of policy: Commercial Strata Insurance • name of the insurer: Chubb Insurance as 50%
- sum insured: \$1,074,950,929.00 • amount of premium: \$1,288,911.52
- excess payable on a claim: Various APS Basic excess \$10,000

AND FURTHER that the Committee be authorised to obtain quotations and to renew the insurance policies for the following year to full replacement value

*Last Insurance Valuation Date: 5 August 2024 by Seymour Consultants

6 Administrative Fund Levy

[] Yes [] No [] Abstain

Statutory Motion - Ordinary resolution – Proposed by: The Committee
See explanatory notes schedule attached.

That the Administration Fund Budget, as circulated, be adopted and Administration Fund Levies be determined as follows:

Levy Period	Amount per contribution entitlement	Due Date
01/08/25 to 31/10/25	\$25.85	issued
01/11/25 to 31/01/26	\$25.85	issued
01/02/26 to 30/04/26	\$35.44	01/02/26
01/05/26 to 31/07/26	\$35.44	01/05/26

And further that the Administration Fund Levies for the first two periods of the next financial year be determined as follows:

01/08/26 to 31/10/26	\$31.00	01/08/26
01/11/26 to 31/01/27	\$31.00	01/11/26

Total Contribution Entitlements: 31070
Discount of 20% p.a. applies if received by due date
Penalty Interest of 2.50% per month applies if not received by due date

7 Sinking Fund Levy

[] Yes [] No [] Abstain

Statutory Motion - Ordinary resolution – Proposed by: The Committee
See explanatory notes schedule attached.

That the Sinking Fund Budget, as circulated, be adopted and Sinking Fund Levies be determined as follows:

Levy Period	Amount per contribution entitlement	Due Date
01/08/25 to 31/10/25	\$7.05	issued
01/11/25 to 31/01/26	\$7.05	issued
01/02/26 to 30/04/26	\$11.39	01/02/26
01/05/26 to 31/07/26	\$11.39	01/05/26

And further that the Sinking Fund Levies for the first two periods of the next financial year be determined as follows:

01/08/26 to 31/10/26	\$10.00	01/08/26
01/11/26 to 31/01/27	\$10.00	01/11/26

Total Contribution Entitlements: 31070
Discount of 20% p.a. applies if received by due date
Penalty Interest of 2.50% per month applies if not received by due date

8 Insurance Fund Levy

[] Yes [] No [] Abstain

Statutory Motion - Ordinary resolution - **Proposed by: The Committee**

That the Insurance Fund Budget, as circulated, be adopted and Insurance Fund Levies be determined as follows:

Levy Period	Amount per Interest entitlement	Due Date
01/08/25 to 31/07/26	\$25.7716	01/02/26

Total Interest Entitlements: 40015
Discount of 20% p.a. applies if received by due date
Penalty Interest of 2.50% per month applies if not received by due date

9 Appointment of Body Corporate Manager

Ordinary resolutions - group of same issue motions – *See explanatory notes schedule attached*

A vote by proxy must not be exercised

9.1 Proposed by: The Committee

Yes **No** **Abstain**

That Complete Management Group be appointed as the Body Corporate Manager for the Body Corporate for Southport Central Residential CTS 35751 in accordance with the provisions of Section 125 of the BCCM (Accommodation Module) Regulation 2020 for an annual management fee of \$71,720.10 GST exclusive (\$90.90 per Lot per annum) plus disbursements of \$53,794.02 GST exclusive (\$68.18 per Lot per annum) for a term commencing on 15 December 2025 and expiring on 14 December 2028 in the terms and conditions of the attached instrument (ie agreement) AND FURTHER that the Body Corporate Seal be affixed to the instrument and it be signed by one member of the committee

9.2 Proposed by: R Cartledge & M Lim co-owners Lot 1255;

Yes **No** **Abstain**

I Aden owner Lot 1265; J Butler owner Lot 22703

THAT Strata Management Group Pty Ltd (SMG) be appointed as the Body Corporate Manager ("the Manager") for Southport Central Residential CTS 35751 in accordance with the provisions of Section 125 of the Body Corporate and Community Management (Accommodation Module) Regulation 2020, for an annual Management Fee of \$63,120.00 (\$80.00 per lot per annum excluding GST) plus fixed disbursements of \$78,111.00 (\$99.00 per lot per annum excluding GST), with capped additional services listed under section 7.4 of the admin agreement not to exceed \$95,000.00 + GST for the purpose of providing administrative services to the body corporate and MAY be further authorised to exercise all of the powers of the executive committee in accordance with Section 119 of the Body Corporate and Community Management Act 1997, the details of which are contained in the agreement accompanying this motion ("the Administrative Services Agreement") AND FURTHER that the Body Corporate Seal be affixed to the instrument and it be signed by one member of the committee

FURTHER THAT Mr Andrew Peters, Director of Strata Management Group Pty Ltd, be appointed as the Public Officer for the Body Corporate to accept service of process or notices and for any purpose relating to taxation matters. In particular Strata Management Group Pty Ltd administration shall arrange for the lodgement of taxation returns on behalf of the Body Corporate as required by the Commissioner of Taxation.

FURTHER THAT the body corporate authorise the Manager to complete a DERM Form 14 on behalf of the body corporate to change the address for services of notices to an address that is at the discretion of the Manager.

FURTHER THAT the agent be authorised to open and operate a bank account on behalf of the body corporate on or after the date of this meeting; in accordance with the provisions of Section 151 of the Body Corporate and Community Management Act 1997 and the delegated powers contained in the Body Corporate Management Agreement.

FURTHER THAT the secretary and chairman of the body corporate be authorised to insert dates as agreed by the body corporate, in the agreement and execute the Agreement on behalf of the body corporate.

10 RELOCATION OF 'INSPECTION ROOM'

Yes **No** **Abstain**

Ordinary resolution - Proposed by:

I Aden owner Lot 1265; R Cartledge & M Lim co-owners Lot 1255, C Griffith owner Lot 32803 – see *explanatory notes schedule attached*

THAT the body corporate relocate the Records Inspection Room to a suitable, safe and space within the scheme that complies with health and safety standards.

THAT the new location must be clean, habitable, ventilated, adequately lit, free from vehicle exhaust fumes and the like, and meet basic health and safety standards.

11 GARDENS - PROFESSIONAL ADVICE

Yes **No** **Abstain**

Ordinary Resolution – Proposed by:

I Aden owner Lot 1265; M Reynolds owner Lot 21501; J Butler owner Lot 22703; M Lim & R Cartledge co-owners Lot 1255; - see *explanatory notes schedule attached*

THAT the body corporate extend the engagement of the qualified landscapers, engaged by the Committee to develop a detailed and comprehensive plan for the garden area forward of the indoor pool, to review and similarly develop a comprehensive plan to rejuvenate the gardens across the entirety of the Level 3 Pool Deck and Level 12: and

THAT the scope of works include:

(i) Determining proper soil levels and soil types in all podium garden beds;

(ii) Testing for pH and nutrient levels;

(iii) Testing the operation of the reticulation systems and necessary remedial action (types of drippers and sprays etc) where problems/issues are identified;

(iv) Identifying appropriate plant/tree species where replacement is warranted; and
(v) For the benefit of those responsible for those actually maintaining the gardens in the future, preparation of a written 'Landscape Plan' identifying trees/shrubs/plants species across the pool deck with advice re pruning, fertilising and weed control, and irrigation to ensure that plants types are not over or underwatered and watering is consistent with seasonal demands.

THAT the 'Landscape Plan' be posted on the body corporate portal.

12 APPOINTMENT OF RETURNING OFFICER

Yes No Abstain

Ordinary Resolution – Proposed by: X Jia co-owner Lot 1142

See explanatory notes schedule attached

THAT the Body Corporate appoint an independent third party returning officer for all Body Corporate General Meetings at a cost of no more than \$7000 per meeting.

THAT the appointed returning officer manage all aspects of the election, from the initial nomination period to the final declaration of results including:

- Receiving and processing all nominations for positions within the Committee.
- Checking that all candidates and voters meet eligibility to vote criteria.
- Distributing voting materials, overseeing the voting process (whether it's in-person, postal, or electronic), and ensuring the security of ballots.
- Counting the votes and ensuring the process is transparent and accurate.
- Announcing the results of the election at the AGM and any other General Meeting, ensuring transparency and informing members of the outcome.
- In cases of disputes, the returning officer may be required to make decisions or mediate between conflicting parties.
- Keeping records of the election process, including nominations, ballots, and the final results.
- Providing advice to members regarding the election process, such as explaining how to nominate, vote, or understand the rules.
- Scanning and saving all voting papers and uploading them to Body Corporate records.
- Keeping all voting paper records available for inspection by any owners for a period of 30 days from the relevant meeting.

THAT the Committee select a Returning Officer after obtaining and assessing 3 quotes from an individual or firm experienced in and specializing in performing the duties of a Returning Officer.

13 SOLAR POWER and Battery – VIABILITY ASSESSMENT

Yes No Abstain

Ordinary resolution - Proposed by: X Jia co-owner Lot 1142

See explanatory notes schedule attached

THAT the body corporate approve engagement of a solar company, who is a qualified solar energy company, at a no cost of bodycorp to have quota from solar company to install free solar system and battery funded by government renewable energy scheme on Level 3 of Southport Central Residential to provide electricity to the Residential pool deck and recreation areas including pumps and filtration equipment for three pools and two spas, Resident's lounge, Function room, gym, sauna and steam room, lighting across the pool deck including paths, gardens and multiple BBQ locations - with any shortfall (for example at night) to be satisfied using energy supplied through the embedded supplier.

AND FURTHER:

- (a) the Body Corporate Committee engage at least 5 solar companies within 60 days of the AGM; and
- (b) within 60 days of being engaged, the Solar companies provide a comprehensive written report on the viability of installing a solar system on the pool deck, the report to include an overview of the general design and estimated cost of supply and installation of a system of solar panels and battery system on top of existing roof of Gym (more than 400m²), indoor pool roof (more than 200 m²), conference room roof (more than 100 m²), roof of Barbecue shed (more than 100 m²), and perspective the North-East wall of the pool deck and several low level structures and plantrooms, and an estimate of the annual value of the savings in electricity costs.

AND FURTHER, the committee upload the quotas from 5 solar company to the Body Corporate Portal within 14 days of receipt or otherwise ensure the report is made available to all owners at no cost.

AND FURTHER, a motion be included on the agenda of the next General Meeting, following receipt of the quota, for owners to consider the adoption of the quota from each solar company.

14 General ledger

[] Yes [] No [] Abstain

Ordinary resolution – Proposed by C Griffith

owner Lot 32803; R Manchip owner Lot 32002 - *See explanatory notes schedule attached*

That the body corporate resume posting financial information including general ledger entries and associated invoices on the body corporate portal in the interests of ongoing financial accountability and enabling owners to better understand the operation of the body corporate. Moved Chris Griffith (32803) Seconded Royston Manchip (32002)

15 Electronic voting

[] Yes [] No [] Abstain

Ordinary resolution – Proposed by C Griffith

owner Lot 32803; R Manchip owner Lot 32002 - *See explanatory notes schedule attached*

That the body corporate committee introduce electronic voting at Southport Central Residential. Note that electronic voting systems can allow for people who prefer to vote using a paper ballot to do so. Further, that the committee investigate ways to make the process of voting easier and more accessible to owners and report back to owners. Moved Chris Griffith (32803) Seconded Royston Manchip (32002)

16 CTS 35751

[] Yes [] No [] Abstain

Ordinary resolution – Proposed by C Griffith

owner Lot 32803; R Manchip owner Lot 32002 - *See explanatory notes schedule attached*

That the body corporate reveal whether it has a policy around the sale of apartments purchased by CTS 35751 Investments Pty Ltd, what that policy is and under what circumstances and by whom would a decision to sell any apartments be made. This would be in the absence of a decision by the courts to mandate those sales as specified by adjudication. Moved Chris Griffith (32803) Seconded Royston Manchip (32002)

17 Multiple quotes

[] Yes [] No [] Abstain

Ordinary resolution – Proposed by C Griffith owner Lot 32803 –

See explanatory notes attached

That the body corporate committee obtain at least three quotes for major expenditure such as capital works, renovations and insurance. In the case of insurance, they should obtain their quotes from at least three (3) licenced insurance brokers so that the committee can be assured they are obtaining the most cost effective insurance available. And that in the AGM documents, the committee publish copies of each quote received, the written reasons if less than three quotes are obtained, and a statement of the reasons why the successful quote was selected. Further, we assert that committee members must not accept commissions offered to them in return for favourable treatment. Owners need to be assured that their sinking fund monies are spent wisely and carefully. Moved Chris Griffith (32803)

18 SINKING FUND FORECAST

[] Yes [] No [] Abstain

Ordinary resolution - Proposed by:

R Cartledge & M Lim co-owners Lot 1255; I Aden owner Lot 1265; M & A Walton co-owners Lot 1346; J Butler owner Lot 22703 - *See explanatory notes schedule attached*

THAT the Body Corporate Committee obtain a new Sinking Fund Forecast no later than 27 February 2026; and

THAT the Sinking Fund Forecast be posted on the body corporate portal within 30 days of receipt.

19 'SLIP TESTS' ACROSS THE POOL DECK

[] Yes [] No [] Abstain

Ordinary resolution - Proposed by:

M Reynolds owner Lot 21501; M & A Walton co-owners Lot 1346; I Aden owner Lot 1265; R Cartledge & M Lim co-owners Lot 1255; C Griffith owner Lot 32803 - *See explanatory notes schedule attached*

THAT the Committee engage a 'qualified/accredited' firm to conduct 'slip tests' in accordance with current Australian Standards of all tiled pedestrian surfaces across the Level 3 'Pool Deck' including the 'indoor' pool; and

THAT such tests be conducted before 27 February 2026; and

THAT the slip test results be posted on the body corporate portal within 30 days of receipt.

20 TRAFFIC CALMING MEASURES IN BASEMENT CARPARKS [] Yes [] No [] Abstain

Ordinary resolution - Proposed by: R Cartledge & M Lim co-owners

Lot 1255 - See explanatory notes schedule attached

THAT, as a safety and traffic calming measure, the body corporate approve the purchase and trial installation of three (3) rows of 'Rumble strips' on the driveway in Basement 2 (B2) down ramp at the intersection shown in the attachment, at a cost not exceeding \$800.

AND FURTHER that the body corporate committee liaise and/or engage with the other Southport Central body corporates through the Building Management Group, and do all things necessary to obtain their consent to the installation of the rumble strips.

21 MANAGEMENT SERVICES TO CTS35751 INVESTMENTS PTY LTD [] Yes [] No [] Abstain

Ordinary resolution - Proposed by: J Butler owner Lot 22703 and R Manchip

owner Lot 32002 - See explanatory notes schedule attached

THAT the Body Corporate Committee provide an explanation to owners at the 2025 AGM in respect of the following:

* What specific "Management Services" tasks were performed for the Committee Chairperson's private company CTS35751 Investments Pty Ltd between the 2023 AGM and the 2024 AGM in exchange for a one-off fee in excess of \$70,000.

* How was this fee calculated.

* Which Committee members undertook those tasks and what was their area of expertise for so doing.

* What contract or binding agreement was reached with CTS35751 Investments Pty Ltd prior to providing in excess of \$70,000 worth of services and why is there no record of such.

* Were the services and payment a method agreed by the Committee to minimize the earnings of the Chairperson's private company.

* Has a similar arrangement taken place between the 2024 AGM and the 2025 AGM and if so, what are the details.

THAT the explanation of all of the above matters be published in the 2025 AGM Minutes for all owners to understand.

22 SMOKING PROHIBITION BY-LAW [] Yes [] No [] Abstain

Special Resolution - Proposed by: M Yamagishi owner Lot 1214;

R Cartledge & M Lim co-owners Lot 1255; I Aden owner Lot 1265;

M & A Walton co-owners Lot 1346; J Butler owner Lot 22703 - See explanatory notes schedule attached.

THAT the body corporate approves a new by-law to prohibit smoking within Southport Central Residential, which states:

SMOKING PROHIBITED

1. Smoking is prohibited in all common property areas (which include tower entrances, lift lobbies, lifts, pool deck, gymnasium, sauna, steam room, function room, resident's lounges and car parking areas) and exclusive use areas such as balconies and parking spaces.

2. An Owner or an Occupier of a lot must not, or permit any Visitor to use smoking products including cigarettes, electronic cigarettes, cigars and vaping devices:

(i) anywhere on the Common Property; or

(ii) on the balcony of a Lot; or

(iii) in a Lot unless all perimeter doors and windows are closed to prevent smoke drift and exposure of others to passive smoking.

3. An Owner or Occupier of a lot must not, or permit any Visitor to, dispose of cigarette or cigar butts or ash by throwing such items from their Lot and must dispose of butts and ash by putting such items in an appropriate container within their Lot.

4. Whether or not smoking within an apartment is permitted, is the prerogative of the apartment owner. And further,

THAT the Body Corporate consents to the preparation and recording of a new Community Management Statement in compliance with the Body Corporate and Community Management Act 1997 and that any two Members of Committee be authorised execute the new Community Management Statement and affix the Common Seal of the Body Corporate.

THAT the new Community Management Statement be posted on the body corporate portal.

23 Election of Body Corporate Committee

Ordinary resolution - A vote by proxy must not be exercised

Payment was not sought by any nominee.

Secretary: Kay Wiig POA Lot 21809 will be elected as no other nominations were received

Treasurer: Kay Wiig POA Lot 21809 will be elected as no other nominations were received

The following nominations received exceed the positions available, resulting in the following open ballots:
To vote, place your mark in the space next to a candidate's name

Chairperson: [] John Beerwald Co-owner Lot 1345

Chairperson: [] Xueshan Jia Co-owner Lot 1142

Committee Member [] Isabella Aden Owner Lot 1265

Committee Member [] John Beerwald Co-owner Lot 1345

Committee Member [] John Butler Owner Lot 22703

Committee Member [] John Cullen Co-owner Lot 32904

Committee Member [] Christopher Reid Griffith Owner Lot 32803

Committee Member [] Jeff Harding Co-owner Lot 33802

Committee Member [] Robyn Hesse Co-owner Lot 22101

Committee Member [] Xueshan Jia Co-owner Lot 1142

Committee Member [] Jonathan Munro, 2048/23 Ferny Avenue, Surfers Paradise Q,
family member, Nominated by Lai Wong, Owner of Lot 33306

Committee Member [] Wayne Thompson Co-owner Lot 33308

CTS 35751 Lot/Unit Number:

Name of voter(s):

Signature of voter(s):

Date:

EXPLANATORY MATERIAL SCHEDULE ACCOMPANYING VOTING PAPER

6 and 7: Proposed by: The Committee

Proposed by: The Committee - Statutory Motion

AM, s 151 Adjusting proposed budgets at annual general meeting [SM, s 161]

(1) The amount of an administrative or sinking fund budget adopted by a body corporate at an annual general meeting may be more or less than the proposed budget amount by an amount equivalent to not more than 10% of the proposed budget amount.

(2) However, the amount of a proposed budget may be adjusted only to provide for spending, or remove amounts included in the proposed budget for spending, from the fund for the financial year if:

(a) the motion to approve the spending is stated in the agenda for the meeting; and

(b) either:

(i) the spending is approved by the body corporate but is not adequately provided for in the proposed budget; or

(ii) the spending is provided for in the proposed budget but the body corporate does not approve the spending at the meeting.

(3) The adjustment must be approved by a majority of voters present and entitled to vote on the adjustment.

(4) If the amount of a proposed budget is adjusted under this section:

(a) the proposed contributions to be paid by owners of lots for the financial year are proportionately adjusted; and

(b) it is not necessary to amend the motion stated in a voting paper for the fixing of contributions to incorporate the adjustment; and

(c) a copy of the adopted budget must be given to each owner of a lot with the copy of the minutes of the meeting given to the owner under section 108(2).

9 Appointment of Body Corporate Manager

9.1 Proposed by The Committee

9.2 Proposed by R Cartledge & M Lim co-owners Lot 1255; I Aden owner Lot 1265; J Butler owner Lot 22703

9.1 Motion: That Complete Management Group be appointed as the Body Corporate Manager for the Body Corporate for Southport Central Residential CTS 35751 in accordance with the provisions of Section 125 of the BCCM (Accommodation Module) Regulation 2020 for an annual management fee of \$71,720.10 GST exclusive (\$90.90 per Lot per annum) plus disbursements of \$53,794.02 GST exclusive (\$68.18 per Lot per annum) for a term commencing on 15 December 2025 and expiring on 14 December 2028 in the terms and conditions of the attached instrument (ie agreement) AND FURTHER that the Body Corporate Seal be affixed to the instrument and it be signed by one member of the committee

9.2 Motion: THAT Strata Management Group Pty Ltd (SMG) be appointed as the Body Corporate Manager ("the Manager") for Southport Central Residential CTS 35751 in accordance with the provisions of Section 125 of the Body Corporate and Community Management (Accommodation Module) Regulation 2020, for an annual Management Fee of \$63,120.00 (\$80.00 per lot per annum excluding GST) plus fixed disbursements of \$78,111.00 (\$99.00 per lot per annum excluding GST), with capped additional services listed under section 7.4 of the admin agreement not to exceed \$95,000.00 + GST for the purpose of providing administrative services to the body corporate and MAY be further authorised to exercise all of the powers of the executive committee in accordance with Section 119 of the Body Corporate and Community Management Act 1997, the details of which are contained in the agreement accompanying this motion ("the Administrative Services Agreement") AND FURTHER that the Body Corporate Seal be affixed to the instrument and it be signed by one member of the committee FURTHER THAT Mr Andrew Peters, Director of Strata Management Group Pty Ltd, be appointed as the Public Officer for the Body Corporate to accept service of process or notices and for any purpose relating to taxation matters. In particular Strata Management Group Pty Ltd administration shall arrange for the lodgement of taxation returns on behalf of the Body Corporate as required by the Commissioner of Taxation.

FURTHER THAT the body corporate authorise the Manager to complete a DERM Form 14 on behalf of the body corporate to change the address for services of notices to an address that is at the discretion of the Manager.

FURTHER THAT the agent be authorised to open and operate a bank account on behalf of the body corporate on or after the date of this meeting; in accordance with the provisions of Section 151 of the Body Corporate and Community Management Act 1997 and the delegated powers contained in the Body Corporate Management Agreement.

FURTHER THAT the secretary and chairman of the body corporate be authorised to insert dates as agreed by the body corporate, in the agreement and execute the Agreement on behalf of the body corporate.

9.1 Explanatory Note: The Committee recommends you vote for CMG because they have been our body corporate manager for the last 7 years and have a proven record of providing excellent service and assistance to committee members and owners for reasonable, cost-effective fees.

9.2 Explanatory Note:

SMG is an established and well-resourced body corporate management company with qualified and experienced body corporate managers and administrative support staff to ensure prompt, professional, and transparent body corporate management services.

They manage complexes in Brisbane, on the Gold and Sunshine Coasts and Ipswich.

SMG maintains an online portal which is available 24/7 to owners. Personalised logins allow owners to securely view or download their lot ledger details from virtually anywhere.

SMG is committed to transparency. They use 'StrataMax', the industry leader in strata software management systems. The portal stores records relating to our scheme including meeting minutes, by-laws, contracts, plans, certificates and reports, decisions made by the Body Corporate Commissioner's Office and blogs which further assist owners keep up to date on industry news.

SMG offers electronic voting which facilitates voting and ensures integrity and accuracy in vote counting – whilst continuing to offer owners the opportunity to personally attend meetings and vote using more traditional voting methods.

In comparing the costs of body corporate management services, it should be noted that SMG has incorporated in its costs, costs currently borne by the body corporate, not CMG, for strata management software (MyCommunity by Urbanise) and 'Additional Services' provided by CMG – as recorded in the July 2024 Expenditure statement.

Vote for SMG to reduce body corporate management costs and improve transparency.

To vote on this group of same-issue motions, you may either vote in favour of, against, or abstain from voting on, each original motion in the group of same-issue motions. You may vote on more than 1 original motion. Votes on each original motion in the group of same-issue motions will be counted in the order the original motions are listed in the agenda. When votes for all original motions have been counted, the original motion that receives the sufficient number of votes to pass according to the type of resolution required for the motion, and that also receives the highest number of votes in favour, is the decision of the body corporate about the group of same-issue motions. Only 1 original motion can be passed as the decision of the body corporate about the group of same-issue motions. If no original motion receives the sufficient number of votes to pass according to the resolution required for the motion, the decision of the body corporate about the group of same-issue motions is that no original motion is passed. Original motions in the group of same-issue motions can not be amended at the meeting.

10 Proposed by I Aden owner Lot 1265; R Cartledge & M Lim co-owners Lot 1255, C Griffith owner Lot 32803

On 25 March 2024 the Committee decided 'That all the inspections of records of the scheme are to occur in the Records Inspection room located in the basement of the scheme.

Up until this time the practice had been that the Body Corporate Manager would make her laptop available for inspections in the Function Room on Level 3.

The 'so called' Records Inspection Room is a small, claustrophobic, enclosed room on Basement Level B6 of the car park. It lacks windows, ventilation, proper lighting and fire protection. The door must be left open to allow for some ventilation - but once open, the room fills with exhaust fumes whenever vehicles enter and leave the carpark, which is a constant occurrence. The room is designated and labelled as a 'Storeroom', clearly not designed for human/office use, yet owners are expected to sit there for hours when inspecting records.

Relevantly, Committee decided that the committee instructs the Body Corporate Manager to provide inspections of only all the body corporate records to those who request an inspection of any of the records.' - alluding perhaps to ALL hard copy documents. There are approximately 30 cartons of hard copy documents within the Inspection Room. However, the contents are not indexed or filed in any particular order, and some boxes are falling apart, thus inspection is near to impossible.

If the boxed records are current, then the body corporate is under an obligation to ensure that they are in a form where they can be inspected.

In any event the Records Inspection Room is not a suitable venue for owners to inspect records, regardless of the form they are in, and the Committee must find a suitable alternative venue which satisfies reasonable health and safety standards.

11 Proposed by I Aden owner Lot 1265; M Reynolds owner Lot 21501; J Butler owner Lot 22703; M Lim & R Cartledge co-owners Lot 1255;

The gardens across the Level 3 Pool Deck and Level 12 are in desperate need of professional attention. In 2020, 38 large trees (around 5 metres high) were cut down. Removal became necessary because many of those trees had not been properly maintained since being planted around 15 years ago and because of lack of pruning and shaping, had outgrown safe heights for trees on an exposed deck 3 levels above the ground.

Additionally, several well-established palm trees and shrubs have died off for no apparent reason but possibly attributable to water pipes embedded in gardens being crushed by tree/shrub roots; failing, dated irrigation controllers and because the soil in most garden beds had compacted over the past 15+ years, many requiring 10-

20 centimeters of topsoil to bring them up to their original level. The Caretaker's Report of 31 August 2023 noted that 'some of the irrigation and drainage systems have not been performing adequately, resulting in the poor health or demise of some plants' and that '*contractors are working on cost-effective solutions to improve the drainage and irrigation systems.*'

Garden maintenance has to date been very ad hoc and lacking professional oversight. Save for the planting of several lemon trees, palms and ground cover there has been minimal effort to replace the trees which were removed with more appropriate tree species.

12 Proposed by X Jia co-owner Lot 1142

The rules governing a professional Returning Officer are very strict and prohibit Body Corporate Managers and family members, Service Contractors, a Letting Agent, an associate of any of those people, or a Lot Owner from fulfilling the role of Returning Officer.

It is of particular importance to note these exclusions given that voting on the appointment of a Body Corporate Manager is a matter to be decided this year and should not be handled by those normally prohibited from being a Returning Officer.

The Body Corporate Manager has for some years now appointed family members or employees to carry out the functions that a Returning Officer should perform. This leads to a potential significant conflict of interest, particularly since one of those managing the votes is also one of those prohibited from being a Returning Officer.

Owners have tried to inspect the AGM vote papers since 2019 AGM, but the full records of Voting papers have never been provided in any inspection, questions raised in these inspection have never been answered verbally or by email.

Thus we need an independent third party Returning Officer to check the rolls, collect all vote papers, validate the votes, count the votes fairly, and make all voting papers available for any owner to check. The current returning officer fee is around \$3000, so we already pay a Returning Officer fee each year no matter who acts as returning officer. Paying this fee instead to an experienced, reliable, and importantly, an independent Returning Officer is an essential safeguard to make sure our AGM election is fair, transparent and that your vote is properly counted in the way you intended.

To minimize any potential fraud or conflict of interest please vote " Yes" to ensure our AGM's are fair and transparent and that your vote counts.

13 Proposed by X Jia co-owner Lot 1142

Global warming has and will continue to be a major cause for extreme weather disasters, clean energy is the only way to save our environment for future generations. We should take advantage of government clean energy scheme to reduce the carbon footprint in our community.

Both solar panel and battery system can be subsidized from government clean energy scheme.

One level 3 entertainment area, we have total of more than 800 m² existing roof area is empty and ready to install solar panels which including more than 400 m² roof area on top of Gym room, more than 200 m² indoor pool roof, more than 100 m² conference room roof, more than 100 m² barbecue Shed roof.

The removal of the trees along the length of the North-East wall on Level 3 has created the opportunity to install a line of solar panels atop the length (of almost 140 metres) of the 1.5 metre high parapet/wall and it could add another 200 m² solar area.

Using solar to provide electricity for the recreation facilities would not result in any direct savings on electricity bills for individual apartments, but the overall cost of providing electricity to common areas but can be expected to reduce body corporate electricity costs and thereby produce saving for owners. Estimation of total solar panel could generate more than 100kw and saving of power bill for us could be more than \$65k per year.

Installing solar is an opportunity to invest in our own complex and demonstrate a commitment to reducing energy costs. There are also numerous environmental benefits of solar panels including the generation of clean, renewable energy and a reduction greenhouse gas emissions.

Is any Maintenance issue for solar power system? No, solar company provide 10 years warrantee for system and 20 years warrantee for panel.

14 Proposed by C Griffith owner Lot 32803; R Manchip owner Lot 32002

It is vital that we can see how the body corporate committee spends our money in real time. We need to make sure that it is spent wisely. Until July 2023, the body corporate portal included a 'Financials' tab which let owners inspect, for example, the body corporate 'general ledger'. It disclosed, in near to real time, all payments made by the body corporate to service providers and allowed associated invoices to be inspected. But in July 2023, the Financials Tab was removed from the portal and has not been reinstated. This is despite requests to do so. There is a lot at

stake here. Annual expenditure can exceed \$4 million. Restoring the General Ledger to the portal will allow ALL owners to oversee body corporate expenditure throughout the year, in 'real time'.

15 Proposed by C Griffith owner Lot 32803; R Manchip owner Lot 32002

Less than half the owners at Southport Central Residential vote at annual general meetings. Our current complex voting system makes it hard. You have to separate the voting papers electronically from the AGM papers, print out the voting slip, fill it in and sign it, then either scan it and email it to the body corporate manager, or post it. Many older or less technical savvy owners find this difficult, others can't be bothered with this long process. Electronic voting makes voting simpler for owners who live at the complex and those who live interstate or overseas. It also makes voting scams more difficult. There have been claims of owners at some complexes being given voting papers to sign with voting preferences already filled in. That practice, if true, undermines the democratic process and allows for poorly performing committees to be re-elected perpetually.

16 Proposed by C Griffith owner Lot 32803; R Manchip owner Lot 32002

In 2020, the body corporate committee used owners' funds to buy four units at the complex. The scheme that they set up circumvented a law that forbids a body corporate buying units in its own complex and operating as a business. It involved setting up a private company, CTS 35751 Investments Pty Ltd, that would own the four units. The body corporate holds shares in the company but the property is owned by the company and operated by the body corporate committee chairperson as sole director and voting shareholder. This issue is still subject to legal action with the committee appealing a Queensland Body Corporate and Communities Commission orders that the units be sold and funds returned to the body corporate. The appeal has been running for three years. In the meantime, little is known about the body corporate's intentions for these units while the company owns them. Does it intend to keep them indefinitely? Does it have a policy around selling them under specific circumstances? Who would get to decide any sale? Is the rent collected from these units transferred back to owners' sinking funds? If so, how is this achieved? We'd like a detailed run down on this issue.

17 Proposed by C Griffith owner Lot 32803

It is imperative that the body corporate obtain more than one quote when ordering capital works, expensive maintenance, insurance and other high expenditure items. For example, our insurance costs us more than half a million dollars with the broker providing it being paid around \$30,000. But we don't see evidence of the committee obtaining multiple quotes or checking the cost of insurance offered by other brokers. Obtaining competitive quotes from at least three insurance brokers could save owners tens of thousands of dollars. We want to make sure owners get the best bang for their buck. In the case of insurance, another body corporate discovered that the same broker that we use omitted a quote offered by an insurer NOT associated with the broker's parent company. Owners missed out on a massive saving. That's another reason for sourcing insurance quotes from a different broker to the one that we seem to always use. We don't want this to happen to us. We also want to avoid any possibility of anyone offering commissions to entice our body corporate committee members to treat them favourably. These practices in other buildings were exposed by the ABC's Four Corners program.

18 Proposed by: R Cartledge & M Lim co-owners Lot 1255; I Aden owner Lot 1265; M & A Walton co-owners Lot 1346; J Butler owner Lot 22703.

The purpose of a body corporate Sinking Fund is to collect a small amount of money from all owners each year to meet anticipated major expenditure over the next 10 year period having regard to:

- likely spending of a capital nature (e.g. structural repairs and painting of buildings)
- replacement of major plant and equipment (e.g. lifts and air-conditioning plant)
- other costs that should reasonably be met from capital (eg pool furniture)

The body corporate sinking fund balance is a part of every lot's value. A healthy sinking fund balance will be attractive to prospective buyers, but if the balance is too low it will deter prospective buyers as this is an indicator that owners may be asked to contribute additional funds over and above the current levies.

The cost of maintaining our buildings in good order and condition increases as they get older. Southport Central is now 20 years old. A new Sinking Fund Forecast is essential if we are to ensure that anticipated future major expenditure is adequately budgeted for.

The sinking fund forecast is usually prepared by a quantity surveyor based on a reasonable estimate of the expected 'life' of the components listed in the forecast and factors in likely variables. Our last Sinking Fund Forecast

was provided (by Seymours) in September 2018. Since then, significant events have impacted directly on body corporate financial planning and continuing validity of the 2018 forecast:

- There has been a 42.9% reduction in Sinking Fund Levies since 2018.
- Interest rates on investment accounts with banks dropped to historically low levels.
- Equipment and labour costs associated with repairs and maintenance have increased dramatically.

Experts advise that the Sinking Fund Forecast should be updated every 3-5 years. Ours is well overdue – especially when considering the ‘significant events’ mentioned above.

Quote by ‘Seymours’ attached.

19 Proposed by: M Reynolds owner Lot 21501; M & A Walton co-owners Lot 1346; I Aden owner Lot 1265; R Cartledge & M Lim co-owners Lot 1255; C Griffith owner Lot 32803.

Body corporate legislation states ‘The body corporate must maintain the common property in good condition.’ The body corporate also owes a ‘duty of care’ to all users of our recreational facilities, which includes minimising the risk of ‘slip and fall’ incidents.

There have been number of ‘slip and fall’ incidents on the pool deck in the past.

An insurer may deny an injury claim if it considers the body corporate was negligent in that precautionary slip tests had not been conducted, or that tests had revealed that surfaces did not comply with current Australian Standards but appropriate remedial action had not been taken. Should the insurer deny a claim, owners must then bear the financial burden of a claim against the body corporate.

Past Workplace Health and Safety reports have repeatedly warned that the inspector was not engaged to carry out slip tests and that proper assessment of the slipperiness of surfaces requires the conduct of ‘slip tests’ by professionals to ensure surfaces comply with current Australian Standards. There is no record on the body corporate portal of such tests having been carried out.

Committee meeting minutes of 4 May 2025 note that in response to an owner Motion ‘That the Committee engage a firm ‘qualified’ to conduct ‘slip tests’ in accordance with current Australian Standards of all tiled pedestrian surfaces across the Level 3 ‘Pool Deck’. . .’ the committee advised that it had ‘purchased a professional grade pressure cleaner and regular thorough cleaning and manual slip testing’ would occur - understood to be informal ‘slip tests by manual feel’(?) performed by our groundsman.

Slip tests by qualified professionals are the only recognised method of determining compliance with Australian Standards.

A quote for the conduct of slip tests by an accredited testing company is attached.

20 Proposed by: R Cartledge & M Lim co-owners Lot 1255

The Southport Central basement car parking areas require motorists to navigate ramps from Levels B1 down to B7. Many have reported narrowly avoiding traffic accidents and instances of verbal road rage arising from those near misses.

The B2 intersection mentioned above is the only traffic route into all of the Southport Central (Residential, Commercial and Retail) parking areas and complex exits. Regular users are often sighted speeding, while casual carpark users (customers and visitors) often find the directional signage (see below) confusing – and distracting.

There are a number of visual reminders to slow down and stop which are relatively successful and complied with by most drivers but Rumble Strips will provide an additional audible and physical reminder – the strips causing cars to vibrate gently when crossing the strips.

Because of their low profile, they do not damage cars and/or cause severe vibrations which can damage the building structure, but do instantly alert distracted drivers to focus on their speed and surroundings.

Rumble strips are made of high-grade recycled rubber and measure 500mm long x 100mm wide x 15mm thick. Given the very modest cost of rumble strips (less than \$20 per each 500mm length), the material cost of 3x3 metre strips plus installation costs will not exceed \$800. This motion envisages Residential meeting the modest cost of supply and installation rather than attempting to recover part of the costs from the four other body corporates under the often disputed ‘cost sharing’ arrangements.

Rumble strips can be expected to improve traffic safety within Southport Central. If the trial proves successful, consideration could be given to installing further strips on other vehicle ramps where there are similar safety concerns.

Images and cost (quote) for materials, are attached.

Help us avoid accidents and vote in favour of this inexpensive safety measure.

21 Proposed by: J Butler owner Lot 22703 and R Manchip owner Lot 32002

The 2024 AGM Accounts showed an amount in excess of \$70,000 paid to the Body Corporate by CTS35751 Investments Pty Ltd. No explanation was given in the AGM papers, nor is there any information available on the Body Corporate Portal maintained by the Body corporate Manager, who is CTS35751 Investments Pty Ltd's Company Secretary.

Owners noted that there was already a very substantial fee paid to a letting agent who actually provided the usual necessary management services required for managing the company's 4 apartments in Southport Central Residential.

Owners queried the one-off payment to the Body Corporate by the company at a subsequent Committee meeting and were told that it was for "Management Services" provided by the Committee to the Chairperson's private company. No details were given.

It would appear, in the absence of any prior arrangement with the company that the Committee carried out over \$70,000 worth of unspecified services with no guarantee of receiving payment.

It is noted that in 2024 the average total weekly earnings in Australia was about \$2000 per week. A fee of \$70,000 might equate to 35 weeks of services provided to CTS35751 Investments Pty Ltd, or nearly 1 year's fulltime employment. In fact, the Australian Bureau of Statistics states that the median salary in Australia in 2024 was only \$67,600. It would appear that Committee members may have performed the equivalent of about a year's worth of work for CTS35751 Investments Pty Ltd in

addition to the services already provided by the letting agent and the company solicitor, with no details made available to Body corporate members. Hence this Motion.

Please vote "yes" to ensure that you understand the relationship between the Committee and the Committee Chairperson's private company.

22 Proposed by: M Yamagishi owner Lot 1214; R Cartledge & M Lim co-owners Lot 1255; I Aden owner Lot 1265; M & A Walton co-owners Lot 1346; J Butler owner Lot 22703

Many residents have reported being adversely affected by passive smoking, others finding cigarette butts on their balconies and some months ago a cigarette butt, thrown from a balcony, landed on another balcony causing a fire. In May 2024, the Queensland Government implemented significant changes to body corporate legislation, addressing smoking in common property areas, both indoor and outdoor areas, and exclusive use areas such as balconies.

These new laws acknowledge that regularly exposing another person to second-hand smoke can now be classified as:

- A nuisance
- A hazard
- An unreasonable interference

permit smoking to be banned and further state that an occupier contravenes Section 167 of the Body Corporate and Community Management Act 1997, if:

(a) the occupier regularly uses, or regularly permits an invitee to use, a smoking product on the lot or the common property of the scheme; and

(b) an occupier of another lot or an invitee of the occupier of the other lot, or a person who is lawfully on the common property, is regularly exposed to the smoke or emission from the smoking product:

(i) in the other lot; or

(ii) on the common property.

This brings the BCCM Act into line with Section 26R of the Tobacco and Other Smoking Products Act 1998 (Qld), which prohibits smoking in an enclosed place, including the common areas of multi-unit residential accommodation which includes community titles schemes.

It is essential that our by-laws be amended so as to properly forewarn all owners and occupiers of the laws with which they must comply.

Vote 'YES' to amend our by-laws.



NJ Audit Specialist

ABN 52 382 086 438

Public Accountant & CPA

**Independent Audit Report.
To the Body Corporate of Southport Central Residential CTS 35751.
For the Year Ended 31 July 2025**

Scope

We have audited the accompanying financial report being a special purpose financial report of Southport Central Residential CTS 35751 & CTS 35751 Investments Pty Ltd which comprises the balance sheet as at 31 July 2025, the income & expenditure statements of the administrative and sinking funds for the year then ended, notes comprising a summary of significant accounting policies and other explanatory information.

Body Corporate Responsibility for the Financial Report.

The body corporate of Southport Central Residential CTS 35751 is responsible for the preparation of the financial report and has determined that the basis of preparation described in Note 1 is appropriate to meet the requirements of the Body Corporate and Community Management Act 1997 and regulations and is appropriate to meet the needs of the owners. The body corporate responsibility also includes such internal control as the owners determine to enable the preparation of the financial report that is free from material misstatement, whether due to fraud or error.

Auditor's Responsibility.

Our responsibility is to express an opinion on the financial report based on our audit. We conducted our audit in accordance with Australian Auditing Standards. Those standards require that we comply with relevant ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the financial report is free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial report. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the financial report, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the body corporate's preparation of the financial report that gives a true and fair view in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the body corporate's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the body corporate, as well as evaluating the overall presentation of the financial report.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Independence

In conducting our audit, we have complied with the independence requirements of the Australian professional accounting bodies.

Audit Opinion

In our opinion the financial report of Southport Central Residential CTS 35751& CTS 35751 Investments Pty Ltd:

- (a) presents fairly, in all material respects the body corporate's financial position as at 31 July 2025 and its performance for the year ended on that date; and
- (b) complying with Australian Accounting Standards to the extent described in Note 1; and
- (c) the Body Corporate and Community Management Act 1997 and regulations.
- (d) The statement of accounts gives a true and fair view of the body corporate's financial affairs in accordance with the Body Corporate and Community Management (Accommodation Module) Regulation 2020.

Basis of Accounting

Without modifying our opinion, we draw attention to Note 1 to the financial report, which describes the basis of accounting. The financial report has been prepared to assist Southport Central Residential CTS 35751 to meet the requirements of the Body Corporate and Community Management Act 1997 and regulations and for the purpose of fulfilling the body corporate's financial reporting responsibilities. As a result, the financial report may not be suitable for another purpose.

NP Jones

Nicholas PJ Jones MIPA
NJ Audit Specialist
24 Wyndham Circuit, Holmview, Qld 4207
Dated this 20th day of September 2025

ANNUAL FINANCIAL STATEMENTS

For the period 1 August 2024 to 31 July 2025

Prepared For

Southport Central Residential

CTS 35751

56 Scarborough Street
Southport
Queensland 4215

Manager

Leone Allen
Complete Management Group

Printed

4 September 2025

Balance Sheet

Administrative & Sinking Fund

Body Corporate for Southport Central Residential CTS 35751

As at 31st July 2025

56 Scarborough Street Southport Queensland 4215

ABN/ACN 71311039814

Assets		2025	2024
Cash		801,131.91	504,200.91
Investment Account	Note 9	2,304,755.80	3,282,391.44
Prepaid Expenses		0.00	32,282.53
Levies in Arrears	Note 10	221,996.99	144,833.23
GST Asset		125,061.17	51,959.24
GST balance to collect		72,469.76	71,409.04
Total Assets		\$ 3,525,415.63	\$ 4,087,076.39

Liabilities

Levies in Advance	Note 12	693,612.31	689,969.04
Levy payments unidentified	Note 13	13,704.58	1,052.80
Accounts Payable Liability	Note 14	33,717.32	0.00
Unallocated Monies Received	Note 11	54,169.71	49,122.55
Total Liabilities		\$ 795,203.92	\$ 740,144.39

Net Assets		\$ 2,730,211.71	\$ 3,346,932.00
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Equity

Administrative Fund		83,375.04	1,163.03
Sinking Fund		2,646,836.67	3,345,768.97
Total Equity		\$ 2,730,211.71	\$ 3,346,932.00

Income and Expenditure Statement

Administrative Fund

Body Corporate for Southport Central Residential CTS 35751

1 August 2024 to 31 July 2025

56 Scarborough Street Southport Queensland 4215

ABN/ACN 71311039814

Income	Actuals	Budget	Actuals	Budget
	01/08/24 31/07/25	01/08/24 31/07/25	01/08/23 31/07/24	01/08/23 31/07/24
			(PRIOR YEAR)	(PRIOR YEAR)
Discount Levies - normal	(669,000.06)	(724,532.27)	(666,159.25)	(715,074.18)
Insurance Claim	0.00	0.00	395,099.17	365,000.00
Levy Fees - normal	3,638,996.86	3,622,661.36	3,596,500.17	3,575,370.91
Minor Building Maintenance	5,008.00	0.00	0.00	0.00
Mutual Revenue - penalty interest	24,334.73	0.00	18,528.43	0.00
Non-Mutual Revenue	4,000.00	0.00	0.00	0.00
Non-Mutual Revenue - administrative charges	76,133.39	70,000.00	64,194.19	0.00
Recreation Facilities	1,500.00	0.00	0.00	0.00
Taxes, Fees & Charges - GST	39,797.00	100,000.00	92,229.00	100,000.00
Total Administrative Fund Income	3,120,769.92	3,068,129.09	3,500,391.71	3,325,296.73

Expenditure

Accountant	5,400.00	7,000.00	5,410.00	7,000.00
Administrative Fees & Charges - computer/internet f...	14,437.96	20,000.00	15,037.96	13,500.00
Air Conditioning Maintenance	75,817.04	60,000.00	90,529.40	70,000.00
Bank Fees & Charges - DEFT fees	1,487.05	2,000.00	2,235.00	2,000.00
Body Corporate Manager - additional services	28,500.00	30,000.00	23,658.13	0.00
Body Corporate Manager - disbursements	160,002.04	160,000.00	160,002.04	160,000.00
Body Corporate Manager - management fees	79,997.40	80,000.00	79,997.40	80,000.00
Caretaking Services - building manager	776,577.03	780,000.00	770,065.44	750,000.00
Cleaning Service	457,629.81	420,000.00	417,712.33	404,000.00
Cleaning Service - BMS	38,432.39	30,000.00	28,367.50	35,000.00
Consultant	10,767.31	15,000.00	16,455.55	15,000.00
Debt Collection Service	16,731.44	20,000.00	18,373.52	24,000.00
Doors and Windows	29,280.42	40,000.00	44,685.61	40,000.00
Electrical Repairs	16,685.44	50,000.00	70,734.31	80,000.00
Electricity	0.00	0.00	0.00	50,000.00
Emergency Services	0.00	5,000.00	4,286.15	5,000.00
Fire Protection Equipment	70,047.71	43,000.00	80,593.14	80,000.00
Garden/Lawn Maintenance	71,500.00	80,000.00	78,270.25	85,000.00
Insurance Claim	0.00	0.00	15,830.75	0.00
Insurance Premiums - building	604,908.99	561,665.10	508,200.98	523,832.73
Insurance Premiums - other	119,056.60	120,000.00	115,297.35	140,000.00
Intercom & Security System	1,731.16	10,000.00	9,532.85	30,000.00
Legal Services	42,000.00	100,000.00	84,764.35	174,000.00
Lift Maintenance	163,236.40	150,000.00	380,489.23	170,000.00
Minor Building Maintenance	47,281.24	50,000.00	108,605.58	120,000.00
Plumbing	70,147.59	80,000.00	117,552.91	100,000.00
Pools, Spas & Saunas	68,189.67	50,000.00	89,755.14	50,000.00
Recreation Facilities	8,185.60	15,000.00	15,133.55	14,000.00
Reimbursement - owner/s	0.00	0.00	4,909.09	0.00
Security Services	27,970.10	30,000.00	49,663.64	30,000.00
Taxes, Fees & Charges - GST	3,176.00	30,000.00	32,688.00	50,000.00
Waste Management Systems	29,381.52	30,000.00	36,991.27	30,000.00

Income and Expenditure Statement (continued)**Administrative Fund****Body Corporate for Southport Central Residential CTS 35751****1 August 2024 to 31 July 2025**

56 Scarborough Street Southport Queensland 4215

ABN/ACN 71311039814

Total Administrative Fund Expenditure	3,038,557.91	3,068,665.10	3,475,828.42	3,332,332.73
Surplus / Deficit for period	82,212.01	(536.01)	24,563.29	(7,036.00)

Summary

Opening Balance as at 1 August 2024	1,163.03
Total Revenue during period	3,120,769.92
Total Expenditure during period	(3,038,557.91)
Administrative Fund balance as at 31 July 2025	\$ 83,375.04

Income and Expenditure Statement

Sinking Fund

Body Corporate for Southport Central Residential CTS 35751

1 August 2024 to 31 July 2025

56 Scarborough Street Southport Queensland 4215

ABN/ACN 71311039814

Income	Actuals	Budget	Actuals	Budget
	01/08/24 31/07/25	01/08/24 31/07/25	01/08/23 31/07/24	01/08/23 31/07/24
			(PRIOR YEAR) (PRIOR YEAR)	
Discount Levies - normal	(147,105.98)	(159,304.37)	(147,964.78)	(159,304.37)
Investment Transactions - interest received	132,100.88	150,000.00	142,152.74	80,000.00
Levy Fees - normal	796,505.76	796,521.84	796,505.76	796,521.84
Mutual Revenue - penalty interest	5,421.56	0.00	4,395.44	0.00
Non-Mutual Revenue	0.00	6,000.00	5,723.60	2,000.00
Taxes, Fees & Charges - income tax	(4,156.42)	10,000.00	7,820.09	0.00
Total Sinking Fund Income	782,765.80	803,217.47	808,632.85	719,217.47
Expenditure				
Air Conditioning Maintenance	78,325.85	200,000.00	77,156.56	350,000.00
Doors and Windows	188,007.65	200,000.00	104,396.61	200,000.00
Electrical Repairs	307,480.91	300,000.00	34,559.63	300,000.00
Exterior Finishes	56,968.43	300,000.00	188,556.74	350,000.00
Fire Protection Equipment	32,680.18	100,000.00	38,835.63	200,000.00
Floor Coverings - carpet	11,718.18	100,000.00	9,800.00	0.00
Furniture & Fittings	13,656.60	100,000.00	10,985.46	30,000.00
Intercom & Security System	25,008.71	50,000.00	372,577.60	560,000.00
Interior Finishes	15,322.50	200,000.00	0.00	0.00
Investment Transactions - fees paid	2,619.19	0.00	0.00	0.00
Minor Building Maintenance	83,449.37	100,000.00	19,729.77	100,000.00
Plumbing	567,701.10	500,000.00	185,960.98	390,000.00
Pools, Spas & Saunas	37,933.74	50,000.00	34,737.09	100,000.00
Recreation Facilities	16,387.27	20,000.00	18,427.50	30,000.00
Taxes, Fees & Charges - income tax	35,124.00	10,000.00	5,079.00	10,000.00
Trees & Shrubs	0.00	0.00	270.25	20,000.00
Waste Management Systems	9,314.42	50,000.00	30,000.00	50,000.00
Total Sinking Fund Expenditure	1,481,698.10	2,280,000.00	1,131,072.82	2,690,000.00
Surplus / Deficit for period	(698,932.30)	(1,476,782.53)	(322,439.97)	(1,970,782.53)

Income and Expenditure Statement (continued)

Sinking Fund

Body Corporate for Southport Central Residential CTS 35751**1 August 2024 to 31 July 2025**

56 Scarborough Street Southport Queensland 4215

ABN/ACN 71311039814

Summary

Opening Balance as at 1 August 2024	3,345,768.97
Total Revenue during period	782,765.80
Total Expenditure during period	(1,481,698.10)
Sinking Fund balance as at 31 July 2025	\$ 2,646,836.67

Notes To Financial Statements

Body Corporate for Southport Central Residential CTS 35751

56 Scarborough Street Southport Queensland 4215

ABN/ACN 71311039814

Note 1 Summary of Accounting Policies

This special purpose financial report has been prepared for distribution to owners to fulfill the body corporate's financial reporting requirements under the Body Corporate and Community Management Act 1997. The accounting policies used in the preparation of this report, as described below, are in the opinion of the body corporate manager appropriate to meet the needs of owners.

- (a) The financial report has been prepared on the Accrual basis of accounting including the historical cost convention and the going concern assumption.
- (b) The requirements of Accounting Standards and other professional reporting requirements in Australia do not have mandatory applicability to the body corporate because it is not a "reporting entity" as defined in those Standards.

Note 2 Levies in Arrears, in Advance, not Due and payments unidentified

Any items shown as "Levies in Arrears" and "Levies in Advance" in the Balance Sheet represent the position of all levies in arrears or advance, as the case may be, as at the balance date. Any items shown as "Levies not Due" in the Balance Sheet represent levies which have a due date after the balance date. Any items shown as "Levy payments unidentified" in the Balance Sheet represent levy payments that have been received, however could not be identified and therefore allocated to a unit correctly, these funds are held as a liability until they can be correctly allocated. Any other charges against unit owners in arrears or payments in advance appear as liabilities and assets, as the case may be, elsewhere in the Balance Sheet.

Note 3 Unallocated Monies Received

Any items shown as "Unallocated Monies Received" in the Balance Sheet represents amounts received for levies and/or items not yet billed and are recognised as revenue on the day the levy and/or invoice is billed.

Note 4 Income Tax

Assessable income such as interest, dividends and other investment income derived by the Body Corporate, is taxable at the current company tax rate of 30%. Assessable income received by the Body Corporate in respect of common property, other than as stated above, is taxable in the hands of individual owners as determined by Tax Ruling 2015/3.

Note 5 Depreciation

Common property, including assets fixed to it, is not beneficially owned by the body corporate and is therefore not depreciable. Non-fixed assets that are purchased by the body corporate are beneficially owned by it, but the purchase cost is expensed upon acquisition and not depreciated.

Note 6 Unearned Revenue

Any items shown as "Unearned Revenue" in the Balance Sheet represents money received for a service or product that has yet to be fulfilled. For example, pre-payment on a lease agreement. The revenue is a liability until it has been 'earned' by the owners corporation.

Note 7 GST Rounding

Any items shown as "GST Rounding" in the Income and Expenditure Statement represents the rounded amount not included in any amounts paid to the ATO when calculating GST transactions. This amount is net of GST.

Note 8 GST balance to collect

Any items shown as "GST balance to collect" in the Balance Sheet represents the GST portion of any invoices that are due and accrue in the next financial year. EG. Interim levies issued in this reporting period that are for a levy period in the next financial year. The invoice (net of GST) is not an asset as the accrual period has not started. However the GST portion is considered both an asset and a liability as at the invoice date. The asset is reported as "GST balance to collect".

Note 9 Investment Account

Detail	Amount
Southport Central Residential CTS 35751 5982	2304755.80
	\$ 2,304,755.80

Note 10 Levies in Arrears - also see note 2

Detail	Amount
Lot: SP175382/1103 Unit: 1103	586.94
Lot: SP175382/1126 Unit: 1126	1375.82
Lot: SP175382/1149 Unit: 1149	3130.99
Lot: SP175382/1178 Unit: 1178	195.41

These notes (other than notes added by the body corporate manager) are the subject of copyright and are generated by the software program "Strataware", developed by Mystrata Pty Ltd (www.mystrata.com). These notes explain how the accounts were prepared, what specific policies/rulings apply and further clarify the figures in the financial statement. The form of accounts produced by Strataware has been settled by a prominent national firm of Chartered Accountants and certified as being compliant with the requirements of the Body Corporate and Community Management Act 1997 by a leading strata and community titles lawyer. The accuracy of data used to generate the accounts is the responsibility of the software user.

Notes To Financial Statements

Body Corporate for Southport Central Residential CTS 35751

56 Scarborough Street Southport Queensland 4215

ABN/ACN 71311039814

Detail	Amount
Lot: SP175382/1204 Unit: 1204	1719.78
Lot: SP175382/1206 Unit: 1206	273.47
Lot: SP175382/1211 Unit: 1211	11253.08
Lot: SP175382/1227 Unit: 1227	311.89
Lot: SP175382/1245 Unit: 1245	278.08
Lot: SP175382/1269 Unit: 1269	1203.84
Lot: SP175382/1291 Unit: 1291	59.80
Lot: SP175382/1344 Unit: 1344	7150.39
Lot: SP175382/1357 Unit: 1357	104.98
Lot: SP175382/1394 Unit: 1394	22238.64
Lot: SP186299/21708 Unit: 21708	1203.84
Lot: SP186299/21803 Unit: 21803	524.81
Lot: SP186299/21907 Unit: 21907	282.64
Lot: SP186299/22002 Unit: 22002	1375.82
Lot: SP186299/22102 Unit: 22102	278.08
Lot: SP186299/22107 Unit: 22107	1375.82
Lot: SP186299/22403 Unit: 22403	247.47
Lot: SP186299/22508 Unit: 22508	138.82
Lot: SP186299/22602 Unit: 22602	247.47
Lot: SP186299/22804 Unit: 22804	287.66
Lot: SP186299/23103 Unit: 23103	3937.61
Lot: SP186299/23202 Unit: 23202	1375.82
Lot: SP186299/23605 Unit: 23605	30053.21
Lot: SP186299/23805 Unit: 23805	77944.05
Lot: SP208808/31202 Unit: 31202	1383.16
Lot: SP208808/31603 Unit: 31603	1375.82
Lot: SP208808/31609 Unit: 31609	1203.84
Lot: SP208808/31710 Unit: 31710	3238.44
Lot: SP208808/31909 Unit: 31909	157.70
Lot: SP208808/32104 Unit: 32104	1375.82
Lot: SP208808/32507 Unit: 32507	240.76
Lot: SP208808/32509 Unit: 32509	1203.84
Lot: SP208808/32510 Unit: 32510	1203.84
Lot: SP208808/32705 Unit: 32705	246.66
Lot: SP208808/32808 Unit: 32808	3324.44
Lot: SP208808/33204 Unit: 33204	28379.76
Lot: SP208808/33302 Unit: 33302	1668.92
Lot: SP208808/33507 Unit: 33507	240.46
Lot: SP208808/33801 Unit: 33801	3814.09
Lot: SP208808/33809 Unit: 33809	3783.21
	\$ 221,996.99

Note 11 Unallocated Monies Received - also see note 3

Detail	Amount
Lot: SP175382/1092 Unit: 1092	1052.80
Lot: SP175382/1139 Unit: 1139	2209.60
Lot: SP175382/1159 Unit: 1159	8.16
Lot: SP175382/1174 Unit: 1174	3396.41
Lot: SP175382/1205 Unit: 1205	1389.60
Lot: SP175382/1215 Unit: 1215	0.40
Lot: SP175382/1225 Unit: 1225	1372.96
Lot: SP175382/1238 Unit: 1238	900.25
Lot: SP175382/1254 Unit: 1254	0.41
Lot: SP175382/1265 Unit: 1265	20.00
Lot: SP175382/1266 Unit: 1266	234.04
Lot: SP175382/1287 Unit: 1287	16.62
Lot: SP175382/1295 Unit: 1295	789.60
Lot: SP175382/1297 Unit: 1297	266.08
Lot: SP175382/1345 Unit: 1345	1316.00
Lot: SP175382/1347 Unit: 1347	598.80
Lot: SP175382/1353 Unit: 1353	747.20
Lot: SP175382/1366 Unit: 1366	1006.66

Notes To Financial Statements

Body Corporate for Southport Central Residential CTS 35751

56 Scarborough Street Southport Queensland 4215

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Detail	Amount
Lot: SP186299/21101 Unit: 21101	1052.80
Lot: SP186299/21104 Unit: 21104	47.60
Lot: SP186299/21504 Unit: 21504	1677.39
Lot: SP186299/21509 Unit: 21509	212.73
Lot: SP186299/21610 Unit: 21610	201.86
Lot: SP186299/21805 Unit: 21805	867.84
Lot: SP186299/21806 Unit: 21806	2398.71
Lot: SP186299/21808 Unit: 21808	2.65
Lot: SP186299/22008 Unit: 22008	921.20
Lot: SP186299/22206 Unit: 22206	23.23
Lot: SP186299/22307 Unit: 22307	19.08
Lot: SP186299/22604 Unit: 22604	0.20
Lot: SP186299/22705 Unit: 22705	1334.11
Lot: SP186299/22803 Unit: 22803	1052.80
Lot: SP186299/22805 Unit: 22805	37.95
Lot: SP186299/22808 Unit: 22808	372.38
Lot: SP186299/22908 Unit: 22908	1007.60
Lot: SP186299/23105 Unit: 23105	48.14
Lot: SP186299/23107 Unit: 23107	1052.80
Lot: SP186299/23207 Unit: 23207	7377.48
Lot: SP186299/23301 Unit: 23301	84.01
Lot: SP186299/23601 Unit: 23601	2751.67
Lot: SP186299/23801 Unit: 23801	1115.50
Lot: SP186299/23806 Unit: 23806	5757.20
Lot: SP186299/23904 Unit: 23904	0.20
Lot: SP208808/31302 Unit: 31302	26.95
Lot: SP208808/31402 Unit: 31402	0.20
Lot: SP208808/31409 Unit: 31409	0.59
Lot: SP208808/31504 Unit: 31504	1201.16
Lot: SP208808/31510 Unit: 31510	528.60
Lot: SP208808/31605 Unit: 31605	294.40
Lot: SP208808/31608 Unit: 31608	733.00
Lot: SP208808/31806 Unit: 31806	0.86
Lot: SP208808/32102 Unit: 32102	125.00
Lot: SP208808/32209 Unit: 32209	921.20
Lot: SP208808/32210 Unit: 32210	1177.67
Lot: SP208808/32307 Unit: 32307	206.06
Lot: SP208808/32407 Unit: 32407	157.08
Lot: SP208808/32506 Unit: 32506	373.36
Lot: SP208808/32709 Unit: 32709	0.60
Lot: SP208808/32905 Unit: 32905	0.44
Lot: SP208808/33004 Unit: 33004	53.10
Lot: SP208808/33006 Unit: 33006	3.34
Lot: SP208808/33009 Unit: 33009	1332.39
Lot: SP208808/33109 Unit: 33109	147.20
Lot: SP208808/33404 Unit: 33404	649.76
Lot: SP208808/33707 Unit: 33707	921.20
Lot: SP208808/33802 Unit: 33802	572.83
	\$ 54,169.71

Note 12 Levies in Advance - also see note 2

Detail	Amount
Lot: SP175382/1031 Unit: 1031	526.40
Lot: SP175382/1091 Unit: 1091	1052.80
Lot: SP175382/1092 Unit: 1092	1052.80
Lot: SP175382/1093 Unit: 1093	1052.80
Lot: SP175382/1094 Unit: 1094	1316.00
Lot: SP175382/1095 Unit: 1095	1052.80
Lot: SP175382/1096 Unit: 1096	921.20
Lot: SP175382/1097 Unit: 1097	1316.00
Lot: SP175382/1099 Unit: 1099	921.20
Lot: SP175382/1101 Unit: 1101	1052.80

Notes To Financial Statements

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Detail	Amount
Lot: SP175382/1102 Unit: 1102	1052.80
Lot: SP175382/1104 Unit: 1104	1316.00
Lot: SP175382/1105 Unit: 1105	1052.80
Lot: SP175382/1106 Unit: 1106	1052.80
Lot: SP175382/1107 Unit: 1107	1316.00
Lot: SP175382/1108 Unit: 1108	921.20
Lot: SP175382/1109 Unit: 1109	921.20
Lot: SP175382/1111 Unit: 1111	1052.80
Lot: SP175382/1112 Unit: 1112	1052.80
Lot: SP175382/1113 Unit: 1113	1052.80
Lot: SP175382/1114 Unit: 1114	1316.00
Lot: SP175382/1115 Unit: 1115	1052.80
Lot: SP175382/1116 Unit: 1116	1052.80
Lot: SP175382/1117 Unit: 1117	1316.00
Lot: SP175382/1119 Unit: 1119	921.20
Lot: SP175382/1121 Unit: 1121	1052.80
Lot: SP175382/1122 Unit: 1122	1052.80
Lot: SP175382/1124 Unit: 1124	1316.00
Lot: SP175382/1125 Unit: 1125	1052.80
Lot: SP175382/1127 Unit: 1127	1316.00
Lot: SP175382/1128 Unit: 1128	921.20
Lot: SP175382/1129 Unit: 1129	921.20
Lot: SP175382/1132 Unit: 1132	1052.80
Lot: SP175382/1133 Unit: 1133	1052.80
Lot: SP175382/1134 Unit: 1134	1316.00
Lot: SP175382/1135 Unit: 1135	1052.80
Lot: SP175382/1136 Unit: 1136	1052.80
Lot: SP175382/1137 Unit: 1137	1316.00
Lot: SP175382/1138 Unit: 1138	921.20
Lot: SP175382/1139 Unit: 1139	921.20
Lot: SP175382/1141 Unit: 1141	1052.80
Lot: SP175382/1142 Unit: 1142	1052.80
Lot: SP175382/1143 Unit: 1143	1052.80
Lot: SP175382/1145 Unit: 1145	1052.80
Lot: SP175382/1146 Unit: 1146	1052.80
Lot: SP175382/1147 Unit: 1147	1316.00
Lot: SP175382/1148 Unit: 1148	921.20
Lot: SP175382/1152 Unit: 1152	1052.80
Lot: SP175382/1153 Unit: 1153	1052.80
Lot: SP175382/1154 Unit: 1154	1276.83
Lot: SP175382/1155 Unit: 1155	1052.80
Lot: SP175382/1157 Unit: 1157	1316.00
Lot: SP175382/1158 Unit: 1158	895.03
Lot: SP175382/1159 Unit: 1159	921.20
Lot: SP175382/1161 Unit: 1161	1052.80
Lot: SP175382/1162 Unit: 1162	1052.80
Lot: SP175382/1163 Unit: 1163	1052.80
Lot: SP175382/1164 Unit: 1164	1316.00
Lot: SP175382/1165 Unit: 1165	1052.80
Lot: SP175382/1166 Unit: 1166	1052.80
Lot: SP175382/1167 Unit: 1167	1316.00
Lot: SP175382/1168 Unit: 1168	921.20
Lot: SP175382/1169 Unit: 1169	921.20
Lot: SP175382/1172 Unit: 1172	1052.80
Lot: SP175382/1173 Unit: 1173	1052.80
Lot: SP175382/1174 Unit: 1174	1316.00
Lot: SP175382/1175 Unit: 1175	1052.80
Lot: SP175382/1176 Unit: 1176	1052.80
Lot: SP175382/1177 Unit: 1177	1316.00
Lot: SP175382/1179 Unit: 1179	921.20
Lot: SP175382/1181 Unit: 1181	1052.80
Lot: SP175382/1182 Unit: 1182	1052.80

Notes To Financial Statements

Body Corporate for Southport Central Residential CTS 35751

56 Scarborough Street Southport Queensland 4215

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Detail	Amount
Lot: SP175382/1183 Unit: 1183	1052.80
Lot: SP175382/1184 Unit: 1184	1310.56
Lot: SP175382/1185 Unit: 1185	1052.80
Lot: SP175382/1186 Unit: 1186	1052.80
Lot: SP175382/1188 Unit: 1188	921.20
Lot: SP175382/1189 Unit: 1189	921.20
Lot: SP175382/1191 Unit: 1191	1052.80
Lot: SP175382/1192 Unit: 1192	1022.89
Lot: SP175382/1193 Unit: 1193	1052.80
Lot: SP175382/1194 Unit: 1194	1316.00
Lot: SP175382/1195 Unit: 1195	1052.80
Lot: SP175382/1196 Unit: 1196	1052.80
Lot: SP175382/1197 Unit: 1197	1316.00
Lot: SP175382/1198 Unit: 1198	921.20
Lot: SP175382/1199 Unit: 1199	921.20
Lot: SP175382/1201 Unit: 1201	1052.80
Lot: SP175382/1202 Unit: 1202	1052.80
Lot: SP175382/1203 Unit: 1203	1052.80
Lot: SP175382/1205 Unit: 1205	1052.80
Lot: SP175382/1207 Unit: 1207	1316.00
Lot: SP175382/1208 Unit: 1208	921.20
Lot: SP175382/1212 Unit: 1212	1052.80
Lot: SP175382/1213 Unit: 1213	1052.80
Lot: SP175382/1214 Unit: 1214	1316.00
Lot: SP175382/1215 Unit: 1215	1052.80
Lot: SP175382/1216 Unit: 1216	1052.80
Lot: SP175382/1217 Unit: 1217	1278.61
Lot: SP175382/1218 Unit: 1218	921.20
Lot: SP175382/1219 Unit: 1219	921.20
Lot: SP175382/1221 Unit: 1221	1052.80
Lot: SP175382/1223 Unit: 1223	1052.80
Lot: SP175382/1225 Unit: 1225	1052.80
Lot: SP175382/1226 Unit: 1226	1052.80
Lot: SP175382/1228 Unit: 1228	921.20
Lot: SP175382/1229 Unit: 1229	921.20
Lot: SP175382/1231 Unit: 1231	1052.80
Lot: SP175382/1232 Unit: 1232	1052.80
Lot: SP175382/1233 Unit: 1233	1052.80
Lot: SP175382/1234 Unit: 1234	1316.00
Lot: SP175382/1235 Unit: 1235	1052.80
Lot: SP175382/1236 Unit: 1236	1052.80
Lot: SP175382/1237 Unit: 1237	1316.00
Lot: SP175382/1238 Unit: 1238	921.20
Lot: SP175382/1239 Unit: 1239	921.20
Lot: SP175382/1241 Unit: 1241	1052.80
Lot: SP175382/1242 Unit: 1242	1052.80
Lot: SP175382/1243 Unit: 1243	1046.72
Lot: SP175382/1246 Unit: 1246	1052.80
Lot: SP175382/1247 Unit: 1247	1316.00
Lot: SP175382/1248 Unit: 1248	921.20
Lot: SP175382/1249 Unit: 1249	921.20
Lot: SP175382/1251 Unit: 1251	1052.80
Lot: SP175382/1252 Unit: 1252	1052.80
Lot: SP175382/1253 Unit: 1253	1052.80
Lot: SP175382/1254 Unit: 1254	1316.00
Lot: SP175382/1255 Unit: 1255	1052.80
Lot: SP175382/1256 Unit: 1256	1052.80
Lot: SP175382/1257 Unit: 1257	1316.00
Lot: SP175382/1258 Unit: 1258	921.20
Lot: SP175382/1259 Unit: 1259	921.20
Lot: SP175382/1261 Unit: 1261	1052.80
Lot: SP175382/1262 Unit: 1262	1052.80

Notes To Financial Statements

Body Corporate for Southport Central Residential CTS 35751

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Detail	Amount
Lot: SP175382/1263 Unit: 1263	1052.80
Lot: SP175382/1264 Unit: 1264	1316.00
Lot: SP175382/1265 Unit: 1265	1052.80
Lot: SP175382/1266 Unit: 1266	1052.80
Lot: SP175382/1267 Unit: 1267	1316.00
Lot: SP175382/1268 Unit: 1268	921.20
Lot: SP175382/1271 Unit: 1271	1052.80
Lot: SP175382/1272 Unit: 1272	1052.80
Lot: SP175382/1273 Unit: 1273	1052.80
Lot: SP175382/1274 Unit: 1274	1316.00
Lot: SP175382/1275 Unit: 1275	1052.80
Lot: SP175382/1276 Unit: 1276	1052.80
Lot: SP175382/1278 Unit: 1278	921.20
Lot: SP175382/1281 Unit: 1281	1052.80
Lot: SP175382/1282 Unit: 1282	1052.80
Lot: SP175382/1283 Unit: 1283	1052.80
Lot: SP175382/1284 Unit: 1284	1316.00
Lot: SP175382/1285 Unit: 1285	1052.80
Lot: SP175382/1287 Unit: 1287	1316.00
Lot: SP175382/1288 Unit: 1288	921.20
Lot: SP175382/1289 Unit: 1289	921.20
Lot: SP175382/1292 Unit: 1292	1052.80
Lot: SP175382/1293 Unit: 1293	1052.80
Lot: SP175382/1294 Unit: 1294	1316.00
Lot: SP175382/1295 Unit: 1295	1316.00
Lot: SP175382/1296 Unit: 1296	1316.00
Lot: SP175382/1297 Unit: 1297	921.20
Lot: SP175382/1298 Unit: 1298	921.20
Lot: SP175382/1301 Unit: 1301	1052.80
Lot: SP175382/1303 Unit: 1303	1052.80
Lot: SP175382/1304 Unit: 1304	1316.00
Lot: SP175382/1305 Unit: 1305	1316.00
Lot: SP175382/1307 Unit: 1307	921.20
Lot: SP175382/1308 Unit: 1308	921.20
Lot: SP175382/1311 Unit: 1311	1052.80
Lot: SP175382/1312 Unit: 1312	1052.80
Lot: SP175382/1313 Unit: 1313	1052.80
Lot: SP175382/1314 Unit: 1314	1316.00
Lot: SP175382/1315 Unit: 1315	1316.00
Lot: SP175382/1316 Unit: 1316	1316.00
Lot: SP175382/1317 Unit: 1317	921.20
Lot: SP175382/1318 Unit: 1318	921.20
Lot: SP175382/1321 Unit: 1321	1052.80
Lot: SP175382/1322 Unit: 1322	1052.80
Lot: SP175382/1323 Unit: 1323	1052.80
Lot: SP175382/1324 Unit: 1324	1316.00
Lot: SP175382/1325 Unit: 1325	1316.00
Lot: SP175382/1326 Unit: 1326	1316.00
Lot: SP175382/1328 Unit: 1328	921.20
Lot: SP175382/1331 Unit: 1331	1052.80
Lot: SP175382/1332 Unit: 1332	1052.80
Lot: SP175382/1333 Unit: 1333	1052.80
Lot: SP175382/1334 Unit: 1334	1316.00
Lot: SP175382/1335 Unit: 1335	1316.00
Lot: SP175382/1336 Unit: 1336	1316.00
Lot: SP175382/1337 Unit: 1337	916.10
Lot: SP175382/1338 Unit: 1338	921.20
Lot: SP175382/1341 Unit: 1341	1052.80
Lot: SP175382/1342 Unit: 1342	1052.80
Lot: SP175382/1345 Unit: 1345	1316.00
Lot: SP175382/1346 Unit: 1346	1316.00
Lot: SP175382/1347 Unit: 1347	921.20

Notes To Financial Statements

Body Corporate for Southport Central Residential CTS 35751

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Detail	Amount
Lot: SP175382/1348 Unit: 1348	921.20
Lot: SP175382/1351 Unit: 1351	1052.80
Lot: SP175382/1352 Unit: 1352	1052.80
Lot: SP175382/1353 Unit: 1353	1052.80
Lot: SP175382/1355 Unit: 1355	1316.00
Lot: SP175382/1356 Unit: 1356	1312.75
Lot: SP175382/1361 Unit: 1361	1052.80
Lot: SP175382/1362 Unit: 1362	1052.80
Lot: SP175382/1363 Unit: 1363	1052.80
Lot: SP175382/1364 Unit: 1364	1316.00
Lot: SP175382/1365 Unit: 1365	1316.00
Lot: SP175382/1366 Unit: 1366	1316.00
Lot: SP175382/1367 Unit: 1367	921.20
Lot: SP175382/1368 Unit: 1368	921.20
Lot: SP175382/1371 Unit: 1371	1052.80
Lot: SP175382/1372 Unit: 1372	1052.80
Lot: SP175382/1373 Unit: 1373	1052.80
Lot: SP175382/1374 Unit: 1374	1316.00
Lot: SP175382/1375 Unit: 1375	1316.00
Lot: SP175382/1376 Unit: 1376	1316.00
Lot: SP175382/1377 Unit: 1377	921.20
Lot: SP175382/1381 Unit: 1381	1052.80
Lot: SP175382/1382 Unit: 1382	1052.80
Lot: SP175382/1383 Unit: 1383	1052.80
Lot: SP175382/1384 Unit: 1384	1316.00
Lot: SP175382/1385 Unit: 1385	1316.00
Lot: SP175382/1386 Unit: 1386	1316.00
Lot: SP175382/1387 Unit: 1387	921.20
Lot: SP175382/1391 Unit: 1391	1052.80
Lot: SP175382/1392 Unit: 1392	1052.80
Lot: SP175382/1393 Unit: 1393	1052.80
Lot: SP175382/1396 Unit: 1396	1316.00
Lot: SP175382/1397 Unit: 1397	921.20
Lot: SP175382/1398 Unit: 1398	921.20
Lot: SP186299/21001 Unit: 21001	1052.80
Lot: SP186299/21002 Unit: 21002	1052.80
Lot: SP186299/21003 Unit: 21003	1052.80
Lot: SP186299/21004 Unit: 21004	921.20
Lot: SP186299/21005 Unit: 21005	921.20
Lot: SP186299/21006 Unit: 21006	1052.80
Lot: SP186299/21007 Unit: 21007	921.20
Lot: SP186299/21008 Unit: 21008	921.20
Lot: SP186299/21009 Unit: 21009	921.20
Lot: SP186299/21010 Unit: 21010	1052.80
Lot: SP186299/21101 Unit: 21101	1052.80
Lot: SP186299/21102 Unit: 21102	1052.80
Lot: SP186299/21103 Unit: 21103	1052.80
Lot: SP186299/21104 Unit: 21104	921.20
Lot: SP186299/21106 Unit: 21106	1052.80
Lot: SP186299/21107 Unit: 21107	921.20
Lot: SP186299/21108 Unit: 21108	921.20
Lot: SP186299/21109 Unit: 21109	921.20
Lot: SP186299/21110 Unit: 21110	1021.52
Lot: SP186299/21202 Unit: 21202	1052.80
Lot: SP186299/21203 Unit: 21203	1052.80
Lot: SP186299/21204 Unit: 21204	921.20
Lot: SP186299/21205 Unit: 21205	921.20
Lot: SP186299/21206 Unit: 21206	1022.89
Lot: SP186299/21207 Unit: 21207	921.20
Lot: SP186299/21208 Unit: 21208	921.20
Lot: SP186299/21210 Unit: 21210	1052.80
Lot: SP186299/21301 Unit: 21301	1052.80

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Detail	Amount
Lot: SP186299/21302 Unit: 21302	1052.80
Lot: SP186299/21303 Unit: 21303	1052.80
Lot: SP186299/21304 Unit: 21304	921.20
Lot: SP186299/21305 Unit: 21305	921.20
Lot: SP186299/21306 Unit: 21306	1052.80
Lot: SP186299/21307 Unit: 21307	921.20
Lot: SP186299/21308 Unit: 21308	921.20
Lot: SP186299/21309 Unit: 21309	921.20
Lot: SP186299/21310 Unit: 21310	1052.80
Lot: SP186299/21401 Unit: 21401	1052.80
Lot: SP186299/21402 Unit: 21402	1052.80
Lot: SP186299/21403 Unit: 21403	1052.80
Lot: SP186299/21405 Unit: 21405	921.20
Lot: SP186299/21406 Unit: 21406	1052.80
Lot: SP186299/21407 Unit: 21407	921.20
Lot: SP186299/21408 Unit: 21408	921.20
Lot: SP186299/21409 Unit: 21409	921.20
Lot: SP186299/21410 Unit: 21410	1052.80
Lot: SP186299/21501 Unit: 21501	1052.80
Lot: SP186299/21502 Unit: 21502	1052.80
Lot: SP186299/21503 Unit: 21503	1052.80
Lot: SP186299/21504 Unit: 21504	921.20
Lot: SP186299/21505 Unit: 21505	921.20
Lot: SP186299/21506 Unit: 21506	1052.80
Lot: SP186299/21507 Unit: 21507	0.10
Lot: SP186299/21508 Unit: 21508	921.20
Lot: SP186299/21509 Unit: 21509	921.20
Lot: SP186299/21510 Unit: 21510	1052.80
Lot: SP186299/21601 Unit: 21601	1052.80
Lot: SP186299/21602 Unit: 21602	1052.80
Lot: SP186299/21603 Unit: 21603	1052.80
Lot: SP186299/21604 Unit: 21604	921.20
Lot: SP186299/21605 Unit: 21605	921.20
Lot: SP186299/21606 Unit: 21606	1052.80
Lot: SP186299/21607 Unit: 21607	921.20
Lot: SP186299/21608 Unit: 21608	921.20
Lot: SP186299/21609 Unit: 21609	921.20
Lot: SP186299/21610 Unit: 21610	1052.80
Lot: SP186299/21701 Unit: 21701	1052.80
Lot: SP186299/21702 Unit: 21702	1052.80
Lot: SP186299/21703 Unit: 21703	1052.80
Lot: SP186299/21705 Unit: 21705	921.20
Lot: SP186299/21706 Unit: 21706	1052.80
Lot: SP186299/21707 Unit: 21707	921.20
Lot: SP186299/21709 Unit: 21709	921.20
Lot: SP186299/21710 Unit: 21710	44.70
Lot: SP186299/21802 Unit: 21802	1052.80
Lot: SP186299/21804 Unit: 21804	921.20
Lot: SP186299/21805 Unit: 21805	921.20
Lot: SP186299/21806 Unit: 21806	1052.80
Lot: SP186299/21808 Unit: 21808	921.20
Lot: SP186299/21809 Unit: 21809	921.20
Lot: SP186299/21810 Unit: 21810	1052.80
Lot: SP186299/21901 Unit: 21901	1052.80
Lot: SP186299/21902 Unit: 21902	1052.80
Lot: SP186299/21903 Unit: 21903	1052.80
Lot: SP186299/21905 Unit: 21905	921.20
Lot: SP186299/21908 Unit: 21908	921.20
Lot: SP186299/21910 Unit: 21910	1052.80
Lot: SP186299/22001 Unit: 22001	1052.80
Lot: SP186299/22003 Unit: 22003	1052.80
Lot: SP186299/22004 Unit: 22004	1052.80

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Detail	Amount
Lot: SP186299/22005 Unit: 22005	1052.80
Lot: SP186299/22006 Unit: 22006	1052.80
Lot: SP186299/22007 Unit: 22007	1052.80
Lot: SP186299/22008 Unit: 22008	921.20
Lot: SP186299/22009 Unit: 22009	1052.80
Lot: SP186299/22101 Unit: 22101	1052.80
Lot: SP186299/22103 Unit: 22103	1052.80
Lot: SP186299/22104 Unit: 22104	1052.80
Lot: SP186299/22105 Unit: 22105	1052.80
Lot: SP186299/22106 Unit: 22106	1052.80
Lot: SP186299/22108 Unit: 22108	921.20
Lot: SP186299/22109 Unit: 22109	1052.80
Lot: SP186299/22201 Unit: 22201	1052.80
Lot: SP186299/22202 Unit: 22202	1052.80
Lot: SP186299/22203 Unit: 22203	1052.80
Lot: SP186299/22204 Unit: 22204	1052.80
Lot: SP186299/22205 Unit: 22205	1052.80
Lot: SP186299/22206 Unit: 22206	1052.80
Lot: SP186299/22207 Unit: 22207	1052.80
Lot: SP186299/22208 Unit: 22208	921.20
Lot: SP186299/22209 Unit: 22209	1052.80
Lot: SP186299/22302 Unit: 22302	1052.80
Lot: SP186299/22304 Unit: 22304	1052.80
Lot: SP186299/22305 Unit: 22305	1052.80
Lot: SP186299/22306 Unit: 22306	1052.80
Lot: SP186299/22307 Unit: 22307	1052.80
Lot: SP186299/22308 Unit: 22308	921.20
Lot: SP186299/22309 Unit: 22309	1052.80
Lot: SP186299/22401 Unit: 22401	1052.80
Lot: SP186299/22402 Unit: 22402	1052.80
Lot: SP186299/22404 Unit: 22404	1052.80
Lot: SP186299/22405 Unit: 22405	1052.80
Lot: SP186299/22406 Unit: 22406	1052.80
Lot: SP186299/22407 Unit: 22407	1052.80
Lot: SP186299/22408 Unit: 22408	921.20
Lot: SP186299/22409 Unit: 22409	1052.80
Lot: SP186299/22501 Unit: 22501	1052.80
Lot: SP186299/22502 Unit: 22502	1052.80
Lot: SP186299/22503 Unit: 22503	1052.80
Lot: SP186299/22504 Unit: 22504	1052.80
Lot: SP186299/22505 Unit: 22505	1052.80
Lot: SP186299/22506 Unit: 22506	1052.80
Lot: SP186299/22507 Unit: 22507	1052.80
Lot: SP186299/22509 Unit: 22509	1052.80
Lot: SP186299/22601 Unit: 22601	1052.80
Lot: SP186299/22603 Unit: 22603	1052.80
Lot: SP186299/22604 Unit: 22604	1052.80
Lot: SP186299/22605 Unit: 22605	1052.80
Lot: SP186299/22606 Unit: 22606	138.99
Lot: SP186299/22607 Unit: 22607	1052.80
Lot: SP186299/22608 Unit: 22608	921.20
Lot: SP186299/22609 Unit: 22609	1052.80
Lot: SP186299/22701 Unit: 22701	1052.80
Lot: SP186299/22702 Unit: 22702	1052.80
Lot: SP186299/22703 Unit: 22703	1052.80
Lot: SP186299/22704 Unit: 22704	1052.80
Lot: SP186299/22705 Unit: 22705	1052.80
Lot: SP186299/22706 Unit: 22706	1052.80
Lot: SP186299/22707 Unit: 22707	1052.80
Lot: SP186299/22709 Unit: 22709	1052.80
Lot: SP186299/22801 Unit: 22801	1052.80
Lot: SP186299/22802 Unit: 22802	1052.80

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Detail	Amount
Lot: SP186299/22803 Unit: 22803	1052.80
Lot: SP186299/22805 Unit: 22805	1052.80
Lot: SP186299/22806 Unit: 22806	1052.80
Lot: SP186299/22807 Unit: 22807	1052.80
Lot: SP186299/22808 Unit: 22808	921.20
Lot: SP186299/22809 Unit: 22809	1052.80
Lot: SP186299/22901 Unit: 22901	1052.80
Lot: SP186299/22902 Unit: 22902	1052.80
Lot: SP186299/22903 Unit: 22903	1052.80
Lot: SP186299/22904 Unit: 22904	1052.80
Lot: SP186299/22906 Unit: 22906	1052.80
Lot: SP186299/22907 Unit: 22907	1052.80
Lot: SP186299/22908 Unit: 22908	921.20
Lot: SP186299/22909 Unit: 22909	1052.80
Lot: SP186299/23001 Unit: 23001	1052.80
Lot: SP186299/23002 Unit: 23002	1052.80
Lot: SP186299/23003 Unit: 23003	1052.80
Lot: SP186299/23005 Unit: 23005	1022.89
Lot: SP186299/23006 Unit: 23006	1052.80
Lot: SP186299/23007 Unit: 23007	1052.80
Lot: SP186299/23008 Unit: 23008	921.20
Lot: SP186299/23009 Unit: 23009	1052.80
Lot: SP186299/23102 Unit: 23102	1052.80
Lot: SP186299/23104 Unit: 23104	1052.80
Lot: SP186299/23105 Unit: 23105	1052.80
Lot: SP186299/23106 Unit: 23106	1022.89
Lot: SP186299/23107 Unit: 23107	1052.80
Lot: SP186299/23201 Unit: 23201	1047.31
Lot: SP186299/23203 Unit: 23203	1052.80
Lot: SP186299/23204 Unit: 23204	1052.80
Lot: SP186299/23205 Unit: 23205	1052.80
Lot: SP186299/23206 Unit: 23206	1052.80
Lot: SP186299/23207 Unit: 23207	1052.80
Lot: SP186299/23301 Unit: 23301	1052.80
Lot: SP186299/23302 Unit: 23302	1047.30
Lot: SP186299/23303 Unit: 23303	1052.80
Lot: SP186299/23304 Unit: 23304	1052.80
Lot: SP186299/23305 Unit: 23305	1052.80
Lot: SP186299/23306 Unit: 23306	1052.80
Lot: SP186299/23307 Unit: 23307	1052.80
Lot: SP186299/23401 Unit: 23401	1052.80
Lot: SP186299/23402 Unit: 23402	1052.80
Lot: SP186299/23403 Unit: 23403	1052.80
Lot: SP186299/23404 Unit: 23404	1052.80
Lot: SP186299/23405 Unit: 23405	1052.80
Lot: SP186299/23406 Unit: 23406	1052.80
Lot: SP186299/23501 Unit: 23501	1052.80
Lot: SP186299/23502 Unit: 23502	1052.80
Lot: SP186299/23503 Unit: 23503	1052.80
Lot: SP186299/23504 Unit: 23504	1052.80
Lot: SP186299/23505 Unit: 23505	1052.80
Lot: SP186299/23506 Unit: 23506	1052.80
Lot: SP186299/23507 Unit: 23507	1052.80
Lot: SP186299/23601 Unit: 23601	1052.80
Lot: SP186299/23602 Unit: 23602	1052.80
Lot: SP186299/23603 Unit: 23603	1052.80
Lot: SP186299/23604 Unit: 23604	1052.80
Lot: SP186299/23607 Unit: 23607	1052.80
Lot: SP186299/23701 Unit: 23701	1052.80
Lot: SP186299/23702 Unit: 23702	1052.80
Lot: SP186299/23704 Unit: 23704	1022.89
Lot: SP186299/23706 Unit: 23706	1052.80

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Detail	Amount
Lot: SP186299/23707 Unit: 23707	1052.80
Lot: SP186299/23801 Unit: 23801	1052.80
Lot: SP186299/23802 Unit: 23802	1052.80
Lot: SP186299/23803 Unit: 23803	1052.80
Lot: SP186299/23804 Unit: 23804	1022.89
Lot: SP186299/23806 Unit: 23806	1052.80
Lot: SP186299/23807 Unit: 23807	1052.80
Lot: SP186299/23901 Unit: 23901	1052.80
Lot: SP186299/23902 Unit: 23902	1052.80
Lot: SP186299/23904 Unit: 23904	1052.80
Lot: SP186299/23905 Unit: 23905	1052.80
Lot: SP186299/23906 Unit: 23906	1052.80
Lot: SP186299/23907 Unit: 23907	1052.80
Lot: SP186299/31201 Unit: 31201	1052.00
Lot: SP208808/31203 Unit: 31203	1052.80
Lot: SP208808/31204 Unit: 31204	921.20
Lot: SP208808/31206 Unit: 31206	1052.80
Lot: SP208808/31301 Unit: 31301	1052.80
Lot: SP208808/31302 Unit: 31302	1052.80
Lot: SP208808/31303 Unit: 31303	1052.80
Lot: SP208808/31304 Unit: 31304	1052.80
Lot: SP208808/31305 Unit: 31305	1052.80
Lot: SP208808/31306 Unit: 31306	921.20
Lot: SP208808/31307 Unit: 31307	921.20
Lot: SP208808/31308 Unit: 31308	921.20
Lot: SP208808/31309 Unit: 31309	921.20
Lot: SP208808/31310 Unit: 31310	921.20
Lot: SP208808/31401 Unit: 31401	1052.80
Lot: SP208808/31402 Unit: 31402	1052.80
Lot: SP208808/31403 Unit: 31403	1052.80
Lot: SP208808/31404 Unit: 31404	1052.80
Lot: SP208808/31405 Unit: 31405	1052.80
Lot: SP208808/31406 Unit: 31406	921.20
Lot: SP208808/31407 Unit: 31407	921.20
Lot: SP208808/31408 Unit: 31408	921.20
Lot: SP208808/31409 Unit: 31409	921.20
Lot: SP208808/31410 Unit: 31410	921.20
Lot: SP208808/31501 Unit: 31501	1052.80
Lot: SP208808/31502 Unit: 31502	1052.80
Lot: SP208808/31503 Unit: 31503	1052.80
Lot: SP208808/31504 Unit: 31504	1052.80
Lot: SP208808/31505 Unit: 31505	1052.80
Lot: SP208808/31506 Unit: 31506	921.20
Lot: SP208808/31507 Unit: 31507	921.20
Lot: SP208808/31508 Unit: 31508	921.20
Lot: SP208808/31509 Unit: 31509	921.20
Lot: SP208808/31510 Unit: 31510	921.20
Lot: SP208808/31601 Unit: 31601	1052.80
Lot: SP208808/31602 Unit: 31602	1052.80
Lot: SP208808/31604 Unit: 31604	1052.80
Lot: SP208808/31605 Unit: 31605	1052.80
Lot: SP208808/31606 Unit: 31606	0.01
Lot: SP208808/31607 Unit: 31607	921.20
Lot: SP208808/31608 Unit: 31608	921.20
Lot: SP208808/31610 Unit: 31610	921.20
Lot: SP208808/31701 Unit: 31701	1052.80
Lot: SP208808/31702 Unit: 31702	1052.80
Lot: SP208808/31703 Unit: 31703	1052.80
Lot: SP208808/31704 Unit: 31704	1052.80
Lot: SP208808/31705 Unit: 31705	1052.80
Lot: SP208808/31706 Unit: 31706	921.20
Lot: SP208808/31707 Unit: 31707	921.20

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Detail	Amount
Lot: SP208808/31709 Unit: 31709	921.20
Lot: SP208808/31801 Unit: 31801	1052.80
Lot: SP208808/31802 Unit: 31802	1052.80
Lot: SP208808/31803 Unit: 31803	1052.80
Lot: SP208808/31804 Unit: 31804	1052.80
Lot: SP208808/31805 Unit: 31805	1052.80
Lot: SP208808/31806 Unit: 31806	921.20
Lot: SP208808/31807 Unit: 31807	921.20
Lot: SP208808/31808 Unit: 31808	921.20
Lot: SP208808/31810 Unit: 31810	921.20
Lot: SP208808/31901 Unit: 31901	1052.80
Lot: SP208808/31902 Unit: 31902	1052.80
Lot: SP208808/31904 Unit: 31904	1052.80
Lot: SP208808/31905 Unit: 31905	1052.80
Lot: SP208808/31907 Unit: 31907	921.20
Lot: SP208808/31909 Unit: 31909	723.80
Lot: SP208808/31910 Unit: 31910	921.20
Lot: SP208808/32001 Unit: 32001	1052.80
Lot: SP208808/32002 Unit: 32002	1052.80
Lot: SP208808/32003 Unit: 32003	1052.80
Lot: SP208808/32004 Unit: 32004	1052.80
Lot: SP208808/32005 Unit: 32005	1022.89
Lot: SP208808/32006 Unit: 32006	921.20
Lot: SP208808/32008 Unit: 32008	921.20
Lot: SP208808/32009 Unit: 32009	460.60
Lot: SP208808/32010 Unit: 32010	921.20
Lot: SP208808/32101 Unit: 32101	1052.80
Lot: SP208808/32102 Unit: 32102	1052.80
Lot: SP208808/32103 Unit: 32103	1041.71
Lot: SP208808/32106 Unit: 32106	921.20
Lot: SP208808/32107 Unit: 32107	921.20
Lot: SP208808/32108 Unit: 32108	921.20
Lot: SP208808/32109 Unit: 32109	921.20
Lot: SP208808/32110 Unit: 32110	921.20
Lot: SP208808/32201 Unit: 32201	1052.80
Lot: SP208808/32203 Unit: 32203	1052.80
Lot: SP208808/32204 Unit: 32204	1052.80
Lot: SP208808/32205 Unit: 32205	1052.80
Lot: SP208808/32206 Unit: 32206	921.20
Lot: SP208808/32208 Unit: 32208	921.20
Lot: SP208808/32209 Unit: 32209	921.20
Lot: SP208808/32210 Unit: 32210	921.20
Lot: SP208808/32301 Unit: 32301	1052.80
Lot: SP208808/32302 Unit: 32302	1052.80
Lot: SP208808/32303 Unit: 32303	1052.80
Lot: SP208808/32305 Unit: 32305	1052.80
Lot: SP208808/32306 Unit: 32306	921.20
Lot: SP208808/32307 Unit: 32307	921.20
Lot: SP208808/32309 Unit: 32309	921.20
Lot: SP208808/32402 Unit: 32402	1052.80
Lot: SP208808/32403 Unit: 32403	1052.80
Lot: SP208808/32405 Unit: 32405	1052.80
Lot: SP208808/32406 Unit: 32406	921.20
Lot: SP208808/32407 Unit: 32407	921.20
Lot: SP208808/32408 Unit: 32408	921.20
Lot: SP208808/32409 Unit: 32409	921.20
Lot: SP208808/32410 Unit: 32410	921.20
Lot: SP208808/32501 Unit: 32501	1052.80
Lot: SP208808/32502 Unit: 32502	1052.80
Lot: SP208808/32503 Unit: 32503	1052.80
Lot: SP208808/32504 Unit: 32504	1052.80
Lot: SP208808/32505 Unit: 32505	1052.80

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Detail	Amount
Lot: SP208808/32506 Unit: 32506	921.20
Lot: SP208808/32508 Unit: 32508	921.20
Lot: SP208808/32601 Unit: 32601	1052.80
Lot: SP208808/32602 Unit: 32602	1052.80
Lot: SP208808/32603 Unit: 32603	1052.80
Lot: SP208808/32604 Unit: 32604	1052.80
Lot: SP208808/32605 Unit: 32605	1052.80
Lot: SP208808/32607 Unit: 32607	921.20
Lot: SP208808/32608 Unit: 32608	921.20
Lot: SP208808/32610 Unit: 32610	921.20
Lot: SP208808/32701 Unit: 32701	1052.80
Lot: SP208808/32703 Unit: 32703	1052.80
Lot: SP208808/32704 Unit: 32704	1052.80
Lot: SP208808/32706 Unit: 32706	921.20
Lot: SP208808/32707 Unit: 32707	921.20
Lot: SP208808/32708 Unit: 32708	921.20
Lot: SP208808/32709 Unit: 32709	921.20
Lot: SP208808/32710 Unit: 32710	921.20
Lot: SP208808/32801 Unit: 32801	1052.80
Lot: SP208808/32802 Unit: 32802	1052.80
Lot: SP208808/32803 Unit: 32803	1052.80
Lot: SP208808/32804 Unit: 32804	1052.80
Lot: SP208808/32806 Unit: 32806	921.20
Lot: SP208808/32807 Unit: 32807	921.20
Lot: SP208808/32809 Unit: 32809	921.20
Lot: SP208808/32810 Unit: 32810	921.20
Lot: SP208808/32901 Unit: 32901	1022.89
Lot: SP208808/32902 Unit: 32902	1052.80
Lot: SP208808/32903 Unit: 32903	1052.80
Lot: SP208808/32904 Unit: 32904	1052.80
Lot: SP208808/32905 Unit: 32905	1052.80
Lot: SP208808/32906 Unit: 32906	921.20
Lot: SP208808/32908 Unit: 32908	921.20
Lot: SP208808/32909 Unit: 32909	921.20
Lot: SP208808/32910 Unit: 32910	921.20
Lot: SP208808/33001 Unit: 33001	1052.80
Lot: SP208808/33002 Unit: 33002	1052.80
Lot: SP208808/33003 Unit: 33003	1052.80
Lot: SP208808/33004 Unit: 33004	1052.80
Lot: SP208808/33005 Unit: 33005	1052.80
Lot: SP208808/33006 Unit: 33006	921.20
Lot: SP208808/33007 Unit: 33007	921.20
Lot: SP208808/33008 Unit: 33008	921.20
Lot: SP208808/33009 Unit: 33009	921.20
Lot: SP208808/33010 Unit: 33010	921.20
Lot: SP208808/33101 Unit: 33101	1052.80
Lot: SP208808/33102 Unit: 33102	1052.80
Lot: SP208808/33103 Unit: 33103	1052.80
Lot: SP208808/33104 Unit: 33104	1052.80
Lot: SP208808/33105 Unit: 33105	1052.80
Lot: SP208808/33106 Unit: 33106	921.20
Lot: SP208808/33107 Unit: 33107	895.03
Lot: SP208808/33108 Unit: 33108	921.20
Lot: SP208808/33109 Unit: 33109	1052.80
Lot: SP208808/33201 Unit: 33201	1052.80
Lot: SP208808/33202 Unit: 33202	1052.80
Lot: SP208808/33203 Unit: 33203	1052.80
Lot: SP208808/33205 Unit: 33205	1052.80
Lot: SP208808/33207 Unit: 33207	921.20
Lot: SP208808/33208 Unit: 33208	921.20
Lot: SP208808/33209 Unit: 33209	1052.80
Lot: SP208808/33301 Unit: 33301	1052.80

Notes To Financial Statements

Body Corporate for Southport Central Residential CTS 35751

56 Scarborough Street Southport Queensland 4215

ABN/ACN 71311039814

Detail	Amount
Lot: SP208808/33303 Unit: 33303	1052.80
Lot: SP208808/33304 Unit: 33304	1052.80
Lot: SP208808/33306 Unit: 33306	921.20
Lot: SP208808/33307 Unit: 33307	921.20
Lot: SP208808/33309 Unit: 33309	1052.80
Lot: SP208808/33401 Unit: 33401	1052.80
Lot: SP208808/33402 Unit: 33402	1052.80
Lot: SP208808/33403 Unit: 33403	1052.80
Lot: SP208808/33404 Unit: 33404	1052.80
Lot: SP208808/33405 Unit: 33405	1052.80
Lot: SP208808/33407 Unit: 33407	895.03
Lot: SP208808/33408 Unit: 33408	921.20
Lot: SP208808/33409 Unit: 33409	1052.80
Lot: SP208808/33501 Unit: 33501	1052.80
Lot: SP208808/33502 Unit: 33502	1052.80
Lot: SP208808/33503 Unit: 33503	1052.80
Lot: SP208808/33504 Unit: 33504	1052.80
Lot: SP208808/33505 Unit: 33505	1052.80
Lot: SP208808/33506 Unit: 33506	921.20
Lot: SP208808/33508 Unit: 33508	921.20
Lot: SP208808/33509 Unit: 33509	1052.80
Lot: SP208808/33601 Unit: 33601	1052.80
Lot: SP208808/33602 Unit: 33602	1052.80
Lot: SP208808/33604 Unit: 33604	1052.80
Lot: SP208808/33605 Unit: 33605	1052.80
Lot: SP208808/33606 Unit: 33606	921.20
Lot: SP208808/33607 Unit: 33607	921.20
Lot: SP208808/33608 Unit: 33608	921.20
Lot: SP208808/33609 Unit: 33609	1052.80
Lot: SP208808/33701 Unit: 33701	1052.80
Lot: SP208808/33702 Unit: 33702	1052.80
Lot: SP208808/33703 Unit: 33703	1022.89
Lot: SP208808/33704 Unit: 33704	1052.80
Lot: SP208808/33705 Unit: 33705	1052.80
Lot: SP208808/33707 Unit: 33707	921.20
Lot: SP208808/33708 Unit: 33708	921.20
Lot: SP208808/33709 Unit: 33709	1052.80
Lot: SP208808/33802 Unit: 33802	1052.80
Lot: SP208808/33803 Unit: 33803	1052.80
Lot: SP208808/33805 Unit: 33805	1052.80
Lot: SP208808/33806 Unit: 33806	921.20
Lot: SP208808/33807 Unit: 33807	921.20
Lot: SP208808/33808 Unit: 33808	921.20
	\$ 693,612.31

Note 13 Levy payments unidentified - also see note 2

Detail	Amount
Unidentified Payment Unidentified Levy payment 13 Oct 2023	1052.80
Unidentified Payment Unidentified Levy payment 26 Sep 2024	4342.94
Unidentified Payment Unidentified Levy payment 01 Apr 2025	8308.84
	\$ 13,704.58

Note 14 Accounts Payable Liability

Detail	Amount
Complete Management Group Management Fees & Fixed Disbursements	33717.32
	\$ 33,717.32

Balance Sheet Administrative & Sinking Fund

Body Corporate for Southport Central Residential CTS 35751 As at 31st July 2025

56 Scarborough Street Southport Qld 4215 ABN/ACN 71311039814

Assets	2025	2024
Cash	801,131.91	504,200.91
Investment Account	2,304,755.80	3,282,391.44
Prepaid Expenses	0.00	32,282.53
Levies in Arrears	221,996.99	145,146.45
GST asset	125,061.17	51,931.67
GST balance to collect	72,469.76	71,409.04
SHARES PURCHASED IN CTS 35751 INVESTMENTS PTY LTD	1,448,200.00	1,448,200.00
Total Assets	4,973,615.63	5,535,562.04
Liabilities		
Levies in Advance	693,612.31	688,709.63
Unidentified Levy Payments	13,704.58	-
Accounts Payable Liability	33,717.32	1,052.80
Unallocated Monies Received	54,169.71	50,337.55
Total Liabilities	795,203.92	740,099.98
Net Assets	4,178,411.71	4,795,462.06
Equity		
Administrative Fund	114,027.15	31,815.14
Sinking Fund	4,064,714.62	4,763,646.92
Prior year adjustment	(330.00)	
Total Equity	4,178,411.77	4,795,462.06
Opening Administrative Fund Balance as at 1 August	31,815.14	7,251.85
Total Administrative Fund Revenue During Period	3,120,769.92	3,500,391.71
Total Administrative Fund Expenditure During Period	(3,038,557.91)	(3,475,828.42)
Post year adjustment		
Closing Administrative Fund Balance as at 31 July 2022	114,027.15	31,815.14
Opening Sinking Fund Balance as at 1 August	4,763,646.92	5,116,408.94
Total Sinking Fund Revenue During Period	782,765.80	808,962.91
Total Sinking Fund Expenditure During Period	(1,481,698.10)	(1,161,724.93)
Post year adjustment		
(moved from expenditure to balance sheet in 2021)		
Closing Sinking Fund Balance as at 31 July	4,064,714.62	4,763,646.92

CTS 35751 INVESTMENTS PTY LTD
Unit 1354 56 SCARBOROUGH ST
SOUTHPORT QLD 4215

Balance Sheet
As of July 2025

Assets	
Current Assets	
Bank Accounts	
Macquarie 263238	3,516.79
Rent Trust Account	5,840.03
Prepaid Insurance	1,764.40
Prepaid Body Corp	3,948.00
Prepaid Rates	5,198.64
Total Current Assets	20,267.86
Non-Current Assets	
Property at Cost	
Unit 21303	390,000.00
Unit 21303 other cost base	16,433.16
Unit 1318	310,000.00
Unit 1318 other cost base	13,193.90
Unit 21008	295,000.00
Unit 21008 other cost base	12,765.26
Unit 1193	390,000.00
Unit 1193 other cost base	16,406.90
Total Property at Cost	1,443,799.22
Capital Expenditure	
1318 Capital Expenditure	549.00
1318 Accum Dep	(183.05)
21303 Capital Expenditure	583.00
21303 Accum Dep	(218.51)
Total Capital Expenditure	730.44
Total Non-Current Assets	1,444,529.66
Total Assets	1,464,797.52
Liabilities	
Net Assets	1,464,832.20
Equity	
21303 Shares	408,000.00
1318 Shares	323,700.00
21008 Shares	308,500.00
1193 Shares	408,000.00
Total Shares	1,448,200.00
Retained Earnings	16,632.20
Current Year Earnings	(34.68)
Total Equity	1,464,832.20

CTS 35751 INVESTMENTS PTY LTD

Unit 1354 56 SCARBOROUGH ST

SOUTHPORT QLD 4215

Profit & Loss Statement**Aug 24 to Jul 25**

Income	
21303 Rent	37,700.00
1318 Rent	34,600.00
21008 Rent	31,800.00
1193 Rent	40,000.00
Total Income	144,100.00
Cost Of Sales	
21303 Water	2,277.38
1318 Water	2,155.65
21008 Water	2,155.65
1193 Water	2,277.40
21303 Rates	2,469.16
1318 Rates	2,553.65
21008 Rates	1,041.75
1193 Rates	1,017.46
21303 Body Corporate Fees	5,029.52
1318 Body Corporate Fees	4,645.52
21008 Body Corporate Fees	5,676.89
1193 Body Corporate Fees	6,280.49
21303 Insurance	459.15
1318 Insurance	472.24
21008 Insurance	459.15
1193 Insurance	472.24
21303 Manager Fees and Charges	2,587.20
1318 Manager Fees and Charges	2,822.60
21008 Manager Fees and Charges	2,967.80
1193 Manager Fees and Charges	2,739.00
1193 Advertising	-
21303 Repairs & Maintenance	307.00
1318 Repairs & Maintenance	506.10
21008 Repairs & Maintenance	109.00
1193 Repairs & Maintenance	1,308.00
21303 Depreciation	58.30
1318 Depreciation	54.90
Total Cost Of Sales	52,903.20
Gross Profit	91,196.80
Expenses	
General Expenses	
Accounting/Bookeeping Fees	3,575.00
Legal Fees	3,909.75
Management Fees CTS 35751	83,746.73
Administration Fees	-
Total Expenses	91,231.48
Operating Profit	(34.68)
Net Profit/(Loss)	(34.68)



Certificate of Currency

This is to certify that according to the records of the Company the Policy detailed below is in force until 4pm AEST 30th September 2025.

Insured: Body Corporate for CTS 34990, 35751, 41767, 46898, 447651 & Australia Fair Carpark

Type of Insurance: Strata Insurance (**Property Only**)

Policy Number: 04 STR 16144

Policy Period: From: 30th September 2024 at 4:00pm
To: 30th September 2025 at 4:00pm

Policy Wording: Chubb Strata Insurance Policy Wording (ChubbSTRATA01PDS0224)

Location: Cnr Lawson Street & Scarborough Street, Southport QLD 4215

Building (100%): AUD \$1,074,950,929

Common Contents (100%): AUD \$10,749,509

Loss of Rent: AUD \$331,627,458


Portion: 20% of 100%

Other Insurers: Chubb Insurance (60%)
Zurich Insurance (20%)

Mitsui Sumitomo Insurance Company Limited

Signed by:

Signed by: *Fads*
E702C0FAD43340B



Date: 04 October 2024 | 12:28 PM AEST

per

Mitsui Sumitomo Insurance Co.,Ltd.

A.B.N. 49 000 525 637
Level 26, 135 King Street, Sydney NSW 2000
Telephone: (02) 9222 7600 Facsimile: (02) 9232 7006

Certificate of Currency

This is to certify that the undermentioned policy is current as shown in the Period of Insurance details unless cancelled in the meantime. Subject to the limitations, exclusions, definitions, and conditions of the Zurich Australian Insurance Limited policy wording.

Class of Insurance

Industrial Special Risks

Policy Number

78 2388512 ISR

The Insured

Body Corporate of CTS 34990, CTS 35751, CTS 41767, CTS 46898, CTS 447651 and Australia Fair Carpark

Insured Situation

5 Lawson Street, Southport, QLD 4215

Limit(s) of Liability

Section 1 & Section 2 Combined

\$1,417,327,896

Period of Insurance

From 30 September 2024 at 4:00pm Sydney time to 30 September 2025 at 4:00pm Sydney time

Zurich's Proportion

20% of whole.

Issued

at Sydney on 3 October 2024

Zurich Australian Insurance Limited
ABN 13 000 296 640

Tiffany Nguyen

Zurich Tower,
118 Mount Street,
North Sydney NSW 2060
Australia

Zurich Australian Insurance Limited
ABN 13 000 296 640

Direct phone +61 419 484 081

E-mail: Andrew.Geldart@zurich.com.au

Chubb Insurance Australia
Limited
Grosvenor Place
Level 38, 225 George Street
Sydney NSW 2000

O +61 2 9335 3200
F +61 2 9335 3411
www.chubb.com/au

ABN: 23 001 642 020
AFSL: 239687

CHUBB

Certificate of Currency


This certificate (subject to the full payment of the premium) is issued as a matter of information only and confers no rights upon the certificate holder. This certificate does not amend, extend or alter the coverage afforded by the policy below.

This certificate is not a substitute for the Policy of Insurance. The policy, not this certificate, details the rights and obligations of the Insured and the extent of the insurance cover.

To Whom It May Concern:

Class of Business	Public and Products liability	
Policy Number	04CE017562	
Issuing Office	BRISBANE OFFICE	
Insured	Southport Central Residential Body Corporate CTS 35751	
Policy Period	Start	30/09/2024
	Expiry	30/09/2025 Both days at 4:00PM local standard time of issuing office
Limit of Liability	AUD 30,000,000 Any one Occurrence or as otherwise stated in the Policy Wording	
Wording	Chubb Excess Liability Insurance Policy (Chubb_EXL_AU1502)	
Noting		

Signed for and on behalf of Chubb Insurance Australia Limited.



Authorised Signature and Stamp
Selous Nyakunu
Senior Casualty Underwriter, QLD

15/10/2024

Date

Chubb Insurance Australia
Limited
Grosvenor Place
Level 38, 225 George Street
Sydney NSW 2000

O +61 2 9335 3200
F +61 2 9335 3411
www.chubb.com/au

ABN: 23 001 642 020
AFSL: 239687

CHUBB[®]

Certificate of Currency


This certificate (subject to the full payment of the premium) is issued as a matter of information only and confers no rights upon the certificate holder. This certificate does not amend, extend or alter the coverage afforded by the policy below.

This certificate is not a substitute for the Policy of Insurance. The policy, not this certificate, details the rights and obligations of the Insured and the extent of the insurance cover.

To Whom It May Concern:

Class of Business	Public and Products liability	
Policy Number	04CL013827	
Issuing Office	BRISBANE OFFICE	
Insured	Southport Central Residential Body Corporate CTS 35751	
Policy Period	Start	30/09/2024
	Expiry	30/09/2025 Both days at 4:00PM local standard time of issuing office
Limit of Liability	AUD 20,000,000 Any one Occurrence or as otherwise stated in the Policy Wording	
Wording	Chubb Broadform Liability Policy (Chubb_BF_AU1502)	
Noting		

Signed for and on behalf of Chubb Insurance Australia Limited.



Authorised Signature and Stamp
Selous Nyakunu
Senior Casualty Underwriter, QLD

15/10/2024

Date

Date Issued: 15 October 2024

Certificate of Currency

This Certificate of Currency confirms the following **Policy** is current at the date stated below. Please refer to **Policy** documents for full terms and conditions.

Certificate of Currency		
Named Insured:	BC for Southport Central Commercial CTS 34990, Southport Central Residential CTS 35751, Southport Central Retail T1 CTS 41767, Southport Central Retail T2 CTS 46898, Southport Central Retail T3 CTS 447651, Australia Fair Carpark	
Indemnity to Others (Section 5, General Liability Insurance Only)	Not Applicable	
Policy Number:	04GS018622	
Insurance:	Commercial Strata Insurance	
Wording	Chubb Strata Insurance ChubbSTRATA01PDS0224	
Period of Insurance:	From:	4.00pm on 30 September 2024, Local Standard Time
	To:	4.00pm on 30 September 2025, Local Standard Time
The Insurer:	Section 1	50.00% Chubb Insurance Australia Limited
	Section 2	50.00% Chubb Insurance Australia Limited
	Section 3	50.00% Chubb Insurance Australia Limited
	Section 4-10	Not Insured
Insured Location	5 Lawson St, Southport QLD 4215	

Limits of Liability

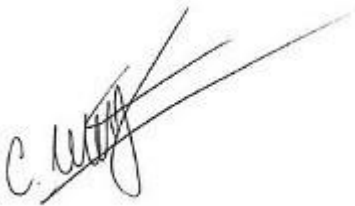
Section 1: Property Damage Insurance	Buildings and Common Property	AUD 1,074,950,929
	Common Contents	AUD 10,749,509
	Catastrophe	Not Insured
Section 2: Machinery Breakdown Insurance	AUD 1,000,000	
Section 3: Consequential Loss Insurance	AUD 331,627,458	
Combined Section 1 - Property Damage Insurance and Section 3 - Consequential Loss Insurance Limit of Liability	AUD 1,417,327,896	
Section 4: Crime Insurance	Not Insured	
Section 5: General Liability Insurance	Personal Injury	Not Insured
	Property Damage	Not Insured
Section 6: Environmental Impairment Liability Insurance	Not Insured	
Section 7: Management Committee Liability Insurance	Not Insured	
Section 8: Audit Expenses Insurance	Not Insured	
Section 9: Appeal Expenses Insurance	Not Insured	
Section 10: Voluntary Workers Insurance	Accident each occurrence Limit	Not Insured
	Accident aggregate Limit	Not Insured

All the values on this Certificate of Currency are correct as at 15 October 2024 and may only be subject to change within the **Period of Insurance** by written agreement between the Insurer and the **Insured**.

The insurance afforded by the policies described in this Certificate is subject to all terms, exclusions and conditions of such policies.

This Certificate is furnished as a matter of information only and does not constitute an insurance contract upon which claims can be made. **Policy** terms and conditions incorporate provisions which may enable Insurers to cancel or vary the **Policy** on the happening of prescribed circumstances or events (i.e. non-payment of premium). Therefore, this confirmation of insurance is not to be construed as guaranteeing that the **Policy** will remain in force throughout the **Period of Insurance** as specified herein.

Signed:

A handwritten signature in black ink, appearing to read 'C. McCarthy', is written over a horizontal line.

Clayton McCarthy
Strata Underwriter

Authorised Officer, Chubb Insurance Australia Limited
ABN 23 001 642 020 AFSL 239687

Proposed Annual Budget

Administrative Fund

Body Corporate for Southport Central Residential CTS 35751

1 August 2025 to 31 July 2026

56 Scarborough Street Southport Queensland 4215

Expenditure	Budget 08/25 - 07/26
Accountant	10,000.00
Administrative Fees & Charges - computer/internet fees	20,000.00
Air Conditioning Maintenance	100,000.00
Bank Fees & Charges - DEFT fees	2,000.00
Body Corporate Manager - additional services	100,000.00
Body Corporate Manager - disbursements	80,000.00
Body Corporate Manager - management fees	75,000.00
Caretaking Services - building manager	800,000.00
Cleaning Service	500,000.00
Cleaning Service - BMS	50,000.00
Consultant	15,000.00
Debt Collection Service	30,000.00
Doors and Windows	40,000.00
Electrical Repairs	80,000.00
Emergency Services	5,000.00
Fire Protection Equipment	80,000.00
Garden/Lawn Maintenance	80,000.00
Insurance Premiums - other	140,000.00
Intercom & Security System	20,000.00
Legal Services	150,000.00
Lift Maintenance	200,000.00
Minor Building Maintenance	100,000.00
Plumbing	100,000.00
Pools, Spas & Saunas	70,000.00
Recreation Facilities	20,000.00
Security Services	50,000.00
Taxes, Fees & Charges - GST	30,000.00
Waste Management Systems	30,000.00
Total Administrative Fund Expenditure	2,977,000.00
<hr/>	
Additional Revenue	Budget 08/25 - 07/26
Non-Mutual Revenue	4,000.00
Non-Mutual Revenue - administrative charges	80,000.00
Taxes, Fees & Charges - GST	40,000.00
Total Administrative Fund Additional Revenue	124,000.00

Proposed Annual Budget (continued)

Administrative Fund

Body Corporate for Southport Central Residential CTS 35751

1 August 2025 to 31 July 2026

56 Scarborough Street Southport Queensland 4215

Administrative Fund Summary		Budget 08/25 - 07/26
Opening balance (Surplus)	83,375.04	
Expenditure during budget period	2,977,000.00	
	2,893,624.96	
<i>Less</i> Additional revenue during budget period	124,000.00	
<i>Plus</i> Planned surplus at end of budget period	0.00	
<i>Plus</i> Allowance for discount on levies	692,406.24	
<i>Plus</i> Allowance for GST on levies	346,203.12	Per Ent
Budgeted levies to be raised \$	3,808,234.32	122.5695

Total Contribution Entitlement 31070

*May include insurance contributions

Proposed Annual Budget

Sinking Fund

Body Corporate for Southport Central Residential CTS 35751

1 August 2025 to 31 July 2026

56 Scarborough Street Southport Queensland 4215

Expenditure		Budget
		08/25 - 07/26
Air Conditioning Maintenance		200,000.00
Doors and Windows		200,000.00
Electrical Repairs		300,000.00
Exterior Finishes		200,000.00
Fire Protection Equipment		100,000.00
Floor Coverings - carpet		100,000.00
Furniture & Fittings		50,000.00
Intercom & Security System		50,000.00
Interior Finishes		200,000.00
Lift Maintenance		400,000.00
Minor Building Maintenance		100,000.00
Plumbing		400,000.00
Pools, Spas & Saunas		50,000.00
Recreation Facilities		50,000.00
Taxes, Fees & Charges - income tax		40,000.00
Waste Management Systems		50,000.00
Total Sinking Fund Expenditure		2,490,000.00
Additional Revenue		Budget
		08/25 - 07/26
Taxes, Fees & Charges - income tax		10,000.00
Total Sinking Fund Additional Revenue		10,000.00
Sinking Fund Summary		Budget
		08/25 - 07/26
Opening balance (Surplus)	2,646,836.67	
Expenditure during budget period	2,490,000.00	
	(156,836.67)	
<i>Less</i> Additional revenue during budget period	10,000.00	
<i>Plus</i> Planned surplus at end of budget period	1,000,000.00	
<i>Plus</i> Allowance for discount on levies	208,290.83	
<i>Plus</i> Allowance for GST on levies	104,145.42	
Budgeted levies to be raised \$	1,145,599.58	Per Ent
		36.8716
Total Contribution Entitlement	31070	

Proposed Annual Budget

Administrative Fund

Body Corporate for Southport Central Residential CTS 35751

1 August 2025 to 31 July 2026

56 Scarborough Street Southport Queensland 4215

Cost Centre : INSURANCE

Building Insurance 01/08/2025 to 31/07/2026

Expenditure	Budget 08/25 - 07/26
Insurance Premiums - building	750,000.00
Total Administrative Fund Expenditure	750,000.00

Administrative Fund Summary	Budget 08/25 - 07/26	
Opening balance	0.00	
Expenditure during budget period	750,000.00	
	750,000.00	
<i>Less</i> Additional revenue during budget period	0.00	
<i>Plus</i> Planned surplus at end of budget period	0.00	
<i>Plus</i> Allowance for discount on levies	187,500.00	
<i>Plus</i> Allowance for GST on levies	93,750.00	Per Ent
Budgeted levies to be raised \$	1,031,250.00	25.7716

Aggregate Interest Entitlement Entitlement 40015
*May include insurance contributions



ADMINISTRATION AGREEMENT

A	AGREEMENT DATE	15 December 2025
B	BODY CORPORATE	Body Corporate for "SOUTHPORT CENTRAL RESIDENTIAL" Community Titles Scheme 35751 of 56 Scarborough Street SOUTHPORT QLD 4215
C	MANAGER	Complete Management Group Pty Ltd A.B.N. 35 872 945 040

P O Box 3571
Australia Fair Q 4215

E-mail us at

cmg@completemanagementgroup.com.au

THIS ADMINISTRATION AGREEMENT IS

**BETWEEN: THE BODY CORPORATE FOR "SOUTHPORT CENTRAL RESIDENTIAL
CTS 35751"**

("the Body Corporate")

AND: COMPLETE MANAGEMENT GROUP PTY LTD

("the Manager")

Recitals:

- A.** The Body Corporate has resolved to appoint the Manager as the Body Corporate Manager for the Scheme.
- B.** The Manager has agreed to accept such appointment upon the terms and subject to the conditions contained in this Agreement.

Operative Provisions

1 Interpretation

1.1 Unless the context otherwise permits

- (a) "**Act**" means the *Body Corporate and Community Management Act 1997*;
- (b) "**Additional Services**" means, but not limited to, the services detailed at Item 4 of the Schedule;
- (c) "**Agreed Disbursements**" means the disbursements incurred in providing the Agreed Services and the fee for which is detailed at Item 3 of the Schedule;
- (d) "**Agreed Services**" means the services detailed at Item 2 of the Schedule the fee for which is detailed at Item 3 of the Schedule;
- (e) "**Authorised Powers**" means all those powers of the executive committee members of the Body Corporate that are capable of exercise by a body corporate manager under the Act, unless otherwise amended or excluded under any special conditions;
- (f) "**Annual Adjustment**" means the formula for adjusting the amount payable to the Manager pursuant to clause 4.4;
- (g) "**Disbursements**" means the costs and charges incurred in the performance of the Additional Services under this Agreement by the Manager at the rates specified in Item 5 of the Schedule;
- (h) "**GST**" means Goods and Services Tax and is any tax imposed by any government or regulatory authority which is a tax on goods and services, a tax on consumption, a value-added tax or any similar impost;
- (i) "**Module**" means the relevant regulation module under the Act that applied to the Scheme at the commencement of this Agreement; Standard Module;
- (j) "**Schedule**" means the schedule to this Agreement;
- (k) "**Scheme**" means "SOUTHPORT CENTRAL RESIDENTIAL" Community Titles Scheme 35751;
- (l) "**Scheme Land**" means the common property, the lots and any buildings thereon comprising the Scheme;
- (m) "**Term**" means the term stipulated at Item 1 of the Schedule;

1.2 Words defined in the Act and Module have, where the context permits, the same meaning in this Agreement.

1.3 References to a party shall include that party's successors in title permitted assigns and where applicable agents.

2 Engagement

- 2.1 The Body Corporate appoints the Manager as the body corporate manager for the Scheme.
- 2.2 The Manager is engaged by the Body Corporate:
 - (a) to supply the Agreed Services;
 - (b) to supply the Additional Services; and
 - (c) as the Public Officer for the Body Corporate;
- 2.3 The Body Corporate acknowledges that the Manager is an independent contractor.
- 2.4 The Manager shall have the Authorised Powers in carrying out its duties under this Agreement.
- 2.5 The Manager has no obligation under this agreement to carry out any inspection or maintenance of the Scheme Land.
- 2.6 This Agreement is not an engagement of the Manager under Chapter 3 Part 5 of the Module.
- 2.7 This engagement is effective and binding on the Body Corporate upon the passing of the ordinary resolution at the general meeting at which this Agreement is proposed.

3 Term

- 3.1 This Manager is appointed for the Term.
- 3.2 The Term of the Agreement shall not exceed three years in accordance with the Module.

4 Remuneration and Reimbursement

- 4.1 The Body Corporate shall:
 - (a) pay to the Manager the fee for the Agreed Services and the fee for the Agreed Disbursements applicable to providing the Agreed Services at the rate specified in **Item 3** of the Schedule;
 - (b) pay to the Manager the fee for the Additional Services at the rate specified in **Item 4** of the Schedule;
 - (c) shall pay to the Manager all Disbursements incurred in performing the Agreed Services and Additional Services at the rates stated **Item 5** of the Schedule.
 - 4.2 The Manager is entitled to:
 - (a) retain all fees and Disbursements paid to it by an owner of a lot or other interested persons for the supply of information in accordance with the Act or Module;
 - (b) retain all fees and Disbursements paid to it by an owner of a lot or other interested persons for services provided at their request;
 - (c) retain commissions paid to it by the providers of insurance or other services as disclosed in accordance with the Module.
 - 4.3 The Body Corporate must pay the Manager, to the Manager's nominated bank account, the amounts detailed in:
 - (a) clause 4.1(a); and
 - (b) clause 4.1(b) including any disbursements incurred by the Manager in providing the Additional Services upon receipt of the invoice from the Manager.
 - 4.4 An Annual Adjustment of 4% of the previous years Agreed Services and Disbursements applies where the term is greater than one (1) year.
-

5 Duties of the Manager

- 5.1 The Manager agrees to supply the Agreed Services in accordance with the terms of this Agreement.
- 5.2 The Manager may supply the Additional Services at the request of the Body Corporate.
- 5.3 The Manager shall:
- (a) in performing its obligations under this Agreement, comply with:
 - (i) the Act;
 - (ii) the Module; and
 - (iii) the Code of Conduct applying to Body Corporate Managers as contained in the Act;
 - (b) at all times maintain a Professional Indemnity Insurance policy to a minimum level of \$2,000,000.00 for any one claim and a minimum of \$20,000,000.00 Public Liability Insurance and upon request of the Body Corporate provide a copy of the relevant certificates of insurance.
- 5.4 Where it is unclear to either party as to whether services to be supplied by the Manager are included in the Agreed Services then such services shall be deemed to be Additional Services.

6 Powers of the Manager

- 6.1 The Manager in performing its duties under this Agreement shall be entitled to exercise the Authorised Powers. However, the Manager is not under any obligation to exercise the Authorised Powers except to the extent necessary to provide the Agreed Services and the Additional Services.
- 6.2 The Manager shall have the power to open and operate a bank account on behalf of the Body Corporate at an Australian banking institution at the election of the Manager PROVIDED THAT the Body Corporate's funds are applied only for purposes authorised by the Body Corporate under this Agreement or generally by resolution in accordance with the Act.
- 6.3 The Body Corporate acknowledges that the Manager:
- (a) does not have the power to cause the Body Corporate to comply with any statutory duty or function under the Act or Module;
 - (b) is unable to provide any legal advice about the Body Corporate's or any lot owner's rights or obligations under the Act, the Module, the Community Management Statement or otherwise.
- 6.4 The Manager is specifically authorised to:
- (a) pay itself from Body Corporate funds for the amounts that the Body Corporate is obliged to pay to the Manager under this Agreement;
 - (b) obtain quotations for insurances required to be effected by the Body Corporate under the Act or the Module;
 - (c) effect on behalf of the Body Corporate the insurances as the Body Corporate directs the manager to obtain;
 - (d) pay insurance premiums from the Body Corporate's funds; and
 - (e) submit insurance claims to the Body Corporate's insurers.
- 6.5 The Body Corporate acknowledges:
- (a) any service provided by the Manager that is not listed in Item 2 is an Additional Service; and
 - (b) the Manager, in performing the service under clause 6.4, is not and cannot provide advice as to what insurance policy or policies the Body Corporate ought effect and the Body Corporate

expressly agrees and acknowledges it does not rely on the advice of the Manager regarding the appropriateness of any insurance policy required by the Act or Module.

7 Duties, Obligations and Warranties of the Body Corporate

7.1 The Body Corporate and the Committee shall:

- (a) use its best endeavour to ensure that:
 - (i) the voting members of the committee are aware of and comply with the provisions of the Act and Module including the Code of Conduct applying to committee members as contained in the Act; and
 - (ii) lot owners comply with the provisions of the Act, the Module and the By-laws for the Scheme;
- (b) maintain all insurances for the Scheme required by the Act;
- (c) keep the scheme maintained in a good condition;
- (d) ensure that the Body Corporate has sufficient funds to carry out its obligations under the Act, the Module and this Agreement;
- (e) ensure that all of the control of its funds and bank accounts are provided to the Manager so that the Manager can administer the funds of the Body Corporate in accordance with this Agreement;
- (f) at all times be responsible for the compliance with the statutory obligations imposed upon them under the Act;
- (g) nominate in writing, one voting member of the Committee ("the Committee Nominee") to liaise with and provide instructions to the Manager and in default of any written nomination the Chairperson shall be deemed to be the Committee Nominee.
- (h) cause the Body Corporate to pay everything due to the Manager under this Agreement up to and including the termination date.

7.2 The Body Corporate warrants that it has validly passed any necessary resolutions required to

- (a) enable it to enter this Agreement; or
- (b) provide any authorisation required by the Manager to carry out the duties and obligations under this Agreement.

8 Assignment

8.1 The Manager may only assign this agreement in accordance with the terms of the Module.

9 Termination

9.1 The Body Corporate may only terminate this Agreement in the manner and circumstances provided for in the Act.

9.2 The Manager may terminate this Agreement by giving at least 30 days written notice of termination to the Body Corporate.

10 Liability and Indemnity

10.1 The Manager will only be responsible for any loss or damage caused to the Body Corporate as a result of any negligence on the part of the Manager in the performance of its duties under this Agreement.

- 10.2 The Manager will not be responsible for any failure to carry out a duty under this Agreement, where:
- (a) the Manager is unable to perform the duty on account of an insufficiency of funds in the Body Corporate's bank account; or
 - (b) where the cost of performing a duty exceeds the relevant limit for committee spending and the Body Corporate fails to pass a resolution in general meeting to authorise the expenditure.
- 10.3 Subject to clause 10.1-
- (a) the Manager will not be liable to pay for any loss or damage incurred by the Body Corporate;
 - (b) the Body Corporate will indemnify and keep indemnified the Manager from and against all actions, claims, demands, losses, costs, damages and expenses (including all reasonable legal costs on a solicitor and own client basis) suffered or incurred by the Manager for any reason including but not limited to as a result of, or related to, the exercise of any power or function pursuant to this Agreement or the Manager being made a party to any litigation commenced by or against the Body Corporate;
 - (c) agrees that it shall reimburse the Manager for all amounts the Manager pays or is required to pay by way damages, losses, liabilities, costs, expenses and/or claims, (including but not limited to legal costs on an indemnity basis) arising from or in connection with any act or omission of the Body Corporate that did not result from any negligence on the part of the Manager;
 - (d) the Body Corporate agrees to pay all costs incurred by the Manager (including legal fees on a solicitor and own client basis) in enforcing the terms of this Agreement; and
 - (e) any claim for reimbursement under this clause shall be deemed to be a liquidated debt owing to the Manager and must be paid within 7 days of the Manager making demand on the Body Corporate.

11 Goods and Services Tax

- 11.1 Unless GST is expressly included, any amount expressed to be payable to the Manager under this Agreement does not include GST.
- 11.2 The Body Corporate must pay to the Manager, in addition to any amount payable for the Agreed Services, Additional Services or Disbursements, an additional amount of GST payable on the supply of those services or disbursements.
- 11.3 The Body Corporate and the Manager agree to do all things, including providing tax invoices and other documentation, necessary or desirable to assist the other in claiming any input tax credit, adjustment or refund for any GST payable under this Agreement.

12 General

12.1 Governing Law

This Agreement shall be construed according to the laws of the State of Queensland.

12.2 Void or Voidable Provision

If any provision of this Agreement shall at any time be found to be or become void, voidable or unenforceable the provision shall be struck from the Agreement and the remaining provisions shall continue to be of full force and effect and there shall be no adjustment to any fee payable hereunder.

12.3 Addition or Variation

No addition to, or variation, of this Agreement shall be of any force or effect unless it is in writing.

12.4 Waiver

- (a) A waiver to any breach of this Agreement can only be affected by notice in writing signed by the party not in breach.
- (b) A waiver of a breach of any term or condition of this Agreement shall not operate as a continuing waiver unless so expressed nor operate as a waiver of another breach of the same or any other term or condition of this Agreement.

12.5 Notices

Any notice to be served on a party to this agreement shall be served in the manner prescribed by the *Property Law Act 1974*.

12.6 Privacy

The Manager agrees to the extent required by law to comply with the *Privacy Act 1988 (Cth)* with respect to any personal information retained by it.

12.7 Body Corporate Records

- (a) The Body Corporate agrees that the Manager may convert and hold any document of the Body Corporate in photographic or electronic image form.
- (b) The Manager will not be obliged to hand over any records or other property of the body corporate unless it receives a prescribed notice pursuant to the Module.
- (c) The Body Corporate acknowledges that the handover of the Body Corporate records on termination of this Agreement is an Additional Service for the purposes of this Agreement.

Executed as an Agreement.

SIGNED by _____ Position: _____
(Name)

SIGNED by COMPLETE MANAGEMENT GROUP in accordance with section 126 of the Corporations Act 2001.

Leone Allen

Director

SCHEDULE

Item 1 - Term

Term:	3 YEARS
Commencement Date:	15 December 2025
Termination Date:	14 December 2028

Item 2 - Agreed Services

The agreed services are as follows:

Secretarial	Allowance
Convene and attend the Annual General Meeting	Up to 1 hour
Prepare and distribute the notice of Annual General Meeting and ancillary documentation	Up to 30 pages
Owners Motions – Hourly rate for preparation of agenda in excess of 6 motions	6 Motions
Call nominations for the position of executive and ordinary members of the Committee	
Record and distribute minutes of Annual General Meeting	
Arrange for the appointment of a returning officer. The engagement of a returning officer will be an additional expense to the Body Corporate (if required for a general meeting).	

Financial
Open, maintain and operate a bank account for the administrative fund and the sinking fund
Prepare a statement of accounts for each financial year
Prepare a draft budget for each financial year
Issue notices to lot owners for payment of contributions
Receipt and bank levies
Process and pay accounts
Prepare financial records and statements as required by the Regulations for the Module stated in Item J.

Administrative
Pay insurance premiums
Establish and maintain the roll and registers required by the Act
Maintain and keep records required by the Act
Make available the records for inspection by the Committee pursuant to with the Act

Item 3 - Fees for Agreed Services and Agreed Disbursements

ITEM	Amount	
	Excl. GST	Incl. GST
The fee for Agreed Services per lot, per annum	\$90.90 <i>per lot per annum</i>	\$100.00 <i>per lot per annum</i>
The fixed fee for Agreed Disbursements per lot, per annum	\$68.18 <i>per lot per annum</i>	\$75.00 <i>per lot per annum</i>

Agreed services and disbursements fees will be charged as 12 equal monthly instalments commencing from the agreement date.

Item 4 - Additional Services

A summary of the rates for Additional services are below.

Non-Discretionary Items per annum (where appropriate)	Amount	
	Excl. GST	Incl. GST
Annual tax return preparation & lodgement (incl. tax agents fee)	160.00	176.00
Workcover application/renewal	70.00	77.00
Emergency after hours support	90.00	99.00
Contractor compliance review	100.00	110.00
Software (per lot)	25.00	27.50
Archive storage (per box)	40.00	44.00
Electronic storage	50.00	55.00
Insurance certificate	40.00	44.00
Monthly reconciliation	180.00	198.00
Discretionary Items (only as required)		
Hourly rate recovery (per hour)		
- Director / Executive Management	300.00	330.00
- Strata manager	200.00	220.00
- Strata assistant	160.00	176.00
- Admin/accts	100.00	110.00
After hours meeting per hour or part thereof (outside advertised office hours)	Director/Strata manager/Assistant rate	
Travel expenses per ATO km rate (plus parking & accommodation if applicable)	Director/Strata manager/Assistant rate	
Preparation of notices, documents, motions, submissions and correspondence	Director/Strata manager/Assistant rate	
Debt collection	Admin/Accts rate	
- Liaising with lawyers and/or other professionals - Preparation of information required for lawyers and/or other professionals		
Levy arrears adjustment/reversal/payment plan administration (per request)	Admin/Accts rate	
Invoicing incl. utility billing and on-charges to lot owners	Admin/Accts rate	
Processing levy refunds and dishonoured cheques	Admin/Accts rate	
Audit Fees (incl. preparation of documents for auditor)	From 404.00	From 440.00
Business / Instalment Activity Statements (per quarter)	200.00	220.00
Chapter 3 Part 5 plus EGM and work orders (per lot)	500.00	550.00
Closure & handover fee	400.00	440.00
Debt recovery		
- Arrears letter 1 (15 days)	35.00	38.50
- Arrears letter 2 (30 days)	35.00	38.50
- Arrears letter 3 (45 days)	50.00	55.00
- Debt collection letter (60 days)	90.00	99.00
Interim financial statements (per statement)	40.00	44.00

Insurance claims (minimum)	50.00	55.00
Meetings		
- After hours meeting (plus applicable hourly rate)	210.00	231.00
- Committee meeting (plus applicable hourly rate)	150.00	165.00
- Extraordinary general meeting (plus applicable hourly rate)	210.00	231.00
Onboarding Software Fee from Stratamax	At cost	At cost
Prep information for the following (per job):	50.00	55.00
- Asbestos, fire and cladding reports		
- Insurance valuations		
- Safety & maintenance audits		
Quote requests (each)	35.00	38.50
Special levies	6.00	6.60
Secret ballot (each)	10.00	11.00
Teleconference (Tier 1)	75.00	82.50
Teleconference (Tier 2)	130.00	143.00
Term deposits and strata loans (once off setup & management)	160.00	176.00
Utility billing	10.00	11.00
VOCM (Vote Outside Committee Meeting)	90.00	99.00
Welcome pack	50.00	55.00
Work orders (each)	50.00	55.00

Item 5 - Disbursements

Fixed Agreed Disbursements charged as per Item 3 above consist of postage, printing, stationary, processing of cheques, labels, levy notices, phone calls and emails.

Item	Amount
Photocopying/Laser Printing/Scanning .pdf or hard copy per page	\$ 0.70
Travel: incl. to onsite meetings	ATO rate

Item 6 - Annual Adjustment

We note that the above fees will be reviewed annually on the 30th of June each year and may be subject to change as a result of external supplier pricing adjustments.



ADMINISTRATIVE SERVICES AGREEMENT

BETWEEN

Strata Management Group Pty Ltd ABN 33 143 985 157 (SMG) of Level 11, 88 Tribune Street, South Brisbane QLD 4101.

AND

The Body Corporate for Southport Central Residential CTS 35751 (Body Corporate) of 9 Lawson Street, Southport, QLD 4215.

IT IS HEREBY AGREED THAT; the Body Corporate engages SMG as its Manager pursuant to s.119 of the Body Corporate and Community Management Act (BCCM Act) subject to the following terms:

1. TERM

The Agreement is for a **term** of One (1) year and commences on 15/12/2025 and finishes on 14/12/2026.

2. FEES

The **management fee** is \$63,120.00 being \$80.00 per lot per annum excluding GST.

The **fixed disbursement** fee is \$78,111.00 being \$99.00 per lot per annum excluding GST. The Fixed Disbursement fee is subject to the Body Corporate utilising Electronic Voting. If Electronic Voting is not utilised, printing & postage will be charged per the cost schedule under section 9.0 for Owners without an email address noted on the roll.

The total 12 month cost for **Additional Services** listed under 7.4 ADDITIONAL SERVICES - CAPPED PRICE SERVICES shall not exceed \$95,000.00 + GST.

3. SERVICES

Agreed Services means the services set out in this Agreement.

Management Fees means the cost of SMG to complete the agreed services.

Fixed Disbursements Fee means the fixed fee that SMG has agreed to in advance to supply all required items from the Disbursements Table listed within the Cost Schedule to perform all Agreed Services. The Fixed Disbursement fee is subject to the Body Corporate utilising Electronic Voting. If Electronic Voting is not utilised, printing & postage will be charged per the cost schedule under section 9.0 for Owners without an email address noted on the roll.

Itemised Disbursement Fee means all fees outlined within the Cost Schedule to complete all Agreed and Additional Services.

Agreed Meetings means 1 Annual General Meeting, 4 Committee Meetings and 2 Electronic Vote Outside of Committee Meetings.

Additional Fees means the cost incurred to complete the items set out in item 7. Additional Services.

Additional Services means the services performed set out in item 7. Additional Services.

Cost Schedule means the list of expenses SMG can charge for various services and disbursements set out in this agreement. All fees are excluding GST.

Annual Review means 3.5% or CPI whichever is greater.

Module means the Module regulating the Body Corporate from time to time.

Agreement means this agreement.

Act means the *Body Corporate and Community Management Act 1997*.

4. SPECIAL CONDITIONS

- Credit: A \$2,500.00 credit will be placed on the body corporate account for future Administrative Service fees incurred in the first year of this agreement.

5. EXECUTION

Executed by The Body Corporate for Southport Central Residential CTS 35751:

Signature One

Name and Position

Date

Signature Two

Name and Position

Date

Executed by its duly authorised representative on behalf of: Strata Management Group Pty Ltd ABN 33 143 985 157 in accordance with s.126 of the *Corporations Act 2001*-

Signature One

Name and Position

Date



6. AGREED SERVICES

SMG will:

6.1 AGREED SERVICES - ANNUAL GENERAL MEETING

Call for nominations for the positions of executive and ordinary members of the Committee.

Call for motions from Owners for the Annual General Meeting.

Prepare statutory motions required for the Annual General Meeting agenda plus the re-appointment of SMG, up to 30 pages doubled sided. Assuming Electronic Voting has been utilised. If Electronic Voting is not utilised, printing & postage will be charged per the cost schedule under section 9.0 for Owners without an email address noted on the roll.

Prepare the End of Financial Year Statements as required for the Annual General Meeting.

Prepare a draft budget for each financial year including seeking any Committee advice to develop this budget in the normal course of the administering the scheme.

Prepare and distribute the notice of Annual General Meeting and ancillary documentation in relation to statutory motions and the re-appointment of SMG.

Provide a SMG Office as the location of the meeting.

Provide electronic voting options.

Provide electronic meeting facilities. Does not include cost of service.

Attend the Annual General Meeting for up to 1 hour, provided that the meeting is held between 8:30am to 5:00pm on a business day.

Creation and maintenance of meeting Attendance and Voting Tally Register.

Provide advice on meeting procedure to the Committee at the meeting as and when requested.

Record and distribute minutes of Annual General Meeting up to 7 pages double sided. If Electronic Voting is not utilised, printing & postage will be charged per the cost schedule under section 9.0 for Owners without an email address noted on the roll.

6.2 AGREED SERVICES - COMMITTEE MEETINGS

Prepare and distribute notices for Committee Meeting/s based upon the number of Committee Meeting/s stipulated, up to 2 pages double sided. Assuming Electronic Voting has been utilised. If Electronic Voting is not utilised, printing & postage will be charged per the cost schedule under section 9.0 for Owners without an email address noted on the roll.

Vote Outside of Committee Meeting/s can be requested in lieu of physical Committee Meetings based upon the number of Committee Meeting/s stipulated.

Prepare the Interim Financial Statements as required for the Committee Meeting/s.

Provide a SMG Office as the location of the meeting.

Provide electronic meeting facilities. Does not include cost of service.

Attend the Committee Meeting/s for up to 2 hours, provided that the meeting is held between 8:30am to 5:00pm on a business day.

Record and distribute the minutes of the approved number Committee Meeting/s as stipulated, up to 4 pages. If Electronic Voting is not utilised, printing & postage will be charged per the cost schedule under section 9.0 for Owners without an email address noted on the roll.

6.3 AGREED SERVICES - FINANCIAL SERVICES

Open, maintain and operate a bank account at a financial institution for the Administrative Fund and the Sinking Fund.

Complete a monthly reconciliation of the bank account.

Issue and receipt levy notices to lot owners up to 4 times per year.

Maintain an Aged Balance List of overdue levies.

Through the use of SMG's software provider, process and pay invoices received by the Body Corporate.

Pay Insurance Renewal / Endorsement Invoices immediately upon Committee approval to ensure coverage.

Upload the monthly Status Report for the Committee's information on the online portal, which outlines:

- List of Cheques and EFTs drawn
- Bank Account Details
- Balance of Administration and Sinking Funds
- Roll Changes
- Copy of monthly Bank Statement
- Copy of Financial Statements
- Copy of General Ledger Summary

6.4 AGREED SERVICES - RECORDS

Strata Management Group is obligated to Maintain online Body Corporate portal including ensuring that the following records are up to date and available for inspection online by all Owners:

- Individual Owners levy statement
- Individual Owners roll information
- All previous meeting minutes (Committee, VOCCM, AGM/EGM)
- Community Management Statement (CMS) including by-laws
- Survey Plans
- Building Plans
- Sinking Fund Forecast
- Insurance Valuation
- All compliance reports (Fire, Electrical, Pest, WH&S etc)
- Insurance Certificates/Policies and Reports

- All Agreements/Contracts held with the Body Corporate
- The BCCM Act + Accommodation Module Legislation
- The Building Management Statements (BMS) & BMG Meeting Minutes
- General Ledger
- All decisions, directions and notices of the Office of the Body Corporate Commissioner relating to the scheme

Maintain online body Corporate portal including ensuring that the following records are up to date and available for inspection online by the Committee:

- Aged Balance List
- Financial Statement (Current and Last Year)
- Office Bearers Report
- Invoice Activity Report
- All previous Status Reports

Maintain online Body Corporate portal including ensuring that the following records are up to date and available for inspection online by Owners (updated Monthly):

- Financial Statement (Current and Last Year)
- General Ledger
- Aged Balance List
- Bank Statements
- All previous Status reports
- Invoice Activity Report

Establish and maintain the roll based on the information that Owners provide the Body Corporate.

Make available the records for inspection.

Keep all electronic data provided by the Body Corporate. This does not include hardcopy archive records.

6.5 AGREED SERVICES - ADMINISTRATION

Receive all correspondence on behalf of the Body Corporate.

Provide Disclosure and Information Certificates upon the receipt of payment by party requesting the inspection.

6.6 AGREED SERVICES - INSURANCE

Pay insurance premiums and organise quotations for renewals through SMG nominated preferred Insurance Broker/s.

Co-ordinate all insurance claims where the claim has been submitted through a SMG preferred Broker/s.

7. ADDITIONAL SERVICES

The following items are services not covered by the management fees and or any disbursements fees, however they may be required to be completed by the Body Corporate. Where there is no rate specified for these specific tasks, the applicable hourly rate will apply.

SMG will charge for the following examples (but not limited to):

7.1 ADDITIONAL SERVICES - MEETINGS

All tasks to complete an Extraordinary General Meetings, Committee Meetings and Vote Outside of Committee Meetings that are in addition to the agreed stipulated meetings.

Inclusion of additional motions outside of the statutory motions and attachments for the Annual General Meeting.

The provision of additional pages than the agreed stipulated figure for all meetings. Each additional page will be subject the per page costs outlined in the disbursements.

Preparation and review of Owners and Committee Motions outside of the statutory required motions.

Preparation and co-ordination of Open and Secret Ballots including the co-ordination and engagement of Returning Officer.

Attendance at meeting/s that are in excess of the agreed stipulated amount and times.

Adjourned meetings.

Attendance at any reconvened meetings.

Travel to and from meetings.

7.2 ADDITIONAL SERVICES - FINANCIAL SERVICES

Annual CPI calculation for Caretakers Salary.

Investment of funds upon Committee instruction.

Approval of invoices for payment on the Invoice Hub Payment Portal, where the Body Corporate has not nominated an Invoice Authoriser.

Re-coding and on-charging of expenses including on charging to non-owners.

Body Corporate establishment fees including ABN, TFN, GST and Public Officer registration.

Opening and closing bank accounts including time and travel to banking institutions.

Distribution of additional levy notices (utility service charges, special levies).

Bank Transaction charges applied to the Body Corporate's account by a financial institution.

Preparation and distribution of Non-Mutual Income correspondence to Owners.

Any matters in relation to the collection of un-paid levies by the due date as per the below process. All costs to be on-charged to the Owner of the lot:

- Issue a reminder notice at 14 days (more or less)
- Issue a 2nd reminder notice 30 days (more or less)

- Issue a 3RD reminder notice 45 days (more or less)
- Issue a Letter of Demand at 60 days (more or less)
- Engagement of professional to complete formal debt recovery process.

Any matter in relation to the collection of second debtor accounts.

Co-ordination of levy payment plan requests.

Co-ordination of loss of discount/ arrears requests.

In the event that the Body Corporate has employees: Preparation and payment of wages to Body Corporate employees.

In the event that the Body Corporate requires the billing and collection of utility recoveries and/or any matters in relation to the billing and collection of utility recoveries from clients.

- Review, reconciliation, administration and collection of data
- Issuing of invoices to client
- Issue a reminder notice at 14 days (more or less)
- Issue a 2nd reminder notice 30 days (more or less)
- Issue a 3RD reminder notice 45 days (more or less)
- Issue a Letter of Demand at 60 days (more or less)
- Engagement of professional to complete formal debt recovery process.

7.3 ADDITIONAL SERVICES - ADMINISTRATION

International postage.

Any services undertaken outside of business hours being 8:30am to 5:00pm.

Maintain registers for the Body Corporate.

Lodgement to all Government Departments and compliance institutions including submitting reports, registers, forms and certificates.

Obtaining missing records from relevant industries and third parties.

Circulation of Land Valuations to all Owners within the objection period.

All items in relation to Building Management Statements.

All items in relation to Principal Bodies Corporate.

Obtaining Owners contact information if the Body Corporate has not been advised.

Providing a Welcome Pack to all Owners that confirms online portal login information and lot levy balance

Insurance renewals and claims processing when the Body Corporate does not use an SMG preferred Broker.

All travel where the use of vehicle is required.

Parking costs incurred by the Manager.

Upload of additional documentation to the Online Portal and creation of additional custom pages as requested by the Body Corporate.

7.4 ADDITIONAL SERVICES – CAPPED PRICE SERVICES

Assistance to Owners in relation to items outside of the Agreed Services including responding to correspondence and proposed Owners Motions.

General Communications with Lot Owners and Committee

Liaison with Contractors to assist with maintenance co-ordination including quote requests and work orders.

Co-ordination of requirements from compliance and statutory reports.

Assisting with the enforcement of Body Corporate by laws.

Preparation of BAS and IAS for the Body Corporate.

Preparation of records for Auditors and attending to Auditors queries.

Preparation of records for the annual Tax Return and carrying out the duties as the Body Corporate Public Officer.

Preparation and supply of additional requested financial reports from the Body Corporate.

Software Fees incurred by a third-party software provider at the choosing of SMG providing services for the scheme.

Archiving of physical records including storage, retrieval and destruction.

Archiving of Electronic Records.

Telephone Calls (Incoming / Outgoing).

Queensland Titles Form 14 Lodgment.

Lodgement of annually required WorkCover Application/ Renewal. *General Meeting resolution required by the Body Corporate to instruct SMG not to effect WorkCover.*

Any works required in relation to Management Rights including Sales and Deeds.

Liaison with Lawyers and other professionals (e.g. Tribunal, QCAT, Commissioners Office, Conciliation, Magistrates Court).

8. PROCEDURAL ITEMS

8.1 ENGAGEMENT

The Body Corporate engages SMG in accordance with s.119 of the Act and SMG accepts the engagement to perform the agreed services for the term commencing on the commencement date and expiring on the expiry date.

The special conditions of this Agreement (if any) apply in priority of any other term of this Agreement.

This Agreement including its terms may not be modified without the prior written approval of a Director of SMG.

8.2 MANAGERS DUTIES AND POWERS

In performing the agreed services, the Body Corporate authorises SMG to carry out all powers of the executive committee members of the Body Corporate (the Powers), but is not obliged to carry out those Powers responsible for the performance of the Body Corporate or Committee member's obligations or Powers;

The Body Corporate authorises SMG to:

- obtain quotations for insurances required to be affected by the Body Corporate under the Act or the Module through Insurance Broker/s directed by SMG;
- effect, on behalf of the Body Corporate such insurances as the Body Corporate directs SMG;
- pay insurance premiums from the Body Corporate's funds;
- carry out debt collection activities for any debts owed to the Body Corporate at the discretion of SMG or as otherwise instructed by the Body Corporate;
- chair all reconvened General Meetings where SMG staff are only in attendance; *And*;
- carry out Additional Services listed as deemed necessary by the Body Corporate.

SMG is an independent contractor of the Body Corporate and is not:

- obliged to carry out any property maintenance for the scheme;
- obliged to enforce the by-laws of the Body Corporate or take any action in relation to the by-laws through the Commissioner for Body Corporate and Community Management;
- in a position to provide legal advice to the Body Corporate; and
- in a position to provide advice with respect to what insurance policy the Body Corporate should take out or the cover, extent, nature, level or appropriateness of any insurance policy taken out.

8.3 BODY CORPORATE DUTIES

The Body Corporate must:

- provide SMG with all information reasonably necessary to enable SMG to perform the agreed services;
- appoint a representative to give SMG directions and instructions on behalf of the Body Corporate

otherwise that representative shall be deemed to be the Chairman or Secretary. (Any instructions given by that representative of the Body Corporate will be deemed to have been approved by the Committee);

- Appoint an Invoice Authoriser;
- otherwise do all things reasonably necessary to assist SMG to carry out the agreed services; and
- comply with any special conditions.

8.4 PAYMENT AND FEES

Management Fees and Fixed Disbursement Fees - the Body Corporate must pay SMG the Management Fee by equal calendar monthly instalments in advance on or around the same day of each month.

Additional Fees - the Body Corporate must pay SMG the Additional Fees in arrears on or around the same day of each month. SMG must be paid at least 14 days after the supply of an invoice to the Body Corporate.

Itemised Disbursements - the Body Corporate must pay SMG the itemised Disbursements Fees in arrears on or around the same day of each month. SMG must be paid at least 14 days after the supply of an invoice to the Body Corporate.

Method of Payment - Payment for any Management Fee, Additional Fee or Disbursements must be made by the Body Corporate in the manner as directed by SMG the payment of which will have GST added.

Other Fees - SMG may keep money received by it for:

- information which SMG must supply about the Body Corporate under the BCCM Act or the Module;
- services supplied at the request of lot owners; and
- commissions paid to it by the providers of services to the Body Corporate.

Adjustments - All fees listed in Item 2 are to be increased each year by the greater of 3.5% or CPI on the anniversary of the commencement of this agreement.

CPI means the percentage increase in the Consumer Price Index (All Groups) for the City of Brisbane as published by the Australian Bureau of Statistics, for the quarter prior to the commencement of each annual term. Adjustments to Item 9 Costs Schedule if required will be made 30 June each year.

8.5 GST

Where a Goods and Services Tax ('GST') pursuant to the provisions of the *Goods and Services Tax Act 1999* (Cth) becomes payable on the supply of any goods or services ('supply') under or in connection with this Agreement; and SMG is required to pay GST in respect of that supply the Body Corporate must pay the GST applicable on that supply to SMG in addition to any other amounts payable by the Body Corporate to SMG under this Agreement.

8.6 ASSIGNMENT

In accordance with the BCCM Act and Module, this Agreement may be transferred with Committee consent (unless it is a restricted issue of the Committee).

8.7 TERMINATION

In accordance with the regulations, this Agreement may be terminated by the Body Corporate.

SMG may terminate this Agreement at any time if SMG gives the Body Corporate one month's written notice.

The Body Corporate authorises SMG to arrange payment prior to handover, all outstanding invoices and adjustments rendered by SMG up to and including the day of handover.

8.8 DISCLOSURE

SMG must disclose to the Body Corporate:

- any relationship between SMG and a provider of goods or services (if SMG is a Related Person of that provider) that the body corporate is considering entering into a contract with before the body corporate makes its decision;
- any relationship between SMG and a provider of goods or services (if SMG is a Related Person of that provider) that the body corporate has entered into a contract with in the shortest practicable time; and any commission,
- payment or other benefit that SMG is entitled to receive as a result of the Body Corporate entering into a contract with another party before the body corporate makes its decision.

For the purposes of this disclosure obligation, SMG discloses the following:

- Related Person relationship exists with Complete Maintenance Service Group Pty Ltd as a result of shared directorships;
- Equity partnership with Coverforce SMG and payment from that partnership is percentage share of the Broking Revenue (insurance commission, broking fee or a combination of the two) being up to 26% of the insurance premium as disclosed in the Insurance Renewal Report in return for management and processing insurance claims through SMG. Please note, further information about strata insurance disclosure can be found on our website at <https://www.stratamg.com.au/insurance-disclosure>

8.9 NOTICES

Any notice, approval, consent or other communication in connection with this Agreement must be in writing and may be given by:

- leaving it at; or
- sending it by prepaid ordinary post or
- email to, the Committee or Director of the other party recorded at the commencement of this Agreement or
- such other address as may be notified by the other party from time to time.

A notice, approval, consent or other communication takes effect from the time it is received unless a later time is specified in it.

A letter or email is taken to be received:

- in the case of a posted letter, on the third day after posting; or
- in the case of an email, in accordance with the *Electronics Transmissions Act*.

8.10 WAIVER

The failure of a party at any time to require full or partial performance of any provision of this Agreement shall not affect in any way the full right of that party to require such performance subsequently.

The waiver by any party of a breach of a provision of this Agreement shall not be deemed a waiver of all or part of that provision or of any other provision or of the right of that party to avail itself of its rights subsequently.

Any waiver of a breach of this Agreement shall be in writing signed by the party granting the waiver, and shall be effective only to the extent specifically set out in that waiver.

8.11 RELEASE AND INDEMNITY

The Body Corporate:

- releases, discharges and forever holds harmless the Manager (to the extent permitted by law) from any damage's losses or liabilities, costs, expenses or claims incurred by the Manager being made a party to any litigation commenced by or against the body corporate or its members; and
- indemnifies and keeps indemnified the Manager against any damages, losses, liabilities, costs, expenses, including legal costs or claims incurred by the Manager being made a party to any litigation commenced by or against the Body Corporate or its members; and
- indemnifies the Manager for costs arising out of or in connection with the exercise of the Manager's rights, duties and obligations under this Agreement as a result of the Manager being the Manager of the Scheme.

The provisions of this section survive the term of this Agreement.

8.12 GOVERNING LAW

This Agreement is governed by the laws of Queensland and each party irrevocably and unconditionally submits to the non-exclusive jurisdiction of the courts of Queensland for determining any dispute in relation to this Agreement and waives any right to object to an action being brought in Queensland courts.

8.13 SEVERANCE

If any provision of this Agreement is, for any reason, considered or found by a Court of competent jurisdiction or any competent Government authority to be invalid, illegal or unenforceable, or to reduce the Term of this

Agreement, that provision is to be severed from the remainder of the provisions of this Agreement and will be deemed never to have been part of this Agreement or the Term will be reduced accordingly. The remainder of the provisions of this Agreement will remain in full force and effect unless the basic purposes of this Agreement are defeated.

8.14 EXECUTION

This Agreement may be executed and delivered in two or more counterparts (whether original or bearing an electronic signature, whether delivered in hard copy or electronically), each of which shall be deemed an original, and all of which together shall constitute one and the same instrument.

8.15 PRIVACY ACT

If SMG holds personal information under this Agreement, SMG must, subject to the Act, comply with Australian Privacy Principle 11 set out in Schedule 1 of the Privacy Act.

8.16 BODY CORPORATE RECORDS

Without any obligation on the part of the Manager, the Body Corporate authorises the SMG to hold any document of the Body Corporate in photographic or electronic image form.

9. COST SCHEDULE

All fees are excluding GST

*Hourly Rates charged in 6-minute increments

HOURLY RATES	
Item	Hourly Rate
Director	\$258.70
Community Relationship Manager (CRM)	\$243.20
Accountant	\$243.20
Community Relationship Assistant (CRA)	\$201.80
Administration Staff	\$129.40

MAINTENANCE AND COMPLIANCE	
Item	Rate
Compliance and Report Admin	\$51.75
Quote Request – per request	\$41.40
Work Order- Per order	\$41.40
Plant Registration	\$51.75
Queensland Titles Office Form 14	\$46.58
Land Valuations – Per lot	\$4.14
Titles Search	\$56.93
Occupiers Statement Lodgement	\$82.80
Certificate of Occupancy	\$62.10

INSURANCE	
Item	Rate
Renewal (if not SMG preferred Broker)	CRM Hourly Rate
Claims	CRM Hourly Rate

Workcover – per renewal	\$62.10
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BUILDING ESTABLISHMENT/ HANDOVER	
Item	Rate
Establishment- professionally managed	\$0.00
Establishment- Self Managed +\$10 per lot above 20 lots	\$1552.50
Compile records for handover	\$310.50
Data Disk / USB for handover	\$8.28

RECORD STORAGE	
Item	Rate
New Cardboard Archive Box – per box	\$5.17
Electronic Storage Fee -annually	\$53.82
Archive Box Storage – per box	\$45.54
Archive Box Retrieval- per order	\$51.75
Software Fee (Third Party) - per lot	\$16.35

ACCOUNTS	
Item	Rate
Preparation of Audit of Records- per lot	\$8.28 or minimum of \$82.80
Establish and Maintain Investment Account	Dir. Hourly Rate
Transfer of Investment Account	\$51.75
Cash Flow Management	The greater of \$20.70 per month or \$1.04 per lot per month
Eft - per transaction	\$1.55
Review of caretaking remuneration	\$124.20
Utility service reporting- Per report	\$41.40

Owners levy statement for tax purposes	\$22.00
Reprint of levy notice	\$5.69
Special levy notice- Per levy	\$5.69
Processing dishonoured cheques	\$36.25
Additional financial report	Acc. Hourly Rate
Preparation of Tax Return	\$310.50
ABN / TFN application	\$124.20
GST registration / deregistration	\$124.20
Business Activity Statement (BAS)	\$258.75
Income Activity Statement (IAS/ PAYG)	\$155.25
1st Arrears Reminder Letter	\$24.32
2nd Arrears Reminder Notice	\$45.54
3rd Arrears Final Notice	\$68.31
Final Arrears Letter of Demand	\$155.25
Repayment Plan Administration	\$51.75
Reversal of Arrears & Discount Journal	\$51.75

MEETINGS	
Item	Rate
Adjourned General Meeting	\$103.50
Extraordinary General Meeting	\$227.70
Committee Meeting	\$155.25
Vote Outside Committee Meeting	\$103.50
Attendance after 8:00pm – Per hour	\$372.60
Weekend Attendance – Per Hour	\$372.60
Secret Ballot Envelopes- per env.	\$5.17
Engage Returning Officer	\$51.75
Travel – per KM	ATO Rate
Parking	At Cost
Tolls	At Cost
Video conferencing – Per meeting	\$25.87

DISBURSEMENTS	
Item	Rate
Labels - each	\$0.25
Laminating	\$5.17
Colour photocopying – per page	\$1.55
B& W photocopying- per page	\$0.88
Email	\$1.04
Letterhead - each	\$1.04
Envelopes – standard – per env	\$0.35
Envelopes – C4 size- per env	\$0.62
Postage – Australia and Overseas	At Cost
Telephone Calls (Incoming / Outgoing)- Capped at \$103.50 - annually	\$5.17 per lot
Welcome Pack- per lot	\$25.87

UTILITY BILLING	
Per Invoice to Client	\$19.50
1st Arrears Reminder Letter	\$24.32
2nd Arrears Reminder Notice	\$45.54
3rd Arrears Final Notice	\$68.31



Proxy form for body corporate general meetings

Body Corporate and Community Management Act 1997

This form is effective from 1 March 2021

Department of
Justice and Attorney-General

ABN: 13 846 673 994

Section 1—Body corporate secretary details

Name

Address of scheme

Suburb State Postcode

Section 2—Authorisation

The Regulations set out a number of restrictions on the use of proxies, including an ability for the body corporate to further restrict their use including prohibition.

Note:

If there is insufficient space please attach separate sheets.

Name of owner 1

Signature Dated:

/ /
D D M M Y Y Y Y

Name of owner 2

Signature Dated:

/ /
D D M M Y Y Y Y

Lot number/s Plan number.....

Name of scheme

CMS number

Appoint (full name)

as my/our proxy to act on my/our behalf (including adjournments) at

(please tick **one**)

The general meeting to be held on / /
D D M M Y Y Y Y

All general meetings held before / /
D D M M Y Y Y Y

All general meetings held during the rest of the body corporate's financial year unless I/we serve you with a prior written withdrawal of the appointment.

Signature of proxy holder Dated: / /
D D M M Y Y Y Y

Residential address

Suburb State Postcode

Postal address

Suburb State Postcode

Information for body corporate roll

Body Corporate and Community Management Act 1997

Nominee of a corporation

TO: The Secretary
Southport Central Residential CTS 35751
c/- Complete Management Group Pty Ltd
PO Box 3571
AUSTRALIA FAIR QLD 4215

LOT/UNIT NUMBER:

The following individual is the nominee of a corporate owner, corporate mortgagee in possession, corporate lessee under a leaseback arrangement or a corporate representative, being corporations entitled to be entered on the body corporate roll as provided for above.

Full name of nominee

Residential/business address

Address for service of notices (if different to above)

Email

Phone

Full name of alternative nominee (if any)

Residential/business address

Address for service of notices (if different to above)

Email

Phone

Authorisation is given in accordance with the regulation module applying to the scheme.

Signature of authorised person/s:

Signature

Dated:

Name of person signing

Signature

Dated:

Name of person signing