

Date : 18/03/2019 12:23:59 PM

From : "TUK Daniel"

To : "MACCHERONI Annie"

Subject : GCCC transactions

Tipplers

73(2)Irrelevant

Charis

- Need to ID current status of each case
- The analysis required to prepare an eIVAS submission and move the case to the next step.

Dan

Published on DNRME Disclosure Log
RTI Act 2009

Date : 24/04/2019 12:28:02 PM

From : "MCQUADE Diane"

To : "COLLIS Suzanne"

Cc : "BURLING Sharron" , "CROSS Debbie" , "MACCHERONI Annie"

Subject : Gold Coast Cases - Tipplers, 73(2)Irrelevant

Hi Suze

I thought I would let you know I will allocate these cases to you for the next month or so—these are in relation to the cases that complex held and came back to the Robina office for processing. Please touch base with Annie and Deb regarding the processing of the 73(2)Irrelevy (action officer/decision maker?) .

- 2017/000099 – Tipplers – offer made to GCCC – GCCC advised that they are not entering into trustee lease and their management contract is sufficient for the operation of the Tipplers Hub - **(Annie has advised that the management contract is suitable and no trustee lease is required – Deb has concerns regarding public indemnity, authority to use the land and believes a trustee lease should be in place) I'm sure more discussion around this will be required.**

73(2)Irrelevant

I hope this is ok.

Kind regards

Di

Diane McQuade
Senior Land Officer

Published on DNRME Disclosure Log
RTI Act 2009

Date : 17/12/2018 3:20:23 PM

From : "TUK Daniel"

To : "SHERWOOD Kenneth" , "BURLING Sharron" , "MCQUADE Diane"

Cc : "MACCHERONI Annie"

Subject : Previous correspondence to council regrading proposed surrender of Tiplers

Attachment : 2013 Letter to council re tiplers.pdf;image001.png;image002.jpg;

Hi all

Find attached letter from SLAM to GCCC in 2013 regarding the departments position relating to a proposed surrender of the Tiplers Lease in exchange for the land to be returned to reserve. As I understand, council never proceeded with lodging the application, until an application was received in 2017.

This will need to be discussed at our meeting tomorrow afternoon.

Regards



Daniel Tuk

Senior Land Officer

State Land Asset Management | Land Services - South Region

Department of Natural Resources, Mines and Energy

P: 5451 2212 M: CTPI 49-Sch4

E: Daniel.Tuk@dnrme.qld.gov.au

A: Level 1, 9-13 Mill Street, Nambour QLD 4560 | PO Box 573, Nambour Qld 4560



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SURRENDER OF LEASE / LICENCE / PERMIT

(In accordance with Sections 105, 180, 327 and 481 of the *Land Act 1994*)

THIS APPLICATION IS TO BE LODGED WITH THE NEAREST OFFICE OF THE DEPARTMENT OF NATURAL RESOURCES AND WATER

1. Property Description

Title Reference	Lot/Plan	Parish	Local Government
17660178	56WD5576 39/WD6594	Curriegee	Gold Coast City

2. Surrender of Part or Whole of the Lease or Whole of the Licence / Permit Area

☐ *Part or ☒ *Whole ("**X" which ever is applicable)

If 'Part', specify area (in hectares) being surrendered :

3. Lessee / Licensee / Permittee

Council of the City of Gold Coast

4. Conditions of Surrender (If applicable)

Upon surrender, Lot 39 on WD6594, to be set aside as a Reserve for Park and Recreation purposes with Council of the City of Gold Coast as trustee

5. Execution

*I / *We being the *lessee / *licensee / *permittee in item 3, do hereby surrender and transfer to The State of Queensland, all of *my / *our right, title and interest in and to the said *lease / *licence / *permit as described in items 1 and 2, subject to any conditions detailed in item 4.

(* Cross out which ever is not applicable)

Witness

Execution Date

Lessee / Licensee / Permittee Signature

.....signature

...../...../.....

.....

.....full name

.....qualification

(eg Legal Practitioner, JP, C.Dec)





SURRENDER OF LEASE / LICENCE / PERMIT

(In accordance with Sections 105, 180, 327 and 481 of the *Land Act 1994*)

THIS APPLICATION IS TO BE LODGED WITH THE NEAREST OFFICE OF THE DEPARTMENT OF NATURAL RESOURCES AND WATER

1. Property Description

Title Reference	Lot/Plan	Parish	Local Government
17552049	45WD5694 51/WD5694	Curree	Gold Coast City

2. Surrender of Part or Whole of the Lease or Whole of the Licence / Permit Area

☐ *Part or ☒ *Whole (**X" which ever is applicable)

If 'Part', specify area (in hectares) being surrendered :

3. Lessee / Licensee / Permittee

Council of the City of Gold Coast

4. Conditions of Surrender (If applicable)

Upon surrender, Lot 45 on WD5694, to be set aside as a Reserve for Park and Recreation purposes with Council of the City of Gold Coast as trustee

5. Execution

*I / *We being the *lessee / *licensee / *permittee in item 3, do hereby surrender and transfer to The State of Queensland, all of *my / *our right, title and interest in and to the said *lease / *licence / *permit as described in items 1 and 2, subject to any conditions detailed in item 4.
(* Cross out which ever is not applicable)

Witness

Execution Date

Lessee / Licensee / Permittee Signature

.....signature

...../...../.....

.....

.....full name

.....qualification

(eg Legal Practitioner, JP, C.Dec)



Date : 8/05/2019 5:05:44 PM
From : "MACCHERONI Annie"
To : "TUK Daniel" , "COLLIS Suzanne"
Cc : "BURLING Sharron" , "CROSS Debbie"
Subject : RE: 2019/001185

Attachment : Gold Coast Cases - Tipplers, 73(2)Irrelevant GCCC;image001.png;image002.png;

Suze, this one is Charis and I believe it is waiting for a decision on who the processing officer for the LMP will be. Deb and I can discuss this for you tomorrow with Sharron and let you know,
Annie

From: TUK Daniel <Daniel.Tuk@dnrme.qld.gov.au>
Sent: Wednesday, 8 May 2019 1:28 PM
To: COLLIS Suzanne
Cc: BURLING Sharron; MACCHERONI Annie
Subject: FW: 2019/001185

Hi Suze

Refer Anita's email below. I am not aware of where this matter got to – are you able to follow this up and respond to Anita? Di McQuade and Deb Cross should have the background if it isn't on the case.

Regards
Dan

From: RAMSAY Anita <ARAMSAY@goldcoast.qld.gov.au>
Sent: Wednesday, 8 May 2019 11:27 AM
To: MCQUADE Diane; TUK Daniel
Cc: BURLING Sharron
Subject: 2019/001185

Hi Di and Daniel

I refer to your email of 28 March 2019 advising that the Land Management Plan that was lodged for assessment was being assessed and the City's timeframe for a response by 12 April 2019 would be considered.

To date, I note that no further response has been received from the Department. It would be appreciated if someone could advise this Office of the current situation and an expected timeframe for a response.

thanks

Anita Ramsay
Senior Property Officer (Acquisitions, Divestment & Leasing)
Property Services
First Floor, Waterside West, Holden Place, Bundall
City of Gold Coast

T: 07 5581 6441 F: 07 5581 6445
PO Box 5042 Gold Coast Mail Centre Qld 9726
cityofgoldcoast.com.au

CITY OF
GOLD COAST.

Monster Machinery Day – for kids of all ages!

More than 50 City vehicles on display including: excavators, graders, loaders, tip trucks, road sweepers, beach tractors, quad bikes and more. This year's event will feature three expert stunt motorcyclists risking their lives riding in the Globe of Death and two Army vehicles!
Sunday 26 May, 9am – 3pm at Broadwater Parklands, Southport.

www.cityofgoldcoast.com.au/monstermachineryday

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Date : 24/04/2019 12:28:02 PM
From : "MCQUADE Diane"
To : "COLLIS Suzanne"
Cc : "BURLING Sharron" , "CROSS Debbie" , "MACCHERONI Annie"
Subject : Gold Coast Cases - Tipplers, 73(2)Irrelevant
Hi Suze

I thought I would let you know I will allocate these cases to you for the next month or so—these are in relation to the cases that complex held and came back to the Robina office for processing. Please touch base with Annie and Deb regarding the processing of the 73(2)Irrelev (action officer/decision maker?) .

- 2017/000099 – Tipplers – offer made to GCCC – GCCC advised that they are not entering into trustee lease and their management contract is sufficient for the operation of the Tipplers Hub - **(Annie has advised that the management contract is suitable and no trustee lease is required – Deb has concerns regarding public indemnity, authority to use the land and believes a trustee lease should be in place) I'm sure more discussion around this will be required.**

73(2)Irrelevant

I hope this is ok.

Kind regards
Di

Diane McQuade
Senior Land Officer

Date : 18/12/2018 7:55:04 AM
From : "MCCOMISKIE Desley"
To : "TUK Daniel"
Cc : "MCQUADE Diane"
Subject : RE: City of Gold Coast - debts
Attachment : image001.png;image002.jpg;image003.jpg;

Dan

The 73(2)Irrelevant lease has been finalised and there is no outstanding rent as the surrender was backdated.

The Tiplers Lease (NCL 6/2882)

Annual Rent: \$96,000.00 being 6% of UV \$1.6M

Rent paid to 30/6/2017.

Current outstanding:\$204,654.53 as at 18/12/2018.



Desley McComiskie
Senior Land Officer
State Land Asset Management | Land Services
Department of Natural Resources, Mines and Energy

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A: 203 Tor Street, Toowoomba | PO Box 318, Toowoomba QLD 4350
W: www.dnrme.qld.gov.au



From: TUK Daniel
Sent: Monday, 17 December 2018 9:32 AM
To: MCCOMISKIE Desley
Cc: MCQUADE Diane
Subject: City of Gold Coast - debts

Hi Des

There is a meeting happening on Wednesday to discuss a number of the City of Gold Coasts (Council) outstanding applications. For some of their applications (Tiplers and 73(2)Irrelevant Council has stopped making payments for their current State leases.

In preparation for this meeting, Ken Sherwood has asked if you were able to prepare a summary, spreadsheet or report, which outlined all of the council's debts relating to State leases that it has stopped paying, or any other debts that need to be discussed with Council.

Feel free to give me a call to discuss.

Regards



Daniel Tuk
Senior Land Officer
State Land Asset Management | Land Services - South Region
Department of Natural Resources, Mines and Energy

P: 5451 2212 M CTPI 49-Sch4
E: Daniel.Tuk@dnrme.qld.gov.au
A: Level 1, 9-13 Mill Street, Nambour QLD 4560 | PO Box 573, Nambour Qld 4560



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Date : 7/11/2018 3:55:57 PM

From : "MCQUADE Diane"

To : "TUK Daniel"

Subject : RE: Debt Report End of August 2018

Attachment : Tiplers PositionReport as @ 7 Nov 2018.pdf;Tiplers Tenure Details Report - 17660178.pdf; 73(2)Irrelevant

73(2)Irrelevant image001.png;image002.jpg;

Hi Dan

Here's the info you require – I'm not a financial head so I hope this info is ok:

(1) Tiplers – the current debt is \$202,614.52 (as per position report as at today's date) – looks like GCCC paid the bill for 1/9/2016, however the billing that took effect on 1/9/2017 and 1/9/2018 both have not been paid and therefore has accrued with penalties. As per the attached rental tenure report.

(2) 73(2)Irrelevant

You may wish to have a chat with Desley McComiskie about the debt and if she's had any interaction with council on these.

Thanks

Di

From: TUK Daniel

Sent: Wednesday, 7 November 2018 3:17 PM

To: MCQUADE Diane <Diane.Mcquade@dnrme.qld.gov.au>

Subject: FW: Debt Report End of August 2018

Hi Di

I don't suppose you know what the current debt is for (1) 73(2)Irrelevant and (2) tiplers is? And when council stopped paying...

I want to add that the table we started the other week in prep for our meeting with council.

Dan

From: BURLING Sharron

Sent: Thursday, 27 September 2018 12:02 PM

To: TUK Daniel; MACCHERONI Annie

Subject: FW: Debt Report End of August 2018

Status update on these two matters next week would be great.

Please can you make some time in our respective diaries to discuss.

Many thanks

SB

From: COLLIS Suzanne

Sent: Tuesday, 25 September 2018 2:36 PM

To: BURLING Sharron <Sharron.Burling@dnrme.qld.gov.au>

Cc: MCQUADE Diane <Diane.Mcquade@dnrme.qld.gov.au>; CROMBIE Elizabeth <Elizabeth.Crombie@dnrme.qld.gov.au>

Subject: RE: Debt Report End of August 2018

Hello There,

Gold Coast City Council is the Lessee for Tiplers, being NCL 6/2882 over Lot 56 WD5576 and Lot 39 WD6594, lease for business (Tourist and associated facilities). There is currently an elvas case open being 2017/000099 assigned to the complex team currently with Dan Tuk.

Council has made application to surrender and as per below they are not paying their rental of \$96,000 per year as they advised us that Council no longer holds a budget to pay the rental since they submitted their application for surrender.

DNRME have asked Council for more information/documents to enable further consideration relative to their application to surrender the lease and incorporate the area back into the adjoining Reserve for Park and Recreation. This application is considered contentious relative to inconsistency with the purpose of the adjoining reserve, for further history if required there are documents saved to case 2017/000099.

73(2)Irrelevant

If you require further information I can look further into the cases for you or you can chat with Dan.

Kind Regards
Suze

From: BURLING Sharron
Sent: Tuesday, 25 September 2018 12:04 PM
To: COLLIS Suzanne <Suzanne.Collis@dnrme.qld.gov.au>
Cc: CROMBIE Elizabeth <Elizabeth.Crombie@dnrme.qld.gov.au>
Subject: FW: Debt Report End of August 2018

Suze

What is the status of the GCCC leases noted belo?

Cheers

Sharron

From: MCCOMISKIE Desley
Sent: Tuesday, 25 September 2018 11:45 AM
To: SHERWOOD Kenneth <Kenneth.Sherwood@dnrme.qld.gov.au>; BURLING Sharron <Sharron.Burling@dnrme.qld.gov.au>; CROMBIE Elizabeth <Elizabeth.Crombie@dnrme.qld.gov.au>; MUNT Anne Maree <AnneMaree.Munt@dnrme.qld.gov.au>
Subject: Debt Report End of August 2018

I apologise for the delay in completing my monthly report.
Please find attached the full report.

Key notings:

While we have reasonably low numbers of debts, the ones we do have are continuing to be difficult to manage.

- o Gold Coast City Council owe approx. \$200K on leases they wish to surrender (Tipplers & 73(2)Irrelevant)
- o Optus are also proving difficult and are not paying their accounts or renewal offers. Apparently, they are seeking to take the department to court over valuations issued during the Telstra Court Case.
- o Residential houses – 73(2)Irrelevant Forfeiture action not supported by Wally.



Desley McComiskie
Senior Land Officer
State Land Asset Management | Land Services
Department of Natural Resources, Mines and Energy

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A: 203 Tor Street,, Toowoomba | PO Box 318, Toowoomba QLD 4350
W: www.dnrme.qld.gov.au



Report For REGION: SOUTH
DISTRICT OFFICE: ROBINA
LEASE NUMBER: NCL 6/2882
TITLE REF: 17660178
LESSEE: COUNCIL OF THE CITY OF GOLD COAST
TENURE GROUP: S183 - 2010 CAPPING (TOURISM LEASES)

ACCOUNT SUMMARY	Account	Fund Code	Rental Position as at 07/11/2018	Payout as at 07/11/2018
	MAIN	10	\$202,614.52	N/A
	Outstanding Total		\$202,614.52	N/A

Account: MAIN

CALL TYPE: NORMAL
ACCOUNT STATE: ACTIVE
EXPIRY DATE:
ACTIVE CONCESSION:
ACTIVE EXCLUSION:
FINANCIAL RENTAL CATEGORY: 13.0.1 - BUSINESS & GOV'T - TOURISM
LEGAL RENTAL CATEGORY: 13 - BUSINESS & GOV'T
MULTIPLE ANNUAL
PAYMENT IMPACT: N
INVOICE TERM: ANNUAL
NEXT DUE DATE: 01/09/2019

RENTAL POSITION

Current Billing Period: 01/07/2018 to 30/06/2019
Last Invoiced Period: 01/07/2018 to 30/06/2019
Fund Code: 10
Control Level: 6
Freehold/Leasehold: LEASEHOLD

CURRENT ANNUAL RATE: \$96,000.00 AS AT 07/11/2018
(Exclusive of GST) FROM 07/11/2018
AMOUNT PENDING: \$0.00 (Amount due in the near future)
(Inclusive of GST) FROM 07/11/2018
ACCOUNT BALANCE: \$192,000.00 (Negative balance means A/C in credit)
(Inclusive of GST)
PENALTY CHARGED: \$10,267.32
PENALTY TO 07/11/2018 \$347.20 (Penalty is charged for late payments)

TOTAL AS AT 07/11/2018 \$202,614.52

I REFER TO YOUR REQUEST OF THE ____/____/____ REF:_____
CONFIRMING THAT YOU ARE THE REGISTERED LESSEE OR HAVE AUTHORISATION FROM THE LESSEE TO OBTAIN
THIS INFORMATION.

THE ABOVE INFORMATION IS CORRECT ONLY FOR THE DATE OF ISSUE AND MAY BE SUBJECT TO A BACKDATED CHANGE
DUE TO INFORMATION NOT PRESENTLY AVAILABLE TO THE LANDS TENURE LEDGER.

FOR DISTRICT MANAGER
Dept of Natural Resources, Mines and Energy

____/____/____

***** END OF REPORT *****

TENURE DETAILS

Tenure Status : AC

Title Ref	: 17660178	District Office	: ROBINA	Financial Category	: 13.0.1 (BUSINESS & GOV'T - TOURISM)
Proposal	:	Contact Telephone	: 07 3199 7817	Legal Category	: 13 (BUSINESS & GOV'T)
SLAM File Ref	:	Local Authority	: GOLD COAST CITY COUNCIL	Purpose	: BUSINESS (TOURIST AND ASSOCIATED
Lease Number	: NCL 6/2882	Lot/Plan	: 39/WD6594	Ind Estate	:
Former Lease No	:			Residential	: NO

LESSEES

NAME
COUNCIL OF THE CITY OF GOLD COAST

ACCOUNT DETAILS : MAIN (1)

Account Type	: MAIN (1)	Legislative Group	: 1 (LEASEHOLD - RENTAL	CURRENT BILLING DETAILS:	
Addressee	: GCCC - PROPERTY	Control Group	: 6 (10 NCL)	Bill Frequency	: ANNUAL_QUARTERLY
Service Address	: DEPE 10, PO BOX 5042, GOLD COAST MC, QLD, 4217	Other Accounts	: NO	Last Bill Issued:	: 01/08/2018
		Term	:	Bill Start Date	: 01/07/2018
Customer Ext Ref:	:	Commencement Date	: 01/10/1983	Bill End Date	: 30/06/2019
Deposit	: \$0.00	Expiry Date	:	Payment Due	: 01/09/2018
eLVAS Case Id	:	Purchase Price	: \$0.00	FPC Date	:
		Penalties Accrued	:	FPC Number	:

BILLING EVENT

START	FINISH	POSTED	BILLING FREQUENCY	CERT-NO
01/07/2018	30/06/2019	21/07/2018 08:02:58	ANNUAL	CHQ/2558049

TERM BILLING ACCEPTANCE

ACCEPTED	START	POSTED	CERT-NO
false	01/07/2010	07/04/2011 15:50:19	CHQ/326409

GST SCHEDULES

GST CODE	EFF-DATE	POSTED	CERT-NO
SZ	01/07/2008	15/07/2008 03:39:45	-1_DCON

ACCOUNT DETAILS : MAIN (1)

NOTINGS

DATE	NOTE	USER
25/07/2017	Bill 03479822 issued 01/08/2017 attached to certificate CHQ/2261065. DO NOT use	WILKES, CHRIS
04/05/2011	SOUTH STRADBROKE ISLAND	ZAHNOW, ROBYN

DEBIT CONTROL: HISTORICAL ENTRIES

POST-DATE	EFF-DATE	TYPE	ANN-RATE	DIFFERENCE	CERT-NO	RENT-TYPE	RENT-EXPIRY	UV	CALC-RATE	FINANCIAL CATEGORY
30/06/1989	30/06/1989	AA	\$11,300.00	\$11,300.00	2/3794	C			0.00	0
01/07/1993	01/07/1993	LRSD	\$18,000.00	\$18,000.00	E4361	C		\$600,000.00	3.00	9.2
01/07/1994	01/07/1994	LRSD	\$21,000.00	\$21,000.00	LRS94	C		\$600,000.00	3.50	9.2
01/07/1995	01/07/1995	LRSD	\$29,925.00	\$29,925.00	GDC/252	C		\$855,000.00	3.50	9.2
01/07/1996	01/07/1996	LRSD	\$26,600.00	\$26,600.00	GDC 11	C		\$700,000.00	3.80	9.2
06/07/1997	30/06/1997	CCAL	\$26,600.00	\$26,600.00	CHQ/3299	C			4.00	9.2
08/07/1997	01/07/1997	VANN	\$28,000.00	\$28,000.00	BDL/18	C		\$700,000.00	4.00	9.2
06/07/1998	01/07/1998	VANN	\$28,000.00	\$28,000.00	BDL/451	C		\$700,000.00	4.00	9.2
03/07/1999	01/07/1999	VANN	\$28,000.00	\$28,000.00	BDL/1207	C		\$700,000.00	4.00	9.2
07/07/2000	01/07/2000	VANN	\$28,000.00	\$28,000.00	BDL/1386	C		\$700,000.00	4.00	9.2
03/07/2001	01/07/2001	VANN	\$28,000.00	\$28,000.00	BDL/1501	C		\$700,000.00	4.00	9.2
11/07/2002	01/07/2002	VANN	\$28,000.00	\$28,000.00	BDL/1616	C		\$700,000.00	4.00	9.2
03/07/2003	01/07/2003	VANN	\$28,000.00	\$28,000.00	BDL/1717	C		\$700,000.00	4.00	9.2
02/07/2004	01/07/2004	VANN	\$28,000.00	\$28,000.00	BDL/1829	C		\$700,000.00	4.00	9.2
02/07/2005	01/07/2005	VANN	\$42,000.00	\$42,000.00	BDL/1920	C		\$1,050,000.00	4.00	9.2
05/07/2006	01/07/2006	VANN	\$42,000.00	\$42,000.00	BDL/2562	C		\$1,050,000.00	4.00	9.2
03/07/2007	01/07/2007	VANN	\$58,000.00	\$58,000.00	BDL/2639	C		\$1,450,000.00	4.00	9.2
02/07/2008	01/07/2008	VANN	\$64,000.00	\$64,000.00	BDL/2716	C		\$1,600,000.00	4.00	9.2
02/07/2009	01/07/2009	VANN	\$64,000.00	\$64,000.00	BDL/2848	C		\$1,600,000.00	4.00	9.2
02/07/2010	01/07/2010	VANN	\$96,000.00	\$96,000.00	BDL/2921	C		\$1,600,000.00	6.00	13
02/07/2010	01/07/2010	AVER	\$96,000.00	\$0.00	BDL/2921	C		\$1,600,000.00	6.00	13
02/07/2010	01/07/2010	VCAP	\$70,400.00	\$-25,600.00	BDL/2921	C		\$1,600,000.00	6.00	13
01/07/2011	01/07/2011	VANN	\$96,000.00	\$96,000.00	CHQ/399400	C		\$1,600,000.00	6.00	13
01/07/2011	01/07/2011	AVER	\$96,000.00	\$0.00	CHQ/399400	C		\$1,600,000.00	6.00	13
01/07/2011	01/07/2011	VCAP	\$77,440.00	\$-18,560.00	CHQ/399400	C		\$1,600,000.00	6.00	13
03/07/2012	01/07/2012	VANN	\$96,000.00	\$96,000.00	CHQ/649293	C		\$1,600,000.00	6.00	13
03/07/2012	01/07/2012	AVER	\$96,000.00	\$0.00	CHQ/649293	C		\$1,600,000.00	6.00	13
03/07/2012	01/07/2012	VCAP	\$85,184.00	\$-10,816.00	CHQ/649293	C		\$1,600,000.00	6.00	13
30/06/2013	01/07/2013	VANN	\$96,000.00	\$96,000.00	CHQ/905618	C		\$1,600,000.00	6.00	13
30/06/2013	01/07/2013	AVER	\$96,000.00	\$0.00	CHQ/905618	C		\$1,600,000.00	6.00	13
30/06/2013	01/07/2013	VCAP	\$93,702.00	\$-2,298.00	CHQ/905618	C		\$1,600,000.00	6.00	13
01/07/2014	01/07/2014	VANN	\$96,000.00	\$96,000.00	CHQ/1247178	C		\$1,600,000.00	6.00	13
01/07/2014	01/07/2014	AVER	\$96,000.00	\$0.00	CHQ/1247178	C		\$1,600,000.00	6.00	13
21/05/2016	01/07/2015	CAT	\$96,000.00	\$96,000.00	ROB/1832900	C		\$1,600,000.00	6.00	13.0.1
21/05/2016	01/07/2015	AVER	\$96,000.00	\$0.00	ROB/1832900	C		\$1,600,000.00	6.00	13.0.1
02/07/2016	01/07/2016	VANN	\$96,000.00	\$96,000.00	CHQ/1883672	C		\$1,600,000.00	6.00	13.0.1
02/07/2016	01/07/2016	AVER	\$96,000.00	\$0.00	CHQ/1883672	C		\$1,600,000.00	6.00	13.0.1
01/07/2017	01/07/2017	VANN	\$96,000.00	\$96,000.00	CHQ/2215107	C		\$1,600,000.00	6.00	13.0.1
01/07/2017	01/07/2017	AVER	\$96,000.00	\$0.00	CHQ/2215107	C		\$1,600,000.00	6.00	13.0.1
30/06/2018	01/07/2018	VANN	\$96,000.00	\$96,000.00	CHQ/2503535	C		\$1,600,000.00	6.00	13.0.1
30/06/2018	01/07/2018	AVER	\$96,000.00	\$0.00	CHQ/2503535	C		\$1,600,000.00	6.00	13.0.1

ACCOUNT DETAILS : MAIN (1)

DEBIT CONTROL: HISTORICAL ENTRIES

POST-DATE	EFF-DATE	TYPE	ANN-RATE	DIFFERENCE	CERT-NO	RENT-TYPE	RENT-EXPIRY	UV	CALC-RATE	FINANCIAL CATEGORY
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AVERAGING: HISTORICAL ENTRIES

POST-DATE	EFF-DATE	YEAR-1	YEAR-2	YEAR-3	YEAR-4	YEAR-5	AVERAGE	CERT-NO
02/07/2010	01/07/2010	\$1,600,000.00	\$1,600,000.00	\$1,600,000.00			\$1,600,000.00	BDL/2921
01/07/2011	01/07/2011	\$1,600,000.00	\$1,600,000.00	\$1,600,000.00			\$1,600,000.00	CHQ/399400
03/07/2012	01/07/2012	\$1,600,000.00	\$1,600,000.00	\$1,600,000.00			\$1,600,000.00	CHQ/649293
30/06/2013	01/07/2013	\$1,600,000.00	\$1,600,000.00	\$1,600,000.00			\$1,600,000.00	CHQ/905618
01/07/2014	01/07/2014	\$1,600,000.00	\$1,600,000.00	\$1,600,000.00			\$1,600,000.00	CHQ/1247178
21/05/2016	01/07/2015	\$1,600,000.00	\$1,600,000.00	\$1,600,000.00			\$1,600,000.00	ROB/1832900
02/07/2016	01/07/2016	\$1,600,000.00	\$1,600,000.00	\$1,600,000.00			\$1,600,000.00	CHQ/1883672
01/07/2017	01/07/2017	\$1,600,000.00	\$1,600,000.00	\$1,600,000.00			\$1,600,000.00	CHQ/2215107
30/06/2018	01/07/2018	\$1,600,000.00	\$1,600,000.00	\$1,600,000.00			\$1,600,000.00	CHQ/2503535

OPERATIONAL LEDGER: HISTORICAL ENTRIES

POST-DATE	EFF-DATE	TYPE	DEBIT	CREDIT	BALANCE	UPB	PAY-BY	RECEIPT REF	CERT-NO	DOC-NO	INVOICE FROM	INVOICE TO
01/06/1990	01/06/1990	CBAL		\$0.00	\$0.00				TAKE ON	0		
04/09/1990	01/10/1990	BILL	\$11,300.00		\$11,300.00		01/10/1990		TAKE ON	9901001	01/10/1990	30/09/1991
01/10/1990	01/10/1990	CSRE		\$2,825.00	\$8,475.00			NOTRECORDED	TAKE ON	0		
16/11/1990	07/11/1990	CSRE		\$2,825.00	\$5,650.00			NOTRECORDED	TAKE ON	0		
17/01/1991	07/11/1990	APEN	\$29.13		\$5,679.13				E1036	0		
10/12/1990	17/12/1990	CSRE		\$2,825.00	\$2,854.13			NOTRECORDED	TAKE ON	0		
10/12/1990	17/12/1990	APEN	\$53.93		\$2,908.06				TAKE ON	0		
17/01/1991	11/01/1991	CSRE		\$2,825.00	\$83.06			NOTRECORDED	TAKE ON	0		
17/01/1991	11/01/1991	APEN	\$8.50		\$91.56				TAKE ON	0		
25/03/1991	21/03/1991	CSRE		\$95.34	\$-3.78			NOTRECORDED	TAKE ON	0		
25/03/1991	21/03/1991	APEN	\$3.78		\$0.00				TAKE ON	0		
22/08/1991	01/10/1991	BILL	\$11,300.00		\$11,300.00		01/10/1991		TAKE ON	9911001	01/10/1991	30/09/1992
15/10/1991	11/10/1991	CSRE		\$2,825.00	\$8,475.00			NOTRECORDED	TAKE ON	0		
15/10/1991	11/10/1991	APEN	\$7.53		\$8,482.53				TAKE ON	0		
15/11/1991	13/11/1991	CSRE		\$2,825.00	\$5,657.53			NOTRECORDED	TAKE ON	0		
15/11/1991	13/11/1991	APEN	\$33.67		\$5,691.20				TAKE ON	0		
11/12/1991	09/12/1991	CSRE		\$2,825.00	\$2,866.20			NOTRECORDED	TAKE ON	0		
11/12/1991	09/12/1991	APEN	\$53.16		\$2,919.36				TAKE ON	0		
20/01/1992	31/12/1991	APEN	\$72.78		\$2,992.14				TAKE ON	0		
24/01/1992	03/01/1992	CSRE		\$2,825.00	\$167.14			NOTRECORDED	TAKE ON	0		
24/01/1992	03/01/1992	PEN	\$1.76		\$168.90				TAKE ON	0		
27/08/1992	01/10/1992	BILL	\$11,300.00		\$11,468.90		01/10/1992		TAKE ON	9921001	01/10/1992	30/09/1993
11/07/1993	01/10/1992	CBIL		\$11,300.00	\$168.90	File C	01/10/1992		E4359	0	01/10/1992	30/09/1993
11/07/1993	01/10/1992	BILL	\$8,475.00		\$8,643.90		01/10/1992		E4359	0	01/10/1992	30/09/1993
11/03/1993	08/03/1993	CSRE		\$2,000.00	\$6,643.90			NOTRECORDED	92387	0		
11/03/1993	08/03/1993	PEN	\$128.70		\$6,772.60				92387	0		

ACCOUNT DETAILS : MAIN (1)

OPERATIONAL LEDGER: HISTORICAL ENTRIES

POST-DATE	EFF-DATE	TYPE	DEBIT	CREDIT	BALANCE	UPB	PAY-BY	RECEIPT REF	CERT-NO	DOC-NO	INVOICE FROM	INVOICE TO
18/04/1993	13/04/1993	CSRE		\$2,000.00	\$4,772.60			NOTRECORDED	92716	0		
18/04/1993	13/04/1993	PEN	\$138.60		\$4,911.20				92716	0		
17/05/1993	12/05/1993	CSRE		\$2,000.00	\$2,911.20			NOTRECORDED	92930	0		
17/05/1993	12/05/1993	PEN	\$160.15		\$3,071.35				92930	0		
17/06/1993	15/06/1993	CSRE		\$2,000.00	\$1,071.35			NOTRECORDED	93205	0		
17/06/1993	15/06/1993	PEN	\$185.70		\$1,257.05				93205	0		
14/07/1993	01/07/1993	APEN		\$153.29	\$1,103.76				E4360	0		
19/07/1993	09/07/1993	CSRE		\$2,000.00	\$-896.24			NOTRECORDED	93452	0		
19/07/1993	09/07/1993	PEN	\$112.50		\$-783.74				93452	0		
01/09/1993	23/08/1993	CSRE		\$2,041.26	\$-2,825.00			NOTRECORDED	93867	0		
01/09/1993	01/09/1993	BILL	\$18,000.00		\$15,175.00		01/09/1993		0016189	9930901	01/07/1993	30/06/1994
30/09/1993	28/09/1993	CSRE		\$1,175.00	\$14,000.00			NOTRECORDED	340253	0		
30/09/1993	28/09/1993	PEN	\$10.10		\$14,010.10				340253	0		
09/11/1993	01/11/1993	CSRE		\$2,000.00	\$12,010.10			NOTRECORDED	340604	0		
09/11/1993	01/11/1993	PEN	\$38.50		\$12,048.60				340604	0		
09/12/1993	07/12/1993	CSRE		\$2,000.00	\$10,048.60			NOTRECORDED	340926	0		
09/12/1993	07/12/1993	PEN	\$61.30		\$10,109.90				340926	0		
01/03/1994	21/01/1994	CSRE		\$5,000.00	\$5,109.90			NOTRECORDED	436938	0		
01/03/1994	21/01/1994	PEN	\$225.45		\$5,335.35				436938	0		
16/03/1994	08/03/1994	CSRE		\$2,000.00	\$3,335.35			NOTRECORDED	341673	0		
16/03/1994	08/03/1994	PEN	\$120.05		\$3,455.40				341673	0		
22/04/1994	18/04/1994	CSRE		\$3,000.00	\$455.40			NOTRECORDED	422054	0		
22/04/1994	18/04/1994	PEN	\$220.70		\$676.10				422054	0		
03/06/1994	31/05/1994	CSRE		\$740.00	\$-63.90			NOTRECORDED	422740	0		
03/06/1994	31/05/1994	PEN	\$59.45		\$-4.45				422740	0		
12/09/1994	30/08/1994	CSRE		\$20,995.55	\$-21,000.00			NOTRECORDED	551260	0		
01/09/1994	01/09/1994	BILL	\$21,000.00		\$0.00		01/09/1994		0041666	9940901	01/07/1994	30/06/1995
01/09/1995	01/09/1995	BILL	\$21,000.00		\$21,000.00		01/09/1995		0087013	9950901	01/07/1995	30/06/1996
01/12/1995	01/09/1995	BILL		\$21,000.00	\$0.00		01/09/1995		GDC/252	0	01/07/1995	30/06/1996
01/12/1995	01/09/1995	BILL	\$29,925.00		\$29,925.00		01/02/1996		GDC/252	9960201	01/07/1995	30/06/1996
01/09/1995	04/09/1995	CSRE		\$21,000.00	\$8,925.00			NOTRECORDED	771260	0		
01/09/1995	04/09/1995	PEN	\$22.40		\$8,947.40				771260	0		
01/03/1996	28/02/1996	CSRE		\$8,947.40	\$0.00			NOTRECORDED	821652	0		
01/03/1996	28/02/1996	PEN	\$85.20		\$85.20				821652	0		
13/02/1997	01/07/1996	LROB		\$5,890.00	\$-5,804.80		01/07/1996		GDC 11	0	01/07/1996	30/06/1997
13/02/1997	01/07/1996	LINT		\$112.23	\$-5,917.03				GDC 11	0		
08/08/1996	02/08/1996	CSRE		\$90.20	\$-6,007.23			NOTRECORDED	891709	0		
08/08/1996	02/08/1996	PEN	\$5.50		\$-6,001.73				891709	0		
01/09/1996	01/09/1996	BILL	\$32,490.00		\$26,488.27		01/09/1996		0131412	9960901	01/07/1996	30/06/1997
11/11/1996	31/10/1996	CSRE		\$33,231.10	\$-6,742.83			NOTRECORDED	00955602	0		
11/11/1996	31/10/1996	PEN	\$694.35		\$-6,048.48				00955602	0		
07/03/1997	14/02/1997	RRED	\$6,048.00		\$-0.48				GDC 13	0		
19/07/1997	01/09/1997	BILL	\$28,000.00		\$27,999.52		01/09/1997		CHQ/4837	160247	01/07/1997	30/06/1998
19/07/1997	01/09/1997	ROFF		\$0.02	\$27,999.50				CHQ/4837	0		
08/08/1997	01/09/1997	CSRE		\$27,999.50	\$0.00	File C		01102819	CHQ/6321	0		
18/07/1998	01/09/1998	BILL	\$28,000.00		\$28,000.00		01/09/1998		CHQ/20156	210104	01/07/1998	30/06/1999
02/09/1998	01/09/1998	CSRE		\$28,000.00	\$0.00			01282447	CHQ/22438	0		

ACCOUNT DETAILS : MAIN (1)

OPERATIONAL LEDGER: HISTORICAL ENTRIES

POST-DATE	EFF-DATE	TYPE	DEBIT	CREDIT	BALANCE	UPB	PAY-BY	RECEIPT REF	CERT-NO	DOC-NO	INVOICE FROM	INVOICE TO
24/07/1999	01/09/1999	BILL	\$28,000.00		\$28,000.00		01/09/1999		CHQ/37173	246954	01/07/1999	30/06/2000
03/09/1999	01/09/1999	CSRE		\$28,000.00	\$0.00			02161730	CHQ/39233	0		
22/07/2000	01/09/2000	BILL	\$28,000.00		\$28,000.00		01/09/2000		CHQ/53570	282983	01/07/2000	30/06/2001
08/11/2000	06/11/2000	PEN	\$430.15		\$28,430.15				CHQ/60641	0		
08/11/2000	06/11/2000	CSRE		\$28,417.30	\$12.85			02382019	CHQ/60641	0		
21/07/2001	01/09/2001	BILL	\$28,000.00		\$28,012.85		01/09/2001		CHQ/75088	318296	01/07/2001	30/06/2002
19/11/2001	16/11/2001	PEN	\$495.40		\$28,508.25				CHQ/81596	0		
19/11/2001	16/11/2001	CSRE		\$28,424.90	\$83.35			02578225	CHQ/81596	0		
06/05/2002	01/05/2002	PEN	\$4.65		\$88.00				CHQ/87930	0		
06/05/2002	01/05/2002	CSRE		\$88.00	\$0.00			02661942	CHQ/87930	0		
20/07/2002	01/09/2002	BILL	\$28,000.00		\$28,000.00		01/09/2002		CHQ/93609	352341	01/07/2002	30/06/2003
15/11/2002	14/11/2002	PEN	\$474.30		\$28,474.30				CHQ/99571	0		
15/11/2002	14/11/2002	CSRE		\$28,000.00	\$474.30			02765735	CHQ/99571	0		
04/02/2003	14/11/2002	TRAN		\$474.30	\$0.00				CHQ/102788	0		
19/07/2003	01/09/2003	BILL	\$28,000.00		\$28,000.00		01/09/2003		CHQ/110257	385859	01/07/2003	30/06/2004
06/11/2003	05/11/2003	PEN	\$416.35		\$28,416.35				CHQ/114991	0		
06/11/2003	05/11/2003	CSRE		\$28,000.00	\$416.35			02946710	CHQ/114991	0		
02/12/2003	01/12/2003	PEN	\$8.75		\$425.10				CHQ/116720	0		
02/12/2003	01/12/2003	CSRE		\$425.10	\$0.00			02958988	CHQ/116720	0		
17/07/2004	01/09/2004	BILL	\$28,000.00		\$28,000.00		01/09/2004		CHQ/129756	418675	01/07/2004	30/06/2005
05/01/2005	04/01/2005	PEN	\$792.00		\$28,792.00				CHQ/139591	0		
05/01/2005	04/01/2005	CSRE		\$28,000.00	\$792.00			03146015	CHQ/139591	0		
21/07/2005	01/09/2005	BILL	\$42,000.00		\$42,792.00		01/09/2005		CHQ/147924	3005590	01/07/2005	30/06/2006
21/07/2005	01/09/2005	GSTB	\$4,200.00		\$46,992.00		01/09/2005		CHQ/147924	3005590	01/07/2005	30/06/2006
16/01/2006	13/01/2006	PEN	\$1,491.35		\$48,483.35				CHQ/158924	0		
16/01/2006	13/01/2006	CSRE		\$47,059.30	\$1,424.05			03318033	CHQ/158924	0		
14/03/2006	13/03/2006	PEN	\$63.80		\$1,487.85				CHQ/166813	0		
14/03/2006	13/03/2006	CSRE		\$1,483.70	\$4.15			03341865	CHQ/166813	0		
15/07/2006	01/09/2006	BILL	\$42,000.00		\$42,004.15		01/09/2006		CHQ/179971	3039017	01/07/2006	30/06/2007
15/07/2006	01/09/2006	GSTB	\$4,200.00		\$46,204.15		01/09/2006		CHQ/179971	3039017	01/07/2006	30/06/2007
04/12/2006	01/12/2006	PEN	\$978.15		\$47,182.30				CHQ/188010	0		
04/12/2006	01/12/2006	CSRE		\$47,119.05	\$63.25			03456220	CHQ/188010	0		
16/07/2007	01/09/2007	BILL	\$58,000.00		\$58,063.25		01/09/2007		CHQ/201124	3068695	01/07/2007	30/06/2008
08/01/2008	07/01/2008	CSRE		\$59,511.60	\$-1,448.35			03612172	CHQ/208221	0		
08/01/2008	07/01/2008	PEN	\$1,723.35		\$275.00			03612172	CHQ/208221	0		
15/07/2008	01/09/2008	BILL	\$64,000.00		\$64,275.00		01/09/2008		CHQ/225215	3098034	01/07/2008	30/06/2009
19/12/2008	18/12/2008	PEN	\$1,640.50		\$65,915.50				CHQ/233567	0		
19/12/2008	18/12/2008	CSRE		\$65,915.50	\$0.00			03729897	CHQ/233567	0		
15/07/2009	01/09/2009	BILL	\$64,000.00		\$64,000.00		01/09/2009		CHQ/245095	3127202	01/07/2009	30/06/2010
01/12/2009	01/10/2009	PEN	\$447.10		\$64,447.10				CHQ/260370	0		
01/12/2009	01/10/2009	CSRE		\$64,566.35	\$-119.25			03831892	CHQ/260370	0		
02/03/2010	26/02/2010	RFND	\$119.25		\$0.00			1900016947	CHQ/270935	0		
15/07/2010	01/09/2010	BILL	\$24,197.25		\$24,197.25		01/12/2010		CHQ/306590	3170983	01/07/2010	30/09/2010
15/07/2010	01/09/2010	AVEB		\$0.00	\$24,197.25		01/12/2010		CHQ/306590	3170983	01/07/2010	30/09/2010
15/07/2010	01/09/2010	CAPB	\$6,452.60		\$17,744.65	File C	01/12/2010		CHQ/306590	3170983	01/07/2010	30/09/2010
16/02/2011	01/09/2010	BILL		\$24,197.25	\$-6,452.60		01/09/2010		CHQ/306240	3197452	01/07/2010	30/09/2010
16/02/2011	01/09/2010	CAPB	\$6,452.60		\$0.00				CHQ/308785	0		

ACCOUNT DETAILS : MAIN (1)

OPERATIONAL LEDGER: HISTORICAL ENTRIES

POST-DATE	EFF-DATE	TYPE	DEBIT	CREDIT	BALANCE	UPB	PAY-BY	RECEIPT REF	CERT-NO	DOC-NO	INVOICE FROM	INVOICE TO
16/02/2011	01/09/2010	BILM	\$96,000.00		\$96,000.00		01/06/2011		CHQ/308785	3197452	01/07/2010	30/06/2011
16/02/2011	01/09/2010	CAPM		\$25,600.00	\$70,400.00				CHQ/306240	0		
27/10/2010	01/12/2010	BILL	\$24,197.25		\$94,597.25		01/12/2010		CHQ/293437	3188603	01/10/2010	31/12/2010
27/10/2010	01/12/2010	AVEB		\$0.00	\$94,597.25		01/12/2010		CHQ/293437	3188603	01/10/2010	31/12/2010
27/10/2010	01/12/2010	CAPB		\$6,452.60	\$88,144.65		01/12/2010		CHQ/293437	3188603	01/10/2010	31/12/2010
16/02/2011	01/12/2010	BILL		\$24,197.25	\$63,947.40		01/12/2010		CHQ/306240	3197452	01/10/2010	31/12/2010
16/02/2011	01/12/2010	CAPB	\$6,452.60		\$70,400.00				CHQ/308785	0		
28/02/2011	25/02/2011	CSRE		\$53,818.60	\$16,581.40			03970854	CHQ/307657	0		
24/01/2011	01/03/2011	BILL	\$23,671.20		\$40,252.60		01/06/2011		CHQ/306591	3195512	01/01/2011	31/03/2011
24/01/2011	01/03/2011	AVEB		\$0.00	\$40,252.60		01/06/2011		CHQ/306591	3195512	01/01/2011	31/03/2011
24/01/2011	01/03/2011	CAPB		\$6,312.33	\$33,940.27		01/06/2011		CHQ/306591	3195512	01/01/2011	31/03/2011
24/01/2011	01/03/2011	ROFF		\$0.02	\$33,940.25				CHQ/306591	0		
16/02/2011	01/03/2011	BILL		\$23,671.20	\$10,269.05		01/03/2011		CHQ/306240	3197452	01/01/2011	31/03/2011
16/02/2011	01/03/2011	CAPB	\$6,312.33		\$16,581.38				CHQ/308785	0		
01/07/2011	30/06/2011	MPEN	\$146.10		\$16,727.48		30/06/2011		CHQ/395593	03223824		
02/08/2011	31/07/2011	MPEN	\$161.11		\$16,888.59		31/07/2011		CHQ/449448	03268710		
01/09/2011	31/08/2011	CSRE		\$94,496.55	\$-77,607.96			04033196	CHQ/468041	03268710		
01/09/2011	31/08/2011	PEN	\$162.66		\$-77,445.30				CHQ/468041	03268710		
17/07/2011	01/09/2011	BILL	\$96,000.00		\$18,554.70		01/09/2011		CHQ/442142	03223824	01/07/2011	30/06/2012
17/07/2011	01/09/2011	CAPB		\$18,560.00	\$-5.30		01/09/2011		CHQ/442142	03223824	01/07/2011	30/06/2012
30/08/2012	29/08/2012	CSRE		\$85,178.70	\$-85,184.00			04149387	CHQ/731791	03312459		
26/07/2012	01/09/2012	BILL	\$96,000.00		\$10,816.00		01/09/2012		CHQ/691592	03268710	01/07/2012	30/06/2013
26/07/2012	01/09/2012	CAPB		\$10,816.00	\$0.00		01/09/2012		CHQ/691592	03268710	01/07/2012	30/06/2013
24/08/2013	23/08/2013	CSRE		\$93,702.00	\$-93,702.00			02055761	CHQ/977858	03359454		
22/07/2013	01/09/2013	BILL	\$96,000.00		\$2,298.00		01/09/2013		CHQ/954098	03312459	01/07/2013	30/06/2014
22/07/2013	01/09/2013	CAPB		\$2,298.00	\$0.00		01/09/2013		CHQ/954098	03312459	01/07/2013	30/06/2014
16/08/2014	15/08/2014	CSRE		\$96,000.00	\$-96,000.00			02135265	CHQ/1322738	03401609		
19/07/2014	01/09/2014	BILL	\$96,000.00		\$0.00		01/09/2014		CHQ/1300446	03359454	01/07/2014	30/06/2015
07/08/2015	07/08/2015	CSRE		\$96,000.00	\$-96,000.00			02212515	CHQ/1620113	03441602		
18/07/2015	01/09/2015	BILL	\$96,000.00		\$0.00		01/09/2015		CHQ/1602965	03401609	01/07/2015	30/06/2016
10/08/2016	10/08/2016	CSRE		\$96,000.00	\$-96,000.00			02287866	CHQ/1947881	03479822		
16/07/2016	01/09/2016	BILL	\$96,000.00		\$0.00		01/09/2016		CHQ/1924839	03441602	01/07/2016	30/06/2017
15/07/2017	01/09/2017	BILL	\$96,000.00		\$96,000.00		31/10/2017		CHQ/2256841	03479822	01/07/2017	30/06/2018
01/12/2017	30/11/2017	MPEN	\$694.36		\$96,694.36		30/11/2017		CHQ/2347834	03515626		
01/01/2018	31/12/2017	MPEN	\$722.69		\$97,417.05		31/12/2017		CHQ/2362730	03515626		
01/02/2018	31/01/2018	MPEN	\$728.09		\$98,145.14		31/01/2018		CHQ/2384405	03515626		
01/03/2018	28/02/2018	MPEN	\$662.56		\$98,807.70		28/02/2018		CHQ/2415248	03515626		
01/04/2018	31/03/2018	MPEN	\$738.48		\$99,546.18		31/03/2018		CHQ/2432784	03515626		
01/05/2018	30/04/2018	MPEN	\$720.01		\$100,266.19		30/04/2018		CHQ/2451765	03515626		
01/06/2018	31/05/2018	MPEN	\$749.38		\$101,015.57		31/05/2018		CHQ/2484869	03515626		
01/07/2018	30/06/2018	MPEN	\$730.64		\$101,746.21		30/06/2018		CHQ/2525275	03515626		
01/08/2018	31/07/2018	MPEN	\$773.40		\$102,519.61		31/07/2018		CHQ/2564826			
01/09/2018	31/08/2018	MPEN	\$779.28		\$103,298.89		31/08/2018		CHQ/2590533			
21/07/2018	01/09/2018	BILL	\$96,000.00		\$199,298.89		01/09/2018		CHQ/2558049	03515626	01/07/2018	30/06/2019
01/10/2018	30/09/2018	MPEN	\$1,442.53		\$200,741.42		30/09/2018		CHQ/2613663			
01/11/2018	31/10/2018	MPEN	\$1,525.90		\$202,267.32		31/10/2018		CHQ/2636018			

File C

ACCOUNT DETAILS : MAIN (1)

OPERATIONAL LEDGER: HISTORICAL ENTRIES

POST-DATE	EFF-DATE	TYPE	DEBIT	CREDIT	BALANCE	UPB	PAY-BY	RECEIPT REF	CERT-NO	DOC-NO	INVOICE FROM INVOICE TO
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REFUNDS

EFF-DATE	ADJ	AMOUNT	PAYEE
26/02/2010	PAID	\$119.25	COUNCIL OF THE GOLD COAST

CUSTOMER CONTACT DETAILS:

Name	: COUNCIL OF THE CITY OF GOLD COAST	Delivery Address	: THE CHIEF EXECUTIVE OFFICER, PO BOX 5042, GOLD COAST MC, QLD, 4217	Association	: LESSEE
Delivery Preference	: POST	Email Address	:	Payment Terms	:
Telephone	:	Contact (Other)	:		
Mobile	:				
Facsimile	:				

TENURE DETAILS

Tenure Status : AC

Title Ref	: 40059769	District Office	: ROBINA	Financial Category	: 13.0.0 (BUSINESS & GOV'T)
Proposal	: 901010560	Contact Telephone	: 07 3199 7817	Legal Category	: 13 (BUSINESS & GOV'T)
SLAM File Ref	:	Local Authority	: GOLD COAST CITY COUNCIL	Purpose	: COMMERCIAL/BUSINESS
Lease Number	: TL 0/233912	Lot/Plan	: 19/SP200784	Ind Estate	:
Former Lease No	: TL 0/213871			Residential	: NO

LESSEES

NAME
COUNCIL OF THE CITY OF GOLD COAST

ACCOUNT DETAILS : MAIN (1)

Account Type	: MAIN (1)	Legislative Group	: 1 (LEASEHOLD - RENTAL	CURRENT BILLING DETAILS:	
Addressee	: GCCC - PROPERTY	Control Group	: 150 (72 TL)	Bill Frequency	: ANNUAL_QUARTERLY
Service Address	: DEPE 10, PO BOX 5042, GOLD COAST MC, QLD, 4217	Other Accounts	: NO	Last Bill Issued:	: 01/08/2018
		Term	: 10.00	Bill Start Date	: 01/07/2018
		Commencement Date	: 24/12/2009	Bill End Date	: 30/06/2019
Customer Ext Ref:	:	Expiry Date	: 23/12/2019	Payment Due	: 01/09/2018
Deposit	: \$236,500.00	Purchase Price	: \$0.00	FPC Date	:
eLVA Case Id	:	Penalties Accrued	:	FPC Number	:

BILLING EVENT

START	FINISH	POSTED	BILLING FREQUENCY	CERT-NO
01/07/2018	30/06/2019	21/07/2018 02:36:57	ANNUAL	CHQ/2544576

TERM BILLING ACCEPTANCE

ACCEPTED	START	POSTED	CERT-NO
true	01/07/2010	01/01/2010 00:00:01	-1_DCON
false	01/07/2012	31/07/2012 14:19:34	CHQ/697606

GST SCHEDULES

GST CODE	EFF-DATE	POSTED	CERT-NO
SG	24/12/2009	03/02/2010 07:22:09	CHQ/268418

ACCOUNT DETAILS : MAIN (1)

DEBIT CONTROL: HISTORICAL ENTRIES

POST-DATE	EFF-DATE	TYPE	ANN-RATE	DIFFERENCE	CERT-NO	RENT-TYPE	RENT-EXPIRY	UV	CALC-RATE	FINANCIAL CATEGORY
03/02/2010	24/12/2009	NL	\$215,000.00	\$215,000.00	CHQ/268418	C		\$4,300,000.00	5.00	4
02/07/2010	01/07/2010	VANN	\$258,000.00	\$258,000.00	BDL/2921	C		\$4,300,000.00	6.00	13
02/07/2010	01/07/2010	AVER	\$239,869.00	\$-18,131.00	BDL/2921	C		\$4,300,000.00	6.00	13
03/07/2011	01/07/2011	VANN	\$258,000.00	\$258,000.00	CHQ/411495	C		\$4,300,000.00	6.00	13
03/07/2011	01/07/2011	AVER	\$258,000.00	\$0.00	CHQ/411495	C		\$4,300,000.00	6.00	13
03/07/2012	01/07/2012	VANN	\$258,000.00	\$258,000.00	CHQ/661162	C		\$4,300,000.00	6.00	13
03/07/2012	01/07/2012	AVER	\$258,000.00	\$0.00	CHQ/661162	C		\$4,300,000.00	6.00	13
30/06/2013	01/07/2013	VANN	\$234,000.00	\$234,000.00	CHQ/917281	C		\$3,900,000.00	6.00	13
30/06/2013	01/07/2013	AVER	\$250,000.00	\$16,000.00	CHQ/917281	C		\$3,900,000.00	6.00	13
01/07/2014	01/07/2014	VANN	\$258,000.00	\$258,000.00	CHQ/1258683	C		\$4,300,000.00	6.00	13
01/07/2014	01/07/2014	AVER	\$250,000.00	\$-8,000.00	CHQ/1258683	C		\$4,300,000.00	6.00	13
21/05/2016	01/07/2015	CAT	\$258,000.00	\$258,000.00	ROB/1830534	C		\$4,300,000.00	6.00	13.0.0
21/05/2016	01/07/2015	AVER	\$250,000.00	\$-8,000.00	ROB/1830534	C		\$4,300,000.00	6.00	13.0.0
02/07/2016	01/07/2016	VANN	\$294,000.00	\$294,000.00	CHQ/1894101	C		\$4,900,000.00	6.00	13.0.0
02/07/2016	01/07/2016	AVER	\$270,000.00	\$-24,000.00	CHQ/1894101	C		\$4,900,000.00	6.00	13.0.0
01/07/2017	01/07/2017	VANN	\$294,000.00	\$294,000.00	CHQ/2225074	C		\$4,900,000.00	6.00	13.0.0
01/07/2017	01/07/2017	AVER	\$282,000.00	\$-12,000.00	CHQ/2225074	C		\$4,900,000.00	6.00	13.0.0
30/06/2018	01/07/2018	VANN	\$294,000.00	\$294,000.00	CHQ/2513342	C		\$4,900,000.00	6.00	13.0.0
30/06/2018	01/07/2018	AVER	\$294,000.00	\$0.00	CHQ/2513342	C		\$4,900,000.00	6.00	13.0.0

AVERAGING: HISTORICAL ENTRIES

POST-DATE	EFF-DATE	YEAR-1	YEAR-2	YEAR-3	YEAR-4	YEAR-5	AVERAGE	CERT-NO
02/07/2010	01/07/2010	\$4,300,000.00	\$4,300,000.00	\$3,393,469.70			\$3,997,823.23	BDL/2921
03/07/2011	01/07/2011	\$4,300,000.00	\$4,300,000.00	\$4,300,000.00			\$4,300,000.00	CHQ/411495
03/07/2012	01/07/2012	\$4,300,000.00	\$4,300,000.00	\$4,300,000.00			\$4,300,000.00	CHQ/661162
30/06/2013	01/07/2013	\$3,900,000.00	\$4,300,000.00	\$4,300,000.00			\$4,166,666.67	CHQ/917281
01/07/2014	01/07/2014	\$4,300,000.00	\$3,900,000.00	\$4,300,000.00			\$4,166,666.67	CHQ/1258683
21/05/2016	01/07/2015	\$4,300,000.00	\$4,300,000.00	\$3,900,000.00			\$4,166,666.67	ROB/1830534
02/07/2016	01/07/2016	\$4,900,000.00	\$4,300,000.00	\$4,300,000.00			\$4,500,000.00	CHQ/1894101
01/07/2017	01/07/2017	\$4,900,000.00	\$4,900,000.00	\$4,300,000.00			\$4,700,000.00	CHQ/2225074
30/06/2018	01/07/2018	\$4,900,000.00	\$4,900,000.00	\$4,900,000.00			\$4,900,000.00	CHQ/2513342

OPERATIONAL LEDGER: HISTORICAL ENTRIES

POST-DATE	EFF-DATE	TYPE	DEBIT	CREDIT	BALANCE	UPB	PAY-BY	RECEIPT REF	CERT-NO	DOC-NO	INVOICE FROM	INVOICE TO
03/02/2010	24/12/2009	NLB	\$111,328.75		\$111,328.75		31/03/2010		CHQ/268418	3148481	24/12/2009	30/06/2010
03/02/2010	24/12/2009	GSTB	\$11,132.88		\$122,461.63		31/03/2010		CHQ/268418	3148481	24/12/2009	30/06/2010
03/02/2010	02/02/2010	PROP		\$236,500.00	\$-114,038.37				CHQ/268418	0		
15/07/2010	01/09/2010	BILL	\$65,030.10		\$-49,008.27	File C	01/12/2010		CHQ/306590	3173370	01/07/2010	30/09/2010
15/07/2010	01/09/2010	GSTB	\$6,503.01		\$-42,505.26		01/12/2010		CHQ/306590	3173370	01/07/2010	30/09/2010
15/07/2010	01/09/2010	AVEB		\$4,570.01	\$-47,075.27		01/12/2010		CHQ/306590	3173370	01/07/2010	30/09/2010

ACCOUNT DETAILS : MAIN (1)

OPERATIONAL LEDGER: HISTORICAL ENTRIES

POST-DATE	EFF-DATE	TYPE	DEBIT	CREDIT	BALANCE	UPB	PAY-BY	RECEIPT REF	CERT-NO	DOC-NO	INVOICE FROM	INVOICE TO
15/07/2010	01/09/2010	GSTB		\$457.00	\$-47,532.27		01/12/2010		CHQ/306590	3173370	01/07/2010	30/09/2010
15/07/2010	01/09/2010	ROFF		\$0.03	\$-47,532.30				CHQ/306590	0		
27/10/2010	01/12/2010	BILL	\$65,030.10		\$17,497.80		01/12/2010		CHQ/293437	3190685	01/10/2010	31/12/2010
27/10/2010	01/12/2010	GSTB	\$6,503.01		\$24,000.81		01/12/2010		CHQ/293437	3190685	01/10/2010	31/12/2010
27/10/2010	01/12/2010	AVEB		\$4,570.01	\$19,430.80		01/12/2010		CHQ/293437	3190685	01/10/2010	31/12/2010
27/10/2010	01/12/2010	GSTB		\$457.00	\$18,973.80		01/12/2010		CHQ/293437	3190685	01/10/2010	31/12/2010
24/01/2011	01/03/2011	BILL	\$63,616.40		\$82,590.20		01/06/2011		CHQ/306591	3197319	01/01/2011	31/03/2011
24/01/2011	01/03/2011	GSTB	\$6,361.64		\$88,951.84		01/06/2011		CHQ/306591	3197319	01/01/2011	31/03/2011
24/01/2011	01/03/2011	AVEB		\$4,470.66	\$84,481.18		01/06/2011		CHQ/306591	3197319	01/01/2011	31/03/2011
24/01/2011	01/03/2011	GSTB		\$447.07	\$84,034.11		01/06/2011		CHQ/306591	3197319	01/01/2011	31/03/2011
24/01/2011	01/03/2011	ROFF		\$0.01	\$84,034.10				CHQ/306591	0		
13/03/2011	11/03/2011	XPEN	\$576.45		\$84,610.55				CHQ/312569	03204311		
18/03/2011	17/03/2011	CSRE		\$18,973.80	\$65,636.75			03977891	CHQ/313879	03204311		
18/03/2011	17/03/2011	PEN	\$34.59		\$65,671.34				CHQ/313879	03204311		
01/04/2011	31/03/2011	MPEN	\$3.71		\$65,675.05		31/03/2011		CHQ/323413	03204311		
01/05/2011	30/04/2011	MPEN	\$5.60		\$65,680.65		30/04/2011		CHQ/375884	03204311		
01/06/2011	31/05/2011	MPEN	\$5.84		\$65,686.49		31/05/2011		CHQ/387857	03205316		
20/06/2011	01/06/2011	BILM	\$64,323.29		\$130,009.78		22/07/2011		CHQ/393248	03205316	01/04/2011	30/06/2011
20/06/2011	01/06/2011	GSTB	\$6,432.33		\$136,442.11		22/07/2011		CHQ/393248	03205316	01/04/2011	30/06/2011
20/06/2011	01/06/2011	AVEB		\$4,520.33	\$131,921.78		22/07/2011		CHQ/393248	03205316	01/04/2011	30/06/2011
20/06/2011	01/06/2011	GSTB		\$452.03	\$131,469.75		22/07/2011		CHQ/393248	03205316	01/04/2011	30/06/2011
09/06/2011	07/06/2011	CSRE		\$65,060.30	\$66,409.45			04003822	CHQ/391267	03205316		
09/06/2011	07/06/2011	CSRE		\$65,783.26	\$626.19			04003822	CHQ/391268	03205316		
13/07/2011	07/06/2011	PEN	\$118.79		\$744.98				CHQ/423893	03210564		
13/07/2011	07/06/2011	PEN	\$119.92		\$864.90				CHQ/423893	03210564		
13/07/2011	30/06/2011	MPEN	\$7.62		\$872.52		30/06/2011		CHQ/423893	03210564		
14/07/2011	30/06/2011	VPEN		\$7.62	\$864.90				CHQ/424061	03210564		
02/08/2011	31/07/2011	MPEN	\$8.33		\$873.23		31/07/2011		CHQ/452663	03234110		
01/09/2011	31/08/2011	CSRE		\$72,219.62	\$-71,346.39			04033153	CHQ/467915	03234110		
01/09/2011	31/08/2011	PEN	\$8.41		\$-71,337.98				CHQ/467915	03234110		
16/07/2011	01/09/2011	BILL	\$64,852.46		\$-6,485.52		01/09/2011		CHQ/428862	03210564	01/07/2011	30/09/2011
16/07/2011	01/09/2011	GSTB	\$6,485.25		\$-0.27		01/09/2011		CHQ/428862	03210564	01/07/2011	30/09/2011
08/11/2011	08/11/2011	CSRE		\$71,337.44	\$-71,337.71			04056801	CHQ/507629	03240343		
15/10/2011	01/12/2011	BILL	\$64,852.46		\$-6,485.25		01/12/2011		CHQ/493577	03234110	01/10/2011	31/12/2011
15/10/2011	01/12/2011	GSTB	\$6,485.25		\$0.00		01/12/2011		CHQ/493577	03234110	01/10/2011	31/12/2011
17/02/2012	17/02/2012	CSRE		\$70,562.29	\$-70,562.29			04087628	CHQ/546856	03246217		
21/01/2012	01/03/2012	BILL	\$64,147.54		\$-6,414.75		01/03/2012		CHQ/533605	03240343	01/01/2012	31/03/2012
21/01/2012	01/03/2012	GSTB	\$6,414.75		\$0.00		01/03/2012		CHQ/533605	03240343	01/01/2012	31/03/2012
21/04/2012	01/06/2012	BILL	\$64,147.54		\$64,147.54		01/06/2012		CHQ/608397	03246217	01/04/2012	30/06/2012
21/04/2012	01/06/2012	GSTB	\$6,414.75		\$70,562.29		01/06/2012		CHQ/608397	03246217	01/04/2012	30/06/2012
18/06/2012	18/06/2012	CSRE		\$70,562.29	\$0.00			04124968	CHQ/637535	03255653		
18/06/2012	18/06/2012	PEN	\$372.68		\$372.68				CHQ/637535	03255653		
01/07/2012	30/06/2012	MPEN	\$3.35		\$376.03		30/06/2012		CHQ/648802	03255653		
29/07/2012	27/07/2012	CSRE		\$378.06	\$-2.03			04137529	CHQ/696603	03273030		
27/08/2012	27/07/2012	PEN	\$3.04		\$1.01	File C			CHQ/752755	03299560		
27/09/2012	31/07/2012	MPEN	\$0.01		\$1.02		31/07/2012		CHQ/752755	03299560		
30/08/2012	29/08/2012	CSRE		\$71,916.28	\$-71,915.26			04149385	CHQ/731664	03299560		

ACCOUNT DETAILS : MAIN (1)

OPERATIONAL LEDGER: HISTORICAL ENTRIES

POST-DATE	EFF-DATE	TYPE	DEBIT	CREDIT	BALANCE	UPB	PAY-BY	RECEIPT REF	CERT-NO	DOC-NO	INVOICE FROM	INVOICE TO
27/09/2012	29/08/2012	PEN	\$0.01		\$-71,915.25				CHQ/752755	03299560		
31/07/2012	01/09/2012	BILM	\$258,000.00		\$186,084.75		01/09/2012		CHQ/697606	03273030	01/07/2012	30/06/2013
31/07/2012	01/09/2012	GSTB	\$25,800.00		\$211,884.75		01/09/2012		CHQ/697606	03273030	01/07/2012	30/06/2013
08/09/2012	07/09/2012	CSRE		\$211,884.74	\$0.01			04152993	CHQ/746556	03299560		
27/09/2012	07/09/2012	PEN	\$381.04		\$381.05				CHQ/752755	03299560		
01/10/2012	30/09/2012	MPEN	\$3.30		\$384.35		30/09/2012		CHQ/760319	03299560		
01/11/2012	31/10/2012	MPEN	\$3.56		\$387.91		31/10/2012		CHQ/775244	03299560		
01/12/2012	30/11/2012	MPEN	\$3.48		\$391.39		30/11/2012		CHQ/787274	03299560		
01/01/2013	31/12/2012	MPEN	\$3.62		\$395.01		31/12/2012		CHQ/798776	03299560		
01/02/2013	31/01/2013	MPEN	\$3.66		\$398.67		31/01/2013		CHQ/812323	03299560		
01/03/2013	28/02/2013	MPEN	\$3.35		\$402.02		28/02/2013		CHQ/830795	03299560		
01/08/2013	31/07/2013	MPEN	\$3.42		\$405.44		31/07/2013		CHQ/965519	03346313		
24/08/2013	23/08/2013	CSRE		\$275,000.00	\$-274,594.56			02055761	CHQ/977777	03346313		
24/08/2013	23/08/2013	PEN	\$2.54		\$-274,592.02				CHQ/977777	03346313		
20/07/2013	01/09/2013	BILL	\$234,000.00		\$-40,592.02		01/09/2013		CHQ/940968	03299560	01/07/2013	30/06/2014
20/07/2013	01/09/2013	GSTB	\$23,400.00		\$-17,192.02		01/09/2013		CHQ/940968	03299560	01/07/2013	30/06/2014
20/07/2013	01/09/2013	AVEB	\$16,000.00		\$-1,192.02		01/09/2013		CHQ/940968	03299560	01/07/2013	30/06/2014
20/07/2013	01/09/2013	GSTB	\$1,600.00		\$407.98		01/09/2013		CHQ/940968	03299560	01/07/2013	30/06/2014
29/09/2013	30/09/2013	MPEN	\$3.24		\$411.22		30/09/2013		CHQ/1011307	03346313		
01/11/2013	31/10/2013	MPEN	\$3.50		\$414.72		31/10/2013		CHQ/1029758	03346313		
01/12/2013	30/11/2013	MPEN	\$3.41		\$418.13		30/11/2013		CHQ/1045404	03346313		
01/01/2014	31/12/2013	MPEN	\$3.56		\$421.69		31/12/2013		CHQ/1060607	03346313		
01/02/2014	31/01/2014	MPEN	\$3.59		\$425.28		31/01/2014		CHQ/1085833	03346313		
01/03/2014	28/02/2014	MPEN	\$3.27		\$428.55		28/02/2014		CHQ/1125526	03346313		
01/04/2014	31/03/2014	MPEN	\$3.65		\$432.20		31/03/2014		CHQ/1145052	03346313		
04/04/2014	04/04/2014	CSRE		\$433.00	\$-0.80			02106385	CHQ/1148081	03346313		
04/04/2014	04/04/2014	PEN	\$0.45		\$-0.35				CHQ/1148081	03346313		
16/08/2014	15/08/2014	CSRE		\$274,999.65	\$-275,000.00			02135265	CHQ/1322652	03388435		
19/07/2014	01/09/2014	BILL	\$258,000.00		\$-17,000.00		01/09/2014		CHQ/1287266	03346313	01/07/2014	30/06/2015
19/07/2014	01/09/2014	GSTB	\$25,800.00		\$8,800.00		01/09/2014		CHQ/1287266	03346313	01/07/2014	30/06/2015
19/07/2014	01/09/2014	AVEB	\$8,000.00		\$800.00		01/09/2014		CHQ/1287266	03346313	01/07/2014	30/06/2015
19/07/2014	01/09/2014	GSTB	\$800.00		\$0.00		01/09/2014		CHQ/1287266	03346313	01/07/2014	30/06/2015
07/08/2015	07/08/2015	CSRE		\$275,000.00	\$-275,000.00			02212515	CHQ/1620075	03428367		
18/07/2015	01/09/2015	BILL	\$258,000.00		\$-17,000.00		01/09/2015		CHQ/1589766	03388435	01/07/2015	30/06/2016
18/07/2015	01/09/2015	GSTB	\$25,800.00		\$8,800.00		01/09/2015		CHQ/1589766	03388435	01/07/2015	30/06/2016
18/07/2015	01/09/2015	AVEB	\$8,000.00		\$800.00		01/09/2015		CHQ/1589766	03388435	01/07/2015	30/06/2016
18/07/2015	01/09/2015	GSTB	\$800.00		\$0.00		01/09/2015		CHQ/1589766	03388435	01/07/2015	30/06/2016
10/08/2016	10/08/2016	CSRE		\$297,000.00	\$-297,000.00			02287861	CHQ/1947878	03466620		
16/07/2016	01/09/2016	BILL	\$294,000.00		\$-3,000.00		01/09/2016		CHQ/1911587	03428367	01/07/2016	30/06/2017
16/07/2016	01/09/2016	GSTB	\$29,400.00		\$26,400.00		01/09/2016		CHQ/1911587	03428367	01/07/2016	30/06/2017
16/07/2016	01/09/2016	AVEB		\$24,000.00	\$2,400.00		01/09/2016		CHQ/1911587	03428367	01/07/2016	30/06/2017
16/07/2016	01/09/2016	GSTB		\$2,400.00	\$0.00		01/09/2016		CHQ/1911587	03428367	01/07/2016	30/06/2017
29/08/2017	29/08/2017	CSRE		\$310,200.00	\$-310,200.00			02363856	CHQ/2284784	03502599		
15/07/2017	01/09/2017	BILL	\$294,000.00		\$-16,200.00		31/10/2017		CHQ/2243600	03466620	01/07/2017	30/06/2018
15/07/2017	01/09/2017	GSTB	\$29,400.00		\$13,200.00		31/10/2017		CHQ/2243600	03466620	01/07/2017	30/06/2018
15/07/2017	01/09/2017	AVEB		\$12,000.00	\$1,200.00		31/10/2017		CHQ/2243600	03466620	01/07/2017	30/06/2018
15/07/2017	01/09/2017	GSTB		\$1,200.00	\$0.00		31/10/2017		CHQ/2243600	03466620	01/07/2017	30/06/2018

ACCOUNT DETAILS : MAIN (1)

OPERATIONAL LEDGER: HISTORICAL ENTRIES

POST-DATE	EFF-DATE	TYPE	DEBIT	CREDIT	BALANCE	UPB	PAY-BY	RECEIPT REF	CERT-NO	DOC-NO	INVOICE FROM	INVOICE TO
17/08/2018	17/08/2018	CSRE		\$323,400.00	\$-323,400.00			02430625	CHQ/2580110			
21/07/2018	01/09/2018	BILL	\$294,000.00		\$-29,400.00		01/09/2018		CHQ/2544576	03502599	01/07/2018	30/06/2019
21/07/2018	01/09/2018	GSTB	\$29,400.00		\$0.00		01/09/2018		CHQ/2544576	03502599	01/07/2018	30/06/2019

CUSTOMER CONTACT DETAILS:

Name	:	COUNCIL OF THE CITY OF GOLD COAST	Delivery Address	:	THE CHIEF EXECUTIVE OFFICER, PO BOX 5042, GOLD COAST MC, QLD, 4217	Association	:	LESSEE
Delivery Preference	:	POST	Email Address	:		Payment Terms	:	
Telephone	:		Contact (Other)	:				
Mobile	:							
Facsimile	:							

Date : 12/06/2018 4:25:24 PM
From : "MCCOMISKIE Desley"
To : "TUK Daniel"
Subject : RE: GCCC - CTS 7689/18 re 73(2)Irrelevant and Other Term Leases

Dan

I am going to assign you these two cases (Tipplers 73(2)Irrelevant). They may eventually go back to Di to process.
Cant see the sense in me holding onto them.

Des

From: TUK Daniel
Sent: Tuesday, 12 June 2018 4:17 PM
To: BIRCHLEY Michael <Michael.Birchley@dnrme.qld.gov.au>; BEAN Thomas <Thomas.Bean@dnrme.qld.gov.au>
Cc: MCQUADE Diane <Diane.Mcquade@dnrme.qld.gov.au>; CROSS Debbie <Debbie.Cross@dnrme.qld.gov.au>; SHERWOOD Kenneth <Kenneth.Sherwood@dnrme.qld.gov.au>; SR LS Corro <SR.LSCorro@dnrme.qld.gov.au>; MCCOMISKIE Desley <Desley.McComiskie@dnrme.qld.gov.au>; MACCHERONI Annie <Annie.Maccheroni@dnrme.qld.gov.au>
Subject: RE: GCCC - CTS 7689/18 re 73(2)Irrelevant and Other Term Leases

Hi all

Just letting you all know that I will be updating this briefing and correspondence over the coming days based on our recent meeting with GCCC.

Regards
Dan

From: BIRCHLEY Michael
Sent: Monday, 11 June 2018 6:22 AM
To: BEAN Thomas
Cc: MCQUADE Diane; TUK Daniel; CROSS Debbie; SHERWOOD Kenneth; SR LS Corro; MCCOMISKIE Desley
Subject: GCCC - CTS 7689/18 re 73(2)Irrelevant and Other Term Leases

G'day Tom

Following the recent meeting with Gold Coast City Council officers regarding various leases and GCCC proposals, could we please refresh and update the brief and correspondence to address the issues raised by council and including the following:

- 73(2)Irrelevant
- 73(2)Irrelevant
- Tipplers: To enable further consideration of matter, GCCC needs to provide additional evidence showing how the food and beverage facility is operated to provide a community service for users of the camping and recreation facilities established on the land (current NCL) that was purchased by GCCC at considerable cost and confirmation that GCCC operates the facility under a contractor arrangement (as opposed to an essentially commercial private profit operation) and in a manner that provides for revenues to be utilised for enhancement and maintenance of the community facilities on the site.

There were some other matters discussed at the meeting (e.g. the above cases and others fitting into a suite of legacy issues that need to be addressed and that GCCC has not been looking to advance any new commercial proposals on community reserves; broader issue of reserves as a whole and GCCC's potential position on relinquishment of trusteeship given financial demands and if there is no flexibility in finding solutions; and a case down Coolangatta way where GCCC is looking to advance a flexible approach with a reserve to complement its planning directions).

Di and Dan are well placed to provide you with advice on these matters and to include reference in the revised brief as relevant and appropriate.

Cheers

Mike

Mike Birchley
Regional Manager
Land Services
South Region
Department of Natural Resources, Mines and Energy
Email: Michael.Birchley@dnrme.qld.gov.au
Tel: 4529 1360
Mobile: CTPI 49-Sch4

Date : 25/03/2019 10:52:47 AM
From : "MCQUADE Diane"
To : "RAMSAY Anita"
Cc : "BURLING Sharron" , "TUK Daniel"
Subject : RE: SURRENDER OF LEASE - TIPPLERS
Attachment : image001.png;image002.png;

Good morning Anita

Thankyou for your email.

I wish to advise that the department's timeframes have been impacted by a number of high priority transactions and we are currently working towards having a formal response to Council by the end of next week.

I hope this will not cause any inconvenience.

Kind regards

Di

Diane McQuade
Senior Land Officer
South Region
(Gold Coast, Redland & Logan)

Department of Natural Resources, Mines and Energy
Ph. 56266 826
14 Edgewater Court, Robina
Postal: PO Box 4297, Robina Town Centre Qld 4230
Email: SLAM-goldcoast@dnrme.qld.gov.au
Diane.mcquade@dnrme.qld.gov.au

From: RAMSAY Anita [mailto:ARAMSAY@goldcoast.qld.gov.au]

Sent: Monday, 25 March 2019 8:42 AM

To: MCQUADE Diane <Diane.Mcquade@dnrme.qld.gov.au>

Cc: BURLING Sharron <Sharron.Burling@dnrme.qld.gov.au>; TUK Daniel <Daniel.Tuk@dnrme.qld.gov.au>

Subject: SURRENDER OF LEASE - TIPPLERS

Hi Di

I am following up on an outcome from the meeting on 12 March 2019 in regard to confirmation that the Department is proceeding with a surrender of the lease for South Stradbroke Island. I understood from the meeting that the City would receive confirmation by Friday 15 March 2019 of the Department's position.

I have been unable to locate a response so could I ask that you email me a copy for our records.

thanks

Anita Ramsay
Senior Property Officer (Acquisitions, Divestment & Leasing)
Property Services
First Floor, Waterside West, Holden Place, Bundall
City of Gold Coast

T: 07 5581 6441 F: 07 5581 6445
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Date : 15/03/2019 4:59:06 PM
From : "MACCHERONI Annie"
To : "TUK Daniel"
Cc : "CROSS Debbie" , "MCQUADE Diane"
Subject : RE: Tipplers 2017/000099
Hi Dan and Deb,

I had a chance to have a quick chat to Di about the Licenced Caf☞ which will be sitting on the site post surrender but not technically classifiable as a kiosk, and she indicated that this would then subsequently be the subject of an application for approval of an 'inconsistent use' application as a separate step – i.e. similar to the garden's Caf☞ in the middle of BNE CBD botanical gardens (leased out apparently since the 50's, so a long long time) – so yes, the justifications as I discussed are the symbiotic way the business operates to support the functions of the camping ground – being there to provide bread, milk, essentials etc to those users when camping is happening in the summer months.

Happy to chat more, but just wanting to pass through that info about the fact Di was always intending to treat the licenced caf☞ as technically inconsistent, but acceptable in the unique fact circs of the generally inaccessible island locale,

Sorry if I confused the issue at all,

Thanks
Annie ☞

From: TUK Daniel <Daniel.Tuk@dnrme.qld.gov.au>
Sent: Friday, 15 March 2019 3:59 PM
To: MACCHERONI Annie
Subject: FW: Tipplers 2017/000099

Hi Annie

For info, Deb has asked that I review the matter below and provide further advice regarding how the improvements will be dealt under the new arrangement and to clearly justify how this matter differs from the example of the 73(2)Irrelevant which is also under consideration at this time.

I intend to review this matter next week.

Regards
Dan

From: CROSS Debbie <Debbie.Cross@dnrme.qld.gov.au>
Sent: Friday, 15 March 2019 3:04 PM
To: TUK Daniel
Subject: Tipplers 2017/000099

Hi Dan
Di has sent me Tipplers for consideration....

Recommendation:

I recommend that the following decision is made, in accordance with section 327A, 31A and 94 of the Land Act 1994 and relevant Departmental policy:

- Accept the surrender of NCL 6/2882 – Lot 39 on WD6594 and Lot 56 on WD5576 – TF17660178 under section 327 of the Land Act 1994.
- Surrender effective date: 26th April 2017 (Council has provided executed Surrender form).
- Amendment to be made to TF49108083 Reserve for Environmental and Recreation under trusteeship of Council of the City of Gold Coast to include Lot 39 on WD6594 under section 31A of the Land Act 1994.
- Upon surrender of NCL 6/2882, Lot 56 on WD5576 to be opened as road and included back into the Esplanade, South Stradbroke Island under section 94 of the Land Act 1994.

Can you please give me a call to discuss, as I understand you have been heavily involved in this case. .

Thanks

Debbie Cross
A/Principal Land Officer
Land Services | South Region
Department of Natural Resources, Mines and Energy

P 07 5352 4242
M CTPI 49-Sch
E debbie.cross@dnrme.qld.gov.au
27 O'Connell Street, Gympie QLD 4570
Locked Mail Bag 383, Gympie QLD 4570
<https://www.dnrme.qld.gov.au/>

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Published on DNRME Disclosure Log
RTI Act 2009

Date : 26/03/2019 3:16:54 PM

From : "CROSS Debbie"

To : "MCQUADE Diane" , "TUK Daniel" , "BURLING Sharron" , "MACCHERONI Annie"

Subject : RE: SURRENDER OF LEASE - TIPPLERS

Attachment : image001.png;image002.png;

Hi everyone

Di and I have this in hand....

Thanks for your assistance

Debbie Cross

A/Principal Land Officer

Land Services| South Region

Department of Natural Resources, Mines and Energy

P 07 5352 4242

M CTPI 49-Sch4

E debbie.cross@dnrme.qld.gov.au

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If you have received this message in error, you are asked to inform the sender as quickly as possible and delete this message and any copies of this message from your computer and/or computer system network.

From: MCQUADE Diane

Sent: Monday, 25 March 2019 9:47 AM

To: TUK Daniel <Daniel.Tuk@dnrme.qld.gov.au>; BURLING Sharron <Sharron.Burling@dnrme.qld.gov.au>; CROSS Debbie <Debbie.Cross@dnrme.qld.gov.au>

Cc: MACCHERONI Annie <Annie.Maccheroni@dnrme.qld.gov.au>

Subject: RE: SURRENDER OF LEASE - TIPPLERS

Yes I'll let Anita know.

Little bit frustrating this SLAM world!

Thanks

Di

From: TUK Daniel

Sent: Monday, 25 March 2019 9:33 AM

To: BURLING Sharron <Sharron.Burling@dnrme.qld.gov.au>; MCQUADE Diane <Diane.Mcquade@dnrme.qld.gov.au>; CROSS Debbie <Debbie.Cross@dnrme.qld.gov.au>

Cc: MACCHERONI Annie <Annie.Maccheroni@dnrme.qld.gov.au>

Subject: FW: SURRENDER OF LEASE - TIPPLERS

Thanks Sharron,

Di/ Deb, I am going to try to look at the Tippler's submission later this week (unless there is another major priority that jumps the queue). It might be worth letting Anita know that our timeframes have been impacted by a number of high priority transactions and we'll work to get them a formal response by the end of next week.

Regards

Dan

From: BURLING Sharron <Sharron.Burling@dnrme.qld.gov.au>

Sent: Monday, 25 March 2019 9:04 AM

To: TUK Daniel; CROSS Debbie; MCQUADE Diane; MACCHERONI Annie

Subject: RE: SURRENDER OF LEASE - TIPPLERS

DT

I have spoken with Deb on Friday and clarified that you will provide advice and guidance to Di to make the submission watertight and cover off any concerns that Deb has. Deb will remain the decision maker in this instance.

Please liaise with Deb and Di. I will leave it to you very capable people to work out timeframes.

Many thanks
SB

From: RAMSAY Anita <ARAMSAY@goldcoast.qld.gov.au>
Sent: Monday, 25 March 2019 8:42 AM
To: MCQUADE Diane
Cc: BURLING Sharron; TUK Daniel
Subject: SURRENDER OF LEASE - TIPPLERS

Hi Di

I am following up on an outcome from the meeting on 12 March 2019 in regard to confirmation that the Department is proceeding with a surrender of the lease for South Stradbroke Island. I understood from the meeting that the City would receive confirmation by Friday 15 March 2019 of the Department's position.

I have been unable to locate a response so could I ask that you email me a copy for our records.

thanks

Anita Ramsay
Senior Property Officer (Acquisitions, Divestment & Leasing)
Property Services
First Floor, Waterside West, Holden Place, Bundall
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Date : 25/03/2019 9:47:08 AM
From : "MCQUADE Diane"
To : "TUK Daniel" , "BURLING Sharron" , "CROSS Debbie"
Cc : "MACCHERONI Annie"
Subject : RE: SURRENDER OF LEASE - TIPPLERS
Attachment : image001.png;image002.png;

Yes I'll let Anita know.

Little bit frustrating this SLAM world!

Thanks
Di

From: TUK Daniel
Sent: Monday, 25 March 2019 9:33 AM
To: BURLING Sharron <Sharron.Burling@dnrme.qld.gov.au>; MCQUADE Diane <Diane.Mcquade@dnrme.qld.gov.au>; CROSS Debbie <Debbie.Cross@dnrme.qld.gov.au>
Cc: MACCHERONI Annie <Annie.Maccheroni@dnrme.qld.gov.au>
Subject: FW: SURRENDER OF LEASE - TIPPLERS

Thanks Sharron,

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Regards
Dan

From: BURLING Sharron <Sharron.Burling@dnrme.qld.gov.au>
Sent: Monday, 25 March 2019 9:04 AM
To: TUK Daniel; CROSS Debbie; MCQUADE Diane; MACCHERONI Annie
Subject: RE: SURRENDER OF LEASE - TIPPLERS

DT

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Please liaise with Deb and Di. I will leave it to you very capable people to work out timeframes.

Many thanks
SB

From: RAMSAY Anita <ARAMSAY@goldcoast.qld.gov.au>
Sent: Monday, 25 March 2019 8:42 AM
To: MCQUADE Diane
Cc: BURLING Sharron; TUK Daniel
Subject: SURRENDER OF LEASE - TIPPLERS

Hi Di

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I have been unable to locate a response so could I ask that you email me a copy for our records.

thanks

Anita Ramsay
Senior Property Officer (Acquisitions, Divestment & Leasing)
Property Services
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Date : 4/04/2019 9:04:48 AM
From : "CROSS Debbie"
To : "MCQUADE Diane" , "MACCHERONI Annie"
Cc : "BURLING Sharron"
Subject : RE: Tipplers Surrender
Attachment : image001.png;image002.png;

Di and Annie

The delegations would allow for this and there for I have **no concerns** with amending the offer to Council request Lot 39 on WD6594 be included into the adjoining Reserve for Recreation R1108 described as Lot 47 on WD4132 and not an adjacent Reserve for Environmental and Recreation Reserve (Lot 45 on WD6594).

I **have concerns** with the proposed "Management Agreement/Contract" for the use of the management and use of the Tipplers HUB without an appropriate tenure under the Land Act 1994.

Any use of the reserve land by a third party should be registered on the title in accordance with the provisions of the Land Act 1994, in particular division 7 – trustee leases and trustee permits. Trustees may authorised the use and occupation of trust land by third parties through trustee leases and trustee permits. This protects the State through public liability and indemnity, power of attorney, cancellation etcc as set out in the STD.711932933.

The proposed management agreement lodged with DNRME is dated 8 February 2014, it refers to the management and operation of

- Licensed restaurant
- Campground, reception and kiosk
- Cleaning and maintenance services
- Waste collection and transfer station
- Gas

I note

- the restaurant receives approx. 50,000 customers a year
- there is no reference as to who is or was the successful applicant in the Management agreement
- no reference to public liability etc...

Appreciate if we could all have a chat today..... I will arrange a teleconference hook-up

Debbie Cross
A/Principal Land Officer
Land Services| South Region
Department of Natural Resources, Mines and Energy

P 07 5352 4242

M [CTPI 49-Sch4](#)

E debbie.cross@dnrme.qld.gov.au
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From: MCQUADE Diane
Sent: Tuesday, 2 April 2019 3:01 PM
To: CROSS Debbie <Debbie.Cross@dnrme.qld.gov.au>; TUK Daniel <Daniel.Tuk@dnrme.qld.gov.au>; MACCHERONI Annie <Annie.Maccheroni@dnrme.qld.gov.au>; BURLING Sharron <Sharron.Burling@dnrme.qld.gov.au>
Subject: FW: Tipplers Surrender

Hi everyone

Please find here below the response received from Council regarding the offer for the surrender of Tipplers. I have also attached a copy of DNRME's offer document.

I'm not concerned about the the overall reserve parcel that Lot 39 is to be included into (Reserve for Recreation or Reserve for Environmental), that's not anything major but just thought you may wish to see the other document provided by council being the Management contract, which is not a lease.

Your thoughts are appreciated.

Thanks
Di

From: RAMSAY Anita [<mailto:ARAMSAY@goldcoast.qld.gov.au>]

Sent: Tuesday, 2 April 2019 2:02 PM
To: MCQUADE Diane <Diane.Mcquade@dnrme.qld.gov.au>
Subject: RE: Tiplers Surrender

Hi Di

I refer to the attached letter of offer dated 1 April 2019 outlining the conditions for a surrender of NCL 2882 situated at South Stradbroke Island.

Firstly, the City requested that Lot 39 on WD6594 be included into the adjoining Reserve for Recreation R1108 described as Lot 47 on WD4132 and not an adjacent Reserve for Environmental and Recreation Reserve (Lot 45 on WD6594). It is requested that the offer be amended to reflect what the City had applied for, for the simple reason that the subject lot does not have any "environmental merit".

Secondly, the Department is requesting that the City enter into a Trustee Lease for the management and operation of the Tippler's Hub. The City has not granted possession (exclusive or otherwise) of the Tippler's Hub to an operator - what the City has done is that it went to tender for a contract to manage certain facilities and to perform certain services. Effectively, this is a management contract and not a lease. Please find attached a copy of the Specifications associated with the contract for services. The City requests that this requirement be removed from the letter of offer.

It would be appreciated if the Department could re-issue the letter of offer as soon as possible so the surrender of the lease can proceed as quickly as possible.

regards

Anita Ramsay

Senior Property Officer (Acquisitions, Divestment & Leasing)
Property Services
First Floor, Waterside West, Holden Place, Bundall
City of Gold Coast

T: 07 5581 6441 **F:** 07 5581 6445
PO Box 5042 Gold Coast Mail Centre Qld 9726
cityofgoldcoast.com.au

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From: MCQUADE Diane [<mailto:Diane.Mcquade@dnrme.qld.gov.au>]
Sent: Monday, 1 April 2019 9:26 AM
To: RAMSAY Anita
Subject: Tiplers Surrender

Good Morning Anita

Please find the attached the department's offer letter and Notification of Acceptance for the surrender of Tiplers.
I will pop the original in the post.

Kind regards
Di

Diane McQuade
Senior Land Officer
South Region
(Gold Coast, Redland & Logan)

Department of Natural Resources, Mines and Energy
Ph. 56266 826
14 Edgewater Court, Robina
Postal: PO Box 4297, Robina Town Centre Qld 4230
Email: SLAM-goldcoast@dnrme.qld.gov.au
Diane.mcquade@dnrme.qld.gov.au

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Published on DNRME Disclosure Log
RTI Act 2009

Date : 3/04/2019 10:18:53 AM
From : "MCQUADE Diane"
To : "MACCHERONI Annie"
Subject : RE: Tiplers Surrender
Attachment : image001.png;image002.png;

Hi Annie

Deb is not comfortable about the management contract and believes that a trustee lease/s should be in place.
Deb said that she will talk to you this arvo.

Ta
Di

From: MACCHERONI Annie
Sent: Wednesday, 3 April 2019 10:11 AM
To: MCQUADE Diane <Diane.Mcquade@dnrme.qld.gov.au>
Subject: RE: Tiplers Surrender

Hi Di,

That's interesting, because I have never really had to think about what the underlying tenures of these council caravan parks the council's run are, but some of them – especially up at the North Coast are on pretty prime spots, so I am going to say that they could be State Land? Unless Deb has some sort of show stopping no no to the management agreement over a lease, then I still think it is ok.

Let me know what she says!
Annie

From: MCQUADE Diane <Diane.Mcquade@dnrme.qld.gov.au>
Sent: Wednesday, 3 April 2019 7:43 AM
To: MACCHERONI Annie; CROSS Debbie; TUK Daniel; BURLING Sharron
Subject: RE: Tiplers Surrender

Thanks so much for your advice Annie, really appreciate it.
I've only had experience with the North Stradbroke Islands camping grounds wherein they are administered under trustee leases.
I'll have a chat with Deb today.

Thanks again.

Ta
Di

From: MACCHERONI Annie
Sent: Tuesday, 2 April 2019 4:54 PM
To: MCQUADE Diane <Diane.Mcquade@dnrme.qld.gov.au>; CROSS Debbie <Debbie.Cross@dnrme.qld.gov.au>; TUK Daniel <Daniel.Tuk@dnrme.qld.gov.au>; BURLING Sharron <Sharron.Burling@dnrme.qld.gov.au>
Subject: RE: Tiplers Surrender

Hi Di,

I have looked at the management contract and I don't have a problem with it because to me it is not an interest in land, it is essentially a model that a lot of the council's I have had experience with who run their own caravan park/tourist operations manage their business – they tender out the management rights and it is common for onsite residential/caretaker entitlements to go with the contracts because of the nature of the operations – 24/7 operations.

Subject to any other major concerns raised, I would keep running with it,

best
Annie

From: MCQUADE Diane <Diane.Mcquade@dnrme.qld.gov.au>
Sent: Tuesday, 2 April 2019 3:01 PM
To: CROSS Debbie; TUK Daniel; MACCHERONI Annie; BURLING Sharron
Subject: FW: Tiplers Surrender

Hi everyone

Please find here below the response received from Council regarding the offer for the surrender of Tiplers. I have also attached a copy of DNRME's offer document.

I'm not concerned about the the overall reserve parcel that Lot 39 is to be included into (Reserve for Recreation or Reserve for Environmental), that's not anything major but just thought you may wish to see the other document provided by council being the Management contract, which is not a lease.

Your thoughts are appreciated.

Thanks
Di

From: RAMSAY Anita [<mailto:ARAMSAY@goldcoast.qld.gov.au>]
Sent: Tuesday, 2 April 2019 2:02 PM
To: MCQUADE Diane <Diane.Mcquade@dnrme.qld.gov.au>
Subject: RE: Tiplers Surrender

Hi Di

I refer to the attached letter of offer dated 1 April 2019 outlining the conditions for a surrender of NCL 2882 situated at South Stradbroke Island.

Firstly, the City requested that Lot 39 on WD6594 be included into the adjoining Reserve for Recreation R1108 described as Lot 47 on WD4132 and not an adjacent Reserve for Environmental and Recreation Reserve (Lot 45 on WD6594). It is requested that the offer be amended to reflect what the City had applied for, for the simple reason that the subject lot does not have any "environmental merit".

Secondly, the Department is requesting that the City enter into a Trustee Lease for the management and operation of the Tippler's Hub. The City has not granted possession (exclusive or otherwise) of the Tippler's Hub to an operator - what the City has done is that it went to tender for a contract to manage certain facilities and to perform certain services. Effectively, this is a management contract and not a lease. Please find attached a copy of the Specifications associated with the contract for services. The City requests that this requirement be removed from the letter of offer.

It would be appreciated if the Department could re-issue the letter of offer as soon as possible so the surrender of the lease can proceed as quickly as possible.

regards

Anita Ramsay
Senior Property Officer (Acquisitions, Divestment & Leasing)
Property Services
First Floor, Waterside West, Holden Place, Bundall
City of Gold Coast

T: 07 5581 6441 F: 07 5581 6445
PO Box 5042 Gold Coast Mail Centre Qld 9726
cityofgoldcoast.com.au

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GOLD COAST.

From: MCQUADE Diane [<mailto:Diane.Mcquade@dnrme.qld.gov.au>]
Sent: Monday, 1 April 2019 9:26 AM
To: RAMSAY Anita
Subject: Tiplers Surrender

Good Morning Anita

Please find the attached the department's offer letter and Notification of Acceptance for the surrender of Tiplers.

I will pop the original in the post.

Kind regards
Di

Diane McQuade
Senior Land Officer
South Region
(Gold Coast, Redland & Logan)

Department of Natural Resources, Mines and Energy
Ph. 56266 826
14 Edgewater Court, Robina
Postal: PO Box 4297, Robina Town Centre Qld 4230
Email: SLAM-goldcoast@dnrme.qld.gov.au
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Published on DNRME Disclosure Log
RTI Act 2009

Date : 3/04/2019 7:42:35 AM
From : "MCQUADE Diane"
To : "MACCHERONI Annie" , "CROSS Debbie" , "TUK Daniel" , "BURLING Sharron"
Subject : RE: Tipplers Surrender
Attachment : image001.png;image002.png;

Thanks so much for your advice Annie, really appreciate it.

I've only had experience with the North Stradbroke Islands camping grounds wherein they are administered under trustee leases.
I'll have a chat with Deb today.

Thanks again.

Ta
Di

From: MACCHERONI Annie
Sent: Tuesday, 2 April 2019 4:54 PM
To: MCQUADE Diane <Diane.Mcquade@dnrme.qld.gov.au>; CROSS Debbie <Debbie.Cross@dnrme.qld.gov.au>; TUK Daniel <Daniel.Tuk@dnrme.qld.gov.au>; BURLING Sharron <Sharron.Burling@dnrme.qld.gov.au>
Subject: RE: Tipplers Surrender

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Subject to any other major concerns raised, I would keep running with it,

best
Annie

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Sent: Tuesday, 2 April 2019 3:01 PM
To: CROSS Debbie; TUK Daniel; MACCHERONI Annie; BURLING Sharron
Subject: FW: Tipplers Surrender

Hi everyone

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I'm not concerned about the the overall reserve parcel that Lot 39 is to be included into (Reserve for Recreation or Reserve for Environmental), that's not anything major but just thought you may wish to see the other document provided by council being the Management contract, which is not a lease.

Your thoughts are appreciated.

Thanks
Di

From: RAMSAY Anita [<mailto:ARAMSAY@goldcoast.qld.gov.au>]
Sent: Tuesday, 2 April 2019 2:02 PM
To: MCQUADE Diane <Diane.Mcquade@dnrme.qld.gov.au>
Subject: RE: Tipplers Surrender

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It would be appreciated if the Department could re-issue the letter of offer as soon as possible so the surrender of the lease can proceed as quickly as possible.

regards

Anita Ramsay

Senior Property Officer (Acquisitions, Divestment & Leasing)
Property Services
First Floor, Waterside West, Holden Place, Bundall
City of Gold Coast

T: 07 5581 6441 F: 07 5581 6445
PO Box 5042 Gold Coast Mail Centre Qld 9726
cityofgoldcoast.com.au



From: MCQUADE Diane [<mailto:Diane.Mcquade@dnrme.qld.gov.au>]
Sent: Monday, 1 April 2019 9:26 AM
To: RAMSAY Anita
Subject: Tipplers Surrender

Good Morning Anita

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I will pop the original in the post.

Kind regards
Di

Diane McQuade
Senior Land Officer
South Region
(Gold Coast, Redland & Logan)

Department of Natural Resources, Mines and Energy
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14 Edgewater Court, Robina
Postal: PO Box 4297, Robina Town Centre Qld 4230
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Date : 29/05/2018 3:30:28 PM
From : "TUK Daniel"
To : "MCCOMISKIE Desley"
Cc : "MACCHERONI Annie" , "BIRCHLEY Michael"
Subject : site inspection file notes - Tipplers and Tallships
Attachment : File note - site inspection - tipplers - 25052018.docx;File note - site inspection - tallships-25052018.docx;image001.png;image002.jpg;
Hi Des

For your information, attached are the site inspection photos and commentary following our visit to South Stradbroke Island on Friday 25 May 2018.

If you need any further information, please let me know.

Regards



Daniel Tuk
Senior Land Officer
State Land Asset Management | Land Services - South Region
Department of Natural Resources, Mines and Energy

P: 5451 2212 M: CTPI 49-Sch4

E: Daniel.Tuk@dnrme.qld.gov.au

A: Level 1, 9-13 Mill Street, Nambour QLD 4560 | PO Box 573, Nambour Qld 4560



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In attendance: Dan Tuk, Mike Birchley

Table 1: Inspection Tipplers (café and outdoor seating)	
Image 1: Footpath and seating area adjoining the waterfront reserve	
Image 2: Playground area, located within the leased area, to the South of the café.	
Image 3: Front entrance to the Kiosk, which is operates within the same building as the café.	

Image 4: Front entrance to the Tipplers café.



Image 5: Outdoor dining area, located in front of the Tipplers café.



Image 6: Inside Tipplers café, showing the front counter, menu and refrigerators (serving alcohol).



Image 7: Indoor dining, inside Tiplers café.



Other infrastructure within the leased area (back of house)

Table 2: Inspection Tiplers leased area, miscellaneous infrastructure

Image 1: Image showing large rainwater tanks and depot (large shed) for plant equipment. The Ranger advised that the area is subject to historic asbestos contamination, which has been treated by capping the surface. Equipment is located to the south east of the Tiplers café.



Image 2: Huts are being used for storage and employee accommodation. Council are demolishing, as funds are made available. Huts are in poor condition, approx. 10 huts remain.



Image 3: Front entrance to the depot which appeared in excellent condition.



Image 4: image showing council plant equipment, located in front of the depot (large shed)



Image 5: Image showing a hut in poor condition, being used for storage purposes.



Campground on reserve land

Table 3: Inspection Campground reserve area	
Image 1: Toilet block and kitchen area	
Image 2: another view of the main toilet block	
Image 3: view of the campground from the boundary of the leased area, looking in a southerly direction. Note, no one was camping when we inspected the area. The Ranger advised that during the winter months, there is barely any camping visitors.	

Image 4: image showing 'glamping' facilities. Ranger advised that these facilities were in poor condition and in need of replacement.



File note: site inspection notes – 25 May 2014

In attendance: Dan Tuk, Mike Birchley,

CTPI 49-Sch4

Table 1: Inspection Tall Ships	
Image 1: Driveway access facing east (away from the beach). To the right is the chapel.	
Image 2: Removable infrastructure on the permit to occupy. All improvements look in good condition.	
Image 3: as per image 2.	

Image 4: As per image 2.



Image 5: As per image 2



Image 6: image taken of the leased area, picture taken facing an easterly direction.



Image 7: As per image 6



Image 8: As per image 6



Image 9: Image taken from within the leased area showing permanent improvements, which appear to be in good condition.



Image 10: As per image 9



Image 11: As per image 9.



Image 12: As per image 9.



Image 13: Inside the main building, showing the kitchen area.



Image 14: Outside the back of the main structure, showing storage area.



Date : 13/02/2019 2:33:19 PM
From : "TUK Daniel"
To : "MCQUADE Diane"
Subject : South Straddie/ Tipplers master plans
Attachment : image001.png;image002.jpg;
Hi Di

Earlier this week I received a few documents relating to Tipplers, particularly the historic master plan doco that we discussed with council in December – do you know if these were sent direct to me from council or did they come to me via the Robina Office?

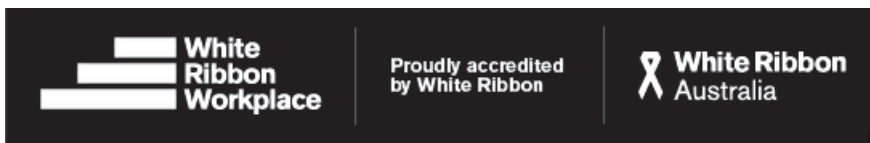
Cheers



Daniel Tuk
Senior Land Officer
State Land Asset Management | Land Services - South Region
Department of Natural Resources, Mines and Energy

P: 5451 2212 M: CTPI 49-Sch
E: Daniel.Tuk@dnrme.qld.gov.au

A: Level 1, 9-13 Mill Street, Nambour QLD 4560 | PO Box 573, Nambour Qld 4560



Date : 25/03/2019 8:41:37 AM
From : "RAMSAY Anita"
To : "MCQUADE Diane"
Cc : "BURLING Sharron" , "TUK Daniel"
Subject : SURRENDER OF LEASE - TIPPLERS
Attachment : image005.png;image006.png;
Hi Di

I am following up on an outcome from the meeting on 12 March 2019 in regard to confirmation that the Department is proceeding with a surrender of the lease for South Stradbroke Island. I understood from the meeting that the City would receive confirmation by Friday 15 March 2019 of the Department's position.

I have been unable to locate a response so could I ask that you email me a copy for our records.

thanks

Anita Ramsay
Senior Property Officer (Acquisitions, Divestment & Leasing)
Property Services
First Floor, Waterside West, Holden Place, Bundall
City of Gold Coast

T: 07 5581 6441 F: 07 5581 6445
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Date : 24/05/2018 1:04:23 PM
From : "MCCOMISKIE Desley"
To : "BIRCHLEY Michael"
Cc : "TUK Daniel"
Subject : Synopsis for Meeting with GCC
Attachment : FW: Debt Cases for Gold Coast City Council_Tiplers;FW: OVERDUE ACCOUNT - TL 237551;
Mike

We have three issues with GCC to discuss.

Tiplers (South Stradbroke)

Council lodged surrender in January 2017 to surrender NCL 6/2882 and convert the land to a reserve for Park and Recreation. I have attached the Council Minutes where this was instigated and the Tiplers Hub Concept Plan could be implemented up to Stage 3 (being the Education Centre). It was proposed that the renovation of any of the cabins was unviable and that they would be removed. The licenced caf was to remain as a service with the proposal of a trustee lease for the operator of the caf. Apparently, there are still a few cabins on site, that are being used by Council and caf staff.

The annual rent on the NCL is \$96,000.00 and the account is currently in arrears of \$100,846.35. Rent has been paid up to 30 June 2017. Council has advised (email attached) that the rent beyond 30/6/2017 was not included in the council budget, as the surrender had been lodged in January 2017. We have a current debt case for this matter.

In short, Council wants to cancel the current commercial/business tenure to a community reserve – and still conduct a commercial business on the land.

Di asked council for a Land Management Plan of the site as part of the surrender process, in which Council advised that the Tiplers Hub Concept Plan would suffice. The Concept plan was signed in 2010 and still has the face of Ron Clarke on it. This document is not considered suitable as a Land Management Plan.

73(2)Irrelevant

Date : 11/05/2018 10:23:54 AM
From : "MCCOMISKIE Desley"
To : "BIRCHLEY Michael"
Subject : FW: Debt Cases for Gold Coast City Council_Tiplers
Attachment : APPLICATION TO SURRENDER - NCL 2882;image001.png;image002.png;image003.jpg;

Mike

This is the tiplers matter where council advised that they wouldn't be paying the rent. (The advice Tania states is attached)



Desley McComiskie
Senior Land Officer
Land Services| South Region
Department of Natural Resources, Mines and Energy
P 07 45291340
203 Tor Street, Toowoomba QLD 4350
Postal address: PO Box 318 Toowoomba Qld 4350
<https://www.dnrme.qld.gov.au/>

**Our
Values**



Customers
first



Ideas into
action



Unleash
potential



Be
courageous



Empower
people



Department of Natural Resources and Mines

From: GRAMS Tania
Sent: Thursday, 8 March 2018 12:59 PM
To: MCCOMISKIE Desley <Desley.McComiskie@dnrme.qld.gov.au>
Subject: Debt Cases for Gold Coast City Council_Tiplers

Sorry Des..
needing your expert advice, looks like another problem case ☹

Debt Case 2018/001249 – current rent owing \$98,998.27 - NCL 6/2882 – Title Reference 17660178

Related to **Surrender case 2017/000099** – Bring Up Note states *with Di for discussion with Mike due to if this lease is to be surrendered & created as a reserve it is inconsistent with the use Park*

On checking the surrender case, advice received from Council states -

- Surrender Form signed by Council on 26 April 2017
- Council stated that they no longer hold a budget to pay rental for this site and stated that as they signed a surrender form in April 2017.
- Council did not approve funding for rental of the site from 30 June 2017 onwards and have advised will not be paying the current rental notice received.

Is it up to us (debt hub) to chase up the \$\$ or will this be part of the surrender process?

The other **Debt Case 2018/001318** is related to **surrender case 2017/000699** which has been placed on pending (*Brendan Madden advised this will not be resolved until after Commonwealth Games*). **The current owing is \$285.81**

Thanks, Tania

Date : 11/05/2018 10:17:25 AM
From : "MCCOMISKIE Desley"
To : "BIRCHLEY Michael"
Subject : FW: OVERDUE ACCOUNT - TL 237551
Attachment : image005.png;image006.png;image002.jpg;

GCC response to the Southport Tourist Park Debt - FYI

From: GRAMS Tania
Sent: Wednesday, 14 March 2018 9:24 AM
To: MCCOMISKIE Desley <Desley.McComiskie@dnrme.qld.gov.au>
Subject: FW: OVERDUE ACCOUNT - TL 237551

Hi Des,

FIY....See response from Gold Coast City Council. Refers to debt case 2018/001318 – TL 0/237551 – amount outstanding as at 10/4/18 - \$288.11

(The other debt case 2018/001249 – NCL 6/2882 - current amount outstanding \$99,141.21)

Thanks, Tania

From: RAMSAY Anita [<mailto:ARAMSAY@goldcoast.qld.gov.au>]
Sent: Tuesday, 13 March 2018 2:57 PM
To: SLAM - Caboolture <SlamCaboolture@dnrme.qld.gov.au>
Subject: OVERDUE ACCOUNT - TL 237551

Attention: Tania Grams

I refer to correspondence dated 8 March 2018 advising the City of Gold Coast of an overdue rental account for TL237551 and requesting payment of the account.

The City made application to surrender this lease on 10 February 2017 as all reclamation works had been completed. The area is to be included into the adjoining area which was to finalise the land exchange that has been outstanding with DNRM since 2015 due to the requirement to pay stamp duty costs which from the City's perspective should not have been a cost the City should be responsible for. The Department is fully aware of the issues and the history of this case. It is on that basis the City is not intended to pay the rental for the lease.

regards

Anita Ramsay
Senior Property Officer (Acquisitions, Divestment & Leasing)
Property Services
First Floor, Waterside West, Holden Place, Bundall
City of Gold Coast

T: 07 5581 6441 F: 07 5581 6445
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Gold Coasters your feedback is needed to help shape the next City Budget. We're working beyond the Commonwealth Games and putting the strategies in place to ensure we stay way ahead. Each year, we ask the community to tell us what their priorities are so that the \$1.4 billion budget handed down in June reflects the wants, needs and expectations of all Gold Coasters. Visit <https://gchaveyoursay.com.au/budget1819>. Consultation is open until 29 March.

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