

# Seller disclosure statement



Queensland  
Government

Property Law Act 2023 section 99

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

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

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

**This statement does not include information about:**

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

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

## Part 1 – Seller and property details

Seller Domenico Antonio Pagano and Lois Elizabeth Pagano

Property address 36/9 Leslie Street, Arana Hills QLD 4054

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

Lot on plan description Lot 36 on GTP of Resubdivision 2830

Community titles scheme or BUGTA scheme:

Is the property part of a community titles scheme or a BUGTA scheme:

**Yes**

**No**

*If **Yes**, refer to Part 6 of this statement for additional information*

*If **No**, please disregard Part 6 of this statement as it does not need to be completed*

## Part 2 – Title details, encumbrances and residential tenancy or rooming accommodation agreement

**Title details**

**The seller gives or has given the buyer the following—**

A title search for the property issued under the *Land Title Act 1994* showing interests registered under that Act for the property.  **Yes**

A copy of the plan of survey registered for the property.  **Yes**

<p><b>Registered encumbrances</b></p>	<p>Registered encumbrances, if any, are recorded on the title search, and may affect your use of the property. Examples include easements, statutory covenants, leases and mortgages.</p> <p>You should seek legal advice about your rights and obligations before signing the contract.</p>
<p><b>Unregistered encumbrances (excluding statutory encumbrances)</b></p>	<p>There are encumbrances not registered on the title that will continue <input type="checkbox"/> <b>Yes</b> <input checked="" type="checkbox"/> <b>No</b> to affect the property after <b>settlement</b>.</p> <p><b>Note</b>—If the property is part of a community titles scheme or a BUGTA scheme it may be subject to and have the benefit of statutory easements that are <b>NOT</b> required to be disclosed.</p> <p><b>Unregistered lease (if applicable)</b></p> <p>If the unregistered encumbrance is an unregistered lease, the details of the agreement are as follows:</p> <ul style="list-style-type: none"> <li>» the start and end day of the term of the lease:</li> <li>» the amount of rent and bond payable: \$0.00</li> <li>» whether the lease has an option to renew:</li> </ul> <p><b>Other unregistered agreement in writing (if applicable)</b></p> <p>If the unregistered encumbrance is created by an agreement in writing, and is not an unregistered lease, a copy of the agreement is given, together with relevant plans, if any. <input type="checkbox"/> <b>Yes</b></p> <p><b>Unregistered oral agreement (if applicable)</b></p> <p>If the unregistered encumbrance is created by an oral agreement, and is not an unregistered lease, the details of the agreement are as follows:</p>
<p><b>Statutory encumbrances</b></p>	<p>There are statutory encumbrances that affect the property. <input checked="" type="checkbox"/> <b>Yes</b> <input type="checkbox"/> <b>No</b></p> <p><i>If Yes, the details of any statutory encumbrances are as follows:</i></p> <p>See Annexure A</p>
<p><b>Residential tenancy or rooming accommodation agreement</b></p>	<p>The property has been subject to a residential tenancy agreement or a rooming accommodation agreement under the <i>Residential Tenancies and Rooming Accommodation Act 2008</i> during the last 12 months. <input type="checkbox"/> <b>Yes</b> <input checked="" type="checkbox"/> <b>No</b></p> <p>If <b>Yes</b>, when was the rent for the premises or each of the residents' rooms last increased? <i>(Insert date of the most recent rent increase for the premises or rooms)</i></p> <p><b>Note</b>—Under the <i>Residential Tenancies and Rooming Accommodation Act 2008</i> the rent for a residential premises may not be increased earlier than 12 months after the last rent increase for the premises.</p> <p>As the owner of the property, you may need to provide evidence of the day of the last rent increase. You should ask the seller to provide this evidence to you prior to settlement.</p>

## Part 3 – Land use, planning and environment

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

<b>Zoning</b>	<p>The zoning of the property is <i>(Insert zoning under the planning scheme, the Economic Development Act 2012; the Integrated Resort Development Act 1987; the Mixed Use Development Act 1993; the State Development and Public Works Organisation Act 1971 or the Sanctuary Cove Resort Act 1985, as applicable)</i>:</p> <p>General residential</p>		
<b>Transport proposals and resumptions</b>	<p>The lot is affected by a notice issued by a Commonwealth, State or local government entity and given to the seller about a transport infrastructure proposal* to: locate transport infrastructure on the property; or alter the dimensions of the property.</p> <p style="text-align: right;"><input type="checkbox"/> <b>Yes</b>      <input checked="" type="checkbox"/> <b>No</b></p> <p>The lot is affected by a notice of intention to resume the property or any part of the property.</p> <p style="text-align: right;"><input type="checkbox"/> <b>Yes</b>      <input checked="" type="checkbox"/> <b>No</b></p> <p><i>If <b>Yes</b>, a copy of the notice, order, proposal or correspondence must be given by the seller.</i></p>		
<p>* <i>Transport infrastructure</i> has the meaning defined in the <i>Transport Infrastructure Act 1994</i>. A <i>proposal</i> means a resolution or adoption by some official process to establish plans or options that will physically affect the property.</p>			
<b>Contamination and environmental protection</b>	<p>The property is recorded on the Environmental Management Register or the Contaminated Land Register under the <i>Environmental Protection Act 1994</i>.</p> <p><b>The following notices are, or have been, given:</b></p> <p>A notice under section 408(2) of the <i>Environmental Protection Act 1994</i> (for example, land is contaminated, show cause notice, requirement for site investigation, clean up notice or site management plan).</p> <p style="text-align: right;"><input type="checkbox"/> <b>Yes</b>      <input checked="" type="checkbox"/> <b>No</b></p> <p>A notice under section 369C(2) of the <i>Environmental Protection Act 1994</i> (the property is a place or business to which an environmental enforcement order applies).</p> <p style="text-align: right;"><input type="checkbox"/> <b>Yes</b>      <input checked="" type="checkbox"/> <b>No</b></p> <p>A notice under section 347(2) of the <i>Environmental Protection Act 1994</i> (the property is a place or business to which a prescribed transitional environmental program applies).</p> <p style="text-align: right;"><input type="checkbox"/> <b>Yes</b>      <input checked="" type="checkbox"/> <b>No</b></p>		
<b>Trees</b>	<p>There is a tree order or application under the <i>Neighbourhood Disputes (Dividing Fences and Trees) Act 2011</i> affecting the property.</p> <p><i>If <b>Yes</b>, a copy of the order or application must be given by the seller.</i></p>	<input type="checkbox"/> <b>Yes</b>	<input checked="" type="checkbox"/> <b>No</b>
<b>Heritage</b>	<p>The property is affected by the <i>Queensland Heritage Act 1992</i> or is included in the World Heritage List under the <i>Environment Protection and Biodiversity Conservation Act 1999</i> (Cwlth).</p>	<input type="checkbox"/> <b>Yes</b>	<input checked="" type="checkbox"/> <b>No</b>
<b>Flooding</b>	<p>Information about whether the property is affected by flooding or another natural hazard or within a natural hazard overlay can be obtained from the relevant local government and you should make your own enquires. Flood information for the property may also be available at the <a href="#">FloodCheck Queensland</a> portal or the <a href="#">Australian Flood Risk Information</a> portal.</p>		
<b>Vegetation, habitats and protected plants</b>	<p>Information about vegetation clearing, koala habitats and other restrictions on development of the land that may apply can be obtained from the relevant State government agency.</p>		

## Part 4 – Buildings and structures

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

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



## Part 6 – Community titles schemes and BUGTA schemes

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

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

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

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

## Signatures – SELLER

Signed by:

*DOMENICO ANTONIO PAGANO*

D23CFCC27A814DE...

Signature of seller

Signed by:

*LOIS ELIZABETH PAGANO*

69DBA017C93E47E...

Signature of seller

Domenico Antonio Pagano

Name of seller

Lois Elizabeth Pagano

Name of seller

02 April 2026

Date

02 April 2026

Date

## Signatures – BUYER

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

Signature of buyer

Signature of buyer

Name of buyer

Name of buyer

Date

Date



## Current Title Search

Queensland Titles Registry Pty Ltd  
ABN 23 648 568 101

<b>Title Reference:</b>	<b>18244095</b>	<b>Search Date:</b>	27/03/2026 16:28
<b>Date Title Created:</b>	13/12/1991	<b>Request No:</b>	55584543
<b>Previous Title:</b>	18005106, 18005107		

### ESTATE AND LAND

Estate in Fee Simple

LOT 36 GROUP TITLES PLAN OF RESUBDIVISION 2830

Local Government: MORETON BAY

COMMUNITY MANAGEMENT STATEMENT 20518

### REGISTERED OWNER

Dealing No: 721256973 15/11/2021

DOMENICO ANTONIO PAGANO

LOIS ELIZABETH PAGANO

JOINT TENANTS

### EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by  
Deed of Grant No. 10031180 (POR 9)

### ADMINISTRATIVE ADVICES

NIL

### UNREGISTERED DEALINGS

NIL

\*\* End of Current Title Search \*\*

Building Units and Group Titles Act 1980 — 1984  
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980  
(Form 1)

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

ANNEXURE ( TO SHEET )  
MADE 11 Dec 1991

NAME OF PARCEL: "ANTHONY'S WOOD"

OF RESUBDIVISION  
**GROUP TITLES PLAN NO. 2830**  
RESUBDIVIDING LOTS 14 & 15 ON GTP 2409

SIGNATURE OF REGISTERED PROPRIETOR.



DIRECTOR

SECRETARY

NAME OF REGISTERED PROPRIETOR:

ELMVIEW PTY LTD

ADDRESS:

1 QUINNEA COURT  
FERNY HILLS QLD 4055

REFERENCE TO TITLE: VOLUME 8005 , FOLIO 106 and 107

DESCRIPTION OF PARCEL:

LOTS 14 & 15 ON GTP 2409

COUNTY: STANLEY

PARISH: BUNYA

CITY:



GTP2830

CMS20518

NAME OF BODY CORPORATE: THE PROPRIETORS "ANTHONY'S WOOD"  
GROUP TITLES PLAN NO. 2409

ADDRESS at which documents  
may be served:

1 QUINNEA COURT  
FERNY HILLS QLD 4055

OF RESUBDIVISION  
GROUP TITLES PLAN No.:

2830

REGISTERED.

11 DEC 1991

1.42 pm  
REGISTRAR OF TITLES

Shire Clerk

Surveyor's Reference: 7813/3

Local Authority Reference:

COUNCIL OF THE SHIRE OF PINE RIVERS



9443-2242

ANNEXURE 1 TO SHEET No. 1

OF RESUBDIVISION OF GROUP TITLES PLAN No.

2830 ON

11 DEC 1991



REGISTRAR OF TITLES.

all dealings with common Property are recorded in Group Titles Plan No. 2409

Lined area for recording details of the property and transactions.

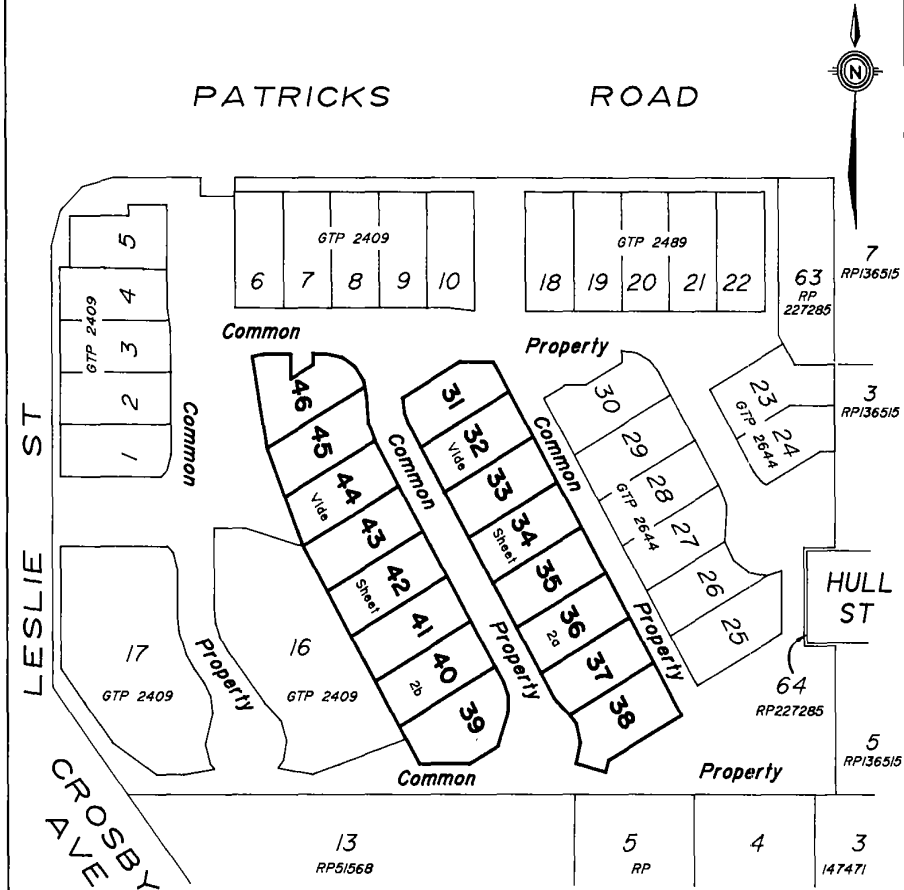
Building Units and Group Titles Act 1980 - 1990  
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980 - 1990

Name of Parcel: "ANTHONY'S WOOD"

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

OF RESUBDIVISION

# GROUP TITLES PLAN NO. 28330



SCALE: 1 : 800

SIGNATURE OF REGISTERED PROPRIETOR:



DIRECTOR

SECRETARY

*[Signature]* Shire Clerk  
Town

COUNCIL OF THE SHIRE OF PINE RIVERS



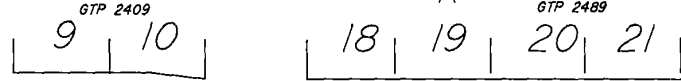
Building Units and Group Titles Act 1980 - 1990  
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980 - 1990

Name of Parcel: "ANTHONY'S WOOD"

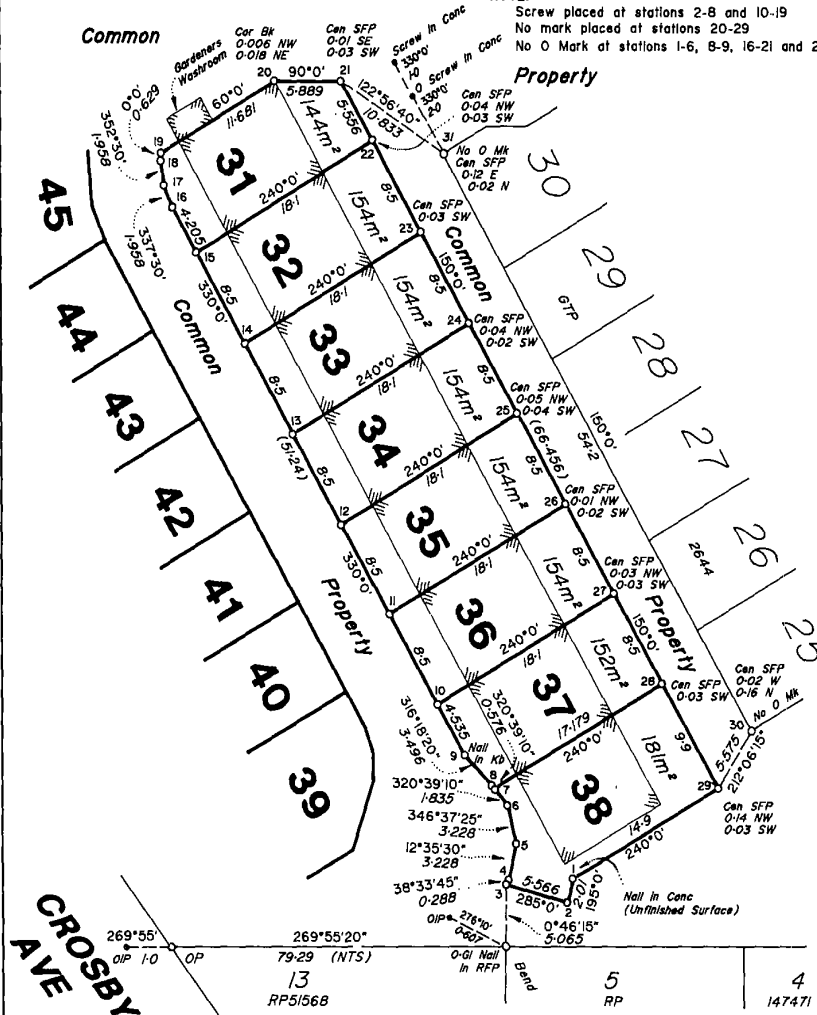
Regulation 8(1)  
Sheet No. 2 of 8 Sheets

OF RESUBDIVISION

GROUP TITLES PLAN NO. 2830



NOTE:  
Screw placed at stations 2-8 and 10-19  
No mark placed at stations 20-29  
No O Mark at stations 1-6, 8-9, 16-21 and 29



CROSBY AVE

SCALE: 1 : 400

SIGNATURE OF REGISTERED PROPRIETOR:



DIRECTOR

SECRETARY

*George A. Shire*  
Shire Clerk  
Town

COUNCIL OF THE SHIRE OF PINE RIVERS

Building Units and Group Titles Act 1980 - 1990  
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980 - 1990

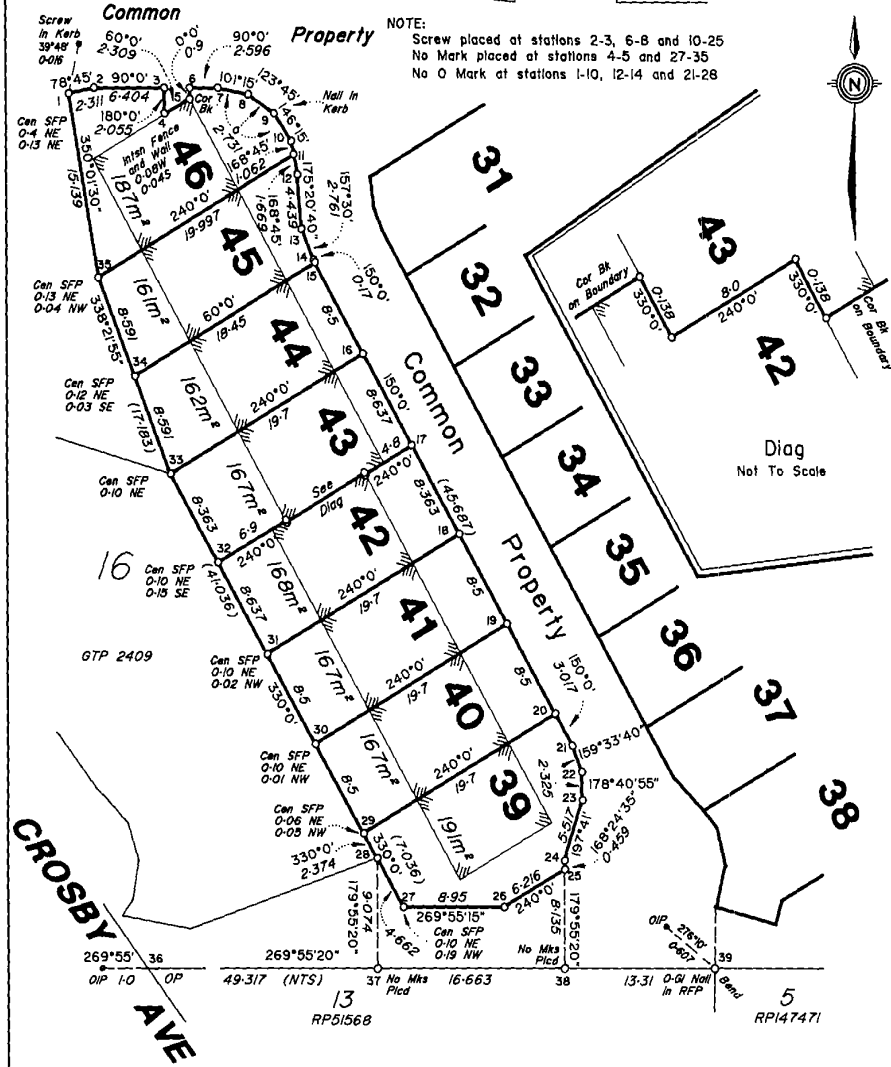
Name of Parcel: "ANTHONY'S WOOD"

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

OF RESUBDIVISION

# GROUP TITLES PLAN NO. 2830

GTP 2409					GTP 2489	
6	7	8	9	10	18	



SCALE: 1 : 400

SIGNATURE OF REGISTERED PROPRIETOR:



DIRECTOR

SECRETARY

*George A. Shire*  
Clerk  
Town

COUNCIL OF THE SHIRE OF PINE RIVERS

Building Units and Group Titles Act 1980 - 1988  
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980

Name of Parcel: "ANTHONY'S WOOD"

Sheet No. 3 of 8 Sheets

OF RESUBDIVISION  
**GROUP TITLES PLAN NO. 2830**

WE, HILLMIR PTY LTD T/A J.B. GOODWIN, MIDSON & PARTNERS

hereby certify that THE COMPANY HAVE surveyed the land  
comprised in this plan (BY ALISTAIR BYROM, REGISTERED SURVEYOR  
FOR WHOSE WORK THE COMPANY ACCEPTS RESPONSIBILITY),

that the plan is accurate, that the said survey was performed in accordance with  
the Surveyors Act 1977 - 1987 and the Surveyors Regulation 1978 and that the  
said survey was completed on 23/10/91.



*[Handwritten Signature]*

DIRECTOR

Signature of Licensed Surveyor / Director

Date 14/11/91

*[Handwritten Signature]* A/Shire Clerk

COUNCIL OF THE SHIRE OF PINE RIVERS

Building Units and Group Titles Act 1980 — 1988  
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980  
(Form 3)


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


OF RESUBDIVISION  
**GROUP TITLES PLAN NO. 2830**

CERTIFICATE OF LOCAL AUTHORITY

\*Council OF THE SHIRE OF PINE RIVERS hereby certifies that the proposed subdivision of the parcel as illustrated in the abovementioned plan, has been approved by the \*Council OF THE SHIRE OF PINE RIVERS and that all requirements of the Local Government Acts 1936 — 1991 as modified by the Building Units and Group Titles Act 1980 have been complied with in regard to the subdivision.

DATED this TWENTY-SECOND day of NOVEMBER, 19 91 .

  
..... Chairman

  
..... A/Shire Clerk

Council of the Shire of Pine Rivers

\*Insert name of local authority

Building Units and Group Titles Act 1980 — 1988  
 BUILDING UNITS AND GROUP TITLES REGULATIONS 1980  
 (Form 7)

Name of Parcel: "ANTHONY'S WOOD"

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

OF RESUBDIVISION  
**GROUP TITLES PLAN NO. 2830**

I, **TERRENCE KEVIN BUCKLEY**, of 21 QUEBEC AVENUE, CAMP HILL

a valuer registered under the provisions of the Valuers Registration Act 1965 — 1985 do hereby certify that set forth in the following schedule is my opinion as to the unimproved value, and the lot entitlement, of each lot contained in the group titles plan to which this certificate is annexed.

**SCHEDULE**

LOT	UNIMPROVED VALUE	LOT ENTITLEMENT
31	18,000.00	18
32	18,000.00	18
33	18,000.00	18
34	18,000.00	18
35	18,000.00	18
36	18,000.00	18
37	18,000.00	18
38	20,000.00	20
39	19,000.00	19
40	18,000.00	18
41	18,000.00	18
42	18,000.00	18
43	18,000.00	18
44	18,000.00	18
45	18,000.00	18
46	19,000.00	19
AGGREGATE	860,000	860

DATED this 20th day of AUGUST, 1991:

  
 REGISTERED VALUER.

  
 Shire Clerk  
 COUNCIL OF THE SHIRE OF PINE RIVERS

Building Units and Group Titles Act 1980 — 1984  
 BUILDING UNITS AND GROUP TITLES REGULATIONS 1980  
 (Form 8)

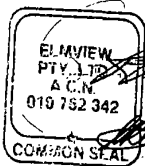
Name of Parcel: "ANTHONY'S WOOD" Regulation 8(1)  
 Sheet No. 6 of 8 Sheets

OF RESUBDIVISION  
**GROUP TITLES PLAN NO. 2830**

SCHEDULE OF LOT ENTITLEMENTS AND REFERENCE TO  
 CURRENT CERTIFICATE OF TITLE

Lot No.	Entitlement	Current C's T.		Lot No.	Entitlement	Current C's T.	
		Vol.	Fol.			Vol.	Fol.
31	18	8244	90				
32	18		91				
33	18		92				
34	18		93				
35	18		94				
36	18		95				
37	18		96				
38	20		97				
39	19		98				
40	18		99				
41	18		100				
42	18		101				
43	18		102				
44	18		103				
45	18		104				
46	19		105				
AGGREGATE	860			AGGREGATE			

SIGNATURE OF REGISTERED PROPRIETOR



*[Signature]* DIRECTOR

*[Signature]* SECRETARY

*[Signature]* Shire Clerk

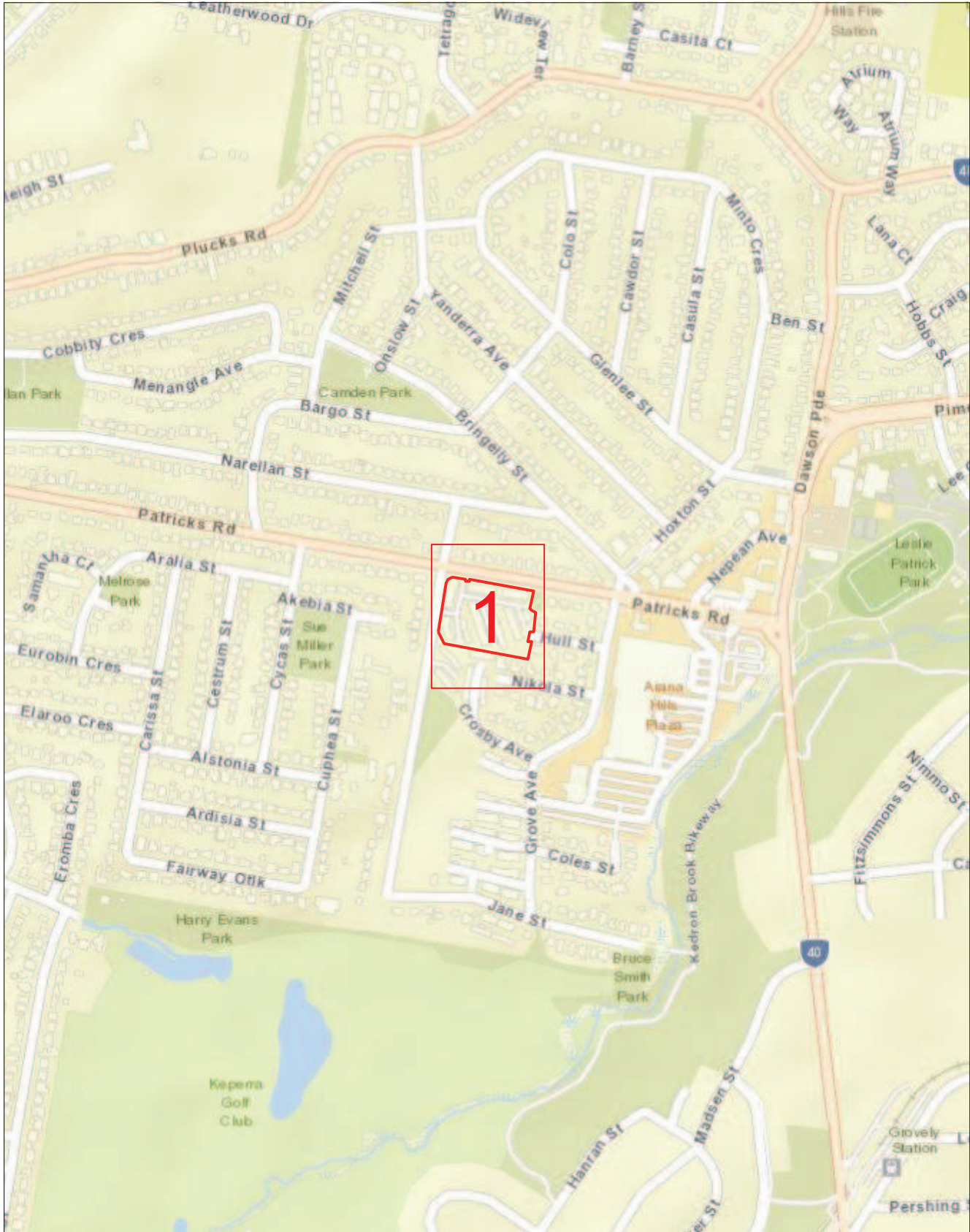
COUNCIL OF THE SHIRE OF PINE RIVERS

## **Annexure “A” Statutory Encumbrances**

1. APA have assets located on and/or adjacent to the Property as shown generally on the attached Plan;
2. Energex have assets located on and/or adjacent to the Property as shown generally on the attached Plan;
3. Moreton Bay Regional Council have assets located on and/or adjacent to the Property as shown generally on the attached Plan;
4. NBN have assets (communications) located on and/or adjacent to the Property as generally shown on the attached Plan;
5. Optus have assets located on and/or adjacent to the Property as shown generally on the attached Plan;
6. Telstra have assets located on and/or adjacent to the Property as shown generally on the attached Plan;
7. TPG Telecom (QLD) have assets located on and/or adjacent to the Property (pillar and cabling) as shown generally on the attached Plan;
8. Unitywater have assets that are located on or adjacent to the Property as generally shown on the attached Plan;
9. The above entities may have a right at law to access the Property to inspect, maintain, repair or replace their respective infrastructure located on or adjacent to the Property.

**Site** Unit 36 9 Leslie St  
**Address:** Arana Hills  
QLD 4054

**Sequence** 270466821  
**Number:**



Scale 1: 6000

Map Sources: Esri, Garmin, HERE, FAO, NOAA, USGS,  
© OpenStreetMap contributors, and the GIS User Community



Enquiry Area



Map Key Area



**Site** Unit 36 9 Leslie St  
**Address:** Arana Hills  
QLD 4054

**Sequence** 270466821  
**Number:**



Scale 1: 700

Map Sources: Esri, Garmin, HERE, FAO, NOAA, USGS,  
© OpenStreetMap contributors, and the GIS User Community



Enquiry Area



Map Key Area





**BYDA**

Sequence: 270466822  
Date: 27/03/2026

Scale: 1:1025  
Tile No: **OVERVIEW**

**CAUTION - HIGH VOLTAGE**

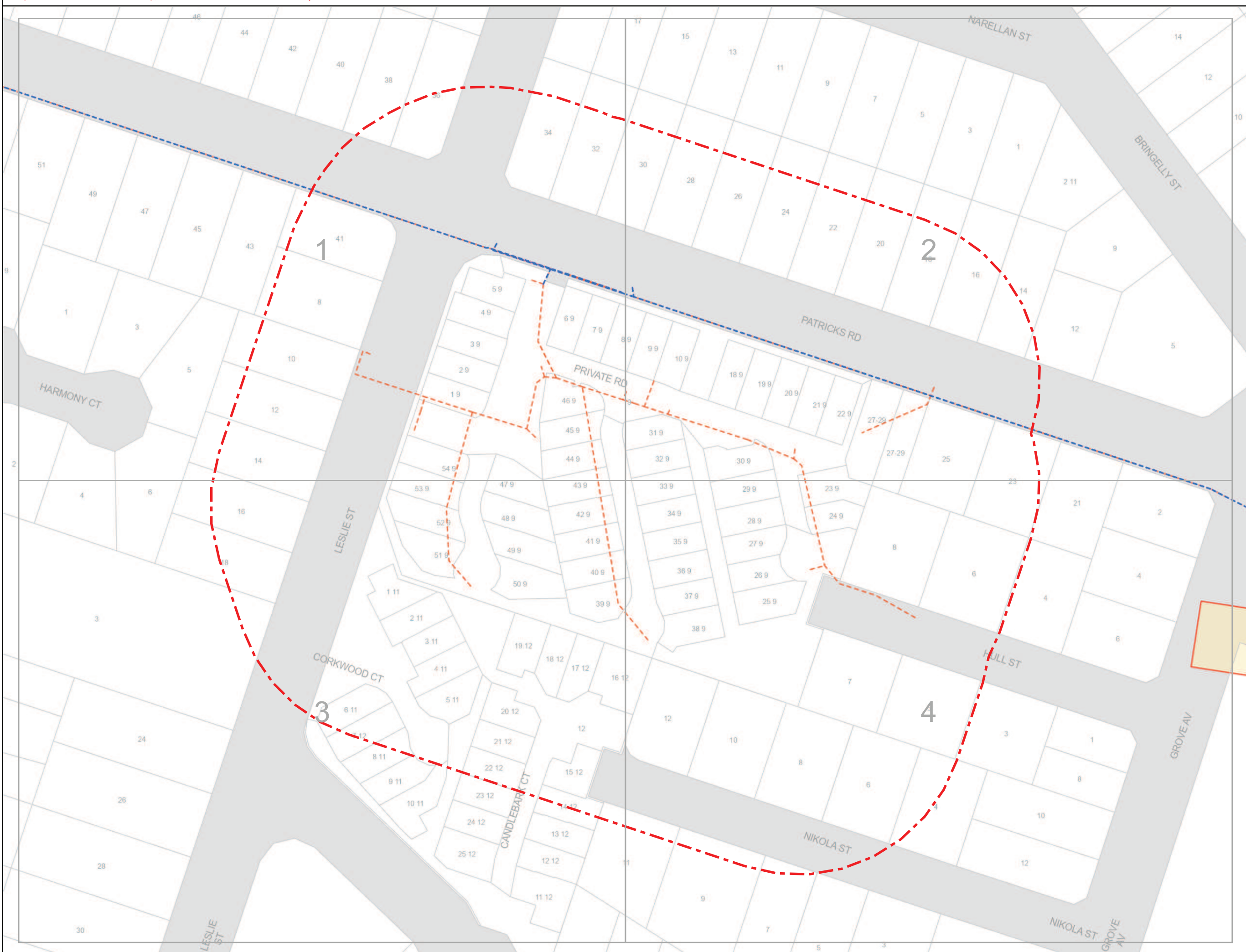
**LEGEND**

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

AS5488 Category "D" Plan



**DISCLAIMER:** While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither Energex nor Pelican Corp shall have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan response or the information contained in it or the completeness or accuracy of such information. Use of such information is subject to and constitutes acceptance of these terms.















**BYDA**

Sequence: 270466822  
Date: 27/03/2026

Scale: 1:500  
Tile No: **Tile No: 1**

**CAUTION - HIGH VOLTAGE**

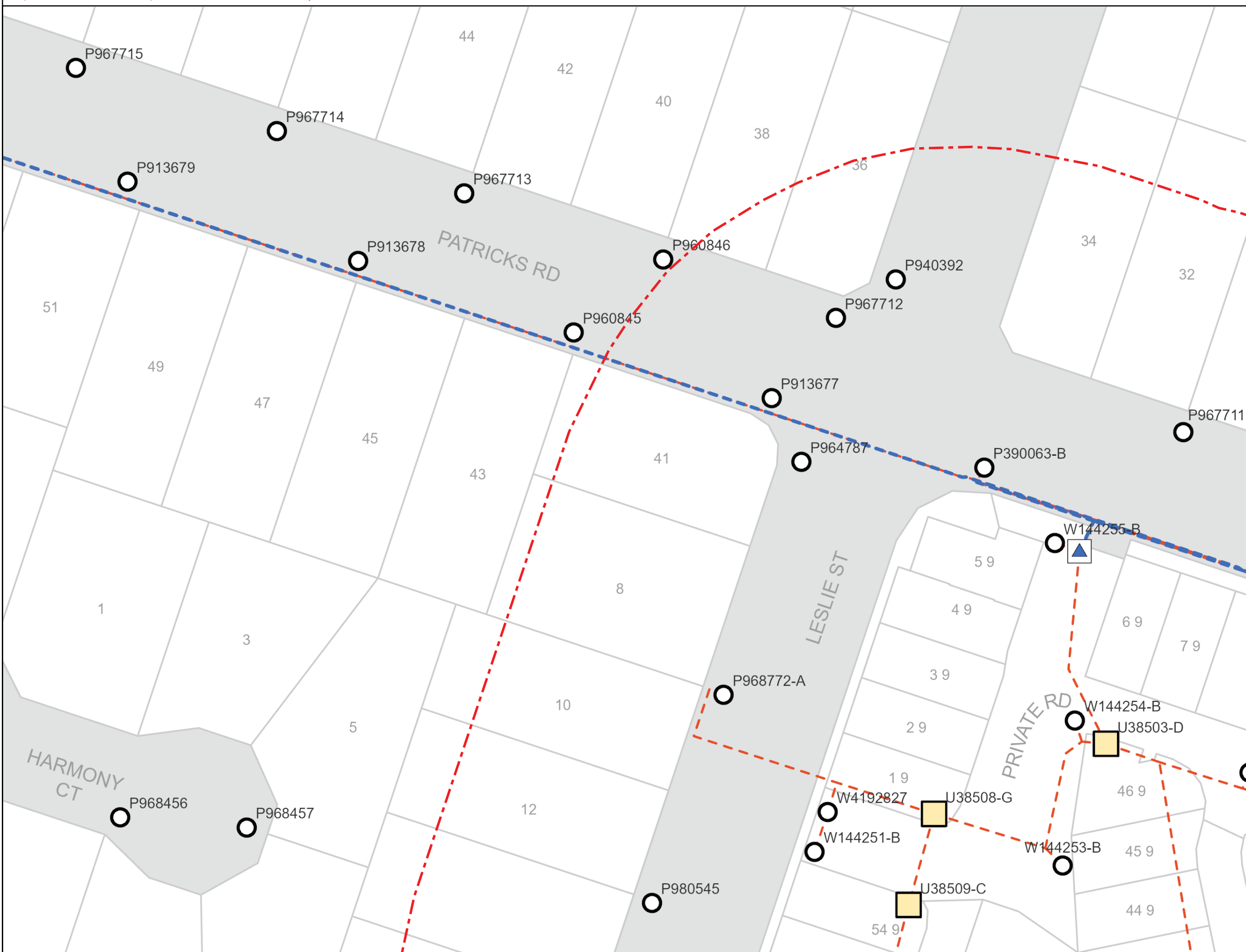
**LEGEND**

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

AS5488 Category "D" Plan



**DISCLAIMER:** While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither Energex nor Pelican Corp shall have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan response or the information contained in it or the completeness or accuracy of such information. Use of such information is subject to and constitutes acceptance of these terms.















**BYDA**

Sequence: 270466822  
Date: 27/03/2026

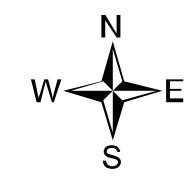
Scale: 1:500  
Tile No: **Tile No: 2**

**CAUTION - HIGH VOLTAGE**

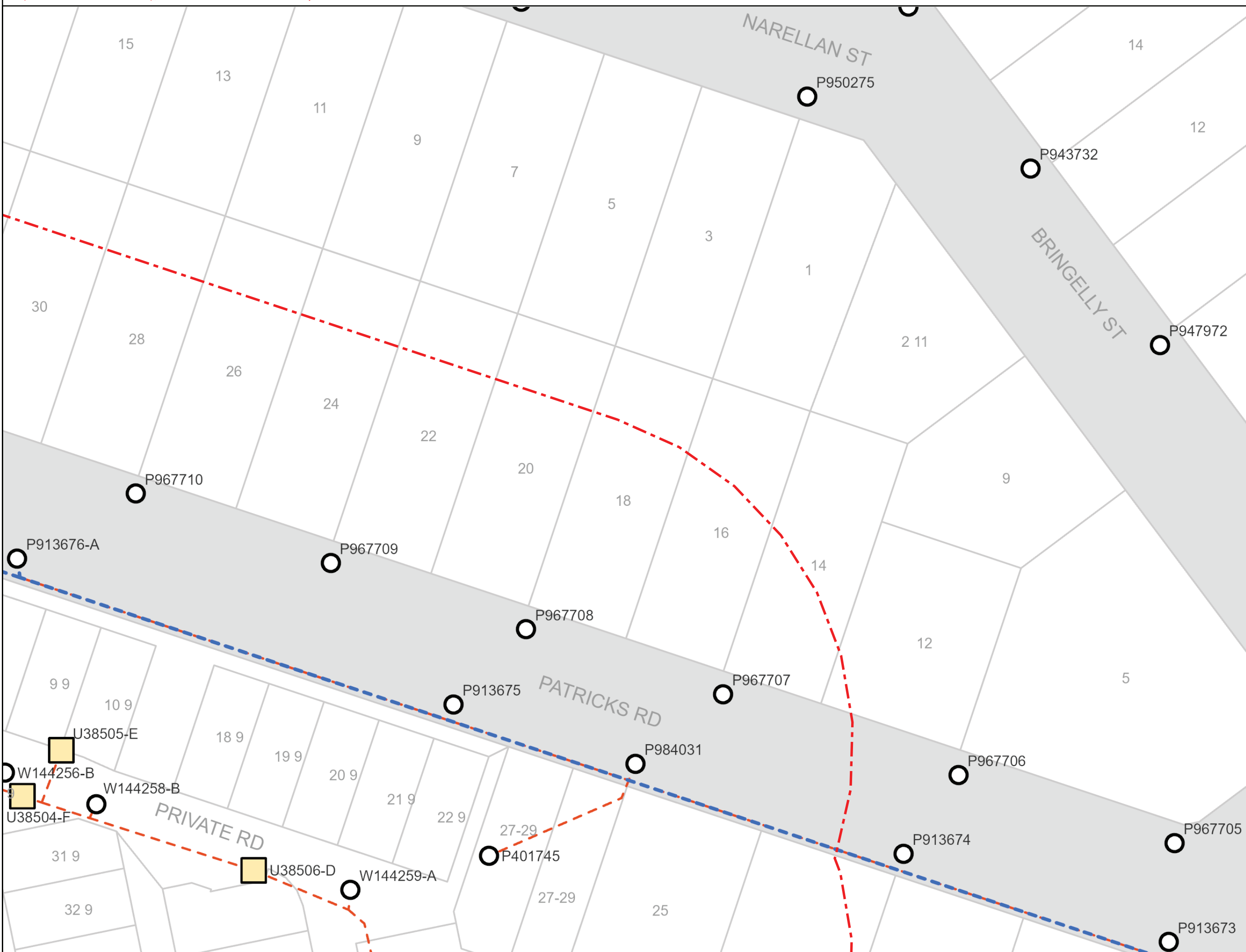
**LEGEND**

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

AS5488 Category "D" Plan



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**BYDA**

Sequence: 270466822  
Date: 27/03/2026  
Scale: 1:500  
Tile No: **Tile No: 3**

**CAUTION - HIGH VOLTAGE**

**LEGEND**

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

AS5488 Category "D" Plan



**DISCLAIMER:** While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither Energex nor Pelican Corp shall have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan response or the information contained in it or the completeness or accuracy of such information. Use of such information is subject to and constitutes acceptance of these terms.



**BYDA**

Sequence: 270466822  
Date: 27/03/2026

Scale: 1:500  
Tile No: **Tile No: 4**

**CAUTION - HIGH VOLTAGE**

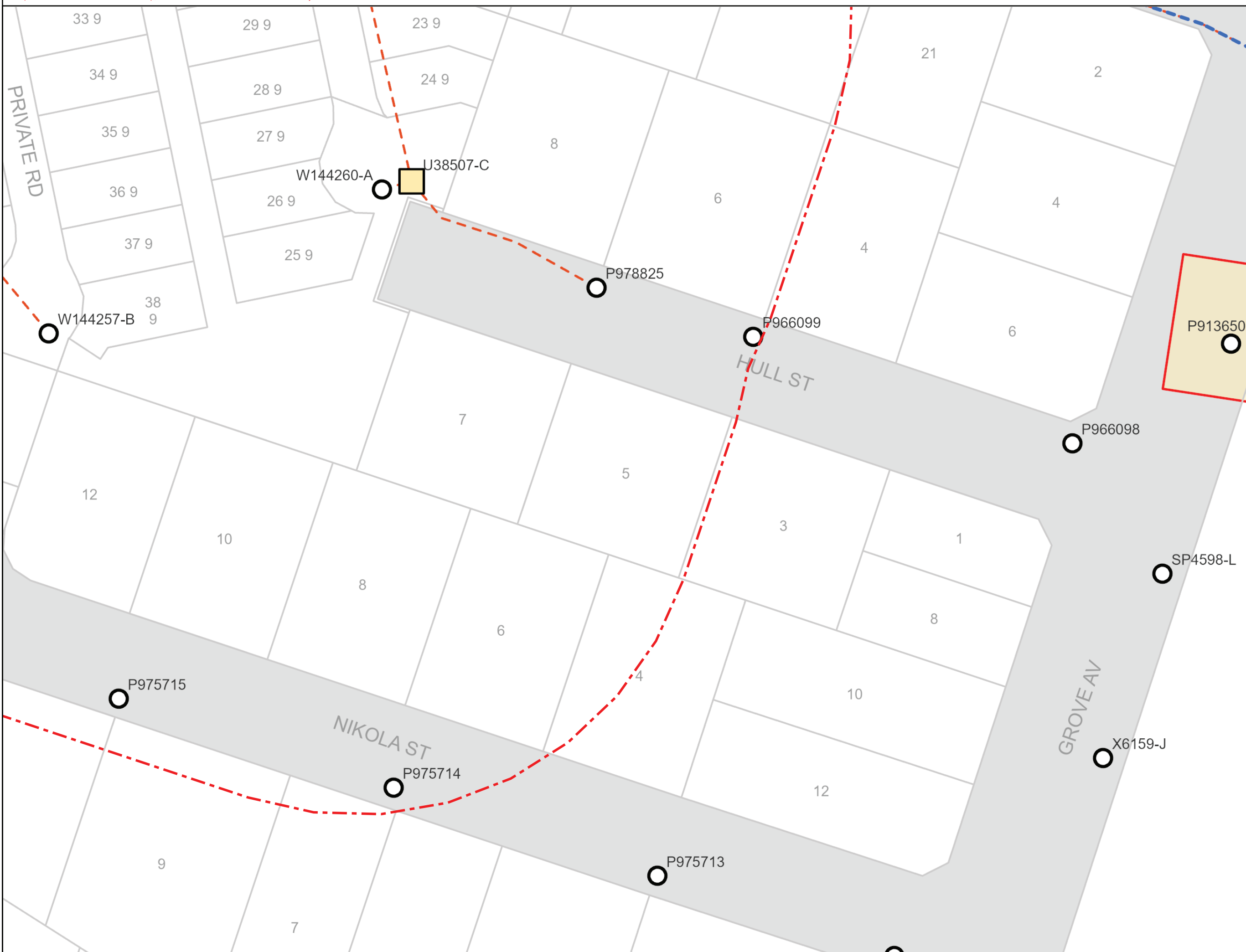
**LEGEND**

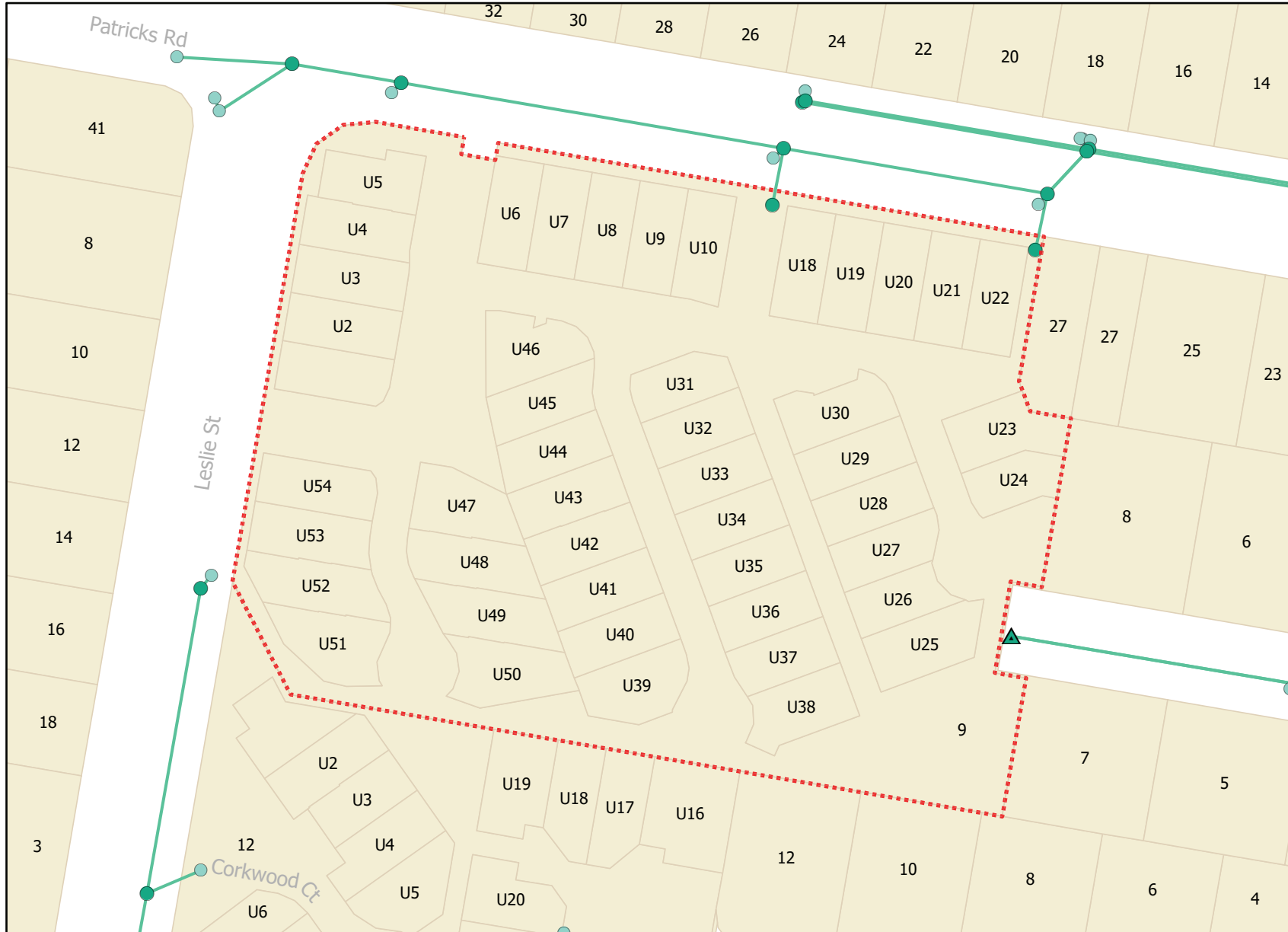
- Substation
- Cable Marker
- Pit
- Pole
- Pillar
- LV Cable (up to 1kV)
- HV Cable (1kV - <33kV)
- HV Cable (33kV and over)
- Pit Boundary
- Planned Work Area

AS5488 Category "D" Plan



**DISCLAIMER:** While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither Energex nor Pelican Corp shall have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan response or the information contained in it or the completeness or accuracy of such information. Use of such information is subject to and constitutes acceptance of these terms.





- Legend**
- BYDA Enquiry
  - Kerb Inlet
  - Manhole
  - ▲ Node
  - Pipes

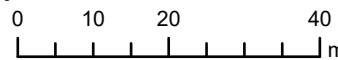
**Disclaimer:** The Plan is provided in response to a Before You Dig request. While all reasonable care has been taken to ensure the accuracy of the information on this plan, its purpose is to provide a general indication of the location of City Of Moreton Bay infrastructure. The information provided may contain errors or omissions and the accuracy may not suit all users. A site inspection and investigation is recommended before commencement of any project based on this data.

© Moreton Bay Regional Council 2021

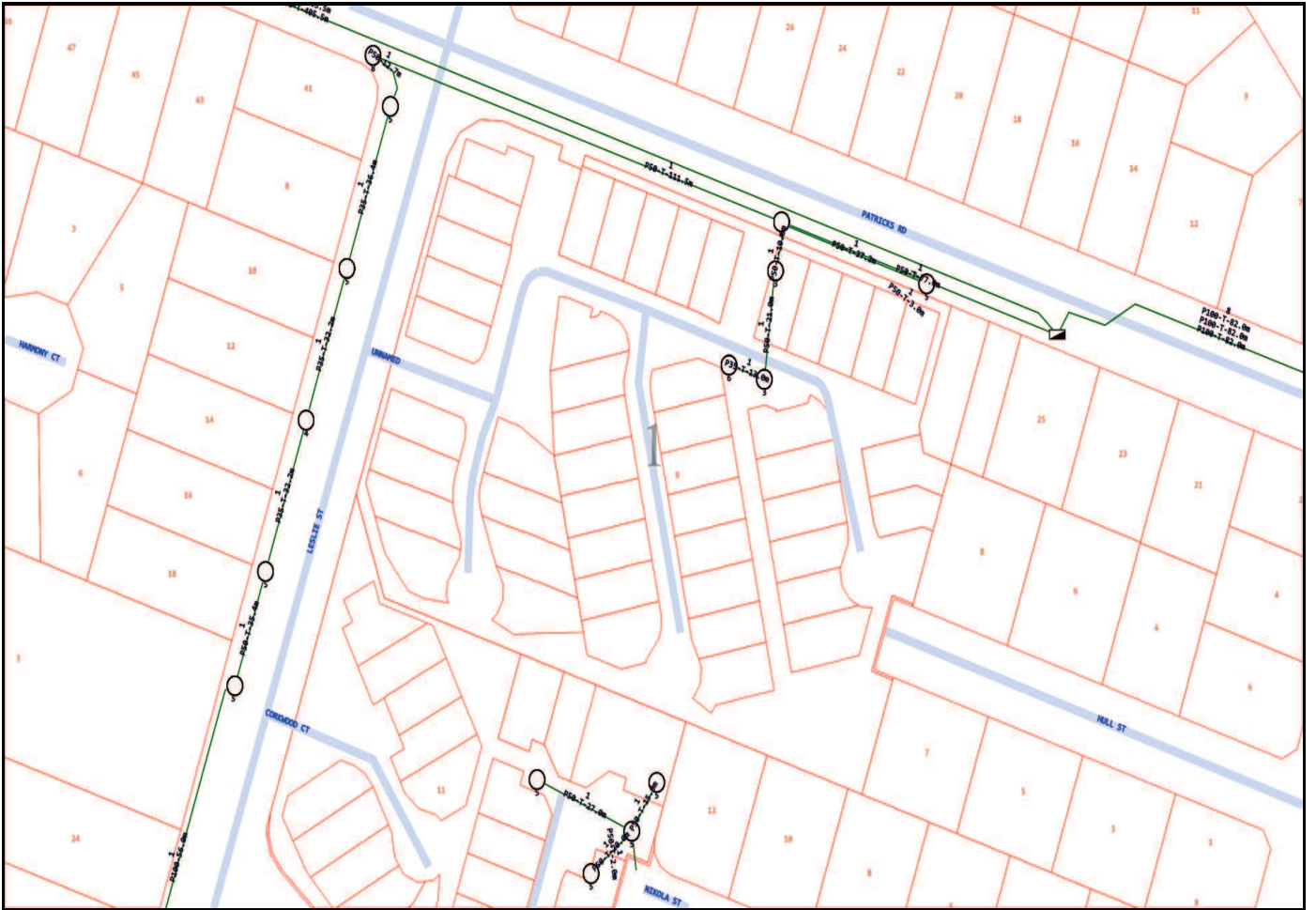
In an emergency contact City Of Moreton Bay on 1300 477 161

27/03/26 (valid for 30 days)

Plans generated by SmarterWX™ Automate



Scale 1:1,000



## Emergency Contacts

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



WARNING: This document is confidential and may also be privileged. Confidentiality nor privilege is not waived or destroyed by virtue of it being transmitted to an incorrect addressee. Unauthorised use of the contents is therefore strictly prohibited. Any information contained in this document that has been extracted from our records is believed to be accurate, but no responsibility is assumed for any error or omission. Optus Plans and information supplied are valid for 30 days from the date of issue. If this timeline has elapsed, please raise a new enquiry.

Sequence Number: 270466818

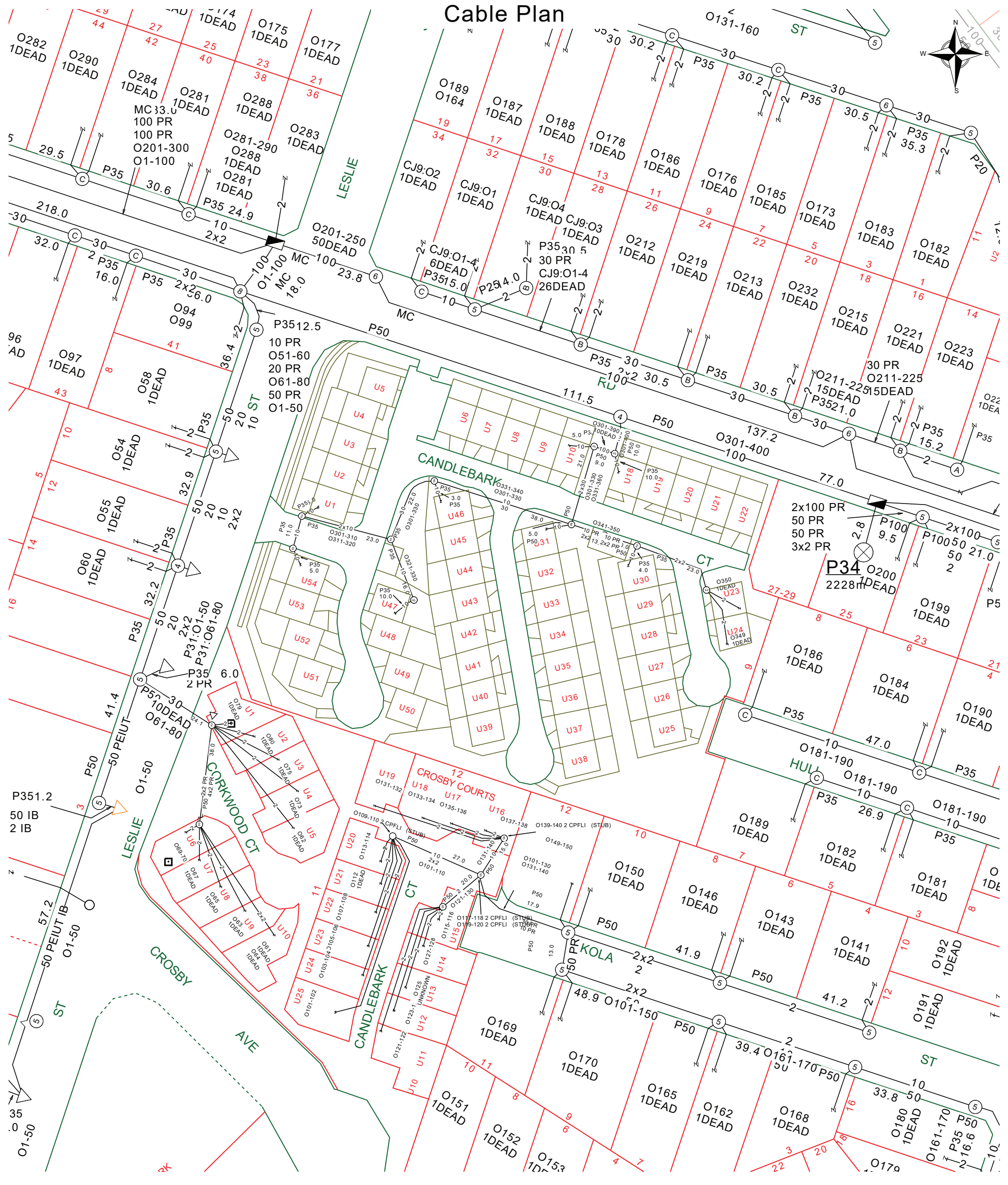
Date Generated: 27 Mar 2026



For all Optus DBYD plan enquiries –  
Email: [Fibre.Locations@optus.net.au](mailto:Fibre.Locations@optus.net.au)  
For urgent onsite assistance contact 1800 505 777  
Optus Limited ACN 052 833 208



# Cable Plan



Report Damage: <https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra/>  
 Ph - 13 22 03  
 Email - Telstra.Plans@team.telstra.com  
 Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries

Sequence Number: 270466823

TELSTRA LIMITED A.C.N. 086 174 781

**CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact InfraCo Plan Services should you require any assistance.**

Generated On 27/03/2026 17:30:50

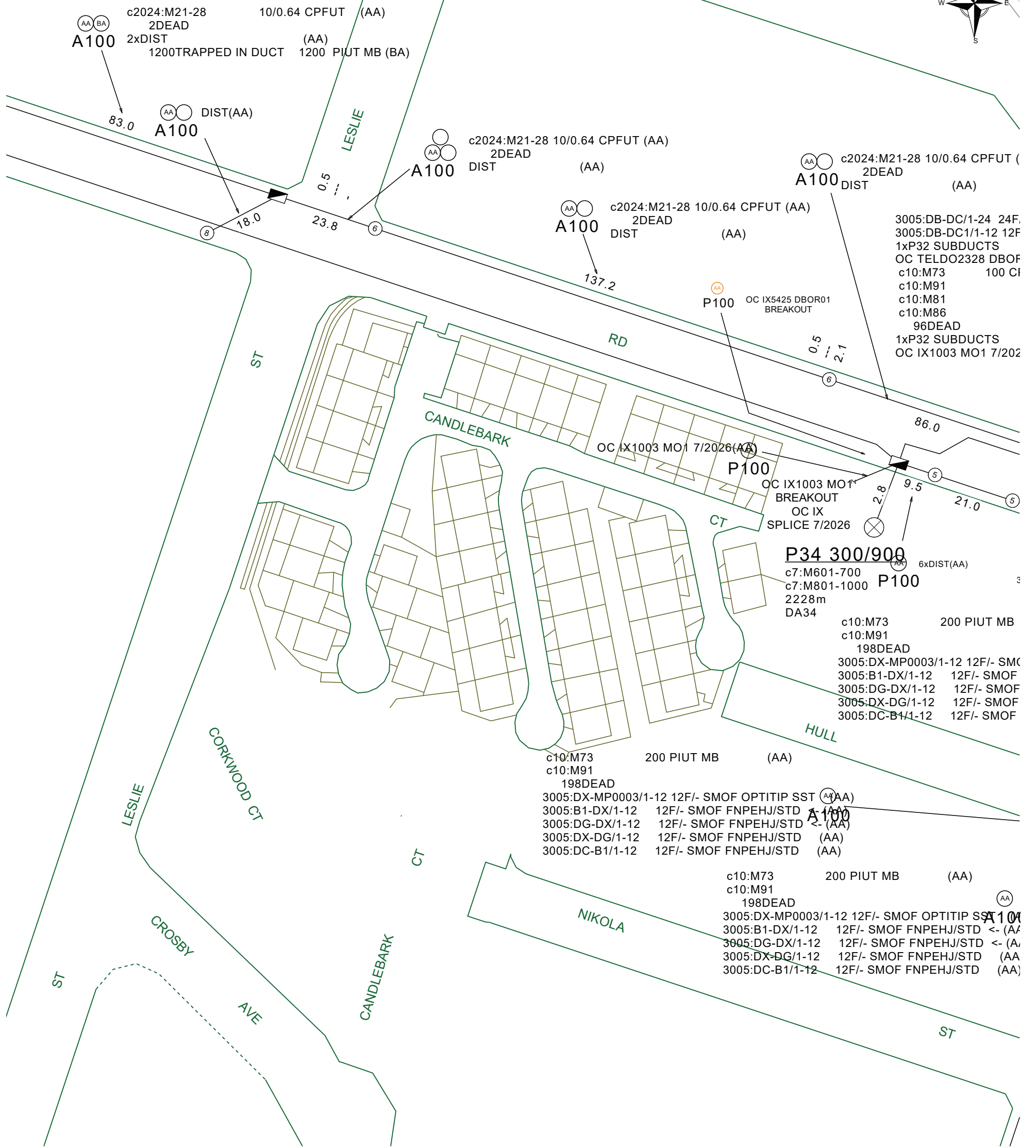
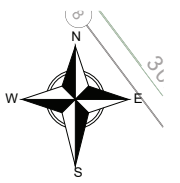
The above plan must be viewed in conjunction with the Mains Cable Plan on the following page

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

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

A)  
10

# Mains Cable Plan



Report Damage: <https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra>  
 Ph - 13 22 03  
 Email - Telstra.Plans@team.telstra.com  
 Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries

Sequence Number: 270466823

TELSTRA LIMITED A.C.N. 086 174 781

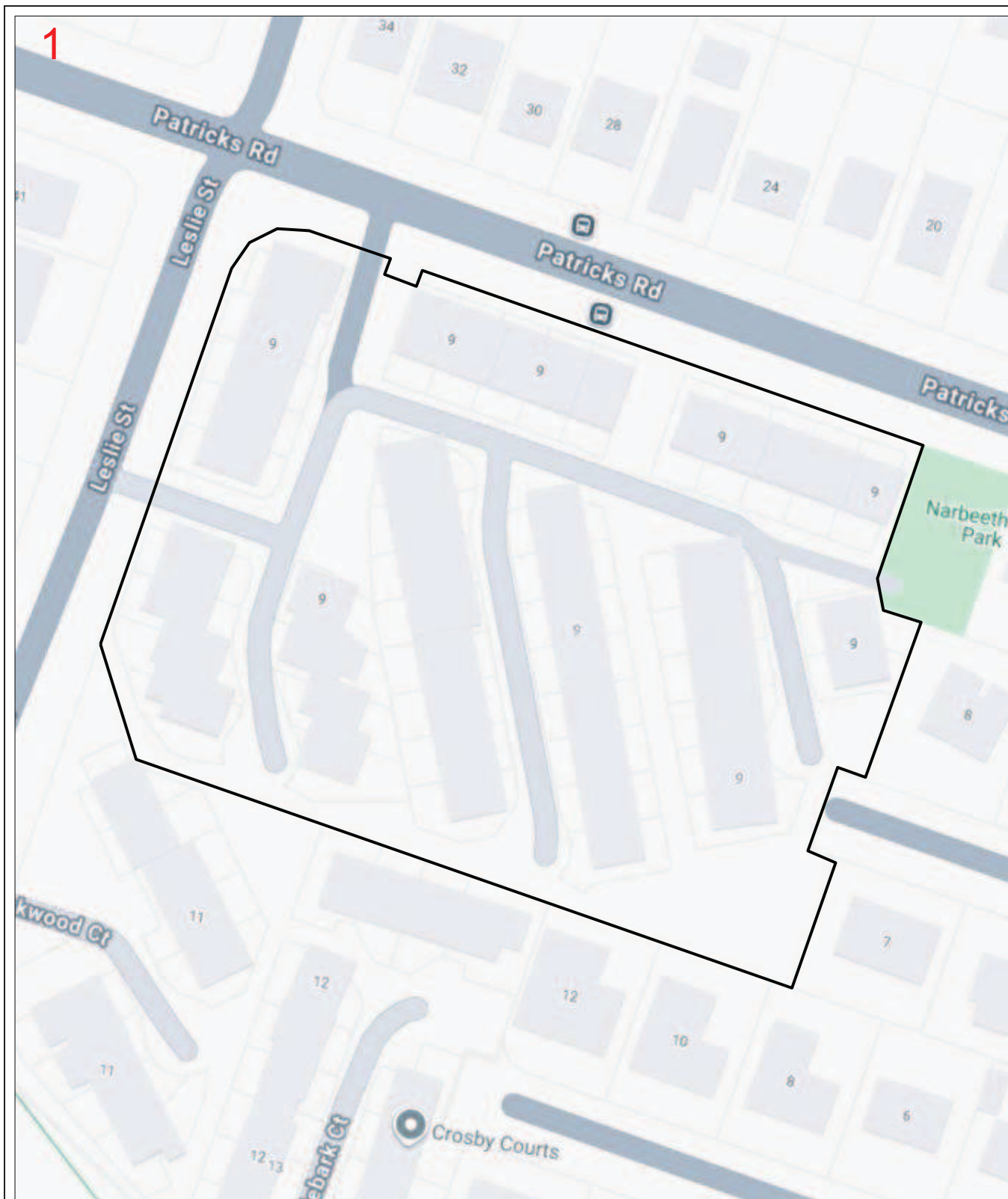
Generated On 27/03/2026 17:30:51

**CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact InfraCo Plan Services should you require any assistance.**

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

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

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



**Enquiry Number:** 270466820

**Map Sheet:** 1

**Scale:** 1: 750

0 0.008km



**LEGEND**

BYDA Work Area



- AAPT/PowerTel Pit ●
- AAPT/PowerTel Duct —
- DDA Pit ●
- DDA Duct —
- Agile/Adam Pit ●
- Agile/Adam Duct —

- TransACT Pit ●
- TransACT Duct —
- SOUL Pattinson Telecoms Pit ●
- SOUL Pattinson Telecoms Duct —
- PIPE Networks Pit ●
- PIPE Networks Duct —

**DISCLAIMER:** No responsibility/liability is taken by Pipe Networks Pty Limited for any inaccuracy, error, omission or action based on the information supplied in this correspondence. © 2026 Pipe Networks Pty Limited.

# UNITYWATER BYDA MAP

Sequence Number: 270466819

Job Number: 52746535

Printed On: 27/03/2026

Emergency Situations  
Call Unitywater:  
1300 086 489

This information on this plan is valid  
for 30 days from "Printed On" date.

**Legend**

	Extent of Unitywater Area		Sewer Gravity Main Trunk Main
	Water Pump Station		Sewer Gravity Main Reticulation Main
	Water Service		Sewer Gravity Main Overflow Main
	Water Valve		Sewer Gravity Main Sewer Pipe (Abandoned)
	Water Pipe (Abandoned)		Sewer Pressure Main Pressure Sewer
	Water Hydrant		Sewer Pressure Main Rising Main
	Water Fitting		Sewer Pressure Main Vacuum Main
	Water Main Trunk Main		Sewer Pressure Main Pressure Sewer Service
	Water Main Reticulation Main		Sewer Pressure Main Sewer Service
	Sewer Pump Station		Recycled Water Recycled Water Pump Station
	Sewer Maintenance Hole		Recycled Water Recycled Water Valve
	Sewer Valve		Recycled Water Recycled Water Hydrant
	Sewer Fitting		Recycled Water Recycled Water Fitting
			Recycled Water Pipe (Abandoned)
			Recycled Water Recycled Water Main

Map Tile: 1  
Scale: 1:1000  
(If printed at 100%  
on A3 size paper)



Before You Dig Australia  
PO Box 953  
Caboolture QLD 4510

Inquiries: 1300 0 Unity (1300 086 489) Email: dbyd@unitywater.com

Disclaimer These Maps are supplied under the following conditions:- Mapping details are supplied from information contained in Unitywater's records which may have been furnished to Unitywater by other persons. Unitywater gives no warranty or guarantee of any kind, expressed, implied, or statutory, to the correctness, currency or accuracy of the map details or the degree of compliance with any standards in this matter. As per the Important Information included in the response to your enquiry, you agree that these Maps are indicative only and will not be relied upon by you for any purpose. Persons making decisions with financial or legal implications must not rely upon the map details shown on this plan for the purpose of determining whether any particular facts or circumstances exist and Unitywater (and its officers and agents) expressly disclaim responsibility and liability for any loss or damage suffered as a result of placing reliance upon this information. You also acknowledge that these Maps are the intellectual property of Unitywater and may not be reproduced or sold on without the written consent of Unitywater.





## Department of Transport and Main Roads

### Property Search - Advice to Applicant

Property Search reference **1003753**

Date: 27/03/2026

Search Request reference: **190235729**

#### Applicant details

Applicant: Erika Chen

erika@gracehomeconveyancing.com.au

Buyer: not known not known

#### Search response:

Your request for a property search on Lot 36 on Plan GTP2830 at Unit 36 9 Leslie St, Arana Hills Qld 4054 has been processed.

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

#### **Note:**

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

#### **Disclaimer:**

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

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

#### **Privacy Statement:**

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



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

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

InfoTrack PTY LTD  
PO Box 10314, Adelaide Street  
Brisbane QLD 4001

Transaction ID: 51134744      EMR Site Id: 27 March 2026  
Cheque Number:  
Client Reference:

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

Lot: 36      Plan: GTP2830  
36/9 LESLIE ST  
ARANA HILLS

**EMR RESULT**

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

**CLR RESULT**

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

**ADDITIONAL ADVICE**

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

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

If you have any queries in relation to this search please email [emr.clr.registry@detsi.qld.gov.au](mailto:emr.clr.registry@detsi.qld.gov.au)

**Administering Authority**

Case types / [Tree and fence disputes](#) / [Tree orders register](#)

# Tree orders register

The tree orders register shows orders affecting land made under the Neighbourhood Dispute (Dividing Fences and Trees) Act 2011, including who is responsible for carrying out the order and the timeframe.

You can search for a tree order by entering a suburb, street name, order name (e.g. NDR019) or the name of the applicant or respondent in the matter.

The tree orders register shows orders affecting land made under the *Neighbourhood Dispute (Dividing Fences and Trees) Act 2011*, including who is responsible for carrying out the order and the timeframe.

Orders are added to the register within 14 days of the order being made. The tree register does not list tree dispute applications or pending proceedings. To identify existing applications, you can request a [search of the register of proceedings](#).

**No results found.**

Search for



Date of order	Order	Address
19/03/2026	<a href="#">NDR073-24 (PDF, 120.2 KB)</a>	74 Cardigan Street GRANVILLE QLD 4650
19/03/2026	<a href="#">NDR086-24 (PDF, 115.7 KB)</a>	12 Alkina Street KENMORE QLD 4069
18/03/2026	<a href="#">NDR216-24 (PDF, 94.6 KB)</a>	4A Kerenjon Avenue BUDERIM QLD 4556
17/03/2026	<a href="#">NDR017-24 (PDF, 150.2 KB)</a>	39 Orme Road Buderim QLD 4556
09/03/2026	<a href="#">NDR112-24 (PDF, 88.7 KB)</a>	39 Cockatoo Crescent Poona QLD 4650
05/03/2026	<a href="#">NDR171-23 (PDF, 166.2 KB)</a>	96 Island Street CLEVELAND QLD 4163
05/03/2026	<a href="#">NDR172-23 (PDF, 956.8 KB)</a>	1-5 Jacana Close BAYVIEW HEIGHTS QLD 4868
27/02/2026	<a href="#">NDR055-25 (PDF, 202.8 KB)</a>	81-83 Costain Street GOLDSBOROUGH QLD 4865
27/02/2026	<a href="#">NDR064-24 (PDF, 95.3 KB)</a>	243 O'Shea Esplanade MACHANS BEACH QLD 4878

InfoTrack

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From: searches@qcat.qld.gov.au [searches@qcat.qld.gov.au]  
Sent: Friday, 27 March 2026 5:39 PM  
To: InfoTrack QLD Property Services  
Subject: RE: QCAT Search & Copy - HG-26/11550

**[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognise the sender and know the content is safe.**

**Queensland Civil and Administrative Tribunal**  
**Register of Proceedings**

A request has been made for a copy of any part of the Register of Proceedings kept by the Tribunal in accordance with section 229 of the *Queensland Civil and Administrative Tribunal Act 2009* that relates to the following name:

LOIS ELIZABETH PAGANO

You have requested a search of the Register of Proceedings kept by the Tribunal in accordance with section 229 of the *Queensland Civil and Administrative Tribunal Act 2009*. This search has been limited to proceedings related to neighbour disputes, being proceedings commenced under the following Acts: • Building Act 1975, Chapter 8, Part 2A (dividing fences that are also pool barriers) • Neighbourhood Disputes (Dividing Fences and Trees) Act 2011 • *Queensland Civil and Administrative Tribunal Act 2009*, Chapter 2, Part 1, Division 2 (minor civil disputes for debt or liquidated demand of money related to dividing fences or trees)

A search has been conducted of the Register of Proceedings for that name. The Register of Proceedings does not contain any information relating to that name.

This information is current as at 14/3/2026.

**Queensland Civil and Administrative Tribunal**

\*\*\*\*\*

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It is your responsibility to ensure that this email does not contain and is not affected by computer viruses, defects or interferences by third parties or replication problems.

\*\*\*\*\*

InfoTrack

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From: searches@qcat.qld.gov.au [searches@qcat.qld.gov.au]  
Sent: Friday, 27 March 2026 5:39 PM  
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**Queensland Civil and Administrative Tribunal**  
**Register of Proceedings**

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DOMENICO ANTONIO PAGANO

You have requested a search of the Register of Proceedings kept by the Tribunal in accordance with section 229 of the *Queensland Civil and Administrative Tribunal Act 2009*. This search has been limited to proceedings related to neighbour disputes, being proceedings commenced under the following Acts: • Building Act 1975, Chapter 8, Part 2A (dividing fences that are also pool barriers) • Neighbourhood Disputes (Dividing Fences and Trees) Act 2011 • *Queensland Civil and Administrative Tribunal Act 2009*, Chapter 2, Part 1, Division 2 (minor civil disputes for debt or liquidated demand of money related to dividing fences or trees)

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**Queensland Civil and Administrative Tribunal**

\*\*\*\*\*

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\*\*\*\*\*



**CERTIFICATE OF AFFECT**  
**QUEENSLAND HERITAGE REGISTER**

Client Reference:

Certificate Number: CA036594  
Result 1 of 1

InfoTrack  
PO Box 10314 Adelaide St  
PO Box 10314 Adelaide St  
QLD 4001

This is a certificate issued under section 33(1)(b) of the *Queensland Heritage Act 1992* (Heritage Act) as to whether a place is affected by: entry in the Queensland Heritage Register (QHR) as a Queensland heritage place, a current QHR application, or is excluded from entry in the QHR.

**RESULT**

This response certifies that the place identified as:

Place Ref: None  
Place Name: None  
Lot: 36 Plan: GTP2830  
Located at:

is neither on the QHR nor the subject of a QHR application under the Heritage Act.

**ADDITIONAL ADVICE**

**Note: This certificate is valid at the date of issue only**

If you have any queries in relation to this search please contact the Heritage Branch on 13QGOV or [heritage@des.qld.gov.au](mailto:heritage@des.qld.gov.au).

*Issued on behalf of the Chief Executive,  
Department of Environment, Science and Innovation*

Date of issue: 27/03/2026  
Receipt No: 6966029

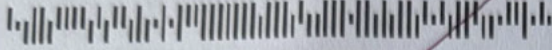
# Rate notice

**Customer Service Centres**  
 Caboolture - 2 Hasking Street, Caboolture  
 Redcliffe - 1 Irene Street, Redcliffe  
 Strathpine - 220 Gympie Road, Strathpine

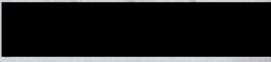
**Postal Address**  
 PO Box 159  
 CABOOLTURE QLD 4510

**Customer Service**  
 Ph: 1300 522 192

**ABN: 92 967 232 136**  
[www.moretonbay.qld.gov.au](http://www.moretonbay.qld.gov.au)



P005MBCRAT20\_A4MA09/E-2547/S-2824/I-5647/037  
 Domenico A Pagano & Lois E Pagano



*Handwritten:*  
 Paid 17/1/26  
 \$586.40  
 N611765786313

Rate notice summary	
Issue date: 12 January 2026	
Your last bill	\$586.40
Payments / adjustments	\$-586.40
	=
Opening balance	\$0.00
	+
New rates and charges	\$586.40
	=
<b>Total due</b>	<b>\$586.40</b>
<b>Due date</b>	<b>11 Feb 2026</b>

This information was prepared on 31 December 2025 for the period 01 January 2026 to 31 March 2026

**Property number: 536503**

**Property location:**  
 Unit 36 9 Leslie Street  
 ARANA HILLS QLD 4054

**Property description:** Lot 36 GTP 2830

**Valuation:** \$85,814

**Rating category:** General Rate - Category U5N (Residential Units CTS Non Owner Occupied)

If you have established a flexible payment plan, your scheduled amount will continue to be debited as arranged.

To view or change an existing flexible payment plan, or to set up a new plan, please visit [payble.moretonbay.qld.gov.au](http://payble.moretonbay.qld.gov.au)

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Convenient



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A \$2.50 paper notice fee will apply to all quarterly rate notices\* received by post.



To register now scan the QR code or visit [moretonbay.qld.gov.au/eRates](http://moretonbay.qld.gov.au/eRates).

\*Ratepayers who receive a Council pensioner rebate or self-funded retiree rebate will be exempt from the fee for the rate notice issued for their principal place of residence.

## Easy ways to pay



**BPAY**  
 Biller code: 339457  
 Reference number: 50 1834 3300 0536 5036



Pay in-store at Australia Post



\*2471 501834330005365036



**PHONE**  
 Call (07) 3480 6349 (Mastercard and Visa only)  
 Reference number: 50 1834 3300 0536 5036



**IN PERSON**  
 Pay at any of Council's Customer Service Centres  
 Mon to Fri 8.30am - 5pm



**ONLINE**  
 Scan the QR code or visit  
[www.moretonbay.qld.gov.au/pay-your-rates](http://www.moretonbay.qld.gov.au/pay-your-rates)  
 Reference number: 50 1834 3300 0536 5036



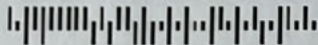
**MAIL**  
 Send your payment and remittance slip to:  
 Moreton Bay City Council  
 PO Box 159  
 CABOOLTURE QLD 4510

If you are having difficulty paying, please call Council as soon as possible so we can assist you in setting up a payment plan schedule or visit [www.moretonbay.qld.gov.au/rates](http://www.moretonbay.qld.gov.au/rates)



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D A & Ms L E Pagano



# WATER AND SEWERAGE YOUR BILL

📞 1300 086 489  
Emergencies and faults 24 Hours, 7 days  
Account enquiries 8am-5pm Mon-Fri

🌐 [unitywater.com](http://unitywater.com)  
ABN 89 791 717 472

*PAID  
18/2/2026  
\$393.84  
N 221866700500*

Account number	100024901
Payment reference	1000 2490 19
Property	Unit 36/9 Leslie St, ARANA HILLS, QLD

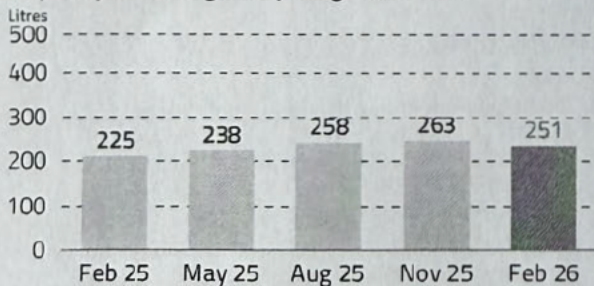
Bill number	7128329238
Billing period	09 Nov 2025 to 7 Feb 2026
Issue date	12 Feb 2026
Approximate date of next meter reading	7 May 2026

## Your account activity

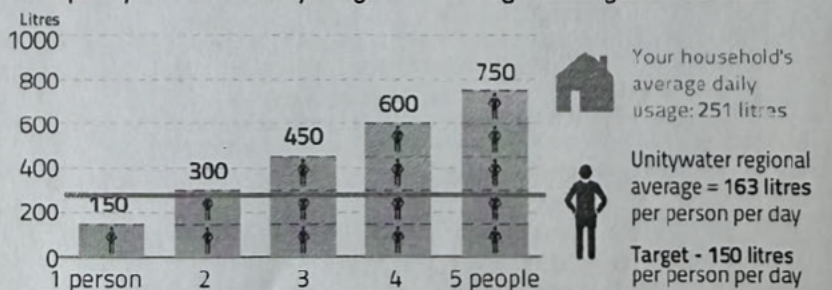
Your last bill \$417.15	-	Payments/ adjustments \$417.15	=	Balance \$0.00	+	New charges \$393.84	=	<b>Total due</b> <b>\$393.84</b>
								<b>Due date</b> <b>16 Mar 2026</b>

8% interest per annum, compounding daily, will apply to any amount not paid by the due date.

Compare your average daily usage over time



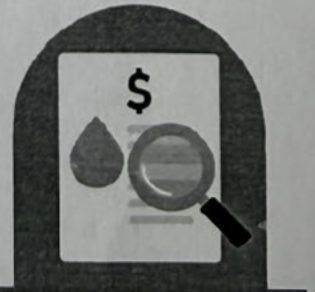
Compare your current daily usage with our regional target of 150 litres



## What does *your* water bill pay for?

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## Easy ways to pay For other payment options - see over

**B** **PAY** BPAY®  
**Bill Code: 130393**  
**Ref: 1000 2490 19**  
 Contact your bank or financial institution to pay from your cheque, savings, debit, credit card or transaction account.  
 Find out more at [bpay.com.au](http://bpay.com.au)  
Registered to BPAY Pty Ltd ABN 69 079 137 518

**DIRECT DEBIT**  
 Direct Debit  
 Login to My Account at [unitywater.com](http://unitywater.com) to set up automatic payments from your bank account or credit card or call us for assistance.

**SmoothPay**  
 Smooth out your bill payments across the year with regular fortnightly or monthly payments, interest free.  
 Find out more at [unitywater.com/smoothpay](http://unitywater.com/smoothpay)



QUEENSLAND TITLES REGISTRY PTY LTD                      AUTOMATED TITLES SYSTEM                      ENE470  
27/03/2026 16:25                      COMMUNITY TITLES SCHEME SEARCH STATEMENT  
Request No: 55584503

Title	Lot	Plan
18461167	52	GRP 3359
18461168	53	GRP 3359
18461169	54	GRP 3359
19302409	CP	GTP 2409

COMMUNITY MANAGEMENT STATEMENT Dealing No: 724615048

\*\* End of CMS Search Statement \*\*

COPYRIGHT QUEENSLAND TITLES REGISTRY PTY LTD [2026]  
Requested By: D-ENQ INFOTRACK PTY LIMITED

QUEENSLAND TITLES REGISTRY  
Land Title Act 1994, Land Act 1994  
and Water Act 2000

**GENERAL REQUEST**

**FORM 14** Version 4  
Page 1 of 15  
Duty Imprint

**724615048**  
EC 470 \$116.04  
07/01/2026 14:02:46

umber  
**OFFICE USE ONLY**  
authorised by legislation and is  
rds. For more information see  
the Department's website.

Client No: 1052167  
Transaction No: \_\_\_\_\_  
Duty Paid \$ \_\_\_\_\_  
UTI \$ \_\_\_\_\_  
Signed \_\_\_\_\_ Date \_\_\_\_/\_\_\_\_/\_\_\_\_  
*Duties Act 2001*  
Exempt

**1. Nature of request**

REQUEST TO RECORD NEW COMMUNITY  
MANAGEMENT STATEMENT FOR ANTHONY'S  
WOOD COMMUNITY TITLES SCHEME 20518

**Lodger** (Name, address, E-mail & phone number)

MAHONEYS  
GPO Box 3311  
Brisbane Qld 4001  
E-mail: info@mahoneys.com.au  
Tel: 07 3007 3777 Ref: 34306

**Lodger  
Code**

BE 2763

**2. Lot on Plan Description**

COMMON PROPERTY OF ANTHONY'S  
WOOD COMMUNITY TITLES SCHEME 20518

**Title Reference**

19302409

**3. Registered Proprietor/State Lessee**

BODY CORPORATE FOR ANTHONY'S WOOD COMMUNITY TITLES SCHEME 20518

**4. Interest**

NOT APPLICABLE

**5. Applicant**

BODY CORPORATE FOR ANTHONY'S WOOD COMMUNITY TITLES SCHEME 20518

**6. Request**

I hereby request that the New Community Management Statement deposited herewith which amends Schedule C be recorded as the New Community Management Statement for Anthony's Wood Community Titles Scheme 20518.

**7. Execution by applicant**

Name: Lena Kozera

Authority: Chairperson  
Body Corporate for Anthony's Wood CTS 20518

12/12/2025  
Execution Date

[Signature]  
Applicant's or Solicitor's Signature

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

THIS **20518** IS TO BE DEPOSITED WITH: **This statement incorporates and must include the following:**  
REQUEST; AND

- A FORM 18C (IF NO EXEMPTION TO THE PLANNING BODY CMS NOTATION APPLIES).
- A NEW CMS MUST BE LODGED WITHIN THREE (3) MONTHS OF THE DATE OF CONSENT BY THE BODY CORPORATE

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

*Office use only*  
CMS LABEL NUMBER

---

<p><b>1. Name (including number) of CTS</b> ANTHONY'S WOOD COMMUNITY TITLES SCHEME 20518</p>	<p><b>2. Regulation module</b> STANDARD MODULE</p>
--	--

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**3. Name of body corporate**  
BODY CORPORATE FOR ANTHONY'S WOOD COMMUNITY TITLES SCHEME 20518

---

**4. Scheme Land**

<b>Lot on Plan Description</b>	<b>Title Reference</b>
See ENLARGED PANEL	See ENLARGED PANEL

---

<p><b>5. Name and address of original owner</b>  NOT APPLICABLE</p>	<p><b>6. Reference to plan lodged with this statement (if applicable)</b>  NOT APPLICABLE</p>
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**7. New CMS exemption to planning body community management statement notation (if applicable\*)**  
Insert exemption clause (if no exemption – insert 'N/A' or 'not applicable')  
  
Not applicable pursuant to section 60(6) of the *Body Corporate and Community Management Act 1997* (Qld).

\*If there is no exemption, a Form 18C must be deposited with the Request to record the CMS.

---

**8. Consent of body corporate**

**See Form 20 – BCCM Execution**

**BCCM EXECUTION /  
 RELEVANT CERTIFICATE**

<b>1. Community Titles Scheme (CTS) Name</b>	<b>CTS Number</b>
Anthony's Wood Community Titles Scheme	20518
<b>2. Module Type of BCCM Scheme</b>	<b>Instrument being executed (using this certificate)</b>
Standard Module	New CMS

**3. Execution by the Body Corporate for the above Scheme\***

Signature	<u><i>L. Kozera</i></u>	Signature	<u><i>CA McDonald</i></u>
Signer Name	<u><i>Lena Kozera</i></u>	Signer Name	<u><i>CATHERINE McDONALD</i></u>
Signer Authority	<u><i>Chairperson</i></u>	Signer Authority	<u><i>SECRETARY / TREASURER</i></u>
Entity (if applicable)	_____	Entity (if applicable)	_____
Execution Date	<u><i>12/12/2025</i></u>	Execution Date	<u><i>15/12/2025</i></u>

\*By executing above the Body Corporate confirms it is in compliance with Section 96 of the *Body Corporate and Community Management Act 1997*.

**When this Form should be used:**

This form should be used for the execution by a Body Corporate of any Titles Instrument other than a Form 14.

**Guidance**

Please refer to Parts [45-2060] to [45-2081] of the Land Title Practice Manual for guidance on completion and execution of this form and refer to Part 45 generally for further guidance on titles instruments involving Community Titles Schemes. Some brief guidance on the completion of Item 3 has been included below for the quick reference of those who are already familiar with executions of titles instruments by a Body Corporate.

**Signer Authority Guidance:**

**Representative of a Registered Owner** means a natural person (individual) whose name is recorded on the body corporate's roll as the representative of the registered owner of a lot that is included in the scheme – Refer to Part [45-2070-1] of the Land Title Practice Manual.

**Registered Owner – Individual** means a natural person (individual) who is the registered owner of a lot that is included in the scheme. If a lot is owned by 2 or more people, it is acceptable for only one of the registered owners to sign the relevant certificate – Refer to Part [45-2070-2] of the Land Title Practice Manual.

**Registered Owner - Corporation** means the officeholder of the position of 'Director' or 'Secretary' for the corporate entity that is the registered owner of the lot. It is acceptable for only one office holder (Director or Secretary) of a Corporate Entity to execute on behalf of the Corporation in this instance, as by doing so they confirm they are signing as Agent on behalf of the Corporation and hold the requisite authority to do so – Refer to Part [45-2070-4] of the Land Title Practice Manual. The name and A.C.N of the corporation must be included in the 'Entity' field.

**Body Corporate Manager under Chapter 3, Part 5** means a Body Corporate Manager appointed under Chapter 3, Part 5 of the respective Module Regulations to perform the functions of the body corporate committee. This is applicable only to Standard Module, Small Schemes Module and Accommodation Modules. This type of body corporate manager should not be confused with the more common type of body corporate manager that assists with the administration of the body corporate - Refer to Part [45-2070-5] of the Land Title Practice Manual.

**Person specified as Signatory in the Body Corporate resolution authorising the transaction** means the person identified (by name) and specifically authorised in the body corporate resolution, as the person who should execute the instrument. By signing in this way, the person signing confirms that they are one and the same person as is specified in the resolution to sign the instrument and that they have the authority to sign it. A copy of the resolution is not required to be deposited with this form to confirm this authority – Refer to Part [45-2060] of the Land Title Practice Manual.

**Constructing Authority - Authorised Officer** means the officer for the Constructing Authority that is authorised to execute on behalf of the Body Corporate pursuant to Section 12A of the *Acquisition of Land Act 1967* and Section 51 or 51A of the *Body Corporate and Community Management Act 1997*. The name of the Authorised Officer must be completed in the 'Signer Name' field, and the name of the Constructing Authority e.g. 'Department of Transport and Main Roads' must be entered into the 'Entity' section – Refer to Part [45-2068] of the Land Title Practice Manual.

ENLARGED PANEL

4. Scheme Land

Lot on Plan Description	Title Reference
Common Property of Anthony's Wood Community Titles Scheme 20518	19302409
Lot 1 on GTP 2409	18005093
Lot 2 on GTP 2409	18005094
Lot 3 on GTP 2409	18005095
Lot 4 on GTP 2409	18005096
Lot 5 on GTP 2409	18005097
Lot 6 on GTP 2409	18005098
Lot 7 on GTP 2409	18005099
Lot 8 on GTP 2409	18005100
Lot 9 on GTP 2409	18005101
Lot 10 on GTP 2409	18005102
Lot 18 on GRP 2489	18068073
Lot 19 on GRP 2489	18068074
Lot 20 on GRP 2489	18068075
Lot 21 on GRP 2489	18068076
Lot 22 on GRP 2489	18068077
Lot 23 on GRP 2644	18149035
Lot 24 on GRP 2644	18149036
Lot 25 on GRP 2644	18149037
Lot 26 on GRP 2644	18149038
Lot 27 on GRP 2644	18149039
Lot 28 on GRP 2644	18149040
Lot 29 on GRP 2644	18149041
Lot 30 on GRP 2644	18149042
Lot 31 on GRP 2830	18244090
Lot 32 on GRP 2830	18244091
Lot 33 on GRP 2830	18244092
Lot 34 on GRP 2830	18244093
Lot 35 on GRP 2830	18244094
Lot 36 on GRP 2830	18244095
Lot 37 on GRP 2830	18244096
Lot 38 on GRP 2830	18244097
Lot 39 on GRP 2830	18244098
Lot 40 on GRP 2830	18244099
Lot 41 on GRP 2830	18244100
Lot 42 on GRP 2830	18244101
Lot 43 on GRP 2830	18244102
Lot 44 on GRP 2830	18244103
Lot 45 on GRP 2830	18244104
Lot 46 on GRP 2830	18244105
Lot 47 on GRP 3359	18461162

ENLARGED PANEL

Lot on Plan Description	Title Reference
Lot 48 on GRP 3359	18461163
Lot 49 on GRP 3359	18461164
Lot 50 on GRP 3359	18461165
Lot 51 on GRP 3359	18461166
Lot 52 on GRP 3359	18461167
Lot 53 on GRP 3359	18461168
Lot 54 on GRP 3359	18461169

**SCHEDULE A SCHEDULE OF LOT ENTITLEMENTS**

<b>Lot on Plan</b>	<b>Contribution</b>	<b>Interest</b>
Lot 1 in GTP 2409	18	18
Lot 2 in GTP 2409	18	18
Lot 3 in GTP 2409	18	18
Lot 4 in GTP 2409	18	18
Lot 5 in GTP 2409	18	18
Lot 6 in GTP 2409	18	18
Lot 7 in GTP 2409	18	18
Lot 8 in GTP 2409	18	18
Lot 9 in GTP 2409	18	18
Lot 10 in GTP 2409	18	18
Lot 18 in GRP 2489	18	18
Lot 19 in GRP 2489	18	18
Lot 20 in GRP 2489	18	18
Lot 21 in GRP 2489	18	18
Lot 22 in GRP 2489	18	18
Lot 23 in GRP 2644	17	17
Lot 24 in GRP 2644	17	17
Lot 25 in GRP 2644	18	18
Lot 26 in GRP 2644	18	18
Lot 27 in GRP 2644	18	18
Lot 28 in GRP 2644	18	18
Lot 29 in GRP 2644	18	18
Lot 30 in GRP 2644	18	18
Lot 31 in GRP 2830	18	18
Lot 32 in GRP 2830	18	18
Lot 33 in GRP 2830	18	18
Lot 34 in GRP 2830	18	18
Lot 35 in GRP 2830	18	18
Lot 36 in GRP 2830	18	18
Lot 37 in GRP 2830	18	18
Lot 38 in GRP 2830	20	20
Lot 39 in GRP 2830	19	19
Lot 40 in GRP 2830	18	18
Lot 41 in GRP 2830	18	18
Lot 42 in GRP 2830	18	18
Lot 43 in GRP 2830	18	18
Lot 44 in GRP 2830	18	18
Lot 45 in GRP 2830	18	18
Lot 46 in GRP 2830	19	19
Lot 47 in GRP 3359	19	19

Lot on Plan	Contribution	Interest
Lot 48 in GRP 3359	20	20
Lot 49 in GRP 3359	20	20
Lot 50 in GRP 3359	21	21
Lot 51 in GRP 3359	20	20
Lot 52 in GRP 3359	20	20
Lot 53 in GRP 3359	18	18
Lot 54 in GRP 3359	18	18
<b>TOTALS</b>	860	860

**SCHEDULE B EXPLANATION OF THE DEVELOPMENT OF SCHEME LAND**

Sections 57(1)(e) and (f) of the Body Corporate and Community Management Act 1997 are not applicable.

**SCHEDULE C BY-LAWS**

Administrative by-laws

1 Definitions and interpretation

1.1 In these by-laws the following terms have the meanings ascribed to them unless the context otherwise requires:

Term	Assigned meaning
<b>Act</b>	the <i>Body Corporate Community Management Act 1997</i> (Qld).
<b>Alter</b>	the erection of a building, a structural change or a non-structural change of any kind, the carrying out of any works, the causing of any damage, or the installation of an air conditioning unit.
<b>Body Corporate</b>	the body corporate established upon the registration of the Scheme.
<b>Body Corporate Asset</b>	items of real or personal property acquired by the Body Corporate, other than property that is incorporated into and becomes part of the Common Property, and may consist of any property an individual is capable of acquiring.
<b>Charging Equipment</b>	includes any device, infrastructure or equipment used for the purposes of charging, or re-charging, an Electric Vehicle including, but not limited to, a charging station or a mobile trickle charger which may be connected to a power outlet.
<b>Common Property</b>	Scheme Land that is not included in a Lot.

<b>Cosmetic Nature</b>	<p>means Alterations of a minor nature that are for decorative or adornment purposes.</p> <p>For example, Alterations of a Cosmetic Nature:</p> <ul style="list-style-type: none"> <li>• includes the hanging of artwork, painting a wall or changing of a light fixture; and</li> <li>• do not include Alterations that: <ul style="list-style-type: none"> <li>• create any risk of damage or interference with the building or another Occupier; or</li> <li>• require a third party tradespersons to be engaged to carry out the Alteration;</li> <li>• require the use of power tools and equipment; or</li> <li>• include the replacement of flooring or stairs, or changes the configuration of a Lot (or Alterations of a similar nature).</li> </ul> </li> </ul>
<b>Electric Vehicle</b>	<p>includes any Vehicle which employs, as a means of propulsion, electronic current, whether alone or in combination with an internal combustion engine which is charged from a source external to the Electric Vehicle.</p>
<b>Guide, Hearing or Assistance Dog</b>	<p>a guide, hearing or assistance dog pursuant to the <i>Guide, Hearing and Assistance Dogs Act 2009</i> (Qld).</p>
<b>Inside Area</b>	<p>in relation to a Lot or exclusive use area, an area that is not an Outside Area.</p>
<b>Letting Agent</b>	<p>a person conducting the business of acting as agent of an Owner for securing, negotiating or enforcing leases or occupancies for a Lot.</p>
<b>Lot</b>	<p>a lot in the Scheme.</p>
<b>Occupier</b>	<p>any person that occupies a Lot, including an Owner if the Owner occupies a Lot.</p>
<b>Outside Area</b>	<p>includes any of the following areas: a balcony, a courtyard, a patio or a verandah.</p>
<b>Owner</b>	<p>an owner of a Lot.</p>
<b>Scheme</b>	<p>the scheme identified in this community management statement.</p>
<b>Scheme Land</b>	<p>a Lot or Common Property within the Scheme.</p>
<b>Smoke</b>	<p>to have control over an ignited smoking product or inhale through a personal vapouriser or hookah.</p>
<b>Unreasonable Noise</b>	<p>noise that creates a nuisance, hazard or interferes unreasonably with the use or enjoyment of a Lot or the Common Property.</p>
<b>Vehicle</b>	<p>cars, motorbikes, scooters, trucks, bicycles, boats, trailers, caravans, camper vans, mobile homes, golf buggies, segways, skateboards, rollerblades or any other equivalent means of transportation.</p>

<b>Visitor</b>	a person invited onto Scheme Land by an Owner, Occupier or Visitor.
----------------	---

1.2 In the interpretation of these by-laws unless the context otherwise requires:

- (a) words and expressions defined in clause 1.1 or elsewhere have the meaning ascribed to them;
- (b) terms not defined in clause 1.1 or elsewhere but which are defined in the Act have the meanings given to them in the Act;
- (c) where a word or phrase is given a particular meaning, other parts of speech and grammatical forms of that word or phrase have corresponding meanings;
- (d) clause headings are inserted for convenience only and are not to be used in the interpretation or construction of these by-Laws;
- (e) words importing any gender include all other genders;
- (f) words importing the singular include the plural and vice versa;
- (g) a reference to a clause is a reference to a clause of these by-laws;
- (h) a reference to a person is to be construed as a reference to an individual, body corporate, unincorporated association, partnership, joint venture or government body;
- (i) a reference to anything (including, but not limited to, any right) includes a part of that thing but nothing in this clause implies that performance of part of an obligation constitutes performance of the obligation;
- (j) a reference to a statute, regulation, proclamation, ordinance, standard, or by-law includes all statutes, regulations, proclamations, ordinances, standards or by-laws varying, consolidating or replacing it, and a reference to a statute includes all regulations, proclamations, ordinances and by-laws issued under that statute;
- (k) where these by-laws say that something can or must be done by the Body Corporate then that thing may be done by the Committee unless there is a legal restriction on the Committee doing so;
- (l) all by-laws must be constructed so as to be valid, legal and enforceable in all respects. If any by-law is illegal, invalid or unenforceable it is to be read down to such extent as may be necessary to ensure that it is legal, valid, or enforceable as may be reasonable in the circumstances so as to give valid operation of a partial character. If any such by-law cannot be read down, it is deemed void and severed and the remaining by-laws are not in any way affected or impaired;
- (m) these by-laws must be read in conjunction with the Owner's and Occupier's obligations under the Act.

## 2 Applicability to visitors

2.1 Occupiers must take reasonable steps to ensure that their Visitors comply with these by-laws on the basis that the by-laws apply to Visitors to the extent that the by-laws apply to the Occupier.

## 3 Occupier details

3.1 Owners must provide the Body Corporate with the name and service address of any Occupier and Letting Agent for their Lot.

## Regulating conduct and interferences

### 4 Nuisances

#### 4.1 Owners and Occupiers must:

- (a) not use or permit the use of a Lot, Body Corporate Asset or the Common Property in a way that:
  - (i) causes a nuisance;
  - (ii) causes a hazard;
  - (iii) interferes unreasonably with the use or enjoyment of another Lot or the Common Property;
- (b) communicate with the Body Corporate, Body Corporate contractors, Owners or Occupiers in a way that is reasonable.

### 5 Smoking

#### 5.1 Owners and Occupiers must not Smoke on Scheme Land unless the smoking is in:

- (a) an Inside Area forming part of their Lot or exclusive use area; and
- (b) a way that does not cause a nuisance, hazard or unreasonable interference with another person's use and enjoyment of the Common Property or a Lot.

### 6 Parking and Vehicles

#### 6.1 An Occupier must not park any vehicle upon Common Property except:

- (a) with the consent in writing of the Body Corporate Committee, or
- (b) where authorised by an exclusive use by-law.

#### 6.2 An Occupier, and to the greatest practical extent, an Occupier must ensure his Invitees do not exceed the speed limit of 15kph on the Common Property roadways.

#### 6.3 The private roadways, pathways, drives and other Common Property and any easement giving access to the Scheme Land shall not be obstructed by any Occupier or their Invitees for any purpose other than the reasonable ingress and egress to and from their respective Lots or the parking areas provided.

#### 6.4 An Occupier shall not:

- (a) drive or permit to be driven any motor vehicle in excess of two (2) tonnes weight onto or over the Common Property other than such vehicles entitled by any statute and/or local government ordinances, and
- (b) permit any Invitee's vehicle to be parked on the roadway forming part of the Common Property at any time.

#### 6.5 Any Invitees must park their vehicles in the visitors' parking bays on the Common Property and shall use such area only for its intended purpose of casual parking.

## 7 Works

### Requirement for approval

7.1 An Owner or Occupier must not, without the written approval of the Body Corporate, Alter:

- (a) the Common Property;
- (b) a Body Corporate Asset; or
- (c) their Lot unless the works are of a Cosmetic Nature that:
  - (i) does not affect another Lot or the Common Property; or
  - (ii) are not visible from another Lot, the Common Property or from outside the Scheme.

*Note: Approval of the Body Corporate is required for (but is not limited to) the installation of air conditioners or solar panels.*

### Conditions of approval

7.2 The Body Corporate may impose conditions of any approval under this by-law, which may include, but are not limited to:

- (a) the improvement must be substantially in accordance with the plans and specifications provided to the Body Corporate detailing the way the Owner or Occupier is to Alter the Lot or Common Property;
- (b) the way that the Owner or Occupier Alters the Lot or Common Property must be:
  - (i) carried out by suitably qualified persons in accordance with any building requirements;
  - (ii) carried out as soon as reasonably practicable;
  - (iii) carried out in a way that does not cause a nuisance or unreasonable interference with Occupiers of other lots; and
  - (iv) suitably insured;
  - (v) carried out and maintained in a way so that the structural integrity of the Scheme is not compromised, and if requested by the committee, the Owner or Occupier must obtain a report from a suitably qualified engineer confirming the impact (if any) of the improvement on the structural integrity of the Scheme;
- (c) the owner of the Lot must maintain any works in a good and structurally sound condition; and
- (d) where the Alteration relates to the installation of an air conditioning in unit (**Air Conditioner**):
  - (i) prior to the installation of the Air Conditioner, advice must be sought from a suitably qualified consultant to confirm suitable placement and other requirements of the Air Conditioner to ensure it does not:
    - (A) cause an unreasonable interference or nuisance to another Owner or Occupier by noise, water emission or otherwise; and

(B) is installed in a way that is safe and does not cause a hazard,

**(Installation Requirements);**

- (ii) the Owner or Occupier must provide the Body Corporate a copy of the advice confirming the Installation Requirements;
- (iii) any Air Conditioner must be installed in accordance with the Installation Requirements; and
- (iv) the Owner must ensure ongoing compliance with the Installation Requirements.

## 8 Electric Vehicles

### Requirement for approval

- 8.1 An Owner or Occupier must not, without the written approval of the Body Corporate, install or use Charging Equipment for an Electric Vehicle within the Scheme.

### Electric Vehicles

- 8.2 The Body Corporate may impose conditions of any approval under this by-law relating to the installation of Charging Equipment or charging of an Electric Vehicle, which may include, but are not limited to:
- (a) the Owner or Occupier must arrange, in a manner approved by the Body Corporate, for the installation of a separate meter for the purposes of measuring the electricity consumed by the Charging Equipment;
  - (b) the Owner or Occupier must not connect the Charging Equipment to the common property electricity supply;
  - (c) the Owner or Occupier must, at the request of the Body Corporate, enter into an agreement to regulate the supply and costs associated with the Charging Equipment;
  - (d) the Owner or Occupier must obtain and provide to the Body Corporate, if requested by the committee:
    - (i) a report from a suitably qualified fire engineer which confirms:
      - A the fire prevention mechanisms which should be implemented with respect to the Charging Equipment (**Mechanisms**); and
      - B that the Charging Equipment:
        - I incorporates the Mechanisms; and
        - II does not pose an unacceptable fire risk to the building;
    - (ii) confirmation from the Body Corporate's insurance provider that the Charging Equipment does not affect the Body Corporate's insurance policies;
    - (iii) a report from a suitably qualified energy consultant which confirms that the infrastructure at the Scheme has the capacity to service the Charging Equipment;
    - (iv) a certificate of compliance from a suitably qualified electrician; and

- (v) advice from a suitably qualified contractor which confirms that the Charging Equipment meets an appropriate ingress protection rating with respect to the intrusion of dust or liquid;
- (e) the Owner or Occupier must ensure that a circuit breaker is installed to regulate the Charging Equipment;
- (f) the Owner or Occupier must ensure that the charging end point is wired directly to the charging station as near as practicable to the Electric Vehicle;
- (g) the Owner or Occupier must comply with the installation requirements as determined by the Body Corporate in consultation with a suitably qualified contractor;
- (h) the Owner or Occupier must alter the Charging Equipment at the request of the Body Corporate, if such alteration is required to more equitably provide for the provision of Charging Equipment to other Owners and Occupiers;
- (i) the Owner or Occupier must carry suitable insurance with respect to any damage that may be caused by the Charging Equipment or Electric Vehicle and provide copies of any policies to the Body Corporate upon request;
- (j) the Owner or Occupier must comply with any requests from the Body Corporate or the Body Corporate's insurance provider in relation to the use of the Charging Equipment or Electric Vehicle;
- (k) the Charging Equipment and Electric Vehicle must be kept in good condition; and
- (l) if the Electric Vehicle is involved in a motor vehicle accident, the Owner or Occupier must have the Electric Vehicle inspected by a suitably qualified contractor to confirm that the Electric Vehicle has not sustained any damage which may make the Electric Vehicle volatile or pose a danger to the building.

## 9 External appearance

- 9.1 The Owner or Occupier of a Lot must not, without the Body Corporate's written approval, do anything which changes the external appearance of the Lot which is visible from another Lot, the Common Property or from outside the Scheme.

*Note – this includes the placement of an item or the hanging of washing on a balcony.*

## 10 Use of Lots

- 10.1 An Owner or Occupier must not, without the written approval of the Body Corporate, use their Lot for anything other than the purpose that the Lot was designed for.

## 11 Obstruction

- 11.1 An Owner or Occupier must not, without the written approval of the Body Corporate:
- (a) obstruct the Common Property or a Body Corporate Asset;
  - (b) place items on, or use for storage, the Common Property or a Body Corporate Asset; or
  - (c) exclusively use the Common Property without an authorising exclusive use by-law.

## 12 Auctions

- 12.1 An Owner must not, without the written approval of the Body Corporate, carry out an auction on their Lot or the Common Property.

## 13 Garage sale

- 13.1 An Occupier must not, without the written approval of the Body Corporate, carry out a garage sale on their Lot or the Common Property.

## 14 Body Corporate contractors

- 14.1 An Owner or Occupier must not, without the written approval of the Body Corporate, provide instructions to contractors of the Body Corporate.

## 15 Animals

### Requirement for approval

- 15.1 An Owner or Occupier must not bring or keep an animal in their Lot or the Common Property:
- (a) without the written approval of the Body Corporate; or
  - (b) unless:
    - (i) the Owner or Occupier is a person with a disability under the *Guide, Hearing and Assistance Dogs Act 2009* (Qld);
    - (ii) the Owner or Occupier relies on a Guide, Hearing or Assistance Dog; and
    - (iii) the animal is a Guide, Hearing or Assistance Dog.

### Conditions of approval

- 15.2 The Body Corporate may impose conditions of any approval under this by-law, which may include, but are not limited to the conditions set out in this by-law.
- 15.3 If an Owner or Occupier brings or keeps an animal in their Lot or the Common Property, unless approved to the contrary by the Body Corporate:
- (a) the animal must be kept within the Lot and not allowed to roam the Common Property;
  - (b) the Owner or Occupier must ensure that when passing through Common Property, the animal is suitably restrained or carried;
  - (c) the Owner or Occupier must immediately pick up and dispose of any waste left by the animal on the Common Property;
  - (d) the animal must be registered with the council, if the animal is a type that allows council registration; and
  - (e) the animal must carry an identification tag with the Owner or Occupier's details.

16 Waste

16.1 An Owner or Occupier must not, without the written approval of the Body Corporate:

- (a) leave waste on the Common Property other than in a designated waste bin designed for keeping the type of waste being disposed of;
- (b) overfill a designated waste bin; or
- (c) dispose of waste in a way which is not adequately bagged.

17 Letterbox

17.1 An Owner or Occupier must not, without the written approval of the:

- (a) Body Corporate, use or interfere with a letterbox designated for the Body Corporate; or
- (b) other relevant Lot Occupier, use or interfere with a letterbox designated for another Lot.

18 Access keys

18.1 An Owner or Occupier must:

- (a) not, without the written approval of the Body Corporate:
  - (i) interfere or tamper with or copy an access key for the Common Property or a Lot; or
  - (ii) use an access key for which they are not authorised to use; and.
- (b) notify the Body Corporate if they lose possession of an access key for which they are authorised to use.

19 Restricted areas

19.1 An Owner or Occupier must not, without the written approval of the Body Corporate, access an area that has been restricted by the Body Corporate including (but not limited to) the common property contractor toilet.

20 Use of utility infrastructure

20.1 An Owner or Occupier shall not, without the prior approval of the Body Corporate, use or interfere with any utility infrastructure.

*Note – this includes the use of electrical outlets located on the Common Property.*

**SCHEDULE D OTHER DETAILS REQUIRED/PERMITTED TO BE INCLUDED**

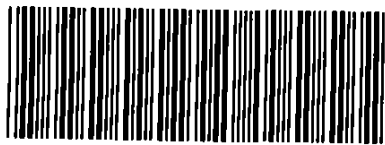
Nil

**SCHEDULE E DESCRIPTION OF LOTS ALLOCATED EXCLUSIVE USE AREAS OF COMMON PROPERTY**

Not applicable

Dealing No.

Stamp Duty Imprint



704483900

\$50.00

14/12/2000 13:40

BE 470

1. Nature of request	Lodger Name, address & phone number	Lodger Code
Request to record New Community Management Statement for Anthony's Wood Community Titles Scheme 20518	Herd & Janes Lawyers C/- Westside Legal Services Floor 2, 150 Edward Street Brisbane Qld 4000 Ph: 07 3229 2399	45

2. Description of Lot	County	Parish	Title Reference
Common Property of Anthony's Wood Community Titles Scheme 20518	Stanley	Bunya	19302409

3. Registered Proprietor/Crown Lessee  
Body Corporate for Anthony's Wood Community Titles Scheme 20518

4. Interest  
Fee Simple

5. Applicant  
Body Corporate for Anthony's Wood Community Titles Scheme 20518

6. Request  
I hereby request that the New Community Management Statement deposited herewith which amends the by-laws contained in the standard statement be recorded as the Community Management Statement for Anthony's Wood Community Titles Scheme 20518.

7. Execution by applicant	Execution Date	Applicant's or Solicitor's Signature
---------------------------	----------------	--------------------------------------

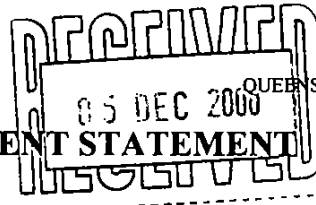
7/12/00

ROSSLINE AGNES FANE JANES  
SOLICITOR

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

CMS Version 1  
Body Corporate and Community Management Act 1997

# NEW COMMUNITY MANAGEMENT STATEMENT



# 20518

CMS LABEL NUMBER

This statement incorporates and must include the following:

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

**1. Name of community titles scheme**

Anthony's Wood Community Titles Scheme <sup>20518</sup> ~~16338~~

**2. Regulation module**

Standard Module

**3. Name of body corporate**

Body Corporate for Anthony's Wood Community Titles Scheme <sup>20518</sup> ~~16338~~

**4. Scheme land**

Description of Lot	County	Parish	Title Reference
--------------------	--------	--------	-----------------

SEE ENLARGED PANEL

**5. Name and address of original owner #**

Not applicable

**6. Reference to plan lodged with this statement**

Not applicable

# first community management statement only

**7. Local Government community management statement notation**

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

.....signed

.....name and designation

.....name of Local Government

**8. Execution by original owner/Consent of body corporate**

Execution Date

7 / 12 / 2000



\*Execution

*A. Collins*  
Chairperson

*B. Street*  
Committee Member  
B. STREET

## Title Reference 19302409

**4. Scheme land**

Description of Lot	County	Parish	Title Reference
Common Property of Anthony's Wood CTS 20518			19302409
Lots 1 – 10 (inclusive) in GTP 2409	Stanley	Bunya	18005093 – 18005102 (inclusive)
Lots 18 – 22 (inclusive) in GRP 2489	Stanley	Bunya	18068073 – 18068077 (inclusive)
Lots 23 – 30 (inclusive) in GRP 2644	Stanley	Bunya	18149035 – 18149042 (inclusive)
Lots 31 – 46 (inclusive) in GRP 2830	Stanley	Bunya	18244090 – 18244105 (inclusive)
Lots 47 – 54 (inclusive) in GRP 3359	Stanley	Bunya	18461162 – 18461169 (inclusive)

**SCHEDULE A SCHEDULE OF LOT ENTITLEMENTS**

Lot on Plan	Contribution	Interest
Lot 1 in GTP 2409	18	18
Lot 2 in GTP 2409	18	18
Lot 3 in GTP 2409	18	18
Lot 4 in GTP 2409	18	18
Lot 5 in GTP 2409	18	18
Lot 6 in GTP 2409	18	18
Lot 7 in GTP 2409	18	18
Lot 8 in GTP 2409	18	18
Lot 9 in GTP 2409	18	18
Lot 10 in GTP 2409	18	18
Lot 18 in GRP 2489	18	18
Lot 19 in GRP 2489	18	18
Lot 20 in GRP 2489	18	18
Lot 21 in GRP 2489	18	18
Lot 22 in GRP 2489	18	18
Lot 23 in GRP 2644	17	17
Lot 24 in GRP 2644	17	17
Lot 25 in GRP 2644	18	18
Lot 26 in GRP 2644	18	18
Lot 27 in GRP 2644	18	18
Lot 28 in GRP 2644	18	18
Lot 29 in GRP 2644	18	18
Lot 30 in GRP 2644	18	18
Lot 31 in GRP 2830	18	18
Lot 32 in GRP 2830	18	18
Lot 33 in GRP 2830	18	18
Lot 34 in GRP 2830	18	18
Lot 35 in GRP 2830	18	18
Lot 36 in GRP 2830	18	18
Lot 37 in GRP 2830	18	18
Lot 38 in GRP 2830	20	20
Lot 39 in GRP 2830	19	19
Lot 40 in GRP 2830	18	18
Lot 41 in GRP 2830	18	18
Lot 42 in GRP 2830	18	18
Lot 43 in GRP 2830	18	18
Lot 44 in GRP 2830	18	18
Lot 45 in GRP 2830	18	18
Lot 46 in GRP 2830	19	19
Lot 47 in GRP 3359	19	19
Lot 48 in GRP 3359	20	20
Lot 49 in GRP 3359	20	20

Lot 50 in GRP 3359	21	21
Lot 51 in GRP 3359	20	20
Lot 52 in GRP 3359	20	20
Lot 53 in GRP 3359	18	18
Lot 54 in GRP 3359	18	18
<b>TOTALS</b>	<b>860</b>	<b>860</b>

**SCHEDULE B EXPLANATION OF THE DEVELOPMENT OF SCHEME LAND**

Sections 57(1)(e) and (f) of the Body Corporate and Community Management Act 1997 are not applicable.

**SCHEDULE C BY-LAWS**

**1. DEFINITIONS**

**1.1 Dictionary**

- Act** means the Body Corporate and Community Management Act 1997.
- Body Corporate** has the same meaning as in the Act.
- Body Corporate Committee** has the same meaning as in the Act.
- Caretaker** means the person engaged by the Body Corporate to perform caretaking and other services.
- Commissioner** has the same meaning as in the Act.
- Common Property** has the same meaning as in the Act.
- Invitee** any person on the Scheme Land with the permission of an Occupier.
- Lot** has the same meaning as in the Act.
- Occupier** an Owner of a Lot, a tenant of a Lot, a licensee of a Lot, or any person resident in a Lot.
- Owner** has the same meaning as in the Act.
- Scheme Land** has the same meaning as in the Act.
- Window Coverings** curtain, blind, venetian or roller shade.

**1.2 Rules for interpretation**

In these by-laws unless the context indicates a contrary intention:

- a) words denoting any gender include all genders
- b) the singular number includes the plural and vice versa
- c) a person includes their executors, administrators, successors, substitutes (for example, persons talking by novation) and assignors
- d) words importing persons will include all bodies, associations, trusts, partnerships, instrumentalities and entities corporate or unincorporated, and vice versa
- e) any obligation on the part of or for the benefit of two or more persons will be deemed to bind or benefit as the case may be, any two or more of them jointly and each of them severally
- f) references to any legislation includes any legislation which amends or replaces that legislation
- g) headings are included for convenience only and will not affect the interpretation of these by-laws.
- h) a reference to any thing includes the whole or each part of it, and
- i) in interpreting these by-laws, no rules of construction will apply to the disadvantage of a party because that party was responsible for the drafting of these by-laws or any part of them.

**2. NOISE**

- (a) An Occupier must not create any noise likely to interfere with the peaceful enjoyment of a person lawfully on another Lot or the Common Property.
- (b) Occupiers leaving or returning to Lots late at night or early in the morning must do so with minimum noise.

- (c) The Occupier must request Invitees leaving after 11pm to leave quietly.

### 3. VEHICLES

- (a) An Occupier must not park any vehicle upon Common Property except -
- (i) with the consent in writing of the Body Corporate Committee, or
  - (ii) where authorised by an exclusive use by-law.
- (b) An Occupier, and to the greatest practical extent, an Occupier must ensure his Invitees do not exceed the speed limit of 15kph on the Common Property roadways.

### 4. PRIVATE ROADS AND OTHER COMMON PROPERTY

- (a) The private roadways, pathways, drives and other Common Property and any easement giving access to the Scheme Land shall not be obstructed by any Occupier or their Invitees for any purpose other than the reasonable ingress and egress to and from their respective Lots or the parking areas provided.
- (b) An Occupier shall not -
- (i) drive or permit to be driven any motor vehicle in excess of two (2) tonnes weight onto or over the Common Property other than such vehicles entitled by any statute and/or local government ordinances, and
  - (ii) permit any Invitee's vehicle to be parked on the roadway forming part of the Common Property at any time.
- (c) Any Invitees must park their vehicles in the visitors' parking bays on the Common Property and shall use such area only for its intended purpose of casual parking.

### 5. OBSTRUCTION/NUISANCE

- (a) An Occupier must not obstruct lawful use of Common Property by any other person.
- (b) An Occupier must not cause a nuisance or act in such a way as to interfere with the peaceful enjoyment of a person lawfully on another Lot or the Common Property.

### 6. DEPOSITING RUBBISH, ETC ON COMMON PROPERTY

An Occupier must not deposit or throw upon the Common Property any rubbish, dirt, dust or other material likely to interfere with the peaceful enjoyment of a person lawfully on another Lot or using the Common Property.

### 7. GARBAGE DISPOSAL

- (a) The Occupier must keep a receptacle for garbage in a clean and dry condition and adequately covered on the Lot, or on a part of the Common Property designated by the Body Corporate for that purpose, unless the Body Corporate provides for some other way of garbage disposal.
- (b) The Occupier must -
- (i) comply with all local government local laws about disposal of garbage, and
  - (ii) ensure that in disposing garbage, the hygiene health and comfort of other Occupiers is not adversely affected.

### 8. DAMAGE TO LAWNS ETC ON COMMON PROPERTY

An Occupier must not -

- (a) damage any Common Property lawn, garden, tree, shrub, plant or flower, or

- (b) use as a garden any portion of the Common Property, except with the consent in writing of the Body Corporate Committee.

## 9. DAMAGE TO COMMON PROPERTY

- (a) An Occupier must not mark, paint, or drive nails or screws or the like into, or otherwise damage or deface a structure that forms part of the Common Property, except with the consent in writing of the Body Corporate Committee.
- (b) An Occupier must not erect any structure on the Common Property for his own benefit, unless consent has been obtained in accordance with the Act.

## 10. ALTERATIONS TO LOTS

- (a) The Body Corporate wishes to retain conformity as to style and colour of buildings on both the Common Property and Lots and to maintain a high standard in relation to the external appearance of those buildings.
- (b) An Occupier must not, except with the consent in writing of the Body Corporate Committee -
  - (i) alter the external appearance of a building on any Lot, or
  - (ii) paint the external surfaces of a building on any Lot.
- (c) To ensure compliance with by-laws 10(a) and (b), the Body Corporate may supply, or engage another person to supply, painting services for the benefit of Owners.
- (d) Where the Body Corporate supplies to an Owner painting services in accordance with by-law 10(c), the Owner must reimburse the Body Corporate for the cost of the service provided by the Body Corporate. The amount owing by the Owner to the Body Corporate is recoverable by the Body Corporate in the same way as it is entitled to recover contributions levied on Owners.
- (e) An Occupier must not erect any fence on a Lot or on the boundary of a Lot and the Common Property, except with the consent in writing of the Body Corporate Committee.
- (f) An Occupier must not make any structural alterations, renovations or additions to the external part of a Lot (including, but not limited to the erection of an aerial, pergola, screen, awning or other outbuilding, the installation of an air conditioning unit, alterations to utility infrastructure or enclosing a balcony), except with the consent in writing of the Body Corporate Committee.

## 11. WINDOW COVERINGS

Window Coverings must not detract from the aesthetic appearance of the buildings on the Scheme Land.

## 12. APPEARANCE OF LOTS

- (a) An Occupier must not display any sign, advertisement, placard, banner, pamphlet or like matter on any part of his Lot in such a way as to be visible from another Lot, the Common Property or outside the Scheme Land, except with the consent in writing of the Body Corporate Committee.
- (b) An Occupier must not hang any washing, towel, bedding, clothing or other article (except on clothes lines provided for the purpose of hanging laundry) on any part of his Lot in such a way as to be visible from another Lot, the Common Property or outside the Scheme Land, except with the consent in writing of the Body Corporate Committee.
- (c) Empty bottles, boxes, used containers and the like shall be stored tidily and, so far as possible, out of sight.

## 13. MAINTENANCE OF LOTS

- (a) Each Owner must ensure his Lot is kept and maintained so as not to allow infestation by vermin or insects or be offensive in appearance to other Occupiers.
- (b) Each Owner is responsible for the interior maintenance and decoration of his Lot.

- (c) An Owner must ensure all glass windows and doors are kept clean and promptly replaced with glass of the same kind and weight, if cracked or broken.
- (d) Car spaces shall be kept tidy and free of all litter.
- (e) Each Owner has the responsibility at all times to ensure the buildings constructed on their Lot and the gardens and grounds within their Lot are maintained in accordance with the Act and to a minimum standard set by the Body Corporate Committee from time to time. Failure by an Owner to comply with this by-law after having been given 21 days to do so, will be sufficient cause for the Body Corporate to carry out any necessary work at the expense of the Owner and to recover the cost as a debt under by-laws 22 and 23.

#### 14. STORAGE OF FLAMMABLE LIQUIDS ETC.

An Occupier must not bring to, do or keep on a Lot anything which increases the rate of fire insurance on the Scheme Land, or which may conflict with any insurance policy upon the Scheme Land.

#### 15. KEEPING ANIMALS

- (a) Subject to Section 143 of the Act, an Occupier must not, except with the consent in writing of the Body Corporate Committee -
  - (i) bring or keep an animal or bird on the Lot or the Common Property, or
  - (ii) permit an Invitee to bring or keep an animal or bird on the Lot or the Common Property.
- (b) Any consent of the Body Corporate Committee may be -
  - (i) given on conditions, and
  - (ii) withdrawn at any time.

#### 16. BEHAVIOUR OF INVITEES

- (a) Occupiers must take all reasonable steps to ensure that their Invitees abide by the by-laws and do not behave in a manner likely to interfere with the peaceful enjoyment of a person lawfully on another Lot or the Common Property.
- (b) Owners will be liable to compensate the Body Corporate for all damage to the Common Property caused by their Occupiers and Invitees.

#### 17. USE OF RECREATIONAL FACILITIES

An Occupier must not use the recreational facilities on the Common Property between 10pm and 6am, except with the consent in writing of the Body Corporate Committee.

#### 18. USE OF LOTS

Each Lot must be used for residential purposes only and not for any illegal, unlawful or immoral purpose.

#### 19. AUCTION SALE

An Occupier must not conduct an auction sale or a garage sale on a Lot or the Common Property, except with the consent in writing of the Body Corporate Committee.

#### 20. UTILITY INFRASTRUCTURE

- (a) An Occupier must give notice of any defect in (and this includes utility infrastructure) or accident on the Common Property to the Body Corporate Committee or the Caretaker (if any) as soon as reasonably practicable after becoming aware of the defect or accident.
- (b) An Occupier must only use the utility infrastructure for its intended use and for no other purpose.
- (c) An Occupier must ensure all water taps are promptly turned off after use.

**21. HOUSE RULES**

The Body Corporate Committee may make house rules concerning the Common Property and in particular the recreational facilities, however the house rules must not be inconsistent with these by-laws. The house rules are to be observed in the same manner as these by-laws. The house rules are to be displayed on the Body Corporate's notice board or other areas of the Common Property.

**22. INSTRUCTIONS TO CONTRACTORS**

- (a) Any request for work to be carried out on the Common Property must be given in writing to the secretary of the Body Corporate.
- (b) An Occupier must not directly instruct any contractors or employees engaged by the Body Corporate, unless authorised in writing by the Body Corporate Committee to do so.

**23. RECOVERY BY BODY CORPORATE**

Where the Body Corporate spends money to repair damage caused by a breach of the Act or of these by-laws by any Occupier or Invitee then the Body Corporate is entitled to recover the amount spent as a debt in any court action from the Owner of the Lot from which that Occupier or Invitee came.

**24. RECOVERY OF COSTS**

An Owner must pay on demand the whole of the Body Corporate's costs and expenses (including solicitor and own client costs), such amount to be deemed a liquidated debt, incurred in:

- (a) recovering levies or any other money that the Body Corporate is entitled to receive from the Owner; and
- (b) all proceedings, including legal proceedings, taken against the Owner concluded in favour of the Body Corporate including, but not limited to, applications for an order by the Commissioner.

<b>SCHEDULE D</b>	<b>OTHER DETAILS REQUIRED/PERMITTED TO BE INCLUDED</b>
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Nil

<b>SCHEDULE E</b>	<b>DESCRIPTION OF LOTS ALLOCATED EXCLUSIVE USE AREAS OF COMMON PROPERTY</b>
-------------------	---

Not applicable

# ANTHONY'S WOOD CTS 20518

ABN 77 784 597 491

## STATEMENT

D A Pagano  
54 Clifton Street  
WILSTON QLD 4051

Transfer Date:  
28/10/21

Statement Period			
01 Aug 24 to 30 Mar 26			
A/c No	36	Lot No	36
Page Number	1	Unit No	36

Last Certificate Issued: 20/10/21

Date	Type	Details	Reference	Debit	Credit	Balance
		Brought forward			573.30	-573.30
01/08/24	Admin Fund	01/08/24 to 31/10/24	I0008958	450.00		-123.30
01/08/24	Sinking Fund	01/08/24 to 31/10/24	I0009005	123.30		0.00
18/09/24	Admin Fund	01/11/24 to 31/01/25	I0009052	450.00		450.00
18/09/24	Sinking Fund	01/11/24 to 31/01/25	I0009099	123.30		573.30
20/09/24	Receipt	Admin Fund	R0005116		405.00	168.30
20/09/24	Receipt	Sinking Fund	RA005116		110.97	57.33
20/09/24	Discount	Admin Discount	RB005116		45.00	12.33
20/09/24	Discount	Sink Discount	RC005116		12.33	0.00
11/12/24	Admin Fund	01/02/25 to 30/04/25	I0009146	502.33		502.33
11/12/24	Sinking Fund	01/02/25 to 30/04/25	I0009193	279.61		781.94
31/01/25	Receipt	Admin Fund	R0005198		452.10	329.84
31/01/25	Receipt	Sinking Fund	RA005198		251.65	78.19
31/01/25	Discount	Admin Discount	RB005198		50.23	27.96
31/01/25	Discount	Sink Discount	RC005198		27.96	0.00
17/03/25	Admin Fund	01/05/25 to 31/07/25	I0009240	502.33		502.33
17/03/25	Sinking Fund	01/05/25 to 31/07/25	I0009287	279.61		781.94
01/04/25	Receipt	Admin Fund	R0005215		452.10	329.84
<b>More details on next page...</b>				<b>\$2,710.48</b>	<b>\$2,380.64</b>	<b>\$329.84</b>
Over 90 Days	90 Days	60 Days	30 Days	Current	<b>BALANCE DUE: Nil</b>	
0.00	0.00	0.00	0.00	0.00	Date Paid	Amount Paid



STRATA CARE AUSTRALIA PTY LTD



DEFT Reference Number:  
249524315 1000 0000 361



Billers Code: 96503  
Ref: 249524315 1000 0000 361

Lot 36/ Unit 36  
Anthony's Wood

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\*496 249524315 10000000361

TOTAL AMOUNT DUE  
DUE DATE

**\$0.00**

# ANTHONY'S WOOD CTS 20518

ABN 77 784 597 491

## STATEMENT

--

D A Pagano 54 Clifton Street WILSTON QLD 4051
---

Statement Period			
01 Aug 24 to 30 Mar 26			
A/c No	36	Lot No	36
Page Number	2		

Last Certificate Issued: 20/10/21      Transfer Date: 28/10/21

Date	Type	Details	Reference	Debit	Credit	Balance
01/04/25	Receipt	Sinking Fund	RA005215		251.65	78.19
01/04/25	Discount	Admin Discount	RB005215		50.23	27.96
01/04/25	Discount	Sink Discount	RC005215		27.96	0.00
20/06/25	Admin Fund	01/08/25 to 31/10/25	I0009334	499.97		499.97
20/06/25	Sinking Fund	01/08/25 to 31/10/25	I0009381	211.53		711.50
31/07/25	Receipt	Admin Fund	R0005302		449.97	261.53
31/07/25	Receipt	Sinking Fund	RA005302		190.38	71.15
31/07/25	Discount	Admin Discount	RB005302		50.00	21.15
31/07/25	Discount	Sink Discount	RC005302		21.15	0.00
16/09/25	Admin Fund	01/11/25 to 31/01/26	I0009428	499.97		499.97
16/09/25	Sinking Fund	01/11/25 to 31/01/26	I0009475	211.53		711.50
11/12/25	Other	Arrears Notice Fee	M0000272	22.00		733.50
12/12/25	Receipt	Admin Fund	R0005364		499.97	233.53
12/12/25	Receipt	Sinking Fund	RA005364		211.53	22.00
12/12/25	Receipt	Other	RB005364		22.00	0.00
16/12/25	Admin Fund	01/02/26 to 30/04/26	I0009522	494.22		494.22
16/12/25	Sinking Fund	01/02/26 to 30/04/26	I0009569	233.24		727.46
19/12/25	Receipt	Admin Fund	R0005367		444.80	282.66
19/12/25	Receipt	Sinking Fund	RA005367		209.92	72.74
19/12/25	Discount	Admin Discount	RB005367		49.42	23.32
19/12/25	Discount	Sink Discount	RC005367		23.32	0.00
17/03/26	Admin Fund	01/05/26 to 31/07/26	I0009616	494.22		494.22
17/03/26	Sinking Fund	01/05/26 to 31/07/26	I0009663	233.24		727.46
27/03/26	Receipt	Admin Fund	R0005427		444.80	282.66
27/03/26	Receipt	Sinking Fund	RA005427		209.92	72.74
27/03/26	Discount	Admin Discount	RB005427		49.42	23.32
27/03/26	Discount	Sink Discount	RC005427		23.32	0.00
				\$5,610.40	\$5,610.40	\$0.00

Stratacare Australia Pty Ltd ABN 87 088 584 267

E: finance@stratacare.com.au

P: 07 3435 5300



30 March 2026

ANTHONY'S WOOD CTS 20518  
Not registered for GST

## Grace Home Conveyancing

Ref

Re Lot 36 ANTHONY'S WOOD CTS 20518

Fee 84.10 Paid

Please find enclosed the Body Corporate Information Certificate.

This certificate contains details relating to body corporate contributions and other financial information as prescribed by the Act.

We recommend that prospective purchasers engage a professional body corporate records search agent to obtain a full inspection of the records.

This will ensure any matters such as contingent liabilities, insurance details, common property defects, or ongoing disputes are fully considered prior to purchase.

Should you require any further clarification regarding this certificate, please do not hesitate to contact our office.

Yours faithfully,

Stratacare Australia

On behalf of the body corporate

# BCCM

# Form 33

Department of Justice

## Body corporate certificate

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

*This form is effective from 1 August 2025*

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

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

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

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

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

This certificate does not include information about:

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

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

### The community management statement

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

## The Office of the Commissioner for Body Corporate and Community Management

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

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

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

### Becoming an owner

When you become an owner of a lot in a community titles scheme, you:

- automatically become a member of the body corporate and have the right to participate in decisions about the scheme;
- must pay contributions towards the body corporate's expenses in managing the scheme; and
- must comply with the body corporate by-laws.

You must tell the body corporate that you have become the owner of a lot in the scheme within 1 month of settlement. You can do this by using the BCCM Form 8 Information for body corporate roll. Fines may apply if you do not comply.

### How to get more information

You can inspect the body corporate records which will provide important information about matters not included in this certificate. To inspect the body corporate records, you can contact the person responsible for keeping body corporate records (see below), or you can engage the services of a search agent. Fees will apply.

Planning and development documents can be obtained from the relevant local government or other planning authority. Some relevant documents, such as the development approval, may be available from the body corporate, depending on when and how the body corporate was established.

## Contacting the body corporate

The body corporate is an entity made up of each person who owns a lot within a community titles scheme.

### Name and number of the community titles scheme

**ANTHONY'S WOOD**

CTS No. **20518**

### Body corporate manager

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

### Is there a body corporate manager for the scheme?

Yes. The body corporate manager is:

Name: **Jess Thomson**

Company: **STRATA CARE AUSTRALIA PTY LTD**

Phone: **07 34355300**

Email: **reception@stratacare.com.au**

### Accessing records

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

The body corporate manager named above.

## Property and community titles scheme details

### Lot and plan details

Lot number: **36**

Plan type and number: **GRP 2830**

Plan of subdivision: **STANDARD FORMAT PLAN**

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

### Regulation module

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

More information is available from [www.qld.gov.au/buyingbodycorporate](http://www.qld.gov.au/buyingbodycorporate).

**The regulation module that applies to this scheme is the:**

**Standard**

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

### Layered arrangements of community titles schemes

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

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

**No**

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

### Building management statement

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

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

**No**

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

## By-laws and exclusive use areas

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

### What by-laws apply?

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

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

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

### General by-laws

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

### Exclusive use areas

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

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

**No**

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

Date of Resolution	Lot Description	Conditions
--------------------	-----------------	------------

## Lot entitlements and financial information

### Lot entitlements

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

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

### Contribution schedule

Contribution schedule lot entitlement for the lot: **18**

Total contribution schedule lot entitlements for all lots: **860**

### Interest schedule

Interest schedule lot entitlement for the lot: **18**

Total interest schedule lot entitlements for all lots: **860**

### Statement of accounts

The most recent statement of accounts prepared by the body corporate for the notice of the annual general meeting for the scheme is given with this certificate.

### Owner contributions (levies)

The contributions (levies) paid by each lot owner towards body corporate expenses is determined by the budgets approved at the annual general meeting of the body corporate.

You need to pay contributions to the body corporate's administrative fund for recurrent spending and the sinking fund for capital and non-recurrent spending.

If the Commercial Module applies to the community titles scheme, there may also be a promotion fund that owners of lots have agreed to make payments to.

**WARNING: You may have to pay a special contribution if a liability arises for which no or inadequate provision has been made in the body corporate budgets.**

The contributions payable by the owner of the lot that this certificate relates to are listed over the page.

### Body corporate debts

**If any contributions or other body corporate debt (including penalties or reasonably incurred recovery costs) owing in relation to the lot are not paid before you become the owner of the property, YOU WILL BE LIABLE TO PAY THEM TO THE BODY CORPORATE.** Before signing the contract, you should make sure that the contract addresses this or provides for an appropriate adjustment at settlement.

## Owner contributions and amounts owing

### Administrative fund contributions

Total amount of contributions (before any discount) for lot **36** for the current financial year: \$ **1,988.38**

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

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

Monthly penalty for overdue contributions (if applicable): **0.00** %

Period	Due date	Amount due	Amount due if discount applied	Paid
01/08/25 to 31/10/25	01/08/25	499.97	449.97	31/07/25
01/11/25 to 31/01/26	01/11/25	499.97	449.97	12/12/25
01/02/26 to 30/04/26	01/02/26	494.22	444.80	19/12/25
01/05/26 to 31/07/26	01/05/26	494.22	444.80	27/03/26
01/08/26****31/10/26	01/08/26	497.09	447.38	
01/11/26****31/01/27	01/11/26	497.09	447.38	
			Amount overdue	<b>(\$494.22)</b>
		Amount Unpaid including amounts billed not yet due		<b>Nil</b>

### Sinking fund contributions

Total amount of contributions (before any discount) for lot **36** for the current financial year: \$ **889.54**

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

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

Monthly penalty for overdue contributions (if applicable): **0.00** %

Period	Due date	Amount due	Amount due if discount applied	Paid
01/08/25 to 31/10/25	01/08/25	211.53	190.38	31/07/25
01/11/25 to 31/01/26	01/11/25	211.53	190.38	12/12/25
01/02/26 to 30/04/26	01/02/26	233.24	209.92	19/12/25
01/05/26 to 31/07/26	01/05/26	233.24	209.92	27/03/26
01/08/26****31/10/26	01/08/26	222.38	200.14	
01/11/26****31/01/27	01/11/26	222.38	200.14	
			Amount overdue	<b>(\$233.24)</b>
		Amount Unpaid including amounts billed not yet due		<b>Nil</b>

**Special contributions - Administrative Fund (IF ANY)**

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

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

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

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

Monthly penalty for overdue contributions (if applicable): **0.00** %

Period	Due date	Amount due	Amount due if discount applied	Paid
--------	----------	------------	--------------------------------	------

Amount overdue **Nil**

Amount Unpaid including amounts billed not yet due **Nil**

**Special contributions - Sinking Fund (IF ANY)**

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

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

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

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

Monthly penalty for overdue contributions (if applicable): **0.00** %

Due date	Amount due	Amount due if discount applied	Paid
----------	------------	--------------------------------	------

Amount overdue **Nil**

Amount Unpaid including amounts billed not yet due **Nil**

**Other amounts payable by the lot owner**

Purpose	Fund	Amount	Due date	Amount
---------	------	--------	----------	--------

No other amounts payable for the lot.

**Summary of amounts due but not paid by the current owner**

At the date of this certificate

Annual contributions	<b>(\$727.46)</b>
Special contributions	<b>Nil</b>
Other contributions	<b>Nil</b>
Other payments	<b>Nil</b>
Penalties	<b>Nil</b>
Total amount overdue (Total Amount Unpaid including not yet due \$0.00)	<b>(\$727.46)</b>

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

## Common property and assets

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

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

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

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

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

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

**Yes - you can obtain a copy from the body corporate records**

**Current sinking fund balance (as at date of certificate): \$ 84,776.52**

### Improvements to common property the lot owner is responsible for

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

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

Date	Description	Conditions
------	-------------	------------

### Body corporate assets

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

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

## Insurance

The body corporate must insure the common property and assets for full replacement value and public risk. The body corporate must insure, for full replacement value, the following buildings where the lots in the scheme are created:

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

### Body corporate insurance policies

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

TYPE/COMPANY	POLICY NO.	SUM INSURED	PREMIUM	DUE DATE	EXCESS
BUILDING <small>FLEX VIA HONAN INSURANCE GROUP</small>	HQ0006153090	23,967,663.00	32,731.14	01/08/26	\$2,000 Insured Property \$2,500 Water Damage.
PUBLIC LIABILITY <small>FLEX VIA HONAN INSURANCE GROUP</small>	HQ0006153090	30,000,000.00		01/08/26	\$1,000 Liability to Others
VOLUNTARY WORKERS <small>FLEX VIA HONAN INSURANCE GROUP</small>	HQ0006153090	200,000/2,000		01/08/26	
WORKERS COMPENSATION Workcover Queensland	WAL040881398	200.00	200.00	30/06/25	
FIDELITY GUARANTEE <small>FLEX VIA HONAN INSURANCE GROUP</small>	HQ0006153090	250,000.00		01/08/26	\$500
OFFICE BEARERS <small>FLEX VIA HONAN INSURANCE GROUP</small>	HQ0006153090	5,000,000.00		01/08/26	\$2,000
MACHINERY BREAKDOWN <small>FLEX VIA HONAN INSURANCE GROUP</small>	HQ0006153090	NOT INCL.		01/08/26	
LOSS RENT/TEMP ACCOM <small>FLEX VIA HONAN INSURANCE GROUP</small>	HQ0006153090	3,595,149.00		01/08/26	\$2,000 Insured Property \$2,500 Water Damage
LEGAL EXPENSES <small>FLEX VIA HONAN INSURANCE GROUP</small>	HQ0006153090	50,000.00		01/08/26	\$1,000 & 10% Contribution
FLOOD <small>FLEX VIA HONAN INSURANCE GROUP</small>	HQ0006153090	INCLUDED		01/08/26	\$2,500 Water Damage
COMMON CONTENTS <small>FLEX VIA HONAN INSURANCE GROUP</small>	HQ0006153090	239,677.00		01/08/26	\$2,000 Insured Property \$2,500 Water Damage
BUILDING CATASTROPHE <small>FLEX VIA HONAN INSURANCE GROUP</small>	HQ0006153090	7,190,298.00		01/08/26	
FLOATING FLOORS <small>FLEX VIA HONAN INSURANCE GROUP</small>	HQ0006153090	INCLUDED		01/08/26	\$1,000 All Claims
AUDIT COSTS <small>FLEX VIA HONAN INSURANCE GROUP</small>	HQ0006153090	25,000.00		01/08/26	
APPEAL EXPENSES WH&S <small>FLEX VIA HONAN INSURANCE GROUP</small>	HQ0006153090	100,000.00		01/08/26	
LOT OWNERS FIXTURES <small>FLEX VIA HONAN INSURANCE GROUP</small>	HQ0006153090	250,000.00		01/08/26	

## Alternative insurance

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

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

**No**

## Lot owner and occupier insurance

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

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

More information about insurance in community titles schemes is available from your solicitor or [www.qld.gov.au/buyingbodycorporate](http://www.qld.gov.au/buyingbodycorporate)

# Contracts and authorisations

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

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

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

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

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

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

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

**Has the body corporate engaged a caretaking services contractor for the scheme?**

**No**

**Has the body corporate authorised a letting agent for the scheme?**

**No**

## Embedded network electricity supply

Is there an arrangement to supply electricity to occupiers in the community titles scheme through an embedded network?

No

More information about embedded networks in community titles schemes is available from [www.qld.gov.au/buyingbodycorporate](http://www.qld.gov.au/buyingbodycorporate).

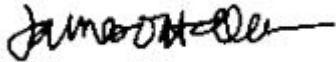
## Body corporate authority

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

**Name/s** James O'Hare

**Positions/s held** Director

**Date** 30/03/2026



**Signature/s** \_\_\_\_\_

### Copies of documents given with this certificate:

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

Stratacare Australia Pty Ltd ABN 87 088 584 267  
 E: finance@stratacare.com.au  
 P: 07 3435 5300



## ANTHONY'S WOOD CTS 20518

9 Leslie Street Arana Hills Qld 4054

### BALANCE SHEET

AS AT 30 MARCH 2026

	ACTUAL 30/03/2026	ACTUAL 31/07/2025
<b><u>OWNERS FUNDS</u></b>		
Administrative Fund	(6,759.20)	6,577.35
Sinking Fund	84,776.52	61,484.89
<b><u>TOTAL</u></b>	<b><u>\$ 78,017.32</u></b>	<b><u>\$ 68,062.24</u></b>
<b><u>THESE FUNDS ARE REPRESENTED BY</u></b>		
<b><u>CURRENT ASSETS</u></b>		
Cash At Bank	80,936.61	97,544.80
Levies In Arrears	145.48	0.00
<b><u>TOTAL ASSETS</u></b>	<b><u>81,082.09</u></b>	<b><u>97,544.80</u></b>
<b><u>LIABILITIES</u></b>		
Accrued Expenses	0.00	2,035.75
Creditor Adjustment	0.00	1,475.63
Creditors	(1,505.18)	(1,840.18)
Next Year Discounts	0.00	(2,964.59)
Levies In Advance	4,569.95	30,775.95
<b><u>TOTAL LIABILITIES</u></b>	<b><u>3,064.77</u></b>	<b><u>29,482.56</u></b>
<b><u>NET ASSETS</u></b>	<b><u>\$ 78,017.32</u></b>	<b><u>\$ 68,062.24</u></b>

Stratacare Australia Pty Ltd ABN 87 088 584 267

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## ANTHONY'S WOOD CTS 20518

9 Leslie Street Arana Hills Qld 4054

### STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 AUGUST 2025 TO 30 MARCH 2026

	ACTUAL	BUDGET	VARIANCE	ACTUAL
	01/08/25-30/03/26	01/08/25-31/07/26	%	01/08/24-31/07/25
<b><u>ADMINISTRATIVE FUND</u></b>				
<b><u>INCOME</u></b>				
Admin Fund Levies	71,387.63	95,000.00	75.14	91,000.32
Admin Fund Discount	(6,976.08)	(9,500.00)	73.43	(8,121.12)
<b><u>TOTAL ADMIN. FUND INCOME</u></b>	<b>64,411.55</b>	<b>85,500.00</b>		<b>82,879.20</b>
<b><u>EXPENDITURE - ADMIN. FUND</u></b>				
Bank Fee - Deft/Stratapay	19.95	50.00	39.90	34.20
Compliance - Switchboard Test	0.00	0.00	0.00	1,093.40
Legal Fees - C M S	1,365.15	2,500.00	54.61	2,640.00
Meetings	110.00	0.00		0.00
Fees - Consulting Fee	2,650.00	0.00		0.00
Fees - Creditor Compliance	154.00	154.00	100.00	154.00
Fire - Audit	1,111.00	900.00	123.44	0.00
Insurance - Claim Refunds N	(893.50)	0.00	0.00	(1,730.00)
Insurance - Claim Expenses	605.00	0.00		1,730.00
Insurance - Premium	32,731.14	32,731.14	100.00	36,472.71
Insurance - Work Cover	277.00	280.00	98.93	277.00
Pest - Pest Control	250.20	1,300.00	19.25	1,143.52
Pest - Termite Monitoring	0.00	550.00	0.00	341.00
Pest - Termite Inspection	0.00	500.00	0.00	500.00
R & M - Building	213.05	500.00	42.61	262.40
R & M - Electrical	416.63	1,000.00	41.66	75.30
R & M - Fence	385.00	0.00		0.00
R & M - Garden & Grounds	16,225.00	21,000.00	77.26	17,270.00
R & M - Keys & Locks	989.90	0.00		0.00
R & M - Plumbing	1,512.50	1,000.00	151.25	539.00
R & M - Storm Water	2,772.00	2,000.00	138.60	1,446.50
Reports - Insurance Valuation	0.00	0.00	0.00	890.00
Utilities - Electricity Com Po	(1,184.00)	800.00	(148.00)	0.70
Utilities - Rebate Gov	(75.00)	0.00	0.00	0.00
Bcm - Disbursements	1,333.36	2,400.00	55.56	2,393.35
Bcm - Income Tax Lodgement	330.00	330.00	100.00	330.00
Bcm - Additional	4,304.63	2,000.00	215.23	2,894.83
Bcm - Secretarial Contract	9,132.96	12,707.85	71.87	12,330.83
Bcm - Software Licence Fee	878.88	1,318.35	66.67	1,318.32
Bcm - Voc	935.00	550.00	170.00	605.00

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## ANTHONY'S WOOD CTS 20518

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### STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 AUGUST 2025 TO 30 MARCH 2026

	ACTUAL	BUDGET	VARIANCE	ACTUAL
	01/08/25-30/03/26	01/08/25-31/07/26	%	01/08/24-31/07/25
Bcm - Work Order & Quotes	1,198.25	1,000.00	119.82	1,089.00
Prior Yr's Adjustment	0.00	0.00	0.00	100.00
<b>TOTAL ADMIN. EXPENDITURE</b>	<b>77,748.10</b>	<b>85,571.34</b>		<b>84,201.06</b>
<b><u>SURPLUS / DEFICIT</u></b>	<b><u>\$ (13,336.55)</u></b>	<b><u>\$ (71.34)</u></b>		<b><u>\$ (1,321.86)</u></b>
Opening Admin. Balance	6,577.35	6,577.35	100.00	7,899.21
<b><u>ADMINISTRATIVE FUND BALANCE</u></b>	<b><u>\$ (6,759.20)</u></b>	<b><u>\$ 6,506.01</u></b>		<b><u>\$ 6,577.35</u></b>

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## ANTHONY'S WOOD CTS 20518

9 Leslie Street Arana Hills Qld 4054

### STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 AUGUST 2025 TO 30 MARCH 2026

	ACTUAL 01/08/25-30/03/26	BUDGET 01/08/25-31/07/26	VARIANCE %	ACTUAL 01/08/24-31/07/25
<b><u>SINKING FUND</u></b>				
<b><u>INCOME</u></b>				
Sinking Fund Levies	31,356.48	42,500.00	73.78	38,500.16
Sinking Fund Discount	(3,029.20)	(4,250.00)	71.28	(3,356.53)
Income Tax Refund	3.29	0.00		0.00
<b><u>TOTAL SINKING FUND INCOME</u></b>	<b>28,330.57</b>	<b>38,250.00</b>		<b>35,143.63</b>
<b><u>EXPENDITURE - SINKING FUND</u></b>				
Driveway - Bitumen Maintenance	3,949.00	5,000.00	78.98	0.00
Fencing	0.00	20,000.00	0.00	5,275.60
Building - Repairs	1,089.94	0.00		0.00
Plumbing	0.00	10,000.00	0.00	0.00
Sinking Fund Forecast	0.00	0.00	0.00	1,090.00
<b><u>TOTAL SINK. FUND EXPENDITURE</u></b>	<b>5,038.94</b>	<b>35,000.00</b>		<b>6,365.60</b>
<b><u>SURPLUS / DEFICIT</u></b>	<b><u>\$ 23,291.63</u></b>	<b><u>\$ 3,250.00</u></b>		<b><u>\$ 28,778.03</u></b>
Opening Sinking Fund Balance	61,484.89	61,484.89	100.00	32,706.86
<b><u>SINKING FUND BALANCE</u></b>	<b><u>\$ 84,776.52</u></b>	<b><u>\$ 64,734.89</u></b>		<b><u>\$ 61,484.89</u></b>

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## ANTHONY'S WOOD CTS 20518

9 Leslie Street Arana Hills Qld 4054

### BALANCE SHEET

AS AT 31 JULY 2025

	ACTUAL 31/07/2025	ACTUAL 31/07/2024
<b><u>OWNERS FUNDS</u></b>		
Administrative Fund	6,577.35	7,899.21
Sinking Fund	61,484.89	32,706.86
<b><u>TOTAL</u></b>	<b><u>\$ 68,062.24</u></b>	<b><u>\$ 40,606.07</u></b>
<b><u>THESE FUNDS ARE REPRESENTED BY</u></b>		
<b><u>CURRENT ASSETS</u></b>		
Cash At Bank	97,544.80	72,454.67
Prepaid Expenses	0.00	36,550.18
Levies In Arrears	0.00	78.76
Petty Cash Float	0.00	100.00
<b><u>TOTAL ASSETS</u></b>	<b><u>97,544.80</u></b>	<b><u>109,183.61</u></b>
<b><u>LIABILITIES</u></b>		
Accrued Expenses	2,035.75	421.16
Creditor Adjustment	1,475.63	0.00
Creditors	(1,840.18)	46,065.54
Next Year Discounts	(2,964.59)	(2,395.15)
Levies In Advance	30,775.95	24,485.99
<b><u>TOTAL LIABILITIES</u></b>	<b><u>29,482.56</u></b>	<b><u>68,577.54</u></b>
<b><u>NET ASSETS</u></b>	<b><u>\$ 68,062.24</u></b>	<b><u>\$ 40,606.07</u></b>

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## ANTHONY'S WOOD CTS 20518

9 Leslie Street Arana Hills Qld 4054

### STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 AUGUST 2024 TO 31 JULY 2025

	ACTUAL	BUDGET	VARIANCE	ACTUAL
	01/08/24-31/07/25	01/08/24-31/07/25	%	01/08/23-31/07/24
<b><u>ADMINISTRATIVE FUND</u></b>				
<b><u>INCOME</u></b>				
Admin Fund Levies	91,000.32	91,000.00	100.00	79,999.30
Admin Fund Discount	(8,121.12)	(9,100.00)	89.24	(7,505.80)
<b><u>TOTAL ADMIN. FUND INCOME</u></b>	<b>82,879.20</b>	<b>81,900.00</b>		<b>72,493.50</b>
<b><u>EXPENDITURE - ADMIN. FUND</u></b>				
Bank Fee - Deft/Stratapay	34.20	50.00	68.40	29.00
Compliance - Switchboard Test	1,093.40	814.00	134.32	0.00
Legal Fees - C M S	2,640.00	3,300.00	80.00	0.00
Fees - Creditor Compliance	154.00	154.00	100.00	154.00
Fire - Audit	0.00	800.00	0.00	779.00
Insurance - Claim Refunds N	(1,730.00)	0.00	0.00	0.00
Insurance - Claim Expenses	1,730.00	0.00		0.00
Insurance - Premium	36,472.71	36,350.00	100.34	34,288.33
Insurance - Work Cover	277.00	280.00	98.93	277.00
Pest - Pest Control	1,143.52	1,200.00	95.29	1,086.64
Pest - Termite Monitoring	341.00	550.00	62.00	517.00
Pest - Termite Inspection	500.00	250.00	200.00	230.00
R & M - Building	262.40	500.00	52.48	0.00
R & M - Electrical	75.30	1,000.00	7.53	748.00
R & M - Garden & Grounds	17,270.00	20,800.00	83.03	11,880.00
R & M - Plumbing	539.00	1,000.00	53.90	1,001.00
R & M - Storm Water	1,446.50	2,000.00	72.32	0.00
Reports - Insurance Valuation	890.00	1,009.00	88.21	0.00
Utilities - Electricity Com Po	0.70	800.00	0.09	699.90
Bcm - Disbursements	2,393.35	1,500.00	159.56	1,366.73
Bcm - Income Tax Lodgement	330.00	330.00	100.00	330.00
Bcm - Additional	2,894.83	2,000.00	144.74	2,873.40
Bcm - Secretarial Contract	12,330.83	12,330.83	100.00	12,330.83
Bcm - Software Licence Fee	1,318.32	1,318.35	100.00	1,318.35
Bcm - Voc	605.00	550.00	110.00	550.00
Bcm - Work Order & Quotes	1,089.00	800.00	136.12	1,188.00
Prior Yr's Adjustment	100.00	0.00		0.00
<b><u>TOTAL ADMIN. EXPENDITURE</u></b>	<b>84,201.06</b>	<b>89,686.18</b>		<b>71,647.18</b>
<b><u>SURPLUS / DEFICIT</u></b>	<b>\$ (1,321.86)</b>	<b>\$ (7,786.18)</b>		<b>\$ 846.32</b>

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## ANTHONY'S WOOD CTS 20518

9 Leslie Street Arana Hills Qld 4054

### STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 AUGUST 2024 TO 31 JULY 2025

	ACTUAL	BUDGET	VARIANCE	ACTUAL
	01/08/24-31/07/25	01/08/24-31/07/25	%	01/08/23-31/07/24
Opening Admin. Balance	7,899.21	7,899.21	100.00	7,052.89
<b>ADMINISTRATIVE FUND BALANCE</b>	<b>\$ 6,577.35</b>	<b>\$ 113.03</b>		<b>\$ 7,899.21</b>

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## ANTHONY'S WOOD CTS 20518

9 Leslie Street Arana Hills Qld 4054

### STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 AUGUST 2024 TO 31 JULY 2025

	ACTUAL 01/08/24-31/07/25	BUDGET 01/08/24-31/07/25	VARIANCE %	ACTUAL 01/08/23-31/07/24
<b><u>SINKING FUND</u></b>				
<b><u>INCOME</u></b>				
Sinking Fund Levies	38,500.16	38,500.00	100.00	22,500.32
Sinking Fund Discount	(3,356.53)	(3,850.00)	87.18	(2,024.63)
<b><u>TOTAL SINKING FUND INCOME</u></b>	<b>35,143.63</b>	<b>34,650.00</b>		<b>20,475.69</b>
<b><u>EXPENDITURE - SINKING FUND</u></b>				
Driveway - Bitumen Maintenance	0.00	2,642.00	0.00	0.00
Fencing	5,275.60	20,000.00	26.38	0.00
Income Tax Payable	0.00	0.00	0.00	53.70
Plumbing	0.00	0.00	0.00	8,877.00
Signage	0.00	5,000.00	0.00	0.00
Sinking Fund Forecast	1,090.00	969.00	112.49	0.00
<b><u>TOTAL SINK. FUND EXPENDITURE</u></b>	<b>6,365.60</b>	<b>28,611.00</b>		<b>8,930.70</b>
<b><u>SURPLUS / DEFICIT</u></b>	<b>\$ 28,778.03</b>	<b>\$ 6,039.00</b>		<b>\$ 11,544.99</b>
Opening Sinking Fund Balance	32,706.86	32,706.86	100.00	21,161.87
<b><u>SINKING FUND BALANCE</u></b>	<b>\$ 61,484.89</b>	<b>\$ 38,745.86</b>		<b>\$ 32,706.86</b>

## Certificate Of Completion

Envelope Id: 2EA638B4-5787-4E9E-AB73-48F53ACDC198  
 Subject: Complete with Docusign: Seller Disclosure Statement - U36 9 Leslie St.pdf  
 Source Envelope:  
 Document Pages: 88  
 Certificate Pages: 2  
 AutoNav: Enabled  
 Envelopeld Stamping: Enabled  
 Time Zone: (UTC+10:00) Brisbane

Status: Completed  
 Envelope Originator:  
 Chen Erika  
 GPO BOX 2890  
 BRISBANE, Queensland 4001  
 erika@gracehomeconveyancing.com.au  
 IP Address: 2403:5817:52a6:


## Record Tracking

Status: Original  
 01 April 2026 | 11:38  
 Holder: Chen Erika  
 erika@gracehomeconveyancing.com.au  
 Location: DocuSign

## Signer Events

DOMENICO ANTONIO PAGANO  
 tony.pagano@bluecommercial.com.au  
 Security Level: Email, Account Authentication  
 (None)

## Signature

Signed by:  
  
 D23CF0C27A914DE...  
 Signature Adoption: Pre-selected Style  
 Using IP Address: 110.20.9.167

## Timestamp

Sent: 01 April 2026 | 11:43  
 Viewed: 02 April 2026 | 15:25  
 Signed: 02 April 2026 | 15:34

**Electronic Record and Signature Disclosure:**  
 Not Offered via Docusign

LOIS ELIZABETH PAGANO  
 loispagano17@gmail.com  
 Security Level: Email, Account Authentication  
 (None)

Signed by:  
  
 69DBA017C93E47E...  
 Signature Adoption: Pre-selected Style  
 Using IP Address: 110.20.9.167

Sent: 01 April 2026 | 11:43  
 Viewed: 02 April 2026 | 15:25  
 Signed: 02 April 2026 | 15:34

**Electronic Record and Signature Disclosure:**  
 Not Offered via Docusign

In Person Signer Events	Signature	Timestamp
Editor Delivery Events	Status	Timestamp
Agent Delivery Events	Status	Timestamp
Intermediary Delivery Events	Status	Timestamp
Certified Delivery Events	Status	Timestamp
Carbon Copy Events	Status	Timestamp
Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	01 April 2026   11:43
Certified Delivered	Security Checked	02 April 2026   15:25
Signing Complete	Security Checked	02 April 2026   15:34

<b>Envelope Summary Events</b>	<b>Status</b>	<b>Timestamps</b>
Completed	Security Checked	02 April 2026   15:34

<b>Payment Events</b>	<b>Status</b>	<b>Timestamps</b>
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