

# 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 Adam Justin Tanner and Susan Dawn Wynn Tanner

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

5/300 Wickham Street, Fortitude Valley, QLD, 4006

Lot on plan description

Lot 5 on Survey Plan 147379

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**

<b>Registered encumbrances</b>	<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>
<b>Unregistered encumbrances (excluding statutory encumbrances)</b>	<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></p> <p>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> <p>» the start and end day of the term of the lease: <input style="width: 150px; height: 20px;" type="text"/></p> <p>» the amount of rent and bond payable: <input style="width: 150px; height: 20px;" type="text"/></p> <p>» whether the lease has an option to renew: <input style="width: 150px; height: 20px;" type="text"/></p> <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> <div style="border: 1px solid black; height: 100px; width: 100%;"></div>
<b>Statutory encumbrances</b>	<p>There are statutory encumbrances that affect the property. <input type="checkbox"/> <b>Yes</b> <input checked="" type="checkbox"/> <b>No</b></p> <p><i>If Yes, the details of any statutory encumbrances are as follows:</i></p> <div style="border: 1px solid black; height: 100px; width: 100%;"></div>
<b>Residential tenancy or rooming accommodation agreement</b>	<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>) <input style="width: 150px; height: 20px;" type="text"/></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>	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> ):	
	PC - Principal Centre (City Centre)	
<b>Transport proposals and resumptions</b>	The lot is affected by a notice issued by a Commonwealth, State or local government entity and given to the seller about a transport infrastructure proposal* to: locate transport infrastructure on the property; or alter the dimensions of the property.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	The lot is affected by a notice of intention to resume the property or any part of the property.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	<i>If Yes, a copy of the notice, order, proposal or correspondence must be given by the seller.</i>	
	* <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.	
<b>Contamination and environmental protection</b>	The property is recorded on the Environmental Management Register or the Contaminated Land Register under the <i>Environmental Protection Act 1994</i> .	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	<b>The following notices are, or have been, given:</b>	
	A notice under section 408(2) of the <i>Environmental Protection Act 1994</i> (for example, land is contaminated, show cause notice, requirement for site investigation, clean up notice or site management plan).	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	A notice under section 369C(2) of the <i>Environmental Protection Act 1994</i> (the property is a place or business to which an environmental enforcement order applies).	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	A notice under section 347(2) of the <i>Environmental Protection Act 1994</i> (the property is a place or business to which a prescribed transitional environmental program applies).	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>Trees</b>	There is a tree order or application under the <i>Neighbourhood Disputes (Dividing Fences and Trees) Act 2011</i> affecting the property.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	<i>If Yes, a copy of the order or application must be given by the seller.</i>	
<b>Heritage</b>	The property is affected by the <i>Queensland Heritage Act 1992</i> or is included in the World Heritage List under the <i>Environment Protection and Biodiversity Conservation Act 1999</i> (Cwlth).	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>Flooding</b>	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.	
<b>Vegetation, habitats and protected plants</b>	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.	

## 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"/> Yes	<input checked="" type="checkbox"/> No
	If a community titles scheme or a BUGTA scheme – a shared pool is located in the scheme.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	Pool compliance certificate is given.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	OR Notice of no pool safety certificate is given.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<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. <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>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<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"/> Yes	<input checked="" type="checkbox"/> No
	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"/> Yes	<input checked="" type="checkbox"/> No
<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 5 – Rates and services

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

### Rates

#### Whichever of the following applies—

The total amount payable\* for all rates and charges (without any discount) for the property as stated in the most recent rate notice is:

Amount:  Date Range:

OR

The property is currently a rates exempt lot.\*\*

OR

The property is not rates exempt but no separate assessment of rates  is issued by a local government for the property.

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

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

### Water

#### Whichever of the following applies—

The total amount payable as charges for water services for the property as indicated in the most recent water services notice\* is:

Amount:  Date Range:

OR

There is no separate water services notice issued for the lot; however, an estimate of the total amount payable for water services is:

Amount:  Date Range:

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

## Part 6 – Community titles schemes and BUGTA schemes

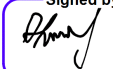
(If the property is part of a community titles scheme or a BUGTA scheme this Part must be completed)

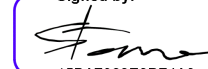
**WARNING TO BUYER** – If the property is part of a community titles scheme or a BUGTA scheme and you purchase the property, you will become a member of the body corporate for the scheme with the right to participate in significant decisions about the scheme and you will be required to pay contributions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

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

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

## Signatures – SELLER

Signed by:  
  
C9B48961DA244F4  
Signature of seller  
Adam Justin Tanner  
Name of seller  
27/3/2026  
Date

Signed by:  
  
15BA7889E9D74A6  
Signature of seller  
Susan Dawn Wynn Tanner  
Name of seller  
27/3/2026  
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  
Name of buyer  
Date

Signature of buyer  
Name of buyer  
Date



## Current Title Search

Queensland Titles Registry Pty Ltd  
ABN 23 648 568 101

<b>Title Reference:</b>	<b>50429942</b>	<b>Search Date:</b>	20/03/2026 14:57
<b>Date Title Created:</b>	28/02/2003	<b>Request No:</b>	55493443
<b>Previous Title:</b>	16636249		

### ESTATE AND LAND

Estate in Fee Simple

LOT 5 SURVEY PLAN 147379

Local Government: BRISBANE CITY

COMMUNITY MANAGEMENT STATEMENT 31069

### REGISTERED OWNER

Dealing No: 724017357 28/04/2025

ADAM JUSTIN TANNER

SUSAN DAWN WYNN TANNER

JOINT TENANTS

### EASEMENTS, ENCUMBRANCES AND INTERESTS

- Rights and interests reserved to the Crown by  
Deed of Grant No. 19549211 (ESA 73)
- EASEMENT No 601464211 (A743907) 15/09/1947  
Burdening  
THE LAND TO  
SUB 2 OF RESUB 1A OF SUB 1 OF BLOCK 22 OF ESA 73  
OVER LOT 1 ON RP64242
- MORTGAGE No 724017358 28/04/2025 at 14:06  
HERITAGE AND PEOPLE'S CHOICE LIMITED A.C.N. 087 651 125

### ADMINISTRATIVE ADVICES

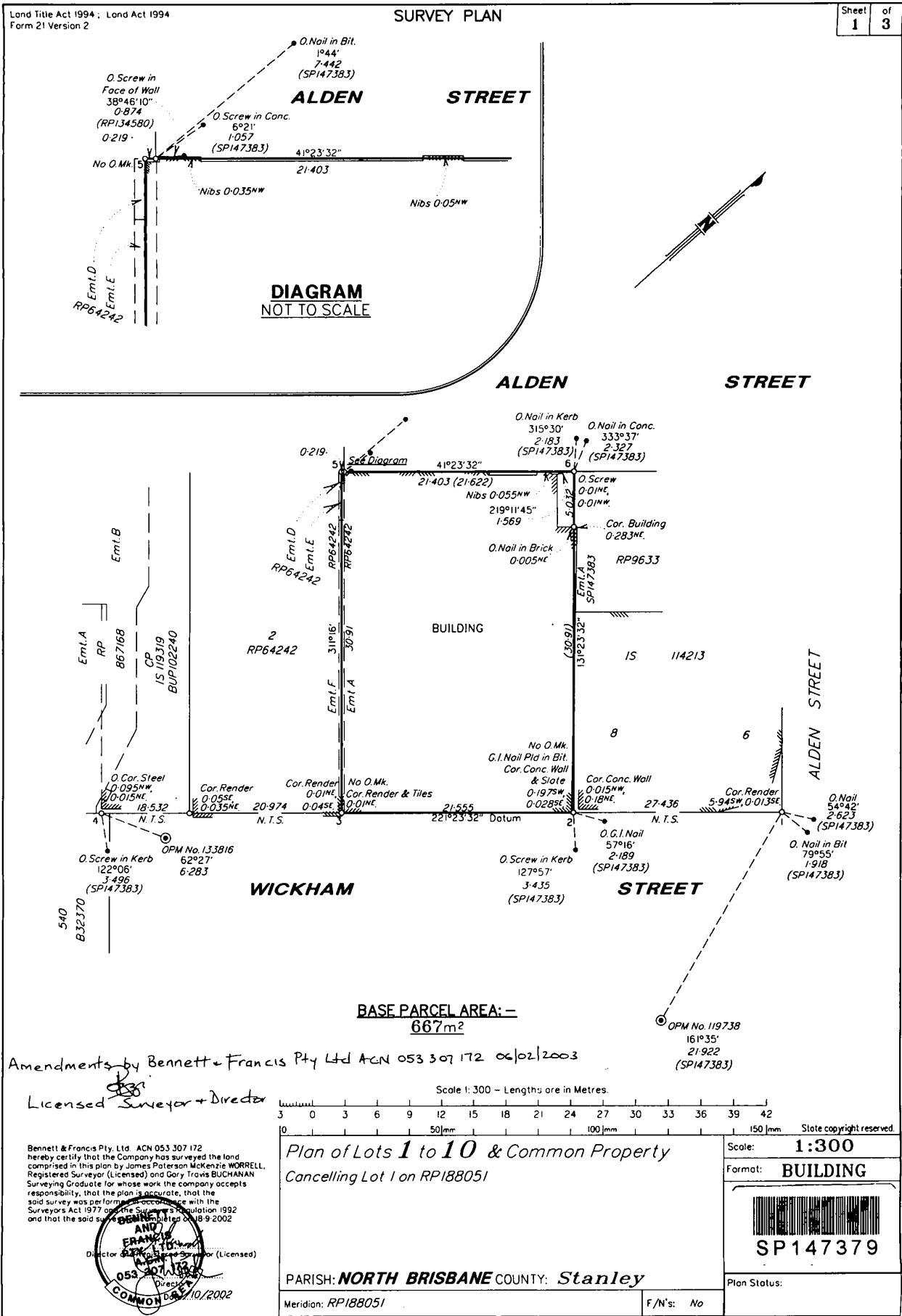
NIL

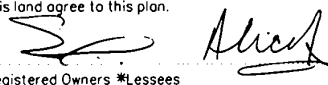
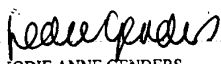

### UNREGISTERED DEALINGS

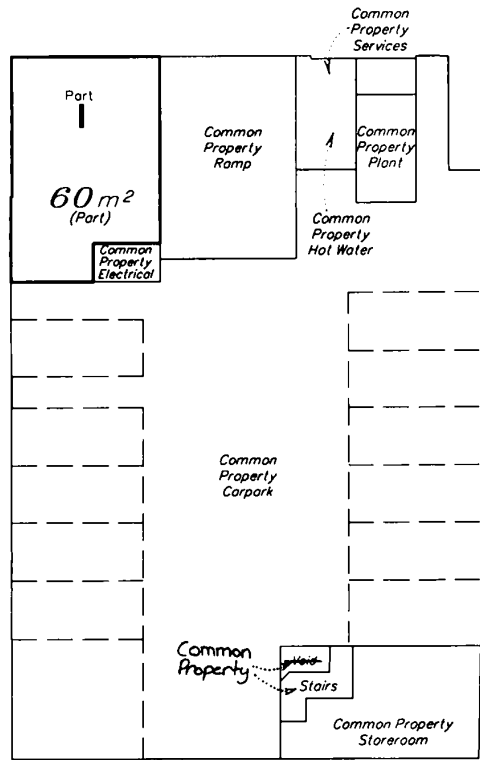
NIL

Caution - Charges do not necessarily appear in order of priority

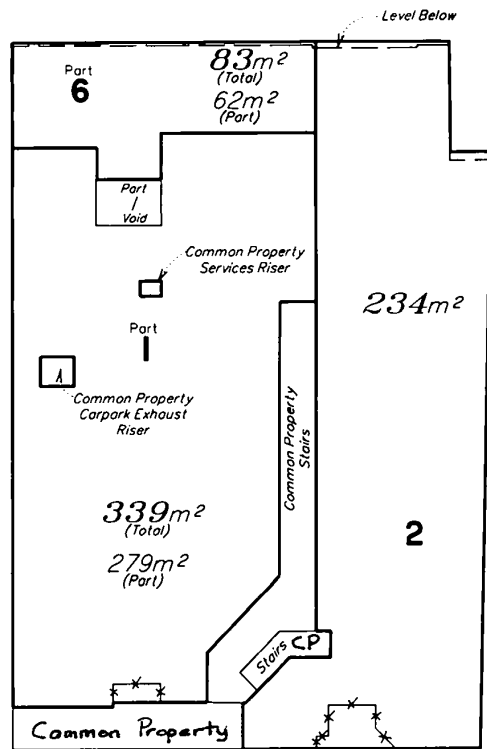
\*\* End of Current Title Search \*\*



<p style="text-align: right; font-size: 1.2em; font-weight: bold;">706339085</p> <p style="text-align: right; font-size: 0.8em;">\$803.35 07/02/2003 11:48</p> <p style="font-size: 1.2em; font-weight: bold;">BE 400 NT</p>	<p>WARNING : Folded or Mutilated Plans will not be accepted. Plans may be rolled. Information may not be placed in the outer margins.</p>																									
<p>1. Certificate of Registered Owners or Lessees.</p> <p>1/We <u>SIU WAH LEON WONG AND SIU YING ALICE WONG</u></p> <p>(Names in full)</p> <p>* as Registered Owners of this land agree to this plan and dedicate the Public Use Land as shown hereon in accordance with Section 50 of the Land Title Act 1994.</p> <p>* as Lessees of this land agree to this plan.</p> <p style="text-align: right;">                   Signature of *Registered Owners *Lessees             </p>	<p>5. Lodged by</p> <p style="text-align: center;"><u>BENNETT + FRANCIS</u> <u>P.O Box 3624</u> <u>SOUTH BRISBANE</u></p> <p style="font-size: 0.8em;">(Include address, phone number, reference, and Lodger Code)</p>																									
<p>2. Local Government Approval</p> <p style="font-weight: bold; font-size: 1.1em;">* BRISBANE CITY COUNCIL</p> <p>hereby approves this plan in accordance with the:</p> <p>% <u>INTEGRATED PLANNING ACT 1997</u></p> <p>Dated this <u>2nd</u> day of <u>January 2003</u></p> <p style="text-align: center;">                   #                  JODIE ANNE GENDERS                  Appointed Officer #             </p> <p style="font-size: 0.8em;">* Insert the name of the Local Government. % Insert Integrated Planning Act 1997 or # Insert designation of signatory or delegation Local Government (Planning &amp; Environment) Act 1990</p>	<p>6. Existing</p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Title Reference</th> <th>Lot</th> <th>Plan</th> <th>Created</th> <th>Emts</th> <th>Road</th> </tr> </thead> <tbody> <tr> <td>16636249</td> <td>1</td> <td>RPI88051</td> <td>1-10 &amp; Common Property</td> <td></td> <td></td> </tr> </tbody> </table> <p style="text-align: center; font-weight: bold; font-size: 0.9em;">BENEFIT EASEMENT ALLOCATIONS</p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Easement</th> <th>Lots Fully Benefited</th> <th>Lots Partially Benefited</th> </tr> </thead> <tbody> <tr> <td>601464210</td> <td>1 - 10 + Common Property</td> <td>4, 4 to 6 &amp; Common Property</td> </tr> <tr> <td>706335945</td> <td>1 - 10 + Common Property</td> <td></td> </tr> </tbody> </table> <p style="text-align: center; font-weight: bold; font-size: 0.9em;">ENCUMBRANCE EASEMENT ALLOCATIONS</p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Easement</th> <th>Lots to be Encumbered</th> </tr> </thead> <tbody> <tr> <td>601464211</td> <td>1 to 10 &amp; Common Property. 4-6</td> </tr> </tbody> </table>	Title Reference	Lot	Plan	Created	Emts	Road	16636249	1	RPI88051	1-10 & Common Property			Easement	Lots Fully Benefited	Lots Partially Benefited	601464210	1 - 10 + Common Property	4, 4 to 6 & Common Property	706335945	1 - 10 + Common Property		Easement	Lots to be Encumbered	601464211	1 to 10 & Common Property. 4-6
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<p>3. Plans with Community Management Statement :</p> <p>CMS Number : <u>31069</u></p> <p>Name : <u>300 Wickham Street CTS.</u></p>	<p>4. References :</p> <p>Dept File : _____</p> <p>Local Govt : _____</p> <p>Surveyor : <u>01098802</u> FB: 02-033</p>																									
<p>12. Building Format Plans only.</p> <p>I certify that:</p> <p><del>As far as it is practical to determine, no part of the building shown on this plan encroaches onto adjoining lots or road.</del></p> <ul style="list-style-type: none"> <li>• All lots defined on this plan are wholly contained within the base parcel.</li> <li>• This is an existin building.</li> <li>• Part of the building shown on this plan encroaches onto adjoining * lots and road</li> </ul> <p style="text-align: center;">ESA 73</p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Lots</th> <th>Orig</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> </tbody> </table> <p>7. Portion Allocation :</p> <p>8. Map Reference : <u>9543-33313</u></p> <p>9. Locality : <u>FORTITUDE VALLEY</u></p> <p>10. Local Government : <u>BRISBANE C. C.</u></p> <p>11. Passed &amp; Endorsed :</p> <p>By : <u>Bennett &amp; Francis Pty.Ltd.</u></p> <p>Date : <u>1/10/2002</u></p> <p>Signed : </p> <p>Designation : <u>Licensed Surveyor/Director</u></p>	Lots	Orig			<p>13. Lodgement Fees :</p> <p>Survey Deposit \$ _____</p> <p>Lodgement \$ _____</p> <p>... New Titles \$ _____</p> <p>Photocopy \$ _____</p> <p>Postage \$ _____</p> <p>TOTAL \$ _____</p> <p>14. Insert Plan Number <b>SP147379</b></p>																					
Lots	Orig																									

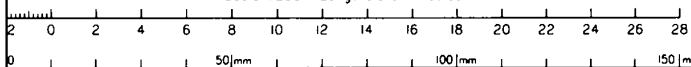


**LEVEL A**  
SCALE 1:200



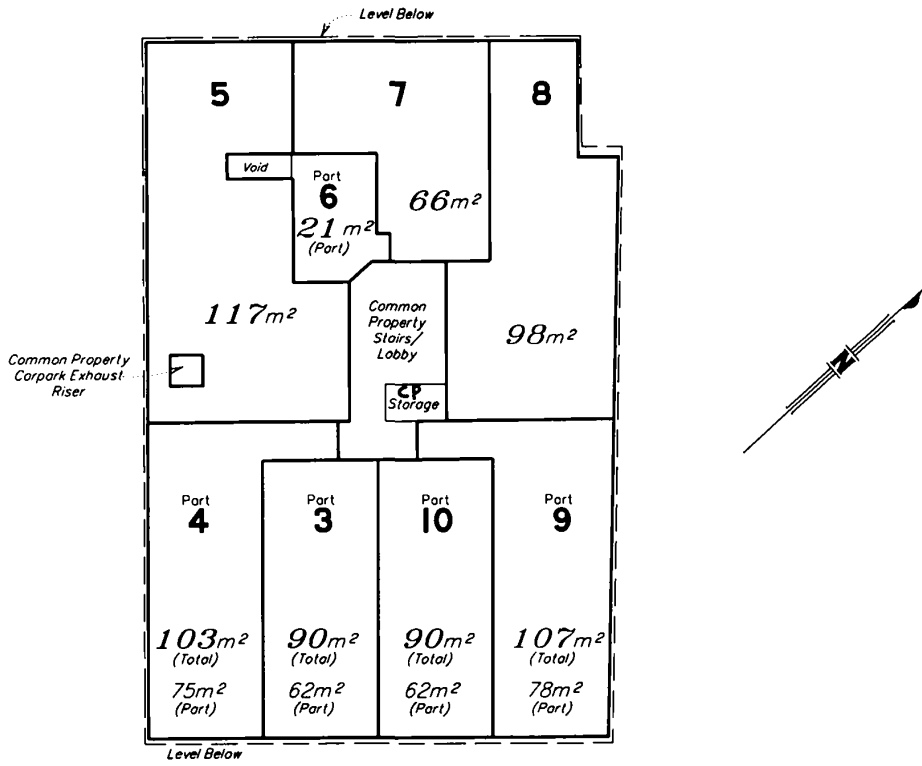
**LEVEL B**  
SCALE 1:200

Scale 1:200 - Lengths are in Metres.

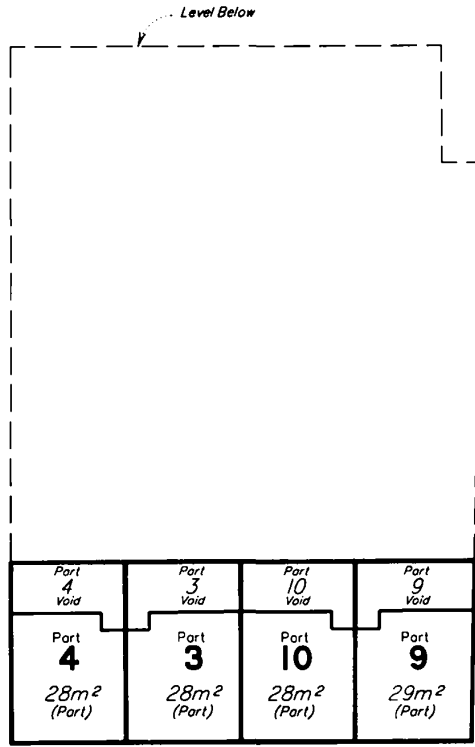


State copyright reserved.

Insert Plan Number **SP147379**

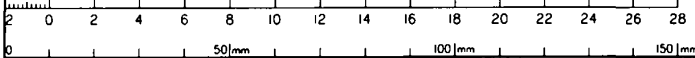


**LEVEL C**  
SCALE 1: 200



**LEVEL D**  
SCALE 1: 200

Scale 1: 200 - Lengths are in Metres.



State copyright reserved.

Insert Plan Number **SP147379**



## Department of Transport and Main Roads

### Property Search - Advice to Applicant

Property Search reference **1001624**

Date: 20/03/2026

Search Request reference: **189525578**

#### Applicant details

Applicant: CCA Drafting

drafting@conveyancing.com.au

Buyer: not known not known

#### Search response:

Your request for a property search on Lot 5 on Plan SP147379 at Unit 5 300 Wickham St, Fortitude Valley Qld 4006 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: 51131791      EMR Site Id: 20 March 2026  
Cheque Number:  
Client Reference:

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

Lot: 5      Plan: SP147379  
5/300 WICKHAM ST  
FORTITUDE VALLEY

**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)

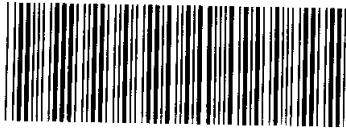
**Administering Authority**



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

**GENERAL REQUEST**

Form 14 Version 4  
Page 1 of 1



**711726987**

Duty Imprint

**\$62.00**

17/06/2008 13:37

**BE 470**

the purpose of maintaining the property registry and the water register.

<b>1. Nature of request</b>	<b>Lodger</b> (Name, address & phone number)	<b>Lodger Code</b>
Request to record a New Community Management Statement for 300 Wickham St. Community Titles Scheme 31069	David Askern, Chief Legal Counsel for Brisbane City Council 266 George Street, Brisbane Qld 4000 Email: <a href="mailto:l1aa1@brisbane.qld.gov.au">l1aa1@brisbane.qld.gov.au</a> Tel: (07) 3403 5313 Ref: 271587	332

2. Lot on Plan Description	County	Parish	Title Reference
Common Property of 300 Wickham Street Community Titles Scheme 31069	Stanley	North Brisbane	<del>16636249</del> 50429937
Lot 101 on SP196984	Stanley	North Brisbane	To issue from <del>16636249</del> 50429937

**3. Registered Proprietor/State Lessee**  
Body Corporate for 300 Wickham St. Community Titles Scheme 31069

**4. Interest**  
Fee simple

**5. Applicant**  
Body Corporate for 300 Wickham St. Community Titles Scheme 31069

**6. Request**  
I hereby request that the Community Management Statement which excises Lot 101 on SP 196984 from the common property for the purpose of a Local Government Tollway, namely, the North-South Bypass Tunnel Project and which accordingly amends scheme land to be registered.

**7. Execution by applicant**

*K Gillam JPL(Dec)*  
**KAREN LEE GILLAM**  
Justice of the Peace (C.Dec)

The Seal of BRISBANE CITY COUNCIL was hereunto affixed this 4<sup>th</sup> day of June 2008, by me JODIE ANNE GENDERS } J.A. GENDERS  
I being the proper officer to affix such seal. } Appointed Officer  
*Jodie Genders*

4/6/08  
Execution Date                      Applicant's or Solicitor's Signature

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

**NEW COMMUNITY MANAGEMENT STATEMENT**

**31069**

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

**CONSENT BY THE BODY CORPORATE**  
*Office use only*  
CMS LABEL NUMBER

<b>1. Name of community titles scheme</b> 300 Wickham St. Community Titles Scheme 31069	<b>2. Regulation module</b> Body Corporate and Community Management (Standard Module) Regulation 1997
--	--

**3. Name of body corporate**  
Body Corporate for 300 Wickham St. Community Titles Scheme 31069

4. Scheme land	Lot on Plan Description	County	Parish	Title Reference
	Common Property of 300 Wickham St. Community Titles Scheme 31069	Stanley	North Brisbane	<del>16636249</del> 50429937
	See Enlarged Panel			89

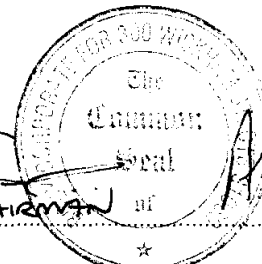
<b>5. Name and address of original owner #</b> Not applicable	<b>6. Reference to plan lodged with this statement</b> SP196984
--	--

# first community management statement only

**7. Local Government community management statement notation**  
Not Applicable pursuant to section 60(6)(b)(ii) of the Body Corporate and Community Management Act 1997

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

31/5/08  
Execution Date

  
 CHAIRMAN of \_\_\_\_\_ SECRETARY  
 \*Execution

\*Original owner to execute for a first community management statement  
\*Body corporate to execute for a new community management statement

**Privacy Statement**

Collection of this information is authorised by the Body Corporate and Community Management Act 1997 and is used to maintain the publicly searchable registers in the land registry. For more information about privacy in NR&W see the Department's website.

Title Reference <sup>50429937</sup> 50429938, 50429939, 50429940, 50429941, 50429942, 50429943, 50429944, 50429945, 50429946, 50429947

4. Scheme land

Lot on Plan Description	County	Parish	Title Reference
Common Property of 300 Wickham St. Community Titles Scheme 31069	Stanley	North Brisbane	<sup>50429937</sup> <del>16636249</del>
Lot 1 on SP 147379	Stanley	North Brisbane	50429938
Lot 2 on SP 147379	Stanley	North Brisbane	50429939
Lot 3 on SP 147379	Stanley	North Brisbane	50429940
Lot 4 on SP 147379	Stanley	North Brisbane	50429941
Lot 5 on SP 147379	Stanley	North Brisbane	50429942
Lot 6 on SP 147379	Stanley	North Brisbane	50429943
Lot 7 on SP 147379	Stanley	North Brisbane	50429944
Lot 8 on SP 147379	Stanley	North Brisbane	50429945
Lot 9 on SP 147379	Stanley	North Brisbane	50429946
Lot 10 on SP 147379	Stanley	North Brisbane	50429947

**SCHEDULE A SCHEDULE OF LOT ENTITLEMENTS**

Lot on Plan	Contribution	Interest
Lot 1 on SP 147379	15	19
Lot 2 on SP 147379	13	15
Lot 3 on SP 147379	9	8
Lot 4 on SP 147379	9	9
Lot 5 on SP 147379	9	10
Lot 6 on SP 147379	9	7
Lot 7 on SP 147379	9	6
Lot 8 on SP 147379	9	9
Lot 9 on SP 147379	9	9
Lot 10 on SP 147379	9	8
<b>TOTALS</b>	100	100

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

Not Applicable.

**SCHEDULE C BY-LAWS**

**1. LOTS**

**1.1 Use**

- (a) Lot 1 and Lot 2 may be used for any lawful purpose permitted by the Particular Development Zone in which the Lot is situated. The Occupiers of these Lots shall ensure that the business is conducted from the Lot in accordance with all relevant Local, State and Federal Laws and Ordinances and may trade only during those hours permitted by law. The Body Corporate will cooperate as far as practicable to assist in complying with council and/or other relevant legal requirements for the lawful operation of his business. Such businesses shall be conducted subject to these by-laws. If the proposed business results in additional building insurance premium or substantial water usage, the Lot Owner will pay for the extra premium and install separate water meter at his own cost if directed by the Body Corporate. No live entertainment is permitted on the Lot without the prior written approval of the Body Corporate (which may be granted subject to conditions) and no amplified recorded or live music is permitted on the Lot between 10.00pm and 10.00am. Patrons and owners of these lots shall not be given access to the residential lobby.

Occupiers of Lot 1 and Lot 2 shall be entitled to paint their shop signs on the shop front transom on the outside surface of the external wall and/or awning of their respective Lots facing Wickham Street provided that:

- such signs are approved in writing from time to time by the Body Corporate and comply with the ordinances of the Brisbane City Council;
- the Body Corporate must not unreasonably withhold or delay the approval of such signs, nor grant its approval subject to any unreasonable condition;
- such signs do not unreasonably damage the reputation of the building, the Body Corporate must approve same if it is for the purpose of advertising the business of such Occupier of the relevant Lot or that Occupier's services or goods offered in the relevant Lot;

- the Occupier of the Lot is responsible for the regular cleaning, repair and maintenance of such signs;
  - in the event that the Occupier vacates from the Lot, the Occupier and/or the Owner shall be responsible for covering the signs with 3 coats of paint with a colour as notified by the Body Corporate, and make good any damage to the sign area and be liable for the cost of painting and making good when it is carried out by the Body Corporate or its agents;
  - the Body Corporate may make and maintain rules to control the number, size, colour, design and uniformity of signs, which may be displayed, by each Owner.
- (b) Lots 3 to 10 shall be used for residential purposes only and may not, unless with Body Corporate's approval, conduct any commercial activities including auction sale, trade, commerce or business. These Lots may not be used for illegal, immoral or any purpose injurious to the reputation of the building or its Owners or Occupiers which may interfere with the peaceful enjoyment of another Lot or the general management of the building.
- (c) The Original Owner whilst remaining an Owner of any Lot in the building, shall be entitled to:
- display signs and other advertising material in, on and about the building including Common Property,
  - full and uninterrupted access to the building for these purposes during the hours of 8.00am to 10.00pm on any day,
  - conduct an auction sale of a Lot within the Lot or on Common Property.

## 1.2 External Appearance

An owner shall NOT without Body Corporate's written consent:

- (a) alter the exterior appearance of the Lot;
- (b) hang any washing, towel, bedding, clothing or any other article on any part of his Lot in such a way as to be visible from outside the building;
- (c) display any sign, advertisement, placard, banner, pamphlet or like matter anywhere or in any way visible from outside the building (Lots 1 & 2 and the Original Owner excepted);
- (d) construct or place upon the outside of the building any external blinds, canopies, awnings or pergolas;
- (e) do or permit to be done, or remain within or outside of his Lot anything visible from the outside of his Lot that is not in keeping with the amenity of the building;
- (f) install, place or maintain outside the building radio, television, or other aerial, antennae, dish, tower, or other transmitting or receiving structure or device;
- (g) hang curtains or blinds (natural colour timber blinds excepted) visible from outside the Lot unless those curtains have a backing of white, cream or silver colour. An Occupier shall not install, renovate and/or replace a curtain, blind, backing or window tinting without having the colour and design approved by the Body Corporate. In giving such approvals the Body Corporate shall ensure so far as practicable that curtain backings and window tinting used in all Lots present a uniform appearance when viewed from outside the Building from any place or angle.

**1.3 Cleaning, Maintenance & Repair**

An Owner Occupier MUST:

- (a) maintain his Lot in a clean condition and remove rubbish at least once a week and shall keep all practical steps to keep the Lot free of pest;
- (b) maintain in good condition and repair all internal plumbing and wiring;
- (c) securely fasten all doors and windows when the Lot is left unoccupied;
- (d) ensure that before any safe or other heavy article is moved into or out of his Lot, notify and move such article in the manner and at times as requested by the Body Corporate;
- (e) maintain the air conditioners in the Lot in good condition and have them serviced regularly according to the manufacturers recommendation. This clause applies even if the air conditioner(s) that serve the Lot is/are installed on Common Property;
- (f) keep all windows clean and promptly replace broken or cracked windows with the same kind, colour and weight of glass.

**1.4 Garbage**

The Occupier MUST:

- (a) Keep within his Lot a receptacle for garbage, adequately covered and in a clean and dry condition;  
  
the Body Corporate;
- (c) comply with all local authority by-laws and ordinances in relation to the disposal of garbage. Food waste or any other garbage that may rot or smell must be sufficiently wrapped to minimise bad smells before putting into the garbage bins;
- (d) ensure that the health, hygiene and comfort of other Occupiers are not adversely affected by his disposal of garbage, in particular but not limited to, taking utmost care not to allow any liquid or any substance leak or drop out from the garbage to soil any Common Property during the transfer of such garbage from a Lot to the bin. In the event of soiling or leakage in the Common Property, the Occupier shall immediately clean up and remove any stain. Any damage or costs for cleaning or repair caused by breach of this by-law will be borne by the Owner and/or Occupier;
- (e) bring his garbage bin(s) from the bin storage area to such point as may be notified by the Body Corporate on the day designated by the council and return the bins back to the bin storage area as soon as possible after each garbage collection unless a Body Corporate contractor is engaged to provide such services.

**1.5 Structural Alteration and Lot Renovation**

- (a) An Owner or Occupier shall not remove or interfere with load bearing walls or make any structural alteration to his Lot (including any alteration to water, electrical and air-conditioning installations) without the Body Corporate's prior consent. The Body Corporate and its agents shall be entitled to request

copies of such plans and specifications as it might consider necessary to enable it to grant its approval and the Owner or Occupier of the Lot shall comply with all such requests;

- (b) If alteration or renovation in a Lot is approved in writing by the Body Corporate, the Owner or Occupier of the Lot MUST:
- (i) first obtain approvals and permits required by law (if any) for the work and give copies of such approvals and permits to the Body Corporate;
  - (ii) comply with the conditions imposed by the Body Corporate when approval was given for the work;
  - (iii) not remove or interfere with load bearing walls or supports;
  - (iv) during the course of construction; adhere to the Body Corporate by-laws;
  - (v) ensure the work is done properly by appropriately skilled and qualified trades people;
  - (vi) complete the work as soon as reasonably possible after it has commenced;
  - (vii) rectify any damage sustained to Common Property during the course of any alteration, and clean up any mess;
  - (viii) only have such work carried out during the hours between 8.00am and 5.00pm, Monday to Friday;
  - (ix) keep the alteration or things installed in good condition at all times.

#### 1.6 Hard Flooring

- (a) The Owner or Occupier shall not install in any part of the Lot hard flooring such as timber, tiles, marble, granite (the "Hard Flooring") unless the owner or Occupier has first obtained the written approval of the Body Corporate.
- (b) For the Body Corporate to grant consent to the installation of the Hard Flooring, the Owner or Occupier shall first obtain an Engineer's report to certify that if approved such installation will not adversely affect the Lot, the other Lots or any part or parts of the building.
- (c) An owner or Occupier must comply with all conditions imposed by the Body Corporate when granting its consent. If the terms are not complied with, then the Owner or Occupier will at his expense immediately remove the Hard Flooring from the Lot and make good any damage to any structures in the Lot upon receiving written notice from the Body Corporate to do so;

#### 1.7 Flammable and Dangerous Substances

An Occupier shall NOT:

- (a) use, store upon his Lot or the Common Property any flammable chemical, liquid or gas unless the substance is intended for domestic purposes;
- (b) use chemicals, burning fluids, acetylene gas or alcohol in lighting or heating the premises;
- (c) do or keep anything in his Lot that shall increase the rate of fire insurance on the building or breach any laws about fire safety.

#### 1.8 Notice of Accident or Damage

An Owner or Occupier shall give the Body Corporate prompt notice of any accident to or defect in the water pipes, drainage pipes, electrical installations or fixtures, telephone and television connections, intercom and

security system which comes involved to examine, repair or renovate, as it may deem necessary for the safety and preservation of the building.

#### 1.9 Community Hot Water

Lots 3 to 10 are connected to the continuous supply of community hot water, and are subject to a hot water charge proportional to the number of Occupants. The charge will be reviewed periodically.

#### 1.10 Water Apparatus

- (a) An Owner or Occupier shall ensure that all water taps in his Lot are properly turned off after use.
- (b) An Owner or Occupier shall not use or permit to be used the water closets, conveniences and other water apparatus including waste pipes and drains for any purpose other than those for which they were constructed or installed. No sweepings, rubbish or other unsustainable substances shall be deposited therein. Any costs resulting from damage or blockage to such water apparatus resulting from misuse or negligence shall be borne by the Owner whether same was caused by his own actions or those of his tenants, servants, agents, or invitees.

#### 1.11 Light, Power & Electrical Circuits

- (a) An Owner or Occupier shall not use any form of light, power or heat other than electric current, provided that this by-law shall not prevent the use of auxiliary power or lighting (other than an exposed flame) during any period of power failure or power restriction.
- (b) An Owner or Occupier shall not install any electrical equipment that overloads the electrical service supplied to the building without first obtaining the Body Corporate's written consent. If the Body Corporate grants consent then any alterations which may be necessary to comply with the Body Corporate's insurer and any statutes, regulations, ordinances or by-laws relating thereto shall be effected and complied with by the Owner or Occupier requesting consent at his own costs, and also be responsible for the payment of the Body Corporate's costs and expenses of and incidental to the granting of consent and the alterations.

#### 1.12 Animals

An Owner or Occupier shall not keep or permit an invitee to bring or keep any animal (including birds) upon his Lot or the Common Property. This by law does not apply to "Guide Dogs" in accordance with Section 143(1), (2) & (3) of the Act.

#### 1.13 False Fire Alarms

In accordance with Section 119(3) of the Standard Module, Fire & Rescue Authority's invoices to be paid by the Occupier responsible for causing the false alarm.

### 2. COMMON PROPERTY

#### 2.1 Damage on or to Common Property

An Owner or Occupier shall NOT:

- (a) damage any furniture, plant or flower being part of or situated upon Common Property;

- (b) mark, paint, drive nails or screws or the like into, or otherwise damage, deface or alter any structure or construct any structures that forms part of the Common Property except with the consent in writing of the Body Corporate.

## 2.2 Alter, Erect or Construct

An Owner or Occupier shall not alter, erect or construct any structure on the Common Property for his own use without the Body Corporate's written consent but this by-law does not prevent an Owner or person authorised by him from installing:

- (a) any locking or other safety device for protection of his Lot against intruders; or
- (b) any screen or other device to prevent entry of animals or insects upon his Lot

provided that the locking or screen or other device is of a colour as approved by the body corporate, is constructed in a workmanlike manner, is maintained in a state of good and serviceable repair by the owner and does not detract from the amenity of the building. If permitted in writing by the Body Corporate, the work shall be carried out under the same terms as set out in by-law 1.5(b).

## 2.3 Rubbish

An Owner or Occupier shall not deposit or throw upon the Common Property except into garbage bins any rubbish, dirt, dust or other material likely to interfere with the peaceful enjoyment of other Owner or Occupier or any person lawfully using the Common Property.

## 2.4 Locked Rooms

The Body Corporate shall keep the following areas locked unless doing so is contrary to a law. An Owner or Occupier must not enter or open these areas without prior Body Corporate's approval.

- (a) Electrical Room
- (b) Hot Water Heater Room
- (c) MDF telephone Exchange Room
- (d) Plant Room for shop air-conditioning units
- (e) Storeroom on Residential Level
- (f) Other services rooms in the Common Property

The Body Corporate may designate any appropriate part of the Common Property to store equipment used for the Common Property, and may determine rules under which persons are given access to these areas.

## 2.5 Rules

The Body Corporate may make rules from time to time to regulate the use of the facilities available for use and situated upon the Common Property. Rules made shall not be inconsistent with these by-laws and the same shall be observed by the Owners, their tenants, invitees and agents unless and until they are revoked by a majority resolution at a general meeting of the Owners.

### 3. CONDUCT

#### 3.1 Noise

An Occupier shall not create any noise or use his Lot or permit his Lot to be used in such manner and for such purpose as is likely to interfere with the peaceful enjoyment of the Occupier of another Lot or on the Common Property. In particular, an Occupier shall NOT:

- (a) hold or permit to be held any social gathering in his Lot which is likely to cause any such noise;
- (b) allow live music, radios, television sets, computer systems, stereos, sound amplifier and the like to cause any such noise.

If noise is unavoidable in a Lot at any time the Occupier shall take all practical means to minimise annoyance to other Occupiers by closing all doors, windows and curtains of his Lot and also take such other steps as may be within his power for the same purpose.

#### 3.2 Obstruction

An Owner or Occupier shall not obstruct lawful use of Common Property by any person.

#### 3.3 Invitees and Children

- (a) After 11.00pm an Occupier shall request his leaving guests to leave quietly. Quietness shall also be observed when an Occupier returns to his Lot late at night or during early morning hours.
- (b) Children under the age of seven must be supervised by a responsible person over 15 years of age while in the Common Property.
- (c) An Owner or Occupier shall take all reasonable steps to ensure that his invitees do not behave in a manner likely to interfere with the peaceful enjoyment of an Owner or Occupier of another Lot.
- (d) The duties and obligations imposed by these by-laws on an Occupier shall be observed also by the guests, invitees and person coming upon the Lot or the Common Property with the consent or approval (actual or implied) of such Occupier.

#### 3.4 Not to Litter

An Owner or Occupier shall not throw, or allow to fall any paper, rubbish, refuse, cigarette butts, or other substance whatsoever, out of the windows, doors or down any staircase, from the roof or any Common Property. Any damage or costs for cleaning or repair caused by breach hereto shall be borne by the Owner or Occupier

#### 3.5 Smoke Free Building

Smoking is not permitted upon the Common Property.

#### 3.6 Tenants

The duties and obligations imposed by these by-laws on an Owner or Occupier must also be observed by the tenants. A copy of these by-laws shall be given to each tenant upon signing of a lease.

### 3.7 Notices

Owners and Occupiers shall observe the terms of any notice displayed on Common Property by the Body Corporate or any statutory authority.

## 4. BUILDING SECURITY

- 4.1 All security and intercom equipment installed on Common Property and used in connection with the provisions of security for the building shall, with the exception of that equipment installed upon any Lot, be and remain the property of the Body Corporate and maintained at the cost of the Body Corporate.
- 4.2 In no circumstances shall the Body Corporate be responsible to an Owner or an Occupier in the event of a failure of all or any of the security and intercom systems put in place by the Body Corporate to operate in the manner in which they are intended or a failure to detect the operation or non-operation of any system.
- 4.3 Where the failure to operate arises from a malfunction of the security and intercom equipment in a Lot, the Owner or Occupier shall allow the Body Corporate by its servants, agents or contractors to enter upon the Lot (upon one day's notice except in cases of emergency) and attend to the repair, replacement or maintenance of that equipment. The costs and expenses of the repair and maintenance of the security and intercom equipment within a Lot shall be the cost and expense of the Owner of the Lot.
- 4.4 The Owner or Occupier shall ensure that all security and intercom systems are used in the manner intended.
- 4.5 An Owner to whom any key or accessing device of any operating system is given shall exercise a high degree of caution and responsibility in making the same available for use by any Occupier of a Lot and shall take reasonable precautions (which shall include an appropriate covenant in any lease of a Lot to any such Occupier) to ensure return thereof to the Owner or the Body Corporate upon the Occupier ceasing to be an Occupier.
- 4.6 The Body Corporate may (but not obliged to) maintain a register of all key allocations and shall be authorised to charge a security deposit on such keys for an amount per key as it shall be determined from time to time.
- 4.7 An Owner or Occupier shall not without the prior written approval of the Body Corporate duplicate, or permit to be duplicated any key or accessing device of any operating system under his possession and shall take all reasonable precautions to ensure that the same is not lost or handed to any person other than another Owner or Occupier and is not disposed of otherwise than by returning it to the Body Corporate. If the same is lost or misplaced the Owner or Occupier shall immediately notify the Body Corporate or its representative.
- 4.8 The Body Corporate shall be entitled to make rules and regulations for the benefit of all Owners regulating the security and the operation of it upon the building. Such rules and regulations shall not be inconsistent with these by-laws. The Owners shall ensure compliance with such rules and regulations so made until the same shall have been revoked, amended or altered by a majority resolution of the Body Corporate at a general meeting.

## 5. VEHICLES & PARKING

- 5.1 The exclusive use car parking space allocated for each Lot is for the sole purpose of parking motor vehicle, not for storage of any other items.
- 5.2 The Owner or Occupier shall only park a motor vehicle in his allocated exclusive use car parking space and observe and comply with all car parking signs erected upon Common Property.

- 5.3 No Owner or Occupier shall conduct repairs or restorations of any motor vehicle, boat, trailer, caravan or other vehicle upon any part of the Common Property, except for emergency repairs, and then only to the extent necessary to enable movement to a proper repair facility.
- 5.4 Unless permitted under a by-law, an Owner or Occupier shall not park or stand any motor vehicle, trailer, bicycle or other vehicle upon Common Property except with the consent in writing of the Body Corporate.
- 5.5 An Owner or Occupier may only drive on the parts of the Common Property designed for that purpose. The maximum speed limit is 10 kilometer per hour. No area has been designated for car washing and no visitor car park is available in the basement car park.
- 5.6 The pathways, driveways and other Common Property shall not be obstructed by any Owner or Occupier, their tenants, guests, servants, employees, agents, invitees or licensees or be used by them for any purpose other than the reasonable ingress to and egress from the parking areas provided.
- 5.7 An Owner or Occupier shall not drive or permit to be driven any motor vehicle in excess of two tonne weight onto or over the Common Property other than motor vehicles entitled by any statutes and/or local authority.

## 6. EXCLUSIVE USE

- 6.1 The exclusive use areas for car parking, storage are set out in Schedule E of the Community Management Statement. Lot Owners may agree to reallocate their spaces in the way allowed under the Body Corporate and Community Management Act 1997.
- 6.2 An owner or Occupier must ensure that the car parking space is not used for the purpose of storage of any boxes, paint, chemicals, liquids, furniture, food, glasses, empty bottles or other such articles.
- 6.3 The Owner and/or Occupier is responsible to repair, maintain and keep his exclusive car parking space and storage space in a clean and tidy condition free of all litter and pest, and must remove or clean up any oil marks, stains or deposit on his parking space.
- 6.4 No Owner shall erect, or caused or allow to be erected on any car parking area or on the Common Property any fence, wall barrier or impediment without the written consent of the Body Corporate.

## 7. BODY CORPORATE'S CONFERRED POWER

### 7.1 Access

- (a) The Body Corporate and its contractors, sub-contractors, workmen, servants, agents or other persons authorised by it may, on one day's written notice to the Owner or Occupier (or no notice in case of emergency), enter his Lot to:
  - (i) install, service, maintain, inspect, test, trace (for defects or leakage) and carry out works or effect repairs on mains, pipes, wires and connections of any water, sewerage, drainage, electricity, telephone, cable/satellite TV, intercom security, high-speed internet or other system or service, fire hydrant and associated appliances, whether to his Lot or to an adjoining Lot (at the expense of the Owner in cases where such defect or leakage is due to any act or default of the owner or Occupier or his invitees);

- (ii) install, service, maintain or repair any appliances for the general benefit of the Body Corporate or the Owners as a whole which may be installed on any part of the building and which can only be installed, maintained, serviced or repaired by access through any one of the Lot(s).
- (b) If permission is not granted, the Body Corporate shall be entitled to use such force as may be necessary to enter the Lot for the above purposes provided however that when exercising any power of entry whether forcibly or otherwise the Body Corporate shall ensure that its agents, employees and workmen cause as little inconvenience to the owner or Occupier as is reasonable in the circumstances.

#### 7.2 Recovery of Costs & Damages

The Owner or Occupier shall be liable to compensate the Body Corporate in respect of all damages to the Common Property or personable property vested in the Body Corporate caused by such Owner or Occupier or any of their respective licensees or invitees. The Body Corporate may recover from an Owner:

- (a) unpaid contributions and any moneys that are owed by that Owner, together with any amount expended by way of legal professional costs and outlays (including solicitor and own client costs) together with the costs of investigation and of service of process as a liquidated debt in an action in any court of competent jurisdiction,
- (b) money expended to make good damage caused by a breach of the Act or these by-laws by an Owner or Occupier or his servants, agents, invitees or licensees, as a liquidated debt in an action in any court of competent jurisdiction.

#### 7.3 Installation of Service

The Body Corporate is empowered to allow the installation of cabling, wiring, ducting, conduits, amplifiers, satellite dish and other equipment on Common Property for the provision of pay television, communication, satellite services and similar services to the Lots. The Body Corporate may enter into agreements with the providers of such services with respect to the installation, ownership, operation, maintenance and removal of the equipment.

#### 7.4 Enter into Agreement

The Body Corporate (in addition to the powers and authorities conferred upon it by or under the Act and elsewhere in these by-laws) shall have the power and authority to contract or employ any party as it thinks fit in connection with the exercise and performance of the powers, authorities, duties and functions of the Body Corporate including but not limited to:

- maintenance or repairing of any equipment or facility
- management requirements of the Body Corporate
- care taking requirements of the Body Corporate
- 
- such other service requirements of the Body Corporate as it may deem fit

#### 7.5 Resolutions

A resolution in writing, signed by all the Committee members of the Body Corporate shall be as valid and effectual as if it had been passed at a meeting of the Committee members duly convened and held. Any such resolution may consist of several documents in like form, each signed by one or more of the Committee members.

**7.6 By-law Enforcement by Self-Help**

- (a) In addition to any other remedies provided for in the Act and these by-laws, the Body Corporate or its duly authorised agent, shall have the power and authority to abate or remove from the Common Property (or any part thereof), using such force as may be reasonably necessary, any erection, thing or condition which violates the Act or these by-laws
- (b) Unless an emergency situation exists, the Body Corporate shall give the violating Owner or Occupier reasonable written notice of its intention to exercise self-help.
- (c) The Body Corporate shall be entitled to recover the costs incurred in exercising self-help, including legal professional costs and outlays (including solicitor and own client costs) as a liquidated debt in an action in any court of competent jurisdiction, from the violating Owner or Occupier.

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

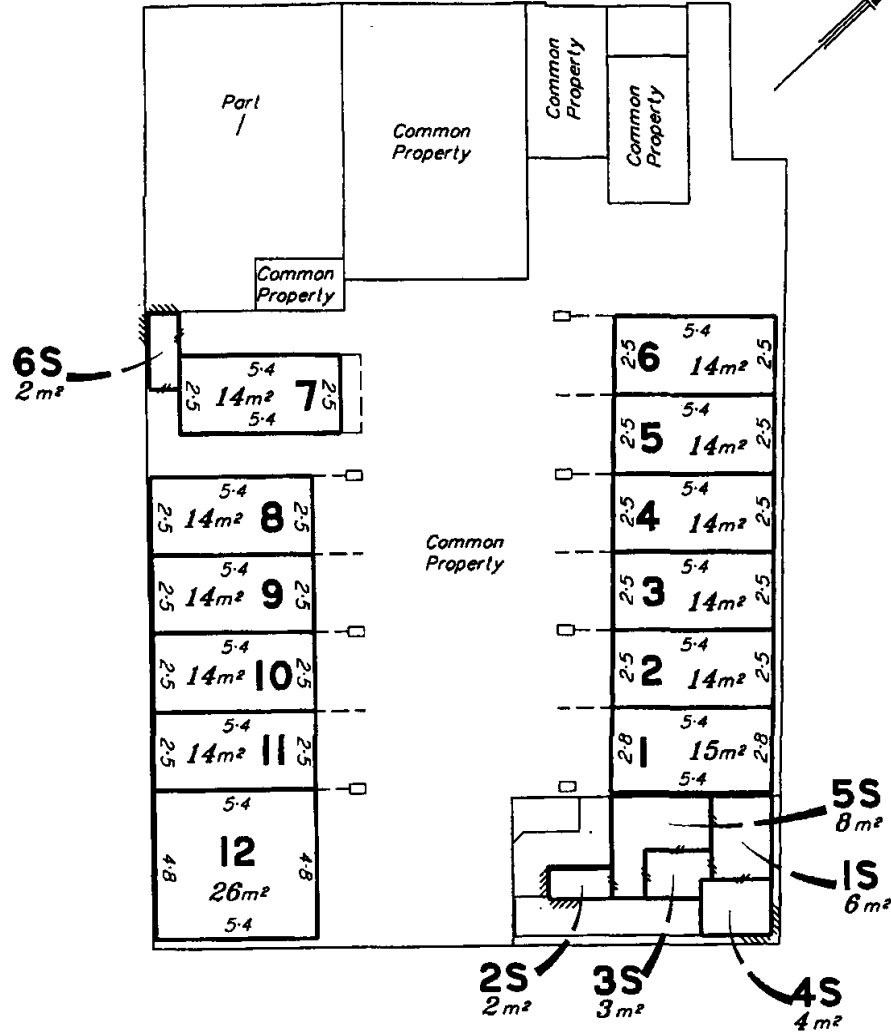
Nil.

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

Exclusive Use  
Lots affected

Lot	Exclusive Area
Lot 1 in SP 147379	Area 11 and 12 on "Sketch A"
Lot 2 in SP 147379	Area 5 and 6 on "Sketch A"
Lot 3 in SP 147379	Area 3 and 3S on "Sketch A"
Lot 4 in SP 147379	Area 4 and 4S on "Sketch A"
Lot 5 in SP 147379	Area 7 and 6S on "Sketch A"
Lot 6 in SP 147379	Area 8 on "Sketch A"
Lot 7 in SP 147379	Area 9 on "Sketch A"
Lot 8 in SP 147379	Area 10 and 5S on "Sketch A"
Lot 9 in SP 147379	Area 1 and 1S on "Sketch A"
Lot 10 in SP 147379	Area 2 and 2S on "Sketch A"

# SKETCH A



300 WICKAM STREET Community Titles Scheme No.

## Plan of Exclusive Use Areas Level A

Bennett & Francis Pty. Ltd. A.C.N. 053 307 172  
certify that the content shown on this sketch is correct.

*(Handwritten signatures and stamps)*  
Director  
Date: 26/11/02



**Bennett & Francis Pty. Ltd.**

Surveying, Cartography, Computing,  
Mapping, Town Planning.  
ACN. 053 307 172

35 Peel Street,  
South Brisbane, Q. 4101.  
Phone (07) 3239 5444  
<http://www.bfsurveys.com.au>

Drawn NB	Date 26/11/02
F.W. SJD	F.B.
File 01098803	Checked <i>(Signature)</i>
Scale 1:200	Approved <i>(Signature)</i>
Plan Ref.	<b>010988.04</b>

Stratacare Australia Pty Ltd ABN 87 088 584 267

E: finance@stratacare.com.au

P: 07 3435 5300



23 March 2026

300 WICKHAM STREET CTS 31069

Not registered for GST

Infotrack Pty Ltd

Ref

Re Lot 5 300 WICKHAM STREET CTS 31069

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 23/03/2026

#### 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

300 WICKHAM STREET

CTS No. 31069

#### 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: **Byron Leadbetter**

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: **5**

Plan type and number: **147379**

Plan of subdivision: **BUILDING 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?**

**Yes**

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

**listed in the community management statement**

## 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: **9**  
Total contribution schedule lot entitlements for all lots: **100**

### Interest schedule

Interest schedule lot entitlement for the lot: **10**  
Total interest schedule lot entitlements for all lots: **100**

### 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 **5** for the current financial year: \$ **3,888.60**

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

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

Monthly penalty for overdue contributions (if applicable): **2.50** %

Period	Due date	Amount due	Amount due if discount applied	Paid
01/07/25 to 30/09/25	01/07/25	558.00	558.00	18/07/25
01/10/25 to 31/12/25	05/10/25	558.00	558.00	03/10/25
01/01/26 to 31/03/26	01/01/26	1,386.30	1,386.30	31/12/25
01/04/26 to 30/06/26	01/04/26	1,386.30	1,386.30	
01/07/26****30/09/26	01/07/26	972.00	972.00	
01/10/26****31/12/26	01/10/26	972.00	972.00	

Amount overdue **Nil**  
Amount Unpaid including amounts billed not yet due **\$1,386.30**

**Sinking fund contributions**

Total amount of contributions (before any discount) for lot **5** for the current financial year: \$ **1,170.00**

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

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

Monthly penalty for overdue contributions (if applicable): **2.50** %

Period	Due date	Amount due	Amount due if discount applied	Paid
01/07/25 to 30/09/25	01/07/25	173.25	173.25	01/07/25
01/10/25 to 31/12/25	05/10/25	173.25	173.25	03/10/25
01/01/26 to 31/03/26	01/01/26	411.75	411.75	31/12/25
01/04/26 to 30/06/26	01/04/26	411.75	411.75	
01/07/26****30/09/26	01/07/26	292.50	292.50	
01/10/26****31/12/26	01/10/26	292.50	292.50	

Amount overdue **Nil**  
Amount Unpaid including amounts billed not yet due **\$411.75**

**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): **2.50** %

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): **2.50** %

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

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

**Other contributions**

	Period	Due date	Amount due	Amount due if discount applied	Paid
Insurances	01/07/25 to 30/09/25	01/07/25	420.00	420.00	05/09/25
Hot Water Levy	01/07/25 to 30/09/25	01/07/25	180.00	180.00	11/08/25
Hot Water Levy	01/10/25 to 31/12/25	05/10/25	180.00	180.00	03/10/25
Insurances	01/10/25 to 31/12/25	11/10/25	420.00	420.00	03/10/25
Insurances	01/01/26 to 31/03/26	01/01/26	420.00	420.00	31/12/25
Hot Water Levy	01/01/26 to 31/03/26	01/01/26	180.00	180.00	31/12/25
Insurances	01/04/26 to 30/06/26	01/04/26	420.00	420.00	
Hot Water Levy	01/04/26 to 30/06/26	01/04/26	180.00	180.00	
Insurances	01/07/26 to 30/09/26	01/07/26	420.00	420.00	
Hot Water Levy	01/07/26 to 30/09/26	01/07/26	180.00	180.00	
Insurances	01/10/26 to 31/12/26	01/10/26	420.00	420.00	
Hot Water Levy	01/10/26 to 31/12/26	01/10/26	180.00	180.00	

**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>Nil</b>
Special contributions	<b>Nil</b>
Other contributions	<b>Nil</b>
Other payments	<b>Nil</b>
Penalties	<b>Nil</b>
<b>Total amount overdue</b> (Total Amount Unpaid including not yet due \$2,398.05)	<b>Nil</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): \$ 61,666.26**

### **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.

**There are no authorised improvements to the common property that the owner is responsible for maintaining in good condition**

### **Body corporate assets**

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

A copy of the body corporate register assets is given with this certificate below

Description	Type	Acquisition	Supplier	Original Cost	Cost To Date	Market Value
Extension Ladder	Plant and Machinery	01/03/03	Original owner			\$321.00
Plant and pot	Furniture & Fittings	01/03/03	Originla owner			\$155.00
3 x Metallic frames and art	Furniture & Fittings	01/03/03	Original owner			\$300.00
Carpet Sweeper	Furniture & Fittings	14/03/03	Original owner			\$50.00
Vacuum Cleaner	Plant and Machinery	18/09/04	Good Guys			\$300.00
Convertible Ladder	Plant and Machinery	23/09/04	Bunnigs Warehouse			\$277.00

## 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 IIS via STRATA INSURANCE SOLUT	ISCSC/0001105	6,995,670.00	14,221.42	08/03/27	\$2000
LOSS OF RENT IIS via STRATA INSURANCE SOLUT	ISCSC/0001105	1,049,351.00		08/03/27	\$2000
CATASTROPHE IIS via STRATA INSURANCE SOLUT	ISCSC/0001105	Not insured		08/03/27	\$2000
PUBLIC LIABILITY IIS via STRATA INSURANCE SOLUT	ISCSC/0001105	20,000,000.00		08/03/27	\$2000
FIDELITY GUARANTEE IIS via STRATA INSURANCE SOLUT	ISCSC/0001105	100,000.00		08/03/27	\$2000
OFFICE BEARERS IIS via STRATA INSURANCE SOLUT	ISCSC/0001105	1,000,000.00		08/03/27	\$2000
VOLUNTARY WORKERS IIS via STRATA INSURANCE SOLUT	ISCSC/0001105	\$200,000 / \$2k weekly		08/03/27	\$2000
GOVT AUDIT COSTS IIS via STRATA INSURANCE SOLUT	ISCSC/0001105	30,000.00		08/03/27	\$2000
LEGAL EXPENSES IIS via STRATA INSURANCE SOLUT	ISCSC/0001105	50,000.00		08/03/27	\$2000
MACHINERY BREAKDOWN IIS via STRATA INSURANCE SOLUT	ISCSC/0001105	100,000.00		08/03/27	\$2000
LOT OWNERS IMPROVE IIS via STRATA INSURANCE SOLUT	ISCSC/0001105	\$300,000/lot max 10% of buildi		08/03/27	\$2000
WORKERS COMPENSATION IIS via STRATA INSURANCE SOLUT	ISCSC/0001105	Not insured		08/03/27	\$2000
COMMON AREA CONTENTS IIS via STRATA INSURANCE SOLUT	ISCSC/0001105	69,957.00		08/03/27	\$2000
APPEAL EXPENSES IIS via STRATA INSURANCE SOLUT	ISCSC/0001105	150,000.00		08/03/27	\$2000

### 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).

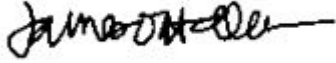
## Body corporate authority

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

**Name/s** James O'Hare

**Positions/s held** Director

**Date** 23/03/2026



**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



## 300 WICKHAM STREET CTS 31069

300 Wickham Street Fortitude Valley Qld 4006

### BALANCE SHEET

AS AT 23 MARCH 2026

	ACTUAL 23/03/2026	ACTUAL 30/06/2025
<b><u>OWNERS FUNDS</u></b>		
Administrative Fund	8,583.30	14,199.55
Sinking Fund	61,666.26	62,463.96
<b><u>TOTAL</u></b>	<b><u>\$ 70,249.56</u></b>	<b><u>\$ 76,663.51</u></b>
<b><u>THESE FUNDS ARE REPRESENTED BY</u></b>		
<b><u>CURRENT ASSETS</u></b>		
Cash On Hand	0.00	185.05
Cash At Bank	62,963.41	25,114.68
Investment A/C Sinking Fund	0.00	56,394.78
Levies Billed Not Due	25,618.35	0.00
Prepaid Expenses	9,740.70	0.00
<b><u>TOTAL ASSETS</u></b>	<b><u>98,322.46</u></b>	<b><u>81,694.51</u></b>
<b><u>LIABILITIES</u></b>		
Levies Billed Not Due	25,618.35	0.00
Levies In Advance	2,160.55	5,031.00
Other Payments In Advance	294.00	0.00
<b><u>TOTAL LIABILITIES</u></b>	<b><u>28,072.90</u></b>	<b><u>5,031.00</u></b>
<b><u>NET ASSETS</u></b>	<b><u>\$ 70,249.56</u></b>	<b><u>\$ 76,663.51</u></b>

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## 300 WICKHAM STREET CTS 31069

300 Wickham Street Fortitude Valley Qld 4006

### STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 JULY 2025 TO 23 MARCH 2026

	ACTUAL	BUDGET	VARIANCE	ACTUAL
	01/07/25-23/03/26	01/07/25-30/06/26	%	01/07/24-30/06/25
<b><u>ADMINISTRATIVE FUND</u></b>				
<b><u>INCOME</u></b>				
Levies - Administrative Fund	27,794.10	43,200.00	64.34	45,360.00
Insurance Levy	12,600.00	16,800.00	75.00	0.00
Hot Water Levy	4,140.00	5,760.00	71.88	0.00
Interest On Investments	577.11	0.00		0.00
Sundry	0.00	0.00	0.00	1,752.65
Non-Mutual Revenue Bank Intere	0.00	0.00	0.00	2,249.92
<b><u>TOTAL ADMIN. FUND INCOME</u></b>	<b>45,111.21</b>	<b>65,760.00</b>		<b>49,362.57</b>
<b><u>EXPENDITURE - ADMIN. FUND</u></b>				
Bank Fee - Deft/Stratapay	23.45	100.00	23.45	0.00
Cleaning - General	10,285.00	14,400.00	71.42	7,704.00
Committee - Honorarium N	0.00	0.00	0.00	3,360.00
Compliance - Audit Fee	825.00	0.00		0.00
Fire - Contract	6,092.26	5,900.00	103.26	3,565.03
Fire - Qfrs	4,649.03	3,100.00	149.97	3,040.05
Fire - System & Equipment	6,250.97	2,500.00	250.04	1,439.39
Insurance - Claim Refunds N	(11,592.92)	0.00	0.00	0.00
Insurance - Claim Expenses	500.00	500.00	100.00	0.00
Insurance - Premium	17,154.41	16,800.00	102.11	11,430.41
Pest - Pest Control	764.00	500.00	152.80	0.00
R & M - Backflow Maintenance	171.88	250.00	68.75	921.90
R & M - Building	503.96	4,000.00	12.60	2,074.46
R & M - Doors	324.50	1,300.00	24.96	1,276.00
R & M - Electrical	0.00	500.00	0.00	0.00
R & M - Plumbing	925.65	2,000.00	46.28	1,536.70
R & M - Sundry	289.55	400.00	72.39	385.06
Reports - Building	1,754.50	0.00		0.00
Utilities - Electricity Com Po	6,184.99	8,000.00	77.31	6,820.49
Bcm - Bc Set Up Fee	1,135.00	1,135.00	100.00	0.00
Bcm - Disbursements	542.34	770.00	70.43	0.00
Bcm - Disbursements Addl	0.00	500.00	0.00	522.65
Bcm - Income Tax Lodgement	220.00	220.00	100.00	0.00
Bcm - Additional	2,145.00	2,000.00	107.25	0.00
Bcm - Secretarial Contract	1,244.39	1,600.00	77.77	0.00
Bcm - Software Licence Fee	186.00	200.00	93.00	0.00

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## 300 WICKHAM STREET CTS 31069

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### STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 JULY 2025 TO 23 MARCH 2026

	ACTUAL	BUDGET	VARIANCE	ACTUAL
	01/07/25-23/03/26	01/07/25-30/06/26	%	01/07/24-30/06/25
Bcm - Work Order & Quotes	148.50	500.00	29.70	0.00
<b><u>TOTAL ADMIN. EXPENDITURE</u></b>	<b>50,727.46</b>	<b>67,175.00</b>		<b>44,076.14</b>
<b><u>SURPLUS / DEFICIT</u></b>	<b>\$ (5,616.25)</b>	<b>\$ (1,415.00)</b>		<b>\$ 5,286.43</b>
Opening Admin. Balance	14,199.55	14,199.55	100.00	8,913.12
<b><u>ADMINISTRATIVE FUND BALANCE</u></b>	<b>\$ 8,583.30</b>	<b>\$ 12,784.55</b>		<b>\$ 14,199.55</b>

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## 300 WICKHAM STREET CTS 31069

300 Wickham Street Fortitude Valley Qld 4006

### STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 JULY 2025 TO 23 MARCH 2026

	ACTUAL 01/07/25-23/03/26	BUDGET 01/07/25-30/06/26	VARIANCE %	ACTUAL 01/07/24-30/06/25
<b><u>SINKING FUND</u></b>				
<b><u>INCOME</u></b>				
Levies - Sinking Fund	8,251.75	13,000.00	63.48	7,480.00
<b><u>TOTAL SINKING FUND INCOME</u></b>	<b>8,251.75</b>	<b>13,000.00</b>		<b>7,480.00</b>
<b><u>EXPENDITURE - SINKING FUND</u></b>				
Income Tax	0.00	500.00	0.00	0.00
Fire Control Expenses	3,553.00	15,000.00	23.69	0.00
Building	0.00	5,000.00	0.00	0.00
Fire Doors	4,971.15	25,000.00	19.88	0.00
Income Tax Payable	525.30	0.00		478.00
<b><u>TOTAL SINK. FUND EXPENDITURE</u></b>	<b>9,049.45</b>	<b>45,500.00</b>		<b>478.00</b>
<b><u>SURPLUS / DEFICIT</u></b>	<b>\$ (797.70)</b>	<b>\$ (32,500.00)</b>		<b>\$ 7,002.00</b>
Opening Sinking Fund Balance	62,463.96	62,463.96	100.00	55,461.96
<b><u>SINKING FUND BALANCE</u></b>	<b>\$ 61,666.26</b>	<b>\$ 29,963.96</b>		<b>\$ 62,463.96</b>

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## 300 WICKHAM STREET CTS 31069

300 Wickham Street Fortitude Valley Qld 4006

### BALANCE SHEET

AS AT 30 JUNE 2025

	ACTUAL 30/06/2025	ACTUAL 30/06/2024
<b><u>OWNERS FUNDS</u></b>		
Administrative Fund	14,199.55	0.00
Sinking Fund	62,463.96	0.00
<b><u>TOTAL</u></b>	<b><u>\$ 76,663.51</u></b>	<b><u>\$ 0.00</u></b>
<b><u>THESE FUNDS ARE REPRESENTED BY</u></b>		
<b><u>CURRENT ASSETS</u></b>		
Cash On Hand	185.05	0.00
Cash At Bank	25,114.68	0.00
Investment A/C Sinking Fund	56,394.78	0.00
<b><u>TOTAL ASSETS</u></b>	<b><u>81,694.51</u></b>	<b><u>0.00</u></b>
<b><u>LIABILITIES</u></b>		
Levies In Advance	5,031.00	0.00
<b><u>TOTAL LIABILITIES</u></b>	<b><u>5,031.00</u></b>	<b><u>0.00</u></b>
<b><u>NET ASSETS</u></b>	<b><u>\$ 76,663.51</u></b>	<b><u>\$ 0.00</u></b>

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## 300 WICKHAM STREET CTS 31069

300 Wickham Street Fortitude Valley Qld 4006

### STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 JULY 2024 TO 30 JUNE 2025

	ACTUAL 01/07/24-30/06/25	BUDGET 01/07/24-30/06/25	VARIANCE %	ACTUAL LAST YEAR
<b><u>ADMINISTRATIVE FUND</u></b>				
<b><u>INCOME</u></b>				
Levies - Administrative Fund	45,360.00	45,360.00	100.00	0.00
Sundry	1,752.65	800.00	219.08	0.00
Non-Mutual Revenue Bank Intere	2,249.92	2,000.00	112.50	0.00
<b><u>TOTAL ADMIN. FUND INCOME</u></b>	<b>49,362.57</b>	<b>48,160.00</b>		<b>0.00</b>
<b><u>EXPENDITURE - ADMIN. FUND</u></b>				
Income Tax	0.00	478.00	0.00	0.00
Cleaning - General	7,704.00	7,272.00	105.94	0.00
Committee - Honorarium N	3,360.00	3,360.00	100.00	0.00
Fire - Contract	3,565.03	3,650.00	97.67	0.00
Fire - Qfrs	3,040.05	3,040.00	100.00	0.00
Fire - System & Equipment	1,439.39	1,200.00	119.95	0.00
Insurance - Premium	11,430.41	15,600.00	73.27	0.00
R & M - Backflow Maintenance	921.90	250.00	368.76	0.00
R & M - Building	2,074.46	1,300.00	159.57	0.00
R & M - Doors	1,276.00	625.00	204.16	0.00
R & M - Electrical	0.00	500.00	0.00	0.00
R & M - Plumbing	1,536.70	2,800.00	54.88	0.00
R & M - Sundry	385.06	486.40	79.17	0.00
Utilities - Electricity Com Po	6,820.49	8,000.00	85.26	0.00
Bcm - Disbursements Addl	522.65	0.00		0.00
<b><u>TOTAL ADMIN. EXPENDITURE</u></b>	<b>44,076.14</b>	<b>48,561.40</b>		<b>0.00</b>
<b><u>SURPLUS / DEFICIT</u></b>	<b>\$ 5,286.43</b>	<b>\$ (401.40)</b>		<b>\$ 0.00</b>
Opening Admin. Balance	8,913.12	8,913.12	100.00	0.00
<b><u>ADMINISTRATIVE FUND BALANCE</u></b>	<b>\$ 14,199.55</b>	<b>\$ 8,511.72</b>		<b>\$ 0.00</b>

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## 300 WICKHAM STREET CTS 31069

300 Wickham Street Fortitude Valley Qld 4006

### STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 JULY 2024 TO 30 JUNE 2025

	ACTUAL 01/07/24-30/06/25	BUDGET 01/07/24-30/06/25	VARIANCE %	ACTUAL LAST YEAR
<b><u>SINKING FUND</u></b>				
<b><u>INCOME</u></b>				
Levies - Sinking Fund	7,480.00	7,480.00	100.00	0.00
<b><u>TOTAL SINKING FUND INCOME</u></b>	<b>7,480.00</b>	<b>7,480.00</b>		<b>0.00</b>
<b><u>EXPENDITURE - SINKING FUND</u></b>				
Income Tax Payable	478.00	0.00		0.00
<b><u>TOTAL SINK. FUND EXPENDITURE</u></b>	<b>478.00</b>	<b>0.00</b>		<b>0.00</b>
<b><u>SURPLUS / DEFICIT</u></b>	<b>\$ 7,002.00</b>	<b>\$ 7,480.00</b>		<b>\$ 0.00</b>
Opening Sinking Fund Balance	55,461.96	55,461.96	100.00	0.00
<b><u>SINKING FUND BALANCE</u></b>	<b>\$ 62,463.96</b>	<b>\$ 62,941.96</b>		<b>\$ 0.00</b>



**NEW COMMUNITY MANAGEMENT STATEMENT**

**31069**

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

**CONSENT BY THE BODY CORPORATE**  
*Office use only*  
**CMS LABEL NUMBER**

<p><b>1. Name of community titles scheme</b> 300 Wickham St. Community Titles Scheme 31069</p>	<p><b>2. Regulation module</b> Body Corporate and Community Management (Standard Module) Regulation 1997</p>
--	--

**3. Name of body corporate**  
Body Corporate for 300 Wickham St. Community Titles Scheme 31069

**4. Scheme land**

Lot on Plan Description	County	Parish	Title Reference
Common Property of 300 Wickham St. Community Titles Scheme 31069	Stanley	North Brisbane	<del>16630249</del> 50429937
See Enlarged Panel			89

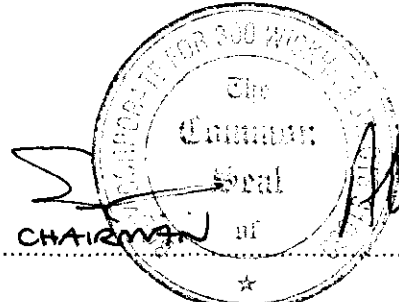
<p><b>5. Name and address of original owner #</b> Not applicable</p>	<p><b>6. Reference to plan lodged with this statement</b> SP196984</p>
--	--

**# first community management statement only**

**7. Local Government community management statement notation**  
Not Applicable pursuant to section 60(6)(b)(ii) of the Body Corporate and Community Management Act 1997

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

31/5/08  
**Execution Date**



CHAIRMAN of \_\_\_\_\_ SECRETARY  
\*Execution

\*Original owner to execute for a first community management statement  
\*Body corporate to execute for a new community management statement

**Privacy Statement**

Collection of this information is authorised by the Body Corporate and Community Management Act 1997 and is used to maintain the publicly searchable registers in the land registry. For more information about privacy in NR&W see the Department's website.

Title Reference <sup>50429937</sup> 50429938, 50429939, 50429940, 50429941, 50429942, 50429943, 50429944, 50429945, 50429946, 50429947

4. Scheme land

Lot on Plan Description	County	Parish	Title Reference
Common Property of 300 Wickham St. Community Titles Scheme 31069	Stanley	North Brisbane	<del>16636249</del> 50429937
Lot 1 on SP 147379	Stanley	North Brisbane	50429938
Lot 2 on SP 147379	Stanley	North Brisbane	50429939
Lot 3 on SP 147379	Stanley	North Brisbane	50429940
Lot 4 on SP 147379	Stanley	North Brisbane	50429941
Lot 5 on SP 147379	Stanley	North Brisbane	50429942
Lot 6 on SP 147379	Stanley	North Brisbane	50429943
Lot 7 on SP 147379	Stanley	North Brisbane	50429944
Lot 8 on SP 147379	Stanley	North Brisbane	50429945
Lot 9 on SP 147379	Stanley	North Brisbane	50429946
Lot 10 on SP 147379	Stanley	North Brisbane	50429947

**SCHEDULE A SCHEDULE OF LOT ENTITLEMENTS**

Lot on Plan	Contribution	Interest
Lot 1 on SP 147379	15	19
Lot 2 on SP 147379	13	15
Lot 3 on SP 147379	9	8
Lot 4 on SP 147379	9	9
Lot 5 on SP 147379	9	10
Lot 6 on SP 147379	9	7
Lot 7 on SP 147379	9	6
Lot 8 on SP 147379	9	9
Lot 9 on SP 147379	9	9
Lot 10 on SP 147379	9	8
<b>TOTALS</b>	<b>100</b>	<b>100</b>

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

Not Applicable.

**SCHEDULE C BY-LAWS**

**1. LOTS**

**1.1 Use**

- (a) Lot 1 and Lot 2 may be used for any lawful purpose permitted by the Particular Development Zone in which the Lot is situated. The Occupiers of these Lots shall ensure that the business is conducted from the Lot in accordance with all relevant Local, State and Federal Laws and Ordinances and may trade only during those hours permitted by law. The Body Corporate will cooperate as far as practicable to assist in complying with council and/or other relevant legal requirements for the lawful operation of his business. Such businesses shall be conducted subject to these by-laws. If the proposed business results in additional building insurance premium or substantial water usage, the Lot Owner will pay for the extra premium and install separate water meter at his own cost if directed by the Body Corporate. No live entertainment is permitted on the Lot without the prior written approval of the Body Corporate (which may be granted subject to conditions) and no amplified recorded or live music is permitted on the Lot between 10.00pm and 10.00am. Patrons and owners of these lots shall not be given access to the residential lobby.

Occupiers of Lot 1 and Lot 2 shall be entitled to paint their shop signs on the shop front transom on the outside surface of the external wall and/or awning of their respective Lots facing Wickham Street provided that:

- such signs are approved in writing from time to time by the Body Corporate and comply with the ordinances of the Brisbane City Council;
- the Body Corporate must not unreasonably withhold or delay the approval of such signs, nor grant its approval subject to any unreasonable condition;
- such signs do not unreasonably damage the reputation of the building, the Body Corporate must approve same if it is for the purpose of advertising the business of such Occupier of the relevant Lot or that Occupier's services or goods offered in the relevant Lot;

- the Occupier of the Lot is responsible for the regular cleaning, repair and maintenance of such signs;
  - in the event that the Occupier vacates from the Lot, the Occupier and/or the Owner shall be responsible for covering the signs with 3 coats of paint with a colour as notified by the Body Corporate, and make good any damage to the sign area and be liable for the cost of painting and making good when it is carried out by the Body Corporate or its agents;
  - the Body Corporate may make and maintain rules to control the number, size, colour, design and uniformity of signs, which may be displayed, by each Owner.
- (b) Lots 3 to 10 shall be used for residential purposes only and may not, unless with Body Corporate's approval, conduct any commercial activities including auction sale, trade, commerce or business. These Lots may not be used for illegal, immoral or any purpose injurious to the reputation of the building or its Owners or Occupiers which may interfere with the peaceful enjoyment of another Lot or the general management of the building.
- (c) The Original Owner whilst remaining an Owner of any Lot in the building, shall be entitled to:
- display signs and other advertising material in, on and about the building including Common Property,
  - full and uninterrupted access to the building for these purposes during the hours of 8.00am to 10.00pm on any day,
  - conduct an auction sale of a Lot within the Lot or on Common Property.

## 1.2 External Appearance

An owner shall NOT without Body Corporate's written consent:

- (a) alter the exterior appearance of the Lot;
- (b) hang any washing, towel, bedding, clothing or any other article on any part of his Lot in such a way as to be visible from outside the building;
- (c) display any sign, advertisement, placard, banner, pamphlet or like matter anywhere or in any way visible from outside the building (Lots 1 & 2 and the Original Owner excepted);
- (d) construct or place upon the outside of the building any external blinds, canopies, awnings or pergolas;
- (e) do or permit to be done, or remain within or outside of his Lot anything visible from the outside of his Lot that is not in keeping with the amenity of the building;
- (f) install, place or maintain outside the building radio, television, or other aerial, antennae, dish, tower, or other transmitting or receiving structure or device;
- (g) hang curtains or blinds (natural colour timber blinds excepted) visible from outside the Lot unless those curtains have a backing of white, cream or silver colour. An Occupier shall not install, renovate and/or replace a curtain, blind, backing or window tinting without having the colour and design approved by the Body Corporate. In giving such approvals the Body Corporate shall ensure so far as practicable that curtain backings and window tinting used in all Lots present a uniform appearance when viewed from outside the Building from any place or angle.

### 1.3 Cleaning, Maintenance & Repair

An Owner Occupier MUST:

- (a) maintain his Lot in a clean condition and remove rubbish at least once a week and shall keep all practical steps to keep the Lot free of pest;
- (b) maintain in good condition and repair all internal plumbing and wiring;
- (c) securely fasten all doors and windows when the Lot is left unoccupied;
- (d) ensure that before any safe or other heavy article is moved into or out of his Lot, notify and move such article in the manner and at times as requested by the Body Corporate;
- (e) maintain the air conditioners in the Lot in good condition and have them serviced regularly according to the manufacturers recommendation. This clause applies even if the air conditioner(s) that serve the Lot is/are installed on Common Property;
- (f) keep all windows clean and promptly replace broken or cracked windows with the same kind, colour and weight of glass.

### 1.4 Garbage

The Occupier MUST:

- (a) Keep within his Lot a receptacle for garbage, adequately covered and in a clean and dry condition;  
  
the Body Corporate;
- (c) comply with all local authority by-laws and ordinances in relation to the disposal of garbage. Food waste or any other garbage that may rot or smell must be sufficiently wrapped to minimise bad smells before putting into the garbage bins;
- (d) ensure that the health, hygiene and comfort of other Occupiers are not adversely affected by his disposal of garbage, in particular but not limited to, taking utmost care not to allow any liquid or any substance leak or drop out from the garbage to soil any Common Property during the transfer of such garbage from a Lot to the bin. In the event of soiling or leakage in the Common Property, the Occupier shall immediately clean up and remove any stain. Any damage or costs for cleaning or repair caused by breach of this by-law will be borne by the Owner and/or Occupier;
- (e) bring his garbage bin(s) from the bin storage area to such point as may be notified by the Body Corporate on the day designated by the council and return the bins back to the bin storage area as soon as possible after each garbage collection unless a Body Corporate contractor is engaged to provide such services.

### 1.5 Structural Alteration and Lot Renovation

- (a) An Owner or Occupier shall not remove or interfere with load bearing walls or make any structural alteration to his Lot (including any alteration to water, electrical and air-conditioning installations) without the Body Corporate's prior consent. The Body Corporate and its agents shall be entitled to request

copies of such plans and specifications as it might consider necessary to enable it to grant its approval and the Owner or Occupier of the Lot shall comply with all such requests;

- (b) If alteration or renovation in a Lot is approved in writing by the Body Corporate, the Owner or Occupier of the Lot MUST:
- (i) first obtain approvals and permits required by law (if any) for the work and give copies of such approvals and permits to the Body Corporate;
  - (ii) comply with the conditions imposed by the Body Corporate when approval was given for the work;
  - (iii) not remove or interfere with load bearing walls or supports;
  - (iv) during the course of construction; adhere to the Body Corporate by-laws;
  - (v) ensure the work is done properly by appropriately skilled and qualified trades people;
  - (vi) complete the work as soon as reasonably possible after it has commenced;
  - (vii) rectify any damage sustained to Common Property during the course of any alteration, and clean up any mess;
  - (viii) only have such work carried out during the hours between 8.00am and 5.00pm, Monday to Friday;
  - (ix) keep the alteration or things installed in good condition at all times.

#### 1.6 Hard Flooring

- (a) The Owner or Occupier shall not install in any part of the Lot hard flooring such as timber, tiles, marble, granite (the "Hard Flooring") unless the owner or Occupier has first obtained the written approval of the Body Corporate.
- (b) For the Body Corporate to grant consent to the installation of the Hard Flooring, the Owner or Occupier shall first obtain an Engineer's report to certify that if approved such installation will not adversely affect the Lot, the other Lots or any part or parts of the building.
- (c) An owner or Occupier must comply with all conditions imposed by the Body Corporate when granting its consent. If the terms are not complied with, then the Owner or Occupier will at his expense immediately remove the Hard Flooring from the Lot and make good any damage to any structures in the Lot upon receiving written notice from the Body Corporate to do so;

#### 1.7 Flammable and Dangerous Substances

An Occupier shall NOT:

- (a) use, store upon his Lot or the Common Property any flammable chemical, liquid or gas unless the substance is intended for domestic purposes;
- (b) use chemicals, burning fluids, acetylene gas or alcohol in lighting or heating the premises;
- (c) do or keep anything in his Lot that shall increase the rate of fire insurance on the building or breach any laws about fire safety.

#### 1.8 Notice of Accident or Damage

An Owner or Occupier shall give the Body Corporate prompt notice of any accident to or defect in the water pipes, drainage pipes, electrical installations or fixtures, telephone and television connections, intercom and

security system which comes involved to examine, repair or renovate, as it may deem necessary for the safety and preservation of the building.

### 1.9 Community Hot Water

Lots 3 to 10 are connected to the continuous supply of community hot water, and are subject to a hot water charge proportional to the number of Occupants. The charge will be reviewed periodically.

### 1.10 Water Apparatus

- (a) An Owner or Occupier shall ensure that all water taps in his Lot are properly turned off after use.
- (b) An Owner or Occupier shall not use or permit to be used the water closets, conveniences and other water apparatus including waste pipes and drains for any purpose other than those for which they were constructed or installed. No sweepings, rubbish or other unsustainable substances shall be deposited therein. Any costs resulting from damage or blockage to such water apparatus resulting from misuse or negligence shall be borne by the Owner whether same was caused by his own actions or those of his tenants, servants, agents, or invitees.

### 1.11 Light, Power & Electrical Circuits

- (a) An Owner or Occupier shall not use any form of light, power or heat other than electric current, provided that this by-law shall not prevent the use of auxiliary power or lighting (other than an exposed flame) during any period of power failure or power restriction.
- (b) An Owner or Occupier shall not install any electrical equipment that overloads the electrical service supplied to the building without first obtaining the Body Corporate's written consent. If the Body Corporate grants consent then any alterations which may be necessary to comply with the Body Corporate's insurer and any statutes, regulations, ordinances or by-laws relating thereto shall be effected and complied with by the Owner or Occupier requesting consent at his own costs, and also be responsible for the payment of the Body Corporate's costs and expenses of and incidental to the granting of consent and the alterations.

### 1.12 Animals

An Owner or Occupier shall not keep or permit an invitee to bring or keep any animal (including birds) upon his Lot or the Common Property. This by law does not apply to "Guide Dogs" in accordance with Section 143(1), (2) & (3) of the Act.

### 1.13 False Fire Alarms

In accordance with Section 119(3) of the Standard Module, Fire & Rescue Authority's invoices to be paid by the Occupier responsible for causing the false alarm.

## 2. COMMON PROPERTY

### 2.1 Damage on or to Common Property

An Owner or Occupier shall NOT:

- (a) damage any furniture, plant or flower being part of or situated upon Common Property;

- (b) mark, paint, drive nails or screws or the like into, or otherwise damage, deface or alter any structure or construct any structures that forms part of the Common Property except with the consent in writing of the Body Corporate.

## 2.2 Alter, Erect or Construct

An Owner or Occupier shall not alter, erect or construct any structure on the Common Property for his own use without the Body Corporate's written consent but this by-law does not prevent an Owner or person authorised by him from installing:

- (a) any locking or other safety device for protection of his Lot against intruders; or
- (b) any screen or other device to prevent entry of animals or insects upon his Lot

provided that the locking or screen or other device is of a colour as approved by the body corporate, is constructed in a workmanlike manner, is maintained in a state of good and serviceable repair by the owner and does not detract from the amenity of the building. If permitted in writing by the Body Corporate, the work shall be carried out under the same terms as set out in by-law 1.5(b).

## 2.3 Rubbish

An Owner or Occupier shall not deposit or throw upon the Common Property except into garbage bins any rubbish, dirt, dust or other material likely to interfere with the peaceful enjoyment of other Owner or Occupier or any person lawfully using the Common Property.

## 2.4 Locked Rooms

The Body Corporate shall keep the following areas locked unless doing so is contrary to a law. An Owner or Occupier must not enter or open these areas without prior Body Corporate's approval.

- (a) Electrical Room
- (b) Hot Water Heater Room
- (c) MDF telephone Exchange Room
- (d) Plant Room for shop air-conditioning units
- (e) Storeroom on Residential Level
- (f) Other services rooms in the Common Property

The Body Corporate may designate any appropriate part of the Common Property to store equipment used for the Common Property, and may determine rules under which persons are given access to these areas.

## 2.5 Rules

The Body Corporate may make rules from time to time to regulate the use of the facilities available for use and situated upon the Common Property. Rules made shall not be inconsistent with these by-laws and the same shall be observed by the Owners, their tenants, invitees and agents unless and until they are revoked by a majority resolution at a general meeting of the Owners.

### 3. CONDUCT

#### 3.1 Noise

An Occupier shall not create any noise or use his Lot or permit his Lot to be used in such manner and for such purpose as is likely to interfere with the peaceful enjoyment of the Occupier of another Lot or on the Common Property. In particular, an Occupier shall NOT:

- (a) hold or permit to be held any social gathering in his Lot which is likely to cause any such noise;
- (b) allow live music, radios, television sets, computer systems, stereos, sound amplifier and the like to cause any such noise.

If noise is unavoidable in a Lot at any time the Occupier shall take all practical means to minimise annoyance to other Occupiers by closing all doors, windows and curtains of his Lot and also take such other steps as may be within his power for the same purpose.

#### 3.2 Obstruction

An Owner or Occupier shall not obstruct lawful use of Common Property by any person.

#### 3.3 Invitees and Children

- (a) After 11.00pm an Occupier shall request his leaving guests to leave quietly. Quietness shall also be observed when an Occupier returns to his Lot late at night or during early morning hours.
- (b) Children under the age of seven must be supervised by a responsible person over 15 years of age while in the Common Property.
- (c) An Owner or Occupier shall take all reasonable steps to ensure that his invitees do not behave in a manner likely to interfere with the peaceful enjoyment of an Owner or Occupier of another Lot.
- (d) The duties and obligations imposed by these by-laws on an Occupier shall be observed also by the guests, invitees and person coming upon the Lot or the Common Property with the consent or approval (actual or implied) of such Occupier.

#### 3.4 Not to Litter

An Owner or Occupier shall not throw, or allow to fall any paper, rubbish, refuse, cigarette butts, or other substance whatsoever, out of the windows, doors or down any staircase, from the roof or any Common Property. Any damage or costs for cleaning or repair caused by breach hereto shall be borne by the Owner or Occupier

#### 3.5 Smoke Free Building

Smoking is not permitted upon the Common Property.

#### 3.6 Tenants

The duties and obligations imposed by these by-laws on an Owner or Occupier must also be observed by the tenants. A copy of these by-laws shall be given to each tenant upon signing of a lease.

### 3.7 Notices

Owners and Occupiers shall observe the terms of any notice displayed on Common Property by the Body Corporate or any statutory authority.

## 4. BUILDING SECURITY

- 4.1 All security and intercom equipment installed on Common Property and used in connection with the provisions of security for the building shall, with the exception of that equipment installed upon any Lot, be and remain the property of the Body Corporate and maintained at the cost of the Body Corporate.
- 4.2 In no circumstances shall the Body Corporate be responsible to an Owner or an Occupier in the event of a failure of all or any of the security and intercom systems put in place by the Body Corporate to operate in the manner in which they are intended or a failure to detect the operation or non-operation of any system.
- 4.3 Where the failure to operate arises from a malfunction of the security and intercom equipment in a Lot, the Owner or Occupier shall allow the Body Corporate by its servants, agents or contractors to enter upon the Lot (upon one day's notice except in cases of emergency) and attend to the repair, replacement or maintenance of that equipment. The costs and expenses of the repair and maintenance of the security and intercom equipment within a Lot shall be the cost and expense of the Owner of the Lot.
- 4.4 The Owner or Occupier shall ensure that all security and intercom systems are used in the manner intended.
- 4.5 An Owner to whom any key or accessing device of any operating system is given shall exercise a high degree of caution and responsibility in making the same available for use by any Occupier of a Lot and shall take reasonable precautions (which shall include an appropriate covenant in any lease of a Lot to any such Occupier) to ensure return thereof to the Owner or the Body Corporate upon the Occupier ceasing to be an Occupier.
- 4.6 The Body Corporate may (but not obliged to) maintain a register of all key allocations and shall be authorised to charge a security deposit on such keys for an amount per key as it shall be determined from time to time.
- 4.7 An Owner or Occupier shall not without the prior written approval of the Body Corporate duplicate, or permit to be duplicated any key or accessing device of any operating system under his possession and shall take all reasonable precautions to ensure that the same is not lost or handed to any person other than another Owner or Occupier and is not disposed of otherwise than by returning it to the Body Corporate. If the same is lost or misplaced the Owner or Occupier shall immediately notify the Body Corporate or its representative.
- 4.8 The Body Corporate shall be entitled to make rules and regulations for the benefit of all Owners regulating the security and the operation of it upon the building. Such rules and regulations shall not be inconsistent with these by-laws. The Owners shall ensure compliance with such rules and regulations so made until the same shall have been revoked, amended or altered by a majority resolution of the Body Corporate at a general meeting.

## 5. VEHICLES & PARKING

- 5.1 The exclusive use car parking space allocated for each Lot is for the sole purpose of parking motor vehicle, not for storage of any other items.
- 5.2 The Owner or Occupier shall only park a motor vehicle in his allocated exclusive use car parking space and observe and comply with all car parking signs erected upon Common Property.

- 5.3 No Owner or Occupier shall conduct repairs or restorations of any motor vehicle, boat, trailer, caravan or other vehicle upon any part of the Common Property, except for emergency repairs, and then only to the extent necessary to enable movement to a proper repair facility.
- 5.4 Unless permitted under a by-law, an Owner or Occupier shall not park or stand any motor vehicle, trailer, bicycle or other vehicle upon Common Property except with the consent in writing of the Body Corporate.
- 5.5 An Owner or Occupier may only drive on the parts of the Common Property designed for that purpose. The maximum speed limit is 10 kilometer per hour. No area has been designated for car washing and no visitor car park is available in the basement car park.
- 5.6 The pathways, driveways and other Common Property shall not be obstructed by any Owner or Occupier, their tenants, guests, servants, employees, agents, invitees or licensees or be used by them for any purpose other than the reasonable ingress to and egress from the parking areas provided.
- 5.7 An Owner or Occupier shall not drive or permit to be driven any motor vehicle in excess of two tonne weight onto or over the Common Property other than motor vehicles entitled by any statutes and/or local authority.

## 6. EXCLUSIVE USE

- 6.1 The exclusive use areas for car parking, storage are set out in Schedule E of the Community Management Statement. Lot Owners may agree to reallocate their spaces in the way allowed under the Body Corporate and Community Management Act 1997.
- 6.2 An owner or Occupier must ensure that the car parking space is not used for the purpose of storage of any boxes, paint, chemicals, liquids, furniture, food, glasses, empty bottles or other such articles.
- 6.3 The Owner and/or Occupier is responsible to repair, maintain and keep his exclusive car parking space and storage space in a clean and tidy condition free of all litter and pest, and must remove or clean up any oil marks, stains or deposit on his parking space.
- 6.4 No Owner shall erect, or caused or allow to be erected on any car parking area or on the Common Property any fence, wall barrier or impediment without the written consent of the Body Corporate.

## 7. BODY CORPORATE'S CONFERRED POWER

### 7.1 Access

- (a) The Body Corporate and its contractors, sub-contractors, workmen, servants, agents or other persons authorised by it may, on one day's written notice to the Owner or Occupier (or no notice in case of emergency), enter his Lot to:
  - (i) install, service, maintain, inspect, test, trace (for defects or leakage) and carry out works or effect repairs on mains, pipes, wires and connections of any water, sewerage, drainage, electricity, telephone, cable/satellite TV, intercom security, high-speed internet or other system or service, fire hydrant and associated appliances, whether to his Lot or to an adjoining Lot (at the expense of the Owner in cases where such defect or leakage is due to any act or default of the owner or Occupier or his invitees);

- (ii) install, service, maintain or repair any appliances for the general benefit of the Body Corporate or the Owners as a whole which may be installed on any part of the building and which can only be installed, maintained, serviced or repaired by access through any one of the Lot(s).
- (b) If permission is not granted, the Body Corporate shall be entitled to use such force as may be necessary to enter the Lot for the above purposes provided however that when exercising any power of entry whether forcibly or otherwise the Body Corporate shall ensure that its agents, employees and workmen cause as little inconvenience to the owner or Occupier as is reasonable in the circumstances.

## 7.2 Recovery of Costs & Damages

The Owner or Occupier shall be liable to compensate the Body Corporate in respect of all damages to the Common Property or personable property vested in the Body Corporate caused by such Owner or Occupier or any of their respective licensees or invitees. The Body Corporate may recover from an Owner:

- (a) unpaid contributions and any moneys that are owed by that Owner, together with any amount expended by way of legal professional costs and outlays (including solicitor and own client costs) together with the costs of investigation and of service of process as a liquidated debt in an action in any court of competent jurisdiction,
- (b) money expended to make good damage caused by a breach of the Act or these by-laws by an Owner or Occupier or his servants, agents, invitees or licensees, as a liquidated debt in an action in any court of competent jurisdiction.

## 7.3 Installation of Service

The Body Corporate is empowered to allow the installation of cabling, wiring, ducting, conduits, amplifiers, satellite dish and other equipment on Common Property for the provision of pay television, communication, satellite services and similar services to the Lots. The Body Corporate may enter into agreements with the providers of such services with respect to the installation, ownership, operation, maintenance and removal of the equipment.

## 7.4 Enter into Agreement

The Body Corporate (in addition to the powers and authorities conferred upon it by or under the Act and elsewhere in these by-laws) shall have the power and authority to contract or employ any party as it thinks fit in connection with the exercise and performance of the powers, authorities, duties and functions of the Body Corporate including but not limited to:

- maintenance or repairing of any equipment or facility
- management requirements of the Body Corporate
- care taking requirements of the Body Corporate
- 
- such other service requirements of the Body Corporate as it may deem fit

## 7.5 Resolutions

A resolution in writing, signed by all the Committee members of the Body Corporate shall be as valid and effectual as if it had been passed at a meeting of the Committee members duly convened and held. Any such resolution may consist of several documents in like form, each signed by one or more of the Committee members.

**7.6 By-law Enforcement by Self-Help**

- (a) In addition to any other remedies provided for in the Act and these by-laws, the Body Corporate or its duly authorised agent, shall have the power and authority to abate or remove from the Common Property (or any part thereof), using such force as may be reasonably necessary, any erection, thing or condition which violates the Act or these by-laws
- (b) Unless an emergency situation exists, the Body Corporate shall give the violating Owner or Occupier reasonable written notice of its intention to exercise self-help.
- (c) The Body Corporate shall be entitled to recover the costs incurred in exercising self-help, including legal professional costs and outlays (including solicitor and own client costs) as a liquidated debt in an action in any court of competent jurisdiction, from the violating Owner or Occupier.

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

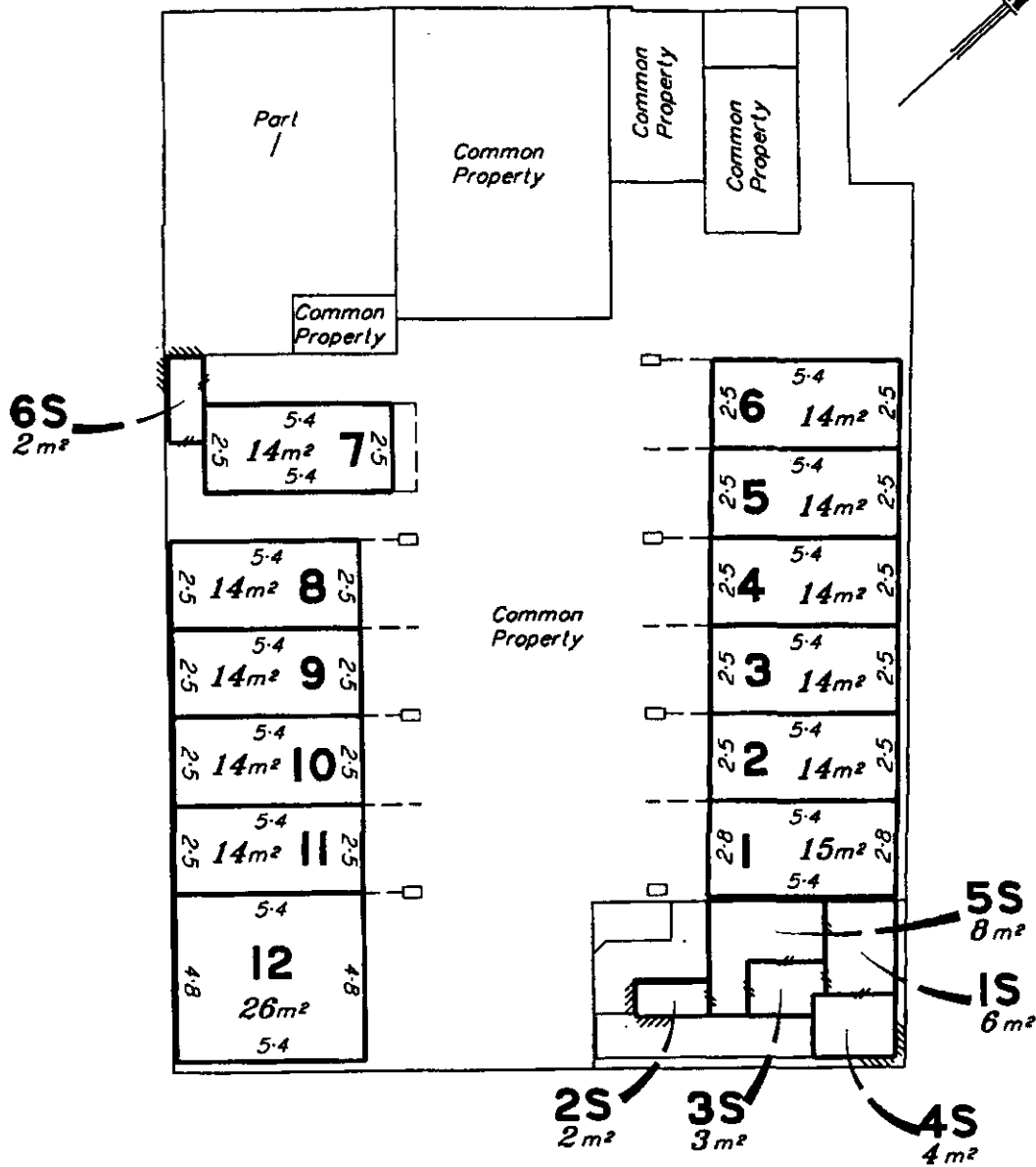
Nil.

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

Exclusive Use  
Lots affected

Lot	Exclusive Area
Lot 1 in SP 147379	Area 11 and 12 on "Sketch A"
Lot 2 in SP 147379	Area 5 and 6 on "Sketch A"
Lot 3 in SP 147379	Area 3 and 3S on "Sketch A"
Lot 4 in SP 147379	Area 4 and 4S on "Sketch A"
Lot 5 in SP 147379	Area 7 and 6S on "Sketch A"
Lot 6 in SP 147379	Area 8 on "Sketch A"
Lot 7 in SP 147379	Area 9 on "Sketch A"
Lot 8 in SP 147379	Area 10 and 5S on "Sketch A"
Lot 9 in SP 147379	Area 1 and 1S on "Sketch A"
Lot 10 in SP 147379	Area 2 and 2S on "Sketch A"

# SKETCH A



300 WICKAM STREET Community Titles Scheme No. \_\_\_\_\_

## Plan of Exclusive Use Areas Level A

Bennett & Francis Pty. Ltd. A.C.N. 053 307 172  
certify that the information shown on this sketch is correct.

**Bennett & Francis Pty. Ltd.**  
A.C.N. 053 307 172  
Director  
Date: 26/11/02



**Bennett & Francis Pty. Ltd.**

Surveying, Cartography, Computing,  
Mapping, Town Planning.  
ACN. 053 307 172

35 Peel Street,  
South Brisbane, Q.4101,  
Phone (07) 3239 5444

<http://www.bfsurveys.com.au>

Drawn NB	Date 26/11/02
F.W. SJD	F.B.
File 01098803	Checked <i>[Signature]</i>
Scale 1:200	Approved <i>[Signature]</i>
Plan Ref. <b>010988.04</b>	

# 300 WICKHAM STREET CTS 31069

ABN 86 872 234 164

## STATEMENT

Adam & Susan Tanner  
21 Highridge Road  
SPRINGFIELD QLD 4300

Transfer Date:  
01/01/24

Statement Period			
01 Jul 24 to 23 Mar 26			
A/c No	5	Lot No	5
Page Number	1	Unit No	Unit5

Date	Type	Details	Reference	Debit	Credit	Balance
		Brought forward				0.00
30/06/25	Journal	Opening Balance	J0000004		1,331.25	-1,331.25
01/07/25	Sinking Fund	01/07/25 to 30/09/25	I0000005		168.30	-1,499.55
01/07/25	Sinking Fund	01/07/25 to 30/09/25	I0000015	173.25		-1,326.30
01/07/25	Journal	Opening Balance Adj	J0000117		4.95	-1,331.25
17/07/25	Journal	Opening Balance	J0000057	1,331.25		0.00
05/09/25	Admin Fund	01/10/25 to 31/12/25	I0000025	558.00		558.00
05/09/25	Sinking Fund	01/10/25 to 31/12/25	I0000035	173.25		731.25
05/09/25	Hot Water Levy	01/10/25 to 31/12/25	I0000053	180.00		911.25
11/09/25	Insurances	01/10/25 to 31/12/25	I0000093	420.00		1,331.25
03/10/25	Receipt	Admin Fund	R0000006		558.00	773.25
03/10/25	Receipt	Sinking Fund	RA000006		173.25	600.00
03/10/25	Receipt	Hot Water Levy	RB000006		180.00	420.00
03/10/25	Receipt	Insurances	RC000006		420.00	0.00
20/11/25	Admin Fund	01/01/26 to 31/03/26	I0000103	1,386.30		1,386.30
20/11/25	Sinking Fund	01/01/26 to 31/03/26	I0000113	411.75		1,798.05
20/11/25	Insurances	01/01/26 to 31/03/26	I0000123	420.00		2,218.05
20/11/25	Hot Water Levy	01/01/26 to 31/03/26	I0000131	180.00		2,398.05
<b>More details on next page...</b>				<b>\$5,233.80</b>	<b>\$2,835.75</b>	<b>\$2,398.05</b>
Over 90 Days	90 Days	60 Days	30 Days	Current	<b>BALANCE DUE: \$2,398.05</b>	
0.00	0.00	0.00	0.00	2,398.05	Date Paid	Amount Paid



STRATA CARE AUSTRALIA PTY LTD



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Billers Code: 96503  
Ref: 235241270 1000 0000 053

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300 Wickham Street

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\*496 235241270 10000000053

TOTAL AMOUNT DUE  
DUE DATE

**\$2,398.05**

# 300 WICKHAM STREET CTS 31069

ABN 86 872 234 164

## STATEMENT

Adam & Susan Tanner  
 21 Highridge Road  
 SPRINGFIELD QLD 4300

Statement Period			
01 Jul 24 to 23 Mar 26			
A/c No	5	Lot No	5
Page Number	2		

Transfer Date: 01/01/24

Date	Type	Details	Reference	Debit	Credit	Balance
31/12/25	Receipt	Admin Fund	R0000019		1,386.30	1,011.75
31/12/25	Receipt	Sinking Fund	RA000019		411.75	600.00
31/12/25	Receipt	Hot Water Levy	RB000019		180.00	420.00
31/12/25	Receipt	Insurances	RC000019		420.00	0.00
20/02/26	Admin Fund	01/04/26 to 30/06/26	I0000141	1,386.30		1,386.30
20/02/26	Sinking Fund	01/04/26 to 30/06/26	I0000151	411.75		1,798.05
20/02/26	Insurances	01/04/26 to 30/06/26	I0000161	420.00		2,218.05
20/02/26	Hot Water Levy	01/04/26 to 30/06/26	I0000169	180.00		2,398.05
				<b>\$7,631.85</b>	<b>\$5,233.80</b>	<b>\$2,398.05</b>