

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 **A & S Fathi Custodian Pty Ltd A.C.N. 653 588 857**

Property address
(referred to as the “property” in this statement) **50/48 FLEET DRIVE, KIPPA-RING QLD 4021**

Lot on plan description **50/SP208900**

Community titles scheme or BUGTA scheme:	Is the property part of a community titles scheme or a BUGTA scheme:
	☒ Yes ☐ No
	<i>If Yes, refer to Part 6 of this statement for additional information</i> <i>If No, please disregard Part 6 of this statement as it does not need to be completed</i>

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 <i>Land Title Act 1994</i> showing interests registered under that Act for the property. ☒ Yes
	A copy of the plan of survey registered for the property. ☒ Yes

Registered encumbrances	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. You should seek legal advice about your rights and obligations before signing the contract.						
Unregistered encumbrances (excluding statutory encumbrances)	There are encumbrances not registered on the title that will continue to affect the property after settlement. ☒ Yes ☐ No Note—If the property is part of a community titles scheme or a BUGTA scheme it may be subject to and have the benefit of statutory easements that are NOT required to be disclosed. Unregistered lease (if applicable) If the unregistered encumbrance is an unregistered lease, the details of the agreement are as follows: <table border="1" data-bbox="973 510 1485 694"> <tr> <td>» the start and end day of the term of the lease:</td> <td>12/05/2026 to 16/11/2026</td> </tr> <tr> <td>» the amount of rent and bond payable:</td> <td>\$565.00 / \$2,260.00</td> </tr> <tr> <td>» whether the lease has an option to renew:</td> <td>no</td> </tr> </table> Other unregistered agreement in writing (if applicable) 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. ☐ Yes Unregistered oral agreement (if applicable) If the unregistered encumbrance is created by an oral agreement, and is not an unregistered lease, the details of the agreement are as follows:	» the start and end day of the term of the lease:	12/05/2026 to 16/11/2026	» the amount of rent and bond payable:	\$565.00 / \$2,260.00	» whether the lease has an option to renew:	no
» the start and end day of the term of the lease:	12/05/2026 to 16/11/2026						
» the amount of rent and bond payable:	\$565.00 / \$2,260.00						
» whether the lease has an option to renew:	no						
Statutory encumbrances	There are statutory encumbrances that affect the property. ☒ Yes ☐ No <i>If Yes, the details of any statutory encumbrances are as follows:</i> NBN Connections and Telstra communication cables. Full DBYD search attached for plans and details.						
Residential tenancy or rooming accommodation agreement	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. ☒ Yes ☐ No If Yes, when was the rent for the premises or each of the residents' rooms last increased? (<i>Insert date of the most recent rent increase for the premises or rooms</i>) 09/05/2026 Note—Under the <i>Residential Tenancies and Rooming Accommodation Act 2008</i> the rent for a residential premises may not be increased earlier than 12 months after the last rent increase for the premises. 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.						

Part 3 – Land use, planning and environment

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

Zoning	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> : General Residential Next Generation Neighbourhood	
Transport proposals and resumptions	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. ☐ Yes☒ No The lot is affected by a notice of intention to resume the property or any part of the property. ☐ Yes☒ No If Yes, a copy of the notice, order, proposal or correspondence must be given by the seller.	
* Transport infrastructure has the meaning defined in the Transport Infrastructure Act 1994. A proposal means a resolution or adoption by some official process to establish plans or options that will physically affect the property.		
Contamination and environmental protection	The property is recorded on the Environmental Management Register or the Contaminated Land Register under the <i>Environmental Protection Act 1994</i>. ☐ Yes☒ No The following notices are, or have been, given: 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). ☐ Yes☒ 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). ☐ Yes☒ 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). ☐ Yes☒ No	
Trees	There is a tree order or application under the <i>Neighbourhood Disputes (Dividing Fences and Trees) Act 2011</i> affecting the property. ☐ Yes☒ No If Yes, a copy of the order or application must be given by the seller.	
Heritage	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). ☐ Yes☒ No	
Flooding	Information about whether the property is affected by flooding or another natural hazard or within a natural hazard overlay can be obtained from the relevant local government and you should make your own enquires. Flood information for the property may also be available at the FloodCheck Queensland portal or the Australian Flood Risk Information portal.	
Vegetation, habitats and protected plants	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.

Swimming pool	There is a relevant pool for the property. If a community titles scheme or a BUGTA scheme – a shared pool is located in the scheme. Pool compliance certificate is given. OR Notice of no pool safety certificate is given.	☐ Yes ☒ No ☐ Yes ☐ No ☐ Yes ☐ No ☐ Yes ☐ No
Unlicensed building work under owner builder permit	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>	
Notices and orders	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. 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>	
Building Energy Efficiency Certificate	If the property is a commercial office building of more than 1,000m², a Building Energy Efficiency Certificate is available on the Building Energy Efficiency Register.	
Asbestos	The seller does not warrant whether asbestos is present within buildings or improvements on the property. Buildings or improvements built before 1990 may contain asbestos. Asbestos containing materials (ACM) may have been used up until the early 2000s. Asbestos or ACM may become dangerous when damaged, disturbed, or deteriorating. Information about asbestos is available at the Queensland Government Asbestos Website (asbestos.qld.gov.au) including common locations of asbestos and other practical guidance for homeowners.	

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: \$648.50 Date Range: 1/7/26 to 30/9/26
	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: \$450.08 Date Range: 3/1/26 to 24/4/26
	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.

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

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

Signatures – SELLER



Signature of seller

Sonya Fathi

Name of Seller

31/7/2026 | 9:14 PM AEST

Date



Signature of seller

Aydin Fathi

Name of Seller

31/7/2026 | 10:02 PM AEST

Date

Signatures – BUYER

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

Signature of buyer

Signature of buyer

Name of buyer

Name of buyer

Date

Date



Current Title Search

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	50765162	Search Date:	31/07/2026 14:24
Date Title Created:	16/04/2009	Request No:	57086074
Previous Title:	50524800		

ESTATE AND LAND

Estate in Fee Simple

LOT 50 SURVEY PLAN 208900

Local Government: MORETON BAY

COMMUNITY MANAGEMENT STATEMENT 39445

REGISTERED OWNER

Dealing No: 723103113 04/03/2024

A & S FATHI CUSTODIAN PTY LTD A.C.N. 653 588 857

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10425194 (POR 295)
Deed of Grant No. 10425195 (POR 295)
2. MORTGAGE No 723103114 04/03/2024 at 14:46
FIRST MORTGAGE COMPANY HOME LOANS PTY LIMITED A.C.N. 104 268
448

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

Land Title Act 1994; Land Act 1994
Form 21 Version 2

SURVEY PLAN

Sheet 1 of 3

PERMANENT MARKS

PM	ORIGIN	BEARING	DIST	NO	TYPE
4-OPM	SP153476	1°32'40"	135-746	154475	
13-OPM	SP153480	35°19'	3-461	149035	

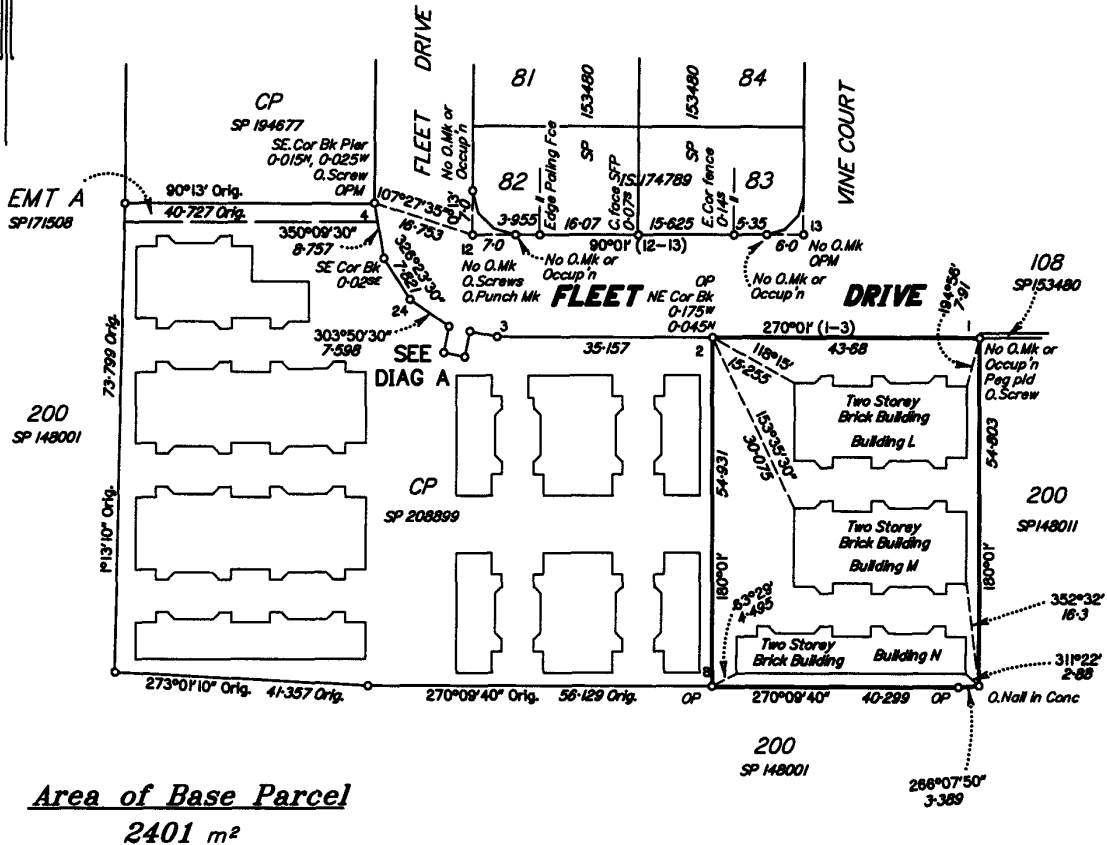
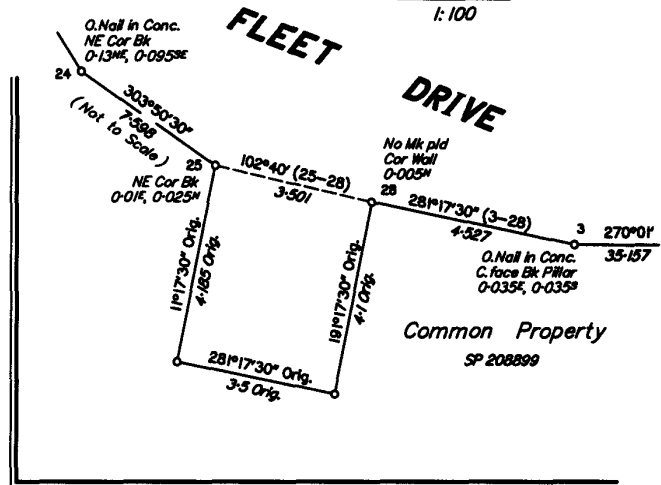
REFERENCE MARKS

STN	TO	ORIGIN	BEARING	DIST
1	O.Screw in Kerb	SP171508	342°31'	3-951
4	O.Screw in Kerb (ndc)	SP171508	65°16'	4-141
12	Screw in Kerb	SP171508	303°10'	2-874
12	O.Screw in Kerb	SP171508	225°58'	9-509
12	O.Punch Mk in Brass SD plug	SP194677	337°36'	9-967

Original information compiled from
SP208899 in the Department of Natural
Resources and Water.

DIAGRAM A

1:100



Area of Base Parcel
2401 m²

Scale 1:750 - Lengths are in Metres.

10 0 10 20 30 40 50 60 70 80 90 100 110

I, Errol Joseph Deller hereby certify that the land comprised in this plan was surveyed by Stephen Francis MOARE, Registered Surveying Associate for whose work I accept responsibility and that the plan is accurate, that the said survey was performed in accordance with the Survey and Mapping Infrastructure Act 2003 and Surveyors Act 2003 and associated Regulations and Standards and that the said survey was completed on 27 February 2009

[Signature]
Cadastral Surveyor

Date: 27/2/09

Plan of Lots 42-57 and
Common Property

Cancelling Lot 95 on SP171508

PARISH: REDCLIFFE

COUNTY: Stanley

Meridian: SP171508

F/Ns: No

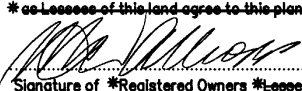
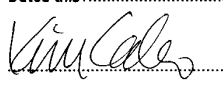
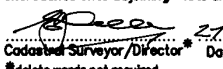
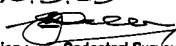
Scale: 1:750

Format: BUILDING

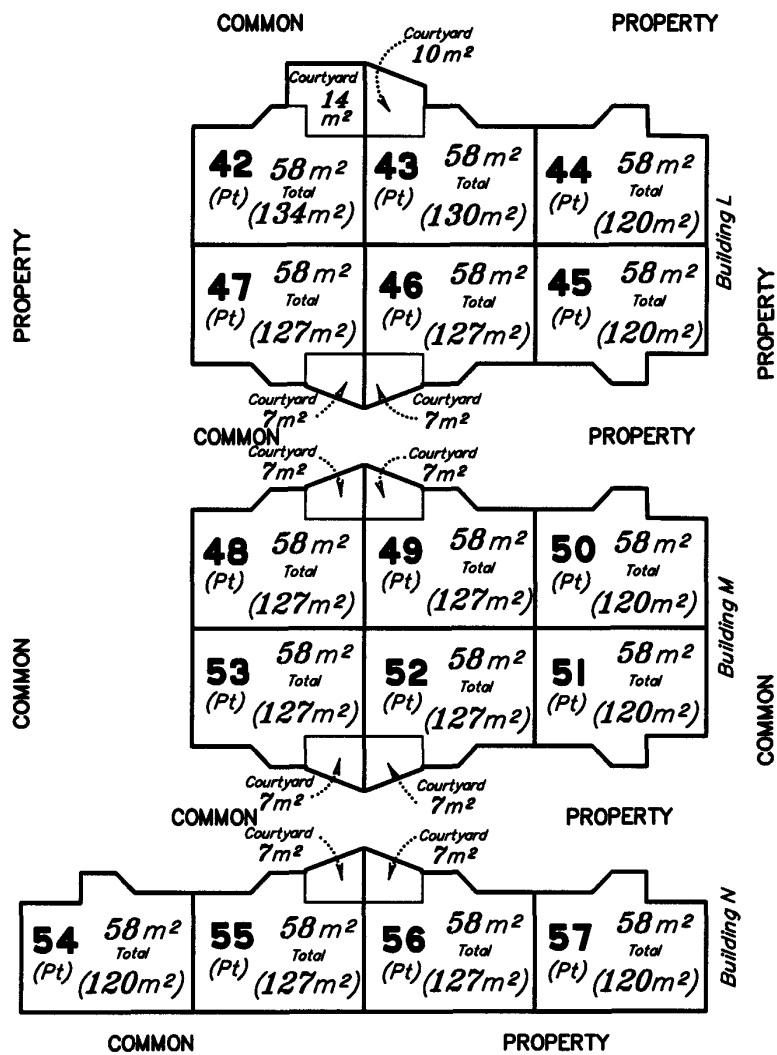


SP208900

Plan Status:

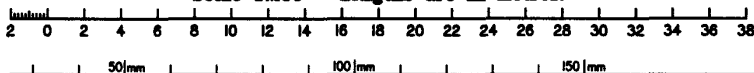
712333785 \$1391.40 08/04/2009 15:41 BE 400 NT		WARNING : Folded or Mutilated Plans will not be accepted. Plans may be rolled. Information may not be placed in the outer margins.																									
1. Certificate of Registered Owners or Lessees. 1/We BAROOGA PROJECTS (PROPERTIES) PTY LTD A.C.N. 064 702 576 TRUSTEE UNDER INSTRUMENT 711206376 (Names in full) * 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. * as Lessees of this land agree to this plan.  Signature of *Registered Owners *Lessees SOLE DIRECTOR Barooga Projects (Properties) Pty Ltd ACN 064 702 576 * Rule out whichever is inapplicable		2. Existing <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>Title Reference</th> <th>Lot</th> <th>Plan</th> <th>Lots</th> <th>Emts</th> <th>Road</th> </tr> <tr> <td>50524800</td> <td>95</td> <td>SPI71508</td> <td>42-57 & CP</td> <td></td> <td></td> </tr> </table> Created <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>Mortgage</th> <th>Lots Fully Encumbered</th> <th>Lots Partially Encumbered</th> </tr> <tr> <td>711472031</td> <td>42-57</td> <td></td> </tr> </table> MORTGAGE ALLOCATIONS <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>Mortgage</th> <th>Lots Fully Encumbered</th> <th>Lots Partially Encumbered</th> </tr> <tr> <td>711472031</td> <td>42-57</td> <td></td> </tr> </table>		Title Reference	Lot	Plan	Lots	Emts	Road	50524800	95	SPI71508	42-57 & CP			Mortgage	Lots Fully Encumbered	Lots Partially Encumbered	711472031	42-57		Mortgage	Lots Fully Encumbered	Lots Partially Encumbered	711472031	42-57	
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711472031	42-57																										
2. Local Government Approval. * Moreton Bay Regional Council hereby approves this plan in accordance with the : % Integrated Planning Act 1997 Dated this <u>8th</u> day of <u>April 2009</u>  Kim Calio Senior Manager # Development Services # Strategic Planning & Development # Delegated Officer * Insert the name of the Local Government. % Insert Integrated Planning Act 1997 or # Insert designation of signatory or delegation Local Government (Planning & Environment) Act 1990		Date of Development Approval: 7/05/07 12. Building Format Plans only. I certify that : * As far as it is practical to determine, no part of the building shown on this plan encroaches onto adjoining lots or road; * Part of the building shown on this plan encroaches onto adjoining lots and road  Cadastral Surveyor/Director * Date <u>27.2.09</u> * delete words not required																									
3. Plans with Community Management Statement : CMS Number : <u>39445</u> Name : <u>54 FLEET DRIVE</u>		4. References : Dept File : Local Govt : Surveyor : <u>10843</u>																									
5. Lodged by Warton Scott Lawyers GPO Box 2495 Brisbane QLD 4001 ph: 3002 74444. (Include address, phone number, reference, and Lodger Code)		6. Portion Allocation : a. Map Reference : <u>9543-43234</u> b. Locality : <u>Kippa-Ring</u> c. Local Government : <u>Moreton Bay R. C.</u> d. Passed & Endorsed : By : <u>E. J. Dailer</u> Date : <u>16.3.09</u> Signed :  Designation : <u>Cadastral Surveyor</u>																									
13. Lodgement Fees : Survey Deposit \$ Lodgement \$ New Titles \$ Photocopy \$ Postage \$ TOTAL \$		14. Insert Plan Number SP208900																									

LEVEL A
SCALE 1:250



10843 Sig 2

Scale 1:250 - Lengths are in Metres.



State copyright reserved.

Insert
Plan
Number

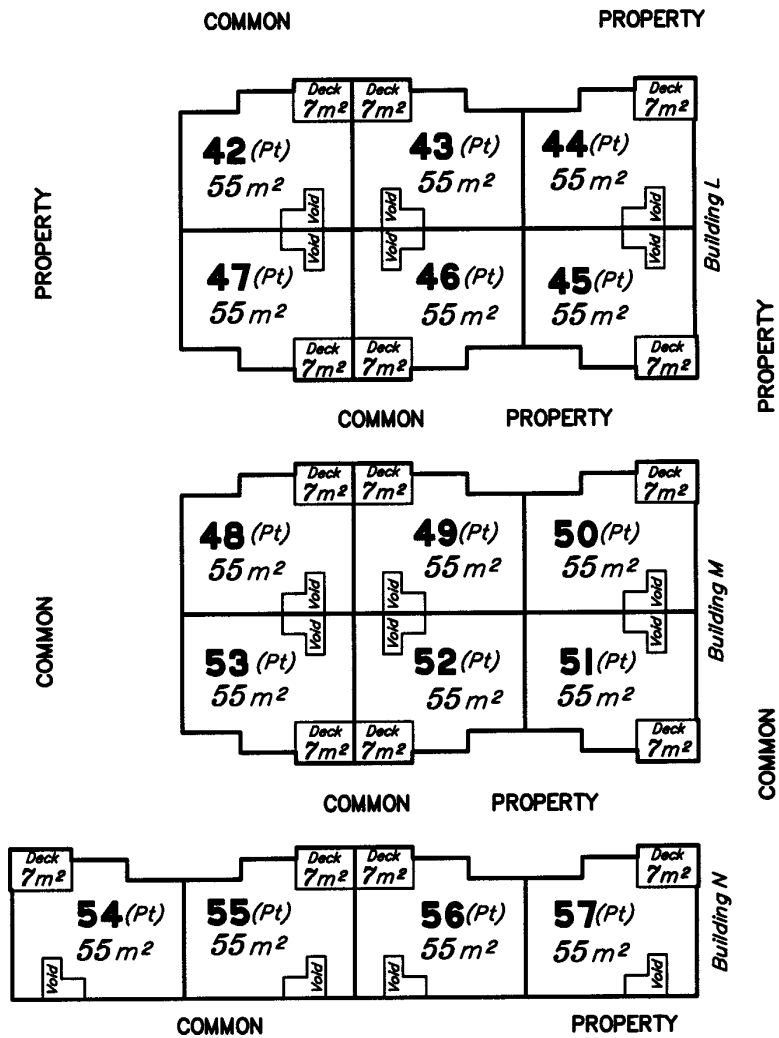
SP208900

Land Title Act 1994; Land Act 1994
Form 21A Version 1

ADDITIONAL SHEET

Sheet 3 of 3

LEVEL B
SCALE 1:250



Scale 1:250 - Lengths are in Metres.

2 0 2 4 6 8 10 12 14 16 18 20 22 24 26 28 30 32 34 36 38

0 50mm 100mm 150mm

State copyright reserved.

Insert Plan Number SP208900

QUEENSLAND TITLES REGISTRY PTY LTD AUTOMATED TITLES SYSTEM ENE470
 31/07/2026 14:24 COMMUNITY TITLES SCHEME SEARCH STATEMENT
 Request No: 57086088

Scheme Name: 54 FLEET DRIVE COMMUNITY TITLES SCHEME 39445

Body Corp. Addr: TEYS STRATA (BRISBANE) PTY LTD
 PO BOX 5256
 BRISBANE QLD
 4001

COMMUNITY MANAGEMENT STATEMENT No: 39445

Title	Lot	Plan
50751985	CP	SP 208899
50751986	1	SP 208899
50751987	2	SP 208899
50751988	3	SP 208899
50751989	4	SP 208899
50751990	5	SP 208899
50751991	6	SP 208899
50751992	7	SP 208899
50751993	8	SP 208899
50751994	9	SP 208899
50751995	10	SP 208899
50751996	11	SP 208899
50751997	12	SP 208899
50751998	13	SP 208899
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50752000	15	SP 208899
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50752015	30	SP 208899
50752016	31	SP 208899
50752017	32	SP 208899
50752018	33	SP 208899
50752019	34	SP 208899
50752020	35	SP 208899
50752021	36	SP 208899
50752022	37	SP 208899
50752023	38	SP 208899
50752024	39	SP 208899
50752025	40	SP 208899
50752026	41	SP 208899
50765154	42	SP 208900

QUEENSLAND TITLES REGISTRY PTY LTD AUTOMATED TITLES SYSTEM Page 1/2
 31/07/2026 14:24 COMMUNITY TITLES SCHEME SEARCH STATEMENT ENE470
 Request No: 57086088

Title	Lot	Plan
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50765155	43	SP	208900
50765156	44	SP	208900
50765157	45	SP	208900
50765158	46	SP	208900
50765159	47	SP	208900
50765160	48	SP	208900
50765161	49	SP	208900
50765162	50	SP	208900
50765163	51	SP	208900
50765164	52	SP	208900
50765165	53	SP	208900
50765166	54	SP	208900
50765167	55	SP	208900
50765168	56	SP	208900
50765169	57	SP	208900

COMMUNITY MANAGEMENT STATEMENT Dealing No: 723860650

** End of CMS Search Statement **

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

QUEENSLAND TITLES REGISTRY
Land Title Act 1994, Land Act 1994

GENERAL REQUEST

FORM 14 Version 4
Page 1 of 18
Duty Imprint

723860650

EC 470 \$113.04

12/02/2025 15:49:22

g Number

OFFICE USE ONLY

is authorised by legislation and is used to maintain publicly searchable records. For more information see the Department's website.

1. Nature of request	Lodger (Name, address, E-mail & phone number)	Lodger Code
REQUEST TO RECORD NEW COMMUNITY MANAGEMENT STATEMENT FOR 54 FLEET DRIVE COMMUNITY TITLES SCHEME 39445	MAHONEYS GPO Box 3311 Brisbane Qld 4001 Email: info@mahoneys.com.au Tel: 07 3007 3777 Ref: 33284	BE 2763
2. Lot on Plan Description	Title Reference	
Common Property of 54 Fleet Drive Community Titles Scheme 39445	50751985	
3. Registered Proprietor/State Lessee		
Body Corporate for 54 Fleet Drive Community Titles Scheme 39445		
4. Interest		
Not Applicable		
5. Applicant		
Body Corporate for 54 Fleet Drive Community Titles Scheme 39445		
6. Request		
I hereby request that the New Community Management Statement deposited herewith which amends Schedule C be recorded as the New Community Management Statement for 54 Fleet Drive Community Titles Scheme 39445.		

7. Execution by applicant

03/02/2025

Execution Date

CONOR WILLIAM MAHONEY

Applicant's or Solicitor's Signature

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

QUEENSLAND TITLES REGISTRY
Body Corporate and Community
Management Act 1997

NEW COMMUNITY MANAGEMENT STATEMENT

NEW CMS Version 1
Page 2 of 18

39445

ED WITH:

**This statement incorporates and must
include the following:**

- A FORM 14 GENERAL REQUEST; AND
- A FORM 18C (IF NO EXEMPTION TO THE
PLANNING BODY CMS NOTATION APPLIES).

A NEW CMS MUST BE LODGED WITHIN THREE (3)
MONTHS OF THE DATE OF CONSENT BY THE BODY
CORPORATE

Office use only
CMS LABEL NUMBER

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

1. Name (including number) of CTS

54 Fleet Drive Community Titles Scheme 39445

2. Regulation module

Accommodation Module

3. Name of body corporate

Body Corporate for 54 Fleet Drive Community Titles Scheme 39445

4. Scheme Land

Lot on Plan Description

See ENLARGED PANEL

Title Reference

See ENLARGED PANEL

5. Name and address of original owner

Not Applicable

**6. Reference to plan lodged with this statement
(if applicable)**

Not Applicable

7. New CMS exemption to planning body community management statement notation (if applicable*)

Insert exemption clause (if no exemption – insert 'N/A' or 'not applicable')

Not applicable pursuant to section 60(6) of the *Body Corporate and Community Management Act 1997 (Qld)*.

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

8. Consent of body corporate

See Form 20 – BCCM Execution

Privacy Statement

Collection of information from this form is authorised by legislation and is used to maintain publicly searchable records. For more information see the
Titles Queensland website.

QUEENSLAND TITLES REGISTRY
Body Corporate and Community
Management Act 1997, Land Title Act 1994,
Land Act 1994, Acquisition of Land Act 1967

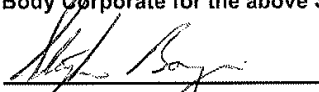
BCCM EXECUTION / RELEVANT CERTIFICATE

FORM 20 Version 2

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1. Community Titles Scheme (CTS) Name	CTS Number
54 Fleet Drive Community Titles Scheme	39445
2. Module Type of BCCM Scheme	Instrument being executed (using this certificate)
Accommodation Module	New CMS

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

Signature		Signature	
Signer Name	SIMON DOZIER	Signer Name	CALUM LARKMAN
Signer Authority	SECRETARY	Signer Authority	TREASURER
Entity (if applicable)		Entity (if applicable)	
Execution Date	16-1-2025	Execution Date	17-01-2025

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

When this Form should be used:

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

Guidance

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

Signer Authority Guidance:

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

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

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

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

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

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

Title Reference 50751985

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ENLARGED PANEL

4. Scheme Land

Lot on Plan Description	Title Reference
Common property of 54 Fleet Drive Community Titles Scheme 39445	50751985
Lot 1 on SP 208899	50751986
Lot 2 on SP 208899	50751987
Lot 3 on SP 208899	50751988
Lot 4 on SP 208899	50751989
Lot 5 on SP 208899	50751990
Lot 6 on SP 208899	50751991
Lot 7 on SP 208899	50751992
Lot 8 on SP 208899	50751993
Lot 9 on SP 208899	50751994
Lot 10 on SP 208899	50751995
Lot 11 on SP 208899	50751996
Lot 12 on SP 208899	50751997
Lot 13 on SP 208899	50751998
Lot 14 on SP 208899	50751999
Lot 15 on SP 208899	50752000
Lot 16 on SP 208899	50752001
Lot 17 on SP 208899	50752002
Lot 18 on SP 208899	50752003
Lot 19 on SP 208899	50752004
Lot 20 on SP 208899	50752005
Lot 21 on SP 208899	50752006
Lot 22 on SP 208899	50752007
Lot 23 on SP 208899	50752008
Lot 24 on SP 208899	50752009
Lot 25 on SP 208899	50752010
Lot 26 on SP 208899	50752011
Lot 27 on SP 208899	50752012
Lot 28 on SP 208899	50752013
Lot 29 on SP 208899	50752014
Lot 30 on SP 208899	50752015
Lot 31 on SP 208899	50752016
Lot 32 on SP 208899	50752017
Lot 33 on SP 208899	50752018
Lot 34 on SP 208899	50752019
Lot 35 on SP 208899	50752020
Lot 36 on SP 208899	50752021
Lot 37 on SP 208899	50752022
Lot 38 on SP 208899	50752023
Lot 39 on SP 208899	50752024

Title Reference 50751985

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ENLARGED PANEL

Lot 40 on SP 208899	50752025
Lot 41 on SP 208899	50752026
Lot 42 on SP 208900	50765154
Lot 43 on SP 208900	50765155
Lot 44 on SP 208900	50765156
Lot 45 on SP 208900	50765157
Lot 46 on SP 208900	50765158
Lot 47 on SP 208900	50765159
Lot 48 on SP 208900	50765160
Lot 49 on SP 208900	50765161
Lot 50 on SP 208900	50765162
Lot 51 on SP 208900	50765163
Lot 52 on SP 208900	50765164
Lot 53 on SP 208900	50765165
Lot 54 on SP 208900	50765166
Lot 55 on SP 208900	50765167
Lot 56 on SP 208900	50765168
Lot 57 on SP 208900	50765169

Title Reference 50751985

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SCHEDULE A SCHEDULE OF LOT ENTITLEMENTS

Lot on Plan	Contribution	Interest
Lot 1 on SP 208899	10	10
Lot 2 on SP 208899	10	10
Lot 3 on SP 208899	10	10
Lot 4 on SP 208899	10	10
Lot 5 on SP 208899	10	10
Lot 6 on SP 208899	10	10
Lot 7 on SP 208899	10	10
Lot 8 on SP 208899	10	10
Lot 9 on SP 208899	10	10
Lot 10 on SP 208899	10	10
Lot 11 on SP 208899	10	10
Lot 12 on SP 208899	10	10
Lot 13 on SP 208899	10	10
Lot 14 on SP 208899	10	10
Lot 15 on SP 208899	10	10
Lot 16 on SP 208899	10	10
Lot 17 on SP 208899	10	10
Lot 18 on SP 208899	10	10
Lot 19 on SP 208899	10	10
Lot 20 on SP 208899	10	10
Lot 21 on SP 208899	10	10
Lot 22 on SP 208899	10	10
Lot 23 on SP 208899	10	10
Lot 24 on SP 208899	10	10
Lot 25 on SP 208899	10	10
Lot 26 on SP 208899	10	10
Lot 27 on SP 208899	10	10
Lot 28 on SP 208899	10	10
Lot 29 on SP 208899	10	10
Lot 30 on SP 208899	10	10
Lot 31 on SP 208899	10	10
Lot 32 on SP 208899	10	10
Lot 33 on SP 208899	10	10
Lot 34 on SP 208899	10	10
Lot 35 on SP 208899	10	10
Lot 36 on SP 208899	10	10
Lot 37 on SP 208899	10	10
Lot 38 on SP 208899	10	10
Lot 39 on SP 208899	10	10
Lot 40 on SP 208899	10	10
Lot 41 on SP 208899	10	10
Lot 42 on SP 208900	10	10
Lot 43 on SP 208900	10	10
Lot 44 on SP 208900	10	10
Lot 45 on SP 208900	10	10
Lot 46 on SP 208900	10	10
Lot 47 on SP 208900	10	10
Lot 48 on SP 208900	10	10
Lot 49 on SP 208900	10	10

Lot on Plan	Contribution	Interest
Lot 50 on SP 208900	10	10
Lot 51 on SP 208900	10	10
Lot 52 on SP 208900	10	10
Lot 53 on SP 208900	10	10
Lot 54 on SP 208900	10	10
Lot 55 on SP 208900	10	10
Lot 56 on SP 208900	10	10
Lot 57 on SP 208900	10	10
TOTALS	570	570

PRINCIPLES FOR DECIDING THE CONTRIBUTION LOT ENTITLEMENT FOR A LOT

The Contribution Schedule Lot Entitlements (CSLE) for the scheme have been calculated using the equality principle.

PRINCIPLES FOR DECIDING THE INTEREST LOT ENTITLEMENT FOR A LOT

The interest schedule lot entitlements for this scheme have been calculated with regard to the market value principle and reflect the respective market value of the lots.

SCHEDULE B EXPLANATION OF THE DEVELOPMENT OF SCHEME LAND

Not applicable.

SCHEDULE C BY-LAWS

1. DEFINITIONS

1.1 Dictionary

Act	means the Body Corporate and Community Management Act 1997 and the Regulation Module applying to the community titles scheme.
Authority	any body, government or otherwise, or person having or exercising control over the use or operation of the Scheme.
Body Corporate	means the body corporate created under the Act for the community titles scheme.
Committee	comprises the persons chosen at each annual general meeting of the Body Corporate, but subject to the provisions under the Regulation Module relating to term of office, vacancies and the filling of casual vacancies.
Common Property	is land for a community titles scheme that is not included in a Lot.
Council	Moreton Bay Regional Council.
Invitee	means any person on the Scheme Land with the permission of an Occupier.

Lot	means a Lot under the <i>Land Title Act 1994</i> .
Occupier	of a Lot means a resident owner or resident lessee of a Lot, or someone else who lives on the Lot.
Original Owner	means Barooga Projects (Properties) Pty Ltd ACN 064 702 576 (as trustee under instrument 709983240) and its successors in title.
Owner	of a Lot means the person who is, or is entitled to be, the registered owner of the Lot, and includes a mortgagee in possession of the Lot and if, under <i>the Land Title Act 1994</i> , two or more persons are the registered owners, or are entitled to be the registered owners, of the lot - each of those persons.
Pet Information	(a) name; (b) age; (c) breed; (d) lot number; (e) documentary confirmation that the pet: (i) is appropriately registered or licensed; (ii) has been micro-chipped (including the micro-chip number); (iii) has been vaccinated; (iv) has been treated for fleas, ticks and worms; and (v) is insured if property is damaged, or someone is injured, falls ill or is killed, as a result of an incident involving the animal and that the Body Corporate is listed as a named insured on the relevant policy. (f) a colour photograph of the animal; the name of the Occupier who is the primary owner and point of contact for the Approved Pet along with a mobile telephone number for the Occupier and an alternative point of contact.
Recreation Areas	all improvements on Common Property used for, or intended to be used for, recreation and/or leisure activities including the swimming pool, spa, sauna, gymnasium and adjacent areas.
Regulation Module	subject to the provisions of the Act, is the Regulation Module that is recorded on the community management statement in the Department of Natural Resources as stated to apply to the community titles scheme.
Scheme Land	comprises all the Lots and the Common Property contained in the community titles scheme.

Smoke	means to have control over an ignited smoking product or inhale through a personal vaporiser or hookah.
Utility Infrastructure	means cables, wires, pipes, sewers, drains, ducts, plant and equipment by which Lots or Common property are supplied with utility services, and a device for measuring the reticulation or supply of a utility service.
Vehicle	means cars, motorbikes, scooters, trucks, bicycles, boats, trailers, caravans, camper vans, mobile homes, golf buggies, segways, skateboards, rollerblades or any other equivalent means of transportation.
Window Covering	means internal curtain, blind, shutter, roller shade or other similar covering for a window or door.

1.2 Rules for interpretation

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

- (a) words denoting any gender include all genders
- (b) the singular number includes the plural and vice versa
- (c) a person includes their executors, administrators, successors, substitutes (for example, persons taking by novation) and assignors
- (d) words importing persons will include all bodies, associations, trusts, partnerships, instrumentalities and entities corporate or unincorporated, and vice versa
- (e) any obligation on the part of or for the benefit of two or more persons will be deemed to bind or benefit as the case may be, any two or more of them jointly and each of them severally
- (f) references to any legislation includes any legislation which amends or replaces that legislation
- (g) for the purpose of by-law 1.1, any definition that is subsequently changed in the Act will have the meaning given to it by the Act
- (h) headings are included for convenience only and will not affect the interpretation of these by-laws a reference to any thing includes the whole or each part of it, and
- (i) in interpreting these by-laws, no rules of construction will apply to the disadvantage of a party because that party was responsible for the drafting of these by-laws or any part of them.

2. NOISE

- (a) An Occupier must not create noise at any time likely to interfere with the peaceful enjoyment of a person lawfully on another Lot or the Common Property.
- (b) Occupiers leaving or returning to Lots late at night or early in the morning must do so with minimum noise.
- (c) The Occupier must request Invitees leaving after 11 pm to leave quietly.

3. PARKING AND VEHICLES

- (a) An Owner, Occupier or Invitee must not, without the written approval of the Body Corporate:
 - (i) use a Vehicle in a way which creates a hazard; or
 - (ii) park a Vehicle on the Common Property except if the parking is:
 - A by an Invitee in a designated visitor car park; or
 - B authorised in an exclusive use by-law.
- (b) An Owner or Occupier must provide to the Body Corporate the details of any Vehicles used by an Owner or Occupier on Scheme Land, including the registration number of the Vehicle.
- (c) An Invitee who parks in the designated visitor car park must display a notice on their Vehicle which includes:
 - (i) the Invitee's contact details, including a phone number, email and postal address; and
 - (ii) the full name and lot number of the Owner or Occupier who the Invitee is visiting.

Note - an Owner or Occupier's Vehicle can be towed from the Common Property if parked in contravention of these by-laws without the Body Corporate being first required to send a contravention notice or make a dispute resolution application.

4. OBSTRUCTION/NUISANCE

- (a) An Occupier must not obstruct lawful use of Common Property by any other person.
- (b) An Occupier must not cause a nuisance or act in such a way so as to interfere with the peaceful enjoyment of a person lawfully on another Lot or using the Common Property.
- (c) An Occupier must not interfere with the Utility Infrastructure.
- (d) An Occupier must not use skateboards, roller blades, skates or any other similar equipment on the Common Property.

5. DEPOSITING RUBBISH ON COMMON PROPERTY

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

6. GARBAGE DISPOSAL

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

7. UTILITY INFRASTRUCTURE

- (a) An Occupier must use the Utility Infrastructure for the purpose for which it was designed and not for any other purpose.
- (b) If an Occupier becomes aware of any defect or damage to the Utility Infrastructure, the Occupier must promptly give notice to the Committee of the defect or damage.
- (c) An Occupier shall ensure all water taps in a Lot are properly turned off after use.

8. COMMON PROPERTY GARDENS

- (a) An Occupier must not-
 - (i) Damage any Common Property lawn, garden, tree, shrub, plant or flower, or
 - (ii) Use as a garden any portion of the Common (ii) Property, except with the Committee's written approval.
- (b) An approval given under by-law 8(a)(ii) must state any conditions on which the approval is given. If any conditions are not met, the approval may be withdrawn by the Committee.

9. DAMAGE TO COMMON PROPERTY

- (a) An Occupier must not mark, paint, or drive nails or screws or the like into, or otherwise damage or deface a structure that forms part of the Common Property, except with the Committee's written approval.
- (b) This by-law does not prevent an Occupier from installing -
 - (i) Any lock or other safety device for the protection of a Lot against intruders, or
 - (ii) Any screen or other device to prevent entry of animals or insects to the Lot.
- (c) The locking, safety device, screen or other device must be constructed in a workmanlike manner and maintained in a state of good and serviceable repair by the Occupier. It must not detract from the visual amenity of the Scheme Land.
- (d) An Occupier must not erect any structure on the Common Property for his own benefit, unless consent has been obtained in accordance with the Act.

10. INTERNAL ALTERATIONS TO LOT

- (a) An Occupier must not remove floor coverings or replace floor coverings with a different type of floor covering, except with the Committee's written approval. The purpose of this by-law is to ensure that an appropriate standard of sound proofing is maintained.
- (b) An Occupier must not remove, alter or otherwise interfere with any internal walls or dividing walls except with the Committee's written approval. The purpose of this by-law is to ensure that the structural integrity of the building is maintained.
- (c) An Occupier must not change any Utility Infrastructure within a Lot, except with the Committee's written approval. The purpose of this by-law is to ensure that the Utility infrastructure servicing other Lots and the Common Property is not affected in any manner.

- (d) An approval given under by-law 10(a), (b) or (c) may be given on such conditions as the Committee considers appropriate and reasonable in the circumstances to ensure that the work being undertaken by the Occupier is not likely to promote a breach of the Act or these by-laws.

11. ALTERATIONS TO LOT

- (a) An Occupier must not make any change to the external appearance of a Lot, except with the Committee's written approval (where a minor improvement as that term is defined in the Act). In all other cases, the approval must be given in writing by the Body Corporate.
- (b) A change to the external appearance of a Lot includes (but is not limited to) the erection of external blinds or awnings, the enclosure of a patio or balcony, the erection of aerials or satellite dishes, and the installation of an air-conditioning unit.
- (c) An approval given under by-law 11(a) may be given on such conditions as the Committee considers appropriate and reasonable in the circumstances to ensure that the work being undertaken does not affect the structural integrity of the building, does not affect the visual amenity of the Scheme Land and is not likely to promote a breach of the Act or these by-laws.

12. APPEARANCE OF LOT

- (a) An Occupier must not hang any washing, towel, bedding, clothing or other article on any part of his Lot (except on clothes lines constructed for that purpose) in such a way as to be visible from another Lot, the Common Property or outside the Scheme Land, except with the Committee's written approval.
- (b) An Occupier must not display any sign, advertisement, placard, banner, pamphlet or like matter on any part of his Lot in such a way as to be visible from another Lot, the Common Property or outside the Scheme Land, except with the Committee's written approval.
- (c) An Occupier must ensure that any Window Coverings visible from outside the Lot have a uniform appearance and do not detract from the visual amenity of the Scheme Land.

13. MAINTENANCE OF LOTS

- (a) Each Owner must ensure that his Lot is kept and maintained so as not to allow infestation by vermin or insects or be offensive in appearance to other Occupiers.

14. STORAGE OF FLAMMABLE LIQUIDS

- (a) An Occupier must not, without the Committee's written approval, store a flammable substance on the Common Property.
- (b) An Occupier must not, without the Committee's written approval, store a flammable substance on a Lot unless the substance is used or intended for use for domestic purposes.
- (c) However, this by-law does not apply to the storage of fuel in -
 - (i) The fuel tank of on a vehicle, boat or internal combustion engine, or
 - (ii) A tank kept on a vehicle or boat in which the fuel is stored under the requirements of the law regulating the storage of flammable liquid.

- (d) An Occupier must not bring to, do or keep on a Lot or the Common Property anything which increases the rate of fire insurance taken out by the Body Corporate, or which may conflict with any insurance policy taken out by the Body Corporate.

15. ANIMALS

Requirement for approval

- (a) An Owner or Occupier must not, without the written approval of the Body Corporate:
 - (i) bring or keep an animal in their Lot or the Common Property; or
 - (ii) permit their Invitees to bring or keep an animal in their Lot or the Common Property.

Conditions of approval

- (b) The Body Corporate may impose conditions of any approval under this by-law, which may include, but are not limited to:
 - (i) the Owner or Occupier must supply the Pet Information;
 - (ii) the animal is not permitted in the
 - A Recreation Areas at any time; or
 - B Common Property, other than for the purpose of entering or exiting the Scheme;
 - (iii) the Owner or Occupier must ensure that when passing through Common Property, the animal is suitably restrained or carried;
 - (iv) the Owner or Occupier must immediately pick up and dispose of any animal waste left on the Common Property;
 - (v) the animal must be kept within the Lot;
 - (vi) the animal is not left alone within the Lot for extended periods;
 - (vii) the animal must carry an identification tag with the Owner or Occupier's details; and
 - (viii) the animal must be regularly bathed and treated for fleas, ticks and worms.

16. BEHAVIOUR OF INVITEES

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

17. RECREATIONAL FACILITIES

An Occupier must not use any recreational facilities on the Common Property between 10pm and 6am, except with the Committee's written approval.

18. USE OF LOTS

- (a) Each Lot must be used for residential purposes only and not for any illegal, unlawful or immoral purpose.
- (b) Despite by-law 18(a), Lot 35 may be used for residential purposes and for the purpose of providing caretaking, management and letting services.

19. RECOVERY BY BODY CORPORATE

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

20. RECOVERY OF COSTS

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

- (a) recovering levies or any other money that the Body Corporate is entitled to recover from the Owner under the Act, any other statutory provision or at common law; and
- (b) all proceedings, including legal proceedings, taken against the Owner concluded in favour of the Body Corporate including, but not limited to, applications under the dispute resolution provisions of the Act.

21. EXCLUSIVE USE

The Owner for the time being of the Lots identified in Schedule E shall be entitled to the exclusive use for himself and his licensees of the courtyards identified in Schedule E and on the attached sketch plan marked DWG No. 09/BFP10843/2K (Plan "A"). Each Owner to whom exclusive use is granted pursuant to this by-Law shall -

- (a) use the courtyard for recreation purposes only
- (b) keep the courtyard in a clean and tidy state at all times, and
- (c) repair and maintain the courtyard, including any fences.

22. SIGNAGE

An Owner may, with the prior written consent of the Committee, affix and display on Common Property or in or on a Lot, such signs and advertisements as are, in the reasonable opinion of the Committee, reasonably required to advertise the sale of a Lot.

23. SMOKING

Owners and Occupiers must not Smoke on Scheme Land unless the Smoking is in:

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

SCHEDULE D	OTHER DETAILS REQUIRED/PERMITTED TO BE INCLUDED
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1. SERVICES LOCATION DIAGRAM

Attached and marked "B" is the services location diagram for the scheme.

2. STATUTORY EASEMENTS

The location of service easements are as shown on the plan attached and marked "B".

The table below sets out the Lots affected or proposed to be affected by the statutory easements:

Common Property and Lots on Plan	Statutory Easement
Lots 1 to 41 (inclusive) on SP 208899 and Lots 42 to 57 (inclusive) on SP 208900 and Common Property of 54 Fleet Drive Community Titles Scheme 39445	Electricity & Telstra
Lots 1 to 41 (inclusive) on SP 208899 and Lots 42 to 57 (inclusive) on SP 208900 and Common Property of 54 Fleet Drive Community Titles Scheme 39445	Telstra
Lots 1 to 41 (inclusive) on SP 208899 and Lots 42 to 57 (inclusive) on SP 208900 and Common Property of 54 Fleet Drive Community Titles Scheme 39445	Sewer
Lots 1 to 41 (inclusive) on SP 208899 and Lots 42 to 57 (inclusive) on SP 208900 and Common Property of 54 Fleet Drive Community Titles Scheme 39445	Stormwater
Lots 1 to 41 (inclusive) on SP 208899 and Lots 42 to 57 (inclusive) on SP 208900 and Common Property of 54 Fleet Drive Community Titles Scheme 39445	Water
Lots 1 to 41 (inclusive) on SP 208899 and Lots 42 to 57 (inclusive) on SP 208900 and Common Property of 54 Fleet Drive Community Titles Scheme 39445	Support & Shelter
Lots 1 to 41 (inclusive) on SP 208899 and Lots 42 to 57 (inclusive) on SP 208900 and Common Property of 54 Fleet Drive Community Titles Scheme 39445	Tank Water

SCHEDULE E	DESCRIPTION OF LOTS ALLOCATED EXCLUSIVE USE AREAS OF COMMON PROPERTY
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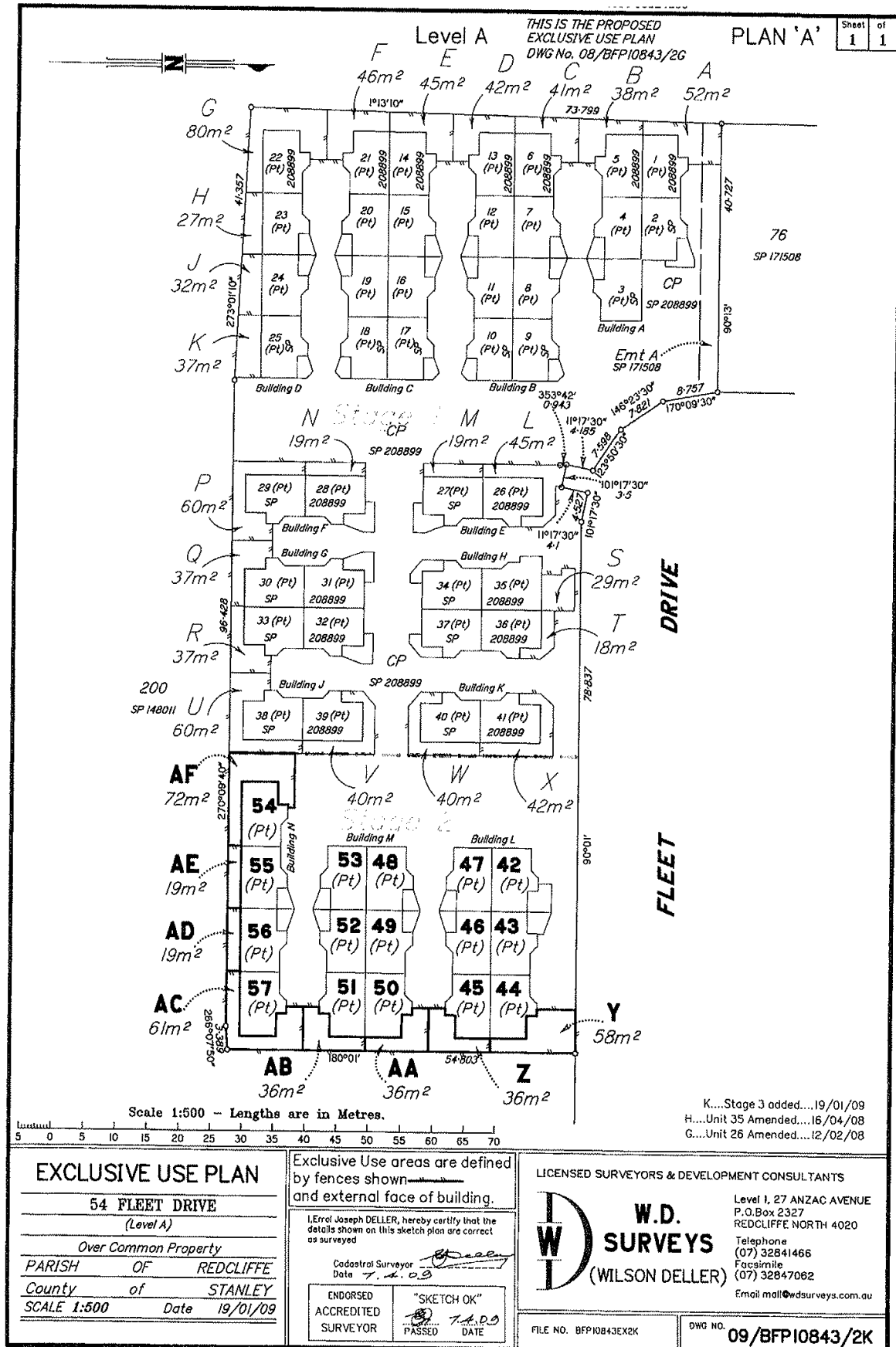
Lot on Plan	Purpose	Exclusive Use
Lot 1 on SP 208899	Courtyard	Area A on Plan "A"
Lot 5 on SP 208899	Courtyard	Area B on Plan "A"
Lot 6 on SP 208899	Courtyard	Area C on Plan "A"
Lot 13 on SP 208899	Courtyard	Area D on Plan "A"
Lot 14 on SP 208899	Courtyard	Area E on Plan "A"
Lot 21 on SP 208899	Courtyard	Area F on Plan "A"
Lot 22 on SP 208899	Courtyard	Area G on Plan "A"
Lot 23 on SP 208899	Courtyard	Area H on Plan "A"
Lot 24 on SP 208899	Courtyard	Area J on Plan "A"
Lot 25 on SP 208899	Courtyard	Area K on Plan "A"
Lot 26 on SP 208899	Courtyard	Area L on Plan "A"
Lot 27 on SP 208899	Courtyard	Area M on Plan "A"

Title Reference 50751985

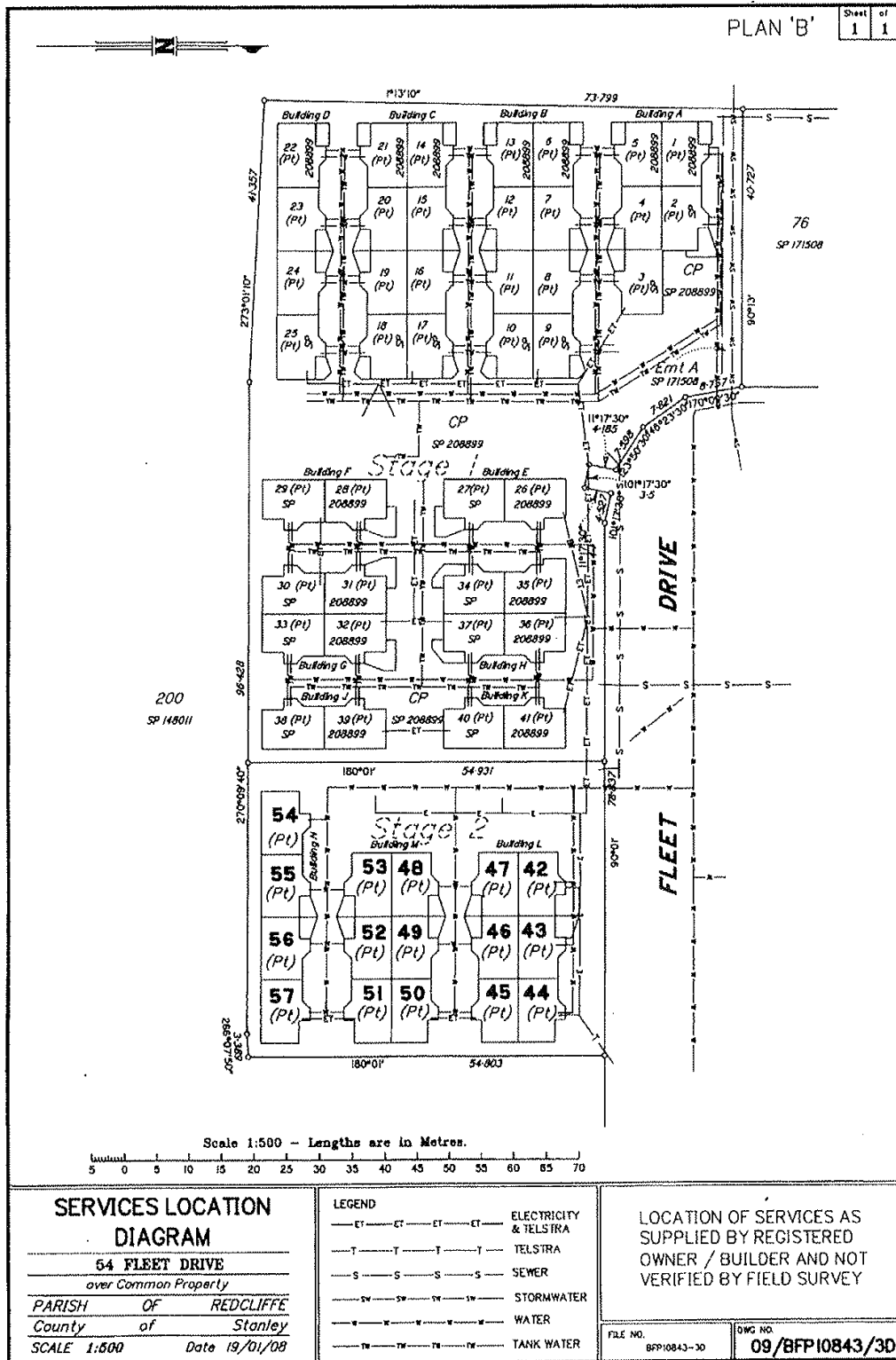
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Lot on Plan	Purpose	Exclusive Use
Lot 28 on SP 208899	Courtyard	Area N on Plan "A"
Lot 29 on SP 208899	Courtyard	Area P on Plan "A"
Lot 30 on SP 208899	Courtyard	Area Q on Plan "A"
Lot 33 on SP 208899	Courtyard	Area R on Plan "A"
Lot 35 on SP 208899	Courtyard	Area S on Plan "A"
Lot 36 on SP 208899	Courtyard	Area T on Plan "A"
Lot 38 on SP 208899	Courtyard	Area U on Plan "A"
Lot 39 on SP 208899	Courtyard	Area V on Plan "A"
Lot 40 on SP 208899	Courtyard	Area W on Plan "A"
Lot 41 on SP 208899	Courtyard	Area X on Plan "A"
Lot 44 on SP 208900	Courtyard	Area Y on Plan "A"
Lot 45 on SP 208900	Courtyard	Area Z on Plan "A"
Lot 50 on SP 208900	Courtyard	Area AA on Plan "A"
Lot 51 on SP 208900	Courtyard	Area AB on Plan "A"
Lot 54 on SP 208900	Courtyard	Area AF on Plan "A"
Lot 55 on SP 208900	Courtyard	Area AE on Plan "A"
Lot 56 on SP 208900	Courtyard	Area AD on Plan "A"
Lot 57 on SP 208900	Courtyard	Area AC on Plan "A"

"A"



"B"



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.

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.

The information in this certificate is issued on 23/07/2026

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

54 FLEET DRIVE

CTS No. 39445

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: **Strata Dynamics**

Company: **Strata Dynamics**

Phone: **07 3229 9185**

Email: **info@stratadynamics.com.au**

Accessing records

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

Strata Dynamics

Property and community titles scheme details

Lot and plan details

Lot number: **50**

Plan type and number: **SP208900**

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.

The regulation module that applies to this scheme is the:

Accommodation

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

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. 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 & given with this certificate

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: 10
Total contribution schedule lot entitlements for all lots: 570

Interest schedule

Interest schedule lot entitlement for the lot: 10
Total interest schedule lot entitlements for all lots: 570

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 50 for the current financial year: \$ 3,473.68

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
01/12/25 to 28/02/26	01/12/25	868.42	868.42	21/11/25
01/03/26 to 31/05/26	01/03/26	868.42	868.42	27/02/26
01/06/26 to 31/08/26	01/06/26	868.42	868.42	02/06/26
01/09/26 to 30/11/26	01/09/26	868.42	868.42	
01/12/26****28/02/27	01/12/26	868.42	868.42	
01/03/27****31/05/27	01/03/27	868.42	868.42	

Amount overdue

Nil

Amount Unpaid including amounts billed not yet due

Nil

Sinking fund contributions

Total amount of contributions (before any discount) for lot **50** for the current financial year: \$ **2,484.62**

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
01/12/25 to 28/02/26	01/12/25	603.07	603.07	21/11/25
01/03/26 to 31/05/26	01/03/26	603.07	603.07	27/02/26
01/06/26 to 31/08/26	01/06/26	639.24	639.24	02/06/26
01/09/26 to 30/11/26	01/09/26	639.24	639.24	
01/12/26****28/02/27	01/12/26	621.15	621.15	
01/03/27****31/05/27	01/03/27	621.15	621.15	
			Amount overdue	Nil
			Amount Unpaid including amounts billed not yet due	Nil

Special contributions - Administrative Fund (IF ANY)

Date determined: **26/03/26** (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
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Amount overdue **Nil**

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

Other amounts payable by the lot owner

Purpose	Fund	Amount	Due date	Amount
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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	Nil
Special contributions	Nil
Other contributions	Nil
Other payments	Nil
Penalties	Nil
Total amount overdue (Total Amount Unpaid including not yet due \$0.00)	Nil

(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.

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): \$ 376,427.17

Improvements to common property the lot owner is responsible for

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

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

Date	Description	Conditions
29/04/24	Temporary Display of a Signboard at Common Property, front of the Premises	Refer to Approval
05/11/24	Removal of Previous and Installation of a New Clothesline at Lot Area, Exterior	Refer to Approval
05/11/24	Installation of AC Unit to Exterior Lot Boundaries	Refer to Approval

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
Ryobi Hedge Trimmer petrol 26cc 600mm 2 Stroke RHY26	Plant and Machinery	23/12/13	Bunnings	\$0.00	\$0.00	\$209.00

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 FLEX INSURANCE	HQ0006136670	25,504,500.00	46,486.23	30/11/26	2,000 general, 2,500 water/burst pipe 1,000 liability, 500 fidelity, 2,000 office bearers

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.

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

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?

Yes - Name of caretaking service contractor engaged: STAYCO3 PTY LTD ACN 650 478 845

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

Yes - Name of authorised letting agent: STAYCO3 PTY LTD ACN 650 478 845

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.

Body corporate authority

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

Name/s Strata Dynamics

Positions/s held Body Corporate Manager

Date 23/07/2026

Signature/s Strata Dynamics

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

54 FLEET DRIVE CTS 39445

54 Fleet Drive Kippa-Ring Qld 4021

BALANCE SHEET

AS AT 30 NOVEMBER 2025

	ACTUAL 30/11/2025	ACTUAL 30/11/2024
<u>PROPRIETORS FUNDS</u>		
Administrative Fund	24,921.05	8,218.52
Sinking Fund	313,956.01	252,776.48
<u>TOTAL</u>	<u>\$ 338,877.06</u>	<u>\$ 260,995.00</u>

THESE FUNDS ARE REPRESENTED BY

CURRENT ASSETS

Cash At Bank	269,530.09	181,443.17
Macquarie At Call	250,424.66	250,000.00
Prepaid Expenses	0.00	43,995.12
Levies In Arrears	0.00	3,026.30
Other Arrears	63.27	371.69
Sundry Debtors	0.00	2,000.00
<u>TOTAL ASSETS</u>	520,018.02	480,836.28

LIABILITIES

Gst Clearing Account	(2,094.17)	(6,372.07)
Accrued Expenses	7,996.95	7,171.83
Loan - Stratacash	129,917.00	177,850.24
Creditors	0.00	15.00
Levies In Advance	45,321.18	41,176.28
<u>TOTAL LIABILITIES</u>	181,140.96	219,841.28

NET ASSETS

<u>\$ 338,877.06</u>	<u>\$ 260,995.00</u>
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54 FLEET DRIVE CTS 39445

54 Fleet Drive Kippa-Ring Qld 4021

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 DECEMBER 2024 TO 30 NOVEMBER 2025

	ACTUAL	BUDGET	ACTUAL
	01/12/24-30/11/25	01/12/24-30/11/25	01/12/23-30/11/24
<u>ADMINISTRATIVE FUND</u>			
<u>INCOME</u>			
Levies - Administrative Fund	179,999.80	180,000.00	173,000.10
Electricity Relief Rebate	312.50	0.00	731.25
Interest On Overdue Levies	1,554.30	0.00	2,698.31
<u>TOTAL ADMIN. FUND INCOME</u>	181,866.60	180,000.00	176,429.66
<u>EXPENDITURE - ADMIN. FUND</u>			
Administration Costs	6,835.19	12,500.00	12,039.91
Core Disbursements	4,822.23	4,900.00	4,634.10
Audit Cost	2,026.50	2,100.00	0.00
Bank Charges	350.15	500.00	367.62
Body Corp. Administration	8,708.58	8,800.00	8,371.26
Consultancy Fee	898.18	5,000.00	5,337.86
Electricity	2,144.52	2,200.00	2,027.69
Caretaker	86,401.52	88,000.00	84,703.68
Fees & Permits	180.00	100.00	57.00
Income Tax Return	465.00	500.00	445.00
Insurance	40,168.42	40,168.42	38,686.41
Insurance - Stamp Duty	3,826.70	3,826.70	3,689.87
Software	1,083.00	1,050.00	1,012.01
R & M - Building	1,973.94	4,500.00	4,329.37
R & M - Garden & Ground	3,944.50	4,750.00	4,627.89
R & M - Plumbing	0.00	250.00	0.00
R & M - Electrical	55.64	400.00	376.64
R & M - Pest Control	0.00	5,000.00	4,918.18
Bas Lodgement	1,280.00	1,300.00	1,240.00
<u>TOTAL ADMIN. EXPENDITURE</u>	165,164.07	185,845.12	176,864.49
<u>SURPLUS / DEFICIT</u>	<u>\$ 16,702.53</u>	<u>\$ (5,845.12)</u>	<u>\$ (434.83)</u>
Opening Admin. Balance	8,218.52	8,218.52	8,653.35
<u>ADMINISTRATIVE FUND BALANCE</u>	<u>\$ 24,921.05</u>	<u>\$ 2,373.40</u>	<u>\$ 8,218.52</u>

54 FLEET DRIVE CTS 39445

54 Fleet Drive Kippa-Ring Qld 4021

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 DECEMBER 2024 TO 30 NOVEMBER 2025

	ACTUAL	BUDGET	ACTUAL
	01/12/24-30/11/25	01/12/24-30/11/25	01/12/23-30/11/24
<u>SINKING FUND</u>			
<u>INCOME</u>			
Levies - Sinking Fund	124,999.96	125,000.00	99,999.76
Bank Interest	6,372.89	0.00	6,632.18
<u>TOTAL SINKING FUND INCOME</u>	131,372.85	125,000.00	106,631.94
<u>EXPENDITURE - SINKING FUND</u>			
Loan - Interest & Charges	17,585.56	23,000.00	23,079.63
Insurance Claim Repairs	0.00	0.00	6,427.27
Insurance Claim Excess	2,000.00	0.00	0.00
Insurance Claim Received	0.00	0.00	(6,427.27)
Income Tax	2,151.08	0.00	1,606.20
Consultant	9,390.68	70,000.00	50,553.86
Building	39,066.00	50,000.00	18,156.09
Garden & Ground	0.00	5,000.00	0.00
<u>TOTAL SINK. FUND EXPENDITURE</u>	70,193.32	148,000.00	93,395.78
<u>SURPLUS / DEFICIT</u>	\$ 61,179.53	\$ (23,000.00)	\$ 13,236.16
Opening Sinking Fund Balance	252,776.48	252,776.48	239,540.32
<u>SINKING FUND BALANCE</u>	\$ 313,956.01	\$ 229,776.48	\$ 252,776.48

54 FLEET DRIVE CTS 39445
ABN 59 839 986 517
STATEMENT

A & S Fathi Custodian Pty Ltd
653 588 857
Coronis
27 Discovery Drive 10A
NORTH LAKES QLD 4509

Statement Period			
01 Dec 24 to 23 Jul 26			
A/c No	51	Lot No	50
Page Number	1	Unit No	50

Levy notice sent to different address

Last Certificate Issued: 06/05/09

Transfer Date: 04/03/24

Date	Type	Details	Reference	Debit	Credit	Balance
01/12/24	Admin Fund	Brought forward			1,317.11	-1,317.11
01/12/24	Sinking Fund	01/12/24 to 28/02/25	I0007689	834.65		-482.46
23/01/25	Admin Fund	01/12/24 to 28/02/25	I0007746	482.46		0.00
23/01/25	Sinking Fund	01/03/25 to 31/05/25	I0007803	834.65		834.65
31/03/25	Journal	01/03/25 to 31/05/25	I0007860	482.46		1,317.11
01/04/25	Journal	Interest to 31/03/25	J0027382	32.93		1,350.04
16/04/25	Other	Arrears Notice Fee	M0000764	24.20		1,374.24
16/04/25	Other	Arrears Notice Fee	M0000767	86.90		1,461.14
28/04/25	Admin Fund	01/06/25 to 31/08/25	I0007917	902.19		2,363.33
28/04/25	Sinking Fund	01/06/25 to 31/08/25	I0007974	723.68		3,087.01
30/04/25	Journal	Interest to 30/04/25	J0027494	32.93		3,119.94
02/05/25	Receipt	Admin Fund	R0005992		834.65	2,285.29
02/05/25	Receipt	Sinking Fund	RA005992		416.60	1,868.69
02/05/25	Receipt	Overdue Interest	RB005992		65.86	1,802.83
31/05/25	Journal	Interest to 31/05/25	J0027642	1.65		1,804.48
30/06/25	Journal	Interest to 30/06/25	J0027783	42.29		1,846.77
29/07/25	Admin Fund	01/09/25 to 30/11/25	I0008031	902.19		2,748.96
29/07/25	Sinking Fund	01/09/25 to 30/11/25	I0008088	723.68		3,472.64
				\$6,106.86	\$2,634.22	\$3,472.64
Over 90 Days	90 Days	60 Days	30 Days	Current	BALANCE DUE: Nil	
0.00	0.00	0.00	0.00	0.00	Date Paid	Amount Paid

Payment Options

	Tel: 1300 552 311 Ref: 9733 2420 7	Telephone: Call this number to pay by credit card. International: +613 8648 0158 (charges apply).	
	www.stratapay.com.au Ref: 9733 2420 7	Internet: Make credit card payments online (charges apply). Visit www.stratapay.com.au	
	www.stratapay.com/ddr Ref: 9733 2420 7	Direct Debit: Make auto payments from your credit card* or bank account. Visit stratapay.com/ddr to register *Credit card charges apply.	
	Billcode: 74625 Ref: 9733 2420 7	BPAY: Contact your participating financial institution to make a payment from your cheque or savings account using BPay. BPAY® Registered to BPAY Pty Ltd ABN 69 079 137 518	
	Billpay Code: 3599 Ref: 9733 2420 7	In Person: Present this bill in store at Australia Post to make cheque or EFTPOS payments.	
	Make cheque payable to: StrataPay 9733 2420 7	Mail: Send cheque with this slip by mail to: StrataPay, Locked Bag 9 GCMC, Bundall Qld 9726 Australia	
	BSB: 067-970 Acct No: 9733 2420 7 (Applies to this bill only)	Internet Banking - EFT: Use this BSB and Account Number to pay directly from your bank account in Australian Dollars (AUD). Account Name: StrataPay Bank: CBA, Sydney, Australia.	

All payments made through StrataPay payment options are subject to User Terms and Conditions available at www.stratapay.com or by calling 1300 135 610 or email info@stratapay.com. By using the payment options provided by StrataPay you are taken to have read and understood these User Terms and Conditions prior to using StrataPay. Credit card acceptance is subject to notation above. Additional charges may apply.



StrataPay Reference

9733 2420 7

Amount

\$0.00

Due Date

Per Notice

STRATA DYNAMICS PTY LTD
39445/02100051 Lot 50/50

A & S Fathi Custodian Pty Ltd
653 588 857
Coronis
27 Discovery Drive 10A
NORTH LAKES QLD 4509



*3599 973324207

54 FLEET DRIVE CTS 39445

ABN 59 839 986 517

STATEMENT

A & S Fathi Custodian Pty Ltd
653 588 857
Coronis
27 Discovery Drive 10A
NORTH LAKES QLD 4509

Statement Period			
01 Dec 24 to 23 Jul 26			
A/c No	51	Lot No	50
Page Number	2	Unit No	50

Levy notice sent to different address

Last Certificate Issued: 06/05/09

Transfer Date: 04/03/24

Date	Type	Details	Reference	Debit	Credit	Balance
31/07/25	Journal	Interest to 31/07/25	J0027881	42.29		3,514.93
31/08/25	Journal	Interest to 31/08/25	J0028017	42.29		3,557.22
16/09/25	Receipt	Admin Fund	R0006190		1,804.38	1,752.84
16/09/25	Receipt	Sinking Fund	RA006190		1,513.22	239.62
16/09/25	Receipt	Overdue Interest	RB006190		128.52	111.10
16/09/25	Receipt	Other	RC006190		26.52	84.58
28/10/25	Admin Fund	01/12/25 to 28/02/26	I0008145	868.42		953.00
28/10/25	Sinking Fund	01/12/25 to 28/02/26	I0008202	603.07		1,556.07
21/11/25	Receipt	Admin Fund	R0006255		868.42	687.65
21/11/25	Receipt	Sinking Fund	RA006255		603.07	84.58
21/11/25	Receipt	Other	RB006255		84.58	0.00
27/01/26	Admin Fund	01/03/26 to 31/05/26	I0008259	868.42		868.42
27/01/26	Sinking Fund	01/03/26 to 31/05/26	I0008316	603.07		1,471.49
27/02/26	Receipt	Admin Fund	R0006372		868.42	603.07
27/02/26	Receipt	Sinking Fund	RA006372		603.07	0.00
28/04/26	Admin Fund	01/06/26 to 31/08/26	I0008373	868.42		868.42
28/04/26	Sinking Fund	01/06/26 to 31/08/26	I0008430	639.24		1,507.66
02/06/26	Receipt	Admin Fund	R0006491		868.42	639.24
02/06/26	Receipt	Sinking Fund	RA006491		639.24	0.00
				\$10,642.08	\$10,642.08	\$0.00

QUEENSLAND TITLES REGISTRY
Land Title Act 1994, Land Act 1994

GENERAL REQUEST

FORM 14 Version 4

Page 1 of 18

Duty Imprint

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g Number

EC 470 \$113.04

12/02/2025 15:49:22

OFFICE USE ONLY

is authorised by legislation and is
used to maintain publicly searchable records. For more information see
the Department's website.

1. Nature of request

REQUEST TO RECORD NEW COMMUNITY
MANAGEMENT STATEMENT FOR 54 FLEET
DRIVE COMMUNITY TITLES SCHEME 39445

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

MAHONEYS
GPO Box 3311
Brisbane Qld 4001
Email: info@mahoneys.com.au
Tel: 07 3007 3777 Ref: 33284

**Lodger
Code**

BE
2763

2. Lot on Plan Description

Common Property of 54 Fleet Drive Community
Titles Scheme 39445

Title Reference

50751985

3. Registered Proprietor/State Lessee

Body Corporate for 54 Fleet Drive Community Titles Scheme 39445

4. Interest

Not Applicable

5. Applicant

Body Corporate for 54 Fleet Drive Community Titles Scheme 39445

6. Request

I hereby request that the New Community Management Statement deposited herewith which amends Schedule C be
recorded as the New Community Management Statement for 54 Fleet Drive Community Titles Scheme 39445.

7. Execution by applicant

CONNOR WILLIAM
MAHONEY

03/02/2025

Execution Date

Applicant's or Solicitor's Signature

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

39445

ED WITH:

**This statement incorporates and must
include the following:**

- A FORM 14 GENERAL REQUEST; AND
- A FORM 18C (IF NO EXEMPTION TO THE
PLANNING BODY CMS NOTATION APPLIES).

A NEW CMS MUST BE LODGED WITHIN THREE (3)
MONTHS OF THE DATE OF CONSENT BY THE BODY
CORPORATE

Office use only
CMS LABEL NUMBER

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

1. Name (including number) of CTS

54 Fleet Drive Community Titles Scheme 39445

2. Regulation module

Accommodation Module

3. Name of body corporate

Body Corporate for 54 Fleet Drive Community Titles Scheme 39445

4. Scheme Land

Lot on Plan Description

See ENLARGED PANEL

Title Reference

See ENLARGED PANEL

5. Name and address of original owner

Not Applicable

**6. Reference to plan lodged with this statement
(if applicable)**

Not Applicable

7. New CMS exemption to planning body community management statement notation (if applicable*)

Insert exemption clause (if no exemption – insert 'N/A' or 'not applicable')

Not applicable pursuant to section 60(6) of the *Body Corporate and Community Management Act 1997 (Qld)*.

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

8. Consent of body corporate

See Form 20 – BCCM Execution

Privacy Statement

Collection of information from this form is authorised by legislation and is used to maintain publicly searchable records. For more information see the
Titles Queensland website.

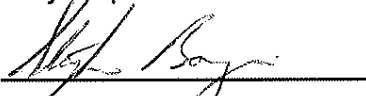
QUEENSLAND TITLES REGISTRY
Body Corporate and Community
Management Act 1997, Land Title Act 1994,
Land Act 1994, Acquisition of Land Act 1967

BCCM EXECUTION / RELEVANT CERTIFICATE

FORM 20 Version 2
Page 3 of [18]

1. Community Titles Scheme (CTS) Name	CTS Number
54 Fleet Drive Community Titles Scheme	39445
2. Module Type of BCCM Scheme	Instrument being executed (using this certificate)
Accommodation Module	New CMS

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

Signature		Signature	
Signer Name	SIMON BOZIER	Signer Name	CALUM LARKMAN
Signer Authority	SECRETARY	Signer Authority	TREASURER
Entity (if applicable)		Entity (if applicable)	
Execution Date	16-1-2025	Execution Date	17-01-2025

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

When this Form should be used:

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

Guidance

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

Signer Authority Guidance:

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

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

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

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

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

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

Title Reference 50751985

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ENLARGED PANEL

4. Scheme Land

Lot on Plan Description	Title Reference
Common property of 54 Fleet Drive Community Titles Scheme 39445	50751985
Lot 1 on SP 208899	50751986
Lot 2 on SP 208899	50751987
Lot 3 on SP 208899	50751988
Lot 4 on SP 208899	50751989
Lot 5 on SP 208899	50751990
Lot 6 on SP 208899	50751991
Lot 7 on SP 208899	50751992
Lot 8 on SP 208899	50751993
Lot 9 on SP 208899	50751994
Lot 10 on SP 208899	50751995
Lot 11 on SP 208899	50751996
Lot 12 on SP 208899	50751997
Lot 13 on SP 208899	50751998
Lot 14 on SP 208899	50751999
Lot 15 on SP 208899	50752000
Lot 16 on SP 208899	50752001
Lot 17 on SP 208899	50752002
Lot 18 on SP 208899	50752003
Lot 19 on SP 208899	50752004
Lot 20 on SP 208899	50752005
Lot 21 on SP 208899	50752006
Lot 22 on SP 208899	50752007
Lot 23 on SP 208899	50752008
Lot 24 on SP 208899	50752009
Lot 25 on SP 208899	50752010
Lot 26 on SP 208899	50752011
Lot 27 on SP 208899	50752012
Lot 28 on SP 208899	50752013
Lot 29 on SP 208899	50752014
Lot 30 on SP 208899	50752015
Lot 31 on SP 208899	50752016
Lot 32 on SP 208899	50752017
Lot 33 on SP 208899	50752018
Lot 34 on SP 208899	50752019
Lot 35 on SP 208899	50752020
Lot 36 on SP 208899	50752021
Lot 37 on SP 208899	50752022
Lot 38 on SP 208899	50752023
Lot 39 on SP 208899	50752024

Title Reference 50751985

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ENLARGED PANEL

Lot 40 on SP 208899	50752025
Lot 41 on SP 208899	50752026
Lot 42 on SP 208900	50765154
Lot 43 on SP 208900	50765155
Lot 44 on SP 208900	50765156
Lot 45 on SP 208900	50765157
Lot 46 on SP 208900	50765158
Lot 47 on SP 208900	50765159
Lot 48 on SP 208900	50765160
Lot 49 on SP 208900	50765161
Lot 50 on SP 208900	50765162
Lot 51 on SP 208900	50765163
Lot 52 on SP 208900	50765164
Lot 53 on SP 208900	50765165
Lot 54 on SP 208900	50765166
Lot 55 on SP 208900	50765167
Lot 56 on SP 208900	50765168
Lot 57 on SP 208900	50765169

SCHEDULE A SCHEDULE OF LOT ENTITLEMENTS

Lot on Plan	Contribution	Interest
Lot 1 on SP 208899	10	10
Lot 2 on SP 208899	10	10
Lot 3 on SP 208899	10	10
Lot 4 on SP 208899	10	10
Lot 5 on SP 208899	10	10
Lot 6 on SP 208899	10	10
Lot 7 on SP 208899	10	10
Lot 8 on SP 208899	10	10
Lot 9 on SP 208899	10	10
Lot 10 on SP 208899	10	10
Lot 11 on SP 208899	10	10
Lot 12 on SP 208899	10	10
Lot 13 on SP 208899	10	10
Lot 14 on SP 208899	10	10
Lot 15 on SP 208899	10	10
Lot 16 on SP 208899	10	10
Lot 17 on SP 208899	10	10
Lot 18 on SP 208899	10	10
Lot 19 on SP 208899	10	10
Lot 20 on SP 208899	10	10
Lot 21 on SP 208899	10	10
Lot 22 on SP 208899	10	10
Lot 23 on SP 208899	10	10
Lot 24 on SP 208899	10	10
Lot 25 on SP 208899	10	10
Lot 26 on SP 208899	10	10
Lot 27 on SP 208899	10	10
Lot 28 on SP 208899	10	10
Lot 29 on SP 208899	10	10
Lot 30 on SP 208899	10	10
Lot 31 on SP 208899	10	10
Lot 32 on SP 208899	10	10
Lot 33 on SP 208899	10	10
Lot 34 on SP 208899	10	10
Lot 35 on SP 208899	10	10
Lot 36 on SP 208899	10	10
Lot 37 on SP 208899	10	10
Lot 38 on SP 208899	10	10
Lot 39 on SP 208899	10	10
Lot 40 on SP 208899	10	10
Lot 41 on SP 208899	10	10
Lot 42 on SP 208900	10	10
Lot 43 on SP 208900	10	10
Lot 44 on SP 208900	10	10
Lot 45 on SP 208900	10	10
Lot 46 on SP 208900	10	10
Lot 47 on SP 208900	10	10
Lot 48 on SP 208900	10	10
Lot 49 on SP 208900	10	10

Lot on Plan	Contribution	Interest
Lot 50 on SP 208900	10	10
Lot 51 on SP 208900	10	10
Lot 52 on SP 208900	10	10
Lot 53 on SP 208900	10	10
Lot 54 on SP 208900	10	10
Lot 55 on SP 208900	10	10
Lot 56 on SP 208900	10	10
Lot 57 on SP 208900	10	10
TOTALS	570	570

PRINCIPLES FOR DECIDING THE CONTRIBUTION LOT ENTITLEMENT FOR A LOT

The Contribution Schedule Lot Entitlements (CSLE) for the scheme have been calculated using the equality principle.

PRINCIPLES FOR DECIDING THE INTEREST LOT ENTITLEMENT FOR A LOT

The interest schedule lot entitlements for this scheme have been calculated with regard to the market value principle and reflect the respective market value of the lots.

SCHEDULE B EXPLANATION OF THE DEVELOPMENT OF SCHEME LAND

Not applicable.

SCHEDULE C BY-LAWS

1. DEFINITIONS

1.1 Dictionary

Act	means the Body Corporate and Community Management Act 1997 and the Regulation Module applying to the community titles scheme.
Authority	any body, government or otherwise, or person having or exercising control over the use or operation of the Scheme.
Body Corporate	means the body corporate created under the Act for the community titles scheme.
Committee	comprises the persons chosen at each annual general meeting of the Body Corporate, but subject to the provisions under the Regulation Module relating to term of office, vacancies and the filling of casual vacancies.
Common Property	is land for a community titles scheme that is not included in a Lot.
Council	Moreton Bay Regional Council.
Invitee	means any person on the Scheme Land with the permission of an Occupier.

Lot	means a Lot under the <i>Land Title Act 1994</i> .
Occupier	of a Lot means a resident owner or resident lessee of a Lot, or someone else who lives on the Lot.
Original Owner	means Barooga Projects (Properties) Pty Ltd ACN 064 702 576 (as trustee under instrument 709983240) and its successors in title.
Owner	of a Lot means the person who is, or is entitled to be, the registered owner of the Lot, and includes a mortgagee in possession of the Lot and if, under <i>the Land Title Act 1994</i> , two or more persons are the registered owners, or are entitled to be the registered owners, of the lot - each of those persons.
Pet Information	(a) name; (b) age; (c) breed; (d) lot number; (e) documentary confirmation that the pet: (i) is appropriately registered or licensed; (ii) has been micro-chipped (including the micro-chip number); (iii) has been vaccinated; (iv) has been treated for fleas, ticks and worms; and (v) is insured if property is damaged, or someone is injured, falls ill or is killed, as a result of an incident involving the animal and that the Body Corporate is listed as a named insured on the relevant policy. (f) a colour photograph of the animal; the name of the Occupier who is the primary owner and point of contact for the Approved Pet along with a mobile telephone number for the Occupier and an alternative point of contact.
Recreation Areas	all improvements on Common Property used for, or intended to be used for, recreation and/or leisure activities including the swimming pool, spa, sauna, gymnasium and adjacent areas.
Regulation Module	subject to the provisions of the Act, is the Regulation Module that is recorded on the community management statement in the Department of Natural Resources as stated to apply to the community titles scheme.
Scheme Land	comprises all the Lots and the Common Property contained in the community titles scheme.

Smoke	means to have control over an ignited smoking product or inhale through a personal vaporiser or hookah.
Utility Infrastructure	means cables, wires, pipes, sewers, drains, ducts, plant and equipment by which Lots or Common property are supplied with utility services, and a device for measuring the reticulation or supply of a utility service.
Vehicle	means cars, motorbikes, scooters, trucks, bicycles, boats, trailers, caravans, camper vans, mobile homes, golf buggies, segways, skateboards, rollerblades or any other equivalent means of transportation.
Window Covering	means internal curtain, blind, shutter, roller shade or other similar covering for a window or door.

1.2 Rules for interpretation

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

- (a) words denoting any gender include all genders
- (b) the singular number includes the plural and vice versa
- (c) a person includes their executors, administrators, successors, substitutes (for example, persons taking by novation) and assignors
- (d) words importing persons will include all bodies, associations, trusts, partnerships, instrumentalities and entities corporate or unincorporated, and vice versa
- (e) any obligation on the part of or for the benefit of two or more persons will be deemed to bind or benefit as the case may be, any two or more of them jointly and each of them severally
- (f) references to any legislation includes any legislation which amends or replaces that legislation
- (g) for the purpose of by-law 1.1, any definition that is subsequently changed in the Act will have the meaning given to it by the Act
- (h) headings are included for convenience only and will not affect the interpretation of these by-laws a reference to any thing includes the whole or each part of it, and
- (i) in interpreting these by-laws, no rules of construction will apply to the disadvantage of a party because that party was responsible for the drafting of these by-laws or any part of them.

2. NOISE

- (a) An Occupier must not create noise at any time likely to interfere with the peaceful enjoyment of a person lawfully on another Lot or the Common Property.
- (b) Occupiers leaving or returning to Lots late at night or early in the morning must do so with minimum noise.
- (c) The Occupier must request Invitees leaving after 11 pm to leave quietly.

3. PARKING AND VEHICLES

- (a) An Owner, Occupier or Invitee must not, without the written approval of the Body Corporate:
 - (i) use a Vehicle in a way which creates a hazard; or
 - (ii) park a Vehicle on the Common Property except if the parking is:
 - A by an Invitee in a designated visitor car park; or
 - B authorised in an exclusive use by-law.
- (b) An Owner or Occupier must provide to the Body Corporate the details of any Vehicles used by an Owner or Occupier on Scheme Land, including the registration number of the Vehicle.
- (c) An Invitee who parks in the designated visitor car park must display a notice on their Vehicle which includes:
 - (i) the Invitee's contact details, including a phone number, email and postal address; and
 - (ii) the full name and lot number of the Owner or Occupier who the Invitee is visiting.

Note - an Owner or Occupier's Vehicle can be towed from the Common Property if parked in contravention of these by-laws without the Body Corporate being first required to send a contravention notice or make a dispute resolution application.

4. OBSTRUCTION/NUISANCE

- (a) An Occupier must not obstruct lawful use of Common Property by any other person.
- (b) An Occupier must not cause a nuisance or act in such a way so as to interfere with the peaceful enjoyment of a person lawfully on another Lot or using the Common Property.
- (c) An Occupier must not interfere with the Utility Infrastructure.
- (d) An Occupier must not use skateboards, roller blades, skates or any other similar equipment on the Common Property.

5. DEPOSITING RUBBISH ON COMMON PROPERTY

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

6. GARBAGE DISPOSAL

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

7. UTILITY INFRASTRUCTURE

- (a) An Occupier must use the Utility Infrastructure for the purpose for which it was designed and not for any other purpose.
- (b) If an Occupier becomes aware of any defect or damage to the Utility Infrastructure, the Occupier must promptly give notice to the Committee of the defect or damage.
- (c) An Occupier shall ensure all water taps in a Lot are properly turned off after use.

8. COMMON PROPERTY GARDENS

- (a) An Occupier must not-
 - (i) Damage any Common Property lawn, garden, tree, shrub, plant or flower, or
 - (ii) Use as a garden any portion of the Common (ii) Property, except with the Committee's written approval.
- (b) An approval given under by-law 8(a)(ii) must state any conditions on which the approval is given. If any conditions are not met, the approval may be withdrawn by the Committee.

9. DAMAGE TO COMMON PROPERTY

- (a) An Occupier must not mark, paint, or drive nails or screws or the like into, or otherwise damage or deface a structure that forms part of the Common Property, except with the Committee's written approval.
- (b) This by-law does not prevent an Occupier from installing -
 - (i) Any lock or other safety device for the protection of a Lot against intruders, or
 - (ii) Any screen or other device to prevent entry of animals or insects to the Lot.
- (c) The locking, safety device, screen or other device must be constructed in a workmanlike manner and maintained in a state of good and serviceable repair by the Occupier. It must not detract from the visual amenity of the Scheme Land.
- (d) An Occupier must not erect any structure on the Common Property for his own benefit, unless consent has been obtained in accordance with the Act.

10. INTERNAL ALTERATIONS TO LOT

- (a) An Occupier must not remove floor coverings or replace floor coverings with a different type of floor covering, except with the Committee's written approval. The purpose of this by-law is to ensure that an appropriate standard of sound proofing is maintained.
- (b) An Occupier must not remove, alter or otherwise interfere with any internal walls or dividing walls except with the Committee's written approval. The purpose of this by-law is to ensure that the structural integrity of the building is maintained.
- (c) An Occupier must not change any Utility Infrastructure within a Lot, except with the Committee's written approval. The purpose of this by-law is to ensure that the Utility infrastructure servicing other Lots and the Common Property is not affected in any manner.

- (d) An approval given under by-law 10(a), (b) or (c) may be given on such conditions as the Committee considers appropriate and reasonable in the circumstances to ensure that the work being undertaken by the Occupier is not likely to promote a breach of the Act or these by-laws.

11. ALTERATIONS TO LOT

- (a) An Occupier must not make any change to the external appearance of a Lot, except with the Committee's written approval (where a minor improvement as that term is defined in the Act). In all other cases, the approval must be given in writing by the Body Corporate.
- (b) A change to the external appearance of a Lot includes (but is not limited to) the erection of external blinds or awnings, the enclosure of a patio or balcony, the erection of aerials or satellite dishes, and the installation of an air-conditioning unit.
- (c) An approval given under by-law 11(a) may be given on such conditions as the Committee considers appropriate and reasonable in the circumstances to ensure that the work being undertaken does not affect the structural integrity of the building, does not affect the visual amenity of the Scheme Land and is not likely to promote a breach of the Act or these by-laws.

12. APPEARANCE OF LOT

- (a) An Occupier must not hang any washing, towel, bedding, clothing or other article on any part of his Lot (except on clothes lines constructed for that purpose) in such a way as to be visible from another Lot, the Common Property or outside the Scheme Land, except with the Committee's written approval.
- (b) An Occupier must not display any sign, advertisement, placard, banner, pamphlet or like matter on any part of his Lot in such a way as to be visible from another Lot, the Common Property or outside the Scheme Land, except with the Committee's written approval.
- (c) An Occupier must ensure that any Window Coverings visible from outside the Lot have a uniform appearance and do not detract from the visual amenity of the Scheme Land.

13. MAINTENANCE OF LOTS

- (a) Each Owner must ensure that his Lot is kept and maintained so as not to allow infestation by vermin or insects or be offensive in appearance to other Occupiers.

14. STORAGE OF FLAMMABLE LIQUIDS

- (a) An Occupier must not, without the Committee's written approval, store a flammable substance on the Common Property.
- (b) An Occupier must not, without the Committee's written approval, store a flammable substance on a Lot unless the substance is used or intended for use for domestic purposes.
- (c) However, this by-law does not apply to the storage of fuel in -
 - (i) The fuel tank of on a vehicle, boat or internal combustion engine, or
 - (ii) A tank kept on a vehicle or boat in which the fuel is stored under the requirements of the law regulating the storage of flammable liquid.

- (d) An Occupier must not bring to, do or keep on a Lot or the Common Property anything which increases the rate of fire insurance taken out by the Body Corporate, or which may conflict with any insurance policy taken out by the Body Corporate.

15. ANIMALS

Requirement for approval

- (a) An Owner or Occupier must not, without the written approval of the Body Corporate:
 - (i) bring or keep an animal in their Lot or the Common Property; or
 - (ii) permit their Invitees to bring or keep an animal in their Lot or the Common Property.

Conditions of approval

- (b) The Body Corporate may impose conditions of any approval under this by-law, which may include, but are not limited to:
 - (i) the Owner or Occupier must supply the Pet Information;
 - (ii) the animal is not permitted in the
 - A Recreation Areas at any time; or
 - B Common Property, other than for the purpose of entering or exiting the Scheme;
 - (iii) the Owner or Occupier must ensure that when passing through Common Property, the animal is suitably restrained or carried;
 - (iv) the Owner or Occupier must immediately pick up and dispose of any animal waste left on the Common Property;
 - (v) the animal must be kept within the Lot;
 - (vi) the animal is not left alone within the Lot for extended periods;
 - (vii) the animal must carry an identification tag with the Owner or Occupier's details; and
 - (viii) the animal must be regularly bathed and treated for fleas, ticks and worms.

16. BEHAVIOUR OF INVITEES

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

17. RECREATIONAL FACILITIES

An Occupier must not use any recreational facilities on the Common Property between 10pm and 6am, except with the Committee's written approval.

18. USE OF LOTS

- (a) Each Lot must be used for residential purposes only and not for any illegal, unlawful or immoral purpose.
- (b) Despite by-law 18(a), Lot 35 may be used for residential purposes and for the purpose of providing caretaking, management and letting services.

19. RECOVERY BY BODY CORPORATE

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

20. RECOVERY OF COSTS

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

- (a) recovering levies or any other money that the Body Corporate is entitled to recover from the Owner under the Act, any other statutory provision or at common law; and
- (b) all proceedings, including legal proceedings, taken against the Owner concluded in favour of the Body Corporate including, but not limited to, applications under the dispute resolution provisions of the Act.

21. EXCLUSIVE USE

The Owner for the time being of the Lots identified in Schedule E shall be entitled to the exclusive use for himself and his licensees of the courtyards identified in Schedule E and on the attached sketch plan marked DWG No. 09/BFP10843/2K (Plan "A"). Each Owner to whom exclusive use is granted pursuant to this by-Law shall -

- (a) use the courtyard for recreation purposes only
- (b) keep the courtyard in a clean and tidy state at all times, and
- (c) repair and maintain the courtyard, including any fences.

22. SIGNAGE

An Owner may, with the prior written consent of the Committee, affix and display on Common Property or in or on a Lot, such signs and advertisements as are, in the reasonable opinion of the Committee, reasonably required to advertise the sale of a Lot.

23. SMOKING

Owners and Occupiers must not Smoke on Scheme Land unless the Smoking is in:

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

SCHEDULE D	OTHER DETAILS REQUIRED/PERMITTED TO BE INCLUDED
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1. SERVICES LOCATION DIAGRAM

Attached and marked "B" is the services location diagram for the scheme.

2. STATUTORY EASEMENTS

The location of service easements are as shown on the plan attached and marked "B".

The table below sets out the Lots affected or proposed to be affected by the statutory easements:

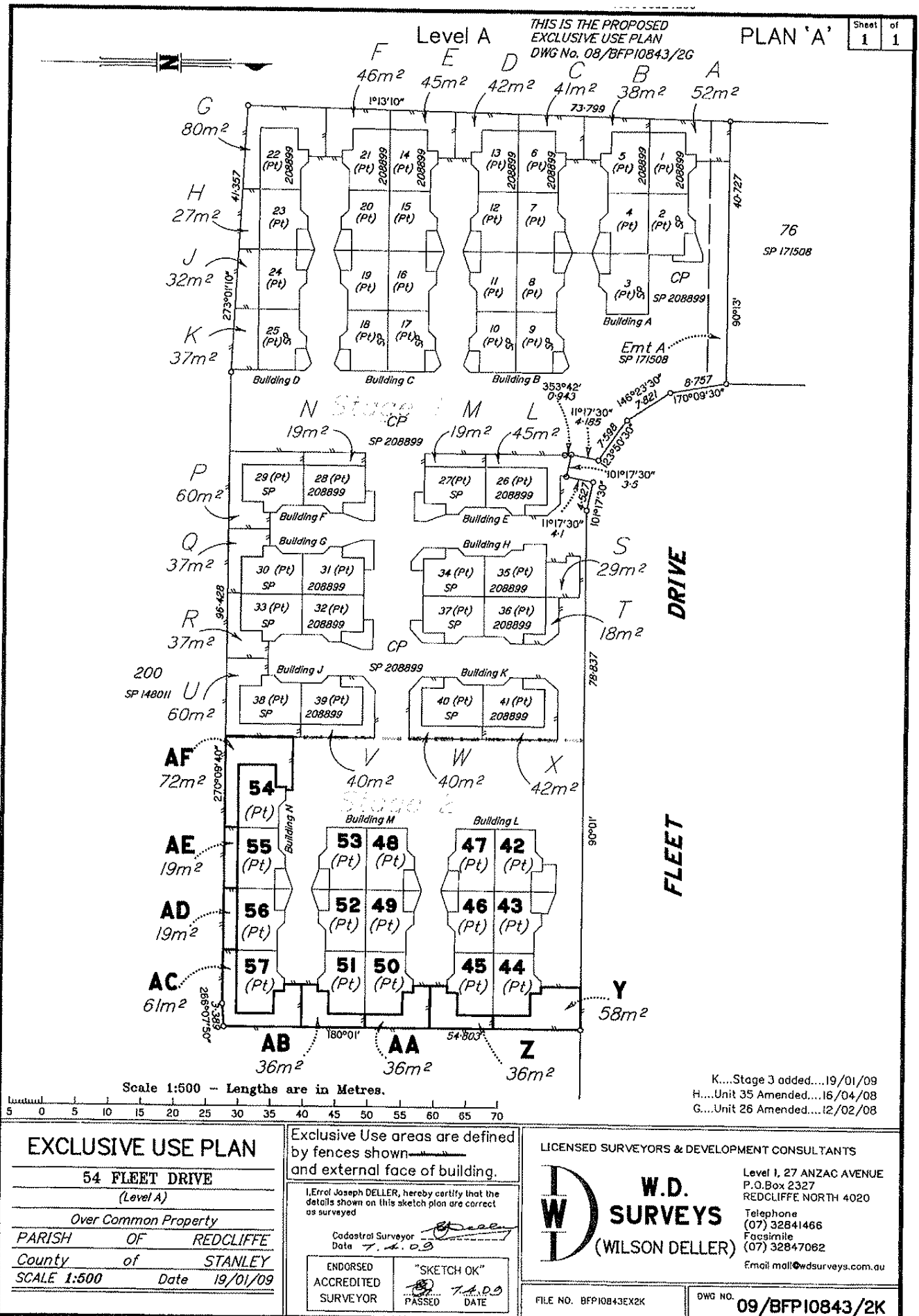
Common Property and Lots on Plan	Statutory Easement
Lots 1 to 41 (inclusive) on SP 208899 and Lots 42 to 57 (inclusive) on SP 208900 and Common Property of 54 Fleet Drive Community Titles Scheme 39445	Electricity & Telstra
Lots 1 to 41 (inclusive) on SP 208899 and Lots 42 to 57 (inclusive) on SP 208900 and Common Property of 54 Fleet Drive Community Titles Scheme 39445	Telstra
Lots 1 to 41 (inclusive) on SP 208899 and Lots 42 to 57 (inclusive) on SP 208900 and Common Property of 54 Fleet Drive Community Titles Scheme 39445	Sewer
Lots 1 to 41 (inclusive) on SP 208899 and Lots 42 to 57 (inclusive) on SP 208900 and Common Property of 54 Fleet Drive Community Titles Scheme 39445	Stormwater
Lots 1 to 41 (inclusive) on SP 208899 and Lots 42 to 57 (inclusive) on SP 208900 and Common Property of 54 Fleet Drive Community Titles Scheme 39445	Water
Lots 1 to 41 (inclusive) on SP 208899 and Lots 42 to 57 (inclusive) on SP 208900 and Common Property of 54 Fleet Drive Community Titles Scheme 39445	Support & Shelter
Lots 1 to 41 (inclusive) on SP 208899 and Lots 42 to 57 (inclusive) on SP 208900 and Common Property of 54 Fleet Drive Community Titles Scheme 39445	Tank Water

SCHEDULE E	DESCRIPTION OF LOTS ALLOCATED EXCLUSIVE USE AREAS OF COMMON PROPERTY
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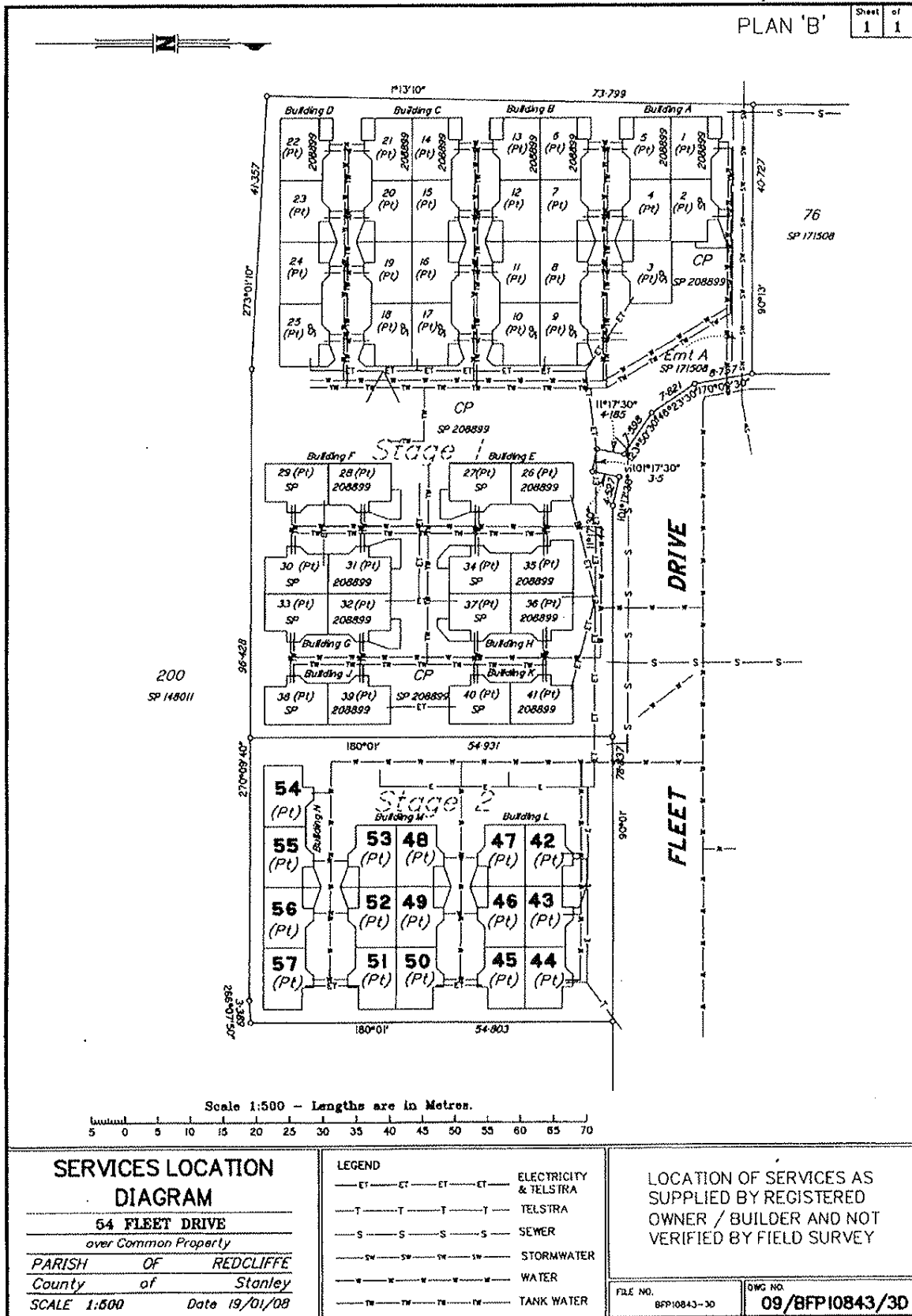
Lot on Plan	Purpose	Exclusive Use
Lot 1 on SP 208899	Courtyard	Area A on Plan "A"
Lot 5 on SP 208899	Courtyard	Area B on Plan "A"
Lot 6 on SP 208899	Courtyard	Area C on Plan "A"
Lot 13 on SP 208899	Courtyard	Area D on Plan "A"
Lot 14 on SP 208899	Courtyard	Area E on Plan "A"
Lot 21 on SP 208899	Courtyard	Area F on Plan "A"
Lot 22 on SP 208899	Courtyard	Area G on Plan "A"
Lot 23 on SP 208899	Courtyard	Area H on Plan "A"
Lot 24 on SP 208899	Courtyard	Area J on Plan "A"
Lot 25 on SP 208899	Courtyard	Area K on Plan "A"
Lot 26 on SP 208899	Courtyard	Area L on Plan "A"
Lot 27 on SP 208899	Courtyard	Area M on Plan "A"

Lot on Plan	Purpose	Exclusive Use
Lot 28 on SP 208899	Courtyard	Area N on Plan "A"
Lot 29 on SP 208899	Courtyard	Area P on Plan "A"
Lot 30 on SP 208899	Courtyard	Area Q on Plan "A"
Lot 33 on SP 208899	Courtyard	Area R on Plan "A"
Lot 35 on SP 208899	Courtyard	Area S on Plan "A"
Lot 36 on SP 208899	Courtyard	Area T on Plan "A"
Lot 38 on SP 208899	Courtyard	Area U on Plan "A"
Lot 39 on SP 208899	Courtyard	Area V on Plan "A"
Lot 40 on SP 208899	Courtyard	Area W on Plan "A"
Lot 41 on SP 208899	Courtyard	Area X on Plan "A"
Lot 44 on SP 208900	Courtyard	Area Y on Plan "A"
Lot 45 on SP 208900	Courtyard	Area Z on Plan "A"
Lot 50 on SP 208900	Courtyard	Area AA on Plan "A"
Lot 51 on SP 208900	Courtyard	Area AB on Plan "A"
Lot 54 on SP 208900	Courtyard	Area AF on Plan "A"
Lot 55 on SP 208900	Courtyard	Area AE on Plan "A"
Lot 56 on SP 208900	Courtyard	Area AD on Plan "A"
Lot 57 on SP 208900	Courtyard	Area AC on Plan "A"

"A"



"B"





Body Corporate Brokers Pty Ltd
Suite 1, 7-9 Burra Street
Chevron Island QLD 4217
Ph: 07 5668 7800
Email: contactus@bcb.com.au
A.B.N. 95 002 809 298
A.F.S.L. 244529

RENEWAL TAX INVOICE

54 Fleet Drive CTS 39445
C/- Strata Dynamics
GPO Box 5256
BRISBANE QLD 4001

Date: 26/11/2025
Invoice Number: 1146125
Key Contact: Ryan James

Thank you for using our services to arrange this insurance cover.

Brief details of the cover arranged on your behalf are given below. You should refer to the policy documents issued by the insurer for complete policy terms and conditions.

Please read carefully the important notices attached regarding your duty of disclosure. Do not hesitate to contact us with any questions you may have.

Type of Policy	Flex Residential
Insured	54 Fleet Drive CTS 39445
Description	48-54 Fleet Drive Kippa Ring QLD 4021
Insurer	Flex Insurance
Policy Number	HQ0006136670
Period of Insurance	30/11/2025 to 30/11/2026

Premium	FSL	Insurer Agency Policy Fee	Insurer Total GST	Stamp Duty	Admin Fee	Admin Fee GST	Invoice Total
\$37,073.56	\$ 0.00	\$ 150.00	\$3,722.38	\$3,670.29	\$1,700.00	\$ 170.00	\$46,486.23

Insurer commission included within base premium = \$7,414.70 excl GST

Payment Options



DEFT Reference Number
405076211461256

Pay by credit card or registered bank account at www.deft.com.au.
Payments by credit card may attract a surcharge.



*498 405076 211461256

Pay in-store at Australia Post by cheque or EFTPOS



Biller Code: 20362
Ref: 405076211461256

Body Corporate Brokers Pty Ltd

Want to pay monthly?

IQumulate
Premium Funding

[Click here to accept online](#)

Total amount payable \$49,242.43
(includes application fee and credit charges)
or visit edge.iqumulate.com/myaccount
Enter code: **DSEUYERYV7**

✓
Smooth out cash flow
Easy monthly payments
No additional security

Name: 54 Fleet Drive CTS 39445
Invoice No: 1146125
Due Date: **14/12/2025**

1st instalment of: \$4,978.24
followed by 9 instalments of: \$4,918.24
or Total Due: \$46,486.23

Contact your participating financial institution to make BPAY payments using the biller code and reference number as detailed above

+405076 211461256 <

004648623<4+

FLEX INSURANCE RESIDENTIAL STRATA POLICY SUMMARY

Insured: 54 Fleet Drive CTS 39445

Situation: 48-54 Fleet Drive Kippa Ring QLD 4021

Cover Selected

Section 1	Insured Property		
	Building	\$	25,504,500
	Common Area Contents		Not Selected
	Loss of Rent & Temporary Accommodation (total payable)	\$	3,825,675
	Optional Benefit Lot/Unit Wall Coverings		Selected
Section 2	Liability to Others	\$	30,000,000
Section 3	Voluntary Workers		
	Death	\$	200,000
	Total Disablement	\$	2,000/week
Section 4	Fidelity Guarantee	\$	250,000
Section 5	Office Bearers' Legal Liability	\$	5,000,000
Section 6	Machinery Breakdown		Not Selected
Section 7	Catastrophe Insurance		
	Sum Insured	\$	3,825,675
	Extended Cover – Loss of Rent & Temporary Accommodation	\$	573,851
	Escalation in Cost of Temporary Accommodation	\$	191,283
	Cost of Removal, Storage and Evacuation	\$	191,283
Section 8	Government Audit Costs and Legal Expenses		
	Government Audit Costs	\$	25,000
	Appeal Expenses – common property health & safety breaches	\$	100,000
	Legal Defence Expenses	\$	50,000
Section 9	Lot Owners Fixtures and Improvements (per lot)		Not Selected
	Flood Cover		Included

The Table of Benefits Section 3 Voluntary Workers is replaced by

Insured Event		Benefit	
1	Death	\$	200,000
2	Total and irrecoverable loss of all sight in both eyes	\$	200,000
3	Total and permanent loss of the use of both hands or of use of both feet or the use of one hand and one foot	\$	200,000

4	Total and permanent loss of the use of one hand or of the use of one foot	\$	100,000
5	Total and irrecoverable loss of all sight in one eye	\$	100,000
6	a Total Disablement from engaging in or attending to usual profession, business or occupation - in respect of each week of Total Disablement: i a weekly benefit of or if higher ii the amount of Your average weekly wage, salary or other remuneration earned from Your personal exertion – up to a maximum per week of b Partial Disablement from engaging in or attending to usual profession, business or occupation - in respect of each week of Partial Disablement: i a weekly benefit of or if higher ii the amount by which Your average weekly wage, salary or other remuneration earned from Your personal exertion is reduced - up to a maximum per week of	\$ <	

Other than as set out above, the terms, conditions, exclusions and limitations contained in Your Policy remain unaltered.

FLEX+ Optional Benefits

Increased exploratory costs, replacement of defective parts	Selected
Extended Temporary Accommodation and Loss of Rent	Selected
Fusion	Selected
Floating floors	Selected

Fallen Trees Landscaping Fire extinguishing Personal Property of Others Removal, storage costs Temporary Accommodation/Rent/contributions/storage Emergency accommodation Arson reward Electricity, gas, water and similar charges - excess costs Keys, lock replacement Car park liability Hiring out of sporting and recreational facilities Wheelchairs, garden equipment, other vehicles Court appearance	Selected
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Excesses:

Section 1	Insured Property	\$	2,000
	Water Damage	\$	2,500
	Exploratory Costs - Burst Pipes	\$	2,500
Section 2	Liability to Others	\$	1,000
Section 4	Fidelity Guarantee	\$	500
Section 5	Office Bearers Legal Liability	\$	2,000

Excesses – explanatory notes

Whenever an Excess and amount is shown in the Schedule or Policy Wording, You must pay or contribute the stated amount for each claim You make against the Insured Event.

Water Damage Excess

An additional Excess will apply to Section 1 – Insured Property for loss or damage caused by:

- 1) Damage from bursting, leaking, discharging or overflowing of tanks, apparatus or pipes used to hold or carry water;
- 2) Rainwater
- 3) Flood.

The additional Excess payable will be shown on Your Policy Schedule.

Other excesses apply. These are listed on your Policy Schedule or described in the Policy Wording.

FLEX Special Conditions:**Contract of Insurance**

The contract of insurance is arranged by CHUiSAVER Underwriting Agency Pty Ltd (ABN 85 613 645 239, AFSL 491113) trading as Flex Insurance on behalf of the insurers:

QBE Insurance (Australia) Limited (ABN 78 003 191 035, AFSL 239545)

NOTICE TO INTENDING INSURED

General Advice Warning

Any reference in this document to "you" or "your" is a reference to the insured.

Any advice we provide in this document is of a general nature only and may be based on incomplete or inaccurate information, and details about policies of insurance represent summary information only. Before acting on this advice you should consider its appropriateness in light of your particular objectives, needs and financial situation. For full details, terms and conditions, limits and exclusions in respect to any policy of insurance you should refer to the policy summary in this document, the policy wording, and to the relevant Product Disclosure Statement (PDS) which is available from your strata manager, our website, or by contacting us. For more information about BCB's significant relationships and remuneration arrangements please refer to our Financial Services Guide.

Important Notices

We draw your attention to the following important notices which may affect claims settlements under your policy. These notices are provided in the context of our general advice to you. Please carefully review your policy documents and schedule to ensure you understand the conditions for your own particular circumstances. For any questions you may have concerning the cover provided please contact BCB.

Your Duty of Disclosure

Before you enter into a contract of general insurance with an insurer, you have a duty, under the Insurance Contracts Act 1984, to disclose to the insurer every matter that you know or could reasonably be expected to know, is relevant to the insurer's decision whether to accept the risk of the insurance and if so, on what terms. You also have the ongoing obligation to truthfully and accurately answer any requests for information from either BCB or your insurer.

You have the same duty to disclose those matters to the insurer before you **renew, extend, vary or reinstate a contract of general insurance**.

You do not need to disclose any matter that:

- That diminishes the insurer's risk
- That is of common knowledge
- That the insurer knows or as an insurer should know; or
- That the insurer tells you they do not need to know

Consequence of Non-Disclosure

If you fail to comply with your duty to disclose, the insurer may be entitled to reduce its liability under the contract in respect of a claim or may cancel the contract. If your non-disclosure is fraudulent, the insurer may also have the option of voiding the contract from its beginning.

Remuneration Disclosure

Itemised Insurance Costs	
Base Premium (includes commission from insurer)	\$ 37,073.56 \$ 7,414.70 (20.0%)
ESL or FSL	\$ 0.00
Stamp Duty	\$ 3,670.29
Underwriting Agency Fee	\$ 150.00
Broker Fee (as a % of base premium)	\$ 1,700.00 (4.6%)
GST – all items	\$ 3,892.38
Total Insurance Cost	\$ 46,486.23
Allocation of Strata Insurance Remuneration	
Strata Management Company share of remuneration (ex GST)	\$ 6,487.86
Broker share of remuneration (ex GST)	\$ 2,626.84
Conflicts of Interest	Body Corporate Brokers Pty Ltd (BCB) and your Strata Management Company (where applicable if acting as an Authorised Representative / Distributor of BCB), manage our fiduciary obligations and any conflict of interest that may arise, by acting in the insured's best interests at all times. As a member of the National Insurance Brokers Association, we

	adhere to their Insurance Broker's Code of Practice, and we are licensed and regulated by the Australian Securities and Investments Commission. Important information about BCB and how we conduct our business with your Strata Management Company are contained within the Financial Services Guide (FSG) provided with this report.
Best Interest Declaration	In preparing this broker advice Body Corporate Brokers and your strata management company (where applicable) have acted in the best interests of the insured at all times. Alistair Gibney Managing Director & Responsible Officer Body Corporate Brokers Pty Ltd Strata Dynamics

The above breakdown contains the following standard abbreviations;
Emergency Services Levy (ESL), Fire Service Levy (FSL) & Goods & Services Tax (GST)

Average or Co-insurance Clauses

Some policies contain an "average" or "co-insurance" clause which may reduce the amount of a claim payable under the policy. Consequently, where property is insured for less than full replacement value, owners may find they are liable to pay a portion of the loss or damage as self-insured.

In any policy, the insurer's maximum liability is limited to the sum insured or policy limit. Therefore it is very important that owners select sums insured which represent full replacement value for property or other limits under their policy which reflect their potential exposure to financial loss

'Claims Made and Notified' Provisions

Sections of your insurance policy relating to Office Bearer's Liability, and where applicable sections covering Government Audit Costs and Legal Expenses, are arranged on a 'claims made and notified' or similar basis. This means that (subject to the other terms of the policy) these sections of the policy only provide cover for claims first made against you and notified to the insurer during the period of insurance. You should therefore ensure that any incident – or notice that is given to you – that may give rise to a claim is reported to BCB without delay when such incident or notice first comes to your attention.

Major Exclusions and Uninsured Risks

Please also note that policy sections not selected by you are marked in our summary as "Not Selected" or "Not Insured". If you believe that you require cover for any of these Uninsured Risks exposures or any other major perils currently excluded, please contact us to discuss your options.

Cooling Off Period

All policies are subject to a minimum cooling off period of 14 days, most strata insurers specify 21 days. Terms of the cooling off period – including the amount of premium that may be refunded – will vary across insurers and policies. Please refer to your PDS for your insurer's cooling off period. If you wish to cancel during the cooling off period, you must tell us during this period and we will notify the insurer.

Sums Insured

BCB has not reviewed the adequacy of the sums insured selected, and strongly recommends that you carefully consider whether the sums insured you have selected are sufficient. If you determine that your level of cover is insufficient, please contact us to arrange amendment.

Flood

We draw to your attention that flood is often a standard exclusion under the policy, please refer to your policy summary, PDS and policy wording to see if you have flood cover. If you specifically believe that you require cover for flood, please contact us to discuss your options.

New Claims

Any quotation we have obtained on your behalf is based on the understanding that there will be no deterioration in the claims experience between the date the insurers have quoted their terms and the inception date of the cover. If claims do occur during this period, the insurers have the right to revise their terms quoted or withdraw their quotation.

Hold Blameless/Waiver of Rights/Subrogation

You are warned that should you become a party to any agreement that has the effect of excluding or limiting your insurer's chance of recovery from a third party, your insurers may have the right to refuse to indemnify you for such loss where it is shown that your insurer's rights of recovery have been prejudiced by your action.

Others Parties' Interest

This contract only covers the interest in the property of the named insured and does not extend cover to the interest of any third party in such property.

Complaints and Disputes

Clients who are not fully satisfied with our services should contact our Complaints Officer (02 9024 3850). We are members of the Financial Ombudsmen Service (FOS) and its successor the Australian Financial Complaints Authority (AFCA). BCB adopts the General Insurance Brokers Code of Practice. Further information is available from our office, or contact FOS or AFCA at:

Financial Ombudsman Service Australia
if lodged before 1 November 2018;
Online : www.fos.org.au
Email : info@fos.org.au
Phone: 1800 367 367
Mail : Financial Ombudsman Service Limited
GPO Box 3 Melbourne VIC 3001

Australian Financial Complaints Authority
if lodged on or after 1 November 2018;
Online : www.afca.org.au
Email : info@afca.org.au
Phone 1800 931 678
Mail : Australian Financial Complaints Authority
GPO Box 3 Melbourne VIC 3001

Refund of Premiums

In the event of any refund premium being allowed for the cancellation or adjustment of this insurance policy, Body Corporate Brokers reserves the right to retain all commission, broker fees and similar charges.