

<p>Registered encumbrances</p>	<p>Registered encumbrances, if any, are recorded on the title search, and may affect your use of the property. Examples include easements, statutory covenants, leases and mortgages.</p> <p>You should seek legal advice about your rights and obligations before signing the contract.</p>
<p>Unregistered encumbrances (excluding statutory encumbrances)</p>	<p>There are encumbrances not registered on the title that will continue <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No to affect the property after settlement.</p> <p>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.</p> <p>Unregistered lease (if applicable)</p> <p>If the unregistered encumbrance is an unregistered lease, the details of the agreement are as follows:</p> <p>» the start and end day of the term of the lease: <input type="text" value="02 / 08 /2025 TO 03/08/2026"/></p> <p>» the amount of rent and bond payable: <input type="text" value="\$ 410.00 p.w. \$1,640.00 Bond"/></p> <p>» whether the lease has an option to renew: <input type="text" value="N/A"/></p> <p>Other unregistered agreement in writing (if applicable)</p> <p>If the unregistered encumbrance is created by an agreement in <input type="checkbox"/> Yes writing, and is not an unregistered lease, a copy of the agreement is given, together with relevant plans, if any.</p> <p>Unregistered oral agreement (if applicable)</p> <p>If the unregistered encumbrance is created by an oral agreement, and is not an unregistered lease, the details of the agreement are as follows:</p> <div style="border: 1px solid black; padding: 5px; min-height: 80px;"> <p>Insert names of parties to the agreement, term of the agreement and any amounts payable by the owner of the property</p> </div>
<p>Statutory encumbrances</p>	<p>There are statutory encumbrances that affect the property. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><i>If Yes, the details of any statutory encumbrances are as follows:</i></p> <div style="border: 1px solid black; min-height: 100px;"></div>
<p>Residential tenancy or rooming accommodation agreement</p>	<p>The property has been subject to a residential tenancy agreement or a rooming accommodation agreement under the <i>Residential Tenancies and Rooming Accommodation Act 2008</i> during the last 12 months. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>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> <input type="text" value="02/08/2025"/></p> <p>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.</p> <p>As the owner of the property, you may need to provide evidence of the day of the last rent increase. You should ask the seller to provide this evidence to you prior to settlement.</p>

Part 3 – Land use, planning and environment

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

Zoning

The zoning of the property is *(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)*:

Low-Medium Density Residential - Townhouse

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 *Environmental Protection Act 1994*.

Yes No

The following notices are, or have been, given:

A notice under section 408(2) of the *Environmental Protection Act 1994* (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 *Environmental Protection Act 1994* (the property is a place or business to which an environmental enforcement order applies).

Yes No

A notice under section 347(2) of the *Environmental Protection Act 1994* (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 *Neighbourhood Disputes (Dividing Fences and Trees) Act 2011* 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 *Queensland Heritage Act 1992* or is included in the World Heritage List under the *Environment Protection and Biodiversity Conservation Act 1999* (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.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
	If a community titles scheme or a BUGTA scheme – a shared pool is located in the scheme.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
	Pool compliance certificate is given.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
	OR		
	Notice of no pool safety certificate is given.	<input type="checkbox"/> Yes	<input type="checkbox"/> 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.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	<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.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	The seller has been given a notice or order, that remains in effect, from a local, State or Commonwealth government, a court or tribunal, or other competent authority, requiring work to be done or money to be spent in relation to the property.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	<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 1,000m ² , 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	<p>Whichever of the following applies—</p> <p>The total amount payable* for all rates and charges (without any discount) for the property as stated in the most recent rate notice is:</p> <p>Amount: <input type="text" value="\$703.98"/> Date Range: <input type="text" value="01/01/2026-31/03/2026"/></p> <p>OR</p> <p>The property is currently a rates exempt lot.** <input type="checkbox"/></p> <p>OR</p> <p>The property is not rates exempt but no separate assessment of rates <input type="checkbox"/> is issued by a local government for the property.</p>
--------------	---

*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	<p>Whichever of the following applies—</p> <p>The total amount payable as charges for water services for the property as indicated in the most recent water services notice* is:</p> <p>Amount: <input type="text" value="\$415.36"/> Date Range: <input type="text" value="01/01/2026-31/03/2026"/></p> <p>OR</p> <p>There is no separate water services notice issued for the lot; however, an estimate of the total amount payable for water services is:</p> <p>Amount: <input type="text" value="Insert estimated amount"/> Date Range: <input type="text" value="Insert date range"/></p>
--------------	--

* 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	<p>The property is included in a community titles scheme. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <i>(If Yes, complete the information below)</i></p>
Community Management Statement	<p>A copy of the most recent community management statement for the scheme as recorded under the <i>Land Title Act 1994</i> or another Act is given to the buyer. <input type="checkbox"/> Yes</p> <p>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.</p>
Body Corporate Certificate	<p>A copy of a body corporate certificate for the lot under the <i>Body Corporate and Community Management Act 1997</i>, section 205(4) is given to the buyer. <input type="checkbox"/> Yes <input type="checkbox"/> No</p>
Statutory Warranties	<p><i>If No</i>— An explanatory statement is given to the buyer that states: <input type="checkbox"/> Yes</p> <ul style="list-style-type: none"> » 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. <p>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.</p>
Building Units and Group Titles Act 1980	<p>The property is included in a BUGTA scheme <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <i>(If Yes, complete the information below)</i></p>
Body Corporate Certificate	<p>A copy of a body corporate certificate for the lot under the <i>Building Units and Group Titles Act 1980</i>, section 40AA(1) is given to the buyer. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
	<p><i>If No</i>— An explanatory statement is given to the buyer that states: <input type="checkbox"/> Yes</p> <ul style="list-style-type: none"> » 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. <p>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.</p>

Signatures – SELLER

Signed by:

Gregory Dennis Black

EE4F38ECB7FB4F0...

Signature of seller

Signature of seller

GREGORY DENNIS BLACK

Name of seller

Name of seller

09 / 02 / 2026

Date

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: 17442222

Search Date: 05/02/2026 17:15

Date Title Created: 22/12/1989

Request No: 54953743

Previous Title: 17438241

ESTATE AND LAND

Estate in Fee Simple

LOT 69 GROUP TITLES PLAN OF RESUBDIVISION 2176
Local Government: LOGAN
COMMUNITY MANAGEMENT STATEMENT 20737

REGISTERED OWNER

Dealing No: 708579324 13/04/2005
GREGORY DENNIS BLACK

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10763026 (POR 91V)

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

** End of Current Title Search **

Chartered on T.M. Kennedy 23
4/1/89

Building Units and Group Titles Act 1980 - 1988
BUILDING UNITS AND GROUP TITLES REGULATIONS 1988
(Form 1)

NAME OF PARCEL: "NORTHRIDGE VILLAS"

Regulation 8(1)
Sheet No. 1 of 9 Sheets

GROUP TITLES PLAN OF RESUBDIVISION NO.

Annexure 1 to ¹⁰ Sheet No. 1
made 21. DEC. 1989
2176

RESUBDIVIDING LOT 67 IN GTP OF RESUBDIVISION NO: **2175**

SIGNATURE OF REGISTERED PROPRIETORS:



DIRECTOR

SECRETARY

NAME OF REGISTERED PROPRIETORS:

NANCOMBE PTY LTD

ADDRESS:

1 PARRAMATTA ROAD, UNDERWOOD QLD 4119

REFERENCE TO TITLE:

VOLUME **7438** FOLIO **241**

DESCRIPTION OF PARCEL:

LOT 67 IN GTP OF RESUBDIVISION NO: **2175**

COUNTY:

STANLEY

PARISH:

YEERONGPILLY

NAME OF BODY CORPORATE:

THE PROPRIETORS "NORTHRIDGE VILLAS"

GROUP TITLES PLAN NO: **2111**

ADDRESS at which documents
may be served:

1 PARRAMATTA ROAD, UNDERWOOD QLD 4119

GROUP TITLES PLAN
OF RESUBDIVISION NO:

2176



REGISTERED: 21 DEC 1989 *H. G. G. G.*

at 11:43 AM

REGISTRAR OF TITLES

Surveyor's Reference: 88208
Local Authority Reference: 565/07/1053-16

[Signature]
TOWN CLERK
Council of the City of Logan



ANNEXURE TO SHEET No. 1 OF RESUBDIVISION OF GROUP TITLES PLAN No. 2176 ON

21 DEC 1989 REGISTRAR OF TITLES.



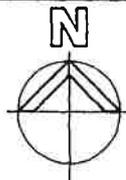
21 DEC 1989 REGISTRAR OF TITLES

All dealings with common property are recorded on group title plan 16 2111

Lined area for recording details of the subdivision.

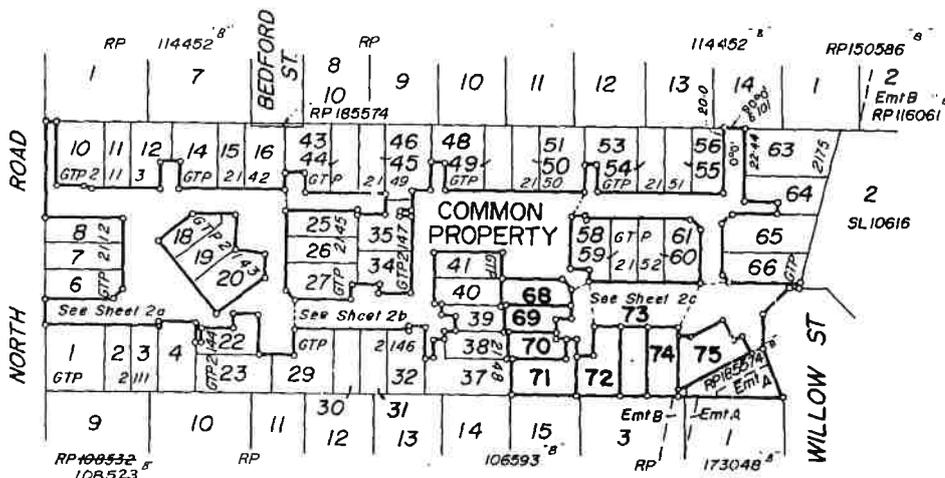
Building Units and Group Title Act 1980 - 1988
BUILDING UNITS AND GROUP TITLES REGULATIONS 1988

NAME OF PARCEL : " NORTH RIDGE VILLAS " Regulation 8(1)
Sheet No. 2 of 9 Sheets
10



GROUP TITLES PLAN OF RESUBDIVISION NO. 2176

RESUBDIVIDING LOT 67 IN GTP OF RESUBDIVISION NO: 2175



Pursuant to the provisions of Section 9(6) of the Building Units and Group titles Act 1980-1988 I consent to the registration of the within Group Titles Plan of Resubdivision.

SCALE: 1:1500

Paul Cameron
Attorney-General
6/11/89

Amendments by me
[Signature]
Licensed Surveyor
Date 16/11/89

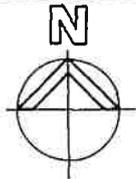
SIGNATURE OF REGISTERED PROPRIETOR :



DIRECTOR
SECRETARY

[Signature]
TOWN CLERK
Council of the City of Logan

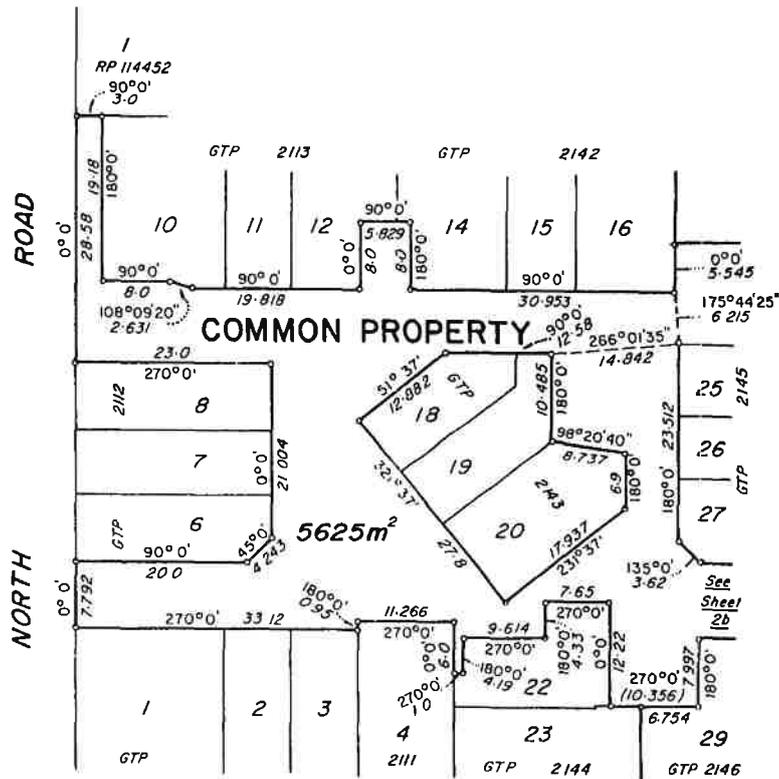
Building Units and Group Title Act 1980 - 1988
BUILDING UNITS AND GROUP TITLES REGULATIONS 1988



NAME OF PARCEL : "NORTHRIDGE VILLAS" Regulation 8(1)
Sheet No.2a of 9 Sheets
10

GROUP TITLES PLAN OF RESUBDIVISION NO. 21766

RESUBDIVIDING LOT 67 IN GTP OF RESUBDIVISION NO: ~~2152~~ 2175



SIGNATURE OF REGISTERED PROPRIETOR:

The common seal of the Lodge, Beenleigh Pty.Ltd.)
 was hereunto affixed by the authority of the)
 Directors and under the signature of Elizabeth)
 Mary Barnes a Director and the counter signature)
 of Roger William Gray, Acting Secretary in the)
 presence of :-)

Roger William Gray
 Attorney-General
 6/11/89

SCALE: 1:600

Amendments

by me
[Signature]
 Licensed Surveyor

16/11/89
 Date

SIGNATURE OF REGISTERED PROPRIETOR :

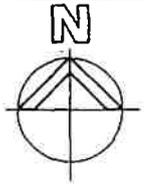


DIRECTOR
 SECRETARY

[Signature]
 TOWN CLERK
 Council of the City of Logan

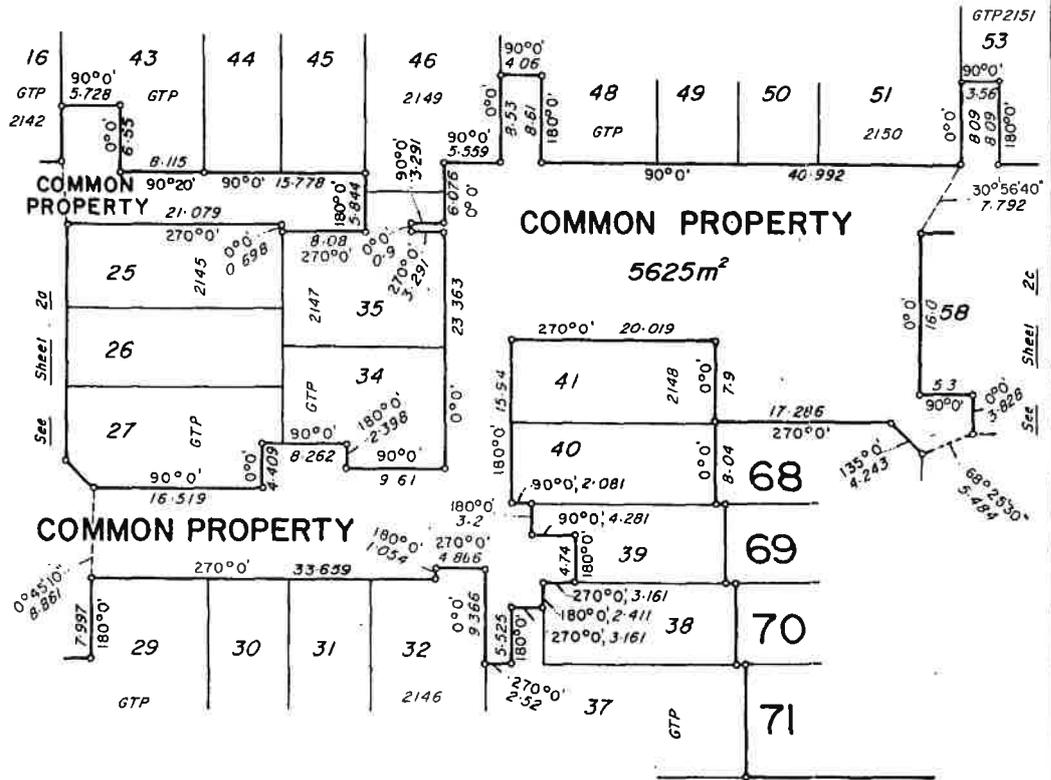
Building Units and Group Title Act 1980 - 1986
BUILDING UNITS AND GROUP TITLES REGULATIONS 1988

NAME OF PARCEL : "NORTHRIDGE VILLAS" Regulation 8(1)
Sheet No. 2b of 9 Sheets
10



GROUP TITLES PLAN OF RESUBDIVISION NO. 22176

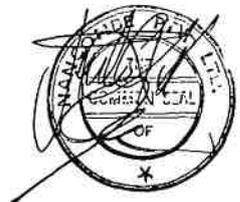
RESUBDIVIDING LOT 67 IN GTP OF RESUBDIVISION NO: ~~2152~~ 2175



Paul Dawson
Attorney-General

6/11/89

SIGNATURE OF REGISTERED PROPRIETOR :



DIRECTOR
SECRETARY

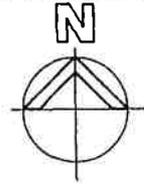
SCALE: 1:500

Amendments by *[Signature]*
Licensed Surveyor

Date 16/11/89

[Signature]
TOWN CLERK
Council of the City of Logan

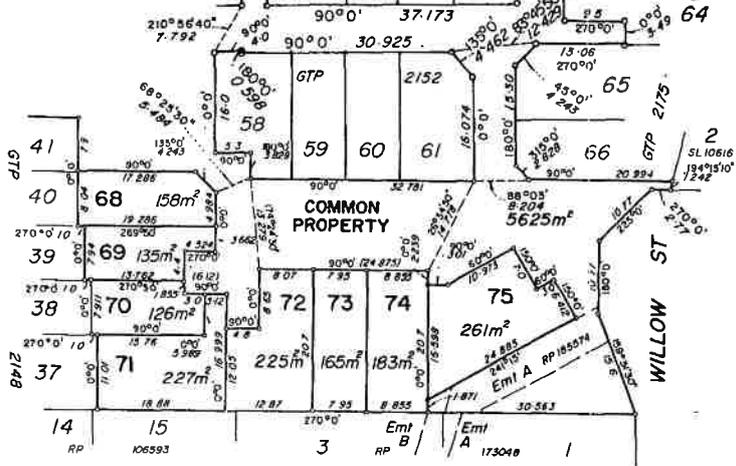
Building Units and Group Title Act 1980 - 1988
BUILDING UNITS AND GROUP TITLES REGULATIONS 1988



NAME OF PARCEL : "NORTHRIDGE VILLAS" Regulation 8(1)
Sheet No. 2c of 9 Sheets
10

GROUP TITLES PLAN OF RESUBDIVISION NO. 2176

RESUBDIVIDING LOT 67 IN GTP OF RESUBDIVISION NO: ~~2152~~ 2175



SCALE: 1:750

Paul Clouston

Attorney-General

6/11/89

Amendments

[Signature]

Licensed Surveyor

16/11/89

D.S.

SIGNATURE OF REGISTERED PROPRIETOR :



DIRECTOR

SECRETARY

[Signature]

TOWN CLERK
Council of the City of Logan

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

NAME OF PARCEL: "NORTHRIDGE VILLAS"

Regulation 8(1)
Sheet No. 3 of 9 Sheets
10

**GROUP TITLES PLAN
OF RESUBDIVISION NO. 2176**

RESUBDIVIDING LOT 67 IN GTP OF RESUBDIVISION NO: ~~2152~~ 2175

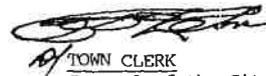
I, Roy Arthur Somerville of Springwood, Licensed Surveyor, registered under the Surveyors Act 1977 - 1983 hereby certify that:-

I have surveyed the land comprised in this plan, that the plan is accurate, that the said survey was performed in accordance with the 'Surveyors' Act 1977 - 1983 and the "Surveyors Regulation 1978 - 1988" and that the said survey was completed on 2/8/89.

Dated this Second day of August 1989



Licensed Surveyor



TOWN CLERK
Council of the City of Logan

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

NAME OF PARCEL: "NORTHRIDGE VILLAS"

Regulation 8(1)
Sheet No. 4 of 9 Sheets
10

**GROUP TITLES PLAN
OF RESUBDIVISION NO. 2176**

RESUBDIVIDING LOT 67 IN GTP OF RESUBDIVISION NO: ~~2152~~ 2175

CERTIFICATE OF LOCAL AUTHORITY

Council of the City of Logan hereby certifies that the proposed re-subdivision of the parcel as illustrated in the abovementioned plan, has been approved by the Council of the City of Logan and that all requirements of the Local Government Acts 1936 - 1987 as modified by the Building Units and Group Titles Act 1980 - 1988 have been complied with in regard to the re-subdivision.

Dated this *twenty-sixth* day of *September* 1989

The Common Seal of the Council)
of the City of Logan was hereunto)
affixed on the *twenty-sixth*)
day of *Sept.* 1989 by)
FRED HUNTRESS (Mayor))
and *Barrie Leonard Fox* (Acting)
(Town Clerk) pursuant to a)
resolution of the Council passed)
on the *twentieth* day of)
December 1988 in the presence)
of: *Rodney Alexander Ham*)
TOWN CLERK

[Signature]
MAYOR

[Signature]
TOWN CLERK

[Signature]
A Justice of the Peace

[Signature]
TOWN CLERK
Council of the City of Logan

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

NAME OF PARCEL: "NORTH RIDGE VILLAS"

Regulation 8(1)
 Sheet No. 5 of 9 Sheets
 10

**GROUP TITLES PLAN
 OF RESUBDIVISION NO. 2176**

RESUBDIVIDING LOT 67 IN GTP OF RESUBDIVISION NO: ~~2152~~ 2175

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

SCHEDULE

LOT	UNIMPROVED VALUE	LOT ENTITLEMENT
	\$	
68	7000.00	7
69	7000.00	7
70	7000.00	7
71	7000.00	7
72	7000.00	7
73	7000.00	7
74	7000.00	7
75	7000.00	7
AGGREGATE	\$ 420000.00	420

DATED this Second day of August, 1989

A. Sergiacomi

REGISTERED VALUER. A.A.I.V.

[Signature]

TOWN CLERK
 Council of the City of Logan

Building Units and Group Titles Act 1980 - 1988
 BUILDING UNITS AND GROUP TITLES REGULATIONS 1988
 (Form 8)

NAME OF PARCEL: "NORTHRIDGE VILLAS"

Regulation 8(1)
 Sheet No. 6 of 9-Sheets
 10

GROUP TITLES PLAN OF RESUBDIVISION NO. 2176

RESUBDIVIDING LOT 67 IN GTP OF RESUBDIVISION NO: ~~2152~~ 2175

SCHEDULE OF LOT ENTITLEMENTS AND REFERENCE TO
 CURRENT CERTIFICATE OF TITLE

Lot No.	Entitlement	Current C's T.		Lot No.	Entitlement	Current C's T.	
		Vol.	Fol.			Vol.	Fol.
68	7	7442	221				
69	7		222				
70	7		223				
71	7		224				
72	7		225				
73	7		226				
74	7		227				
75	7		228				
AGGREGATE	420			AGGREGATE			

SIGNATURE OF REGISTERED PROPRIETOR:



DIRECTOR
 SECRETARY

[Signature]
 TOWN CLERK

Council of the City of Logan

Building Units and Group Title Act 1980 - 1988
BUILDING UNITS AND GROUP TITLES REGULATIONS 1988
(Form 11)

NAME OF PARCEL : "NORTHRIDGE VILLAS" Regulation 8(1)
Sheet No. 7 of 10 Sheets

GROUP TITLES PLAN OF RESUBDIVISION NO. 2176

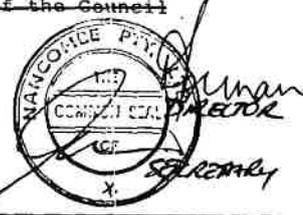
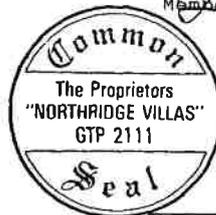
RESUBDIVIDING LOT 67 IN GTP OF RESUBDIVISION NO: ~~2175~~ 2175

CERTIFICATE OF BODY CORPORATE

The Proprietors - "NORTHRIDGE VILLAS" Group Title Plan No. 2111 hereby certifies in pursuance of sections 10(1) and 10(6)(b) of the Building Units and Group Titles Act 1980-1988 that it has by resolution without dissent approved the resubdivision of lots ~~and common property~~ in Group Titles Plan No. ~~2111~~ ²¹⁷⁵ and agreed to each proposed lot entitlement and the proposed aggregate shown in the schedule of lot entitlements forming part of the plan of resubdivision.

The Common Seal of The Proprietors - "NORTHRIDGE VILLAS" Group Titles Plan No. 2111 was hereunto affixed on the ~~twelfth~~ ³⁰ day of ~~September~~ ^{OCTOBER} 1989 in the presence of: by NANCOMBE PTY. LTD. as sole proprietor

Jude Christopher KIRK
Member of the Council



SOLE PROPRIETOR

Member of the Council

DIRECTOR

[Handwritten Signature]

TOWN CLERK
Council of the City of Logan

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.

GRP2176/69

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 05/02/2026

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

Northridge Villas

CTS No. **20737**

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: **Yvonne Gamage**

Company: **BCsystems**

Phone: **0738990299**

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

Accessing records

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

The body corporate manager named above.

GRP2176/69

Property and community titles scheme details

Lot and plan details

Lot number: **69**

Plan type and number: **GRP2176**

Plan of subdivision: **STANDARD FORMAT PLAN**

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

Regulation module

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

More information is available from www.qld.gov.au/buyingbodycorporate.

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?

No

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

Not applicable

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.

GRP2176/69

Contribution schedule

Contribution schedule lot entitlement for the lot: **7**
 Total contribution schedule lot entitlements for all lots: **420**

Interest schedule

Interest schedule lot entitlement for the lot: **7**
 Total interest schedule lot entitlements for all lots: **420**

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 **69** for the current financial year: \$ **2,333.34**

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

Discount for on-time payments (if applicable): **20** %

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

Period	Due date	Amount due	Amount due if discount applied	Paid
01/10/25 to 31/12/25	01/10/25	643.75	515.00	01/10/25
01/01/26 to 31/03/26	01/01/26	643.75	515.00	24/12/25
01/04/26 to 30/06/26	01/04/26	522.92	418.34	
01/07/26 to 30/09/26	01/07/26	522.92	418.34	
01/10/26****31/12/26	01/10/26	670.83	536.66	
01/01/27****31/03/27	01/01/27	670.83	536.66	

GRP2176/69

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

Sinking fund contributions

Total amount of contributions (before any discount) for lot **69** for the current financial year: \$ **547.86**

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

Discount for on-time payments (if applicable): **20** %

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

Period	Due date	Amount due	Amount due if discount applied	Paid
01/10/25 to 31/12/25	01/10/25	125.00	100.00	01/10/25
01/01/26 to 31/03/26	01/01/26	125.00	100.00	24/12/25
01/04/26 to 30/06/26	01/04/26	148.93	119.14	
01/07/26 to 30/09/26	01/07/26	148.93	119.14	
01/10/26****31/12/26	01/10/26	140.85	112.68	
01/01/27****31/03/27	01/01/27	140.85	112.68	

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

Special contributions - Administrative Fund (IF ANY)

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

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

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

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

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

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

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

Special contributions - Sinking Fund (IF ANY)

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

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

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

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

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

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

GRP2176/69

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

Other contributions

	Period	Due date	Amount due	Amount due if discount applied	Paid
Insurance	01/10/25 to 31/12/25	01/10/25	182.26	145.81	01/10/25
Insurance	01/01/26 to 31/03/26	01/01/26	182.26	145.81	24/12/25
Insurance	01/04/26 to 30/06/26	01/04/26	269.12	215.30	
Insurance	01/07/26 to 30/09/26	01/07/26	269.12	215.30	
Insurance	01/10/26 to 31/12/26	01/10/26	259.54	207.63	
Insurance	01/01/27 to 31/03/27	01/01/27	259.54	207.63	

Other amounts payable by the lot owner

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

No other amounts payable for the lot.

Summary of amounts due but not paid by the current owner

At the date of this certificate

Annual contributions	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.

GRP2176/69

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): \$ 233,611.60

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

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
GARDEN SHREDDER	Plant and Machinery	13/01/02	THE MOWER MARKET	\$0.00	\$0.00	\$1,200.00
BILLY GOAT VACUUM S/N 041210141	Plant and Machinery	01/10/10	THE MOWER MARKET	\$0.00	\$0.00	\$2,100.00
HONDA BUFFALO CLASSIC MOWER HODHRU216M3	Plant and Machinery	05/02/20	THE MOWER MARKET	\$0.00	\$0.00	\$1,650.00

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 CHU UNDERWRITING	HU0006150413	26,112,736.00	42,508.48	30/06/26	\$2,000 Basic \$10,000 Impact, \$1,000 Machinery Breakdown
FLOOD CHU UNDERWRITING	HU0006150413	NOT INCLUDED		30/06/26	\$2,000 Basic \$10,000 Impact, \$1,000 Machinery Breakdown
FLOATING FLOORS CHU UNDERWRITING	HU0006150413	INCLUDED		30/06/26	\$2,000 Basic \$10,000 Impact, \$1,000 Machinery Breakdown
PUBLIC LIABILITY CHU UNDERWRITING	HU0006150413	30,000,000.00	Incl Build	30/06/26	\$2,000 Basic \$10,000 Impact, \$1,000 Machinery Breakdown
OFFICE BEARERS LIA CHU UNDERWRITING	HU0006150413	1,000,000.00		30/06/26	\$2,000 Basic \$10,000 Impact, \$1,000 Machinery Breakdown
COMMON AREA CONTENTS CHU UNDERWRITING	HU0006150413	261,127.00		30/06/26	\$2,000 Basic \$10,000 Impact, \$1,000 Machinery Breakdown
LOSS RENT/TEMP ACCOM CHU UNDERWRITING	HU0006150413	3,916,910.00		30/06/26	\$2,000 Basic \$10,000 Impact, \$1,000 Machinery Breakdown
CATASTROPHE CHU UNDERWRITING	HU0006150413	7,833,820.00		30/06/26	\$2,000 Basic \$10,000 Impact, \$1,000 Machinery Breakdown
MACHINERY BREAKDOWN CHU UNDERWRITING	HU0006150413	100,000.00		30/06/26	\$2,000 Basic \$10,000 Impact, \$1,000 Machinery Breakdown
FIDELITY GUARANTEE CHU UNDERWRITING	HU0006150413	100,000.00	Incl Build	30/06/26	\$2,000 Basic \$10,000 Impact, \$1,000 Machinery Breakdown
GOV AUDIT COSTS CHU UNDERWRITING	HU0006150413	25,000.00		30/06/26	\$2,000 Basic \$10,000 Impact, \$1,000 Machinery Breakdown
LOT OWNERS FIXTURES CHU UNDERWRITING	HU0006150413	250,000.00		30/06/26	\$2,000 Basic \$10,000 Impact, \$1,000 Machinery Breakdown
APPEAL EXPENSES CHU UNDERWRITING	HU0006150413	100,000.00		30/06/26	\$2,000 Basic \$10,000 Impact, \$1,000 Machinery Breakdown
LEGAL DEFENCE EXP CHU UNDERWRITING	HU0006150413	50,000.00		30/06/26	\$2,000 Basic \$10,000 Impact, \$1,000 Machinery Breakdown
VOLUNTARY WORKERS CHU UNDERWRITING	HU0006150413	\$200,000/\$2,000		30/06/26	\$2,000 Basic \$10,000 Impact, \$1,000 Machinery Breakdown

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: Beechdeen Pty Ltd ACN 101 206 765

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

Yes - Name of authorised letting agent: Beechdeen Pty Ltd ACN 101 206 765

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.

GRP2176/69

Body corporate authority

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

Name/s BCsystems

Positions/s held Body Corporate Manager

Date 05/02/2026

Signature/s _____

Copies of documents given with this certificate:

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



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

GENERAL REQUEST

Duty Imprint

FORM 14 Version 4
Page 1 of 1



714876512

\$73.70
09/01/2013 14:03

BE 470

1. Nature of request

GENERAL REQUEST TO RECORD NEW CMS FOR
NORTHRIDGE VILLAS COMMUNITY TITLES
SCHEME 20737

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

WILKINSON & BOYNTON

Lodger Code

James Watt 018A

2. Lot on Plan Description

County

Parish

Title Reference

COMMON PROPERTY FOR
NORTHRIDGE VILLAS COMMUNITY
TITLES SCHEME 20737

50199177

3. Registered Proprietor/State Lessee

BODY CORPORATE FOR NORTHRIDGE VILLAS COMMUNITY TITLES SCHEME 20737

4. Interest

FEE SIMPLE

5. Applicant

BODY CORPORATE FOR NORTHRIDGE VILLAS COMMUNITY TITLES SCHEME 20737

6. Request

I hereby request that: I hereby request that the new community management statement deposited herewith which amends Schedule C by-laws of the existing community management statement be recorded as the community management statement for Northridge Villas Community Titles Scheme.

7. Execution by applicant

09/01/13
Execution Date

Penelope Rae Severin, Solicitor
Applicant's or Solicitor's Signature

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

NEW COMMUNITY MANAGEMENT STATEMENT

20737

This statement incorporates and must include the following:

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 of community titles scheme	2. Regulation module
NORTHRIDGE VILLAS COMMUNITY TITLES SCHEME 20737	ACCOMODATION MODULE

3. Name of body corporate
BODY CORPORATE FOR NORTHRIDGE VILLAS COMMUNITY TITLES SCHEME 20737

4. Scheme land

Lot on Plan Description	County	Parish	Title Reference
SEE ATTACHED SCHEDULE			

5. *Name and address of original owner	6. Reference to plan lodged with this statement
NOT APPLICABLE	NOT APPLICABLE

first community management statement only

7. Local Government community management statement notation

NOT APPLICABLE PURSUANT TO SECTION 60(6) OF THE BODY CORPORATE AND COMMUNITY MANAGEMENT ACT 1997

..... signed

..... name and designation

..... name of Local Government

8. Execution by original owner/Consent of body corporate



21 / 11 / 12
Execution Date

[Signature]
CHERYL BARNES - COMMITTEE MEMBER

[Signature] - CHAIRPERSON
MICHELE CARSTENSEN Execution

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

Title Reference

17391148, 17391149, 17391150, 17391151, 17408062, 17408063, 17408064, 17413156, 17413157, 17413158, 17417038, 17417039, 17417040, 17418171, 17418172, 17418173, 17422177, 17422178, 17424048, 17424049, 17424050, 17426059, 17426060, 17426061, 17426062, 17426218, 17426219, 17428201, 17428202, 17428203, 17428204, 17428205, 17430031, 17430032, 17430033, 17430034, 17432011, 17432012, 17432013, 17432014, 17434190, 17434191, 17434192, 17434193, 17436053, 17436054, 17436055, 17436056, 17438237, 17438238, 17438239, 17438240, 17442221, 17442222, 17442223, 17442224, 17442225, 17442226, 17442227, 17442228

4. Scheme Land

Description of Lot	County	Parish	Title Reference
Lot 1 on GTP 2111	Stanley	Yeerongpilly	17391148
Lot 2 on GTP 2111	Stanley	Yeerongpilly	17391149
Lot 3 on GTP 2111	Stanley	Yeerongpilly	17391150
Lot 4 on GTP 2111	Stanley	Yeerongpilly	17391151
Lot 6 on GRP 2112	Stanley	Yeerongpilly	17408062
Lot 7 on GRP 2112	Stanley	Yeerongpilly	17408063
Lot 8 on GRP 2112	Stanley	Yeerongpilly	17408064
Lot 10 on GRP 2113	Stanley	Yeerongpilly	17413156
Lot 11 on GRP 2113	Stanley	Yeerongpilly	17413157
Lot 12 on GRP 2113	Stanley	Yeerongpilly	17413158
Lot 14 on GRP 2142	Stanley	Yeerongpilly	17417038
Lot 15 on GRP 2142	Stanley	Yeerongpilly	17417039
Lot 16 on GRP 2142	Stanley	Yeerongpilly	17417040
Lot 18 on GRP 2143	Stanley	Yeerongpilly	17418171
Lot 19 on GRP 2143	Stanley	Yeerongpilly	17418172
Lot 20 on GRP 2143	Stanley	Yeerongpilly	17418173
Lot 22 on GRP 2144	Stanley	Yeerongpilly	17422177
Lot 23 on GRP 2144	Stanley	Yeerongpilly	17422178
Lot 25 on GRP 2145	Stanley	Yeerongpilly	17424048
Lot 26 on GRP 2145	Stanley	Yeerongpilly	17424049
Lot 27 on GRP 2145	Stanley	Yeerongpilly	17424050
Lot 29 on GRP 2146	Stanley	Yeerongpilly	17426059
Lot 30 on GRP 2146	Stanley	Yeerongpilly	17426060
Lot 31 on GRP 2146	Stanley	Yeerongpilly	17426061
Lot 32 on GRP 2146	Stanley	Yeerongpilly	17426062
Lot 34 on GRP 2147	Stanley	Yeerongpilly	17426218
Lot 35 on GRP 2147	Stanley	Yeerongpilly	17426219
Lot 37 on GRP 2148	Stanley	Yeerongpilly	17428201
Lot 38 on GRP 2148	Stanley	Yeerongpilly	17428202
Lot 39 on GRP 2148	Stanley	Yeerongpilly	17428203
Lot 40 on GRP 2148	Stanley	Yeerongpilly	17428204
Lot 41 on GRP 2148	Stanley	Yeerongpilly	17428205
Lot 43 on GRP 2149	Stanley	Yeerongpilly	17430031
Lot 44 on GRP 2149	Stanley	Yeerongpilly	17430032
Lot 45 on GRP 2149	Stanley	Yeerongpilly	17430033
Lot 46 on GRP 2149	Stanley	Yeerongpilly	17430034
Lot 48 on GRP 2150	Stanley	Yeerongpilly	17432011
Lot 49 on GRP 2150	Stanley	Yeerongpilly	17432012
Lot 50 on GRP 2150	Stanley	Yeerongpilly	17432013
Lot 51 on GRP 2150	Stanley	Yeerongpilly	17432014

Title Reference

17391148, 17391149, 17391150, 17391151, 17408062, 17408063, 17408064, 17413156, 17413157, 17413158, 17417038, 17417039, 17417040, 17418171, 17418172, 17418173, 17422177, 17422178, 17424048, 17424049, 17424050, 17426059, 17426060, 17426061, 17426062, 17426218, 17426219, 17428201, 17428202, 17428203, 17428204, 17428205, 17430031, 17430032, 17430033, 17430034, 17432011, 17432012, 17432013, 17432014, 17434190, 17434191, 17434192, 17434193, 17436053, 17436054, 17436055, 17436056, 17438237, 17438238, 17438239, 17438240, 17442221, 17442222, 17442223, 17442224, 17442225, 17442226, 17442227, 17442228

Description of Lot	County	Parish	Title Reference
Lot 53 on GRP 2151	Stanley	Yeerongpilly	17434190
Lot 54 on GRP 2151	Stanley	Yeerongpilly	17434191
Lot 55 on GRP 2151	Stanley	Yeerongpilly	17434192
Lot 56 on GRP 2151	Stanley	Yeerongpilly	17434193
Lot 58 on GRP 2152	Stanley	Yeerongpilly	17436053
Lot 59 on GRP 2152	Stanley	Yeerongpilly	17436054
Lot 60 on GRP 2152	Stanley	Yeerongpilly	17436055
Lot 61 on GRP 2152	Stanley	Yeerongpilly	17436056
Lot 63 on GRP 2175	Stanley	Yeerongpilly	17438237
Lot 64 on GRP 2175	Stanley	Yeerongpilly	17438238
Lot 65 on GRP 2175	Stanley	Yeerongpilly	17438239
Lot 66 on GRP 2175	Stanley	Yeerongpilly	17438240
Lot 68 on GRP 2176	Stanley	Yeerongpilly	17442221
Lot 69 on GRP 2176	Stanley	Yeerongpilly	17442222
Lot 70 on GRP 2176	Stanley	Yeerongpilly	17442223
Lot 71 on GRP 2176	Stanley	Yeerongpilly	17442224
Lot 72 on GRP 2176	Stanley	Yeerongpilly	17442225
Lot 73 on GRP 2176	Stanley	Yeerongpilly	17442226
Lot 74 on GRP 2176	Stanley	Yeerongpilly	17442227
Lot 75 on GRP 2176	Stanley	Yeerongpilly	17442228
Common Property for Northridge Villas Community Titles Scheme	Stanley	Yeerongpilly	19302111

SCHEDULE A SCHEDULE OF LOT ENTITLEMENTS

Lot Number	Contribution	Interest
Lot 1 on GTP 2111	7	7
Lot 2 on GTP 2111	7	7
Lot 3 on GTP 2111	7	7
Lot 4 on GTP 2111	7	7
Lot 6 on GRP 2112	7	7
Lot 7 on GRP 2112	7	7
Lot 8 on GRP 2112	7	7
Lot 9 on GRP 2112	7	7
Lot 10 on GRP 2113	7	7
Lot 11 on GRP 2113	7	7
Lot 12 on GRP 2113	7	7
Lot 14 on GRP 2142	7	7
Lot 15 on GRP 2142	7	7
Lot 16 on GRP 2142	7	7
Lot 18 on GRP 2123	7	7
Lot 19 on GRP 2123	7	7

Title Reference

17391148, 17391149, 17391150, 17391151, 17408062, 17408063, 17408064, 17413156, 17413157, 17413158, 17417038, 17417039, 17417040, 17418171, 17418172, 17418173, 17422177, 17422178, 17424048, 17424049, 17424050, 17426059, 17426060, 17426061, 17426062, 17426218, 17426219, 17428201, 17428202, 17428203, 17428204, 17428205, 17430031, 17430032, 17430033, 17430034, 17432011, 17432012, 17432013, 17432014, 17434190, 17434191, 17434192, 17434193, 17436053, 17436054, 17436055, 17436056, 17438237, 17438238, 17438239, 17438240, 17442221, 17442222, 17442223, 17442224, 17442225, 17442226, 17442227, 17442228

Lot Number	Contribution	Interest
Lot 20 on GRP 2123	7	7
Lot 22 on GRP 2124	7	7
Lot 23 on GRP 2124	7	7
Lot 25 on GRP 2145	7	7
Lot 26 on GRP 2145	7	7
Lot 27 on GRP 2145	7	7
Lot 29 on GRP 2146	7	7
Lot 30 on GRP 2146	7	7
Lot 31 on GRP 2146	7	7
Lot 32 on GRP 2146	7	7
Lot 34 on GRP 2147	7	7
Lot 35 on GRP 2147	7	7
Lot 37 on GRP 2148	7	7
Lot 38 on GRP 2148	7	7
Lot 39 on GRP 2148	7	7
Lot 40 on GRP 2148	7	7
Lot 41 on GRP 2148	7	7
Lot 43 on GRP 2149	7	7
Lot 43 on GRP 2149	7	7
Lot 45 on GRP 2149	7	7
Lot 46 on GRP 2149	7	7
Lot 48 on GRP 2150	7	7
Lot 49 on GRP 2150	7	7
Lot 50 on GRP 2150	7	7
Lot 51 on GRP 2150	7	7
Lot 53 on GRP 2151	7	7
Lot 54 on GRP 2151	7	7
Lot 55 on GRP 2151	7	7
Lot 56 on GRP 2151	7	7
Lot 58 on GRP 2152	7	7
Lot 59 on GRP 2152	7	7
Lot 60 on GRP 2152	7	7
Lot 61 on GRP 2152	7	7
Lot 63 on GRP 2175	7	7
Lot 64 on GRP 2175	7	7
Lot 66 on GRP 2175	7	7
Lot 68 on GRP 2176	7	7
Lot 69 on GRP 2176	7	7
Lot 70 on GRP 2176	7	7
Lot 71 on GRP 2176	7	7
Lot 72 on GRP 2176	7	7
Lot 73 on GRP 2176	7	7

17391148, 17391149, 17391150, 17391151, 17408062, 17408063, 17408064, 17413156, 17413157, 17413158, 17417038, 17417039, 17417040, 17418171, 17418172, 17418173, 17422177, 17422178, 17424048, 17424049, 17424050, 17426059, 17426060, 17426061, 17426062, 17426218, 17426219, 17428201, 17428202, 17428203, 17428204, 17428205, 17430031, 17430032, 17430033, 17430034, 17432011, 17432012, 17432013, 17432014, 17434190, 17434191, 17434192, 17434193, 17436053, 17436054, 17436055, 17436056, 17438237, 17438238, 17438239, 17438240, 17442221, 17442222, 17442223, 17442224, 17442225, 17442226, 17442227, 17442228

Lot Number	Contribution	Interest
Lot 74 on GRP 2176	7	7
Lot 75 on GRP 2176	7	7
TOTALS	427	427

SCHEDULE B EXPLANATION OF THE DEVELOPMENT OF SCHEME LAND

Not applicable pursuant to section 66 (1) (f) and (g) of the *Body Corporate and Community Management Act 1997*.

SCHEDULE C BY-LAWS

The By-laws in Schedule 4 of the Act will not apply to the Scheme and the following By-laws will apply.

1. Interpretation

- (a) Headings throughout these By-laws are for guidance only and are not to be used as an aid in the interpretation of these By-laws.
- (b) Plurals include the singular and the singular the plural.
- (c) References to either gender shall include a reference to the other gender.
- (d) Reference to the whole includes any part of the whole.
- (e) References to any person includes reference to any individual, company, body corporate, association, partnership, firm, joint venture, trust and governmental agency.
- (f) Reference to an act of Parliament or to any regulation will be read as if the words "and any statutory modification or re-enactment of it or substitution of it" were added to the reference.

2. Definitions

Throughout these By-laws, the following terms will, where the context so permits, have the meanings herein ascribed to them.

"Act" means the *Body Corporate and Community Management Act 1997* and the Regulation Module applying the Scheme;

"Body Corporate" means the Body Corporate for Northridge Villas community titles scheme 20737;

"By-law" means these By-laws or any specified part of them;

"Common Property" means that area in the Scheme which is not included in any Lot within the community titles Scheme and includes all improvements, fixtures and fittings erected or constructed on the Common Property;

"Committee" means the Committee of the Body Corporate appointed pursuant to the Act;

"Dwelling" means a residential dwelling unit constructed on a Lot;

"Garbage" includes material to be recycled;

"Lot" means a Lot in the community titles Scheme;

"Occupier" means the legal occupant from time to time of a Lot;

"Owner" means any Owner of a Lot within the Scheme and includes where the context allows, the Owner/s tenants, guest, invitees, servants and agents;

17391148, 17391149, 17391150, 17391151, 17408062, 17408063, 17408064, 17413156, 17413157, 17413158, 17417038, 17417039, 17417040, 17418171, 17418172, 17418173, 17422177, 17422178, 17424048, 17424049, 17424050, 17426059, 17426060, 17426061, 17426062, 17426218, 17426219, 17428201, 17428202, 17428203, 17428204, 17428205, 17430031, 17430032, 17430033, 17430034, 17432011, 17432012, 17432013, 17432014, 17434190, 17434191, 17434192, 17434193, 17436053, 17436054, 17436055, 17436056, 17438237, 17438238, 17438239, 17438240, 17442221, 17442222, 17442223, 17442224, 17442225, 17442226, 17442227, 17442228

"Parcel" means all the land referred to in the Scheme;

"Person" includes a company;

"Scheme" means Northridge Villas community titles scheme 20737 registered pursuant to the Act;

"Scheme Land" means all the land contained in the Scheme; and

"Secretary" means the Secretary of the Body Corporate.

3. Observance of By-laws

The duties and obligations imposed by these By-laws on an Owner of a Lot shall be observed not only by the Owner but by the Owner's tenants (or Occupiers of the Owner's Lot) guests, servants, employees, agents, children, invitees and licensees.

4. Notices

An Owner or Occupier of a Lot shall observe the terms of any notice relating to the Common Property by authority of the Committee or of any statutory authority.

5. Rules Relating to Common Property

The Committee may make rules relating to the Common Property and in particular in relation to the use of any improvements on the Common Property, not inconsistent with these By-laws and the same must be observed by the Owners or Occupiers of Lots unless and until they are disallowed or revoked by a majority resolution at a general meeting of the Body Corporate.

6. By-laws to be provided exhibited

A copy of these By-laws is to be provided to every new Owner on request or at the time of settlement; and/or a copy of these By-laws (or a précis thereof approved by the Committee) shall be exhibited in a prominent place in the common area of the scheme.

7. Breaches and penalties

- (a) A person who contravenes or fails to comply with any provision of these By-laws or any lawful direction given there under will be guilty of a breach of these By-laws; and
- (b) A person guilty of a breach of these By-laws will remedy that breach within seven (7) days.

8. Complaints or Applications

All complaints or applications to the Body Corporate or its Committee shall be addressed in writing to the Body Corporate Administration Manager (as appointed) of the Body Corporate.

9. Use of Lot

- (a) All Lots will be used for residential purposes only unless the Local Authority permits for a Home Occupation with the Occupier occupying in accordance with all relevant legislation.
- (b) Where a Home Occupation is carried out, no signage may be erected by the Occupier to advertise the home unit without the prior written consent of the Committee.
- (c) Where a Home Occupation is carried out, no business specific vehicle or pedestrian traffic can occur that interferes with the peaceful enjoyment of other lot occupiers.

10. Illegal use of Lots prohibited

17391148, 17391149, 17391150, 17391151, 17408062, 17408063, 17408064, 17413156, 17413157, 17413158, 17417038, 17417039, 17417040, 17418171, 17418172, 17418173, 17422177, 17422178, 17424048, 17424049, 17424050, 17426059, 17426060, 17426061, 17426062, 17426218, 17426219, 17428201, 17428202, 17428203, 17428204, 17428205, 17430031, 17430032, 17430033, 17430034, 17432011, 17432012, 17432013, 17432014, 17434190, 17434191, 17434192, 17434193, 17436053, 17436054, 17436055, 17436056, 17438237, 17438238, 17438239, 17438240, 17442221, 17442222, 17442223, 17442224, 17442225, 17442226, 17442227, 17442228

An Owner or Occupier of a Lot shall not use his Lot for any purpose which may be illegal or injurious to the reputation of the Scheme. An Owner or Occupier of a Lot must, at the cost of the Owner or Occupier, promptly comply with all laws relating to the Lot including, without limitation, any requirements, notices and orders of any relevant authority.

11. Property Sales, Auction sales and Open House activities

- (a) An Owner of a Lot must not permit any auction sale and/or open house to be conducted or to take place in his Lot or in the dwelling or upon the Scheme Land without the prior approval in writing of the Body Corporate.
- (b) For Sale and/or For Lease Signage:
- (i) An Owner may display signage on the foot path in front of the scheme in a designated position approved by the Body Corporate and in line with relevant local council regulations; and
 - (ii) The owner is responsible for maintaining the signage in a tidy condition. The Body Corporate may cancel the approval by giving seven (7) days written notice to the owner if the signage is not kept in reasonable condition.

12. Obstruction

The Occupier of a Lot or their invitees must not obstruct lawful use of either the Common Property or another Lot by someone else. The cause of the obstruction will be removed at the offending Lot Occupier's expense.

13. Noise and Nuisance

- (a) An Owner or Occupier of a Lot shall not create any noise upon the Scheme likely to interfere with the peaceful enjoyment of the Owner or Occupier of another Lot or any person lawfully using Common Property.
- (b) The Occupier of a Lot must not hold or permit to be held any social gathering in the Lot which would cause any noise at any time of day or night which unlawfully interferes with the peace and quietness of any other Owner or Occupier of a Lot. In particular, all aspects of the *Noise Abatement Act 1979* shall be complied with.
- (c) In the event of any unavoidable noise in a Lot at any time, the Occupier of that Lot shall take all practical means to minimise annoyance to other Owners or Occupiers of Lots by closing all doors, windows and window coverings of his Lot and also such further steps as may be within his power for the same purpose.
- (d) Guests leaving at any time shall be requested by their hosts to leave quietly. Quietness also shall be observed when the Occupier of a Lot returns to the Lot late at night or early morning hours and at any other time of the day.
- (e) All musical instruments, radios, stereos, theatre systems, computers, personal music devices, television sets and the like are controlled so that the sound emanating from them is at a reasonable level so as not to cause annoyance to other Owners and Occupiers of Lots within the Parcel.
- (f) All vehicle sound systems and portable sound systems to be controlled so that the sound emanating from them is at a reasonable level so as not to interfere with the peaceful enjoyment of other owners and occupiers of lots within the parcel.
- (g) An Owner or Occupier of a Lot will also not carry on any noxious or offensive trade or activity on or upon any Lot on the Parcel. Also, nothing shall be done thereon which may be, or may become, an annoyance or nuisance to the Parcel, or which may in any way interfere with the quiet enjoyment of any of the Owners of their respective Lots or which will in any way increase the rate of insurance in respect of the Parcel. Without limiting the generality of the foregoing provision, each Owner or Occupier of a Lot must ensure that no auction, sale, loud noise or noxious odour, exterior speaker, horn, whistle, bell or other sound device (other than security or warning devices used exclusively for such purpose) noisy or smoky vehicle, large power equipment or large power tool, unlicensed off-road vehicle or item which may unreasonably interfere with television or radio reception to any dwelling will be conducted, located, used or placed on any portion of the Parcel, or exposed to the view of any other Owner or Occupier without the prior written consent of the Body Corporate.

14. Behaviour of Invitees

- (a) The Owner or Occupier of a Lot shall take all reasonable steps to ensure that his invitees do not behave in a manner likely to interfere with the peaceful enjoyment of the Owner or Occupier of another Lot or of any person lawfully using the Common Property;
- (b) The Owner or Occupier of a Lot shall be liable to compensate the Body Corporate in respect of all damage to the Common Property or Body Corporate asset when the damage is caused by such Owner or Occupier or their invitees;

17391148, 17391149, 17391150, 17391151, 17408062, 17408063, 17408064, 17413156, 17413157, 17413158, 17417038, 17417039, 17417040, 17418171, 17418172, 17418173, 17422177, 17422178, 17424048, 17424049, 17424050, 17426059, 17426060, 17426061, 17426062, 17426218, 17426219, 17428201, 17428202, 17428203, 17428204, 17428205, 17430031, 17430032, 17430033, 17430034, 17432011, 17432012, 17432013, 17432014, 17434190, 17434191, 17434192, 17434193, 17436053, 17436054, 17436055, 17436056, 17438237, 17438238, 17438239, 17438240, 17442221, 17442222, 17442223, 17442224, 17442225, 17442226, 17442227, 17442228

- (c) The Owner of a Lot which is the subject of a lease or license agreement shall take all reasonable steps, including any action available to him under any such lease or license agreement, to ensure that any lessee or licensee or other Occupier of the Lot or their invitees comply with the provisions of the By-laws;
- (d) The duties and obligations imposed by these By-laws on an Owner or Occupier of a Lot shall be observed not only by the Owner or Occupier but also by the guests, servants, employees, agents, children, invitees and licensees of such Owner or Occupier.

15. Management Letting

Lot 1 in the building may be used for both residential purposes and for the purposes of management of the building and for the sale of lots in the building on behalf of the proprietors of Lot 1 may with the prior consent of the Committee of the Body Corporate display signs or notices for the purposes of offering for sale or for lease or for letting any lot in the building and the provision of services. For the purposes aforesaid the Body Corporate shall have the power to grant to the proprietor of Lot 1 business of lettings of lots in the building and for that purpose to enter into appropriate agreement on such terms and conditions as the Body Corporate may deem fit. The Body Corporate shall not permit any other person to provide such letting selling or reception services in or about the common property.

16. Vehicles/Parking

- (a) The Occupier of a lot must not, without an appropriately approved Disabled sticker issued by the Department of Transport and Main Roads, or the Body Corporate's approval:
- (i) Park a vehicle, or allow a vehicle to stand, on the Common Property for a period longer than 15 mins allowed for a pick up or delivery; or
 - (ii) Permit an invitee to park a vehicle, or allow a vehicle to stand on the Common Property except in the designated visitor parking.
- If no designated visitor parking spaces are available, then the vehicle must be parked outside of the Common Property.
- (b) An Owner or Occupier may park a second vehicle only (not the property of a designated visitor), in a designated visitor parking space. Any further vehicles of the unit must be located outside the Common Property.
- (c) An Owner or Occupier must not park a boat, trailer, caravan, camper trailer in a designated visitor parking space.
- (d) The Occupier of a lot must not, without the Body Corporate approval, occupy a designated visitor parking space if the carport of the unit is vacant or used for any purpose, (including storage of a boat, trailer, caravan or camper trailer) other than for parking a vehicle.
- (e) An approval under subsection (a) must state the period for which it is given, with the exception of designated visitor parking.
- (f) However, the Body Corporate may cancel the approval by giving seven (7) days written notice to the Occupier, with the exception of designated visitor parking.
- (g) An Owner or Occupier or visitor to the scheme must not park a vehicle in a designated visitor parking space indefinitely. The vehicle must be moved/used regularly.

17. Keeping of Animals and Birds

- (a) The Occupier of a Lot must not, without the Body Corporate's written approval:
- (i) Bring or keep any animal or bird on the Lot or the Common Property; or
 - (ii) Permit an invited guest to bring or keep an animal or bird on the Lot or the Common Property.
- (b) The approval must state the period for which it is given. However, if written complaints are received stating that the animal or bird is interfering with the peaceful enjoyment of other lot owners/occupiers, the Body Corporate may cancel the approval by giving seven (7) days written notice to the Occupier.
- (c) Without Body Corporate written approval, an Owner will not advertise the property for sale or rent presuming an animal or bird will be allowed.

18. Guide Dogs and Special Assistance Dogs

- (a) A person mentioned in the *Guide, Hearing and Assistance Dogs Act 2009* section 8, who has the right to be on a Lot included in a community titles Scheme, or on the Common Property, has the right to be accompanied by their allocated specialist guide or assistance dog while they remain on the Lot or Common Property.
- (b) A person mentioned in subsection (a) who is the Owner or Occupier of a Lot included in a community title Scheme, has the right to keep a guide or special assistance dog on the Lot.

17391148, 17391149, 17391150, 17391151, 17408062, 17408063, 17408064, 17413156, 17413157, 17413158, 17417038, 17417039, 17417040, 17418171, 17418172, 17418173, 17422177, 17422178, 17424048, 17424049, 17424050, 17426059, 17426060, 17426061, 17426062, 17426218, 17426219, 17428201, 17428202, 17428203, 17428204, 17428205, 17430031, 17430032, 17430033, 17430034, 17432011, 17432012, 17432013, 17432014, 17434190, 17434191, 17434192, 17434193, 17436053, 17436054, 17436055, 17436056, 17438237, 17438238, 17438239, 17438240, 17442221, 17442222, 17442223, 17442224, 17442225, 17442226, 17442227, 17442228

- (c) A By-law cannot exclude or restrict a right given by this section.

19. Damage to Common Property

An Occupier or Owner of a Lot must not, without Body Corporate written approval:

- (a) Mark, paint, drive nails, screws or other objects into, or otherwise damage or deface any structure that forms part of the Common Property.

20. Damage to Lawns and Gardens etc. on Common Property

- (a) The Occupier or Owner of a Lot must not, without the Body Corporate's written approval:
- (i) damage any lawn, garden, tree, shrub, plant or flower on the Common Property; or
 - (ii) use part of the Common Property as a garden.
- (b) The approval must state the period for which it is given. However, the Body Corporate may cancel the approval by giving seven (7) days written notice to the Occupier.
- (c) The approved landscaping/gardens/paths must be maintained in a tidy, clean appearance by the owner or occupier.
- (d) If the approval is cancelled as per by law 20(b) the Owner or Occupier is responsible to reinstate the area to its previous condition and appearance.

21. Owner Not to Litter

The Owner or Occupier of a Lot shall not throw or allow to fall any paper, rubbish, refuse, cigarette butts or other substance whatsoever onto any and all common areas including roadways of the Scheme. Any damage or costs for cleaning or repair caused by the breach hereof shall be borne by the Owner of the Lot.

22. Depositing Rubbish etc. on Common Property

The Occupier of a Lot must not leave rubbish or other materials on the Common Property in a way or place likely to interfere with the enjoyment of the Common Property by someone else.

23. Appearance of Lot

- (a) The Occupier of a Lot must not, without Body Corporate written approval:
- (i) Make a change to the external appearance of the Lot; including painting of exterior surfaces unless the change is minor and does not detract from the amenity of the Lot and its surrounds;
 - (ii) Hang washing, bedding, or another cloth article if the article is visible from another Lot on the Common Property, or from outside the Scheme land, except where the fencing is not sealed or the items are not hung on a purpose-fitted washing line of the Lot;
 - (iii) Display a sign, advertisement, placard, banner, pamphlet or similar article if the article is visible from another Lot or the Common Property, or from outside the Scheme land; or
 - (iii) Carry out any structural alterations to the Lot.
- (b) However, an Occupier or Owner may install a locking or safety device to protect the Lot against intruders, or a security screen/flyscreen to prevent entry of animals or insects, if the device or screen is soundly built and is consistent with the colour, style and materials of the building.
- (c) The Owner of a Lot must keep a device/screen installed under By-law 23 (b) in good order and repair.

24. Storage of Flammable Liquids, etc.

- (a) The Occupier of a Lot must not, without Body Corporate written approval, store a flammable substance on the Lot unless the substance is used or intended for use for domestic purposes.
- (b) However, this By-law does not apply to the storage of fuel in:
- (i) The fuel tank of a vehicle, boat, lawn mower, whipper snipper or internal combustion engine; or
 - (ii) A tank kept on a vehicle, boat or garden equipment tools in which the fuel is stored under the requirements of the law regulating the storage of flammable liquid.

17391148, 17391149, 17391150, 17391151, 17408062, 17408063, 17408064, 17413156, 17413157, 17413158, 17417038, 17417039, 17417040, 17418171, 17418172, 17418173, 17422177, 17422178, 17424048, 17424049, 17424050, 17426059, 17426060, 17426061, 17426062, 17426218, 17426219, 17428201, 17428202, 17428203, 17428204, 17428205, 17430031, 17430032, 17430033, 17430034, 17432011, 17432012, 17432013, 17432014, 17434190, 17434191, 17434192, 17434193, 17436053, 17436054, 17436055, 17436056, 17438237, 17438238, 17438239, 17438240, 17442221, 17442222, 17442223, 17442224, 17442225, 17442226, 17442227, 17442228

25. Garbage Disposal

- (a) Unless the Body Corporate provides some other way of garbage disposal, the Owner or Occupier of a Lot 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 the purpose.
- (b) The Occupier of a Lot must:
- (i) Comply with all local government local laws about disposal of garbage;
 - (ii) Ensure that the Occupier does not, in disposing of garbage, adversely affect the health, hygiene or comfort of the Occupiers of other Lots;
 - (iii) Comply with any procedures adopted by the Body Corporate from time to time to facilitate proper recycling practices and general waste management and collection procedures (including, without limitation, procedures to deal with recyclable waste, organic waste and general waste);
 - (iv) Not dispose of any article of furniture, fittings or the like within the designated garbage bin area that will not fit within the individual allocated garbage receptacle or the like;
 - (v) An exception to 25(b)(iv) would occur when the local Council has authorized and advertised a kerbside collection for the suburb on a particular date;
 - (v) Comply with the recycling and organic waste protocol adopted from time to time by the Body Corporate;
 - (vi) Maintain the allocated receptacle in good order; and
 - (vii) Remove allocated receptacles off driveway within 24 hours after collection.

26. Repair and Maintenance

- (a) Subject to the provisions of any Exclusive Use By-law, every Owner or Occupier of a Lot will:
- (i) maintain in good condition and repair the exterior of his Dwelling including without limitation all dividing fences, walls, windows, gates, sidewalls, walkways and driveways within his Lot;
 - (ii) maintain the interior of their Dwelling in a clean condition and take all practicable steps to prevent infestation of vermin or insects;
 - (iii) maintain in a good condition and repair all yard landscaping, irrigation facilities, drainage facilities, spas, fountains and other surrounds within his Lot;
 - (iv) have the duty and obligation to make any necessary arrangements for sufficient water required for the maintenance and irrigation of all yard landscaping; and
 - (v) keep all windows clean and if broken or cracked, promptly replaced with fresh glass of the same kind and colour and weight as at present.
- (b) The Body Corporate may give written notice to an Owner calling upon or directing that Owner to comply with the Act or this By-law or both (and specifying how that compliance is to be achieved within fourteen (14) days of giving of that notice);
- (c) If any Owner to whom notice has been given under the Act or this By-law or both fails to comply with that notice, then the Body Corporate may give a person written authority to enter upon the Lot of that Owner and as agent of and at the expense of that Owner and to do the things specified in written authority which are then needed to be done to discharge the obligation of the Owner or Occupier, the Act or this By-law or both which were specified in that notice;
- (d) The Body Corporate may pay a person authorised by it under By-law 26(c) for work done or goods or materials supplied by that person;
- (e) The Owner of a Lot upon which a person has entered and done things under this By-law must pay to the Body Corporate, upon written demand, the full cost incurred by the Body Corporate in relation to the entry and to the doing of those things; or
- (f) If air conditioning that has been approved by the Body Corporate and installed to a unit then it must be maintained and ensure that noise attenuation measures exist and that it will not interrupt the quiet enjoyment of other Owners or Occupiers of the Parcel.

27. Water Wastage

An Owner or Occupier shall ensure that all water taps in his unit are properly maintained and turned off after use. They shall also ensure that they comply with Local Laws in relation to water restriction usage.

28. Notice of Accident to be given

17391148, 17391149, 17391150, 17391151, 17408062, 17408063, 17408064, 17413156, 17413157, 17413158, 17417038, 17417039, 17417040, 17418171, 17418172, 17418173, 17422177, 17422178, 17424048, 17424049, 17424050, 17426059, 17426060, 17426061, 17426062, 17426218, 17426219, 17428201, 17428202, 17428203, 17428204, 17428205, 17430031, 17430032, 17430033, 17430034, 17432011, 17432012, 17432013, 17432014, 17434190, 17434191, 17434192, 17434193, 17436053, 17436054, 17436055, 17436056, 17438237, 17438238, 17438239, 17438240, 17442221, 17442222, 17442223, 17442224, 17442225, 17442226, 17442227, 17442228

An Owner or Occupier shall give the Body Corporate committee prompt notice of any accident to or default in the water pipes, gas pipes, electrical installations or fixtures which comes to their knowledge. The Committee shall have authority by its agents or servants in the circumstances having regard to the urgency involved to examine or make such repairs or renovations as they may deem necessary for the safety and preservation of the said building as often as may be necessary.

29. Committee to be permitted to enter

Upon one (1) days notice in writing, the Committee and its servants, agents and contractors shall be permitted to inspect the interior of any Lot and test the electrical, gas or water installation or equipment therein and to trace and repair any leakage or defect in the said installations or equipment (at the expense of the Owner in cases where such leakage or defect is due to any act or default of the said Owner or his tenants, guests, servants or agents). The Committee, in exercising this power, shall ensure that its servants, agents and employees cause as little inconvenience to the Owner or Occupier as is reasonable in the circumstances.

30. Instructions to agents, employees or contractors

No Owner or Occupier of any Lot will attempt to direct or instruct any person employed by the Committee of the Body Corporate.

31. Committee may employ

The Committee may employ for or on behalf of the Body Corporate such agents and servants as it thinks fit in connection with the exercise and performance of the powers, authorities, duties and functions of the Body Corporate.

32. Restricted access area

- (a) Any areas of the Common Property used for:
- (i) Electrical substations, switch rooms, or control panels;
 - (ii) Fire service control panels;
 - (iii) Telephone exchanges; and
 - (iv) Other services to the Lots and Common Property (or either of them) may be kept locked by the Committee (or its appointed representative) unless otherwise required by law.
- Persons may not enter or open such locked areas without the prior consent of the Committee.
- (b) The Committee may use appropriate areas of the Common Property to store plant and equipment used for the performance of the Body Corporate's duties in respect of the Common Property. Any such areas may be locked and access is prohibited without the prior consent of the Committee.

33. Access to meters

If a Lot contains a meter and/or switchboard, an Owner or Occupier of that Lot must make such meter and/or switchboard available for access at all reasonable times by a nominee of the Committee or the relevant body administering the supply of the relevant service to the Lot.

34. Recovery of legal costs

- (a) An Owner shall pay on demand by the Body Corporate, all cost and expenses (including solicitor and own client costs and any goods and services tax related to the costs and expenses) in connection with:
- (i) Recovering levies or monies payable to the Body Corporate pursuant to the Act duly levied upon the Owner by the Body Corporate, or otherwise pursuant to these By-laws;
 - (ii) All legal or other proceedings concluding in favour of the Body Corporate taken by or against an Owner or the lessee or Occupier of a Lot.
- (b) The amount shall be deemed to be a liquidated debt due by the Owner to the Body Corporate.
- (c) If an Owner fails to pay any such costs upon demand, the Body Corporate may:
- (i) Take action for the recovery of those costs in a Court of competent jurisdiction; and/or
 - (ii) Enter such costs and expenses against the levy account of the Owner.

17391148, 17391149, 17391150, 17391151, 17408062, 17408063, 17408064, 17413156, 17413157, 17413158, 17417038, 17417039, 17417040, 17418171, 17418172, 17418173, 17422177, 17422178, 17424048, 17424049, 17424050, 17426059, 17426060, 17426061, 17426062, 17426218, 17426219, 17428201, 17428202, 17428203, 17428204, 17428205, 17430031, 17430032, 17430033, 17430034, 17432011, 17432012, 17432013, 17432014, 17434190, 17434191, 17434192, 17434193, 17436053, 17436054, 17436055, 17436056, 17438237, 17438238, 17438239, 17438240, 17442221, 17442222, 17442223, 17442224, 17442225, 17442226, 17442227, 17442228

- (d) In this By-law, references to an Owner shall be deemed to include a reference to a mortgagee in possession of any Owner/s Lot.

35. Recovery of money spent

- (a) Where the Body Corporate expends money to make good damage or carry out steps to address breaches to the By-laws or expends money to commence and engage in legal proceedings caused by a breach of the Act or of these By-laws by any Owner or the tenants, guests, servants, employees, agents, children, invitees or licensees of the proprietor or any of them, the Committee shall be entitled to recover the amount so expended as a debt in an action in any Court of competent jurisdiction from the proprietor of the Lot at the time when the breach occurred.

36. Recovery of costs (levies)

- (a) An Owner (which expression shall extend to a mortgagee in possession) shall 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:
- (i) Recovering levies or monies payable to the Body Corporate pursuant to the Act duly levied upon that Owner by the Body Corporate or otherwise or pursuant to the By-laws of the Body Corporate;
 - (ii) All proceedings including legal proceedings concluded in favour of the Body Corporate taken by or against the Owner or the Occupier of the Owner's Lot, including but limited to applications for an Order by the referee, appeals to the Tribunal and appeals to the Court.
- (b) In the event that the Owner (or his mortgagee in possession) fails to attend to the payment of such costs and expenses after demand is made for the payment of the same, the Body Corporate may:
- (i) Treat such costs and expenses as a liquidated debt and take action for the recovery of the same in any Court of competent jurisdiction; and may
 - (ii) Enter such costs and expenses against the levy account of such Owner in which case the amount of the same shall be paid to the Body Corporate upon a subsequent sale or disposal of the Owner's Lot failing which the purchaser of such Lot shall be liable to the Body Corporate for the payment of the same.

37. Pay television and other services

The Body Corporate may allow a suitably qualified person approved by the Committee to install all cabling, wiring, ducting, conduits, amplifiers and any other necessary equipment to the parcel to enable Owners to connect to Cable Television. The Body Corporate is authorized to enter into agreements about the subject matter of this By-law.

An Owner or Occupier may not alter, add to or remove an existing antenna without Body Corporate approval.

38. Swimming Pool

An Owner or Occupier and their visitors must:

- (a) abide by all pool rules/instructions/opening times as per displayed signage in the pool area
- (b) ensure an adult is present to supervise all children they are responsible for at all times
- (c) not bomb dive or carry out excessive jumping
- (d) keep noise to a level that will not interfere with the peaceful enjoyment of all other lot occupiers
- (e) not take into pool area any glass/bottles/breakables at any time
- (f) not leave personal belongings or rubbish/garbage in the pool area

39. Window Coverings - Internal and External

- (a) The Owner or Occupier is responsible for ensuring that the rear of all internal window coverings visible to the common areas or other lot occupiers must be of a neutral shade.
- (b) The Owner or Occupier must maintain in reasonable condition all window coverings. For example, broken or missing blind slats, curtains falling off tracks, torn, stained or damaged blinds/curtains visible to common areas or other lot owners require immediate rectification.
- (c) External blinds/awnings/screens must be approved by the Body Corporate in relation to product style/ colour/ installation and position.

17391148, 17391149, 17391150, 17391151, 17408062, 17408063, 17408064, 17413156, 17413157, 17413158, 17417038, 17417039, 17417040, 17418171, 17418172, 17418173, 17422177, 17422178, 17424048, 17424049, 17424050, 17426059, 17426060, 17426061, 17426062, 17426218, 17426219, 17428201, 17428202, 17428203, 17428204, 17428205, 17430031, 17430032, 17430033, 17430034, 17432011, 17432012, 17432013, 17432014, 17434190, 17434191, 17434192, 17434193, 17436053, 17436054, 17436055, 17436056, 17438237, 17438238, 17438239, 17438240, 17442221, 17442222, 17442223, 17442224, 17442225, 17442226, 17442227, 17442228

40. Carports and Front of Lots

An Owner or Occupier is responsible for maintaining the carport area and front of the lot area in a neat and tidy appearance:

- (a) Items permitted within the carport area of the lot are: a small table and 2 chairs of an outdoor furniture style; maximum of 6 pot plants.
- (b) Outdoor furniture; pot plants; plant containers are to be maintained in a clean and tidy appearance
- (c) No other personal items are to be stored in the carport area or at the front of the lot. Items that this includes are home appliances; furnishings; children's toys/bikes; tools; barbecues and other miscellaneous items.
- (d) No items other than a maximum of 6 hanging plant pots are to be hung or attached to the carport roof/posts/beams or the eaves of the lot. Items not allowed include boxing bags; hammocks; fabric or woven wood screens.

41. Gates – Vehicle and Pedestrian

An Owner or Occupier or their visitors must not:

- (a) Use car horns to attract attention of lot occupier to gain entry or exit from the scheme
- (b) Secure vehicle or pedestrian gate open at any time
- (c) Climb over the gate to gain entry or exit from the scheme

42. Maintenance/appearance of Back Courtyard of Lot:

An Owner or Occupier must at all times maintain the back courtyard area of the Lot in a clean and tidy condition. The Owner or Occupier is responsible for:

- (a) Maintaining the lawns at an acceptable height and control excessive weeds
- (b) Ensure trees/shrubbery/vines not extend over to adjacent properties
- (c) Ensure drainage of back court yard does not allow for excessive water pooling and does not allow excessive water drainage into adjacent properties
- (d) Not store rubbish or furniture/personal items not in use for any unreasonable length of time

43. Speed Limit

An Owner or Occupier and their visitors must abide by the speed limit that is signed within the scheme. The Occupier of the lot is responsible for all visitors to their lot.

44. Rental Agent/Property Manager Details

An Owner of a Lot that is tenanted must advise the Body Corporate Administration of all contact details of the Rental Agent/Property Manager of their tenanted property. This is to allow for efficient communication in the instance of any concerns or issues regarding the lot.

45. Garden Equipment/Tools

All garden equipment/tools purchased and owned by the scheme can be used only by the caretaker or authorised person. An Owner or Occupier may not use/ borrow this equipment unless approved by the Body Corporate.

46. Right to eject

A drunken, substance affected, idle or disorderly person found in or upon the Common Property may be reported to and summarily ejected and removed from the Parcel by a member of the police force.

Title Reference

17391148, 17391149, 17391150, 17391151, 17408062, 17408063, 17408064, 17413156, 17413157, 17413158, 17417038, 17417039, 17417040, 17418171, 17418172, 17418173, 17422177, 17422178, 17424048, 17424049, 17424050, 17426059, 17426060, 17426061, 17426062, 17426218, 17426219, 17428201, 17428202, 17428203, 17428204, 17428205, 17430031, 17430032, 17430033, 17430034, 17432011, 17432012, 17432013, 17432014, 17434190, 17434191, 17434192, 17434193, 17436053, 17436054, 17436055, 17436056, 17438237, 17438238, 17438239, 17438240, 17442221, 17442222, 17442223, 17442224, 17442225, 17442226, 17442227, 17442228

SCHEDULE D OTHER DETAILS REQUIRED/PERMITTED TO BE INCLUDED

Nil

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

Nil

Minutes of the Annual General Meeting of the Owners Northridge Villas CTS 20737 held at Unit 52 "Northridge Villas" 129 North Road, Woodridge on Wednesday 14th November, 2012 at 4.00pm.

Present in Person:

G. Black (lot 22,69), D. Giddins (lot 41), C. Barnes (lot 58), M. Carstensen (lot 66), J. Reville (lot 75).

Apologies:

L. Evans (lot 51).

Voting Papers Received:

M. Kelly & B. Van Gaal (lot 40), L. Evans (lot 51), B. G & C. E Bengel (lot 73).

Proxies Received:

S. Evans (lot 51) appointing L. Evans, B. G & C. E Bengel (lot 73) appointing M. Carstensen.

In Attendance:

J. Godden (Body Corporate Manager).

Quorum:

Pursuant to The Body Corporate and Community Management Act 1997 this meeting was adjourned to Wednesday 21st November, 2012 at 4.00pm.

Minutes of the Adjourned Annual General Meeting of the Owners Northridge Villas CTS 20737 held at Unit 52 "Northridge Villas" 129 North Road, Woodridge on Wednesday 21st November, 2012 at 4.30pm.

Present in Person:

G. Black (lot 22,69), D. Giddins (lot 41), C. Barnes (lot 58), M. Carstensen (lot 66), J. Reville (lot 75).

Voting Papers Received:

M. Kelly & B. Van Gaal (lot 40), L. Evans (lot 51), B. G & C. E Bengel (lot 73).

Proxies Received:

S. Evans (lot 51) appointing L. Evans, B. G & C. E Bengel (lot 73) appointing M. Carstensen.

In Attendance:

J. Godden (Body Corporate Manager).

Chairperson:

M. Carstensen chaired the meeting.

Quorum:

A quorum was present in accordance with the Body Corporate and Community Management Act and the meeting commenced.

No.	Motion	Resolution	Vote
1	Minutes Proposed by the Committee Resolved that the minutes of the Annual General Meeting held on the 9 th November, 2011 as previously issued and recorded in the body corporate minute book are a true and accurate account of the proceedings at that meeting.	Ordinary Resolution	<u>Carried</u> Yes 8 No 0 Abstain 1
2	Financial Statements Proposed by the Committee Resolved that the audited statements of income and expenditure prepared to 30 th September, 2012 be adopted by the meeting.	Ordinary Resolution	<u>Carried</u> Yes 9 No 0 Abstain 0
3	Non-Audit Proposed by the Committee Defeated that the books and accounts of the body corporate for the financial year ending 30 th September, 2013 shall not be audited.	Special Resolution	<u>Defeated</u> Yes 2 No 7 Abstain 0

No.	Motion	Resolution	Vote
4	<p>Confirmation of Insurance Proposed by the Committee Resolved that the insurance policy with CHU Insurance policy number 862238 currently in force to the 30th June, 2013 be confirmed and upon expiration quotations be obtained and the accepted policy renewed.</p> <p>Building \$13,020,000.00 Public Liability \$20,000,000.00 Fidelity Guarantee \$100,000.00 Office Bearers Liability \$1,000,000.00 Excess \$200.00 Premium incl. GST \$14,024.17</p>	Ordinary Resolution	<u>Carried</u> Yes 9 No 0 Abstain 0
5	<p>Insurance Levy Proposed by the Committee Resolved that an insurance levy for the period 1st October, 2012 to the 30th September, 2013 totalling \$17,625.00 be adopted pursuant to the Body Corporate and Community Management Act to be issued at the rate of \$41.97 per lot per interest entitlement per annum and the contribution be payable in 4 instalments, the first due and payable on 1st October, 2012 (already issued at the rate of \$7.44 PIE), 1st January, 2013 (to be issued at the rate of \$11.51 PIE), 1st April, 2013 (to be issued at the rate of \$11.51 PIE), 1st June, 2013 (to be issued at the rate of \$11.51 PIE) and that a contribution be issued at the rate of \$11.51 PIE for the first period of the next budget commencing 1st October, 2013.</p>	Ordinary Resolution	<u>Carried</u> Yes 9 No 0 Abstain 0
6	<p>Administration Fund Budget & Contributions Proposed by the Committee Resolved that the budget of estimated expenditure for the period 1st October, 2012 to 30th September, 2013 totalling \$113,000.00 be adopted and that the contributions to the Administration Fund are hereby determined pursuant to The Body Corporate and Community Management Act 1997 at the sum of \$269.05 per lot entitlement per annum and that the contributions be levied and payable in quarterly instalments, the first to be due and payable on 1st October, 2012 (already issued at the rate of \$71.00 PLE) and subsequent instalments due and payable on 1st January, 2013 (to be issued at the rate of \$66.02 PLE), 1st April, 2013 (to be issued at the rate of \$66.02 PLE), 1st July, 2013 (to be issued at the rate of \$66.02 PLE) and that a contribution be issued at the rate of \$66.02 PLE for the first period of the next budget commencing 1st October, 2013.</p>	Ordinary Resolution	<u>Carried</u> Yes 9 No 0 Abstain 0
7	<p>Sinking Fund Budget & Contributions Proposed by the Committee Resolved that the budget of estimated expenditure for the period 1st October, 2012 to 30th September, 2013 totalling \$26,448.00 be adopted and that the contributions to the Sinking Fund are hereby determined pursuant to The Body Corporate and Community Management Act 1997 at the sum of \$62.98 per lot entitlement per annum and that the contributions be levied and payable in quarterly instalments, the first to be due and payable on 1st October, 2012 (already issued at the rate of \$15.27 PLE) and subsequent instalments due and payable on 1st January, 2013 (to be issued at the rate of \$15.91 PLE), 1st April, 2013 (to be issued at the rate of \$15.91 PLE), 1st July, 2013 (to be issued at the rate of \$15.91 PLE) and that a contribution be issued at the rate of \$15.91 PLE for the first period of the next budget commencing 1st October, 2013.</p>	Ordinary Resolution	<u>Carried</u> Yes 9 No 0 Abstain 0
8	<p>Discount for Timely Payments Proposed by the Committee Resolved that pursuant to the Body Corporate and Community Management Act 1997 a 20% discount be given for administration fund levies, sinking fund levies and insurance levies that are received by the Body Corporate Manager on or before the due date.</p>	Ordinary Resolution	<u>Carried</u> Yes 9 No 0 Abstain 0
9	<p>Termite Inspections all Units and the Common Property Proposed by the Committee Resolved that the elected Committee be authorised to obtain quotations to have all the units and the common property areas inspected for termites with the payment to be remitted from the administration fund and that the Committee be authorised to proceed with the acceptable quotation.</p>	Ordinary Resolution	<u>Carried</u> Yes 9 No 0 Abstain 0
<p><i>Explanatory Note: In accordance with the Body Corporate and Community Management Act Northridge Villas is registered as a Standard Format Plan and the responsibility of the termite inspections and treatment of active termites is the Lot Owners. The Committee have put forward this motion as conducting the annual termite inspections on behalf of the Body Corporate will be cost effective for all Lot Owners and will identify any areas of concern with regards to possible termite activity. The Committee further advise that if active termites are found within the boundary of a Lot the necessary treatment would be at the Lot Owners cost.</i></p>			

No.	Motion	Resolution	Vote
10	Appointment of Body Corporate Manager Proposed by the Committee Resolved that KB One Pty. Ltd. ACN No. 062 056 820 T/A R&W Strata Management Brisbane be appointed Body Corporate Manager of Northridge Villas CTS 20737 pursuant to The Body Corporate and Community Management Act 1997 for the term of 3 years from 1 st October, 2012 to 30 th September, 2015 at a cost of \$11,000.00 incl. GST per annum subject to annual CPI.	Ordinary Resolution	<u>Carried</u> Yes 9 No 0 Abstain 0
11	Custody and Authority to Affix the Common Seal Proposed by the Committee Resolved that the KB One Pty. Ltd. T/A R&W Strata Management Brisbane be delegated the powers, authorities, duties and functions of the Body Corporate pursuant to the Body Corporate and Community Management Act to retain and affix the common seal to documents in the name of the Body Corporate for Northridge Villas CTS 20737.	Ordinary Resolution	<u>Carried</u> Yes 9 No 0 Abstain 0
12	Adoption of New By-Laws Proposed by the Committee Resolved that in accordance with the Body Corporate and Community Management Act the Body Corporate consents to adopting By-Laws numbered 1-45 as set out in Schedule C of the New Community Management Statement which forms part of the agenda of the meeting.	Ordinary Resolution	<u>Carried</u> Yes 9 No 0 Abstain 0
13	Adoption of New Community Management Statement Proposed by the Committee Resolved that in accordance with the Body Corporate and Community Management Act the Body Corporate consents to the recording of a New Community Management Statement which forms part of the agenda of the meeting. The passing of this motion will cause the New Community Management Statement to be lodged with the Registrar of Titles for recording in the Department of Environment and Resource Management as soon as practicable.	Ordinary Resolution	<u>Carried</u> Yes 9 No 0 Abstain 0
14	Open Ballot Committee Election Proposed by the Committee Resolved that the election of the Committee be held by open ballot.	Ordinary Resolution	<u>Carried</u> Yes 9 No 0 Abstain 0

Election of Committee:

Chairperson

M. Carstensen (lot 52)

Secretary

M. Carstensen (lot 52)

Treasurer

M. Carstensen (lot 52)

Ordinary Members

G. Black (lot 22 & 69), L. Evans (lot 51), C. Barnes (lot 58), J. Reville (lot 75).

Non-Voting Members

R. Van Gaal (Caretaker), J. Godden (Body Corporate Manager)

Closure

There being no further business the meeting closed at 5.00pm.

M. Carstensen - Chairperson





A pool safety certificate is required in Queensland when selling or leasing a property with a regulated pool. This form is to be used for the purposes of sections 246AA and 246AK of the *Building Act 1975*.

1. Pool safety certificate number

Identification number:

2. Location of the swimming pool

Property details are usually shown on the title documents and rates notices

Street address:
 Postcode
 Lot and plan details: Local government area:

3. Exemptions or alternative solutions for the swimming pool (if applicable)

If an exemption or alternative solution is applicable to the swimming pool please state this. This will help provide pool owners with a concise and practical explanation of the exemption or alternative solution. It will also help to ensure the ongoing use of the pool and any future modifications do not compromise compliance with the pool safety standard.

4. Pool properties

Shared pool Non-shared pool Number of pools

5. Pool safety certificate validity

Effective date: / / Expiry date: / /

6. Certification

I certify that I have inspected the swimming pool and I am reasonably satisfied that, under the *Building Act 1975*, the pool is a complying pool.

Name:
 Pool safety inspector licence number:
 Signature:

Other important information that could help save a young child's life

It is the pool owner's responsibility to ensure that the pool (including the barriers for the pool) is properly maintained at all times to comply with the pool safety standard under the *Building Act 1975*. High penalties apply for non-compliance. Parents should also consider beginning swimming lessons for their young children from an early age. Please visit <https://www.qbcc.qld.gov.au/your-property/swimming-pools/pool-safety-standard> for further information about swimming pool safety. This pool safety certificate does not certify that a building development approval has been given for the pool or the barriers for the pool. You can contact your local government to ensure this approval is in place.

Privacy statement

The Queensland Building and Construction Commission is collecting personal information as required under the *Building Act 1975*. This information may be stored by the QBCC, and will be used for administration, compliance, statistical research and evaluation of pool safety laws. Your personal information will be disclosed to other government agencies, local government authorities and third parties for purposes relating to administering and monitoring compliance with the *Building Act 1975*. Personal information will otherwise only be disclosed to third parties with your consent or unless authorised or required by law.

RTI: The information collected on this form will be retained as required by the *Public Records Act 2002* and other relevant Acts and regulations, and is subject to the Right to Information regime established by the *Right to Information Act 2009*.

This is a public document and the information in this form will be made available to the public.

Residential Strata Insurance

Certificate of Currency

Policy Number: HU0006150413



Certificate Date 03 July, 2025

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

Important Information

This certificate confirms that from the certificate date noted above, a Policy existed for the sums insured shown.

It is not intended to amend, extend, replace or override the Policy terms and conditions. This certificate is issued as a matter of information only and confers no rights on the certificate holder.

Period of Cover 30/06/2025 to 30/06/2026 at 4pm

Insured Body Corporate for Northridge Villas Community Title Scheme 20737

Interested Parties None

Situation 129 North Road, WOODRIDGE, QLD, 4114

Cover

Insured Property	Insured
Building	\$26,112,736
Common Area Contents	\$261,127
Loss of Rent & Temporary Accommodation (total payable)	\$3,916,910
Floating Floorboards	Selected
Liability to Others	Insured
Limit of Liability	\$30,000,000
Fidelity Guarantee	Insured
Sum Insured	\$100,000
Voluntary Workers	Insured
Death	\$200,000
Total Disablement (per week)	\$2,000
Office Bearers Legal Liability	Insured
Limit of Liability	\$1,000,000
Machinery Breakdown	Insured
Sum Insured	\$100,000
Catastrophe Insurance	Insured
Sum Insured	\$7,833,820

The contract of insurance is arranged by CHU Underwriting Agencies Pty Ltd (ABN 18 001 580 070), AFSL 243261) on behalf of the insurers: QBE insurance (Australia) Limited (ABN 78 003 191 035, AFSL 239545).

Residential Strata Insurance Certificate of Currency

Policy Number: HU0006150413



Extended Cover - Loss of Rent & Temporary Accommodation	\$1,175,073
Escalation in Cost of Temporary Accommodation	\$391,691
Cost of Removal, Storage and Evacuation	\$391,691
Government Audit and Related Covers	Insured
Government Audit Costs	\$25,000
Appeal expenses - common property health & safety breaches	\$100,000
Legal Defence Expenses	\$50,000
Lot Owners Fixtures and Improvements (per lot)	Insured
Sum Insured	\$250,000
Flood Cover	Insured

The contract of insurance is arranged by CHU Underwriting Agencies Pty Ltd (ABN 18 001 580 070), AFSL 243261) on behalf of the insurers: QBE insurance (Australia) Limited (ABN 78 003 191 035, AFSL 239545).

Northridge Villas CTS 20737

129-135 North Road Woodridge Qld 4114

BALANCE SHEET

AS AT 05 FEBRUARY 2026

	ACTUAL 05/02/2026	ACTUAL 30/09/2025
<u>PROPRIETORS FUNDS</u>		
Administrative Fund	33,591.15	29,408.22
Sinking Fund	233,611.60	223,280.85
<u>TOTAL</u>	<u>\$ 267,202.75</u>	<u>\$ 252,689.07</u>

THESE FUNDS ARE REPRESENTED BY

CURRENT ASSETS

Gst On Capital	997.83	5,818.12
Cash At Bank	139,047.41	135,592.92
M B L Investment A/C 2	134,131.05	132,773.85
Accrued Income	0.00	536.92
Prepaid Expenses	0.00	31,707.14
Levies Billed Not Yet Due	0.00	57,060.60
Levies Pre-Paid	10,972.91	6,937.33
Levies In Arrears	2,147.07	0.00
Other Arrears	1,307.47	118.90
<u>TOTAL ASSETS</u>	288,603.74	370,545.78

LIABILITIES

Gst Clearing A/C	(955.30)	2,408.23
Payg Clearing A/C	0.00	358.00
Arrears Clearing Account	45.10	0.00
Creditors	365.37	(144.02)
Accrued Expenses	0.00	6,735.67
Next Year Discounts	0.00	(9,283.35)
Levies Billed Not Yet Due	0.00	57,060.60
Levies Pre-Paid	10,972.91	6,937.33
Levies In Advance	10,972.91	44,992.22
Other Payments In Advance	0.00	8,792.03
<u>TOTAL LIABILITIES</u>	21,400.99	117,856.71

NET ASSETS

	<u>\$ 267,202.75</u>	<u>\$ 252,689.07</u>
--	-----------------------------	-----------------------------

Northridge Villas CTS 20737

129-135 North Road Woodridge Qld 4114

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 OCTOBER 2025 TO 05 FEBRUARY 2026

	ACTUAL	BUDGET	%	ACTUAL
	01/10/25-05/02/26	01/10/25-30/09/26		01/10/24-30/09/25
<u>ADMINISTRATIVE FUND</u>				
<u>INCOME</u>				
Levies - Administrative Fund	77,250.00	140,000.00	55.18	150,000.00
Discount - Admin Fund	(13,905.00)	(28,000.00)	49.66	(28,000.09)
Insurance Premium Reimbursemnt	21,871.20	54,165.00	40.38	42,468.00
Discount - Insurance	(3,936.60)	(10,833.00)	36.34	(7,757.41)
Interest On Overdue Levies	170.86	0.00		937.37
Gst On Income	(7,405.08)	(14,121.08)	52.44	(14,332.02)
<u>TOTAL ADMIN. FUND INCOME</u>	74,045.38	141,210.92		143,315.85
<u>EXPENDITURE - ADMIN. FUND</u>				
<u>AUDIT & TAXATION COSTS</u>				
Independent Audit Fee	0.00	2,345.00	0.00	2,345.00
Independent Audit File Prep	0.00	462.00	0.00	462.00
Bas Lodgement	506.00	1,012.00	50.00	1,012.00
Income Tax Return	220.00	220.00	100.00	220.00
<u>BANK & FINANCIAL CHARGES</u>				
Stratapay Transaction Fee	101.95	400.00	25.49	345.25
<u>UTILITIES</u>				
Electricity - Common Areas	565.51	7,500.00	7.54	7,828.12
Electricity Govt Rebate No Gst	(51.34)	0.00	0.00	(793.75)
<u>INSURANCE</u>				
Insurance Premium	29,122.63	39,800.00	73.17	10,910.83
Insurance Stamp Duty - No Gst	2,584.52	3,532.00	73.17	964.50
<u>CARETAKER/BUILDING MANAGER</u>				
Caretaker Contract	20,339.24	78,095.67	26.04	75,821.04
<u>PROFESSIONAL ADVICE/FEES</u>				
Land Titles/Search Fees	0.00	0.00	0.00	765.62
Advice - Strata Additional	470.60	1,500.00	31.37	2,098.40
Advice - Maintenance	0.00	200.00	0.00	280.50
<u>LICENCES & PERMITS FEE</u>				
Software & Records Storage	693.00	1,386.00	50.00	1,386.00
<u>COMPLIANCE</u>				
Report - Whs	1,155.00	1,155.00	100.00	0.00
<u>FIRE PROTECTION</u>				
Fire - R & M General	0.00	500.00	0.00	0.00
Fire - Equipment Contract 1	315.40	1,000.00	31.54	894.81
<u>PEST CONTROL</u>				
Annual Termite Inspection	0.00	4,200.00	0.00	4,043.00
<u>ELECTRICAL</u>				
R&M - Electrical General	0.00	1,000.00	0.00	0.00

Northridge Villas CTS 20737

129-135 North Road Woodridge Qld 4114

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 OCTOBER 2025 TO 05 FEBRUARY 2026

	ACTUAL	BUDGET	%	ACTUAL
	01/10/25-05/02/26	01/10/25-30/09/26		01/10/24-30/09/25
<u>PLUMBING</u>				
Plumbing General	0.00	1,000.00	0.00	958.50
<u>BUILDING GENERAL</u>				
R&M - Building General	0.00	2,000.00	0.00	1,583.00
R&M - Gates	1,001.98	3,000.00	33.40	2,023.45
R&M - Roof/Gutters	3,217.50	5,000.00	64.35	4,290.00
R&M - Signage	360.00	0.00		0.00
<u>GARDENS/GROUNDS</u>				
R&M - Grounds General	2,621.79	6,000.00	43.70	5,792.24
<u>EQUIPMENT/FURNITURE</u>				
R&M - Equipment	40.30	1,000.00	4.03	1,277.60
<u>POOL/SPA</u>				
Pool Maintenance	2,288.50	1,000.00	228.85	855.00
Pool Fence Safety Inspe No Gst	0.00	310.00	0.00	310.00
<u>SECURITY</u>				
R&M - Cctv	0.00	500.00	0.00	0.00
<u>BODY CORPORATE MANAGEMENT</u>				
Fixed Price -Management Time	6,533.67	12,849.46	50.85	12,475.20
Fixed Price - Disbursements	2,177.89	4,283.98	50.84	4,159.20
Variable Disbursements	47.16	486.37	9.70	472.20
<u>GST</u>				
Gst On Expenses	(4,448.85)	(16,172.34)	27.51	(14,886.10)
<u>TOTAL ADMIN. EXPENDITURE</u>	69,862.45	165,565.14		127,893.61
<u>SURPLUS / DEFICIT</u>	\$ 4,182.93	\$ (24,354.22)		\$ 15,422.24
Opening Admin. Balance	29,408.22	29,408.22	100.00	13,985.98
<u>ADMINISTRATIVE FUND BALANCE</u>	\$ 33,591.15	\$ 5,054.00		\$ 29,408.22

Northridge Villas CTS 20737

129-135 North Road Woodridge Qld 4114

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 OCTOBER 2025 TO 05 FEBRUARY 2026

	ACTUAL	BUDGET	%	ACTUAL
	01/10/25-05/02/26	01/10/25-30/09/26		01/10/24-30/09/25
<u>SINKING FUND</u>				
<u>INCOME</u>				
Levies - Sinking Fund	15,000.00	32,820.73	45.70	31,867.20
Discount - Sinking Fund	(2,700.00)	(6,564.15)	41.13	(5,963.31)
<u>INTEREST</u>				
Interest Received	1,357.20	0.00		7,263.61
Accrued Interest	(536.92)	0.00	0.00	536.92
Gst On Income	(1,118.35)	(2,386.96)	46.85	(2,355.65)
<u>TOTAL SINKING FUND INCOME</u>	12,001.93	23,869.62		31,348.77
<u>EXPENDITURE - SINKING FUND</u>				
<u>ELECTRICAL</u>				
Electrical - Lighting	0.00	0.00	0.00	2,249.78
Antenna	570.00	0.00		0.00
<u>GARDENS/GROUNDS</u>				
Fencing/Gates	880.00	0.00		0.00
<u>TAXATION</u>				
Income Tax - Payg Instalment	353.00	0.00		1,142.00
Income Tax - Payment/Adjustmnt	0.00	0.00	0.00	1,402.15
<u>GST</u>				
Gst On Expenses	(131.82)	0.00	0.00	(204.53)
<u>TOTAL SINK. FUND EXPENDITURE</u>	1,671.18	0.00		4,589.40
<u>SURPLUS / DEFICIT</u>	\$ 10,330.75	\$ 23,869.62		\$ 26,759.37
Opening Sinking Fund Balance	223,280.85	223,280.85	100.00	196,521.48
<u>SINKING FUND BALANCE</u>	\$ 233,611.60	\$ 247,150.47		\$ 223,280.85

Northridge Villas CTS 20737

129-135 North Road Woodridge Qld 4114

BALANCE SHEET

AS AT 30 SEPTEMBER 2025

	ACTUAL 30/09/2025	ACTUAL 30/09/2024
<u>PROPRIETORS FUNDS</u>		
Administrative Fund	29,408.22	13,985.98
Sinking Fund	223,280.85	196,521.48
<u>TOTAL</u>	<u>\$ 252,689.07</u>	<u>\$ 210,507.46</u>
<u>THESE FUNDS ARE REPRESENTED BY</u>		
<u>CURRENT ASSETS</u>		
Gst On Capital	5,818.12	6,327.43
Cash At Bank	135,592.92	119,933.14
M B L Investment A/C 2	132,773.85	125,510.24
Accrued Income	536.92	0.00
Prepaid Expenses	31,707.14	0.00
Levies Billed Not Yet Due	57,060.60	64,414.20
Levies Pre-Paid	6,937.33	5,186.58
Levies In Arrears	0.00	2,243.97
Other Arrears	118.90	3,434.41
<u>TOTAL ASSETS</u>	<u>370,545.78</u>	<u>327,049.97</u>
<u>LIABILITIES</u>		
Gst Clearing A/C	2,408.23	3,120.50
Payg Clearing A/C	358.00	0.00
Creditors	(144.02)	0.00
Accrued Expenses	6,735.67	0.00
Next Year Discounts	(9,283.35)	(9,563.65)
Levies Billed Not Yet Due	57,060.60	64,414.20
Levies Pre-Paid	6,937.33	5,186.58
Levies In Advance	44,992.22	41,092.42
Other Payments In Advance	8,792.03	12,292.46
<u>TOTAL LIABILITIES</u>	<u>117,856.71</u>	<u>116,542.51</u>
<u>NET ASSETS</u>	<u>\$ 252,689.07</u>	<u>\$ 210,507.46</u>

Northridge Villas CTS 20737

129-135 North Road Woodridge Qld 4114

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 OCTOBER 2024 TO 30 SEPTEMBER 2025

	ACTUAL	BUDGET	%	ACTUAL
	01/10/24-30/09/25	01/10/24-30/09/25		01/10/23-30/09/24
<u>ADMINISTRATIVE FUND</u>				
<u>INCOME</u>				
Levies - Administrative Fund	150,000.00	150,000.00	100.00	163,500.00
Discount - Admin Fund	(28,000.09)	(30,000.00)	93.33	(29,465.25)
Insurance Premium Reimbursemnt	42,468.00	42,468.00	100.00	61,800.60
Discount - Insurance	(7,757.41)	(8,494.00)	91.33	(11,065.89)
Sundry	0.00	0.00	0.00	(150.00)
Interest On Overdue Levies	937.37	0.00		743.30
Gst On Income	(14,332.02)	(13,997.64)	102.39	(16,851.58)
<u>TOTAL ADMIN. FUND INCOME</u>	143,315.85	139,976.36		168,511.18
<u>EXPENDITURE - ADMIN. FUND</u>				
<u>AUDIT & TAXATION COSTS</u>				
Independent Audit Fee	2,345.00	1,012.00	231.72	1,012.00
Independent Audit File Prep	462.00	462.00	100.00	490.88
Bas Lodgement	1,012.00	1,012.00	100.00	577.52
Income Tax Return	220.00	220.00	100.00	147.00
<u>BANK & FINANCIAL CHARGES</u>				
Stratapay Transaction Fee	345.25	400.00	86.31	345.30
<u>UTILITIES</u>				
Electricity - Common Areas	7,828.12	5,500.00	142.33	5,485.64
Electricity Govt Rebate No Gst	(793.75)	0.00	0.00	(406.25)
<u>INSURANCE</u>				
Insurance Premium	10,910.83	31,219.00	34.95	30,228.04
Insurance Stamp Duty - No Gst	964.50	2,755.00	35.01	2,669.96
<u>CARETAKER/BUILDING MANAGER</u>				
Caretaker Contract	75,821.04	71,490.04	106.06	69,329.28
<u>PROFESSIONAL ADVICE/FEES</u>				
Land Titles/Search Fees	765.62	0.00		0.00
Advice - Strata Additional	2,098.40	1,000.00	209.84	1,004.78
Advice - Maintenance	280.50	200.00	140.25	182.88
<u>LICENCES & PERMITS FEE</u>				
Software & Records Storage	1,386.00	1,386.00	100.00	1,761.68
<u>COMPLIANCE</u>				
Report - Sinking Fund	0.00	0.00	0.00	1,298.00
<u>FIRE PROTECTION</u>				
Fire - R & M General	0.00	500.00	0.00	64.90
Fire - Equipment Contract 1	894.81	1,000.00	89.48	830.07
<u>PEST CONTROL</u>				
Termite Treatment	0.00	300.00	0.00	0.00
Annual Termite Inspection	4,043.00	4,100.00	98.61	4,069.00
<u>ELECTRICAL</u>				

Northridge Villas CTS 20737

129-135 North Road Woodridge Qld 4114

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 OCTOBER 2024 TO 30 SEPTEMBER 2025

	ACTUAL 01/10/24-30/09/25	BUDGET 01/10/24-30/09/25	%	ACTUAL 01/10/23-30/09/24
R&M - Electrical General	0.00	1,000.00	0.00	366.49
R&M - Antenna/Matv	0.00	1,000.00	0.00	1,990.00
<u>PLUMBING</u>				
Plumbing General	958.50	2,000.00	47.92	275.00
<u>BUILDING GENERAL</u>				
R&M - Building General	1,583.00	2,000.00	79.15	0.00
R&M - Gates	2,023.45	3,000.00	67.45	3,207.16
R&M - Roof/Gutters	4,290.00	7,500.00	57.20	7,507.50
<u>GARDENS/GROUNDS</u>				
R&M - Grounds General	5,792.24	5,500.00	105.31	5,357.50
<u>EQUIPMENT/FURNITURE</u>				
R&M - Equipment	1,277.60	1,000.00	127.76	694.20
<u>POOL/SPA</u>				
Pool Maintenance	855.00	1,000.00	85.50	1,090.30
Pool Fence Safety Inspe No Gst	310.00	310.00	100.00	310.00
<u>SECURITY</u>				
R&M - Cctv	0.00	500.00	0.00	132.00
<u>BODY CORPORATE MANAGEMENT</u>				
Fixed Price -Management Time	12,475.20	12,475.98	99.99	15,842.88
Fixed Price - Disbursements	4,159.20	4,158.66	100.01	0.00
Variable Disbursements	472.20	0.00		37.24
<u>GST</u>				
Gst On Expenses	(14,886.10)	(14,630.54)	101.75	(13,853.70)
<u>TOTAL ADMIN. EXPENDITURE</u>	127,893.61	149,370.14		142,047.25
<u>SURPLUS / DEFICIT</u>	\$ 15,422.24	\$ (9,393.78)		\$ 26,463.93
Opening Admin. Balance	13,985.98	13,985.98	100.00	(12,477.95)
<u>ADMINISTRATIVE FUND BALANCE</u>	\$ 29,408.22	\$ 4,592.20		\$ 13,985.98

Northridge Villas CTS 20737

129-135 North Road Woodridge Qld 4114

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 OCTOBER 2024 TO 30 SEPTEMBER 2025

	ACTUAL 01/10/24-30/09/25	BUDGET 01/10/24-30/09/25	%	ACTUAL 01/10/23-30/09/24
<u>SINKING FUND</u>				
<u>INCOME</u>				
Levies - Sinking Fund	31,867.20	31,867.00	100.00	15,000.60
Discount - Sinking Fund	(5,963.31)	(6,374.00)	93.56	(2,723.12)
<u>INTEREST</u>				
Interest Received	7,263.61	0.00		4,160.60
Accrued Interest	536.92	0.00		0.00
Gst On Income	(2,355.65)	(2,317.54)	101.64	(1,116.66)
<u>TOTAL SINKING FUND INCOME</u>	31,348.77	23,175.46		15,321.42
<u>EXPENDITURE - SINKING FUND</u>				
<u>ELECTRICAL</u>				
Electrical - Lighting	2,249.78	0.00		0.00
<u>BUILDING</u>				
Signage	0.00	0.00	0.00	820.00
<u>GARDENS/GROUNDS</u>				
Fencing/Gates	0.00	0.00	0.00	925.65
<u>TAXATION</u>				
Income Tax - Payg Instalment	1,142.00	0.00		0.00
Income Tax - Payment/Adjustmnt	1,402.15	0.00		648.30
<u>GST</u>				
Gst On Expenses	(204.53)	0.00	0.00	(84.15)
<u>TOTAL SINK. FUND EXPENDITURE</u>	4,589.40	0.00		2,309.80
<u>SURPLUS / DEFICIT</u>	\$ 26,759.37	\$ 23,175.46		\$ 13,011.62
Opening Sinking Fund Balance	196,521.48	196,521.48	100.00	183,509.86
<u>SINKING FUND BALANCE</u>	\$ 223,280.85	\$ 219,696.94		\$ 196,521.48

Details of improvements to common property that the lot owner is responsible for

The prospective purchaser of the lot will automatically become responsible for any improvements to common property that were made by the current or previous owner/s of that lot.

By definition, any part of the building that is not original to the construction is an "improvement" - a thing that was added, modified, or removed later by an owner at the time of that lot. The responsibility for an improvement always rests with the current owner of the lot.

Example of an improvement to common property by a lot owner:

In a building format plan townhouse scheme, Lot 1 requests approval to install an awning over their front entry door, so they can be protected from rain as they unlock their front door. The body corporate approves this request, but the installation is made by Lot 1 at their own cost.

The installation of the awning is technically located on the common property (being on the exterior of the lot). Had that awning been original to the development, it would have been a body corporate obligation to maintain it based on its location on common property.

However, as it is an 'improvement to common property' made by Lot 1 for their own benefit, that awning will forever be the maintenance responsibility of Lot 1. If Lot 1 sells, the future owner of Lot 1 will inherit the responsibility.

The following information is provided by the Queensland Government:

An owner can make an improvement to common property if approved by the committee or the body corporate at a general meeting.

The committee can approve an improvement by an owner if the:

- *total cost is less than \$3,000*
- *improvement does not detract from the appearance of a lot*
- *body corporate is satisfied that the use and enjoyment of the improvement is not likely to be a breach of the owner's duties as an occupier (e.g. by causing a nuisance to others in the scheme).*

If the committee cannot approve the work it must be authorised by ordinary resolution at a general meeting.

The owner must:

- *comply with any conditions of approval, and*
- *maintain the improvement.*

When an improvement is made to the common property by a lot owner they must give the body corporate details of the type of work and value of the improvement.

If the improvement increases the body corporate's insurance premium, the owner may have to pay the extra.

From <<https://www.qld.gov.au/law/housing-and-neighbours/body-corporate/maintenance/improvements>>

How to identify a specific obligation

Improvements to common property include both:

- *Authorised* improvements (being approved at either a committee meeting or general meeting; AND
- *Unauthorised* improvements (i.e. improvements made without approval).

As improvements may have been made without obtaining the body corporate's approval (*unauthorised improvements*), the absence of approval records does not guarantee that the thing is an original part of the common property.

Common examples of improvements:

The following are common examples of improvements made to common property by and for the benefit of a lot:

- Air-conditioner condensers situated on the exterior of a building
- Private (non-shared) hot water systems
- Additional door locks, electronic locks, peep-holes,
- Security screen doors, flyscreens or insect screens
- External shutters and blinds on windows, or on balconies or patios
- Solar panels and associated equipment
- Security cameras, electronic doorbells
- Motors on garage roller doors and tilt doors (where the original construction was manually operated doors)
- Internet cabling, TV antenna, satellite dish
- Enhanced or new areas of garden directly adjacent to the lot
- Changes to the exterior ground surface - Pavers, pathways, gravel, garden beds, fencing
- Changes to any patio, terrace, courtyard area which is subject to an exclusive use by-law
- Garden sheds
- Carports and carport slabs
- Window awnings

Historical improvements

Improvements may have been made at any time from the original construction, to the current date. In older schemes, improvements may have been made over a very long period of time. The responsibility to maintain those aged improvements still transfers to the current owner of the lot, though they may be more difficult to identify with certainty.

By definition, any part of the building that is not original to the construction is an "improvement" - a thing that was added, modified, or removed later by an owner at the time of that lot.

Improvement as a 'removal' of something

The *removal* of something may also be an 'improvement' for which a lot owner is responsible.

If for example a lot owner requested permission to remove some lattice or fencing from common property to improve the view out of their window, then a subsequent owner of that lot could not expect the body corporate to reinstate that lattice or fencing later.

If the reinstatement of the lattice or fencing was required later, that would be a cost for the owner of lot which originally had it removed.

Further right to information

A prospective purchaser is eligible to inspect the full records of the body corporate for a minor statutory cost. The buyer may inspect personally, or may appoint an agent to inspect the records on their behalf.

A full records inspection may identify the relevant minutes of the meeting at which an improvement was approved (if it is an authorised improvement), or may identify other correspondence or records identifying improvements for which the lot owner is responsible to maintain.



T 1300 136 036
F 1300 136 037
E enquiry@solutionsie.com.au
W www.solutionsie.com.au
ABN 77 079 173 194

Sinking Fund Forecast for Body Corporate Community Titles Scheme 20737



Northridge Villas
129-135 North Road, Woodridge QLD 4114



Ref No. 565444

your outcomes delivered

QUEENSLAND
14 Railway Tce, MILTON QLD 4064
PO Box 1584, MILTON QLD 4064
PO Box 2253, SOUTHPORT BC QLD 4215
PO Box 726, MALLENBY QLD 4550

NEW SOUTH WALES
Level 2, 50 York St, SYDNEY NSW 2000

VICTORIA
Level 1, 100 St Albans Rd, MELBOURNE VIC 3011

17 June 2009



The Body Corporate Committee
 Northridge Villas
 129-135 North Road, Woodridge QLD 4114

Dear Committee Members,

Thank you for appointing our company to conduct your Sinking Fund Forecast.

Based on our survey of your property, we have determined that the current contributions are higher than is necessary to cover the forecast sinking fund expenses. As such, the Body Corporate may reduce its levies to the levels shown in this report.

This forecast should be updated regularly to account for actual changes in construction and maintenance costs, unanticipated changes in the property's condition over time, changes in legal requirements and any discrepancies between the forecast and actual sinking fund balances. Regular updates also create peace of mind and assist the Body Corporate to manage the risk of litigation from individual owners (current and future) for breaches of its duty to maintain the common property by providing reasonable, up-to-date estimates of the cost of necessary maintenance work and repairs.

Key Report Data Levies Summary – First Financial Year

Levy Per Lot Entitlement (Total sinking fund levy divided by lot entitlements)	\$60.00
Total Lot Entitlements	420
Total Sinking Fund Levy	\$25,199.90

The data used to arrive at the above figures (which includes GST) is in the attached report. It is designed for ease of reading. For your convenience here is your Report Index:

Report Index	Page No.
Owners Report Summary	Section 1
Building Details and Report Inputs Page	2
15 Year Cash Flow Tracking & Graph	3
Report Detail	Section 2
15 Year Anticipated Expenditure Table	4
Building Data List from Property Inspection	6
Inspector's Building Report & Building Specific Report Notes	8
Report Notes	9

All services provided by Solutions IE are supplied on the basis of our 'Supply Terms and Conditions' which are available from our Office and from our website www.solutionsie.com.au

If you have any questions regarding your Sinking Fund Forecast or need our specialised services in Professional Safety Reports, Insurance Valuations, Maintenance Reports, Asbestos Audits or Balustrade Testing call us on 1300 136 036 or email enquiry@solutionsie.com.au.

Yours sincerely,

A handwritten signature in black ink, appearing to be "Shw" followed by a long, sweeping flourish.

The Team at Solutions IE Pty Ltd

Building Details & Report Inputs

Supplied information

Building Name	Northridge Villas
Building Address	129-135 North Road, Woodridge QLD 4114
Standard Format Plan (formerly Group Title Plan)	CTS 20737
Registered Plan Date/Year of Construction	1998
Number of Lot Entitlements	420
Number of Units	60
Estimated Starting Sinking Fund Balance	\$60,000
Starting date of Financial Year for Report	1/10/2009
GST Status	Registered for GST
Current Sinking Fund Levy per Lot Entitlement (Inc. GST)	\$238.08

Report assumptions & information

Assumed Interest Rate on invested funds (For funds over \$10,000)	5.20%
Company Taxation Rate	30.00%
Interest on Invested Funds - Based on Assumed Interest Rate minus Company Taxation Rate. Calculated only on sinking fund balances over \$10,000.	3.64%
Contingency Allowance - For minor and/or unforeseen expenses	12%
Assumed Rate of Inflation for Building Maintenance Costs - Based on average annual building cost increase between 1985 and 2007	4.70%
Forecast Period - Number of years the forecast looks out.	15 years

15 Year Levy Table

Year	Year To	Total Contribution		Contribution per Lot Entitlement		Quarterly Contribution	
		Including GST	GST Component	Including GST	GST Component	Including GST	GST Component
1	30/09/2010	25,199.90	2290.90	60.00	5.45	15.00	1.36
2	30/09/2011	15,400.00	1400.00	36.67	3.33	9.17	0.83
3	30/09/2012	16,123.80	1465.80	38.39	3.49	9.60	0.87
4	30/09/2013	16,881.62	1534.69	40.19	3.65	10.05	0.91
5	30/09/2014	17,675.06	1606.82	42.08	3.83	10.52	0.96
6	30/09/2015	18,505.80	1682.35	44.06	4.01	11.02	1.00
7	30/09/2016	19,375.57	1761.42	46.13	4.19	11.53	1.05
8	30/09/2017	20,286.22	1844.20	48.30	4.39	12.08	1.10
9	30/09/2018	21,239.67	1930.88	50.57	4.60	12.64	1.15
10	30/09/2019	22,237.93	2021.63	52.95	4.81	13.24	1.20
11	30/09/2020	23,283.12	2116.65	55.44	5.04	13.86	1.26
12	30/09/2021	24,377.42	2216.13	58.04	5.28	14.51	1.32
13	30/09/2022	25,523.16	2320.29	60.77	5.52	15.19	1.38
14	30/09/2023	26,722.74	2429.34	63.63	5.78	15.91	1.45
15	30/09/2024	27,978.71	2543.52	66.62	6.06	16.66	1.51

15 Year Cash-Flow Tracking Sheet

The table below shows the cash flow for the Owners Corporation starting with the anticipated 'Opening Balance' at the start of the first financial year which you provided to us. We then add the 'Total Levy Contributions' for the year and any 'Interest' on balances greater than \$10,000. Any 'Anticipated Expenses' are then allowed for leaving a 'Closing Balance' for the year which in turn becomes the 'Opening Balance' for the following year. In summary:

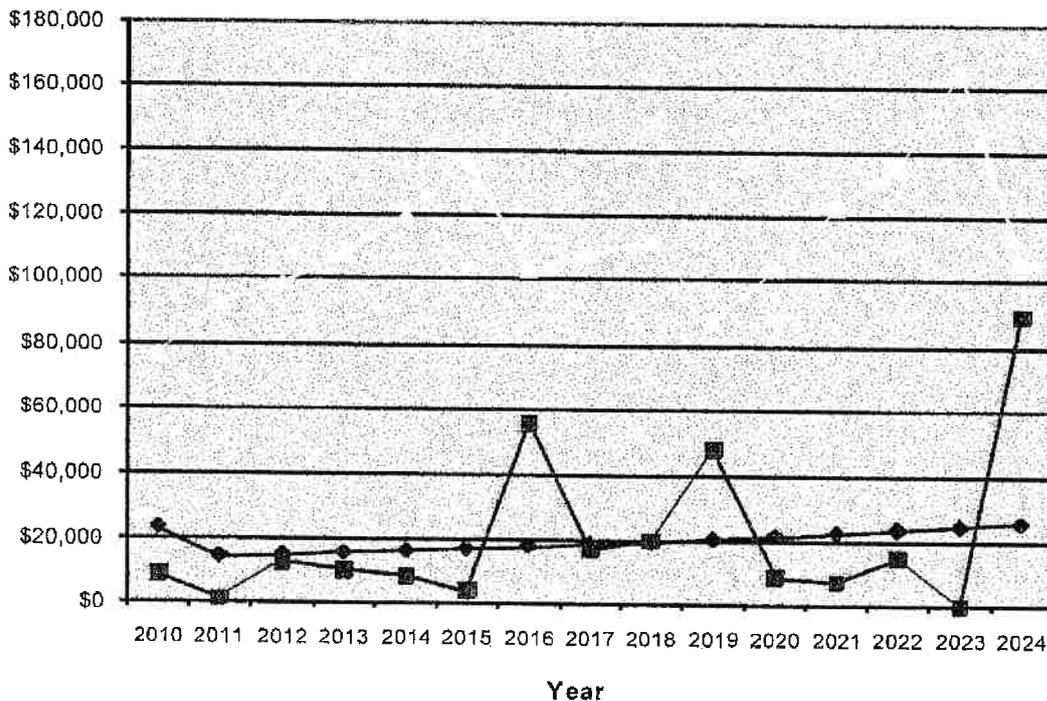
$$\text{Opening Balance} + \text{Total Levy Contributions} + \text{Interest} - \text{Anticipated Expenses} = \text{Closing Balance}$$

Year	Year To	Opening Balance	Total Levy Contributions	Interest	Anticipated Expenses	Closing Balance
1	30/09/2010	60,000.00	22909.00	2,445.01	8,568.00	76,786.01
2	30/09/2011	76,786.01	14000.00	3,027.15	1,245.13	92,568.03
3	30/09/2012	92,568.03	14658.00	3,411.18	12,366.84	98,270.37
4	30/09/2013	98,270.37	15346.93	3,674.72	9,979.84	107,312.18
5	30/09/2014	107,312.18	16068.24	4,048.85	8,228.19	119,201.08
6	30/09/2015	119,201.08	16823.45	4,572.48	3,990.40	136,606.61
7	30/09/2016	136,606.61	17614.15	4,275.04	55,934.94	102,560.86
8	30/09/2017	102,560.86	18442.02	3,761.91	16,865.34	107,899.45
9	30/09/2018	107,899.45	19308.79	3,918.38	19,811.96	111,314.66
10	30/09/2019	111,314.66	20216.30	3,546.37	47,990.13	87,087.20
11	30/09/2020	87,087.20	21166.47	3,396.36	8,727.52	102,922.51
12	30/09/2021	102,922.51	22161.29	4,018.94	7,185.29	121,917.45
13	30/09/2022	121,917.45	23202.87	4,593.20	14,664.37	135,049.15
14	30/09/2023	135,049.15	24293.40	5,357.93	0.00	164,700.48
15	30/09/2024	164,700.48	25435.19	4,829.82	89,461.52	105,503.97

15 Year Cash Flow Graph

The graph below tracks the 'Contributions' (the amount collected in levies), the projected 'Closing balance' of the sinking fund and the likely 'Expenses' for each year of this forecast. The three lines in the graph are:

-  Contributions line - Total sinking fund contributions per year.
-  Expenses line - Total anticipated expenses in each year.
-  Closing balance line - Balance in the sinking fund at the end of the year after all income and expenses.



15 Year Anticipated Expenditures Table

This table shows when expenses will occur in the next 15 years. From left to right the columns are:-

'Expenditure Items' - lists the different areas and items of expenditure.

'Current Cost' - shows the current maintenance expenditure costs in today's dollars.

'Year 1' to 'Year 15', shows the costs in the year in which they occur including the 'Assumed Rate of Inflation' compounded annually until the cost is due.

At the bottom on each column there are three lines. Firstly, a 'Sub Total (Inc. GST)' followed by a line calculating the 'Contingency Allowance (Inc. GST)' for unforeseen and minor expenses and finally 'Total Expenses (Inc. GST)' for that year. Please note: This page rounds figures to the nearest whole dollar.

Expenditure Item	Current Cost (2010)	Year 1 (2011)	Year 2 (2012)	Year 3 (2013)	Year 4 (2014)	Year 5 (2015)	Year 6 (2016)	Year 7 (2017)	Year 8 (2018)	Year 9 (2019)	Year 10 (2020)	Year 11 (2021)	Year 12 (2022)	Year 13 (2023)	Year 14 (2024)
1. Driveway															
Maintain concrete driveway	2,280	2,280				2,869					3,609				
Repaint line marking	828	867					1,091					1,372			
Replace bollards	670						924								
Maintain concrete kerbing (total: 247 Lm) - 30%	2,250				2,704				3,249				3,904		
Replace speed bumps	1,100				1,322										
Replace storm water grates	925							903							
Maintain security access gates	600		658											1,041	
Replace security access gate motors	1,600									2,419					
Replace security access gate motors	650		713								29,482			1,128	
Maintain storm water drains	19,500														
2. External Walkways															
Maintain pavers (total: 32 m2) - 30%	450		493			566						746			85
Maintain concrete (total: 42 m2) - 10%	340		356				448					563			53
Repaint balustrade	280						369								
3. Fence Maintenance															
Maintain paling fence (total: 113 Lm - rate 50%)	385										609				
Maintain Colorbond fence (total: 400 Lm - rate 50%)	2,600		2,850						3,754						4,94
Maintain Colorbond fence (total: 100 Lm - rate 100%)	1,300		1,425						1,877						2,47
Repaint Colorbond fencing	14,400														
Repair brick walls (total: 162 m2)	2,640				3,030			18,969				4,375			27,39

17 June 2009

CTS 20737

Ref No. 565444

Expenditure Item	Current Cost	Year 1 (2010)	Year 2 (2011)	Year 3 (2012)	Year 4 (2013)	Year 5 (2014)	Year 6 (2015)	Year 7 (2016)	Year 8 (2017)	Year 9 (2018)	Year 10 (2019)	Year 11 (2020)	Year 12 (2021)	Year 13 (2022)	Year 14 (2023)	Year 15 (2024)
4. Swimming Pool																
Maintain pool fencing (total: 34 Lm)	630			691						910						1,110
Replace pump	990															1,800
Replace water chlorination unit	1,606							1,304								3,000
Replace filter	2,020							2,116		2,917						
Replace pool surface	11,340								15,640							
Replace shade	4,000										6,048					
Repaint shade posts	160							211								300
5. Fixtures and Fittings																
Maintain switchboards	1,500	1,500		1,644		1,803		1,976		2,166		2,374		2,603		2,800
Repaint switchboards	160							211								300
Maintain community lighting	2,000	2,000			2,295			2,635			3,024			3,470		
Replace letterboxes	3,900				4,476											
Replace security camera system	3,500										5,292					
6. Building Signage																
Replace community signage including building name	1,250			1,370								1,979				
7. Landscaping																
Repaint light posts	1,440							1,897								2,700
Maintain water piping	18,000							23,711								34,200
Maintain timber garden edging (total: 75 Lm) - 30%	575					691					869					1,000
Replace garden shed	1,300															
Replace garden shed	1,300					1,562										
Maintain timber retaining walls	2,100			2,302						3,032						
Sub Total (Incl. GST)		8,415	1,223	12,146	9,801	8,082	3,919	54,938	16,564	19,458	47,134	8,571	7,056	14,402	0	87,800
Contingency Allowance (Incl. GST)		1,010	147	1,458	1,176	970	470	6,593	1,988	2,335	5,656	1,029	847	1,728	0	10,540
Total Expenses (Incl. GST)		9,425	1,370	13,604	10,977	9,052	4,389	61,531	18,552	21,793	52,790	9,600	7,903	16,130	0	98,400

Building Data List from the Property Inspection Northridge Villas

This table has all the data collected by the building inspector while inspecting the complex. The columns from left to right are:-

- 'Items' - identifies and describes the maintenance item
- 'Qty' - lets you know the total quantity of that item
- 'Unit' - is the unit rate used to measure the quantity
- 'Rate' - is the cost of each unit in dollars
- 'Value' - is the quantity (Qty) multiplied by the Rate (\$)
- 'Next Due' - is the remaining life in years until an item needs money spent on it.
- 'Total Life' - is the total life the item after it is replaced, repaired or repainted.
- 'Comments' - details any useful explanatory notes for the item.

Items	Qty	Unit	Rate (\$)	Value (\$)	Next Due	Total Life	Comments
1. Driveway							
Maintain concrete driveway	2280	m2	1	2280	1	5	Clean as required using Council-approved contractor
Repaint line marking	138	Lm	6	828	2	5	Ongoing remarking program
Replace bollards	2	Ea	335	670	8	8	Ongoing replacement program
Maintain concrete kerbing (total: 247 Lm) - 30%	75	Lm	30	2250	1	4	Ongoing maintenance program
Replace speed bumps	5	Ea	220	1100	5	15	Ongoing replacement program
Replace storm water grates	5	Ea	125	625	9	20	Ongoing replacement program
Maintain security access gates	3	Ea	200	600	3	10	Ongoing maintenance program
Replace security access gate motors	2	Ea	800	1600	10	10	Ongoing replacement program
Replace security access gate motors	1	Ea	650	650	3	10	Ongoing replacement program
Maintain storm water drains	30	Lm	650	19500	10	10	Ongoing maintenance program
2. External Walkways							
Maintain pavers (total: 32 m2) - 30%	10	m2	45	450	3	3	Ongoing maintenance program
Maintain concrete (total: 42 m2) - 10%	4	m2	85	340	2	5	Clean as required using Council-approved contractor
Repaint balustrade	8	Lm	35	280	7	8	Ongoing painting program
3. Fence Maintenance							
Maintain paling fence (total: 113 Lm - rate 50%)	11	Lm	35	385	1	5	Repair or replace as required
Maintain Colorbond fence (total: 400 Lm - rate 50%)	40	Lm	65	2600	3	6	Repair or replace as required
Maintain Colorbond fence (total: 100 Lm - rate 100%)	10	Lm	130	1300	3	6	Repair or replace as required
Repaint Colorbond fencing	900	m2	16	14400	7	8	Ongoing painting program
Repair brick walls (total: 162 m2)	16	m2	165	2640	4	8	Ongoing maintenance program
4. Swimming Pool							
Maintain pool fencing (total: 34 Lm)	7	Lm	90	630	3	6	Ongoing maintenance program
Replace pump	1	Ea	990	990	7	8	Ongoing replacement program
Replace water chlorination unit	1	Ea	1606	1606	7	8	Ongoing replacement program
Replace filter	1	Ea	2020	2020	9	10	Ongoing replacement program
Replace pool surface	54	m2	210	11340	8	18	Ongoing replacement program
Replace shade	1	Ea	4000	4000	10	10	Ongoing replacement program
Repaint shade posts	8	Lm	20	160	7	8	Ongoing painting program

17 June 2009

CTS 20737

Ref No. 565444

Items	Qty	Unit	Rate (\$)	Value (\$)	Next Due	Total Life	Comments
5. Fixtures and Fittings							
Maintain switchboards	1	Item	1500	1500	1	2	Ongoing maintenance program
Repaint switchboards	10	m2	16	160	7	8	Ongoing painting program
Maintain community lighting	1	Item	2000	2000	1	3	Ongoing maintenance program
Replace letterboxes	60	Ea	65	3900	4	15	Ongoing replacement program
Replace security camera system	1	Ea	3500	3500	10	10	Ongoing replacement program
6. Building Signage							
Replace community signage including building name	1	Item	1250	1250	3	8	Quotation required
7. Landscaping							
Repaint light posts	48	Lm	30	1440	7	8	Ongoing painting program
Maintain water piping	40	Lm	450	18000	7	8	Ongoing maintenance program
Maintain timber garden edging (total: 75 Lm) - 30%	23	Lm	25	575	5	5	Ongoing replacement program
Replace garden shed	1	Ea	1300	1300	13	15	Ongoing replacement program
Replace garden shed	1	Ea	1300	1300	5	15	Ongoing replacement program
Maintain timber retaining walls	10	m2	210	2100	3	6	Ongoing maintenance program

Inspectors Report for Northridge Villas

1. Fences are covered under the Dividing Fences Act 1953, which states that neighbours have equal responsibility for dividing fences. A 50% rate has been used when this is the case.
2. Monies have been budgeted to assist with cleaning and maintenance of the concrete driveway and pathway areas. Cleaning may be carried out using high pressure water or chemical wash. Care should be taken to meet relevant water saving and water use restrictions.
3. There are what appear to be significant funds in the sinking fund account in the later part of the report period. This can be seen in the graph. While these amounts may seem large in today's dollars; due to inflation in building material and labour costs the funds will have a fraction of the buying power that they would have today. The building cost index (which started in 1968) has shown an average 1300% growth in building costs across Australian cities over the last 40 odd years. Building maintenance and construction 20 years ago at a cost of \$10,000, now costs over \$30,000. That equates to one third of the buying power. This report needs be updated regularly, annual updates are available and we recommend a full update at least every 3 years.
4. We would like to thank Allen Cullen for his help and information at the time of inspection.

Report Notes

Sinking Fund Forecast

This forecast satisfies the current requirements of Section 152 of the Body Corporate and Community Management Act 1997 and the Body Corporate and Community Management (Standard Module) Regulation 2008. The Regulation states:-

139 Budgets

(1) The body corporate must, by ordinary resolution, adopt 2 budgets for each financial year -

- the administrative fund budget
- the sinking fund budget

(3) The sinking fund budget must-

- (a) allow for raising a reasonable capital amount both to provide for necessary and reasonable spending from the sinking fund for the financial year, and also to reserve an appropriate proportional share of amounts necessary to be accumulated to meet anticipated major expenses over at least the next nine years after the financial year, having regard to-
- (i) anticipated expenditure of a capital or non-recurrent nature; and
 - (ii) the periodic replacement of items of a major capital nature; and
 - (iii) other expenditure that should reasonably be met from capital, and
- (b) fix the amount to be raised by way of contribution to cover the capital amount mentioned in paragraph (a).

THIS REPORT DEALS WITH THE SINKING FUND BUDGET.

Figures used and updates - The figures used in the forecast are typical for this type of building and normal usage. The Body Corporate has some discretion in the timing of most maintenance items. The purpose of this forecast is to ensure monies are available when required to cover foreseeable expenses.

Contingency - A contingency has been allowed for any unforeseen expenses. Please refer to the second page of the report.

Interest, Taxation and Inflation - The standard interest rate used by Solutions IE is based on the Reserve Bank of Australia's (RBA) historical series for Cash Management and Online Savings Account interest rates for the past previous fifteen years. The company tax rate is applied to interest income unless Solutions IE is advised that the Body Corporate is exempt from tax on external income. The standard inflation rate used by Solutions IE is based upon the entire RBA historical series for Construction, Manufacturing and Property Services inflation, commencing March 1999. While historical figures are not an accurate predictor of specific future outcomes, over the life of this report (fifteen years), interest rates and inflation should approach long-term averages. Changes in economic conditions may affect the accuracy of these figures. This report should be updated at regular intervals to ensure that any such changes are taken into account.

Administration Budget - Items of a recurrent nature that are covered by the administration budget such as maintenance contract for lifts, fire protection equipment, air conditioners, cleaning and gardening are not included. Neither are items of a minor recurrent nature with varying life spans such as light bulbs and exit light battery packs.

Safety - The inspection does not cover safety issues.

Lifts - Due to the many types of lift contracts covering varying parts and aspects of lift maintenance, no allowance is made unless instructed by the Body Corporate Committee/Representative.

Items with Indefinite Lives - There is no allowance for replacement of items that, if properly maintained, should last indefinitely, (unless otherwise requested by the body corporate); for example: sanitary fittings and lift carriage interiors. This forecast deals only with estimating the timing of physical obsolescence.

Improvements - The Body Corporate may resolve to undertake improvements not related to normal maintenance. No allowance has been made for these items unless instructed.

Defects - No allowance has been made for correction of defects resulting from faulty construction except where nominated in the report. The inspectors report summarises only issues observed during our inspection and is not a structural report.

Ongoing Maintenance Programs - The lives of some items overall may have been extended indefinitely due to the use of an ongoing maintenance program. When there is any doubt in our minds about how and when an item may need replacement or maintenance, we give control to the Body Corporate. With allowances for ongoing maintenance programs, allow funds to be available for maintenance, gradual replacement or in some cases accumulation of funds for total replacement in the long term. The lives of some items can vary considerably, especially with issues such as:

- Usage.
- Accidental damage to floor tiles, which may or may not be still available or in stock.
- Fences can be maintained and replaced gradually or all at once.
- Metal and Aluminium Balustrades can last anywhere between 10 and 50 years, depending on the original quality, coatings (painting) and maintenance.
- Concrete driveways that have been cracked but are still perfectly sound and serviceable.
- Pumps and Fans can last indefinitely or wear out relatively quickly. This often depends on the quality of internal construction and finish.

Updates - The forecast is made with the best available data at this time. The forecast should be upgraded at regular intervals. We recommend a minimum of bi-annual updates.

Supply terms and conditions - All services provided by Solutions IE are supplied on the basis of **Supply Terms and Conditions** which are available from our Office and from our website www.solutionsie.com.au

Please read the information and the notes on the Inspector's report to gain the most from this report.

Certificate Of Completion

Envelope Id: 931B1CD4-25E7-4DE4-BE62-AC74E77158C2

Status: Completed

Subject: BLACK DISCLOSURE STATEMENT (1).pdf

Source Envelope:

Document Pages: 71

Signatures: 1

Envelope Originator:

Certificate Pages: 5

Initials: 0

McGrath Springwood Logan City

AutoNav: Enabled

Springwood@mcgrath.com.au

Envelopeld Stamping: Enabled

IP Address: 203.201.137.166

Time Zone: (UTC+10:00) Brisbane

Record Tracking

Status: Original

Holder: McGrath Springwood Logan City

Location: DocuSign

09-02-2026 | 11:26

Springwood@mcgrath.com.au

Signer Events

Gregory Dennis Black

greg.black1@proton.me

Security Level: Email, Account Authentication (None)

Signature

Signed by:

EE4F38ECB7FB4F0...

Signature Adoption: Pre-selected Style

Using IP Address: 103.216.220.186

Timestamp

Sent: 09-02-2026 | 11:31

Viewed: 09-02-2026 | 12:11

Signed: 09-02-2026 | 12:30

Electronic Record and Signature Disclosure:

Accepted: 09-02-2026 | 12:11

ID: bd2420bd-34f1-4d2c-8cca-f94fef8dccc3

In Person Signer Events

Signature

Timestamp

Editor Delivery Events

Status

Timestamp

Agent Delivery Events

Status

Timestamp

Intermediary Delivery Events

Status

Timestamp

Certified Delivery Events

Status

Timestamp

Carbon Copy Events

Status

Timestamp

Paul Luiten

paulluiten@mcgrath.com.au

Security Level: Email, Account Authentication (None)

COPIED

Sent: 09-02-2026 | 12:30

Electronic Record and Signature Disclosure:

Accepted: 06-02-2026 | 17:15

ID: 0891fa28-166c-44ba-bc56-bcf543841537

Witness Events

Signature

Timestamp

Notary Events

Signature

Timestamp

Envelope Summary Events

Status

Timestamps

Envelope Sent

Hashed/Encrypted

09-02-2026 | 11:31

Certified Delivered

Security Checked

09-02-2026 | 12:11

Signing Complete

Security Checked

09-02-2026 | 12:30

Completed

Security Checked

09-02-2026 | 12:30

Payment Events

Status

Timestamps

ELECTRONIC RECORD AND SIGNATURE DISCLOSURE

From time to time, The Real Estate Institute of Queensland Limited - ISV License (we, us or Company) may be required by law to provide to you certain written notices or disclosures. Described below are the terms and conditions for providing to you such notices and disclosures electronically through the DocuSign system. Please read the information below carefully and thoroughly, and if you can access this information electronically to your satisfaction and agree to this Electronic Record and Signature Disclosure (ERSD), please confirm your agreement by selecting the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

Getting paper copies

At any time, you may request from us a paper copy of any record provided or made available electronically to you by us. You will have the ability to download and print documents we send to you through the DocuSign system during and immediately after the signing session and, if you elect to create a DocuSign account, you may access the documents for a limited period of time (usually 30 days) after such documents are first sent to you. After such time, if you wish for us to send you paper copies of any such documents from our office to you, you will be charged a \$0.00 per-page fee. You may request delivery of such paper copies from us by following the procedure described below.

Withdrawing your consent

If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

Consequences of changing your mind

If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. Further, you will no longer be able to use the DocuSign system to receive required notices and consents electronically from us or to sign electronically documents from us.

All notices and disclosures will be sent to you electronically

Unless you tell us otherwise in accordance with the procedures described herein, we will provide electronically to you through the DocuSign system all required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the paper mail delivery system. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures electronically from us.

How to contact The Real Estate Institute of Queensland Limited - ISV License:

You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:

To contact us by email send messages to: sroberts@reiq.com.au

To advise The Real Estate Institute of Queensland Limited - ISV License of your new email address

To let us know of a change in your email address where we should send notices and disclosures electronically to you, you must send an email message to us at sroberts@reiq.com.au and in the body of such request you must state: your previous email address, your new email address. We do not require any other information from you to change your email address.

If you created a DocuSign account, you may update it with your new email address through your account preferences.

To request paper copies from The Real Estate Institute of Queensland Limited - ISV License

To request delivery from us of paper copies of the notices and disclosures previously provided by us to you electronically, you must send us an email to sroberts@reiq.com.au and in the body of such request you must state your email address, full name, mailing address, and telephone number. We will bill you for any fees at that time, if any.

To withdraw your consent with The Real Estate Institute of Queensland Limited - ISV License

To inform us that you no longer wish to receive future notices and disclosures in electronic format you may:

- i. decline to sign a document from within your signing session, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;
- ii. send us an email to sroberts@reiq.com.au and in the body of such request you must state your email, full name, mailing address, and telephone number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

Required hardware and software

The minimum system requirements for using the DocuSign system may change over time. The current system requirements are found here: <https://support.docusign.com/guides/signer-guide-signing-system-requirements>.

Acknowledging your access and consent to receive and sign documents electronically

To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please confirm that you have read this ERSD, and (i) that you are able to print on paper or electronically save this ERSD for your future reference and access; or (ii) that you are able to email this ERSD to an email address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format as described herein, then select the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

By selecting the check-box next to 'I agree to use electronic records and signatures', you confirm that:

- You can access and read this Electronic Record and Signature Disclosure; and
- You can print on paper this Electronic Record and Signature Disclosure, or save or send this Electronic Record and Disclosure to a location where you can print it, for future reference and access; and
- Until or unless you notify The Real Estate Institute of Queensland Limited - ISV License as described above, you consent to receive exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you by The Real Estate Institute of Queensland Limited - ISV License during the course of your relationship with The Real Estate Institute of Queensland Limited - ISV License.