

<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="14/10/2025 to 14/04/2026"/></p> <p>» the amount of rent and bond payable: <input type="text" value="\$370.00 p/w Bond \$1,480.00"/></p> <p>» whether the lease has an option to renew: <input type="text"/></p> <p>Other unregistered agreement in writing (if applicable)</p> <p>If the unregistered encumbrance is created by an agreement in writing, and is not an unregistered lease, a copy of the agreement is given, together with relevant plans, if any. <input type="checkbox"/> Yes</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;"> <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; padding: 5px;"> <p>All statutory rights relating to water supply, sewerage, drainage, electricity, telephone & all other services in, passing through or over the Lot or the land whether or not protected by registered easements.</p> </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="07/09/2025"/></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	<p>There is a relevant pool for the property. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If a community titles scheme or a BUGTA scheme – a shared pool is located in the scheme. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Pool compliance certificate is given. <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>OR</p> <p>Notice of no pool safety certificate is given. <input type="checkbox"/> Yes <input type="checkbox"/> No</p>
Unlicensed building work under owner builder permit	<p>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</p> <p><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></p>
Notices and orders	<p>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</p> <p>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</p> <p><i>If Yes, a copy of the notice or order must be given by the seller.</i></p>
Building Energy Efficiency Certificate	<p>If the property is a commercial office building of more than 1,000m², a Building Energy Efficiency Certificate is available on the Building Energy Efficiency Register.</p>
Asbestos	<p>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.</p>

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="\$689.98"/> 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>
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*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="\$356.41"/> 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>
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* A water services notices means a notice of water charges issued by a water service provider under the *Water Supply (Safety and Reliability) Act 2008*.

Part 6 – Community titles schemes and BUGTA schemes

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

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

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

<p>Body Corporate and Community Management Act 1997</p>	<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>
<p>Community Management Statement</p>	<p>A copy of the most recent community management statement for the scheme as recorded under the <i>Land Title Act 1994</i> or another Act is given to the buyer. <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>
<p>Body Corporate Certificate</p>	<p>A copy of a body corporate certificate for the lot under the <i>Body Corporate and Community Management Act 1997</i>, section 205(4) is given to the buyer. <input type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>Statutory Warranties</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 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</p>	<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>
<p>Building Units and Group Titles Act 1980</p>	<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>
<p>Body Corporate Certificate</p>	<p>A copy of a body corporate certificate for the lot under the <i>Building Units and Group Titles Act 1980</i>, section 40AA(1) is given to the buyer. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>Statutory Warranties</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:

3120CB21300A468...
Signature of seller

DocuSigned by:

39E8165EEEEB7460...
Signature of seller

KARL JEAN DANIEL LINDBOM

JANET LORRAINE LINDBOM

Name of seller

Name of seller

23 / 02 / 2026

23 / 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



Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	16828224	Search Date:	20/02/2026 16:59
Date Title Created:	06/11/1985	Request No:	55145626
Previous Title:	11669220		

ESTATE AND LAND

Estate in Fee Simple

LOT 27 BUILDING UNIT PLAN 7008
Local Government: LOGAN
COMMUNITY MANAGEMENT STATEMENT 8228

REGISTERED OWNER

Dealing No: 723366524 01/07/2024

KARL JEAN DANIEL LINDBOM
JANET LORRAINE LINDBOM

JOINT TENANTS

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10754242 (POR 159V)
Deed of Grant No. 10754243 (POR 159V)

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

** End of Current Title Search **

Building Units and Group Titles Act 1980 -- 1983
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980
(Form 1)

Regulation 8(1)
Sheet No. 1 of 10 Sheets
*Referred to Sheet No 1
made 1.11.85*

NAME OF BUILDING: "SIROCCA APARTMENTS".

BUILDING UNITS PLAN NO. 7008

SIGNATURE OF REGISTERED PROPRIETOR:

*Call moved - Noted on RP37131
Checked on Plan - Kingsley H. Dale 11-11-85*

NAME OF REGISTERED PROPRIETOR: MATSWELL PTY. LTD.

ADDRESS: P.O. Box 52, BURLEIGH HEADS.
Q'ld. 4220.

REFERENCE TO TITLE: VOLUME 1669 . FOLIO 220

DESCRIPTION OF PARCEL: *Lot 131 on RP 37131.*
Subdivision 131 of Portion 159V

COUNTY: STANLEY

PARISH: YEERONGPILLY

CITY: *BRISBANE*



BUP7008

CMS8228

NAME OF BODY CORPORATE: THE PROPRIETORS, "SIROCCA APARTMENTS",
BUILDING UNITS PLAN No. **7008**

ADDRESS at which documents
may be served:

~~P.O. Box 52, BURLEIGH HEADS
Q'ld. 4220~~
~~P.O. Box 1140
SUNNY BANK HEADS 4109~~
P.O. Box 171
NERANG Q 4211.

BUILDING UNITS PLAN No.: **7008**

REGISTERED: *1 Nov 1985 at 9am*

[Signature]
REGISTERED OF TITLES

[Signature]
Shire Clerk
Town

Surveyor's Reference:

Council of the City of Logan

Local Authority Reference:



1 Nov 1985
W. J. ... REGISTRAR OF TITLES. *WJ*

7008

OF BUILDING UNITS PLAN NO. 7008 ON

ANNEXURE 1 TO SHEET NO. 1

Board on ...
REGISTRAR OF TITLES
WJ

... on PP 203016
REGISTRAR OF TITLES
WJ

... on PP 203016
REGISTRAR OF TITLES
WJ

15 MAR 1988
REGISTRAR OF TITLES
WJ

3 JAN 1988
REGISTRAR OF TITLES
WJ

4 MAR 1987
REGISTRAR OF TITLES
WJ

13 DEC 1986
REGISTRAR OF TITLES
WJ

18 FEB 1987
REGISTRAR OF TITLES
WJ

REGISTRAR OF TITLES

... in favour of ...
Produced 10 July 1985
Registered 18 Oct 1985.

... in favour of ...
Produced 10 July 1985
Registered 18 Oct 1985.

... in favour of ...
Produced 10 July 1985
Registered 18 Oct 1985.

... in favour of ...
Produced 10 July 1985
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... in favour of ...
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Produced 10 July 1985
Registered 18 Oct 1985.

... in favour of ...
Produced 10 July 1985
Registered 18 Oct 1985.

... in favour of ...
Produced 10 July 1985
Registered 18 Oct 1985.

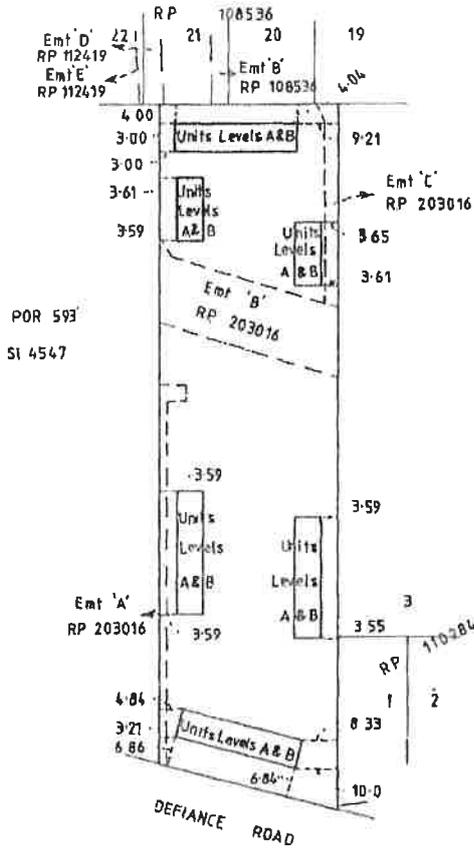
... in favour of ...
Produced 10 July 1985
Registered 18 Oct 1985.

Building Units and Group Titles Act 1980 — 1983
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980

Name of Building: "SIROCCA APARTMENTS".

Regulation 8(1)
Sheet No. 2 of 10 Sheets

BUILDING UNITS PLAN NO. 7008



SCALE: 1 : 1000

[Signature]
Shire Clerk
Town

Council of the City of Logan

Building Units and Group Titles Act 1980 — 1983
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980
(Form 2)

Name of Building: "SIROCCA APARTMENTS".

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

BUILDING UNITS PLAN NO. 7008

I, **Neville Henry Volker**, of **Beattie Road, Cooma**
licensed surveyor registered under the Surveyors Act 1977-1983 hereby certify that:—

- (a) The building shown on the "building units plan/~~building units plan of subdivision~~ to which this certificate is annexed is within the external surface boundaries of the parcel the subject of the said plan subject to paragraph (b) of this certificate;
- (b) (i) Where eaves or guttering project beyond such boundaries an appropriate easement has been granted as an appurtenance of the parcel; and
(ii) Where that projection is over a road the local authority has consented thereto pursuant to the ordinances or by-laws as the case may be.

DATED this **First**

day of **MAY**

19**85**

Neville H. Volker

LICENSED SURVEYOR

*Delete whichever is inapplicable

[Signature]

Shire Clerk
Town

Council of the City of Logan

Building Units and Group Titles Act 1980 — 1983
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980
(Form 3)

Name of Building: "SIROCCA APARTMENTS".

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

BUILDING UNITS PLAN NO. 7008

CERTIFICATE OF LOCAL AUTHORITY

Council of the City of Logan hereby certifies that the proposed
subdivision of the parcel as illustrated in the abovementioned plan has been approved by the
Council of the City of Logan and that all the requirements of The Local Government
Acts; 1938 to 1983 as modified by the Building Units and Group Titles Act 1980-1983 have been complied
with in regard to the subdivision.

DATED this Eighteenth day of October, 1985

The Common Seal of the Council of
the City of Logan was hereunto affixed
by Fred Huntress, Mayor, and Gary
Russell Kellar Town Clerk, on
eighteenth day of October, 1985,
pursuant to a resolution of Council
of fifteenth day of October, 1985.

Witness..... *R. R. Kellar J.P.*



Council of the City of Logan

Building Units and Group Titles Act 1980 — 1983
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980
(Form 6)

Name of Building: "SIROCCA APARTMENTS",

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

BUILDING UNITS PLAN NO. 7008

I, Ross Edward RIPPINGALE of Loganholme, Brisbane
~~* an architect within the meaning of the Architects Act 1968~~
~~* a building surveyor appointed by the Council~~
~~* a building inspector appointed by the Council~~ of the City of Logan
herby certify that the building shown on the ~~*building units plan/building units plan of subdivision~~
to which this certificate is annexed has been substantially completed in accordance with plans
and specifications approved by ~~the Council~~ +
/s designated officer of the Council of the City of Logan.

DATED this Second day of October, 19 85


~~Architect/Building Surveyor/Building Inspector.~~

* Delete whichever is inapplicable
+ Insert name of local authority


Shire Clerk
Town
Council of the City of Logan

Building Units and Group Titles Act 1980 — 1983
 BUILDING UNITS AND GROUP TITLES REGULATIONS 1980
 (Form 8)

Name of Building: "SIROCCA APARTMENTS".

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

BUILDING UNITS PLAN NO. 7008

SCHEDULE OF LOT ENTITLEMENTS AND REFERENCE TO
 CURRENT CERTIFICATE OF TITLE

Lot No.	Level	Entitlement	Current C's T.		Lot No.	Level	Entitlement	Current C's T.	
			Vol.	Fol.				Vol.	Fol.
1	A	1	6828	198					
2	A	1	6828	199					
3	A	1	6828	200					
4	A	1	6828	201					
5	B	1	6828	202					
6	B	1	6828	203					
7	B	1	6828	204					
8	B	1	6828	205					
9	A	1	6828	206					
10	A	1	6828	207					
11	B	1	6828	208					
12	B	1	6828	209					
13	A	1	6828	210					
14	A	1	6828	211					
15	B	1	6828	212					
16	B	1	6828	213					
17	A	1	6828	214					
18	A	1	6828	215					
19	A	1	6828	216					
20	A	1	6828	217					
21	B	1	6828	218					
22	B	1	6828	219					
23	B	1	6828	220					
24	B	1	6828	221					
25	A	1	6828	222					
26	A	1	6828	223					
27	A	1	6828	224					
28	A	1	6828	225					
29	B	1	6828	226					
30	B	1	6828	227					
31	B	1	6828	228					
32	B	1	6828	229					
33	A	1	6828	230					
34	A	1	6828	231					
35	A	1	6828	232					
36	A	1	6828	233					
37	B	1	6828	234					
38	B	1	6828	235					
39	B	1	6828	236					
40	B	1	6828	237					
AGGREGATE		40			AGGREGATE				

SIGNATURE OF REGISTERED PROPRIETOR:

[Handwritten Signature]
 FROM THE REGISTERED PROPRIETOR
 SIGNATURE MUST BE IN
 PRESENCE OF WITNESSES

[Handwritten Signature]
 Shire Clerk
 Town

Council of the City of Logan

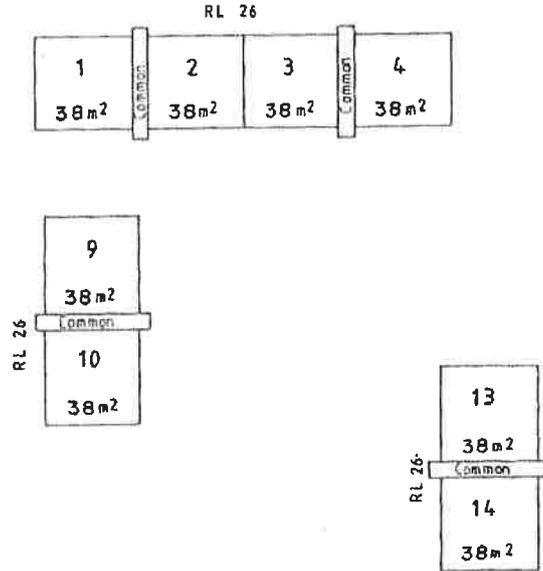
Building Units and Group Titles Act 1980 - 1983
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980
(Form 9)

Name of Building: "SIROCCA APARTMENTS".

Regulation 8(1)
Sheet No. 7 of 10 Sheets

BUILDING UNITS PLAN NO. 7008

LEVEL A



Scale: 1 : 300

Floor areas are approximate only.

SIGNATURE OF REGISTERED PROPRIETOR:

[Handwritten signature]

*...have been done
...have been done
...have been done*

[Handwritten signature]

Clerk
Town

Council of the City of Logan

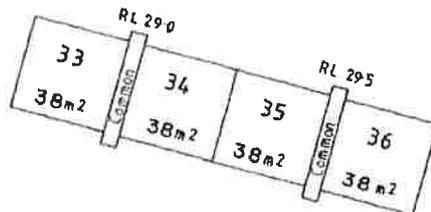
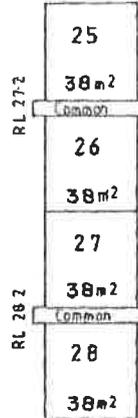
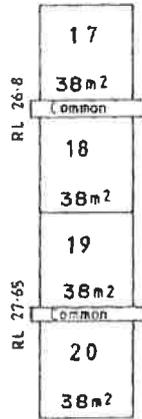
Building Units and Group Titles Act 1980 - 1983
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980
(Form 9)

Name of Building: "SIROCCA APARTMENTS".

Regulation B(1)
Sheet No 7a of 10 Sheets

BUILDING UNITS PLAN NO. 7008

LEVEL A



Scale: 1 : 300

Floor areas are approximate only.

SIGNATURE OF REGISTERED PROPRIETOR:

[Handwritten Signature]
Proprietor
 COMMON DEVELOPERS
 DISTRICT SECRETARY

[Handwritten Signature]

Shree Clerk
Town

Council of the City of Logan

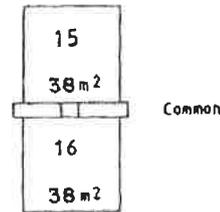
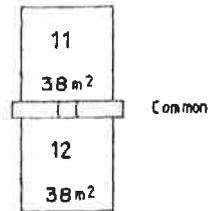
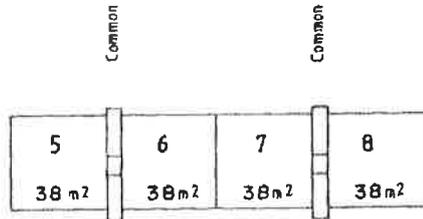
Building Units and Group Titles Act 1980 - 1983
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980
(Form 9)

"SIROCCA APARTMENTS"

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

BUILDING UNITS PLAN NO. 7008

LEVEL B



Scale: 1 : 300

Floor areas are approximate only.

SIGNATURE OF REGISTERED PROPRIETOR:

[Handwritten Signature]

THE CITY ENGINEER

TOWN ENGINEER

DIRECTOR / SECRETARY

[Handwritten Signature]

Shree Clerk
Town

Council of the City of Logan

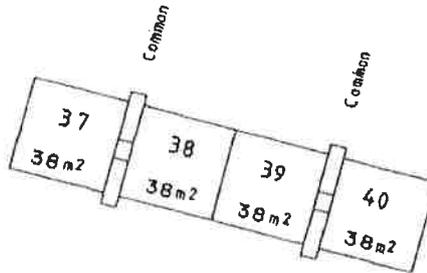
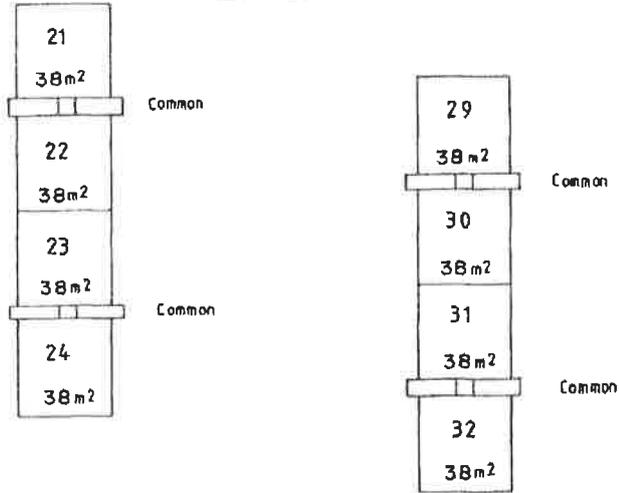
Building Units and Group Titles Act 1980 - 1983
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980
(Form 9)

Name of Building: "SIROCCA APARTMENTS".

Regulation 8(1)
Sheet No. 8a of 10 Sheets

BUILDING UNITS PLAN NO. 7008

LEVEL B



Scale: 1 : 300

Floor areas are approximate only.

SIGNATURE OF REGISTERED PROPRIETOR:

[Handwritten signature]

*Prop. Reg. No. 12345
District 123456789*

*Signature, License No. 123456789
District 123456789*

[Handwritten signature]

Shire Clerk
Town

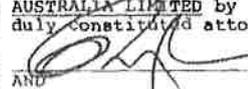
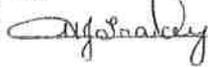
Council of the City of Logan

TO: The Registrar of Titles,
BRISBANE.

RE: MATSWELL PTY. LTD.
"SIROCCA APPARTMENTS" BUILDING UNITS PLAN 7008.

NATIONAL WESTMINSTER FINANCE AUSTRALIA LIMITED as Mortgagee
under and by virtue of Bill of Mortgage registered no.
H565045 HEREBY CONSENTS to registration of the above-
mentioned building plan subdividing the land comprised in
Certificate of Title Volume 1669 Folio 220 into Forty (40)
building units with common areas.

DATED the 23rd. day of October, 1985.

<u>NATIONAL WESTMINSTER FINANCE</u>)	<u>NATIONAL WESTMINSTER FINANCE</u>
<u>AUSTRALIA LIMITED</u> by its duly)	<u>AUSTRALIA LIMITED</u> by its
constituted attorneys)	duly constituted attorneys
GARY DOUGLAS PINNINGTON)	
being a Primary Attorney and)	
HOWARD JOHN TRACEY)	AND
being a Secondary Attorney)	
in the presence of:)	

J. V. Jones

7008/27

Office of the Commissioner for Body Corporate and Community Management

**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.

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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 18/02/2026

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

SIROCCA APARTMENTS

CTS No. **8228**

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: **David Morgan**
 Phone: **07 3517 1900**

Company: **Eagle Body Corporate Management Pty Ltd**
 Email: **reception@eaglebodycorporate.com.au**

Accessing records

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

The body corporate manager named above.

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Property and community titles scheme details

Lot and plan details

Lot number: **27**

Plan type and number: **7008**

Plan of subdivision: **BUILDING FORMAT PLAN**

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

Regulation module

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

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

The regulation module that applies to this scheme is the:

Standard

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

Layered arrangements of community titles schemes

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

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.

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By-laws and exclusive use areas

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

What by-laws apply?

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

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

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

General by-laws

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

Exclusive use areas

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

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

No

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

Date of Resolution	Lot Description	Conditions
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7008/27

Lot entitlements and financial information

Lot entitlements

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

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

Contribution schedule

Contribution schedule lot entitlement for the lot: 1

Total contribution schedule lot entitlements for all lots: 40

Interest schedule

Interest schedule lot entitlement for the lot: 1

Total interest schedule lot entitlements for all lots: 40

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.

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Owner contributions and amounts owing

Administrative fund contributions

Total amount of contributions (before any discount) for lot **27** for the current financial year: \$ **1,575.00**

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

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

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

Period	Due date	Amount due	Amount due if discount applied	Paid
01/09/25 to 30/11/25	01/09/25	375.00	300.00	26/08/25
01/12/25 to 28/02/26	01/12/25	375.00	300.00	25/11/25
01/03/26 to 31/05/26	01/03/26	412.50	330.00	
01/06/26 to 31/08/26	01/06/26	412.50	330.00	
01/09/26****30/11/26	01/09/26	393.75	315.00	
01/12/26****28/02/27	01/12/26	393.75	315.00	
			Amount overdue	Nil
		Amount Unpaid including amounts billed not yet due		\$412.50

Sinking fund contributions

Total amount of contributions (before any discount) for lot **27** for the current financial year: \$ **375.00**

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

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

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

Period	Due date	Amount due	Amount due if discount applied	Paid
01/09/25 to 30/11/25	01/09/25	112.50	90.00	26/08/25
01/12/25 to 28/02/26	01/12/25	112.50	90.00	25/11/25
01/03/26 to 31/05/26	01/03/26	75.00	60.00	
01/06/26 to 31/08/26	01/06/26	75.00	60.00	
01/09/26****30/11/26	01/09/26	75.00	60.00	
01/12/26****28/02/27	01/12/26	75.00	60.00	
			Amount overdue	Nil
		Amount Unpaid including amounts billed not yet due		\$75.00

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Special contributions - Administrative Fund (IF ANY)

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

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

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

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

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

Period	Due date	Amount due	Amount due if discount applied	Paid
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Amount overdue **Nil**

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

Special contributions - Sinking Fund (IF ANY)

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

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

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

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

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

Due date	Amount due	Amount due if discount applied	Paid
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Amount overdue **Nil**

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

Other amounts payable by the lot owner

Purpose	Fund	Amount	Due date	Amount
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No other amounts payable for the lot.

Summary of amounts due but not paid by the current owner

At the date of this certificate

Annual contributions	Nil
Special contributions	Nil
Other contributions	Nil
Other payments	Nil
Penalties	Nil
Total amount overdue (Total Amount Unpaid including not yet due \$487.50)	Nil

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

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Common property and assets

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

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

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

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

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

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

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

Current sinking fund balance (as at date of certificate): \$ 143,439.04

Improvements to common property the lot owner is responsible for

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

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

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

Body corporate assets

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

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

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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
WORKCOVER POLICY WORK COVER QUEENSLAND		WSB180859852	200.00	30/06/26	
BUILDING CHU Underwriting Agencies	HU0006156309	8,631,040.00	18,237.30	12/11/26	\$2,000.00 Standard \$2,000.00 Water Damage
BUILDING CATASTROPHE CHU Underwriting Agencies	HU0006156309	2,589,312.00		12/11/26	\$2,000.00 Standard \$2,000.00 Water Damage
COMMON AREA CONTENTS CHU Underwriting Agencies	HU0006156309	86,310.00		12/11/26	\$2,000.00 Standard \$2,000.00 Water Damage
RENT/TEMP ACCOMODATI CHU Underwriting Agencies	HU0006156309	388,396.00		12/11/26	\$2,000.00 Standard \$2,000.00 Water Damage
COST OF TEMP ACCOMMO CHU Underwriting Agencies	HU0006156309	129,465.00		12/11/26	\$2,000.00 Standard \$2,000.00 Water Damage
COST OF STORAGE & EV CHU Underwriting Agencies	HU0006156309	129,465.00		12/11/26	\$2,000.00 Standard \$2,000.00 Water Damage
FIDELITY GUARANTEE CHU Underwriting Agencies	HU0006156309	250,000.00		12/11/26	\$2,000.00 Standard \$2,000.00 Water Damage
LOSS OF RENT CHU Underwriting Agencies	HU0006156309	1,294,656.00		12/11/26	\$2,000.00 Standard \$2,000.00 Water Damage
GOVT. AUDIT COSTS CHU Underwriting Agencies	HU0006156309	25,000.00		12/11/26	\$2,000.00 Standard \$2,000.00 Water Damage
GOVT. LEGAL EXPENSES CHU Underwriting Agencies	HU0006156309	50,000.00		12/11/26	\$2,000.00 Standard \$2,000.00 Water Damage
LOT OWNER FIXTURES CHU Underwriting Agencies	HU0006156309	250,000.00		12/11/26	\$2,000.00 Standard \$2,000.00 Water Damage
OFFICE BEARERS CHU Underwriting Agencies	HU0006156309	5,000,000.00		12/11/26	\$2,000.00 Standard \$2,000.00 Water Damage
APPEAL EXPENSES CHU Underwriting Agencies	HU0006156309	100,000.00		12/11/26	\$2,000.00 Standard \$2,000.00 Water Damage
PUBLIC LIABILITY CHU Underwriting Agencies	HU0006156309	10,000,000.00		12/11/26	\$2,000.00 Standard \$2,000.00 Water Damage
VOLUNTARY WORKERS CHU Underwriting Agencies	HU0006156309	\$300,000 / \$3,000		12/11/26	\$2,000.00 Standard \$2,000.00 Water Damage
FLOOD COVER CHU Underwriting Agencies	HU0006156309	Insured		12/11/26	\$2,000.00 Standard \$2,000.00 Water Damage
FLOATING FLOORS CHU Underwriting Agencies	HU0006156309	Insured		12/11/26	\$2,000.00 Standard \$2,000.00 Water Damage

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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?

No

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

No

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Embedded network electricity supply

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

No

More information about embedded networks in community titles schemes is available from www.qld.gov.au/buyingbodycorporate.

Body corporate authority

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

Name/s Eagle Body Corporate Management Pty Ltd

Positions/s held Body Corporate Manager

Date 18/02/2026

Signature/s *Eagle Body Corporate Pty Ltd*

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

BY LAWS "SIROCCA APARTMENTS CTS 8228"

NOISE

1. The occupier of a lot must not create noise likely to interfere with the peaceful enjoyment of a person lawfully on another lot or the common property

VEHICLES

2. (1) The occupier of a lot must not, without the body corporate's written approval-

(a) park a motor vehicle, allow a vehicle to stand, on the common property; or permit an invitee to park a motor vehicle, or allow a vehicle to stand, on the common property.

(2) An approval under subsection (1) must state the period for which it is given.

(3) However, the body corporate may cancel the approval by giving 7 days written notice to the occupier.

OBSTRUCTION:

3. The occupier of a lot must not obstruct the lawful use of the common property by someone else.

DAMAGE TO LAWNS ETC.

4. (1) The occupier of a lot must not, without the body corporate's written approval-
(a) damage a lawn, garden, tree, shrub, plant or flower on the common property; or use a part of the common property as a garden.

(2) An approval under subsection (1) must state the period for which it is given.

(3) However, the body corporate may cancel the approval by giving 7 days written notice to the occupier.

DAMAGE TO COMMON PROPERTY.

5. (1) An occupier of a lot must not, without the body corporate's written approval, mark paint, drive nails, screws or other objects into, or otherwise damage or deface a structure that forms part of the common property.

(2) However, an occupier may install-

(a) a locking or safety device to protect the lot against intruders; or a screen to prevent entry of animals or insects.

If the device is soundly built and is consistent with the colour, style and materials of the building.

(3) The owner of a lot must keep a device installed under subsection (2) in good order and repair.

BEHAVIOUR OF INVITEES.

6. An occupier of a lot must take reasonable steps to ensure that the occupier's invitees do not behave in a way likely to interfere with the peaceful enjoyment of another lot or the common property.

LEAVING OF RUBBISH ETC. ON THE COMMON PROPERTY.

7. 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.

APPEARANCE OF LOT.

- 8. (1) The occupier of a lot must not, without the body corporate's written approval, make a change to the external appearance of the lot and its surrounds.**
- (2) The occupier of a lot must not, without the body corporate's written approval-**
- (a) hang washing, bedding, or other cloth articles; or**
 - (b) display a sign, advertisement, placard, banner, pamphlet or similar article; if it is visible from another lot or the common property, or from outside the parcel.**

STORAGE OF FLAMMABLE MATERIALS.

- 9. (1) The occupier of a lot must not, without the body corporate's written approval, store a flammable substance on the common property.**
- (2) The occupier of a lot must not, without the body corporate's written approval, store a flammable substance on the lot unless the substance is used or intended for use for domestic purposes.**
- (3) However, this section does not apply to the storage of fuel in-**
- (a) the fuel tank of a motor vehicle, boat, or internal combustion engine; or**
 - (b) a tank kept on a motor vehicle or boat in which the fuel is stored in accordance with the requirements of the law regulating the storage of flammable liquid.**

GARBAGE DISPOSAL.

- 10. (1) Unless the body corporate provides some other way of garbage disposal, the 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.**
- (2) The occupier of a lot must-**
- (a) comply with all local government local laws about disposal of garbage; and**
 - (b) ensure that the occupier does not, in disposing of garbage, adversely affect the health, hygiene and comfort of the occupiers of other lots.**

KEEPING OF ANIMALS.

- 11. (1) The occupier of a lot must not, without the body corporate's written approval-**
- (a) bring an animal onto, or keep an animal on, the lot or the common property;**
or
 - (b) permit an invitee to bring an animal onto, or keep an animal on, the lot or the common property.**
- (2) The occupier must obtain the body corporate's written approval before bringing, or permitting an invitee to bring, an animal onto the lot or the common property.**



EAGLE BODY CORPORATE
MANAGERS & CONSULTANTS

206 Logan Rd
Woolloongabba QLD 4102
P (07) 3517 1900
E reception@eaglebodycorporate.com.au

SIROCCA APARTMENTS CTS 8228

41 Defiance Road Woodridge Qld 4114

BALANCE SHEET

AS AT 18 FEBRUARY 2026

	ACTUAL 18/02/2026	ACTUAL 31/08/2025
<u>OWNERS FUNDS</u>		
Administrative Fund	(9,567.30)	289.86
Sinking Fund	143,439.04	132,996.95
<u>TOTAL</u>	<u>\$ 133,871.74</u>	<u>\$ 133,286.81</u>
 <u>THESE FUNDS ARE REPRESENTED BY</u>		
<u>CURRENT ASSETS</u>		
Cash At Bank	8,771.48	8,151.06
Sirocca Apartments	123,824.88	122,663.61
Prepaid Expenses	3,485.38	0.00
Levies In Arrears	2,252.04	6,231.00
Other Arrears	2,870.95	9,396.59
Payg Instalments Paid	250.00	0.00
<u>TOTAL ASSETS</u>	141,454.73	146,442.26
<u>LIABILITIES</u>		
Gst Clearing Account	15.49	15.49
Accruals	0.00	220.00
Next Year Discounts	0.00	(2,880.00)
Levies In Advance	7,567.50	15,799.96
<u>TOTAL LIABILITIES</u>	7,582.99	13,155.45
 <u>NET ASSETS</u>	 <u>\$ 133,871.74</u>	 <u>\$ 133,286.81</u>



EAGLE BODY CORPORATE
MANAGERS & CONSULTANTS

206 Logan Rd
Woolloongabba QLD 4102
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SIROCCA APARTMENTS CTS 8228

41 Defiance Road Woodridge Qld 4114

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 SEPTEMBER 2025 TO 18 FEBRUARY 2026

	ACTUAL	BUDGET	ACTUAL
	01/09/25-18/02/26	01/09/25-31/08/26	01/09/24-31/08/25
<u>ADMINISTRATIVE FUND</u>			
<u>INCOME</u>			
Levies - Administrative Fund	30,000.00	63,000.00	54,500.00
Discount - Admin Fund	(6,472.50)	(12,600.00)	(9,867.50)
TOTAL ADMIN. FUND INCOME	23,527.50	50,400.00	44,632.50
<u>EXPENDITURE - ADMIN. FUND</u>			
Audit Fees	704.00	0.00	0.00
Stratapay Trans/Svce	52.00	150.00	145.70
Bas /las Preparation Fee	110.00	0.00	220.00
Electricity	416.89	600.00	145.63
Gardening	7,218.00	12,000.00	10,787.40
Insurance	14,751.92	18,000.00	17,065.99
Insurance Workcover	0.00	20.00	200.00
Payg Instalment Tax	0.00	1,085.00	1,015.73
Legal Fees	0.00	500.00	0.00
R & M - Building / General	0.00	2,000.00	3,001.05
R & M - Electrical	0.00	400.00	330.00
R & M - Plumbing	503.80	400.00	396.00
R & M - Fire Control	435.60	400.00	385.00
R & M - Pest Control	1,145.00	400.00	375.00
Reports	1,885.00	0.00	0.00
Malnt. Report & Safety Audit	0.00	1,500.00	1,885.00
Strata Management Fees	2,546.40	5,000.00	4,944.00
Strata Management Admin/Other	978.60	1,500.00	1,814.20
Strata Management Disbursement	974.40	1,500.00	1,892.40
Strata Management Extra Servs	1,754.00	3,000.00	3,137.90
Income Tax	(90.95)	1,000.00	969.75
Income Tax Preparation	0.00	176.00	176.00
TOTAL ADMIN. EXPENDITURE	33,384.66	49,631.00	48,886.75
<u>SURPLUS / DEFICIT</u>	\$ (9,857.16)	\$ 769.00	\$ (4,254.25)
Opening Admin. Balance	289.86	289.86	4,544.11
<u>ADMINISTRATIVE FUND BALANCE</u>	\$ (9,567.30)	\$ 1,058.86	\$ 289.86



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SIROCCA APARTMENTS CTS 8228

41 Defiance Road Woodridge Qld 4114

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 SEPTEMBER 2025 TO 18 FEBRUARY 2026

	ACTUAL	BUDGET	ACTUAL
	01/09/25-18/02/26	01/09/25-31/08/26	01/09/24-31/08/25
<u>SINKING FUND</u>			
<u>INCOME</u>			
Levies - Sinking Fund	9,000.00	15,000.00	23,500.00
Discount - Sinking Fund	(1,815.00)	(3,000.00)	(4,230.00)
Interst Received On Investment	1,161.27	1,000.00	3,843.65
Insurance Claims Received	17,880.00	17,880.00	0.00
<u>TOTAL SINKING FUND INCOME</u>	26,226.27	30,880.00	23,113.65
<u>EXPENDITURE - SINKING FUND</u>			
Buildings General	3,442.56	4,000.00	43,521.50
Insurance Valuation	1,035.00	0.00	0.00
Plumbing & Drainage	1,000.34	0.00	0.00
Payg Instalment Tax	252.00	0.00	0.00
R & M - Gardens & Grounds	3,586.28	2,000.00	585.75
R & M - Bridges	6,468.00	2,000.00	19,563.50
R & M - Fire Service	0.00	1,204.50	1,204.50
<u>TOTAL SINK. FUND EXPENDITURE</u>	15,784.18	9,204.50	64,875.25
<u>SURPLUS / DEFICIT</u>	\$ 10,442.09	\$ 21,675.50	\$ (41,761.60)
Opening Sinking Fund Balance	132,996.95	132,996.95	174,758.55
<u>SINKING FUND BALANCE</u>	\$ 143,439.04	\$ 154,672.45	\$ 132,996.95



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SIROCCA APARTMENTS CTS 8228

ABN 34 370 053 732

STATEMENT

**Karl Jean Daniel Lindbom &
Janet Lorraine Lindbom**
5 Kawana Crescent
Cornubia QLD 4130

Transfer Date:
01/07/24

Statement Period			
01 Sep 24 to 18 Feb 26			
A/c No	27	Lot No	27
Page Number	1 of 2	Unit No	27

Last Certificate Issued: 26/08/22

Date	Type	Details	Reference	Debit	Credit	Balance
		Brought forward			487.50	-487.50
01/09/24	Administrative Fund	01/09/24 To 30/11/24	I0000667	312.50		-175.00
01/09/24	Sinking Fund	01/09/24 To 30/11/24	I0000707	175.00		0.00
28/10/24	Administrative Fund	01/12/24 To 28/02/25	I0000747	312.50		312.50
28/10/24	Sinking Fund	01/12/24 To 28/02/25	I0000787	175.00		487.50
25/11/24	Receipt	Administrative Fund	R0000390		250.00	237.50
25/11/24	Receipt	Sinking Fund	RA000390		140.00	97.50
25/11/24	Discount	Admin Discount	RB000390		62.50	35.00
25/11/24	Discount	Sink Discount	RC000390		35.00	0.00
29/01/25	Administrative Fund	01/03/25 To 31/05/25	I0000827	437.50		437.50
29/01/25	Sinking Fund	01/03/25 To 31/05/25	I0000867	237.50		675.00
24/02/25	Receipt	Administrative Fund	R0000424		350.00	325.00
24/02/25	Receipt	Sinking Fund	RA000424		190.00	135.00
24/02/25	Discount	Admin Discount	RB000424		87.50	47.50
24/02/25	Discount	Sink Discount	RC000424		47.50	0.00
12/05/25	Administrative Fund	01/06/25 To 31/08/25	I0000987	300.00		300.00
06/06/25	Receipt	Administrative Fund	R0000485		240.00	60.00
06/06/25	Discount	Admin Discount	RA000485		60.00	0.00
More details on next page...				\$1,950.00	\$1,950.00	Nil

Over 90 Days	90 Days	60 Days	30 Days	Current	BALANCE DUE: \$487.50	
0.00	0.00	0.00	0.00	487.50	Date Paid	Amount Paid

Payment Options

- Tel: 1300 552 311
Ref: 9740 9424 6
- www.stratamax.com.au
Ref: 9740 9424 6
- www.stratapay.com/ddr
Ref: 9740 9424 6
- Biller Code: 74625
Ref: 9740 9424 6
- Billpay Code: 3599
Ref: 9740 9424 6
- Make cheque payable to:
StrataPay 9740 9424 6
- BSB: 067-970
Acct No: 9740 9424 6
(Applies to this bill only)

Telephone: Call this number to pay by credit card.
International: +613 8648 0158 (charges apply).

Internet: Make credit card payments online (charges apply).
Visit www.stratamax.com.au

Direct Debit: Make auto payments from your credit card* or bank account. Visit stratapay.com/ddr to register
*Credit card charges apply.

BPay: Contact your participating financial institution to make a payment from your cheque or savings account using BPay.
BPAY® Registered to BPAY Pty Ltd ABN 69 079 137 518

In Person: Present this bill in store at Australia Post to make cheque or EFTPOS payments.

Mail: Send cheque with this slip by mail to: **StrataPay, Locked Bag 9 GCMC, Bundall Qld 9726 Australia**

Internet Banking - EFT: Use this BSB and Account Number to pay directly from your bank account in Australian Dollars (AUD).
Account Name: StrataPay Bank: CBA, Sydney, Australia.



StrataPay Reference

9740 9424 6

Amount
\$487.50

Due Date
18 Feb 26

EAGLE BODY CORP MANAGEMENT P/L
6228/02100027 Lot 27/27

Karl Jean Daniel Lindbom &
Janet Lorraine Lindbom
5 Kawana Crescent
Cornubia QLD 4130



*3599 974094246

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MANAGERS & CONSULTANTS

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SIROCCA APARTMENTS CTS 8228

STATEMENT

Karl Jean Daniel Lindbom & Janet Lorraine Lindbom 5 Kawana Crescent Cornubia QLD 4130	Statement Period			
	01 Sep 24 to 18 Feb 26			
	A/c No	27	Lot No	27
	Page Number	2 of 2		

Date	Type	Details	Reference	Debit	Credit	Balance
		Brought forward		1,950.00	1,950.00	0.00
29/07/25	Administrative Fund	01/09/25 To 30/11/25	I0001027	375.00		375.00
29/07/25	Sinking Fund	01/09/25 To 30/11/25	I0001067	112.50		487.50
26/08/25	Receipt	Administrative Fund	R0000520		300.00	187.50
26/08/25	Receipt	Sinking Fund	RA000520		90.00	97.50
26/08/25	Discount	Admin Discount	RB000520		75.00	22.50
26/08/25	Discount	Sink Discount	RC000520		22.50	0.00
28/10/25	Administrative Fund	01/12/25 To 28/02/26	I0001107	375.00		375.00
28/10/25	Sinking Fund	01/12/25 To 28/02/26	I0001147	112.50		487.50
25/11/25	Receipt	Administrative Fund	R0000568		300.00	187.50
25/11/25	Receipt	Sinking Fund	RA000568		90.00	97.50
25/11/25	Discount	Admin Discount	RB000568		75.00	22.50
25/11/25	Discount	Sink Discount	RC000568		22.50	0.00
29/01/26	Administrative Fund	01/03/26 To 31/05/26	I0001187	412.50		412.50
29/01/26	Sinking Fund	01/03/26 To 31/05/26	I0001227	75.00		487.50
				\$3,412.50	\$2,925.00	\$487.50

Certificate Of Completion

Envelope Id: EA8B6FDA-42F9-4D85-A124-7C33D3FDDBD9

Status: Completed

Subject: Defiance2741UpdatedSellerDisclosure (1)

Source Envelope:

Document Pages: 38

Signatures: 2

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

23-02-2026 | 15:57

Springwood@mcgrath.com.au

Signer Events

Janet Lorraine Lindbom

janet.lindbom@bigpond.com

Security Level: Email, Account Authentication
(None)

Signature

DocuSigned by:

39E8165EEEB7460...

Signature Adoption: Drawn on Device

Using IP Address:

2001:8003:e832:e001:4c09:e444:ccd5:80cf

Timestamp

Sent: 23-02-2026 | 16:03

Viewed: 23-02-2026 | 16:08

Signed: 23-02-2026 | 16:16

Electronic Record and Signature Disclosure:

Accepted: 23-02-2026 | 16:08

ID: d539348b-33bf-4736-af46-0d618637afb8

KARL JEAN DANIEL LINDBOM

kark.lindbom@gmail.com

Security Level: Email, Account Authentication
(None)

Signed by:

3120CB21300A468...

Signature Adoption: Drawn on Device

Using IP Address:

2001:8003:e832:e001:d727:d5af:7dcb:8e7a

Signed using mobile

Sent: 23-02-2026 | 16:03

Viewed: 23-02-2026 | 19:04

Signed: 23-02-2026 | 19:07

Electronic Record and Signature Disclosure:

Accepted: 23-02-2026 | 19:04

ID: 43c3daa9-6daa-4f2a-9061-511d6d7aa75a

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)

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Sent: 23-02-2026 | 19:07

Electronic Record and Signature Disclosure:

Accepted: 17-02-2026 | 13:53

ID: 64bf7fae-a668-4838-833a-41b575a5846a

Witness Events	Signature	Timestamp
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Notary Events	Signature	Timestamp
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Envelope Summary Events	Status	Timestamps
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Envelope Sent	Hashed/Encrypted	23-02-2026 16:03
Certified Delivered	Security Checked	23-02-2026 19:04
Signing Complete	Security Checked	23-02-2026 19:07
Completed	Security Checked	23-02-2026 19:07

Payment Events	Status	Timestamps
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