

# Seller disclosure statement

Property Law Act 2023 section 99

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

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

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

This statement does not include information about:

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

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

## Part 1 – Seller and property details

Seller Isabel Madeline Papadopoulos and Theodore Papadopoulos

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

2/7 Smith Road, Woodridge, QLD, 4114

Lot on plan description

Lot 2 on Building Unit Plan 11666

Community titles scheme  
or BUGTA scheme:

Is the property part of a community titles scheme or a BUGTA scheme:  
 **Yes**  **No**

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

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

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

Title details

The seller gives or has given the buyer the following—

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

**Yes**

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

**Yes**

<b>Registered encumbrances</b>	<p>Registered encumbrances, if any, are recorded on the title search, and may affect your use of the property. Examples include easements, statutory covenants, leases and mortgages.</p> <p>You should seek legal advice about your rights and obligations before signing the contract.</p>
<b>Unregistered encumbrances (excluding statutory encumbrances)</b>	<p>There are encumbrances not registered on the title that will continue <input checked="" type="checkbox"/> <b>Yes</b> <input type="checkbox"/> <b>No</b> to affect the property after <b>settlement</b>.</p> <p><b>Note</b>—If the property is part of a community titles scheme or a BUGTA scheme it may be subject to and have the benefit of statutory easements that are <b>NOT</b> required to be disclosed.</p> <p><b>Unregistered lease (if applicable)</b></p> <p>If the unregistered encumbrance is an unregistered lease, the details of the agreement are as follows:</p> <p>» the start and end day of the term of the lease: <input type="text" value="20 June 2025 - 25 June 2026"/></p> <p>» the amount of rent and bond payable: <input type="text" value="Rent: \$400.00 per wk / Bond: \$1,600.00"/></p> <p>» whether the lease has an option to renew: <input type="text" value="Yes"/></p> <p><b>Other unregistered agreement in writing (if applicable)</b></p> <p>If the unregistered encumbrance is created by an agreement in writing, and is not an unregistered lease, a copy of the agreement is given, together with relevant plans, if any. <input type="checkbox"/> <b>Yes</b></p> <p><b>Unregistered oral agreement (if applicable)</b></p> <p>If the unregistered encumbrance is created by an oral agreement, and is not an unregistered lease, the details of the agreement are as follows</p> <div style="border: 1px solid black; height: 100px; width: 100%;"></div>
<b>Statutory encumbrances</b>	<p>There are statutory encumbrances that affect the property. <input type="checkbox"/> <b>Yes</b> <input checked="" type="checkbox"/> <b>No</b></p> <p><i>If Yes, the details of any statutory encumbrances are as follows:</i></p> <div style="border: 1px solid black; height: 100px; width: 100%;"></div>
<b>Residential tenancy or rooming accommodation agreement</b>	<p>The property has been subject to a residential tenancy agreement or a rooming accommodation agreement under the <i>Residential Tenancies and Rooming Accommodation Act 2008</i> during the last 12 months. <input checked="" type="checkbox"/> <b>Yes</b> <input type="checkbox"/> <b>No</b></p> <p>If <b>Yes</b>, when was the rent for the premises or each of the residents' rooms last increased? (<i>Insert date of the most recent rent increase for the premises or rooms</i>) <input type="text" value="20 June 2025"/></p> <p><b>Note</b>—Under the <i>Residential Tenancies and Rooming Accommodation Act 2008</i> the rent for a residential premises may not be increased earlier than 12 months after the last rent increase for the premises.</p> <p>As the owner of the property, you may need to provide evidence of the day of the last rent increase. You should ask the seller to provide this evidence to you prior to settlement.</p>

## Part 3 – Land use, planning and environment

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

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

## Part 4 – Buildings and structures

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

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

## Part 5 – Rates and services

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

### Rates

#### Whichever of the following applies—

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

Amount:

Date Range:

OR

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

OR

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

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

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

### Water

#### Whichever of the following applies—

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

Amount:

Date Range:

OR

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

Amount:

Date Range:

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

# Part 6 – Community titles schemes and BUGTA schemes

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

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

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

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

# Signatures – SELLER

Isabel Papadopoulos  
Signature of seller

Isabel Madeline Papadopoulos  
Name of seller

12/05/2026  
Date

Theodore Papadopoulos  
Signature of seller

Theodore Papadopoulos  
Name of seller

12/05/2026  
Date

# Signatures – BUYER

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

\_\_\_\_\_  
Signature of buyer

\_\_\_\_\_  
Name of buyer

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of buyer

\_\_\_\_\_  
Name of buyer

\_\_\_\_\_  
Date

Queensland Titles Registry Pty Ltd  
ABN 23 648 568 101

<b>Title Reference:</b> 18287116	<b>Search Date:</b> 04/05/2026 08:55
<b>Date Title Created:</b> 18/03/1992	<b>Request No:</b> 55994358
<b>Previous Title:</b> 13691250	

### ESTATE AND LAND

Estate in Fee Simple

LOT 2 BUILDING UNIT PLAN 11666

Local Government: LOGAN

COMMUNITY MANAGEMENT STATEMENT 3927

### REGISTERED OWNER

Dealing No: 722249714 24/01/2023

THEODORE PAPADOPOULOS

ISABEL MADELINE PAPADOPOULOS

JOINT TENANTS

### EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by  
Deed of Grant No. 12681205 (POR 122V)
2. MORTGAGE No 724445427 27/10/2025 at 16:04  
NATIONAL AUSTRALIA BANK LIMITED A.C.N. 004 044 937

### ADMINISTRATIVE ADVICES

NIL

### UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

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

Building Units and Group Titles Act 1980 - 1990  
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980  
(Form 1)

COMPLETED

Regulation 8(1)  
Sheet No. 1 of 8 Sheets  
Annexure 1 of Sheet 1  
Made - 2 MAY 1997

NAME OF BUILDING: DENNY GARDENS

**BUILDING UNITS PLAN NO. 11666**

SIGNATURE OF REGISTERED PROPRIETOR:

*DRAECENA SUPPLIERS PTY LTD by its duly constituted Attorney  
Arthur Neville Harvey under Registered Power of Attorney  
number K290018W.*

F.O.L.R.

NAME OF REGISTERED PROPRIETOR: DRAECENA SUPPLIERS PTY LTD

ADDRESS: 179 SPRINGWOOD ROAD,  
SPRINGWOOD. 4127

REFERENCE TO TITLE: VOLUME 3691 FOLIO 250

DESCRIPTION OF PARCEL: LOT 10 ON RP99498

COUNTY: STANLEY

PARISH: YEERONGPILLY

CITY:

NAME OF BODY CORPORATE: THE PROPRIETORS DENNY GARDENS  
BUILDING UNITS PLAN NO. 11666

ADDRESS at which documents  
may be served: 179 SPRINGWOOD ROAD,  
SPRINGWOOD. 4127

BUILDING UNITS PLAN No.:



BUP11666

CMS3927

REGISTERED:

11666  
13 MAR 1997  
at 10.26am

REGISTRAR OF TITLES

.....  
Shire Clerk  
Town

COUNCIL OF THE CITY OF LOGAN



Surveyor's Reference: 0316

Local Authority Reference: 68215/28070

9542-43/11

11866



601131799

K960327B

DATA TAKEON

Receipt No.	
Lodgement	125 00
New Titles	213 00
Endts on N/Ts	—
Photocopies	80 00
Total	\$418 00

TIME  
 lodged by Bartels (92)

deposited by City +  
 Suburban for  
 meeting (42)

ANNEXURE I TO SHEET NO. 1

OF BUILDING UNITS PLAN NO. 11666 ON

-2 MAY 1997



REGISTRAR OF TITLES.

Nº. 701948178 NOTIFICATION OF CHANGE OF BY LAWS RECORDED

-2 MAY 1997

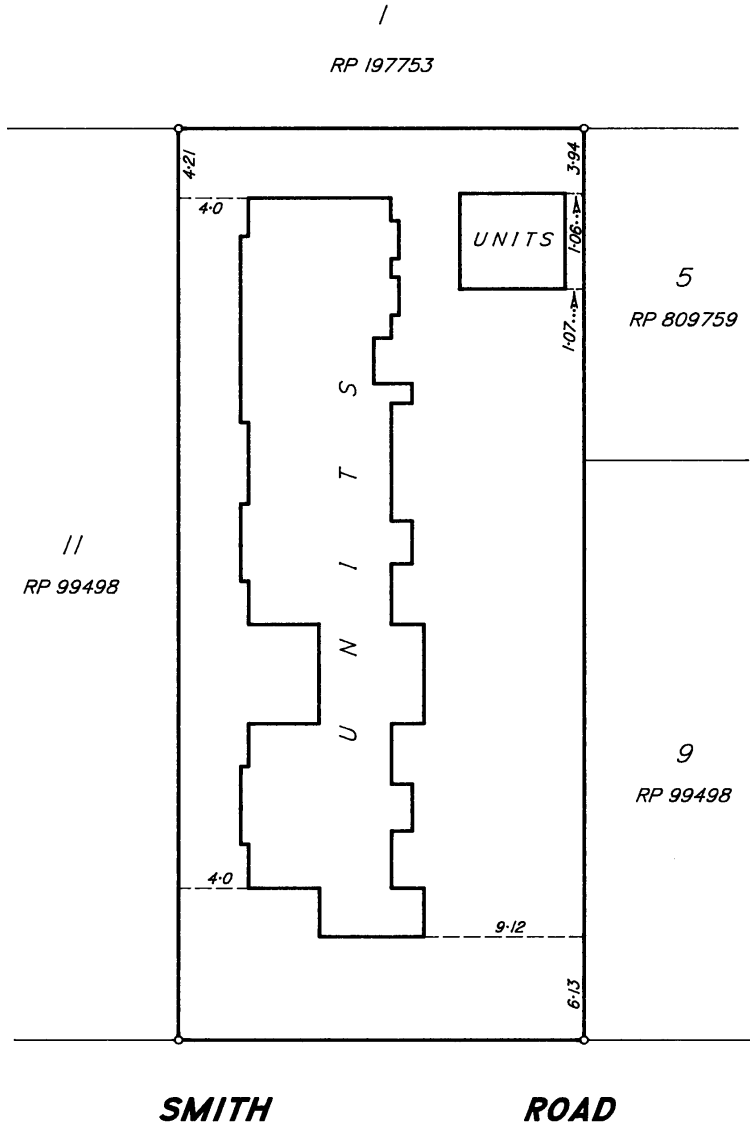


Building Units and Group Titles Act 1980 – 1990  
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980

Name of Building: DENNY GARDENS

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

# BUILDING UNITS PLAN NO. 11666



SCALE: 1:300

.....  
Shire Clerk  
Town

COUNCIL OF THE CITY OF LOGAN

Building Units and Group Titles Act 1980 - 1990  
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980  
(Form 2)

NAME OF BUILDING: DENNY GARDENS

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

**BUILDING UNITS PLAN NO. 11666**

I, Malcolm John HEDGES, *M. J. HEDGES GEOMEASURE,*  
of 18 VANESSA BOULEVARD, SPRINGWOOD., of *18 VANESSA BOULEVARD, SPRINGWOOD.*  
licensed surveyor registered under the Surveyors Act 1977-1987 hereby certify that: -

- (a) The building shown on the building units plan 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

24<sup>th</sup>

day of JANUARY

19 92



LICENSED SURVEYOR

.....  .....  
Shire Clerk  
Town

COUNCIL OF THE CITY OF LOGAN

Building Units and Group Titles Act 1980 – 1990  
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980  
(Form 3)

NAME OF BUILDING: DENNY GARDENS

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


**BUILDING UNITS PLAN NO. 11666**

CERTIFICATE OF LOCAL AUTHORITY

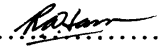
Council of the City of Logan hereby certifies that the proposed subdivision of the parcel as illustrated in the abovementioned plan has been approved by the Council of the City of Logan and that all the requirements of The Local Government (Planning and Environment) Act 1990, as modified by the Building Units and Group Titles Act 1980 – 1990 have been complied with in regard to the subdivision.

DATED this Twenty-fifth day of February, 1992

The Common Seal of the Council of the City of Logan was hereunto affixed by Roderick Warren Colledge, Mayor and Gary Russell Kellar, Town Clerk on the twenty-fifth day of February 1992 pursuant to a resolution of Council of seventeenth day of December 1991.

  
..... Mayor

  
..... Town Clerk

  
..... J.P.  
Witness

Rodney Alexander Ham

Council of the City of Logan

Building Units and Group Titles Act 1980 – 1990  
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980  
(Form 6)

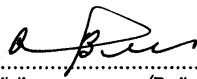
NAME OF BUILDING: DENNY GARDENS

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


**BUILDING UNITS PLAN NO. 11666**

I, Allen John BELL, of Rochedale South, LOGAN CITY  
~~an architect within the meaning of the Architects Act 1985~~  
~~a building surveyor appointed by the Council~~  
\*a building Inspector appointed by the ~~Council~~ Council of the City of Logan  
hereby certify that the building shown on the building units plan to which this certificate is  
annexed has been substantially completed in accordance with plans and specifications  
approved by ~~the Council~~ Council of the City of Logan  
/a designated officer of the Council + of the City of Logan.

DATED this Twenty-fourth day of February, 1992

  
.....  
\*~~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 – 1990  
 BUILDING UNITS AND GROUP TITLES REGULATIONS 1980  
 (Form 8)

Name of Building: DENNY GARDENS

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

**BUILDING UNITS PLAN NO. 11666**

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 & B	1	8287	115					
2	A & B	1		116					
3	A & B	1		117					
4	A & B	1		118					
5	A & B	1		119					
6	A	1		120					
AGGREGATE		6			AGGREGATE				

SIGNATURE OF REGISTERED PROPRIETOR:

*DRAECENA SUPPLIERS PTY LTD by its duly constituted Attorney  
 Arthur Neville Harvey under Registered Power of Attorney  
 number K290018W.*




Shire Clerk  
 Town

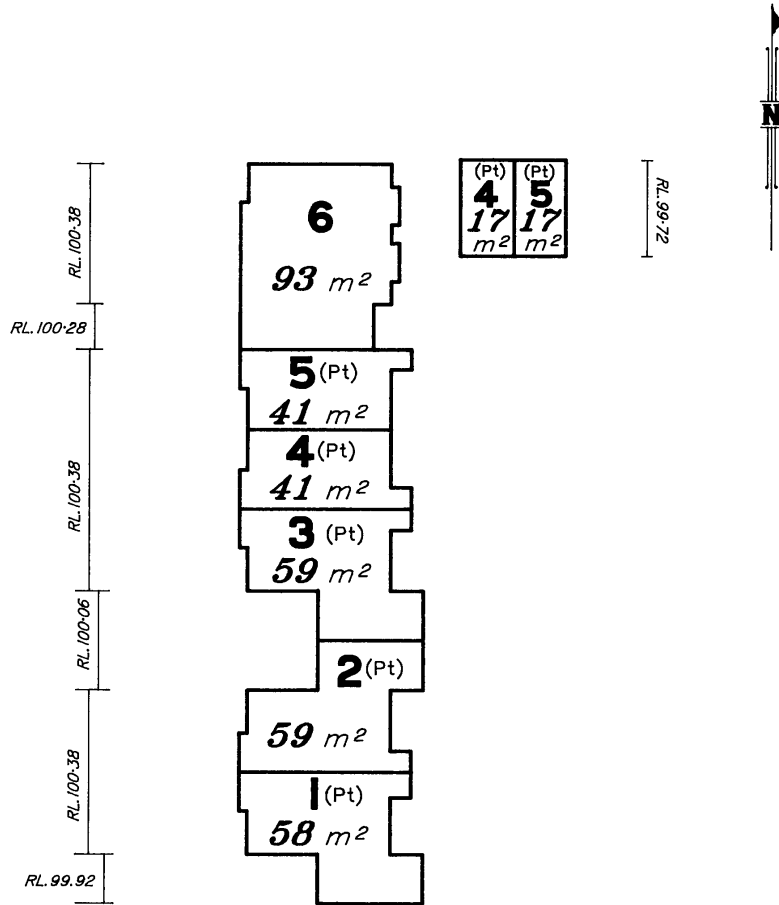
COUNCIL OF THE CITY OF LOGAN

Name of Building: **DENNY GARDENS**

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

# **BUILDING UNITS PLAN NO. 11666**

## LEVEL A



SCALE: 1:300

Floor areas are approximate only.

SIGNATURE OF REGISTERED PROPRIETOR:

*DRAECENA SUPPLIERS PTY LTD by its duly constituted Attorney  
Arthur Neville Harvey under Registered Power of Attorney  
number K290018W.*

.....  
Shire Clerk  
Town

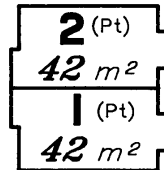
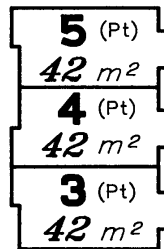
COUNCIL OF THE CITY OF LOGAN

Name of Building: DENNY GARDENS

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

**BUILDING UNITS PLAN NO. 11666**

LEVEL B



SCALE: 1:300

Floor areas are approximate only.

SIGNATURE OF REGISTERED PROPRIETOR:

*DRAECENA SUPPLIERS PTY LTD by its duly constituted Attorney  
Arthur Neville Harvey under Registered Power of Attorney  
number K290018W.*

.....  
Shire Clerk  
Town

COUNCIL OF THE CITY OF LOGAN

11666  
11666



02/19/63

Register  
d

Directors  
M.J.Hedges L.S., M.I.S. (Aust.)  
P.A. Goodall A.M.A.I.C., J.P.

18 Vanessa Boulevard  
Springwood  
Queensland  
PO Box 103  
Springwood,  
Queensland 4127  
Telephone (07) 208 6566  
Facsimile (07) 808 1852

Our Reference 0316  
Your Reference



**M.J.Hedges  
Geomeasure**  
Land & Resource Development Surveyors  
Land Development Consultants

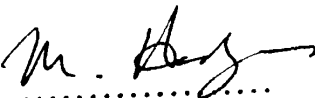
The Registrar of Titles,  
Division of Titles,  
GPO Box 1442,  
BRISBANE 4001

Dear Sir,

RE: Building Units Plan subdividing Lot 10 on R.P.99498  
"Denny Gardens" 7 Smith Road, Woodridge

I, Malcolm John Hedges, Licensed Surveyor of M.J. Hedges Geomeasure 18 Vanessa Boulevard, Springwood hereby certify that as at the date of the signing of my Certificate in form 2 of the Building Units and Group Titles Regulations 1980, I had physically inspected the building known as "Denny Gardens" and certify that:-

1. it conforms to the Building Units Plan as submitted herewith;
2. the Lots are numbered in accordance with the numbering on the Building Units plan;
3. areas designated as parts of Lots have been suitably identified and structurally divided;
4. all Lots in the buildings are physically connected to each other in an approved manner.

  
.....  
M.J. Hedges,  
Licensed Surveyor

Date... 23/1/92 .....



## Department of Transport and Main Roads

### Property Search - Advice to Applicant

Property Search reference 1013702

Date: 04/05/2026

Search Request reference: 193366494

#### Applicant details

Applicant: Kanishka Hamid

kanishka@bytherules.com.au

Buyer: not known not known

#### Search response:

Your request for a property search on Lot 2 on Plan BUP11666 at Unit 2 7 Smith Rd, Woodridge Qld 4114 has been processed.

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

#### **Note:**

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

#### **Disclaimer:**

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

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

#### **Privacy Statement:**

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



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

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

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

Transaction ID: 51149011      EMR Site Id: 05 May 2026  
Cheque Number:  
Client Reference:

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

Lot: 2      Plan: BUP11666  
2/7 SMITH RD  
WOODRIDGE

**EMR RESULT**

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

**CLR RESULT**

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

**ADDITIONAL ADVICE**

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

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

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

**Administering Authority**



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

**GENERAL REQUEST**

Form 14 Version 4  
Page 1 of 1



**714009884**

\$71.30

15/08/2011 10:03

**BE 470**

searchable registers in the land registry and the water register. For more information about privacy in NR&V see <http://www.nrw.qld.gov.au/about/privacy/index.html>.

Duty Imprint

<b>1. Nature of request</b>	<b>Lodger (Name, address &amp; phone number)</b>	<b>Lodger Code</b>
Request to record a new Community Management Statement for the Body Corporate DENNY GARDENS Community Titles Scheme 3927	<b>PETER ATKINSON &amp; COMPANY</b>	0064.

<b>2. Lot on Plan Description</b>	<b>County</b>	<b>Parish</b>	<b>Title Reference</b>
Common Property of DENNY GARDENS Community Titles Scheme 3927	STANLEY	YEERONGPILLY	19211666

**3. Registered Proprietor/State Lessee**  
Body Corporate for DENNY GARDENS Community Titles Scheme 3927

**4. Interest**  
FEE SIMPLE

**5. Applicant**  
Body Corporate for DENNY GARDENS Community Titles Scheme 3927

**6. Request**  
I hereby request that: the New Community Management Statement deposited herewith which ~~and~~ adds a By-Law 13 regarding the allocation of exclusive use areas in Schedule C; the amendment of Schedule E to show the allocation of the corresponding exclusive use area's; and the addition of a Plan "A" showing the exclusive use area's as set out in the amended Schedule E, be recorded as the Community Management Statement for DENNY GARDENS Community Titles Scheme 3927.

**7. Execution by applicant**



9/8/11  
**Execution Date**

*B. A. Jozsef*  
Body Corporate Committee Member  
*A. E. Jan*  
Solicitor  
**Applicant's or Solicitor's Signature**

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

**3927**

**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

<b>1. Name of community titles scheme</b> Body Corporate for DENNY GARDENS Community Titles Scheme 3927	<b>2. Regulation module</b> STANDARD		
<b>3. Name of body corporate</b> Body Corporate for DENNY GARDENS Community Titles Scheme 3927			
<b>4. Scheme land</b>			
Lot on Plan Description See Enlarged Panel	County STANLEY	Parish YEERONGPILLY	Title Reference 19211666
<b>5. #Name and address of original owner</b> Not Applicable	<b>6. Reference to plan lodged with this statement</b> 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**



9/8/11  
Execution Date

*D. G. Touseau*  
 Touseau - committee member  
 .....  
*S. E. Jan*  
 Jan - Chairman/Secretary \*Execution

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

**Privacy Statement**

Collection of this information is authorised by the Body Corporate and Community Management Act 1997 and is used to maintain the publicly searchable registers in the land registry. For more information about privacy in NR&W see <http://www.nrw.qld.gov.au/about/privacy/index.html>.

ENLARGED PANEL

4. Scheme Land

Description of Lot	County	Parish	Title Reference
Common Property of DENNY GARDENS Community Titles Scheme 3927	STANLEY	YEERONGPILLY	19211666
Lot 1 on BUP 11666	STANLEY	YEERONGPILLY	18287115
Lot 2 on BUP 11666	STANLEY	YEERONGPILLY	18287116
Lot 3 on BUP 11666	STANLEY	YEERONGPILLY	18287117
Lot 4 on BUP 11666	STANLEY	YEERONGPILLY	18287118
Lot 5 on BUP 11666	STANLEY	YEERONGPILLY	18287119
Lot 6 on BUP 11666	STANLEY	YEERONGPILLY	18287120

<b>SCHEDULE A</b>	<b>SCHEDULE OF LOT ENTITLEMENTS</b>
-------------------	-------------------------------------

Lot on Plan	Contribution	Interest
Lot 1 on BUP 11666	1	1
Lot 2 on BUP 11666	1	1
Lot 3 on BUP 11666	1	1
Lot 4 on BUP 11666	1	1
Lot 5 on BUP 11666	1	1
Lot 6 on BUP 11666	1	1
<b>TOTALS</b>	<b>6</b>	<b>6</b>

<b>SCHEDULE B</b>	<b>EXPLANATION OF THE DEVELOPMENT OF SCHEME LAND</b>
-------------------	--

Section 57(1)(e) and (f) of the Body Corporate and Community Management Act 1997 does not apply.

<b>SCHEDULE C</b>	<b>BY-LAWS</b>
-------------------	----------------

**By-Law 1**      **Noise**

A proprietor or occupier of a lot shall not upon the parcel create any noise likely to interfere with the peaceful enjoyment of the proprietor or occupier of another lot or any person lawfully using common property.

**By-Law 2**      **Vehicles**

Save where a by-law made pursuant to section 30(7) authorises him so to do, a proprietor or occupier of a lot shall not park or stand any motor or other vehicle upon common property except with the consent in writing of the body corporate.

**By-Law 3**      **Obstruction**

A proprietor or occupier of a lot shall not obstruct lawful use of common property by any person.

**By-Law 4**      **Damage to lawns, etc on common property**

A proprietor or occupier of a lot shall not –

- (a) damage any lawn, garden, tree, shrub, plant or flower being part of or situated upon common property;
- or
- (b) except with the consent in writing of the body corporate, use for his own purposes as a garden any portion of the common property.

**By-Law 5**      **Damage to common property**

A proprietor or occupier of a lot shall not mark, paint, drive nails or screws or the like into, or otherwise damage or deface any structure that forms part of the common property except with the consent in writing of the body corporate, but this by-law does not prevent a proprietor or person authorised by him from installing –

- (a) any locking or other safety device for protection of his lot against intruders; or

- (b) any screen or other device to prevent entry of animals or insects upon his lot

Provided that the locking or other safety device or, as the case may be, screen or other device is constructed in a workmanlike manner, is maintained in a state of good and serviceable repair by the proprietor and does not detract from the amenity of the building.

**By-Law 6 Behaviour of invitees**

A proprietor 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 proprietor or occupier of another lot or of any person lawfully using common property.

**By-Law 7 Depositing rubbish, etc on common property**

A proprietor or occupier of a lot shall not deposit or throw upon the common property any rubbish, dirt or other material likely to interfere with the peaceful enjoyment of the proprietor or occupier of another lot or of any person lawfully using the common property.

**By-Law 8 Appearance of building**

In the case of a building units plan, a proprietor or occupier of a lot shall not, except with the consent in writing of the body corporate, hang any washing, towel, bedding, clothing or other article or display any sign, advertisement, placard, banner, pamphlet or like matter on any part of his lot in such a way as to be visible from outside the building.

**By-Law 9 Storage of flammable liquids, etc.**

A proprietor or occupier of a lot shall not, except with the consent in writing of the body corporate, use or store upon his lot or upon the common property any flammable chemical, liquid or gas or other flammable material, other than chemicals, liquids, gases or other material used or intended to be used for domestic purposes, or any such chemical, liquid, gas or other material in a fuel tank of a motor vehicle or internal combustion engine.

**By-Law 10 Garbage disposal**

A proprietor or occupier of a lot shall -

- (a) save where the body corporate provides some other means of disposal of garbage, maintain within his lot, or on such part of the common property as may be authorised by the body corporate, in clean and dry condition and adequately covered, a receptacle for garbage;
- (b) comply with all local authority by-laws and ordinances relating to the disposal of garbage;
- (c) ensure that the health, hygiene and comfort of the proprietor or occupier of any other lot is not adversely affected by his disposal of garbage.

**By-Law 11 Keeping of animals**

Subject to section 30(12), a proprietor or occupier shall not, without the approval in writing of the body corporate, keep any animal upon his lot or the common property.

**By-Law 12 Pay television**

The Body Corporate may:

Allow any person to install all cabling, wiring, ducting, conduits, amplifiers and any other necessary equipment to the unit parcel to enable unit owners to connect Cable Television. The Body Corporate is authorised to enter into agreements about the subject matter of this by-law.

**By-Law 13 Exclusive Use of Common Property**

The owner for the time being of Lots 1, 2, 3, 4, 5 and 6 shall be entitled to the exclusive use and enjoyment for himself and his licensees of those parts of common property shown as "A", "B", "C", "D", "E" and "F" identified on the sketch plans marked "A" annexed hereto. The owner of Lots 1, 2, 3, 4, 5 and 6 shall maintain the said part of the common property in a state of cleanliness, good order and appearance.

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

Nil.

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

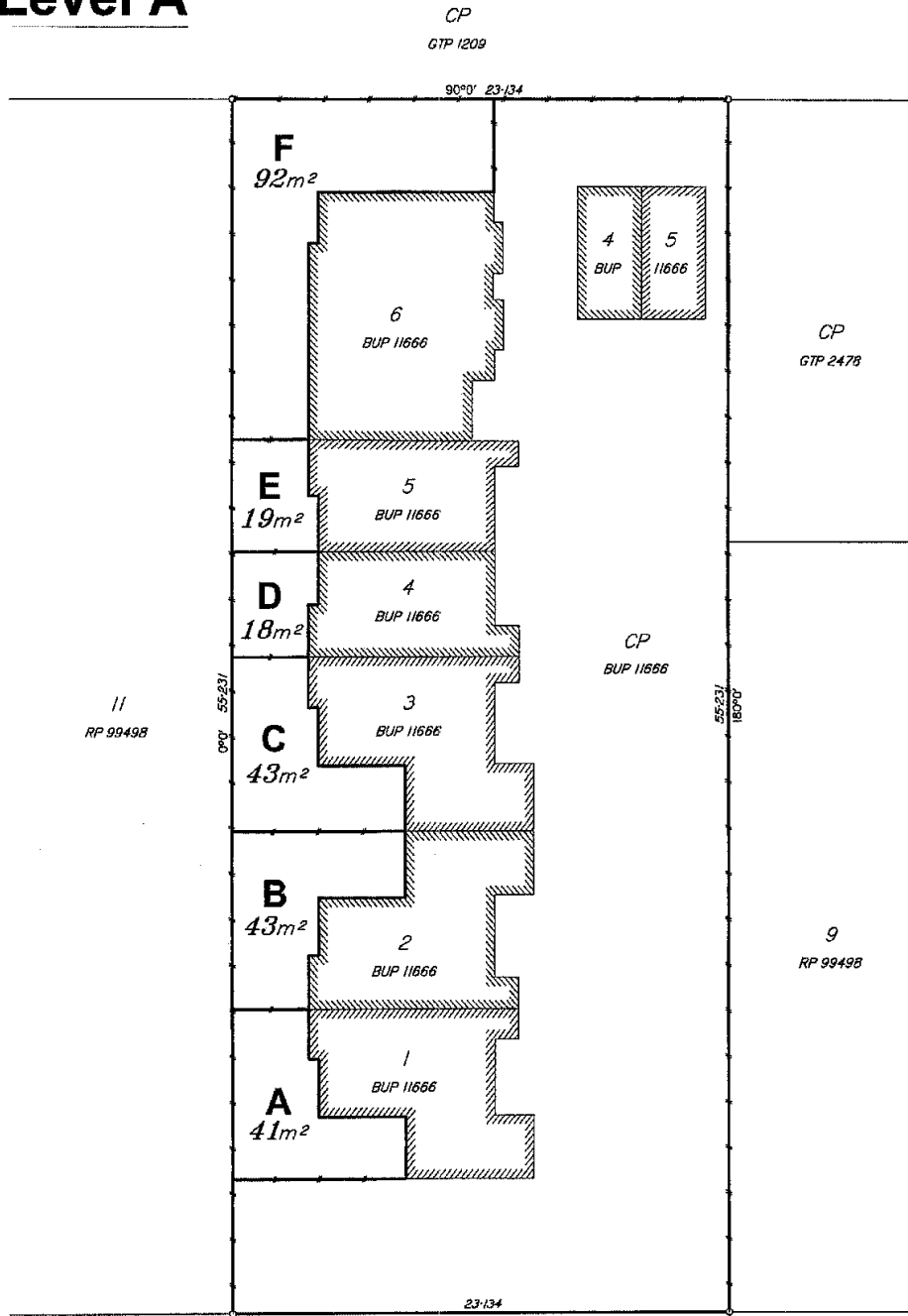
<u>Lots on Plan</u>	<u>Exclusive Use Area</u>	<u>Use</u>
Lot 1 on BUP 11666	Area A on Sketch Plan "A"	Courtyard
Lot 2 on BUP 11666	Area B on Sketch Plan "A"	Courtyard
Lot 3 on BUP 11666	Area C on Sketch Plan "A"	Courtyard
Lot 4 on BUP 11666	Area D on Sketch Plan "A"	Courtyard
Lot 5 on BUP 11666	Area E on Sketch Plan "A"	Courtyard
Lot 6 on BUP 11666	Area F on Sketch Plan "A"	Courtyard

"A"

page 6 of 6

# Level A

PAGE	OF



11  
RP 99498

CP  
GTP 2478

CP  
BUP 11666

9  
RP 99498

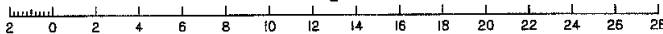
**SMITH**

**Note:**

**ROAD**

All exclusive use areas are fully defined by face of block walls and fence lines.

Scale 1:200 - Lengths are in Metres.



PLAN OF EXCLUSIVE USE		
Site Address: 7 Smith Road, Woodridge Parish of Yeerongpilly County of Stanley	<b>COMMUNITY TITLE SCHEME:</b> <b>DENNY GARDENS</b>	
 ACN 067 875 147 CONSULTING SURVEYOR 17 Judd Street, Gumdale, Qld 4154 Ph: 3823 2144 Fx: 3823 2155	CLIENT: BARARD MANAGEMENT	PLAN NUMBER L0272-EXU
	RPD: CP on BUP 11666	Date: 30/09/2011 Scale 1:200 Ref: L0272

I, Anthony John Schmidt, certify that the details shown on this sketch plan are correct.

Cadastral Surveyor

30/9/11  
Date

**Body corporate certificate**

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 ...Page 2
- details of the property and community titles scheme ...Page 3
- by-laws and exclusive use areas ...Page 4
- lot entitlements and financial information ...Page 5
- owner contributions and amounts owing ...Page 6
- common property and assets ...Page 8
- insurance ...Page 9
- contracts and authorisations ...Page 10

This certificate does not include information about:

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

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

**The community management statement**

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

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

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

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

**The information in this certificate is issued on 08/05/2026.**

## Becoming an owner

When you become an owner of a lot in a community title 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

DENNY GARDENS 3927

#### 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: Mahi Singh

Company: Ace Body Corporate Management  
(Logan)

Phone: 07 2115 7987

Email: office@lgc.acebcm.com.au

No

#### Accessing records

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

The body corporate manager named above.

The following person:

Name:

Role:

Phone:

Email:

## Property and community titles scheme details

### Lot and plan details

Lot number: 2

Plan type and number: 11666

Plan of subdivision:  Standard Format  Building Format  Volumetric Format

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

### Regulation module

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

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

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

Accommodation  Commercial  Small Schemes  Standard

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

### Layered arrangements of community titles schemes

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

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

- Yes  
 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?**

- Yes  
 No

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

## By-laws and exclusive use areas

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

### What by-laws apply?

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

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

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

### General by-laws

- The community management statement includes the complete set of by-laws that apply to the scheme.
- The community management statement specifies the by-laws in Schedule 4 of the *Body Corporate and Community Management Act 1997* apply to the scheme.
- A consolidated set of the by-laws for the scheme is given with this certificate.

### Exclusive use areas

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

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

- Yes
- No

**If yes, the exclusive use by-laws or other allocations of common property for the schemes are:**  
(select all that apply)

- listed in the community management statement.
- given with this certificate.

## Lot entitlements and financial information

### Lot entitlements

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

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

### Contribution schedule

Contribution schedule lot entitlement for the lot: 1

Total contribution schedule lot entitlements for all lots: 6

### Interest schedule

Interest schedule lot entitlement for the lot: 1

Total interest schedule lot entitlements for all lots: 6

### 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 2 for the current financial year: \$1,400.22

Number of instalments: 4 (outlined below)

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

Discount for on-time payments (if applicable): 20.00%

Due date	Amount due	Amount due if discount applied	Paid
01/04/2026	\$700.11	\$560.09	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
01/07/2026	\$700.11	\$560.09	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

### Sinking fund contributions

Total amount of contributions (before any discount) for lot 2 for the current financial year: \$833.34

Number of instalments: 4 (outlined below)

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

Discount for on-time payments (if applicable): 20.00%

Due date	Amount due	Amount due if discount applied	Paid
01/04/2026	\$416.67	\$333.34	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
01/07/2026	\$416.67	\$333.34	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

### Special contributions (IF ANY)

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

Total amount of contributions (before any discount) for lot 2: \$0.00

Number of instalments: 0 (outlined below)

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

Discount for on-time payments (if applicable): 20.00%

Annual General Meeting has not yet been held, and therefore the levy contributions for the upcoming financial period have not yet been determined. The levy amounts will be considered and resolved by the body corporate at the forthcoming AGM.

**Other amounts payable by the lot owner**

For the current financial year there are:

- No other amounts payable for the lot.
- Amounts payable under exclusive use by-laws, totalling \$0.00
- Amounts payable under service agreements (that are not included in body corporate contributions for the lot), totalling \$0.00
- Other amounts payable, totalling \$0.00 (see explanation given with this certificate).

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

At the date of this certificate:

- All payments for the lot are up to date.
- The following amounts are due but not yet paid for the lot:
  - Overdue contributions: \$0.00
  - Penalties on overdue contributions: \$0.00
  - Other amounts due but not paid: \$0.00

**Total amounts due but not paid: \$0.00**

## Common property and assets

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

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

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

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

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

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

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

No

**Current sinking fund balance (as at date of certificate):** **\$51,012.99**  
.....

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

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

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

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.

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

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

## 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, the:

- type of policy;
- name of the insurer;
- sum insured;
- amount of premium; and
- excess payable on a claim

are given with this certificate.

### Alternative insurance

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

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

Yes

No

### Lot owner and occupier insurance

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

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

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

## Contracts and authorisations

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

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

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

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

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

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

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

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

- Yes  
 No

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

- Yes  
 No

### Embedded network electricity supply

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

- Yes  
 No


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

## Body corporate authority

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

**Name/s:** Mahi Singh

**Position/s held:** Strata Manager

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

**Date:** 08/05/2026

### 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

# ANNUAL FINANCIAL STATEMENTS

For the period 1 April 2025 to 31 March 2026

Prepared For

**DENNY GARDENS**

**CTS 3927**

7 Smith Road  
Woodridge  
Queensland 4114

**Manager**

Mahi Singh  
Ace Body Corporate Management (Logan)

**Printed**

8 May 2026

# Balance Sheet

## Administrative & Sinking Fund

Body Corporate for DENNY GARDENS CTS 3927

As at 31st March 2026

7 Smith Road Woodridge Queensland 4114

ABN/ACN 22360710328

### Assets

2026

Cash		59,600.38
Prepaid Expenses	Note 7	464.76
<b>Total Assets</b>		<b>\$ 60,065.14</b>

### Liabilities

Levies in Advance	Note 8	4,498.71
<b>Total Liabilities</b>		<b>\$ 4,498.71</b>

**Net Assets** **\$ 55,566.43**

### Equity

Administrative Fund		6,636.81
Sinking Fund		48,929.62
<b>Total Equity</b>		<b>\$ 55,566.43</b>

# Income and Expenditure Statement

Administrative Fund

Body Corporate for DENNY GARDENS CTS 3927

1 April 2025 to 31 March 2026

7 Smith Road Woodridge Queensland 4114

ABN/ACN 22360710328

## Income

Discount Levies - normal	(3,360.48)
Insurance Claim - excess	1,000.00
Levy Fees - normal	16,802.64
<b>Total Administrative Fund Income</b>	<b>14,442.16</b>

## Expenditure

Accountant - audit fees	475.20
Administrative Fees & Charges - Urbanise Softwar...	157.08
Administrative Fees & Charges - document archival ...	209.88
Administrative Fees & Charges - document fees	145.20
Administrative Fees & Charges - electronic data arc...	36.32
Administrative Fees & Charges - reconciliation fees	264.00
Body Corporate Manager - disbursements	432.68
Body Corporate Manager - management fees	1,366.80
Body Corporate Manager - secretarial fees	90.75
Body Corporate Manager - work order/quotes	205.70
Garden/Lawn Maintenance	1,650.00
Insurance Premiums	12,536.86
Minor Building Maintenance	341.00
Pest Control Services	616.00
Valuer - insurance valuation	417.20
<b>Total Administrative Fund Expenditure</b>	<b>18,944.67</b>

**Surplus / Deficit for period** **(4,502.51)**

## Summary

Opening Balance as at 1 April 2025	11,139.32
Total Revenue during period	14,442.16
Total Expenditure during period	(18,944.67)
<b>Administrative Fund balance as at 31 March 2026</b>	<b>\$ 6,636.81</b>

# Income and Expenditure Statement

Sinking Fund

Body Corporate for DENNY GARDENS CTS 3927

1 April 2025 to 31 March 2026

7 Smith Road Woodridge Queensland 4114

ABN/ACN 22360710328

## Income

Discount Levies - normal	(1,999.92)
Levy Fees - normal	10,000.08
<b>Total Sinking Fund Income</b>	<b>8,000.16</b>

## Expenditure

Consultant - sinking fund forecast	586.80
<b>Total Sinking Fund Expenditure</b>	<b>586.80</b>

**Surplus / Deficit for period** **7,413.36**

## Summary

Opening Balance as at 1 April 2025	41,516.26
Total Revenue during period	8,000.16
Total Expenditure during period	(586.80)
<b>Sinking Fund balance as at 31 March 2026</b>	<b>\$ 48,929.62</b>

# Notes To Financial Statements

## Body Corporate for DENNY GARDENS CTS 3927

7 Smith Road Woodridge Queensland 4114

ABN/ACN 22360710328

### Note 1 Summary of Accounting Policies

This special purpose financial report has been prepared for distribution to owners to fulfill the body corporate's financial reporting requirements under the Body Corporate and Community Management Act 1997. The accounting policies used in the preparation of this report, as described below, are in the opinion of the body corporate manager appropriate to meet the needs of owners.

- (a) The financial report has been prepared on the Accrual basis of accounting including the historical cost convention and the going concern assumption.
- (b) The requirements of Accounting Standards and other professional reporting requirements in Australia do not have mandatory applicability to the body corporate because it is not a "reporting entity" as defined in those Standards.

### Note 2 Levies in Arrears, in Advance, not Due and payments unidentified

Any items shown as "Levies in Arrears" and "Levies in Advance" in the Balance Sheet represent the position of all levies in arrears or advance, as the case may be, as at the balance date. Any items shown as "Levies not Due" in the Balance Sheet represent levies which have a due date after the balance date. Any items shown as "Levy payments unidentified" in the Balance Sheet represent levy payments that have been received, however could not be identified and therefore allocated to a unit correctly, these funds are held as a liability until they can be correctly allocated. Any other charges against unit owners in arrears or payments in advance appear as liabilities and assets, as the case may be, elsewhere in the Balance Sheet.

### Note 3 Unallocated Monies Received

Any items shown as "Unallocated Monies Received" in the Balance Sheet represents amounts received for levies and/or items not yet billed and are recognised as revenue on the day the levy and/or invoice is billed.

### Note 4 Income Tax

Assessable income such as interest, dividends and other investment income derived by the Body Corporate, is taxable at the current company tax rate of 30%. Assessable income received by the Body Corporate in respect of common property, other than as stated above, is taxable in the hands of individual owners as determined by Tax Ruling 2015/3.

### Note 5 Depreciation

Common property, including assets fixed to it, is not beneficially owned by the body corporate and is therefore not depreciable. Non-fixed assets that are purchased by the body corporate are beneficially owned by it, but the purchase cost is expensed upon acquisition and not depreciated.

### Note 6 Unearned Revenue

Any items shown as "Unearned Revenue" in the Balance Sheet represents money received for a service or product that has yet to be fulfilled. For example, pre-payment on a lease agreement. The revenue is a liability until it has been 'earned' by the owners corporation.

### Note 7 Prepaid Expenses

Detail	Amount
Ace Body Corporate Management ( Logan ) Management Fees & Fixed Disbursements	464.76
	<b>\$ 464.76</b>

### Note 8 Levies in Advance - also see note 2

Detail	Amount
Lot: 1 Unit: 1	893.43
Lot: 2 Unit: 2	893.43
Lot: 3 Unit: 3	893.43
Lot: 4 Unit: 4	893.43
Lot: 5 Unit: 5	893.43
Lot: 6 Unit: 6	31.56
	<b>\$ 4,498.71</b>

These notes ( other than notes added by the body corporate manager ) are the subject of copyright and are generated by the software program "Strataware", developed by Mystrata Pty Ltd ( www.mystrata.com ). These notes explain how the accounts were prepared, what specific policies/rulings apply and further clarify the figures in the financial statement. The form of accounts produced by Strataware has been settled by a prominent national firm of Chartered Accountants and certified as being compliant with the requirements of the Body Corporate and Community Management Act 1997 by a leading strata and community titles lawyer. The accuracy of data used to generate the accounts is the responsibility of the software user.

# Insurance Report

Body Corporate for DENNY GARDENS CTS 3927

Policy number : HU0006145938

7 Smith Road Woodridge Queensland 4114

## Insurance Policy Details

**Policy Number:** HU0006145938  
**Period of Insurance:** 23 March 2026 to 23 March 2027  
**Insurance Company:** CHU Underwriting Agencies Pty Ltd  
**Broker (if any):**  
**Amount of Premium:** \$ 6,772.59  
**Paid Date:** 12 March 2026

Policy Type	Amount of cover	Excess
Government Audit Costs - Legal Defense Expenses	\$50,000	0.00
Government Audit Costs - Appeal Expenses	\$100,000	0.00
Government Audit Costs	\$25,000	0.00
Office Bearers Liability Insurance	\$5,000,000	0.00
Fidelity Guarantee Insurance	\$250,000	0.00
Voluntary Workers Insurance	\$300,000/\$3,000	0.00
Property, Death and Injury (Public Liability)	\$20,000,000	0.00
Lot Owner's Fixtures and Improvements	\$250,000	0.00
Loss of Rent	\$373,275	0.00
Common Area Contents	\$24,885	0.00
Damage (i.e. Building) Policy	\$2,488,500	0.00

## Note

Excesses □ Section 1 " Insured Property □ Standard: \$2,000 □ Water Damage: \$5,000 □ Exploratory Costs " Burst Pipes: \$5,000 □ Section 2 " Liability to Others □ Other excesses payable are shown in the Policy Wording.