

## 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

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

Lot on plan description

Community titles scheme  
or BUGTA scheme:

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

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

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

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

Title details

The seller gives or has given the buyer the following—

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

**Yes**

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

**Yes**

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

## Part 3 – Land use, planning and environment

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

<b>Zoning</b>	The zoning of the property is <i>(Insert zoning under the planning scheme, the Economic Development Act 2012; the Integrated Resort Development Act 1987; the Mixed Use Development Act 1993; the State Development and Public Works Organisation Act 1971 or the Sanctuary Cove Resort Act 1985, as applicable)</i> : <div style="border: 1px solid black; padding: 5px; width: fit-content; margin-top: 5px;">Low-Medium Density Residential</div>	
<b>Transport proposals and resumptions</b>	<p>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"/> <b>Yes</b> <input checked="" type="checkbox"/> <b>No</b></p> <p>The lot is affected by a notice of intention to resume the property or any part of the property. <input type="checkbox"/> <b>Yes</b> <input checked="" type="checkbox"/> <b>No</b></p> <p><i>If Yes, a copy of the notice, order, proposal or correspondence must be given by the seller.</i></p>	
* <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>	<p>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"/> <b>Yes</b> <input checked="" type="checkbox"/> <b>No</b></p> <p><b>The following notices are, or have been, given:</b></p> <p>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"/> <b>Yes</b> <input checked="" type="checkbox"/> <b>No</b></p> <p>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"/> <b>Yes</b> <input checked="" type="checkbox"/> <b>No</b></p> <p>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"/> <b>Yes</b> <input checked="" type="checkbox"/> <b>No</b></p>	
<b>Trees</b>	<p>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"/> <b>Yes</b> <input checked="" type="checkbox"/> <b>No</b></p> <p><i>If Yes, a copy of the order or application must be given by the seller.</i></p>	
<b>Heritage</b>	<p>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"/> <b>Yes</b> <input checked="" type="checkbox"/> <b>No</b></p>	
<b>Flooding</b>	<p>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.</p>	
<b>Vegetation, habitats and protected plants</b>	<p>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.</p>	

## 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

*Robert Greenough*

Signature of seller

Signature of seller

Robert Greenough

Name of seller

Name of seller

05/05/2026

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

<b>Title Reference:</b> 17349076	<b>Search Date:</b> 30/04/2026 10:19
<b>Date Title Created:</b> 30/06/1989	<b>Request No:</b> 55964429
<b>Previous Title:</b> 17345240	

### ESTATE AND LAND

Estate in Fee Simple

LOT 9 GROUP TITLES PLAN 2066

Local Government: LOGAN

COMMUNITY MANAGEMENT STATEMENT 20772

### REGISTERED OWNER

Dealing No: 722718397 31/08/2023

ROBERT GREENOUGH

### EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by  
Deed of Grant No. 12681204 (POR 121V)
2. MORTGAGE No 722718398 31/08/2023 at 16:06  
AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED A.C.N. 005  
357 522

### ADMINISTRATIVE ADVICES

NIL

### UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

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

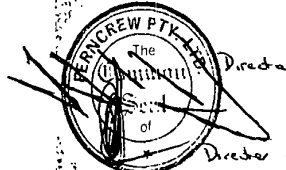
Building Units and Group Titles Act 1980 — 1988 —  
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980  
(Form 1)

Regulation 8(1)  
Sheet No. 1 of 7 Sheets  
*Annexure 1 to Sheet No 1*  
*made 12 SEP 1988*

NAME OF PARCEL: *KINGSLEIGH VILLAS*

**GROUP TITLES PLAN NO. 2066**

SIGNATURE OF REGISTERED PROPRIETOR: ~~Kingsleigh Villas Pty Ltd.~~



  
**GTP2066**  
**CMS20772**

*who act by being the proper officers to fill in the seal.*

NAME OF REGISTERED PROPRIETOR: *FERNCREW PTY. LTD.*

ADDRESS: *3/21 Station Road, Woodridge, Qld*

REFERENCE TO TITLE: VOLUME *735* FOLIO *2240*  
*NEW DEED REISSUE*

DESCRIPTION OF PARCEL: *Lot 4 on Registered Plan 226118*

COUNTY: *Stanley*

PARISH: *Yeerongpilly*

CITY:

NAME OF BODY CORPORATE: *The proprietors of "Kingsleigh Villas"*  
Registered Group Title Plan No. **2066**

ADDRESS at which documents may be served: *3/21 Station Road, Woodridge, Q. 4114*

*CHARTED ON KINGSLEIGH II 7/7/88*

GROUP TITLES PLAN No.: **2066**

REGISTERED:  
**28 JUN 1989**  
*H. Lund*  
*3.14 pm*  
REGISTRAR OF TITLES

*SNW*  
Council of the City of Logan Clerk  
Town

Surveyor's Reference: *S1068/B*  
Local Authority Reference: *565/07/395*



ANNEXURE / TO SHEET No. 1

OF GROUP TITLES PLAN No.

2066

ON

12 SEP 1989

*H. Lakshmi*

REGISTRAR OF TITLES.

*It is notified that lot 15 in the group title plan has been re-subdivided by group title plan of  
Manduram No. 2115 this*

12 SEP 1989

*H. Lakshmi*

No. K989023M NOTIFICATION OF CHANGE OF BY LAWS RECORDED

23 JUL 1992

*H. Lakshmi*

REGISTRAR OF TITLES.

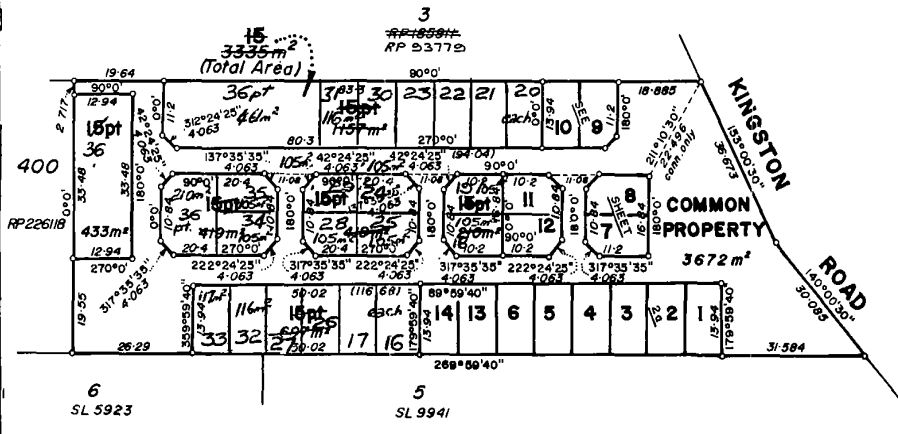
Name of Parcel: **KINGSLEIGH VILLAS** Regulation 8(1)  
 Sheet No. 2 of 7 Sheets

# GROUP TITLES PLAN NO. 2066



Amendments in ~~red~~ <sup>black</sup> made pursuant  
 to section 112 (1A) *H. Woodland*  
 DIRECTOR AND REGISTRAR  
 OF TITLES  
 Date 15-6-85

Amendments made to Lot 15  
 in accordance with Group Title  
 Plan of Resubdivision No. R/15  
 this  
 12 SEP 1989 *H. Woodland*



SCALE: 1:1000

SIGNATURE OF REGISTERED PROPRIETOR:

*Director*  
*Director*  
*Designated*



SEAL  
 Council of the City of Logan Clerk  
 Town

*J.M.*

Name of Parcel: **KINGSLEIGH VILLAS**

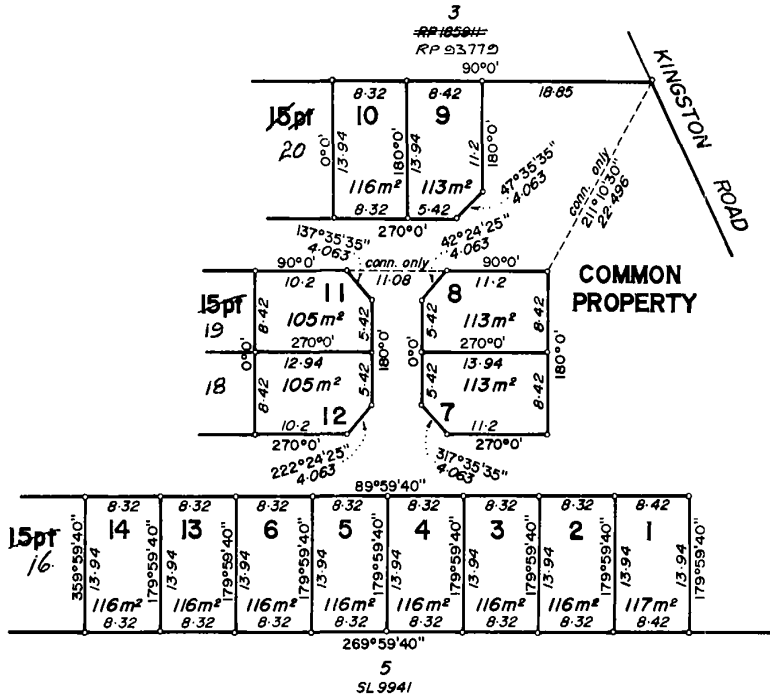
Regulation 8(1)  
 Sheet No. 2 of 7 Sheets

# GROUP TITLES PLAN NO. 2066

Amendments in red made pursuant to section 112 (1A)  
 DIRECTOR AND REGISTRAR OF TITLES  
 15-6-89




Amendments made to **LOT 15** in accordance with **Group Titles Plan of Resubdivision No. 2115** this  
**12 SEP 1989**



SCALE: 1:500

SIGNATURE OF REGISTERED PROPRIETOR:

  
 Director



Shire Clerk  
 Council of the City of Logan  
 Town



Building Units and Group Titles Act 1980 — ~~1977-1988~~  
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980  
(Form 2)

Name of Parcel *KINGSLEIGH VILLAS*

Regulation 8(1)  
Sheet No. 3 of 7 Sheets

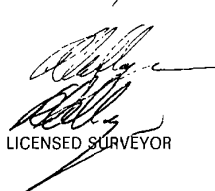
## GROUP TITLES PLAN NO. 2066

I, *PHILLIP JOHN O'CALLAGHAN* of ~~Suite 12, 8 Dennis Road, Springwood~~ licensed surveyor registered under the Surveyors Act 1977-1983 hereby certify that:— *old.*

~~I have faithfully and truly surveyed, measured and marked on the ground the boundaries of the lots and of the common property shown on the group titles plan to which this certificate is annexed. The measurements and boundaries given in that group titles plan are correct and comply with the standards of accuracy set forth in Regulation 32 under the provisions of the Surveyors Regulations 1978.~~

I have surveyed the land comprised in this plan personally that the plan is accurate, that the said survey was performed in accordance with the Surveyors Act 1977 and the Surveyors Regulation 1978 and that the said survey was completed on 9-2-1989.

DATED this *9th* day of *February*, 1989

  
LICENSED SURVEYOR

Council of the City of Logan

*ENK*  
Clerk  
Town



Building Units and Group Titles Act 1980 — 1984  
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980  
(Form 3)

Name of Parcel: *KINGSLEIGH VILLAS*

Regulation 8(1)  
Sheet No. 4 of 7 Sheets

# GROUP TITLES PLAN NO. 2066

## 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 requirements of the Local Government Acts 1936 — 1985 as modified by the Building Units and Group Titles Act 1980 - 1984 have been complied with in regard to the subdivision.

*1988*  
*1986*

DATED this Tenth day of May, 19 89.

The Common Seal of the Council of the City of Logan was hereunto affixed by *RAYMOND FRANCIS HODGSON, DEPUTY* Mayor, and Gary Russell Kellar, Town Clerk, on tenth day of May 1989 pursuant to a resolution of Council of seventh day of February 1989.

Witness..... *J.P.*.....

*Rodney Alexander Ham*

*[Signature]* DEPUTY  
.....Mayor  
*[Signature]*  
.....Town Clerk

Council of the City of Logan

\*Insert name of local authority

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

Name of Parcel: **KINGSLEIGH VILLAS**

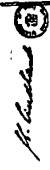
Regulation 8(1)  
 Sheet No. 5 of 7 Sheets

# GROUP TITLES PLAN NO. 2066

I, **BRUCE JAMES ROGERS**, of **141 Queen Street, Brisbane, Qld 4000**  
 a valuer registered under the provisions of the Valuers Registration Act 1965 — 1985 do hereby certify  
 that set forth in the following schedule is my opinion as to the unimproved value, and the lot  
 entitlement, of each lot contained in the group titles plan to which this certificate is annexed.

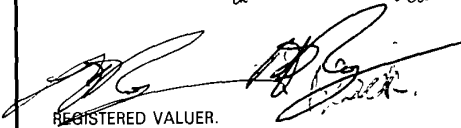
**SCHEDULE**

LOT	UNIMPROVED VALUE	LOT ENTITLEMENT
25	6000	1
26	6000	1
1 27	6000	1
2 28	6000	1
29	6000	1
3 30	6000	1
31	6000	1
4 32	6000	1
5 33	6000	1
34	6000	1
6 35	6000	1
36	6000	10
7	6000	1
8	6000	1
9	6000	1
10	6000	1
11	6000	1
12	6000	1
13	6000	1
14	6000	1
<del>15</del>	<del>100000</del>	<del>30</del>
16	6000	1
17	6000	1
18	6000	1
19	6000	1
20	6000	1
21	6000	1
22	6000	1
23	6000	1
24	6000	1
AGGREGATE	\$264,000	44

Amendments made to Lot 15  
 in accordance with Group Titles  
 Plan of Resubdivision No. 2115,  
 this  
 12 SEP 1989  


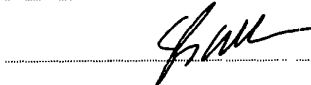
DATED this 20<sup>th</sup> day of Feb, 1989

REGISTERED VALUER.



Council of the City of Logan

8888  
 Clerk  
 Town



Building Units and Group Titles Act 1980 — 1981/8  
 BUILDING UNITS AND GROUP TITLES REGULATIONS 1980  
 (Form 8)

Name of Parcel: **KINGSLEIGH VILLAS**

Regulation 8(1)  
 Sheet No. 6 of 7 Sheets

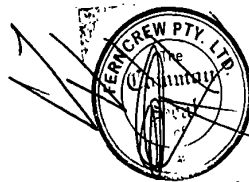
**GROUP TITLES PLAN NO. 2066**

SCHEDULE OF LOT ENTITLEMENTS AND REFERENCE TO  
 CURRENT CERTIFICATE OF TITLE

Lot No.	Entitlement	Current C's T.		Lot No.	Entitlement	Current C's T.	
		Vol.	Fol.			Vol.	Fol.
1	34	1	1	7349	68	7389 - 65	
2	35	1	1		69	66	
	36	1	10			67	
3		1			70		
4		1			71		
5		1			72		
6		1			73		
7		1			74		
8		1			75		
9		1			76		
10		1			77		
11		1			78		
12		1			79		
13		1			80		
14		1			81		
					82		
<del>15</del>	<del>30</del>			7393	47		
16		1			48		
17		1			49		
18		1			50		
19		1			51		
20		1			52		
21		1			53		
22		1			54		
23		1			55		
24		1			56		
25		1			57		
26		1			58		
27		1			59		
28		1			60		
29		1			61		
30		1			62		
31		1			63		
32		1			64		
33		1					
AGGREGATE	44					AGGREGATE	

Amendments made to Lot 15  
 in accordance with Group Titles  
 Plan of Resubdivision No. 2115  
 this  
 12 SEP 1989  
*F. Anderson*

SIGNATURE OF REGISTERED PROPRIETOR:



*Director*  
*Director*

Council of the City of Logan

Shire Clerk  
 Town

*[Handwritten Signature]*



QUEENSLAND  
GOVERNMENT

## Department of Transport and Main Roads

### Property Search - Advice to Applicant

Property Search reference 1012984

Date: 30/04/2026

Search Request reference: 193120701

#### Applicant details

Applicant: Kanishka Hamid

kanishka@bytherules.com.au

Buyer: not known not known

#### Search response:

Your request for a property search on Lot 9 on Plan GTP2066 at Unit 9 111 Kingston 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  
BRISBANE QLD 4000

Transaction ID: 51148019      EMR Site Id: 30 April 2026  
Cheque Number:  
Client Reference:

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

Lot: 9      Plan: GTP2066  
9/111 KINGSTON 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**

Scheme Name: KINGSLEIGH VILLAS COMMUNITY TITLES SCHEME 20772

Body Corp. Addr: WHITTLES BRISBANE PTY LTD  
PO BOX 709  
COORPAROO QLD  
4151

COMMUNITY MANAGEMENT STATEMENT No: 20772

Title	Lot	Plan
17349068	1	GTP 2066
17349069	2	GTP 2066
17349070	3	GTP 2066
17349071	4	GTP 2066
17349072	5	GTP 2066
17349073	6	GTP 2066
17349074	7	GTP 2066
17349075	8	GTP 2066
17349076	9	GTP 2066
17349077	10	GTP 2066
17349078	11	GTP 2066
17349079	12	GTP 2066
17349080	13	GTP 2066
17349081	14	GTP 2066
17393047	16	GRP 2115
17393048	17	GRP 2115
17393049	18	GRP 2115
17393050	19	GRP 2115
17393051	20	GRP 2115
17393052	21	GRP 2115
17393053	22	GRP 2115
17393054	23	GRP 2115
17393055	24	GRP 2115
17393056	25	GRP 2115
17393057	26	GRP 2115
17393058	27	GRP 2115
17393059	28	GRP 2115
17393060	29	GRP 2115
17393061	30	GRP 2115
17393062	31	GRP 2115
17393063	32	GRP 2115
17393064	33	GRP 2115
17393065	34	GRP 2115
17393066	35	GRP 2115
17436002	37	GRP 2190
17436003	38	GRP 2190
17436004	39	GRP 2190
17436005	40	GRP 2190
17436006	41	GRP 2190
17436007	42	GRP 2190
17436008	43	GRP 2190
17436009	44	GRP 2190
17436010	45	GRP 2190

Title	Lot	Plan
17436011	46	GRP 2190
19302066	CP	GTP 2066

COMMUNITY MANAGEMENT STATEMENT Dealing No: 723027129

\*\* End of CMS Search Statement \*\*

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

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

**GENERAL REQUEST**

FORM 14 Version 4  
Page 1 of 1

**723027129**  
EC 470 \$109.31  
24/01/2024 11:18:38

Sealing Number

**OFFICE USE ONLY**

This form is authorised by legislation and is available in public records. For more information see the Department's website.


Duty Imprint

Client No: 1052167  
Transaction No: \_\_\_\_\_  
Duty Paid \$ \_\_\_\_\_ Exempt   
UTI \$ \_\_\_\_\_  
Signed \_\_\_\_\_ Date \_\_\_/\_\_\_/\_\_\_

Duties Act 2001

- |  |  |   |
|--|--|---|
| <p><b>1. Nature of request</b><br/>Request to record New Community Management Statement for Kingsleigh Villas Community Titles Scheme 20772</p>  | <p><b>Lodger</b> (Name, address, email &amp; phone number)<br/>MAHONEYS<br/>GPO Box 3311<br/>Brisbane Qld 4001<br/>E-mail: info@mahoneys.com.au<br/>Tel: 07 3007 3777 Ref: 32534</p> | <p><b>Lodger Code</b><br/>BE<br/>2763</p> |
| <p><b>2. Lot on Plan Description</b><br/>Common Property for Kingsleigh Villas Community Titles Scheme 20772</p>   | <p><b>Title Reference</b><br/>19302066</p>   |   |
| <p><b>3. Registered Proprietor/State Lessee</b><br/>Body Corporate for Kingsleigh Villas Community Titles Scheme 20772</p>   |  |   |
| <p><b>4. Interest</b><br/>N/A</p>  |  |   |
| <p><b>5. Applicant</b><br/>Body Corporate for Kingsleigh Villas Community Titles Scheme 20772</p>  |  |   |
| <p><b>6. Request</b><br/>I hereby request that the new community management statement deposited herewith which amends Schedule C be recorded as the new community management statement for Kingsleigh Villas Community Titles Scheme 20772</p> |  |   |
| <p><b>7. Execution by applicant</b></p>  |  |   |

24/01/2024  
**Execution Date**

  
Kaya Alexandra Prideaux  
**Applicant Solicitor's Signature**

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

**20772**

DEPOSITED WITH:  
REGISTRATION REQUEST; AND

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

A FORM 18C (IF NO EXEMPTION TO THE PLANNING BODY CMS NOTATION APPLIES).  
A NEW CMS MUST BE LODGED WITHIN THREE (3) MONTHS OF THE DATE OF CONSENT BY THE BODY CORPORATE

- 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

Office use only  
CMS LABEL NUMBER

<b>1. Name of community titles scheme</b> Kingsleigh Villas Community Titles Scheme 20772	<b>2. Regulation module</b> Accommodation Module
<b>3. Name of body corporate</b> Body Corporate for Kingsleigh Villas Community Titles Scheme 20772	
<b>4. Scheme land</b>	
Lot on Plan Description See Enlarged Panel	Title Reference
<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. New CMS exemption to planning body community management statement notation (if applicable\*)**  
 Insert exemption clause (if no exemption – insert 'N/A' or 'not applicable')  
 Not applicable pursuant to section 60(6) of the Body Corporate and Community Management Act 1997

\*If there is no exemption or for a first community management statement (CMS), a Form 18C must be deposited with the Request to record the CMS.

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

Execution Date  
18 / 10 / 2024



**\*Execution**  
*Bernard L. Parker*  
 Chairperson or Secretary  
 BERNARD L. PARKER  
 Print Name  
*[Signature]*  
 Committee member  
 Teresa McDonald  
 Print Name

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

**Privacy Statement**

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

## ITEM 4 – ENLARGED PANEL

Description of Lot	Title Reference
Common Property of Kingsleigh Villas Community Titles Scheme 20772	19302066
Lot 1 on GTP 2066	17349068
Lot 2 on GTP 2066	17349069
Lot 3 on GTP 2066	17349070
Lot 4 on GTP 2066	17349071
Lot 5 on GTP 2066	17349072
Lot 6 on GTP 2066	17349073
Lot 7 on GTP 2066	17349074
Lot 8 on GTP 2066	17349075
Lot 9 on GTP 2066	17349076
Lot 10 on GTP 2066	17349077
Lot 11 on GTP 2066	17349078
Lot 12 on GTP 2066	17349079
Lot 13 on GTP 2066	17349080
Lot 14 on GTP 2066	17349081
Lot 16 on GRP 2115	17393047
Lot 17 on GRP 2115	17393048
Lot 18 on GRP 2115	17393049
Lot 19 on GRP 2115	17393050
Lot 20 on GRP 2115	17393051
Lot 21 on GRP 2115	17393052
Lot 22 on GRP 2115	17393053
Lot 23 on GRP 2115	17393054
Lot 24 on GRP 2115	17393055
Lot 25 on GRP 2115	17393056
Lot 26 on GRP 2115	17393057
Lot 27 on GRP 2115	17393058
Lot 28 on GRP 2115	17393059
Lot 29 on GRP 2115	17393060
Lot 30 on GRP 2115	17393061
Lot 31 on GRP 2115	17393062
Lot 32 on GRP 2115	17393063
Lot 33 on GRP 2115	17393064
Lot 34 on GRP 2115	17393065
Lot 35 on GRP 2115	17393066
Lot 37 on GRP 2190	17436002
Lot 38 on GRP 2190	17436003
Lot 39 on GRP 2190	17436004
Lot 40 on GRP 2190	17436005
Lot 41 on GRP 2190	17436006

Description of Lot	Title Reference
Lot 42 on GRP 2190	17436007
Lot 43 on GRP 2190	17436008
Lot 44 on GRP 2190	17436009
Lot 45 on GRP 2190	17436010
Lot 46 on GRP 2190	17436011

**SCHEDULE A SCHEDULE OF LOT ENTITLEMENTS**

Lot on Plan	Contribution	Interest
Lot 1 on GTP 2066	1	1
Lot 2 on GTP 2066	1	1
Lot 3 on GTP 2066	1	1
Lot 4 on GTP 2066	1	1
Lot 5 on GTP 2066	1	1
Lot 6 on GTP 2066	1	1
Lot 7 on GTP 2066	1	1
Lot 8 on GTP 2066	1	1
Lot 9 on GTP 2066	1	1
Lot 10 on GTP 2066	1	1
Lot 11 on GTP 2066	1	1
Lot 12 on GTP 2066	1	1
Lot 13 on GTP 2066	1	1
Lot 14 on GTP 2066	1	1
Lot 16 on GRP 2115	1	1
Lot 17 on GRP 2115	1	1
Lot 18 on GRP 2115	1	1
Lot 19 on GRP 2115	1	1
Lot 20 on GRP 2115	1	1
Lot 21 on GRP 2115	1	1
Lot 22 on GRP 2115	1	1
Lot 23 on GRP 2115	1	1
Lot 24 on GRP 2115	1	1
Lot 25 on GRP 2115	1	1
Lot 26 on GRP 2115	1	1
Lot 27 on GRP 2115	1	1
Lot 28 on GRP 2115	1	1
Lot 29 on GRP 2115	1	1
Lot 30 on GRP 2115	1	1
Lot 31 on GRP 2115	1	1
Lot 32 on GRP 2115	1	1
Lot 33 on GRP 2115	1	1
Lot 34 on GRP 2115	1	1
Lot 35 on GRP 2115	1	1
Lot 37 on GRP 2190	1	1
Lot 38 on GRP 2190	1	1
Lot 39 on GRP 2190	1	1
Lot 40 on GRP 2190	1	1
Lot 41 on GRP 2190	1	1
Lot 42 on GRP 2190	1	1
Lot 43 on GRP 2190	1	1
Lot 44 on GRP 2190	1	1
Lot 45 on GRP 2190	1	1
Lot 46 on GRP 2190	1	1

<b>TOTALS</b>	<b>44</b>	<b>44</b>
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<b>SCHEDULE B EXPLANATION OF THE DEVELOPMENT OF SCHEME LAND</b>
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~~66(1)(f)&(g) & 67(1)(e)&(f)~~ Section 66(1)(f)&(g) & 67(1)(e)&(f) of the Body Corporate and Community Management Act 1997 do not apply.

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

## Administrative by-laws

### 1 Definitions and interpretation

1.1 In these by-laws the following terms have the meanings ascribed to them unless the context otherwise requires:

<b>Term</b>	<b>Assigned meaning</b>
<b>Act</b>	the <i>Body Corporate Community Management Act 1997</i> (Qld).
<b>Access Key</b>	Any form of key, swipe card, fob or handheld remote control device that enables entry via a remote keyless entry system used to gain access to an area within the Scheme Land.
<b>Alter</b>	the erection of a building, a structural change or a non-structural change of any kind, the carrying out of any works or the causing of any damage.
<b>Approved Booking</b>	a booking request by an Owner or Occupier that is approved in writing by the Body Corporate. The Body Corporate may impose conditions of any approval under an Approved Booking, which may include, but are not limited to, timeframes of use, condition of Common Property upon the end of the booking and requiring measures to avoid Unreasonable Noise.
<b>Body Corporate</b>	the body corporate established upon the registration of the Scheme.
<b>Common Property</b>	Scheme Land that is not included in a Lot.
<b>Letting Agent</b>	a person conducting the business of acting as agent of an Owner for securing, negotiating or enforcing leases or occupancies for a Lot.
<b>Lot</b>	a lot in the Scheme.
<b>Occupier</b>	any person that occupies a Lot, including an Owner if the Owner occupies a Lot.
<b>Owner</b>	an owner of a Lot.
<b>Scheme</b>	the scheme identified in this community management statement.
<b>Scheme Land</b>	a Lot or Common Property within the Scheme.
<b>Smoke</b>	to have control over an ignited smoking product or inhale through a personal vaporiser or hookah.
<b>Unreasonable Noise</b>	noise that creates a nuisance, hazard or interferes unreasonably with the use or enjoyment of a Lot or the Common Property.
<b>Vehicle</b>	cars, motorbikes, bikes, scooters, electric scooters, trucks, bicycles, boats, trailers, caravans, camper vans, mobile homes, golf buggies, segways, skateboards, rollerblades or any other equivalent means of transportation.

<b>Visitor</b>	a person invited onto Scheme Land by an Owner, Occupier or Visitor.
----------------	---

- 1.2 In the interpretation of these by-laws unless the context otherwise requires:
- (a) words and expressions defined in clause 1.1 or elsewhere have the meaning ascribed to them;
  - (b) terms not defined in clause 1.1 or elsewhere but which are defined in the Act have the meanings given to them in the Act;
  - (c) where a word or phrase is given a particular meaning, other parts of speech and grammatical forms of that word or phrase have corresponding meanings;
  - (d) clause headings are inserted for convenience only and are not to be used in the interpretation or construction of these by-Laws;
  - (e) words importing any gender include all other genders;
  - (f) words importing the singular include the plural and vice versa;
  - (g) a reference to a clause is a reference to a clause of these by-laws;
  - (h) a reference to a person is to be construed as a reference to an individual, body corporate, unincorporated association, partnership, joint venture or government body;
  - (i) a reference to anything (including, but not limited to, any right) includes a part of that thing but nothing in this clause implies that performance of part of an obligation constitutes performance of the obligation;
  - (j) a reference to a statute, regulation, proclamation, ordinance, standard, or by-law includes all statutes, regulations, proclamations, ordinances, standards or by-laws varying, consolidating or replacing it, and a reference to a statute includes all regulations, proclamations, ordinances and by-laws issued under that statute;
  - (k) where these by-laws say that something can or must be done by the Body Corporate then that thing may be done by the Committee unless there is a legal restriction on the Committee doing so;
  - (l) all by-laws must be constructed so as to be valid, legal and enforceable in all respects. If any by-law is illegal, invalid or unenforceable it is to be read down to such extent as may be necessary to ensure that it is legal, valid, or enforceable as may be reasonable in the circumstances so as to give valid operation of a partial character. If any such by-law cannot be read down, it is deemed void and severed and the remaining by-laws are not in any way affected or impaired;
  - (m) these by-laws must be read in conjunction with the Owner's and Occupier's obligations under the Act.

## 2 Applicability to visitors

- 2.1 Occupiers must take reasonable steps to ensure that their Visitors comply with these by-laws on the basis that the by-laws apply to Visitors to the extent that the by-laws apply to the Occupier.

## 3 Occupier details

- 3.1 Owners must provide the Body Corporate with the name and service address of any Occupier and Letting Agent for their Lot within 5 days of the date that:
- (a) the Occupier occupies the Lot; and
  - (b) the letting appointment commences with the Letting Agent.

## Regulating conduct and interferences

### 4 Nuisances

#### 4.1 Owners and Occupiers must:

- (a) not use or permit the use of a Lot or the Common Property in a way that:
  - (i) causes a nuisance;
  - (ii) causes a hazard;
  - (iii) interferes unreasonably with the use or enjoyment of another Lot or the Common Property;
- (b) not Smoke in a completely or substantially enclosed area on the Common Property;
- (c) communicate with the Body Corporate, Body Corporate Contractors, Owners or Occupiers in a way that is reasonable; and
- (d) ensure that when the Lot is used, sufficient floor coverings are installed in the Lot to prevent the transmission of Unreasonable Noise from the Lot.

### 5 Parking and Vehicles

#### 5.1 An Owner, Occupier or Visitor must not, without the written approval of the Body Corporate:

- (a) use a bike, scooter, electric scooter, segway, skateboard, rollerblades or any other equivalent means of transportation on Common Property;
- (b) use a Vehicle in a way which creates a hazard; or
- (c) park a Vehicle on the Common Property except if the parking is:
  - (i) by a Visitor in a designated visitor car park; or
  - (ii) authorised in an exclusive use by-law.

### 6 Works

#### Requirement for approval

#### 6.1 An Owner or Occupier must not, without the written approval of the Body Corporate, Alter:

- (a) the Common Property; or
- (b) their Lot unless the works are of a cosmetic nature that:
  - (i) does not affect another Lot or the Common Property; or
  - (ii) cannot be seen from another Lot or the Common Property.

*for example, covering any window, hanging, installing, renovating or replacing shades, blinds, or window treatment visible from outside the Lot.*

#### Conditions of approval

#### 6.2 The Body Corporate may impose conditions of any approval under this by-law, which may include, but are not limited to:

- (a) the improvement must be substantially in accordance with the plans and specifications provided to the Body Corporate detailing the way the Owner or Occupier is to Alter the Lot or Common Property;
- (b) the way that the Owner or Occupier Alters the Lot or Common Property is:
  - (i) carried out by suitably qualified persons in accordance with any building requirements;
  - (ii) carried out as soon as reasonably practicable;
  - (iii) carried out in a way that does not cause a nuisance or unreasonable interference with Occupiers of other lots; and
  - (iv) suitably insured; and
- (c) the owner of the Lot must maintain any works in a good and structurally sound condition.

## 7 External appearance

7.1 The Owner or Occupier of a Lot must not, without the Body Corporate's written approval:

- (a) do anything which changes the external appearance of the Lot (for example, the placement of an item or the hanging of washing on a balcony) which is visible from another Lot, the Common Property or from outside the Scheme; or
- (b) allow the carport to be used for a purpose other than parking of vehicles (such as storage, entertainment or major mechanical work).

## 8 Use of Lots

8.1 An Owner or Occupier must not, without the written approval of the Body Corporate, use their Lot for anything other than the residential purpose that the Lot was designed for.

## 9 Obstruction

9.1 An Owner or Occupier must not, without the written approval of the Body Corporate:

- (a) obstruct the Common Property;
- (b) place items on, or use for storage, the Common Property;
- (c) exclusively use the Common Property without an authorising exclusive use by-law.

## 10 Auctions

10.1 An Owner must not, without the written approval of the Body Corporate, carry out an auction on their Lot or the Common Property.

## 11 Garage sale

11.1 An Occupier must not, without the written approval of the Body Corporate, carry out a garage sale on their Lot or the Common Property.

## 12 Body Corporate contractors

12.1 An Owner or Occupier must not, without the written approval of the Body Corporate, provide instructions to contractors of the Body Corporate.

## 13 Animals

### Requirement for approval

- 13.1 An Owner or Occupier must not, without the written approval of the Body Corporate, bring or keep an animal in their Lot or the Common Property.

### Conditions of approval

- 13.2 The Body Corporate may impose conditions of any approval under this by-law, which may include, but are not limited to:
- (a) the Owner or Occupier must ensure that when passing through Common Property, the animal is suitably restrained or carried;
  - (b) the animal must be registered with the council, if the animal is a type that allows council registration;
  - (c) the keeping of the animal must comply with any applicable local laws from the council;
  - (d) the animal is kept within the Lot and not allowed to roam the Common Property;
  - (e) the Owner or Occupier must immediately pick up and dispose of any animal waste left on the Common Property; and
  - (f) the animal must carry an identification tag with the Owner or Occupier's details.

## 14 Waste

- 14.1 An Owner or Occupier must not, without the written approval of the Body Corporate:
- (a) leave waste on the Common Property other than in a designated waste bin designed for keeping the type of waste being disposed of;
  - (b) overfill a designated waste bin; or
  - (c) dispose of waste in a way which is not adequately bagged.

## 15 Letterbox

- 15.1 An Owner or Occupier must not, without the written approval of the:
- (a) Body Corporate, use or interfere with a letterbox designated for the Body Corporate; or
  - (b) other relevant Lot Occupier, use or interfere with a letterbox designated for another Lot.

## 16 Access Keys

- 16.1 An Owner or Occupier must not, without the written approval of the Body Corporate:
- (a) interfere, tamper or copy an Access Key for the Common Property or a Lot; or
  - (b) use an Access Key for which they are not authorised to use.

## 17 Restricted areas

- 17.1 An Owner or Occupier must not, without the written approval of the Body Corporate, access an area that has been restricted by the Body Corporate.

## 18 Use of utility infrastructure

- 18.1 An Owner or Occupier shall not, without the prior approval of the Body Corporate, use or interfere with any utility infrastructure.

*For example - electrical outlets for purposes associated with the charging of electric Vehicles.*

## Facilities

### 19 Pool

- 19.1 An Owner or Occupier may use the pool on the conditions that the use:
- (a) is not outside the hours of 6:00am to 10:00pm, without the prior approval of the Body Corporate;
  - (b) does not cause damage to the pool;
  - (c) does not Alter the maintenance or condition of the pool;
  - (d) does not leave the area unclean and untidy after use;
  - (e) does not bring animals into the pool and enclosure;
  - (f) does not bring glass into the pool and enclosure; and
  - (g) ensures that Owners, Occupiers and Visitors are appropriately supervised having regard to the age and capability of the Owner, Occupier and Visitor.

### 20 Toilet

- 20.1 An Owner or Occupier may use the common property toilet on the conditions that the use:
- (a) is for the intended purpose of a toilet;
  - (b) does not leave the area unclean and untidy after use;
  - (c) does not cause damage to the common property toilet; and
  - (d) does not take more consumables than reasonably required for the intended purpose of a toilet.

<b>SCHEDULE D OTHER DETAILS REQUIRED/PERMITTED TO BE INCLUDED</b>
---

NIL

<b>SCHEDULE E DESCRIPTION OF LOTS ALLOCATED EXCLUSIVE USE AREAS OF COMMON PROPERTY</b>
--

NIL

**Whittles**

Better communities.  
The Whittles way.

357 Logan Road  
Greenslopes QLD 4120

07 3917 6300  
whittles.com.au

01/05/26

Whittles Brisbane Pty Ltd  
ABN 18 116 746 340

INFOTRACK  
PO BOX 10314, ADELAIDE STREET  
BRISBANE, QLD, 4001

Dear Sir/Madam

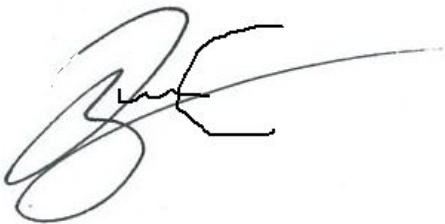
Please find attached the Information Certificate as requested for Lot 9 "KINGSLEIGH VILLAS CTS 20772", 111-121 KINGSTON ROAD, WOODRIDGE. Your reference 291335.

**Specific Information To This Lot:**

**Upon settlement please ensure that a BCCM Form 8 is promptly supplied to Whittles at [info.brisbane@whittles.com.au](mailto:info.brisbane@whittles.com.au) to ensure invoices are sent to the correct address.**

Please include the buyer's current postal address, email address and phone numbers if possible and also if the property is being let the rental agent's details and where levy notices should be sent.

Yours faithfully



Timothy Egan  
Body Corporate Manager

**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 ..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 01/05/2026.

## 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 (Example - Seaview CTS 1234)

KINGSLEIGH VILLAS CTS 20772

### 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:

Whittles Brisbane Pty Ltd  
Timothy Egan  
PO Box 709  
Coorparoo QLD 4151  
info.brisbane@whittles.com.au  
07 3917-6300

### Accessing records

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

The body corporate manager named above.

## Property and community titles scheme details

### Lot and plan details

Lot Number: 9

Plan type and number: GTP2066

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 Module

**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: [ww.titlesqld.com.au](http://ww.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 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: 44

### Interest schedule

Interest schedule lot entitlement for the lot: 1

Total interest schedule lot entitlements for all lots: 44

## Statement of accounts

[ x ] 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 9 for the current financial year: \$2,586.00

Number of instalments: 4 (outlined below)

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

Discount for on-time payments (if applicable): 0.00%

Lot 00009 has no amounts currently payable.

<b>Administrative Fund</b>	<b>Amount</b>	<b>Due Date</b>	<b>Discount</b>	<b>If Paid By</b>	<b>Date Paid</b>
01/10/25 to 31/12/25	\$549.00	01/10/25	\$0.00	01/10/25	29/08/25
01/01/26 to 31/03/26	\$679.00	01/02/26	\$0.00	01/02/26	18/12/25
01/04/26 to 30/06/26	\$679.00	01/04/26	\$0.00	01/04/26	26/02/26
01/07/26 to 30/09/26	\$679.00	01/07/26	\$0.00	01/07/26	
01/10/26 to 31/12/26 - interim	\$679.00	01/10/26	\$0.00	01/10/26	

**Sinking fund contributions**

Total amount of contributions (before any discount) for lot 9 for the current financial year: \$1,183.00

Number of instalments: 4 (outlined below)

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

Discount for on-time payments (if applicable): 0.00%

Lot 00009 has no amounts currently payable.

<b>Sinking Fund</b>	<b>Amount</b>	<b>Due Date</b>	<b>Discount</b>	<b>If Paid By</b>	<b>Date Paid</b>
01/10/25 to 31/12/25	\$247.00	01/10/25	\$0.00	01/10/25	29/08/25
01/01/26 to 31/03/26	\$312.00	01/02/26	\$0.00	01/02/26	18/12/25
01/04/26 to 30/06/26	\$312.00	01/04/26	\$0.00	01/04/26	26/02/26
01/07/26 to 30/09/26	\$312.00	01/07/26	\$0.00	01/07/26	
01/10/26 to 31/12/26 - interim	\$312.00	01/10/26	\$0.00	01/10/26	

Special contributions (IF ANY)

N/A

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.
- Amounts payable under service agreements (that are not included in body corporate contributions for the lot).
- Other amounts payable.

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.

Annual Contributions, Administration Fund	\$0.00
Annual Contributions, Sinking Fund	\$0.00
Special Contributions	\$0.00
Other Payments	\$0.00
Penalties	\$0.00
Total amount overdue	\$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): \$30,472.06CR

## 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 (\$28,425.00)
- 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 - Name of caretaking service contractor engaged:

No

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

Yes - Name of authorised letting agent:

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.



Timothy Egan  
Body Corporate Manager  
01/05/2026

### 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

**TAX INVOICE**

01/05/2026

**Whittles Brisbane Pty Ltd**  
**ABN 18 116 746 340**  
**PO Box 709**  
**Coorparoo QLD 4151**

InfoTrack  
PO BOX 10314  
ADELAIDE STREET  
BRISBANE QLD 4001

**DESCRIPTION:** Searching and completing document for provisions of Section 206,  
Body Corporate and Community Management Act 1997,  
Lot 00009 at 111-121 KINGSTON ROAD, WOODRIDGE

KINGSLEIGH VILLAS CTS 20772

<b>FEE:</b>	As prescribed	\$84.10	PAID
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<b>TOTAL DUE:</b>		\$84.10	PAID
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<b>OWNER:</b>	R Greenough
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With Compliments

**723027129**

Sealing Number

Duty Imprint

EC 470 \$109.31

**OFFICE USE ONLY**

Client No: 1052167

Duties Act 2001

24/01/2024 11:18:38

This form is authorised by legislation and is available records. For more information see

Transaction No: \_\_\_\_\_

Duty Paid \$ \_\_\_\_\_

Exempt 

UTI \$ \_\_\_\_\_

Signed \_\_\_\_\_ Date \_\_\_\_/\_\_\_\_/\_\_\_\_

**1. Nature of request**

Request to record New Community Management Statement for Kingsleigh Villas Community Titles Scheme 20772

**Lodger** (Name, address, email & phone number)MAHONEY'S  
GPO Box 3311  
Brisbane Qld 4001  
E-mail: info@mahoneys.com.au  
Tel: 07 3007 3777 Ref: 32534**Lodger Code**BE  
2763**2. Lot on Plan Description**

Common Property for Kingsleigh Villas Community Titles Scheme 20772

**Title Reference**

19302066

**3. Registered Proprietor/State Lessee**

Body Corporate for Kingsleigh Villas Community Titles Scheme 20772

**4. Interest**


N/A

**5. Applicant**

Body Corporate for Kingsleigh Villas Community Titles Scheme 20772

**6. Request**

I hereby request that the new community management statement deposited herewith which amends Schedule C be recorded as the new community management statement for Kingsleigh Villas Community Titles Scheme 20772

**7. Execution by applicant**24/01/2024  
**Execution Date**

Katya Alexandra Prideaux

**Applicant/Solicitor's Signature**

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

**20772**

DEPOSITED WITH:  
AT OR WITH GENERAL REQUEST; AND

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

A FORM 18C (IF NO EXEMPTION TO THE PLANNING BODY CMS NOTATION APPLIES).  
A NEW CMS MUST BE LODGED WITHIN THREE (3) MONTHS OF THE DATE OF CONSENT BY THE BODY CORPORATE

- 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

Office use only  
CMS LABEL NUMBER

<b>1. Name of community titles scheme</b> Kingsleigh Villas Community Titles Scheme 20772	<b>2. Regulation module</b> Accommodation Module
<b>3. Name of body corporate</b> Body Corporate for Kingsleigh Villas Community Titles Scheme 20772	
<b>4. Scheme land</b>	
Lot on Plan Description See Enlarged Panel	Title Reference
<b>5. #Name and address of original owner</b> Not applicable	<b>6. Reference to plan lodged with this statement</b> Not applicable

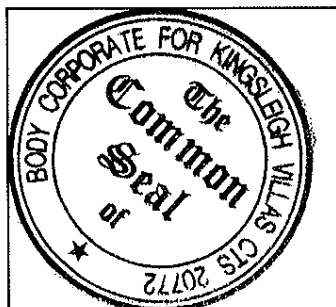
# first community management statement only

**7. New CMS exemption to planning body community management statement notation (if applicable\*)**  
 Insert exemption clause (if no exemption – insert 'N/A' or 'not applicable')  
 Not applicable pursuant to section 60(6) of the Body Corporate and Community Management Act 1997

\*If there is no exemption or for a first community management statement (CMS), a Form 18C must be deposited with the Request to record the CMS.

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

Execution Date  
18 / 01 / 2024



**\*Execution**  
*Bernard L Parker*  
 Chairperson or Secretary  
 BERNARD L PARKER  
 Print Name  
*[Signature]*  
 Committee member  
 Teresa McDonald  
 Print Name

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

**Privacy Statement**

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

## ITEM 4 – ENLARGED PANEL

Description of Lot	Title Reference
Common Property of Kingsleigh Villas Community Titles Scheme 20772	19302066
Lot 1 on GTP 2066	17349068
Lot 2 on GTP 2066	17349069
Lot 3 on GTP 2066	17349070
Lot 4 on GTP 2066	17349071
Lot 5 on GTP 2066	17349072
Lot 6 on GTP 2066	17349073
Lot 7 on GTP 2066	17349074
Lot 8 on GTP 2066	17349075
Lot 9 on GTP 2066	17349076
Lot 10 on GTP 2066	17349077
Lot 11 on GTP 2066	17349078
Lot 12 on GTP 2066	17349079
Lot 13 on GTP 2066	17349080
Lot 14 on GTP 2066	17349081
Lot 16 on GRP 2115	17393047
Lot 17 on GRP 2115	17393048
Lot 18 on GRP 2115	17393049
Lot 19 on GRP 2115	17393050
Lot 20 on GRP 2115	17393051
Lot 21 on GRP 2115	17393052
Lot 22 on GRP 2115	17393053
Lot 23 on GRP 2115	17393054
Lot 24 on GRP 2115	17393055
Lot 25 on GRP 2115	17393056
Lot 26 on GRP 2115	17393057
Lot 27 on GRP 2115	17393058
Lot 28 on GRP 2115	17393059
Lot 29 on GRP 2115	17393060
Lot 30 on GRP 2115	17393061
Lot 31 on GRP 2115	17393062
Lot 32 on GRP 2115	17393063
Lot 33 on GRP 2115	17393064
Lot 34 on GRP 2115	17393065
Lot 35 on GRP 2115	17393066
Lot 37 on GRP 2190	17436002
Lot 38 on GRP 2190	17436003
Lot 39 on GRP 2190	17436004
Lot 40 on GRP 2190	17436005
Lot 41 on GRP 2190	17436006

Description of Lot	Title Reference
Lot 42 on GRP 2190	17436007
Lot 43 on GRP 2190	17436008
Lot 44 on GRP 2190	17436009
Lot 45 on GRP 2190	17436010
Lot 46 on GRP 2190	17436011

**SCHEDULE A SCHEDULE OF LOT ENTITLEMENTS**

Lot on Plan	Contribution	Interest
Lot 1 on GTP 2066	1	1
Lot 2 on GTP 2066	1	1
Lot 3 on GTP 2066	1	1
Lot 4 on GTP 2066	1	1
Lot 5 on GTP 2066	1	1
Lot 6 on GTP 2066	1	1
Lot 7 on GTP 2066	1	1
Lot 8 on GTP 2066	1	1
Lot 9 on GTP 2066	1	1
Lot 10 on GTP 2066	1	1
Lot 11 on GTP 2066	1	1
Lot 12 on GTP 2066	1	1
Lot 13 on GTP 2066	1	1
Lot 14 on GTP 2066	1	1
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Lot 22 on GRP 2115	1	1
Lot 23 on GRP 2115	1	1
Lot 24 on GRP 2115	1	1
Lot 25 on GRP 2115	1	1
Lot 26 on GRP 2115	1	1
Lot 27 on GRP 2115	1	1
Lot 28 on GRP 2115	1	1
Lot 29 on GRP 2115	1	1
Lot 30 on GRP 2115	1	1
Lot 31 on GRP 2115	1	1
Lot 32 on GRP 2115	1	1
Lot 33 on GRP 2115	1	1
Lot 34 on GRP 2115	1	1
Lot 35 on GRP 2115	1	1
Lot 37 on GRP 2190	1	1
Lot 38 on GRP 2190	1	1
Lot 39 on GRP 2190	1	1
Lot 40 on GRP 2190	1	1
Lot 41 on GRP 2190	1	1
Lot 42 on GRP 2190	1	1
Lot 43 on GRP 2190	1	1
Lot 44 on GRP 2190	1	1
Lot 45 on GRP 2190	1	1
Lot 46 on GRP 2190	1	1
<b>TOTALS</b>	<b>44</b>	<b>44</b>

<b>SCHEDULE B EXPLANATION OF THE DEVELOPMENT OF SCHEME LAND</b>
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66(1)(f) & (g) & (h)

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

<b>SCHEDULE C BY-LAWS</b>
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## Administrative by-laws

### 1 Definitions and interpretation

1.1 In these by-laws the following terms have the meanings ascribed to them unless the context otherwise requires:

<b>Term</b>	<b>Assigned meaning</b>
<b>Act</b>	the <i>Body Corporate Community Management Act 1997</i> (Qld).
<b>Access Key</b>	Any form of key, swipe card, fob or handheld remote control device that enables entry via a remote keyless entry system used to gain access to an area within the Scheme Land.
<b>Alter</b>	the erection of a building, a structural change or a non-structural change of any kind, the carrying out of any works or the causing of any damage.
<b>Approved Booking</b>	a booking request by an Owner or Occupier that is approved in writing by the Body Corporate. The Body Corporate may impose conditions of any approval under an Approved Booking, which may include, but are not limited to, timeframes of use, condition of Common Property upon the end of the booking and requiring measures to avoid Unreasonable Noise.
<b>Body Corporate</b>	the body corporate established upon the registration of the Scheme.
<b>Common Property</b>	Scheme Land that is not included in a Lot.
<b>Letting Agent</b>	a person conducting the business of acting as agent of an Owner for securing, negotiating or enforcing leases or occupancies for a Lot.
<b>Lot</b>	a lot in the Scheme.
<b>Occupier</b>	any person that occupies a Lot, including an Owner if the Owner occupies a Lot.
<b>Owner</b>	an owner of a Lot.
<b>Scheme</b>	the scheme identified in this community management statement.
<b>Scheme Land</b>	a Lot or Common Property within the Scheme.
<b>Smoke</b>	to have control over an ignited smoking product or inhale through a personal vaporiser or hookah.
<b>Unreasonable Noise</b>	noise that creates a nuisance, hazard or interferes unreasonably with the use or enjoyment of a Lot or the Common Property.
<b>Vehicle</b>	cars, motorbikes, bikes, scooters, electric scooters, trucks, bicycles, boats, trailers, caravans, camper vans, mobile homes, golf buggies, segways, skateboards, rollerblades or any other equivalent means of transportation.

<b>Visitor</b>	a person invited onto Scheme Land by an Owner, Occupier or Visitor.
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1.2 In the interpretation of these by-laws unless the context otherwise requires:

- (a) words and expressions defined in clause 1.1 or elsewhere have the meaning ascribed to them;
- (b) terms not defined in clause 1.1 or elsewhere but which are defined in the Act have the meanings given to them in the Act;
- (c) where a word or phrase is given a particular meaning, other parts of speech and grammatical forms of that word or phrase have corresponding meanings;
- (d) clause headings are inserted for convenience only and are not to be used in the interpretation or construction of these by-Laws;
- (e) words importing any gender include all other genders;
- (f) words importing the singular include the plural and vice versa;
- (g) a reference to a clause is a reference to a clause of these by-laws;
- (h) a reference to a person is to be construed as a reference to an individual, body corporate, unincorporated association, partnership, joint venture or government body;
- (i) a reference to anything (including, but not limited to, any right) includes a part of that thing but nothing in this clause implies that performance of part of an obligation constitutes performance of the obligation;
- (j) a reference to a statute, regulation, proclamation, ordinance, standard, or by-law includes all statutes, regulations, proclamations, ordinances, standards or by-laws varying, consolidating or replacing it, and a reference to a statute includes all regulations, proclamations, ordinances and by-laws issued under that statute;
- (k) where these by-laws say that something can or must be done by the Body Corporate then that thing may be done by the Committee unless there is a legal restriction on the Committee doing so;
- (l) all by-laws must be constructed so as to be valid, legal and enforceable in all respects. If any by-law is illegal, invalid or unenforceable it is to be read down to such extent as may be necessary to ensure that it is legal, valid, or enforceable as may be reasonable in the circumstances so as to give valid operation of a partial character. If any such by-law cannot be read down, it is deemed void and severed and the remaining by-laws are not in any way affected or impaired;
- (m) these by-laws must be read in conjunction with the Owner's and Occupier's obligations under the Act.

## 2 Applicability to visitors

2.1 Occupiers must take reasonable steps to ensure that their Visitors comply with these by-laws on the basis that the by-laws apply to Visitors to the extent that the by-laws apply to the Occupier.

## 3 Occupier details

3.1 Owners must provide the Body Corporate with the name and service address of any Occupier and Letting Agent for their Lot within 5 days of the date that:

- (a) the Occupier occupies the Lot; and
- (b) the letting appointment commences with the Letting Agent.

## Regulating conduct and interferences

### 4 Nuisances

#### 4.1 Owners and Occupiers must:

- (a) not use or permit the use of a Lot or the Common Property in a way that:
  - (i) causes a nuisance;
  - (ii) causes a hazard;
  - (iii) interferes unreasonably with the use or enjoyment of another Lot or the Common Property;
- (b) not Smoke in a completely or substantially enclosed area on the Common Property;
- (c) communicate with the Body Corporate, Body Corporate Contractors, Owners or Occupiers in a way that is reasonable; and
- (d) ensure that when the Lot is used, sufficient floor coverings are installed in the Lot to prevent the transmission of Unreasonable Noise from the Lot.

### 5 Parking and Vehicles

#### 5.1 An Owner, Occupier or Visitor must not, without the written approval of the Body Corporate:

- (a) use a bike, scooter, electric scooter, segway, skateboard, rollerblades or any other equivalent means of transportation on Common Property;
- (b) use a Vehicle in a way which creates a hazard; or
- (c) park a Vehicle on the Common Property except if the parking is:
  - (i) by a Visitor in a designated visitor car park; or
  - (ii) authorised in an exclusive use by-law.

### 6 Works

#### Requirement for approval

#### 6.1 An Owner or Occupier must not, without the written approval of the Body Corporate, Alter:

- (a) the Common Property; or
- (b) their Lot unless the works are of a cosmetic nature that:
  - (i) does not affect another Lot or the Common Property; or
  - (ii) cannot be seen from another Lot or the Common Property.

*for example, covering any window, hanging, installing, renovating or replacing shades, blinds, or window treatment visible from outside the Lot.*

#### Conditions of approval

#### 6.2 The Body Corporate may impose conditions of any approval under this by-law, which may include, but are not limited to:

- (a) the improvement must be substantially in accordance with the plans and specifications provided to the Body Corporate detailing the way the Owner or Occupier is to Alter the Lot or Common Property;
- (b) the way that the Owner or Occupier Alters the Lot or Common Property is:
  - (i) carried out by suitably qualified persons in accordance with any building requirements;
  - (ii) carried out as soon as reasonably practicable;
  - (iii) carried out in a way that does not cause a nuisance or unreasonable interference with Occupiers of other lots; and
  - (iv) suitably insured; and
- (c) the owner of the Lot must maintain any works in a good and structurally sound condition.

## 7 External appearance

7.1 The Owner or Occupier of a Lot must not, without the Body Corporate's written approval:

- (a) do anything which changes the external appearance of the Lot (for example, the placement of an item or the hanging of washing on a balcony) which is visible from another Lot, the Common Property or from outside the Scheme; or
- (b) allow the carport to be used for a purpose other than parking of vehicles (such as storage, entertainment or major mechanical work).

## 8 Use of Lots

8.1 An Owner or Occupier must not, without the written approval of the Body Corporate, use their Lot for anything other than the residential purpose that the Lot was designed for.

## 9 Obstruction

9.1 An Owner or Occupier must not, without the written approval of the Body Corporate:

- (a) obstruct the Common Property;
- (b) place items on, or use for storage, the Common Property;
- (c) exclusively use the Common Property without an authorising exclusive use by-law.

## 10 Auctions

10.1 An Owner must not, without the written approval of the Body Corporate, carry out an auction on their Lot or the Common Property.

## 11 Garage sale

11.1 An Occupier must not, without the written approval of the Body Corporate, carry out a garage sale on their Lot or the Common Property.

## 12 Body Corporate contractors

12.1 An Owner or Occupier must not, without the written approval of the Body Corporate, provide instructions to contractors of the Body Corporate.

## 13 Animals

### Requirement for approval

- 13.1 An Owner or Occupier must not, without the written approval of the Body Corporate, bring or keep an animal in their Lot or the Common Property.

### Conditions of approval

- 13.2 The Body Corporate may impose conditions of any approval under this by-law, which may include, but are not limited to:
- (a) the Owner or Occupier must ensure that when passing through Common Property, the animal is suitably restrained or carried;
  - (b) the animal must be registered with the council, if the animal is a type that allows council registration;
  - (c) the keeping of the animal must comply with any applicable local laws from the council;
  - (d) the animal is kept within the Lot and not allowed to roam the Common Property;
  - (e) the Owner or Occupier must immediately pick up and dispose of any animal waste left on the Common Property; and
  - (f) the animal must carry an identification tag with the Owner or Occupier's details.

## 14 Waste

- 14.1 An Owner or Occupier must not, without the written approval of the Body Corporate:
- (a) leave waste on the Common Property other than in a designated waste bin designed for keeping the type of waste being disposed of;
  - (b) overfill a designated waste bin; or
  - (c) dispose of waste in a way which is not adequately bagged.

## 15 Letterbox

- 15.1 An Owner or Occupier must not, without the written approval of the:
- (a) Body Corporate, use or interfere with a letterbox designated for the Body Corporate; or
  - (b) other relevant Lot Occupier, use or interfere with a letterbox designated for another Lot.

## 16 Access Keys

- 16.1 An Owner or Occupier must not, without the written approval of the Body Corporate:
- (a) interfere, tamper or copy an Access Key for the Common Property or a Lot; or
  - (b) use an Access Key for which they are not authorised to use.

## 17 Restricted areas

- 17.1 An Owner or Occupier must not, without the written approval of the Body Corporate, access an area that has been restricted by the Body Corporate.

18 Use of utility infrastructure

18.1 An Owner or Occupier shall not, without the prior approval of the Body Corporate, use or interfere with any utility infrastructure.

*For example - electrical outlets for purposes associated with the charging of electric Vehicles.*

Facilities

19 Pool

19.1 An Owner or Occupier may use the pool on the conditions that the use:

- (a) is not outside the hours of 6:00am to 10:00pm, without the prior approval of the Body Corporate;
- (b) does not cause damage to the pool;
- (c) does not Alter the maintenance or condition of the pool;
- (d) does not leave the area unclean and untidy after use;
- (e) does not bring animals into the pool and enclosure;
- (f) does not bring glass into the pool and enclosure; and
- (g) ensures that Owners, Occupiers and Visitors are appropriately supervised having regard to the age and capability of the Owner, Occupier and Visitor.

20 Toilet

20.1 An Owner or Occupier may use the common property toilet on the conditions that the use:

- (a) is for the intended purpose of a toilet;
- (b) does not leave the area unclean and untidy after use;
- (c) does not cause damage to the common property toilet; and
- (d) does not take more consumables than reasonably required for the intended purpose of a toilet.

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

NIL

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

NIL

# **KINGSLEIGH VILLAS CTS 20772**

**INDEPENDENT AUDITOR'S REPORT  
FOR THE PERIOD ENDED  
30 September 2025**

**SKYLINE ACCOUNTING  
CERTIFIED PRACTISING ACCOUNTANTS**

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**INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF**  
**KINGSLEIGH VILLAS CTS 20772**

Report On the Financial Report

We have audited the accompanying financial report, being a special purpose financial report of Kingsleigh Villas CTS 20772 which comprises the balance sheet as at 30 September 2025, and statement of income and expenditure.

Body Corporate Committee and Managers Responsibility

The committee and manager of the Body Corporate are responsible for the preparation and true and fair presentation of the financial report, including adequate disclosure. This also includes the maintenance of adequate accounting records and internal controls that are designed to prevent and detect fraud and error, and for the accounting policies and accounting estimates inherent in the report as well as safeguarding of the assets of the Body Corporate.

Auditor's Responsibility

Our responsibility is to express an opinion on the financial report based on our audit. We have conducted our audit in accordance with Australian Auditing Standards. Those standards require that we comply with relevant ethical requirements relating to audit engagements and plan and perform the audit to obtain reasonable assurance whether the financial report is free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial report. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial report, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation of the financial report that gives a true and fair view in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the committees, as well as evaluating the overall presentation of the financial report. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Independence

In conducting our audit, we have complied with the independence requirements of the Corporations Act 2001.

Opinion

In our opinion the financial report of Kingsleigh Villas CTS 20772 is in accordance with the Body Corporate and Community Management Act 1997, including:

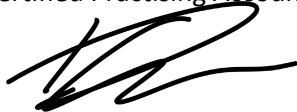
- (a) giving a true and fair view of the Body Corporates financial position as at 30 September 2025 and of its performance for the year ended on that date; and
- (b) complying with Australian Accounting Standards to the extent described in Note 1, and the Body Corporate and Community Management Act 1997.

### Basis of Accounting

Without modifying our opinion, we draw attention to Summary of Significant Accounting Policies, which describes the basis of accounting. The financial report has been prepared for the purpose of fulfilling the committees' financial reporting responsibilities under the Body Corporate and Community Management Act 1997. As a result, the financial report may not be suitable for another purpose.

### Skyline Accounting

Certified Practising Accountants



.....  
Dhimesh Patel CPA

Date: 10 October 2025

## Admin Fund Statement of Income & Expenditure

KINGSLEIGH VILLAS CTS 20772  
 111-121 Kingston Road WOODRIDGE QLD 4114  
 1 October 2024 to 30 September 2025  
 Printed 02/10/25 16:07

	YTD Actual	Annual Budget	Variance	Last Year
<b>FUND INCOME</b>				
Contributions	87,839.84	87,840.00	(0.16)	85,199.84
<b>TOTAL FUND INCOME</b>	<b>87,839.84</b>	<b>87,840.00</b>	<b>(0.16)</b>	<b>85,199.84</b>
<b>FUND EXPENDITURE</b>				
Auditor fee	1,314.00	1,440.00	126.00	0.00
Caretaking	0.00	0.00	0.00	10,247.07
Cleaning	2,450.00	1,000.00	(1,450.00)	490.91
Common property	681.82	0.00	(681.82)	1,126.55
Debt collection fees	825.41	0.00	(825.41)	1,359.08
Debt collection fees recovery	(1,055.41)	0.00	1,055.41	(1,066.36)
Document fees	0.00	0.00	0.00	316.25
Grounds	10,620.00	8,000.00	(2,620.00)	6,348.63
Gutters & downpipes	0.00	2,000.00	2,000.00	1,770.00
Insurance claims	0.00	0.00	0.00	4,141.50
Insurance claims recovery	0.00	0.00	0.00	(4,862.72)
Insurance renewals	27,908.02	28,182.68	274.66	25,600.36
Keys & Fobs	72.00	72.00	0.00	72.00
Legal fees	1,862.50	0.00	(1,862.50)	8,336.61
Management - Additional services fee	3,641.82	2,500.00	(1,141.82)	2,511.36
Management - Agreed Services	9,120.00	9,120.00	0.00	8,775.96
Management - Asset Maintenance Services	799.94	800.00	0.06	600.00
Management - Disbursement Fees	3,431.92	3,432.00	0.08	3,438.92
Owner recovery	(72.72)	0.00	72.72	(54.54)
Pest control	723.64	2,500.00	1,776.36	2,472.73
Plumbing	223.00	500.00	277.00	304.55
Pool/Spa	2,746.00	4,700.00	1,954.00	4,514.50
Reconciliation Fee	180.00	180.00	0.00	180.00
Reimbursement of Expenses	163.64	0.00	(163.64)	0.00
Reports	597.36	884.55	287.19	884.55
Returning officer	0.00	0.00	0.00	240.00
Rubbish	90.91	1,250.00	1,159.09	850.91
Security	753.86	2,500.00	1,746.14	2,447.34
Security doors	409.09	0.00	(409.09)	0.00
Taxation	1,150.00	1,195.00	45.00	1,150.00
Utilities-Electricity	780.11	2,900.00	2,119.89	2,670.54
<b>TOTAL FUND EXPENDITURE</b>	<b>69,416.91</b>	<b>73,156.23</b>	<b>3,739.32</b>	<b>84,866.70</b>
<b>FUND SURPLUS (DEFICIT)</b>				
	<b>18,422.93</b>	<b>14,683.77</b>	<b>3,739.16</b>	<b>333.14</b>

# Admin Fund Statement of Assets & Liabilities

KINGSLEIGH VILLAS CTS 20772  
111-121 Kingston Road WOODRIDGE QLD 4114  
30 September 2025  
Printed 02/10/25 16:07

	YTD Actual	Last Year
<b>OWNERS FUNDS</b>		
Balance Brought Forward	16,708.91	16,375.77
Surplus/(Deficit) For Period	18,422.93	333.14
<b>TOTAL FUNDS</b>	<b>35,131.84</b>	<b>16,708.91</b>
<b>ASSETS</b>		
Cash at Bank (MBL)	44,865.69	21,845.25
Receivables	2,791.00	2,104.00
Sundry Receivables	0.00	339.90
<b>TOTAL ASSETS</b>	<b>47,656.69</b>	<b>24,289.15</b>
<b>LIABILITIES</b>		
Creditors	1,422.41	0.00
GST control account	(3,896.11)	(5,279.00)
Accrued Expenses	0.00	83.34
Levies In Advance	14,998.55	12,775.90
<b>TOTAL LIABILITIES</b>	<b>12,524.85</b>	<b>7,580.24</b>
<b>NET ASSETS</b>	<b>35,131.84</b>	<b>16,708.91</b>

# Sinking Fund Statement of Income & Expenditure

KINGSLEIGH VILLAS CTS 20772  
111-121 Kingston Road WOODRIDGE QLD 4114  
1 October 2024 to 30 September 2025  
Printed 02/10/25 16:07

	YTD Actual	Annual Budget	Variance	Last Year
<b>FUND INCOME</b>				
Contributions	39,520.80	39,520.00	0.80	34,320.44
<b>TOTAL FUND INCOME</b>	<b>39,520.80</b>	<b>39,520.00</b>	<b>0.80</b>	<b>34,320.44</b>
<b>FUND EXPENDITURE</b>				
Capital improvements	0.00	35,000.00	35,000.00	0.00
Common property	2,650.00	0.00	(2,650.00)	32,669.62
Electrical	1,303.64	0.00	(1,303.64)	970.00
Fencing	9,014.38	0.00	(9,014.38)	4,500.00
Gates	0.00	0.00	0.00	2,504.55
Grounds	0.00	0.00	0.00	3,357.91
Gutters & downpipes	0.00	0.00	0.00	6,409.09
Plumbing	0.00	0.00	0.00	454.55
Pool/Spa	3,747.60	0.00	(3,747.60)	636.00
Reports	910.73	910.00	(0.73)	622.73
Security	3,505.55	0.00	(3,505.55)	475.00
Signage	440.00	0.00	(440.00)	919.09
<b>TOTAL FUND EXPENDITURE</b>	<b>21,571.90</b>	<b>35,910.00</b>	<b>14,338.10</b>	<b>53,518.54</b>
<b>FUND SURPLUS (DEFICIT)</b>	<b>17,948.90</b>	<b>3,610.00</b>	<b>14,338.90</b>	<b>(19,198.10)</b>

# Sinking Fund Statement of Assets & Liabilities

KINGSLEIGH VILLAS CTS 20772  
111-121 Kingston Road WOODRIDGE QLD 4114  
30 September 2025  
Printed 02/10/25 16:07

	YTD Actual	Last Year
<b>OWNERS FUNDS</b>		
Balance Brought Forward	(858.12)	18,339.98
Surplus/(Deficit) For Period	17,948.90	(19,198.10)
<b>TOTAL FUNDS</b>	<b>17,090.78</b>	<b>(858.12)</b>
<b>ASSETS</b>		
Cash at Bank (MBL)	22,492.24	3,909.88
Receivables	1,075.54	913.00
<b>TOTAL ASSETS</b>	<b>23,567.78</b>	<b>4,822.88</b>
<b>LIABILITIES</b>		
Creditors	55.00	0.00
Levies In Advance	6,422.00	5,681.00
<b>TOTAL LIABILITIES</b>	<b>6,477.00</b>	<b>5,681.00</b>
<b>NET ASSETS</b>	<b>17,090.78</b>	<b>(858.12)</b>

# Consolidated Statement of Assets & Liabilities

KINGSLEIGH VILLAS CTS 20772  
111-121 Kingston Road WOODRIDGE QLD 4114  
30 September 2025  
Printed 02/10/25 16:07

	YTD Actual	Last Year
<b>OWNERS FUNDS</b>		
Balance Brought Forward	15,850.79	34,715.75
Surplus/(Deficit) For Period	36,371.83	(18,864.96)
<b>TOTAL FUNDS</b>	<b>52,222.62</b>	<b>15,850.79</b>
<b>ASSETS</b>		
Cash at Bank (MBL)	67,357.93	25,755.13
Receivables	3,866.54	3,017.00
Sundry Receivables	0.00	339.90
<b>TOTAL ASSETS</b>	<b>71,224.47</b>	<b>29,112.03</b>
<b>LIABILITIES</b>		
Creditors	1,477.41	0.00
GST control account	(3,896.11)	(5,279.00)
Accrued Expenses	0.00	83.34
Levies In Advance	21,420.55	18,456.90
<b>TOTAL LIABILITIES</b>	<b>19,001.85</b>	<b>13,261.24</b>
<b>NET ASSETS</b>	<b>52,222.62</b>	<b>15,850.79</b>

**Notes to the Financial Statements**  
 KINGSLEIGH VILLAS CTS 20772  
 111-121 Kingston Road WOODRIDGE QLD 4114  
 30 September 2025  
 Printed 02/10/25 16:07

Investments

Nil

The following balances relate to amounts received or owing as at 30/09/2025

**Receivables - Owner Arrears**

Unit/Lot Details	Admin			Sinking	Total
	Contributions	Debt collection fees recovery	Final notice fee	Contributions	
00013			44.00	87.54	131.54
00029	1,952.00	751.00	44.00	988.00	3,735.00
<b>Totals including GST (if applicable)</b>	<b>1,952.00</b>	<b>751.00</b>	<b>88.00</b>	<b>1,075.54</b>	<b>3,866.54</b>

Debtors

Nil

**Allocated Advance Payments**

Unit/Lot Details	Admin	Sinking	Total
	Contributions	Contributions	
00001	549.00	247.00	796.00
00002	549.00	247.00	796.00
00003	549.00	247.00	796.00
00004	549.00	247.00	796.00
00009	549.00	247.00	796.00
00010	549.00	247.00	796.00
00011	549.00	247.00	796.00
00014	549.00	247.00	796.00
00017	549.00	247.00	796.00
00018	549.00	247.00	796.00
00019	549.00	247.00	796.00
00020	549.00	247.00	796.00
00021	549.00	247.00	796.00
00022	549.00	247.00	796.00
00024	549.00	247.00	796.00
00025	549.00	247.00	796.00
00026	549.00	247.00	796.00
00028	549.00	247.00	796.00
00030	200.00		200.00
00034	549.00	247.00	796.00
00037	549.00	247.00	796.00
00038	549.00	247.00	796.00
00039	549.00	247.00	796.00
00040	549.00	247.00	796.00
00041	549.00	247.00	796.00
00042	549.00	247.00	796.00
00043	549.00	247.00	796.00

**Notes to the Financial Statements**  
 KINGSLEIGH VILLAS CTS 20772  
 111-121 Kingston Road WOODRIDGE QLD 4114  
 30 September 2025  
 Printed 02/10/25 16:07

**Allocated Advance Payments (continued)**

Unit/Lot Details	Admin	Sinking	Total
	Contributions	Contributions	
00045	524.55		524.55
<b>Totals</b>	<b>14,998.55</b>	<b>6,422.00</b>	<b>21,420.55</b>

**Outstanding Creditors**

Creditor	Ref	Details	Account	Amount
WHIT10	083902	Assistance regarding trees and neighboring...	A21000	750.00
WHIT10	083902	Agreed Services Adjustment for Year End...	A22300	14.85-
WHIT10	083902	Disbursement Fee Adjustment for Year End...	A29200	7.74-
FALK42	INV-2990	Grounds	A42500	440.00
WHIT10	083902	Asset & Utility Adjustment for Year End...	A52600	55.00
RIFL93	INV-4713	Pest control termite inspection	A57500	200.00
WHIT10	083902	Work order A1173381 compliance fee	S29000	55.00
<b>Totals</b>				<b>1,477.41</b>

**Unallocated Advance Payments** Nil

**Remuneration**

Commissions received by Whittles are disclosed in the Services Agreement between the Body Corporate and Whittles

Commissions received by Whittles for the financial year of the body corporate: \$2,910.17

## Summary of Significant Accounting Policies

KINGSLEIGH VILLAS CTS 20772  
111-121 Kingston Road WOODRIDGE QLD 4114  
1 October 2024 to 30 September 2025  
Printed 02/10/25 16:07

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### Basis of Preparation

The Body Corporate agent has prepared the financial statements on the basis that the Body Corporate is a non-reporting entity because there are no users dependent on general purpose financial statements. These financial statements are therefore special purpose financial statements that have been prepared to meet the information needs of members.

The financial statements have been prepared in accordance with the significant accounting policies disclosed below, which the Body Corporate agent has determined are appropriate to meet the purposes of preparation. Such accounting policies are consistent with the prior period unless otherwise stated.

### Basis of Accounting

The financial statements have been prepared on a modified accruals basis and are based on historical costs. Income has been recorded when receivable from the owners and the expenses are recorded when approved for payment, unless otherwise stated. Further manual accruing of expenses may occur as instructed.

### Cash and cash equivalents

Cash and cash equivalents comprise deposits held on call with banks and other short-term highly liquid investments which are readily convertible to known amounts of cash and which are subject to an insignificant risk of change in value.

### Goods and Services Tax

Income, expenditure and assets of the Corporation are recognised net of the amount of Goods and Services Tax (GST), except where the GST incurred is not recoverable from the Australian Taxation Office (ATO).

Receivables and payables are stated inclusive of GST.

The net amount of GST payable to, or recoverable from, the ATO is presented as the GST Control Account on the Statement of Assets and Liabilities.

### Income Tax

The income tax expense charged to the Statement of Income and Expenditure comprises current income tax expense (income) and is the tax payable on taxable income calculated using applicable income tax rates enacted, or substantially enacted, as at the end of the reporting period.

Current tax liabilities (assets) are therefore measured at amounts expected to be paid to (recovered from) the ATO.

Only the non-member income of the Corporation is assessable for income tax purposes, as member income is excluded under the principle of mutuality.



## Certificate of Insurance

ABN 29 008 096 277

Timothy Egan  
Body Corporate Kingsleigh Villas  
CTS 20772  
Whittles Body Corporate Services  
PO Box 709  
COORPAROO QLD 4151

**Date:** 17.07.2025  
**Invoice No:** I4821931

**This document certifies that the policy referred to below is currently intended to remain in force until 4:00pm on the expiry date shown and will remain in force until that date, unless the policy is cancelled, lapsed, varied or otherwise altered in accordance with the relevant policy conditions.**

**Class** Residential Strata/Community Corporation

**Insurer** Longitude Insurance Pty Ltd  
PO Box 1813  
NORTH SYDNEY NSW 2059

**Period** 10.07.2025 to 10.07.2026

**Policy No.** LNG-STR-20374347

### Important Notice

This certificate does not reflect in detail the policy terms and conditions and merely provides a brief summary of the insurance that is, to the best of our knowledge, in existence at the date we have issued this certificate. If you wish to obtain details of the policy terms, conditions, restrictions, exclusions or warranties, you must refer to the policy contract.

### Disclaimer

In arranging this certificate, we do not guarantee that the insurance outlined will continue to remain in force for the period referred to as the policy may be cancelled or altered by either party to the contract at any time in accordance with the terms and conditions of the policy. We accept no responsibility or liability to advise any party who may be relying on this certificate of such alteration to, or cancellation of the policy of insurance.

# MGA Insurance Brokers Pty. Ltd.

ABN 29 008 096 277  
Level 2, 15 Carnaby Street  
MAROOCHYDORE  
QLD 4558

Phone: 07 5409 3450  
PO Box 1952  
SUNSHINE PLAZA QLD 4558

## COVERAGE SUMMARY

Body Corporate Kingsleigh Villas  
Residential Strata/Community Corporation

### RESIDENTIAL STRATA/COMMUNITY CORPORATION

**INSURED:**

Body Corporate for Kingsleigh Villas CTS 20772

**SITUATION:**

111-121 Kingston Road, Woodridge QLD 4114

**INTEREST INSURED:**

Building Sum Insured	\$	17,298,750
Common Contents Sum Insured	\$	172,988
Loss of Rent/Temporary Accommodation	\$	2,594,813

Catastrophe/Emergency Cover 15%

Flood	Insured
Storm Surge	Not Insured

Glass Insured

Theft Insured

Public Liability	\$	30,000,000
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Voluntary Workers Insured

Weekly Benefit	\$	2,000
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Capital Benefit	\$	200,000
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Fidelity	\$	100,000
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Office Bearers Liability	\$	5,000,000
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Machinery Breakdown Not Insured

Government Audit Costs	\$	30,000
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Appeal expenses - common property health and safety breaches	\$	150,000
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Legal Defence Expenses	\$	50,000
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Lot owners fixtures and fixings	\$	300,000
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Floating floors Insured

Paint and Wallpaper (NSW & ACT only) Not Insured

Loss of Market Value Not Insured

Workers Compensation (ACT, WA & TAS ONLY) Not Insured

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SUNSHINE PLAZA QLD 4558

## COVERAGE SUMMARY

Body Corporate Kingsleigh Villas  
Residential Strata/Community Corporation

### EXCESS:

Standard Excess	\$	2,000
Loss, destruction or damage caused by or arising from earthquake, subterranean fire or volcanic eruption (each and every claim)	\$	2,000
Flood Excess	\$	2,000
Storm Surge Excess	\$	2,000
Public Liability Excess	\$	2,000
Voluntary Workers Excess		7 Days
Fidelity Excess	\$	2,000
Office Bearers Liability Excess	\$	2,000
Machinery Breakdown Excess		Not Applicable
Government Audit Excess	\$	500
Appeal Expenses Excess	\$	500
Legal Defence Expenses Excess		\$1,000 + 10% contribution
Other excesses payable are shown in the Policy Wording		

### ADDITIONAL POLICY BENEFITS AND CONDITIONS:

Storm Surge - cover granted if Storm Surge is caused by and immediately follows a named tropical cyclone, We will pay for loss, destruction or damage to Your Building and Common Contents as a result of Storm Surge. The maximum We will pay is \$2,000,000 or the Sum Insured for Buildings shown in Your Schedule, whichever is the lesser, any one Event and in the aggregate for all Events in the Period of Insurance.

MAJOR EXCLUSIONS :Terrorism  
Others As Per Policy

**This Document is a Summary of Cover Only. Please refer to the Product Disclosure Statement for Full Policy Limitations and Additional Excesses**

### UNDERWRITING INFORMATION:

Year Built	1989
Primary Wall Construction	Brick
Secondary Wall Construction	Not Applicable
Roof Construction	Tile
Floor Construction	Concrete
Aluminium Composite Panels	No
Heritage Listed	No
Fire Protection	
Sprinkler systems in the complex basement/carpark?	No
Sprinkler systems in the complex units?	No
Fire hose reels located throughout the complex?	No
Number of Units	44
Number of Levels	2
Number of Basements	0
Number of Lifts	0

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## COVERAGE SUMMARY

Body Corporate Kingsleigh Villas  
Residential Strata/Community Corporation

Number of Pools/Spas	1
Number of Gyms	0
Number of Playgrounds	0
Number of Water Features	0
Number of Jetties/Wharfs	0
Number of Separate Buildings	22
% of EPS	0 %
% Commercial Tenants	0 %

Additional Construction Comments:

Valuation: February 2025

## Register of Authorisations and Approvals

Body Corporate:

KINGSLEIGH VILLAS CTS 20772

111-121 KINGSTON ROAD, WOODRIDGE

<b>Date Approved</b>	<b>Description of Approval</b>	<b>Approval Given To</b>	<b>Unit No.</b>	<b>Conditions</b>
25/01/2018	A/C Installation	Lot 43 / Unit 41	41	As per letter issued 25/01/18
1/05/2020	2 x Birds	Lot 41 - Owner	39	As per approval letter dated 1/05/2020
1/09/2020	Awning - Lot 33	Owner	33	As per approval letter dated 1/09/2020
18/11/2020	Small boat parked in visitor parking bay - rear of complex	Owner	41	Must be parked at rear of complex. 6 month period.
04/02/2021	Dog Application - Lot 30	Tenant	29	As per approval letter dated 04/02/2021
26/03/2021	Dog Application - Lot 32	Owner	32	As per approval letter dated 26/03/2021
07/02/2022	Air con Application -Lot 30	Owner	29	As per approval letter dated 07/02/2022
07/02/2022	Air con Application - Lot 32	Owner	31	As per approval letter dated 07/02/2022
26/04/2022	Solar Water Heater - Lot 6	Owner	6	As per approval letter dated 18/05/2022
13/12/2022	Pet Approval Lot 7	Tenant	7	As per Approval Letter on 13/12/2022
16/12/2022	Pet Approval Lot 8	Tenant	8	As per Approval Letter on 16/12/2022
06/03/2023	Rear Awning and Garden Shed	Owner	6	As per Approval Letter dated 06/03/2023
7/03/2023	Staffy cross dog called Jag	Agent & Tenant	15	Declined
18/09/2023	Air Con	Owner	9	As per Approval Letter
26/10/2023	Air Con	Owner	8	Declined as per Letter dated 26/10/23
01/08/2024	Pet Application Lot 41 - Karma Girl	Owner	41	As per Approval Letter dated 01/08/2024

