



<b>Registered encumbrances</b>	<p>Registered encumbrances, if any, are recorded on the title search, and may affect your use of the property. Examples include easements, statutory covenants, leases and mortgages.</p> <p>You should seek legal advice about your rights and obligations before signing the contract.</p>
<b>Unregistered encumbrances (excluding statutory encumbrances)</b>	<p>There are encumbrances not registered on the title that will continue <input checked="" type="checkbox"/> <b>Yes</b> <input type="checkbox"/> <b>No</b> to affect the property after <b>settlement</b>.</p> <p><b>Note</b>—If the property is part of a community titles scheme or a BUGTA scheme it may be subject to and have the benefit of statutory easements that are <b>NOT</b> required to be disclosed.</p> <p><b>Unregistered lease (if applicable)</b></p> <p>If the unregistered encumbrance is an unregistered lease, the details of the agreement are as follows:</p> <ul style="list-style-type: none"> <li>» the start and end day of the term of the lease: <input style="width: 150px;" type="text" value="27/05/2026 to 09/07/2027"/></li> <li>» the amount of rent and bond payable: <input style="width: 150px;" type="text" value="\$480p/w/\$530 from 10/07/26 Bond \$1,920"/></li> <li>» whether the lease has an option to renew: <input style="width: 150px;" type="text"/></li> </ul> <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; padding: 5px; min-height: 80px;"> <p>Insert names of parties to the agreement, term of the agreement and any amounts payable by the owner of the property</p> </div>
<b>Statutory encumbrances</b>	<p>There are statutory encumbrances that affect the property. <input checked="" type="checkbox"/> <b>Yes</b> <input type="checkbox"/> <b>No</b></p> <p><i>If <b>Yes</b>, the details of any statutory encumbrances are as follows:</i></p> <div style="border: 1px solid black; padding: 5px; min-height: 80px;"> <p>All statutory rights relating to water supply, sewerage, drainage, electricity, telephone &amp; all other services in, passing through or over the Lot or the land whether or not protected by registered easements.</p> </div>
<b>Residential tenancy or rooming accommodation agreement</b>	<p>The property has been subject to a residential tenancy agreement or a rooming accommodation agreement under the <i>Residential Tenancies and Rooming Accommodation Act 2008</i> during the last 12 months. <input checked="" type="checkbox"/> <b>Yes</b> <input type="checkbox"/> <b>No</b></p> <p>If <b>Yes</b>, when was the rent for the premises or each of the residents' rooms last increased? (<i>Insert date of the most recent rent increase for the premises or rooms</i>) <input style="width: 100px;" type="text" value="10/07/2026"/></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.

### Zoning

The zoning of the property is (*Insert zoning under the planning scheme, the Economic Development Act 2012; the Integrated Resort Development Act 1987; the Mixed Use Development Act 1993; the State Development and Public Works Organisation Act 1971 or the Sanctuary Cove Resort Act 1985, as applicable*):

Low-Medium Density Residential - Townhouse

### Transport proposals and resumptions

The lot is affected by a notice issued by a Commonwealth, State or local government entity and given to the seller about a transport infrastructure proposal\* to: locate transport infrastructure on the property; or alter the dimensions of the property.

Yes  No

The lot is affected by a notice of intention to resume the property or any part of the property.

Yes  No

*If Yes, a copy of the notice, order, proposal or correspondence must be given by the seller.*

\* *Transport infrastructure* has the meaning defined in the *Transport Infrastructure Act 1994*. A *proposal* means a resolution or adoption by some official process to establish plans or options that will physically affect the property.

### Contamination and environmental protection

The property is recorded on the Environmental Management Register or the Contaminated Land Register under the *Environmental Protection Act 1994*.

Yes  No

#### The following notices are, or have been, given:

A notice under section 408(2) of the *Environmental Protection Act 1994* (for example, land is contaminated, show cause notice, requirement for site investigation, clean up notice or site management plan).

Yes  No

A notice under section 369C(2) of the *Environmental Protection Act 1994* (the property is a place or business to which an environmental enforcement order applies).

Yes  No

A notice under section 347(2) of the *Environmental Protection Act 1994* (the property is a place or business to which a prescribed transitional environmental program applies).

Yes  No

### Trees

There is a tree order or application under the *Neighbourhood Disputes (Dividing Fences and Trees) Act 2011* affecting the property.

Yes  No

*If Yes, a copy of the order or application must be given by the seller.*

### Heritage

The property is affected by the *Queensland Heritage Act 1992* or is included in the World Heritage List under the *Environment Protection and Biodiversity Conservation Act 1999* (Cwlth).

Yes  No

### Flooding

Information about whether the property is affected by flooding or another natural hazard or within a natural hazard overlay can be obtained from the relevant local government and you should make your own enquires. Flood information for the property may also be available at the [FloodCheck Queensland](#) portal or the [Australian Flood Risk Information](#) portal.

### Vegetation, habitats and protected plants

Information about vegetation clearing, koala habitats and other restrictions on development of the land that may apply can be obtained from the relevant State government agency.

## Part 4 – Buildings and structures

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

<b>Swimming pool</b>	There is a relevant pool for the property.	<input checked="" type="checkbox"/> <b>Yes</b>	<input type="checkbox"/> <b>No</b>
	If a community titles scheme or a BUGTA scheme – a shared pool is located in the scheme.	<input checked="" type="checkbox"/> <b>Yes</b>	<input type="checkbox"/> <b>No</b>
	Pool compliance certificate is given.	<input checked="" type="checkbox"/> <b>Yes</b>	<input type="checkbox"/> <b>No</b>
	OR		
	Notice of no pool safety certificate is given.	<input type="checkbox"/> <b>Yes</b>	<input type="checkbox"/> <b>No</b>
<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.	<input type="checkbox"/> <b>Yes</b>	<input checked="" type="checkbox"/> <b>No</b>
	<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>		
<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"/> <b>Yes</b>	<input checked="" type="checkbox"/> <b>No</b>
	The seller has been given a notice or order, that remains in effect, from a local, State or Commonwealth government, a court or tribunal, or other competent authority, requiring work to be done or money to be spent in relation to the property.	<input type="checkbox"/> <b>Yes</b>	<input checked="" type="checkbox"/> <b>No</b>
	<i>If Yes, a copy of the notice or order must be given by the seller.</i>		
<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.

<b>Rates</b>	<p><b>Whichever of the following applies—</b></p> <p>The total amount payable* for all rates and charges (without any discount) for the property as stated in the most recent rate notice is:</p> <p>Amount: <input type="text" value="\$667.98"/>      Date Range: <input type="text" value="01/04/2026-30/06/2026"/></p> <p>OR</p> <p>The property is currently a rates exempt lot.** <input type="checkbox"/></p> <p>OR</p> <p>The property is not rates exempt but no separate assessment of rates is issued by a local government for the property. <input type="checkbox"/></p>
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\*Concessions: A local government may grant a concession for rates. The concession will not pass to you as buyer unless you meet the criteria in section 120 of the *Local Government Regulation 2012* or section 112 of the *City of Brisbane Regulation 2012*.

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

<b>Water</b>	<p><b>Whichever of the following applies—</b></p> <p>The total amount payable as charges for water services for the property as indicated in the most recent water services notice* is:</p> <p>Amount: <input type="text" value="\$435.27"/>      Date Range: <input type="text" value="01/04/2026-30/06/2026"/></p> <p>OR</p> <p>There is no separate water services notice issued for the lot; however, an estimate of the total amount payable for water services is:</p> <p>Amount: <input type="text" value="Insert estimated amount"/>      Date Range: <input type="text" value="Insert date range"/></p>
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\* A water services notices means a notice of water charges issued by a water service provider under the *Water Supply (Safety and Reliability) Act 2008*.

## Part 6 – Community titles schemes and BUGTA schemes

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

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

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

<p><b>Body Corporate and Community Management Act 1997</b></p>	<p><b>The property is included in a community titles scheme.</b> <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>  <i>(If Yes, complete the information below)</i></p>
<p><b>Community Management Statement</b></p>	<p>A copy of the most recent community management statement for the scheme as recorded under the <i>Land Title Act 1994</i> or another Act is given to the buyer. <span style="float: right;"><input type="checkbox"/> Yes</span></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>
<p><b>Body Corporate Certificate</b></p>	<p>A copy of a body corporate certificate for the lot under the <i>Body Corporate and Community Management Act 1997</i>, section 205(4) is given to the buyer. <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p>
<p><b>Statutory Warranties</b></p>	<p><i>If No</i>— An explanatory statement is given to the buyer that states: <span style="float: right;"><input type="checkbox"/> Yes</span></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> <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>
<p><b>Building Units and Group Titles Act 1980</b></p>	<p><b>The property is included in a BUGTA scheme</b> <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span>  <i>(If Yes, complete the information below)</i></p>
<p><b>Body Corporate Certificate</b></p>	<p>A copy of a body corporate certificate for the lot under the <i>Building Units and Group Titles Act 1980</i>, section 40AA(1) is given to the buyer. <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p>
	<p><i>If No</i>— An explanatory statement is given to the buyer that states: <span style="float: right;"><input type="checkbox"/> Yes</span></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>

## Signatures – SELLER

Signed by:  
*Jason Hunter Patterson*  
6C8C3C50E764446...

Signature of seller

Signature of seller

JASON HUNTER PATTERSON

Name of seller

Name of seller

30-05-2026

/ / 2026

Date

Date

## Signatures – BUYER

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

Signature of buyer

Signature of buyer

Name of buyer

Name of buyer

Date

Date



Queensland Titles Registry Pty Ltd  
ABN 23 648 568 101

Title Reference: 18456074

Search Date: 28/05/2026 11:34

Date Title Created: 19/01/1993

Request No: 56305716

Previous Title: 18431192

### ESTATE AND LAND

Estate in Fee Simple

LOT 46 GROUP TITLES PLAN OF RESUBDIVISION 3380  
Local Government: LOGAN  
COMMUNITY MANAGEMENT STATEMENT 19820

### REGISTERED OWNER

Dealing No: 722503733 29/05/2023

JASON HUNTER PATTERSON

### EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by  
Deed of Grant No. 10754210 (POR 90V)
2. MORTGAGE No 723726838 06/12/2024 at 11:06  
BANK OF QUEENSLAND LIMITED A.C.N. 009 656 740

### ADMINISTRATIVE ADVICES

NIL

### UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

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

PGT 2051

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

Regulation 8(1)  
Sheet No. 1 of 13 Sheets  
*annexure 1 of  
sheet  
made 15 JAN 1993*

NAME OF PARCEL: " ROSE-WOOD PARK "

**GROUP TITLES PLAN  
OF RESUBDIVISION NO. 3380**

*Resubdividing Lot 30 in Group Titles Plan No: 3313*

SIGNATURE OF REGISTERED PROPRIETOR:

HILCORP PTY LTD  
(ACN 010 481 211)  
by its duly constituted Attorney  
DONALD AUSTIN  
under Power of Attorney K4 14821D

F.O.L.R.

NAME OF REGISTERED PROPRIETOR: HILCORP PTY LTD

ADDRESS: PO BOX 194 SPRINGWOOD QLD 4127

REFERENCE TO TITLE: VOLUME 8431 FOLIO 192

*Por 90v*

DESCRIPTION OF PARCEL: LOT 30 in GTP No 3313

COUNTY: Stanley

PARISH: YEERONGPILLY



CMS19820

CITY: GTP3380

NAME OF BODY CORPORATE: The Proprietors - " ROSE-WOOD PARK "  
Group Titles Plan No. 3313

ADDRESS at which documents may be served: PO BOX 194 SPRINGWOOD QLD 4127

GROUP TITLES PLAN  
OF RESUBDIVISION No.: **3380**

REGISTERED:  
15 JAN 1993 *[Signature]* 11:01 AM  
REGISTRAR OF TITLES

*[Signature]* Town Clerk

Surveyor's Reference: 255  
Local Authority Reference: 73709/39433 SA1378-3  
Council of the City of Logan



ANNEXURE / TO SHEET No. 1

OF RESUBDIVISION  
OF GROUP TITLES PLAN No. 3380

ON

15 JAN 1993



REGISTRAR OF TITLES

All dealings with common property are recorded in Group Titles Plan No. 3383 15 JAN 1993

It is notified that lot 53 in this group titled Plan of Resubdivision has been resubdivided  
by group titled Plan of Resubdivision no 3404 this 17 FEB 1993

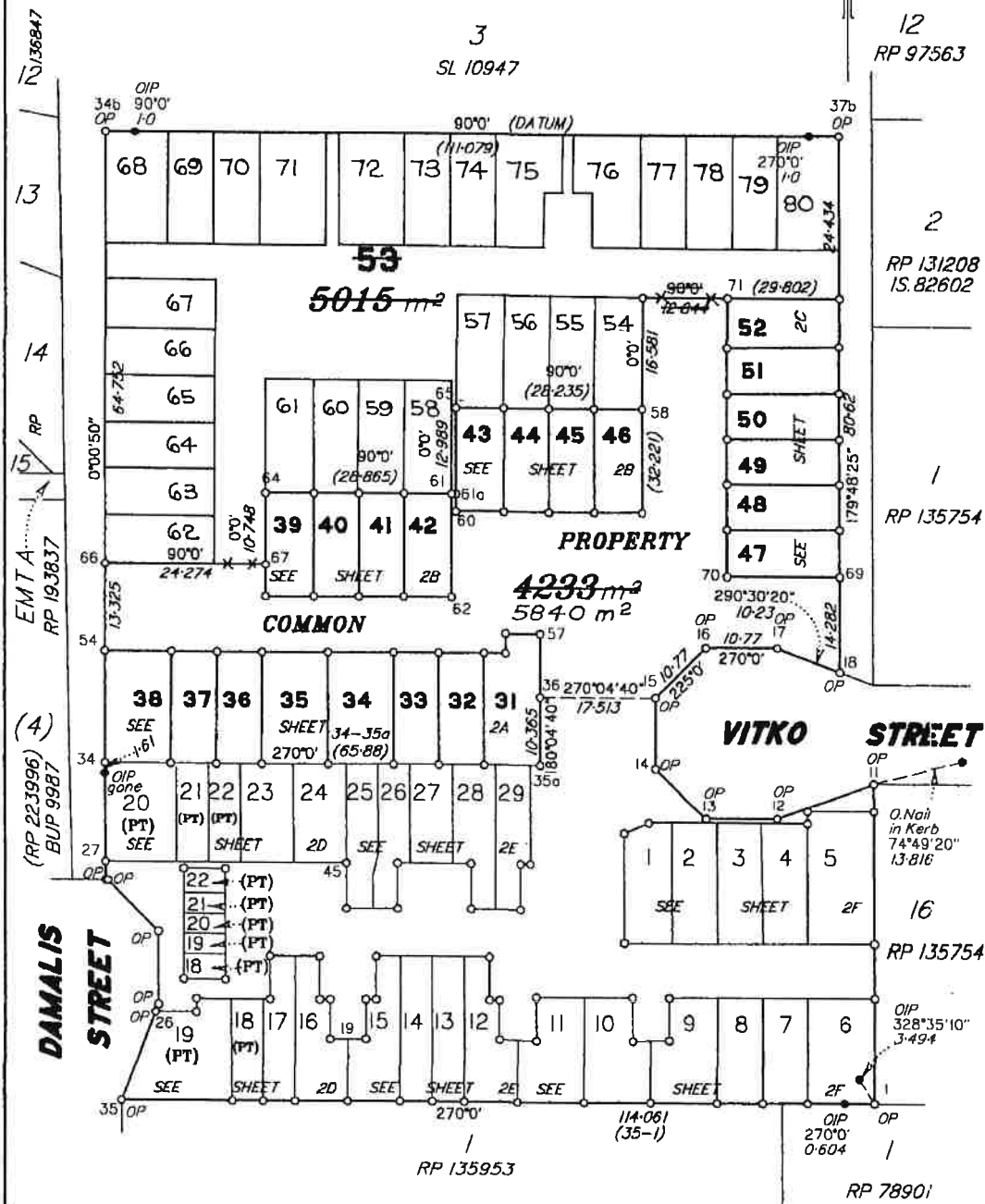
Building Units and Group Titles Act 1980 – 1990  
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980

Name of Parcel: " ROSE-WOOD PARK "

Regulation 8(1)  
Sheet No. 2 of 12 Sheets

**GROUP TITLES PLAN  
OF RESUBDIVISION NO. 3380**

Resubdividing Lot 30 in Group Titles Plan No: 3313



Amendments made to lot 53  
in accordance with Group Titles  
Plan of Resubdivision No. 3404  
this

17 FEB 1993

SIGNATURE OF REGISTERED PROPRIETOR:

SCALE: 1:750

**HILCORP PTY LTD**  
(ACN 010 481 211)  
by its duly constituted Attorney  
**DONALD AUSTIN**  
under Power of Attorney K4 14821D

..... Town Clerk

Council of the City of Logan



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

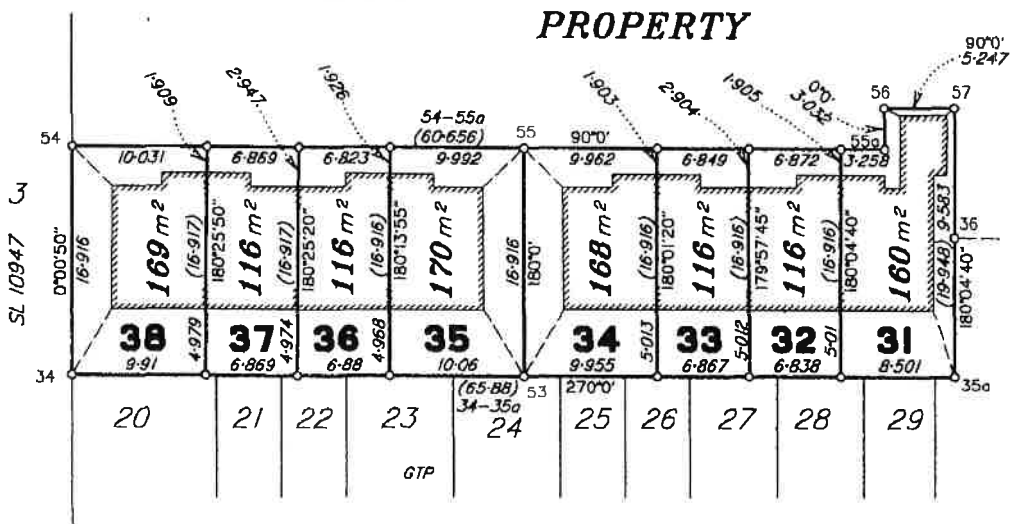
Name of Parcel: " **ROSE-WOOD PARK** " Regulation 8(1)  
 Sheet No. 2a of 13 Sheets

**GROUP TITLES PLAN**  
**OF RESUBDIVISION NO. 3380**

Resubdividing Lot 30 in Group Titles Plan No: 3313



**COMMON**  
**PROPERTY**



REF TO CNR OF BLD

STN	BEARING	DIST
34	30°50'05"	5-805
35a	343°11'05"	5-232
53	329°26'	5-763
53	31°13'45"	5-865
54	134°06'50"	4-166
55	226°30'45"	4-19
55	134°47'30"	4-119
56	113°37'50"	1-302
57	229°43'50"	0-74

NOTE:  
 Internal boundaries are  
 coincident with the  
 centrelines of dividing  
 walls

SCALE: 1:400

SIGNATURE OF REGISTERED PROPRIETOR:

HILCORP PTY LTD  
 (ACN 010 461 211)  
 by its duly constituted Attorney  
 DONALD AUSTIN  
 Under Power of Attorney K4 14821D

..... Town Clerk

Council of the City of Logan

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

Name of Parcel: " **ROSE-WOOD PARK** " Regulation 8(1)  
 Sheet No. 2b of 13 Sheets

**GROUP TITLES PLAN  
 OF RESUBDIVISION NO. 3380**

Resubdividing Lot 30 in Group Titles Plan No: 3313

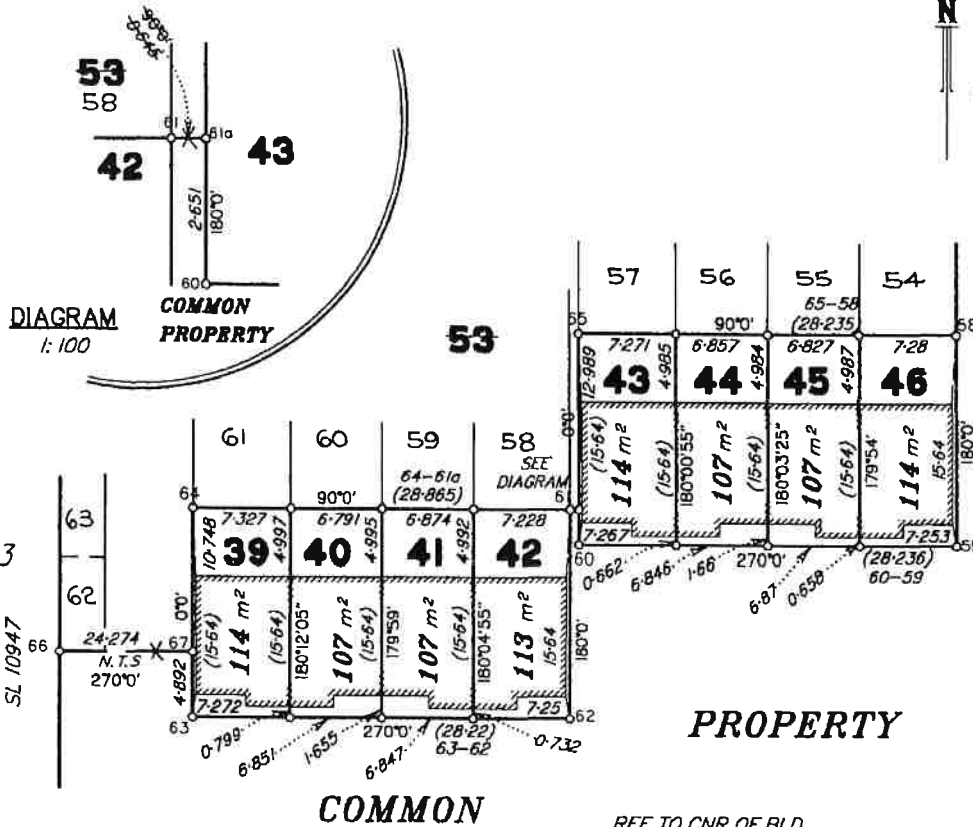


DIAGRAM  
 1: 100

**PROPERTY**

**COMMON**

REF TO CNR OF BLD

STN	BEARING	DIST
58	183°11'50"	4-998
59	350°57'20"	1-676
60	8°39'25"	1-684
61	183°11'50"	4-998
62	350°28'25"	1-665
63	8°45'45"	1-688
64	177°13'10"	5-005
65	177°09'50"	4-984

NOTE:  
 internal boundaries are  
 coincident with the  
 centrelines of dividing  
 walls

SCALE: 1: 400

SIGNATURE OF REGISTERED PROPRIETOR:

HILCORP PTY LTD  
 (ACN 010 481 211)  
 by its duly constituted Attorney  
 DONALD AUSTIN  
 under Power of Attorney K4 14821D

*[Signature]* Town Clerk

Council of the City of Logan

in accordance with Group Titles  
 Plan of Resubdivision No. 3404  
 this  
 17 FEB 1993

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

Name of Parcel: " **ROSE-WOOD PARK** " Regulation B(1)  
 Sheet No. 2c of 13 Sheets

**GROUP TITLES PLAN** 3380  
**OF RESUBDIVISION NO.**

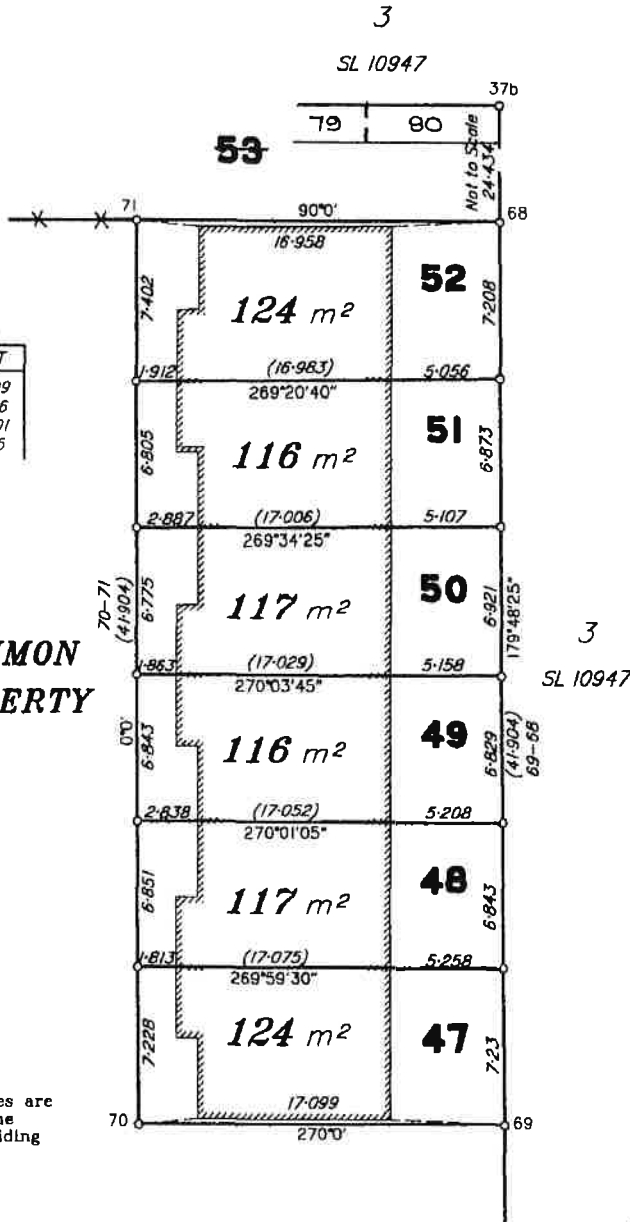
Resubdividing Lot 30 in Group Titles Plan No: 3313



REF TO CNR OF BLD

STN	BEARING	DIST
68	267°22'30"	5-009
69	272°31'15"	5-316
70	84°32'50"	2-801
71	95°15'55"	2-95

**COMMON  
 PROPERTY**



NOTE:  
 Internal boundaries are coincident with the centrelines of dividing walls

SCALE: 1:250

SIGNATURE OF REGISTERED PROPRIETOR:

HILCORP PTY LTD  
 (ACN 010 461 211)  
 by its duly constituted Attorney  
 DONALD AUSTIN  
 under Power of Attorney K4 14821D

*[Signature]* Town Clerk

Council of the City of Logan

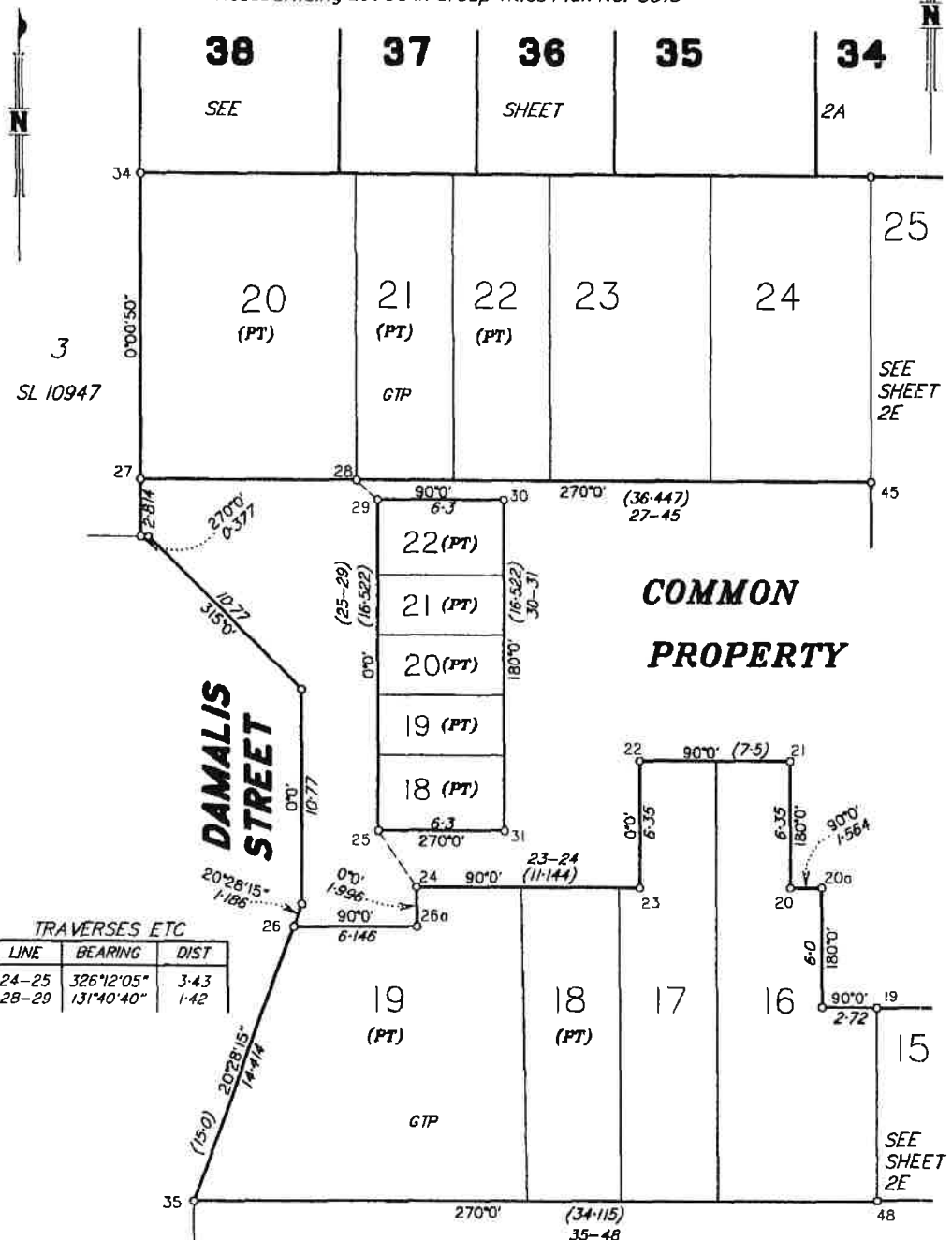
Amendments made to lot 53  
 in accordance with Group Titles  
 Plan of Resubdivision No. 3404  
 this  
 17 FEB 1993 *[Signature]*

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

Name of Parcel: " **ROSE-WOOD PARK** " Regulation 8(1)  
 Sheet No. 2d of 13 Sheets

**GROUP TITLES PLAN 3380**  
**OF RESUBDIVISION NO.**

Resubdividing Lot 30 in Group Titles Plan No: 3313



TRAVERSES ETC

LINE	BEARING	DIST
24-25	326°12'05"	3.43
28-29	131°40'40"	1.42

RP 135953

SIGNATURE OF REGISTERED PROPRIETOR:

**HILCORP PTY LTD**  
 (ACN 010 461 211)  
 by its duly constituted Attorney  
**DONALD AUSTIN**  
 under Power of Attorney K4 14821D

SCALE: 1:250  
 \_\_\_\_\_ Town Clerk

Council of the City of Logan

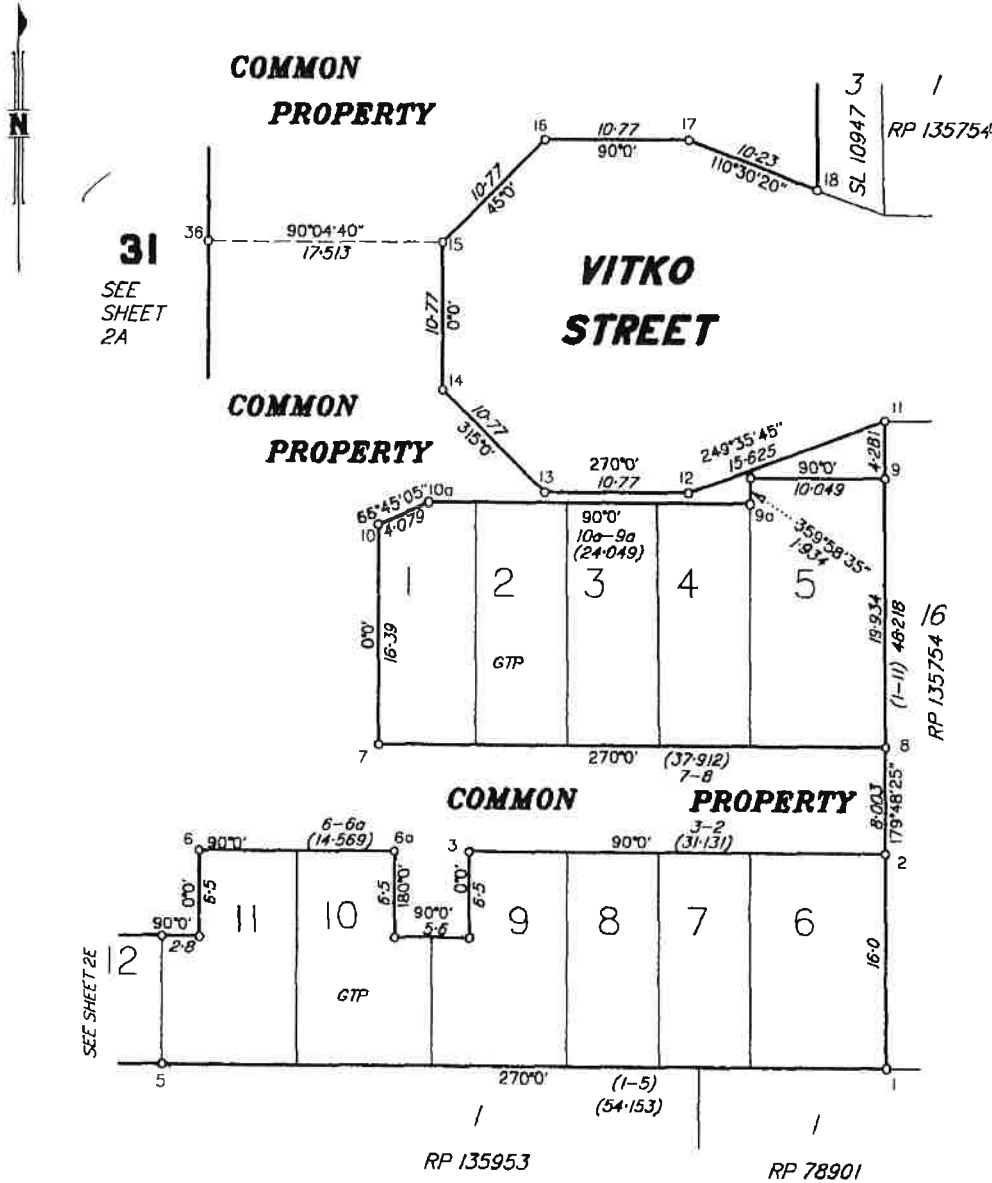


Building Units and Group Titles Act 1980 - 1990  
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980

Name of Parcel: " ROSE-WOOD PARK " Regulation 8(i)  
Sheet No. 2f of 13 Sheets

**GROUP TITLES PLAN**  
**OF RESUBDIVISION NO. 3380**

Resubdividing Lot 30 In Group Titles Plan No: 3313



SIGNATURE OF REGISTERED PROPRIETOR:

HILCORP PTY LTD  
(ACN 010461 211)  
by its duly constituted Attorney  
DONALD AUSTIN  
under Power of Attorney K4 14821D

SCALE: 1:400

*[Signature]* Town Clerk

Council of the City of Logan

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

NAME OF PARCEL: " **ROSE-WOOD PARK** " Regulation 8(1)  
Sheet No. 3 of 13 Sheets

**GROUP TITLES PLAN**  
**OF RESUBDIVISION NO. 3380**

*Resubdividing Lot 30 in Group Titles Plan No: 3313*

**ROY SOMERVILLE SURVEYS PTY. LTD.**

hereby certify that *The Company have* surveyed the land  
comprised in this plan

*by Shane Neville VON SENDEN (Surveying Graduate)*  
*for whose work the Company accepts responsibility,*

that the plan is accurate, and the said survey was performed in accordance  
with the Surveyors Act 1977 - 1991 and the Surveyors Regulation 1992 and  
that the said survey was completed on **4th NOVEMBER, 1992.**



Signature of Licensed Surveyor & Director

Director

Date 18-11-1992

*[Signature]* Town Clerk

Council of the City of Logan

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

NAME OF PARCEL: " **ROSE-WOOD PARK** " Regulation 8(1)  
Sheet No. 4 of 13 Sheets

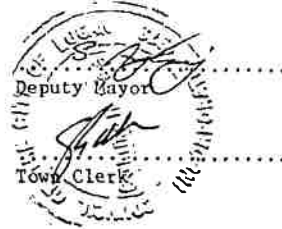
**GROUP TITLES PLAN**  
**OF RESUBDIVISION NO. 3380**  
*Resubdividing Lot 30 in Group Titles Plan No: 3313*

CERTIFICATE OF LOCAL AUTHORITY

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

DATED this Eighth day of December, 1992

The Common Seal of the Council of the  
City of Logan was hereunto affixed  
by Stephen George Ayling, Deputy  
Mayor and Gary Russell Kellar, Town  
Clerk on the eighth day of December  
1992 pursuant to a resolution of  
Council of the twentieth day of  
October 1992.



..... *Rodney Alexander Hamr* J.P. ....  
Witness  
*Rodney Alexander Hamr*

Council of the City of Logan

Building Units and Group Titles Act 1980 - 1990  
 BUILDING UNITS AND GROUP TITLES REGULATIONS 1980  
 (Form 7)

NAME OF PARCEL: " **ROSE-WOOD PARK** " Regulation 8(1)  
 Sheet No. 5 of 13 Sheets

**GROUP TITLES PLAN**  
**OF RESUBDIVISION NO. 3380**

Resubdividing Lot 30 in Group Titles Plan No: 3313

I, **LESLIE ANTHONY CRANE**, of **R.S. MELLOY PTY LTD., 243 EDWARD STREET, BRISBANE**

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

**SCHEDULE**

LOT	UNIMPROVED VALUE	LOT ENTITLEMENT
61	8 000	1
62	8 000	1
31 63	\$8,000.00 8 000	1 1
32 64	\$8,000.00 8 000	1 1
33 65	\$8,000.00 8 000	1 1
34 66	\$8,000.00 8 000	1 1
35 67	\$8,000.00 8 000	1 1
36 68	\$8,000.00 8 000	1 1
37 69	\$8,000.00 8 000	1 1
38 70	\$8,000.00 8 000	1 1
39 71	\$8,000.00 8 000	1 1
40 72	\$8,000.00 8 000	1 1
41 73	\$8,000.00 8 000	1 1
42 74	\$8,000.00 8 000	1 1
43 75	\$8,000.00 8 000	1 1
44 76	\$8,000.00 8 000	1 1
45 77	\$8,000.00 8 000	1 1
46 78	\$8,000.00 8 000	1 1
47 79	\$8,000.00 8 000	1 1
48 80	\$8,000.00 8 000	1 1
49	\$8,000.00	1
50	\$8,000.00	1
51	\$8,000.00	1
52	\$8,000.00	1
<del>53</del>	<del>\$216,000.00</del>	<del>27</del>
54	8 000	1
55	8 000	1
56	8 000	1
57	8 000	1
58	8 000	1
59	8 000	1
60	8 000	1
<b>AGGREGATE</b>	<b>\$624,000.00</b>	<b>78</b>

Amendments made to lot 53 in accordance with Group Titles Plan of Resubdivision No. 3404 this 17 FEB 1993 *Plachar*

DATED this 3rd day of December, 19 92

*Leslie Anthony Crane*

L.A. CRANE: F.V.L.E. (VAL).  
 REGISTERED VALUER. NO. 1054

*[Signature]* Town Clerk

*Council of the City of Logan*

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

NAME OF PARCEL:

**" ROSE-WOOD PARK "**

Regulation B(1)  
 Sheet No. 6 of 13 Sheets


**GROUP TITLES PLAN  
 OF RESUBDIVISION NO.**

**3380**

*Resubdividing Lot 30 in Group Titles Plan No: 3313*


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.
70	1	8477	109				
31	1	8456	59	45	1	8456	73
71	1		110	46	1		74
32	1		60	47	1		75
72	1		111	48	1		76
33	1		61	49	1		77
73	1		112	50	1		78
34	1		62	51	1		79
74	1		113	52	1		80
36	1		63	<del>53</del>	<del>27</del>		<del>81</del>
75	1		114	54	1	8477	82
38	1		64	55	1		93
76	1		115	56	1		94
37	1		65	57	1		95
77	1		116	58	1		96
38	1		66	59	1		97
78	1		117	60	1		98
39	1		67	61	1		99
79	1		118	62	1		100
40	1		68	63	1		101
80	1		119	64	1		102
41	1		69	65	1		103
42	1		70	66	1		104
43	1		71	67	1		105
44	1		72	68	1		106
				69	1		107
							108
AGGREGATE				AGGREGATE	78		

in accordance with Group Titles  
 Plan of Resubdivision No. 3404  
 this  
 17 FEB 2003  


SIGNATURE OF REGISTERED PROPRIETOR:

**HILCORP PTY LTD**  
 (ACN 010 461 211)  
 by its duly constituted Attorney  
**DONALD AUSTIN**  
 under Power of Attorney K4 14821D

 Town Clerk

*Council of the City of Logan*

OK

Building Units and Group Titles Act 1980 – 1992  
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980

NAME OF PARCEL: " ROSE-WOOD PARK " Regulation 8(1)  
Sheet No. 7 of 13 Sheets

**GROUP TITLES PLAN**  
**OF RESUBDIVISION NO. 3380**

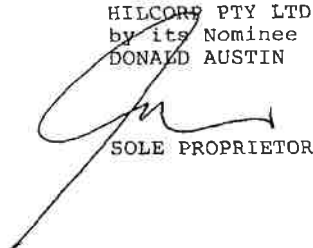
*Resubdividing Lot 30 in Group Titles Plan No: 3313*

C E R T I F I C A T E   O F   B O D Y   C O R P O R A T E

The Proprietors " ROSE-WOOD PARK " Group Titles Plan No. ~~3313~~ hereby certifies in pursuance of sections 10 (1) and 10 (6) (b) of the Building Units and Group Titles Act 1980 that it has by resolution without dissent approved the resubdivision of lots ~~and common property~~ in Group Titles Plan No. ~~3313~~ and agreed to each proposed lot entitlement and the proposed aggregate shown in the schedule of lot entitlements forming part of the plan of resubdivision.

The Common Seal of the Proprietors – *"Rose-Wood Park"* Group Titles Plan No. *3313* was hereunto affixed on the *14th* day of *December* 1992 in the presence: –

HILCORP PTY LTD  
by its Nominee  
DONALD AUSTIN

  
SOLE PROPRIETOR



..... Town Clerk

Council of the City of Logan

## Jeff Thomas

---

**From:** no-reply@bpoint.com.au  
**Sent:** Thursday, 28 May 2026 11:34 AM  
**To:** Jeff Thomas  
**Subject:** Queensland Titles Registry Pty Ltd payment receipt - 6397 0767 969

### BPOINT Payment Receipt

---

Queensland Titles Registry Pty Ltd  
ABN: 23 648 568 101  
Level 7  
259 Queen Street  
Brisbane, QLD, 4000  
Phone: +61-734973479  
Web: www.titlesqld.com.au  
Email: titlesinfo@titlesqld.com.au

---

### Payment Details

---

<b>You have paid:</b>	Queensland Titles Registry Pty Ltd
<b>Biller Code:</b>	1967033
<b>Reference 1:</b>	56305716
<b>Payment Amount:</b>	AUD 51.15
<b>Account Type:</b>	VISA
<b>Card Number:</b>	464579...902
<b>Expiry Date:</b>	0530

### Authorisation Result - Approved

---

<b>Payment Date:</b>	28/05/2026 11:34 AM
<b>Time Zone:</b>	Brisbane, Australia
<b>Receipt Number:</b>	6397 0767 969

---

**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 29/05/2026.

**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)**

ROSE-WOOD PARK CTS 19820

**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: 46

Plan type and number: GTP 3380

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: 78

**Interest schedule**

Interest schedule lot entitlement for the lot: 1

Total interest schedule lot entitlements for all lots: 78

**Statement of accounts**

The most recent statement of accounts prepared by the body corporate for the notice of the annual general meeting for the scheme is given with this certificate.

**Owner contributions (levies)**

The contributions (levies) paid by each lot owner towards body corporate expenses is determined by the budgets approved at the annual general meeting of the body corporate.

You need to pay contributions to the body corporate's **administrative fund** for recurrent spending and the **sinking fund** for capital and non-recurrent spending.

If the Commercial Module applies to the community titles scheme, there may also be a promotion fund that owners of lots have agreed to make payments to.

**WARNING: You may have to pay a special contribution if a liability arises for which no or inadequate provision has been made in the body corporate budgets.**

The contributions payable by the owner of the lot that this certificate relates to are listed over the page.

**Body corporate debts**

**If any contributions or other body corporate debt (including penalties or reasonably incurred recovery costs) owing in relation to the lot are not paid before you become the owner of the property, YOU WILL BE LIABLE TO PAY THEM TO THE BODY CORPORATE.** Before signing the contract, you should make sure that the contract addresses this or provides for an appropriate adjustment at settlement.

**Owner contributions and amounts owing**

**Administrative fund contributions**

Total amount of contributions (before any discount) for lot 46 for the current financial year: \$4,320.00

Number of instalments: 2 (outlined below)

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

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

Lot 00046 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>
01/07/25 to 31/12/25	\$2,160.00	01/07/25	\$432.00	01/07/25	17/06/25
01/01/26 to 30/06/26	\$2,160.00	01/01/26	\$432.00	01/01/26	08/12/25
01/07/26 to 31/12/26 - Interim	\$2,160.00	01/07/26	\$432.00	01/07/26	29/05/26

**Sinking fund contributions**

Total amount of contributions (before any discount) for lot 46 for the current financial year: \$364.00

Number of instalments: 2 (outlined below)

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

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

Lot 00046 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>
01/07/25 to 31/12/25	\$182.00	01/07/25	\$36.40	01/07/25	17/06/25
01/01/26 to 30/06/26	\$182.00	01/01/26	\$36.40	01/01/26	08/12/25
01/07/26 to 31/12/26 - Interim	\$182.00	01/07/26	\$36.40	01/07/26	29/05/26

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): \$343,464.86CR

### 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 (\$58,915.00)
- ▾ 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: Geoff & Barbara Taylor

No

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

Yes - Name of authorised letting agent: Geoff & Barbara Taylor

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  
29/05/2026

**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

**702575597**

\$50.00  
23/03/1998 15:33

**BH 470**

Stamp Duty Imprint

1. Nature of request

REQUEST TO RECORD A NEW COMMUNITY MANAGEMENT STATEMENT

Lodger Name, address & phone

018 782 700  
LOGAN BODY CORPORATE SERVICE  
P.O. BOX 460 SUNNYBANK QLD. 4109

2. Description of Lot

County

Parish

Title Reference

COMMON PROPERTY OF  
*ROSE-WOOD PARK*  
COMMUNITY TITLES SCHEME 19820

STANLEY

YEERONGPILLY

19303313

3. Registered Proprietor / Crown Lessee

BODY CORPORATE FOR *ROSE-WOOD PARK COMMUNITY TITLES SCHEME 19820*

4. Interest

FEE SIMPLE

5. Applicant

BODY CORPORATE FOR *ROSE-WOOD PARK COMMUNITY TITLES SCHEME 19820*

6. Request

I hereby request that: *The new CMS deposited herewith be recorded as the Community Management Statement for ROSE-WOOD PARK COMMUNITY TITLES SCHEME 19820*

*\* WHICH AMENDS THE EXISTING CMS BY ALTERING THE REGULATION TO THE ACCOMMODATION MODULE*

7. Execution by applicant

Execution Date

*17th March 1998*

Applicant's or Solicitor's Signature

STEVEN ANDREW AITKENHEAD  
CHAIRMAN



\$ SHORT FEE  
\$2500 REQUISITION FEE  
15 APR 1998  
Paid Vide No. *BH-04-740*

REBECCA COLLEEN JOHNSON  
COMMITTEE MEMBER



## Rose-Wood Park Community Titles Scheme 19820

4. Scheme land	County	Parish	Title Reference
Description of Lot			
Common Property of Rose-Wood Park Community Titles Scheme 19820	Stanley	Yeerongpilly	19303313
Lot 1 in GTP 3313	Stanley	Yeerongpilly	18431163
Lot 2 in GTP 3313	Stanley	Yeerongpilly	18431164
Lot 3 in GTP 3313	Stanley	Yeerongpilly	18431165
Lot 4 in GTP 3313	Stanley	Yeerongpilly	18431166
Lot 5 in GTP 3313	Stanley	Yeerongpilly	18431167
Lot 6 in GTP 3313	Stanley	Yeerongpilly	18431168
Lot 7 in GTP 3313	Stanley	Yeerongpilly	18431169
Lot 8 in GTP 3313	Stanley	Yeerongpilly	18431170
Lot 9 in GTP 3313	Stanley	Yeerongpilly	18431171
Lot 10 in GTP 3313	Stanley	Yeerongpilly	18431172
Lot 11 in GTP 3313	Stanley	Yeerongpilly	18431173
Lot 12 in GTP 3313	Stanley	Yeerongpilly	18431174
Lot 13 in GTP 3313	Stanley	Yeerongpilly	18431175
Lot 14 in GTP 3313	Stanley	Yeerongpilly	18431176
Lot 15 in GTP 3313	Stanley	Yeerongpilly	18431177
Lot 16 in GTP 3313	Stanley	Yeerongpilly	18431178
Lot 17 in GTP 3313	Stanley	Yeerongpilly	18431179
Lot 18 in GTP 3313	Stanley	Yeerongpilly	18431180
Lot 19 in GTP 3313	Stanley	Yeerongpilly	18431181
Lot 20 in GTP 3313	Stanley	Yeerongpilly	18431182
Lot 21 in GTP 3313	Stanley	Yeerongpilly	18431183
Lot 22 in GTP 3313	Stanley	Yeerongpilly	18431184
Lot 23 in GTP 3313	Stanley	Yeerongpilly	18431185
Lot 24 in GTP 3313	Stanley	Yeerongpilly	18431186
Lot 25 in GTP 3313	Stanley	Yeerongpilly	18431187
Lot 26 in GTP 3313	Stanley	Yeerongpilly	18431188
Lot 27 in GTP 3313	Stanley	Yeerongpilly	18431189
Lot 28 in GTP 3313	Stanley	Yeerongpilly	18431190
Lot 29 in GTP 3313	Stanley	Yeerongpilly	18431191
Lot 31 in GTP of Resubdivision 3380	Stanley	Yeerongpilly	18456059
Lot 32 in GTP of Resubdivision 3380	Stanley	Yeerongpilly	18456060
Lot 33 in GTP of Resubdivision 3380	Stanley	Yeerongpilly	18456061
Lot 34 in GTP of Resubdivision 3380	Stanley	Yeerongpilly	18456062
Lot 35 in GTP of Resubdivision 3380	Stanley	Yeerongpilly	18456063
Lot 36 in GTP of Resubdivision 3380	Stanley	Yeerongpilly	18456064
Lot 37 in GTP of Resubdivision 3380	Stanley	Yeerongpilly	18456065
Lot 38 in GTP of Resubdivision 3380	Stanley	Yeerongpilly	18456066
Lot 39 in GTP of Resubdivision 3380	Stanley	Yeerongpilly	18456067
Lot 40 in GTP of Resubdivision 3380	Stanley	Yeerongpilly	18456068
Lot 41 in GTP of Resubdivision 3380	Stanley	Yeerongpilly	18456069
Lot 42 in GTP of Resubdivision 3380	Stanley	Yeerongpilly	18456070
Lot 43 in GTP of Resubdivision 3380	Stanley	Yeerongpilly	18456071
Lot 44 in GTP of Resubdivision 3380	Stanley	Yeerongpilly	18456072
Lot 45 in GTP of Resubdivision 3380	Stanley	Yeerongpilly	18456073
Lot 46 in GTP of Resubdivision 3380	Stanley	Yeerongpilly	18456074

## Rose-Wood Park Community Titles Scheme 19820

4.	Scheme land Description of Lot	County	Parish	Title Reference
	Lot 47 in GTP of Resubdivision 3380	Stanley	Yeerongpilly	18456075
	Lot 48 in GTP of Resubdivision 3380	Stanley	Yeerongpilly	18456076
	Lot 49 in GTP of Resubdivision 3380	Stanley	Yeerongpilly	18456077
	Lot 50 in GTP of Resubdivision 3380	Stanley	Yeerongpilly	18456078
	Lot 51 in GTP of Resubdivision 3380	Stanley	Yeerongpilly	18456079
	Lot 52 in GTP of Resubdivision 3380	Stanley	Yeerongpilly	18456080
	Lot 54 in GTP of Resubdivision 3404	Stanley	Yeerongpilly	18477093
	Lot 55 in GTP of Resubdivision 3404	Stanley	Yeerongpilly	18477094
	Lot 56 in GTP of Resubdivision 3404	Stanley	Yeerongpilly	18477095
	Lot 57 in GTP of Resubdivision 3404	Stanley	Yeerongpilly	18477096
	Lot 58 in GTP of Resubdivision 3404	Stanley	Yeerongpilly	18477097
	Lot 59 in GTP of Resubdivision 3404	Stanley	Yeerongpilly	18477098
	Lot 60 in GTP of Resubdivision 3404	Stanley	Yeerongpilly	18477099
	Lot 61 in GTP of Resubdivision 3404	Stanley	Yeerongpilly	18477100
	Lot 62 in GTP of Resubdivision 3404	Stanley	Yeerongpilly	18477101
	Lot 63 in GTP of Resubdivision 3404	Stanley	Yeerongpilly	18477102
	Lot 64 in GTP of Resubdivision 3404	Stanley	Yeerongpilly	18477103
	Lot 65 in GTP of Resubdivision 3404	Stanley	Yeerongpilly	18477104
	Lot 66 in GTP of Resubdivision 3404	Stanley	Yeerongpilly	18477105
	Lot 67 in GTP of Resubdivision 3404	Stanley	Yeerongpilly	18477106
	Lot 68 in GTP of Resubdivision 3404	Stanley	Yeerongpilly	18477107
	Lot 69 in GTP of Resubdivision 3404	Stanley	Yeerongpilly	18477108
	Lot 70 in GTP of Resubdivision 3404	Stanley	Yeerongpilly	18477109
	Lot 71 in GTP of Resubdivision 3404	Stanley	Yeerongpilly	18477110
	Lot 72 in GTP of Resubdivision 3404	Stanley	Yeerongpilly	18477111
	Lot 73 in GTP of Resubdivision 3404	Stanley	Yeerongpilly	18477112
	Lot 74 in GTP of Resubdivision 3404	Stanley	Yeerongpilly	18477113
	Lot 75 in GTP of Resubdivision 3404	Stanley	Yeerongpilly	18477114
	Lot 76 in GTP of Resubdivision 3404	Stanley	Yeerongpilly	18477115
	Lot 77 in GTP of Resubdivision 3404	Stanley	Yeerongpilly	18477116
	Lot 78 in GTP of Resubdivision 3404	Stanley	Yeerongpilly	18477117
	Lot 79 in GTP of Resubdivision 3404	Stanley	Yeerongpilly	18477118
	Lot 80 in GTP of Resubdivision 3404	Stanley	Yeerongpilly	18477119

SCHEDULE

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SCHEDULE A SCHEDULE OF LOT ENTITLEMENTS

Lot on Plan	Contribution	Interest
Lot 1 in GTP 3313	1	1
Lot 2 in GTP 3313	1	1
Lot 3 in GTP 3313	1	1
Lot 4 in GTP 3313	1	1
Lot 5 in GTP 3313	1	1
Lot 6 in GTP 3313	1	1
Lot 7 in GTP 3313	1	1
Lot 8 in GTP 3313	1	1
Lot 9 in GTP 3313	1	1
Lot 10 in GTP 3313	1	1
Lot 11 in GTP 3313	1	1
Lot 12 in GTP 3313	1	1
Lot 13 in GTP 3313	1	1
Lot 14 in GTP 3313	1	1
Lot 15 in GTP 3313	1	1
Lot 16 in GTP 3313	1	1
Lot 17 in GTP 3313	1	1
Lot 18 in GTP 3313	1	1
Lot 19 in GTP 3313	1	1
Lot 20 in GTP 3313	1	1
Lot 21 in GTP 3313	1	1
Lot 22 in GTP 3313	1	1
Lot 23 in GTP 3313	1	1
Lot 24 in GTP 3313	1	1
Lot 25 in GTP 3313	1	1
Lot 26 in GTP 3313	1	1
Lot 27 in GTP 3313	1	1
Lot 28 in GTP 3313	1	1
Lot 29 in GTP 3313	1	1
Lot 31 in GTP of Resubdivision 3380	1	1
Lot 32 in GTP of Resubdivision 3380	1	1
Lot 33 in GTP of Resubdivision 3380	1	1
Lot 34 in GTP of Resubdivision 3380	1	1
Lot 35 in GTP of Resubdivision 3380	1	1
Lot 36 in GTP of Resubdivision 3380	1	1
Lot 37 in GTP of Resubdivision 3380	1	1
Lot 38 in GTP of Resubdivision 3380	1	1
Lot 39 in GTP of Resubdivision 3380	1	1
Lot 40 in GTP of Resubdivision 3380	1	1
Lot 41 in GTP of Resubdivision 3380	1	1
Lot 42 in GTP of Resubdivision 3380	1	1
Lot 43 in GTP of Resubdivision 3380	1	1
Lot 44 in GTP of Resubdivision 3380	1	1
Lot 45 in GTP of Resubdivision 3380	1	1
Lot 46 in GTP of Resubdivision 3380	1	1
Lot 47 in GTP of Resubdivision 3380	1	1
Lot 48 in GTP of Resubdivision 3380	1	1

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Lot on Plan	Contribution	Interest
Lot 49 in GTP of Resubdivision 3380	1	1
Lot 50 in GTP of Resubdivision 3380	1	1
Lot 51 in GTP of Resubdivision 3380	1	1
Lot 52 in GTP of Resubdivision 3380	1	1
Lot 54 in GTP of Resubdivision 3404	1	1
Lot 55 in GTP of Resubdivision 3404	1	1
Lot 56 in GTP of Resubdivision 3404	1	1
Lot 57 in GTP of Resubdivision 3404	1	1
Lot 58 in GTP of Resubdivision 3404	1	1
Lot 59 in GTP of Resubdivision 3404	1	1
Lot 60 in GTP of Resubdivision 3404	1	1
Lot 61 in GTP of Resubdivision 3404	1	1
Lot 62 in GTP of Resubdivision 3404	1	1
Lot 63 in GTP of Resubdivision 3404	1	1
Lot 64 in GTP of Resubdivision 3404	1	1
Lot 65 in GTP of Resubdivision 3404	1	1
Lot 66 in GTP of Resubdivision 3404	1	1
Lot 67 in GTP of Resubdivision 3404	1	1
Lot 68 in GTP of Resubdivision 3404	1	1
Lot 69 in GTP of Resubdivision 3404	1	1
Lot 70 in GTP of Resubdivision 3404	1	1
Lot 71 in GTP of Resubdivision 3404	1	1
Lot 72 in GTP of Resubdivision 3404	1	1
Lot 73 in GTP of Resubdivision 3404	1	1
Lot 74 in GTP of Resubdivision 3404	1	1
Lot 75 in GTP of Resubdivision 3404	1	1
Lot 76 in GTP of Resubdivision 3404	1	1
Lot 77 in GTP of Resubdivision 3404	1	1
Lot 78 in GTP of Resubdivision 3404	1	1
Lot 79 in GTP of Resubdivision 3404	1	1
Lot 80 in GTP of Resubdivision 3404	1	1
<b>TOTALS</b>	78	78

**SCHEDULE B EXPLANATION OF THE DEVELOPMENT OF SCHEME LAND**

Sections 57 (1)(e) and (f) of the BCCM Act are not applicable.

**SCHEDULE C BY-LAWS**

**1 Interpretation**

1.1 Headings throughout these By-laws are for guidance only and are not to be used as an aid in the interpretation

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of these By-laws. Plurals shall include the singular and the singular the plural. References to either gender shall include a reference to the other gender.

1.2 In these By-laws, unless the context or subject matter otherwise require:

"**Accommodation Module**" means the Body Corporate and Community Management (Accommodation Module) Regulation 1997 as amended from time to time;

"**Act**" means the Body Corporate and Community Management Act 1997 as amended from time to time;

"**Body Corporate**" means the Body Corporate for the Rose-Wood Park Community Titles Scheme No.19820;

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

"**Common Property**" means the common property of Rose-Wood Park Community Titles Scheme No. 19820 and includes Body Corporate assets as defined under the Act;

"**Committee**" means the Committee for the Body Corporate;

"**Committee's Representative**" means the Chairperson of the Committee or another member of the Committee appointed from time to time for the purposes of representing the Committee;

"**Invitee**" means a owner or occupier's co-residents and children ordinarily residing with them, guests, visitors, servants, employees, agents, licensees and invitees on the Parcel or in a Lot on the parcel;

"**Lot**" means a Lot in the Rose-Wood Park Community Titles Scheme No 19820 and includes a Townhouse;

"**Parcel**" means all the Scheme land referred to in the Rose-Wood Park Community Titles Scheme 19820.

"**Townhouse**" means a townhouse constructed on a Lot and includes the garage and/or carport (if any) on the Lot;

## 2 Use of Lot

2.1 Subject to By-law 40 each Townhouse (excluding the carport or garage) shall be used for residential purposes only.

2.2 The carports or garages situated on the Lots shall be used for parking of motor vehicles only.

## 3 General Appearance of Lots

3.1 Except with the prior written consent of the Committee no structural or other alteration shall be made to any Townhouse (including any alteration to gas, water or electrical installations or work for the purpose of enclosing in any manner whatsoever the balcony, if any, of any Townhouse and including the installation of any air-conditioning system).

3.2 An owner or occupier of a Lot shall not in any way alter the exterior appearance of the Lot, including the garden and grounds (if any) nor cause to be constructed or placed upon or remain on any part of the Lot any materials or items which the Committee reasonably considers to be unsightly or detracting from the appearance of the Townhouse.

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**4 Maintenance of Lots and Townhouses**

4.1 An owner or occupier of a Lot shall:-

- 4.1.1 generally be responsible for the proper maintenance and decoration of their Lot;
- 4.1.2 maintain in good condition and repair the exterior of the Townhouse including the walls, windows, gates, walkways, paths and driveways located within the Lot;
- 4.1.3 maintain the interior of their Townhouse in a clean condition and take all practical steps to prevent infestation by vermin and/or insects; and
- 4.1.4 maintain in good condition yard, lawn, landscaping, garden, plants and irrigation and drainage facilities located within a Lot.

**5 Appearance of Townhouses**

- 5.1 An owner or occupier of a Lot shall not hang washing, towels, bedding, clothing or other articles (except on clothes lines in designated areas provided by the Body Corporate (if any)) or display any sign, advertisement, placard, banner, pamphlet or like matter on the Common Property or on any part of their Lot in such a way as to be visible from outside the Lot.

**6 Water Apparatus**

- 6.1 An owner or occupier of a Lot shall ensure that all water taps of their Lot are properly turned off after use.
- 6.2 The water closets, conveniences and other water apparatus including water pipes and drains in each Townhouse shall not be used for any purpose other than those for which they were constructed and no sweepings or rubbish and other unsuitable substances shall be deposited therein.
- 6.3 Any costs or expenses resulting from damage or blockage to such water closets, conveniences, water apparatus, waste pipes and drains from misuse or negligence shall be borne by such owner or occupier whether the same is caused by their own acts or those of their Invitees.

**7 Lighting and Heating of Townhouses**

- 7.1 The owner or occupier of a Lot shall not use any chemicals, burning fluids, acetylene gas or alcohol in lighting or heating a Townhouse nor in any other way cause or increase a risk of fire or explosion in such Townhouse.

**8 Storage of Flammable Liquids etc.**

- 8.1 An owner or occupier of a Lot shall not, except with the prior written consent of the Committee, use or store upon their Lot or upon the Common Property any flammable chemical, liquid, gas or other flammable material, other than chemicals, liquids, gases or other material used or intended to be used for domestic purposes, or any such chemical, liquid, gas or other materials in a fuel tank of a motor vehicle or internal combustion engine.

**9 Windows**

- 9.1 The windows of a Townhouse shall be kept clean and promptly replaced with fresh glass of the same kind colour and weight as originally installed if broken or cracked.
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**10 Window Covers**

- 10.1 Curtains, drapes, shutters and blinds on the interior of a Townhouse may be installed as window covers provided the same are similar to that originally installed by the Original owner or otherwise with the prior written consent of the Committee. No window shall be covered with aluminium foil or similar reflective material or tinted and no skylights, air conditioners, shutters, awnings or other window cover shall be affixed externally to any Townhouse except with the prior written consent of the Committee.

**11 Keeping of Animals**

- 11.1 Subject to Section 143 of the Act and the provisions of the Guide Dogs Act 1972-1984, except with the prior written consent of the Body Corporate Committee, no dogs, cats, fish, birds, insects, reptiles, animals, livestock or poultry of any kind shall be raised, bred or kept upon any Lot or upon the Common Property.

**12 Painting and Affixing of Signs Prohibited**

- 12.1 An owner or occupier of a Lot shall not paint or affix any signs, advertisements, notices or posters to or on any part of the Lot or the Common Property, nor do anything to vary the external appearance of the Lot or the Common Property without the prior written consent of the Committee.

**13 Antennae**

- 13.1 No television, radio or other electronic antenna or device of any type shall be erected, constructed or placed or permitted to remain on any Lot or on the Common Property unless and until the same has been approved in writing by the Committee or unless the same is contained within a Townhouse and not visible from the exterior of such Townhouse. Each owner or occupier of a Lot gives express permission and licence to the Committee, its agents or workmen to enter upon the Lot at all reasonable times to install, service or repair any common television antenna, signal booster or cable on or in the Townhouse on the Lot.

**14 Security**

- 14.1 All doors and windows to any Townhouse shall be securely fastened on all occasions when the Townhouse is left unoccupied and the Committee reserves the right to enter and fasten the same if left insecurely fastened.
- 14.2 As a matter of security for all residents of the parcel, owners and occupiers of a Lot should report to the Resident Manager or the Committee's Representative immediately the actions by any person on the Parcel coming to their notice which appear suspicious or likely to cause harm to any person or property on the Parcel to the intent and purpose that the residents of the Parcel act in the manner of a neighbourhood watch group.
- 14.3 owners and occupiers of a Lot shall not interfere with the mechanism operating the entry gates and shall only operate the gate mechanisms in the authorised manner by use of the key card or other device provided by the Body Corporate.
- 14.4 owners and occupiers of a Lot shall be security conscious in their manner of dealing with their gate key card and shall not lend the key card to a non-resident of the Parcel or allow it to pass into the possession of a non-resident of the Parcel and shall report to the Committee's Representative or the Resident Manager if a key card provided to them is lost, mislaid or otherwise leaves their control.
- 14.5 An owner or occupier of a Lot, on ceasing to be an owner or occupier of a Lot shall promptly return to the Committee's Representative all key cards in their possession.
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- 14.6 Replacement gate key cards where the original is lost mislaid or destroyed shall be paid for by the owner or occupier requiring a replacement, the cost of such replacement being reasonably determined by the Committee.
- 15 Insurance**
- 15.1 An owner or occupier of a Lot shall not bring to, do or keep anything on the Lot which shall increase the rate of fire insurance on their Townhouse or any other part of the parcel or which may conflict with the laws and/or regulations relating to fires or any insurance policy upon such Lot or parcel the regulations or ordinances of any public authority for the time being in force.
- 16 Nuisance**
- 16.1 No noxious or offensive trade or activity shall be carried on upon the Common Property or on any Lot or in any Townhouse nor shall anything be done thereon which may be, or may become an annoyance or nuisance to the neighbourhood or which may be likely to interfere with the peaceful enjoyment of the owners and occupiers of other Lots or any other person lawfully using the Common Property in particular and without limiting the generality of the foregoing:-
- 16.1.1 no loud noises, noxious odours, exterior speakers, horns, whistles, bells or other sound devices (other than security or warning devices used exclusively for such purposes) noisy or smoking vehicles, large power equipment or large power tools, unlicensed off-road motor vehicles or items which may unreasonably interfere with television or radio reception of any residence shall be located used or placed on any portion of the parcel or exposed to the view of other proprietors or occupiers without the prior written consent of the Committee;
- 16.1.2 all musical instruments, radios, Hi Fi and sound systems, television sets and the like shall be controlled so that the sound arising therefrom shall be reasonable and not cause annoyance to other proprietors and occupiers of Lots;
- 16.1.3 guests leaving after 11.00pm shall be requested by their hosts to leave quietly and quietness shall also be observed when proprietors and occupiers return to or leave their Townhouses late at night or in the early morning hours;
- 16.1.4 in the event of any unavoidable noise in a Townhouse at any time the occupier or owner thereof shall take all practical means to minimise annoyance to other residences by closing all doors, windows and curtains of their Townhouse and also such further steps as may be within their power for the same purpose.
- 17 Obstruction**
- 17.1 An owner, occupier or Invitee shall not obstruct the lawful use of the Common Property by any person.
- 17.2 Pathways and driveways on the Common Property and any easement giving access to the Common Property shall not be obstructed by any owner, occupier or Invitee or used by them for any other purpose than the reasonable ingress and egress to and from their particular Lot.
- 18 Depositing Rubbish on Common Property**
- 18.1 An owner or occupier shall not:-
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- 18.1.1 deposit or throw upon the Common Property or the exterior of a Lot any rubbish, dirt, dust or other material likely to interfere with the peaceful use and enjoyment of another owner or occupier or of any person lawfully using the Common Property;
- 18.1.2 throw or allow to fall or permit or suffer to be thrown or to fall any paper, rubbish, refuse, cigarette butts or other substance whatsoever out of any window, door, skylight or balcony (if any) of their Townhouse.
- 18.2 Any damage or costs for cleaning or repair caused by breach of this By-law shall be borne by the owner or occupier concerned.
- 19 Garbage Disposal**
- 19.1 An owner or occupier of a Lot shall:-
- 19.1.1 save where the Body Corporate provides some other means of disposal of garbage, maintain within their Townhouse, or on such part of the parcel as may be authorised by the Body Corporate, in a clean and dry condition and adequately covered, a receptacle for garbage;
- 19.1.2 comply with all local authority By-laws and ordinances relating to the disposal of garbage;
- 19.1.3 ensure that the health, hygiene and comfort of the owner or occupier of any other Lot is not adversely affected by their disposal of garbage;
- 19.1.4 ensure that their rubbish is put in their own rubbish bin and duly placed out for weekly collection at the location specified by the Committee or the Local Authority.
- 20 Damage to Lawns, etc. on the Parcel**
- 20.1 An owner or occupier of a Lot shall not:-
- 20.1.1 damage or remove any lawn, garden, tree, shrub, plant or flower being part of or situated upon the Parcel; nor
- 20.1.2 except with the prior written consent of the Committee, use for their own purposes as a garden any portion of the Common Property.
- 21 Damage to the Common Property or Townhouse**
- 21.1 An owner or occupier of a Lot shall not mark, paint, drive nails or screws or the like into, or otherwise damage or deface, any structure that forms part of the Common Property except with the consent in writing of the Body Corporate.
- 22 Committee to be Notified of Accidents etc.**
- 22.1 An owner or occupier of a Lot shall give to the Committee prompt notice of any accident to or defect in any water pipes, gas pipes, electric installations or fixtures which comes to their knowledge.
- 22.2 The Committee shall have authority by its servants or agents in the circumstances having regard to the urgency involved to examine or make such repairs or renovations as they may deem necessary for the safety and
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preservation of any Lot or any buildings on the Parcel as often as may be necessary.

**23 Vehicles**

- 23.1 Except with the prior written consent of the Committee an owner or occupier of a Lot shall not park or stand any vehicle upon the Parcel except a private passenger vehicle parked within the carport or garage belonging to their Lot.
- 23.2 The Body Corporate grants to the owner or occupier of each Lot the occasional use of the visitor car parking areas within the parcel for the purposes of visitor car parking.
- 23.3 An owner or occupier of a Lot shall not service or repair (or permit the service or repair of) any vehicle within their Lot or on the Common Property without the prior written consent of the Committee. For the purpose of this By-law "repair" includes repair, stripping, reconstruction, panel beating and painting.
- 23.4 In this by-law, the term "private passenger vehicle" shall bear the ordinary dictionary meaning ascribed to such words but in the case of dispute, the Committee's reasonable determination as to whether a vehicle is or is not a private passenger vehicle shall be final and binding on the parties in dispute.

**24 Inspection of Townhouses**

- 24.1 Upon one day's notice in writing the Committee and its servants, agents and contractors shall be permitted to inspect any Lot including the interior of any Townhouse and to test any electrical, gas or water installation or equipment thereon and to trace and repair any leakage or defect in the said installations or equipment (at the expense of the owner or occupier of the Lot concerned).
- 24.2 If not so permitted they may effect an entry without liability for any damage occasioned to the Lot or any structure thereon in effecting the entry.
- 24.3 The Committee, in exercising this power, shall ensure that its servants, agents and employees cause as little inconvenience to such owner or occupier as is reasonable in the circumstances.

**25 Observance of these By-laws**

- 25.1 The duties and obligations imposed by these By-laws on an owner or occupier of a Lot shall be observed not only by such owner or occupier but also by their Invitees.
- 25.2 An owner or occupier of a Lot shall take all reasonable steps to ensure that their Invitees do not behave in a manner likely to interfere with the peaceful enjoyment of the owner or occupier of another Lot or of any person lawfully using the common property.

**26 Repairs by the Body Corporate**

- 26.1 Where the Body Corporate expends money to make good the damage caused by a breach of the Act or of these By-laws by an owner or occupier of a Lot or their Invitees or of any of them, the Committee shall be entitled to recover the amount so expended as a debt in an action in any Court of competent jurisdiction from the owner of the Lot at the time when the breach occurred.

**27 Contractors**

- 27.1 An owner or occupier of a Lot shall not directly instruct any contractors or workmen employed by the
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Committee unless so authorised, and all requests for consideration of any particular matter to be referred to the Committee shall be directed to the Committee's Representative, who shall in turn refer the same to the Committee for determination.

**28 Notification of Infectious Diseases**

28.1 In the event of any infectious disease which may require notification by virtue of any statute, regulation or ordinance affecting any person upon any Lot the owner or occupier of such Lot shall give, or cause to be given, notice thereof and any other information which may be required relative thereto to the Committee and shall pay to the Committee the expenses of disinfecting or treating the Lot where necessary and replacing any articles or things the destruction of which may be rendered necessary by such disease.

**29 Notices to be Observed**

29.1 The owner or occupier of a Lot shall observe the terms of any notice displayed on any part of the Common Property by authority of the Committee or of any statutory authority.

**30 Use of Outdoor Recreation Areas**

30.1 The outdoor recreation areas shall not be used between the hours of 9.30pm and 7.00am without consent of the Committee and then subject to the terms of consent.

30.2 All owners and occupiers of Lots when they or their Invitees make use of the swimming pool, entertainment areas and adjacent areas (where applicable) shall ensure:-

30.2.1 that their Invitees (other than their co-residents) do not use the same or any of them unless an owner or occupier accompanies them;

30.2.2 that children below the age of thirteen (13) years are not in or around the same unless supervised by an adult owner or occupier exercising effective control over them;

30.2.3 that alcoholic beverages are not taken to or consumed in or around the same;

30.2.4 that glass containers or receptacles of any type except with the Committee's consent are not taken to or allowed to remain in or around the same;

30.2.5 that the owner or occupier and their Invitees shall exercise caution at all times and shall not run, splash, dive or jump into the pool or behave in any manner that is likely to interfere with the use and enjoyment of the pool by other persons.

**31 Power of Body Corporate to Enter Agreements**

31.1 The Body Corporate shall have the power by ordinary resolution at an annual general meeting or extraordinary general meeting of its members convened in accordance with the provisions of the Act to enter into agreements:-

31.1.1 for the maintenance of any security systems on or crossing the Common Property;

31.1.2 for the management, maintenance and repair of the Common Property;

31.1.3 for the leasing or letting of Lots in the Parcel,

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**Rose-Wood Park Community Titles Scheme 19820**

- 31.1.4 for the charging the Body Corporate excess water charges in accord with the Logan City Council's Advising Document on Water Supplying Charging for Group Title Developments.

such agreements to be approved by ordinary resolution in General Meeting of the Body Corporate and any matter relating to the administration of assignment of such agreements may be approved by the Committee which may authorise the affixing of the Body Corporate seal to relevant documentation.

**32 Power of Body Corporate to Effect Insurance**

- 32.1 The Committee shall be the agent of the owner of each Lot for the purposes on behalf of the owner of the procurement of a damage policy of insurance in the name or joint names of the owners to insure and keep insured all the improvements on the owner's Lot and standard fittings of carpets, drapes and barbecue installations and including such other risks as the Committee in its sole discretion considers desirable.
- 32.2 Notwithstanding the provisions of By-law 32.1 the Body Corporate shall not be obliged to effect any policy of insurance required by the Act to be effected by the owner of a Lot or to renew any such policy and in no circumstances shall the Body Corporate or its Committee be responsible to any owner (and no owner shall be entitled to make any claim for compensation or damages) if the Body Corporate or its Committee fails to effect insurance. It shall be the sole responsibility of each owner to ensure that the owner's Townhouse and other improvements on the owner's Lot is insured and continues to be insured to its reinstatement or replacement value and that all premiums payable under such policy of insurance is paid.
- 32.3 The Body Corporate may pay insurance premiums on policies of insurance effected on behalf of the owners pursuant to this By-law and shall be entitled to recover all moneys so paid from the owners as a debt due and owing to it, divided between owners in proportion to their respective Lot entitlements.
- 32.4 Nothing in this By-Law shall limit the right of an owner to effect insurance in addition to the insurance arranged by the Body Corporate pursuant to this By-law provided that the Body Corporate shall not be liable in respect to the payment of any premium under such policy and provided further that such additional insurance shall not reduce the owner's liability to make payments pursuant to By-law 32.3.
- 32.5 Each owner foregoes in favour of the Body Corporate as the owner's agent any right to vary, cancel or terminate any policy of insurance effected by the Body Corporate pursuant to this By-law.

**33 Overdue Contributions**

- 33.1 If an owner of a Lot fails to pay any contributions to the Administrative Fund, Sinking Fund or Special Fund on or before the thirtieth day after such contributions become due and payable the owner shall pay interest at the rate fixed by the Body Corporate pursuant to Section 96 of the Accommodation Module on the amount unpaid or remaining unpaid until payment is received in full by the Body Corporate, such interest to be calculated monthly on the monthly balance owing provided however, that the Committee may in its sole discretion waive the payment of such interest.

**34 Cleaning of Exterior of Townhouses**

- 34.1 In order to assist an owner in performing the owner's obligations under By-law 4, the Body Corporate may employ such persons as it thinks fit to clean the exterior of any Townhouse including the walls, windows and roofs on a regular basis (as required). The Body Corporate shall be entitled to make payments for all such work on behalf of the owner and shall be entitled to recover all moneys so paid as a debt due and owing to it by that owner.
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**Rose-Wood Park Community Titles Scheme 19820**

**35 Indemnity**

35.1 In respect of the management, control and use of the parcel and the improvements erected thereon, every member and delegate of a member (which term shall include any Body Corporate Manager appointed) of the Committee for the time being shall be indemnified and kept indemnified by the Body Corporate out of its assets and fund:-

35.1.1 against personal liability for the action/s, inaction/s, errors or defaults of another member, delegate of a member or Body Corporate manager; and

35.1.2 for any loss injury damage or liability (including liability incurred in defending civil or criminal proceedings) suffered by the Committee member, delegate of the member or the Body Corporate manager.

**36 Consent of Body Corporate or Committee**

36.1 Any consent of the Body Corporate or of the Committee given pursuant to these By-laws may be given subject to any conditions imposed by the Body Corporate (or by the Committee, as the case may be) and on breach of such conditions by the party to whom the consent is given, the consent may be withdrawn at the option of the Body Corporate or of the Committee as the case may be.

**37 Letting of Lots**

37.1 The owner of any Lot which is not occupied by the owner shall notify the Body Corporate of the full name of the occupier of the Lot (if any) and the basis upon which they occupy the Lot.

37.2 Where a Lot is leased or rented and managed by an agent of the owner, the owner shall notify the Body Corporate of the full name, address and telephone number of such agent.

37.3 The owner of a Lot which is leased or rented, other than to an owner of a Lot, shall provide the lessee or tenant with a copy of these By-laws (or an abridged version thereof approved by the Body Corporate) and notify the lessee or tenant that the compliance of these By-laws is deemed by the Act to be a provision of the lease or tenancy agreement.

37.4 Where a Lot is leased or let to a lessee or tenant the rights of the owner to use the general amenities and recreation areas of the Common Property shall be suspended in favour of the lessee or tenant.

**38 Power of Body Corporate regarding Water Supply**

38.1 If the Body Corporate enters into an agreement with the relevant Local Authority for charging the Body Corporate excess water charges in accordance with the Local Authority's policy on water supply charging for Community Titles Scheme in lieu of the said Council charging owners in accordance with Lot entitlements the Committee shall be the agent of the owner of each Lot for the purposes on behalf of the owner of the procurement of water in the name or joint names of the owners.

38.2 The Body Corporate may pay such excess water levies on behalf of the owners pursuant to this By-law and shall be entitled to recover all moneys so paid from the owners as a debt due and owing to it, divided between owners in the proportion by the consumption indicated by readings of the individual water metres for each Lot bears to the consumption total of the individual water meters for all Lots or if there are no such individual water meters, then in accordance with the relevant Lot entitlements or by such other means as the Committee

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**Rose-Wood Park Community Titles Scheme 19820**

may reasonably determine.

**39 Letting Services**

39.1 The Body Corporate shall have the power to enter into agreements with the owner from time to time of Lot 31 granting such owner the exclusive right to conduct business from the Parcel in relation to the letting of lots and for all other services ancillary thereto on such terms and conditions as the Body Corporate may determine in its absolute discretion.

**40 Use of Lot 31**

40.1 Lot 31 in the parcel may be used for both residential purposes and for the purpose of caretaking the parcel and for the sale and letting of townhouses on the parcel on behalf of the owners. The owners of Lot 31 for the purposes of offering for sale or for lease or for letting any Lot on the parcel shall at their cost be entitled to place such signs and other advertising and display material in and about the Townhouse or management office or the Lot upon which the townhouse is situated and/or in or about any townhouse in the parcel which is for sale or lease and exclusively about the common property and all such signs shall in all respects be attractive and tasteful having regard to the visual and acoustic privacy of other Townhouses and the general aesthetics and amenity of the parcel, and shall not at any time, and from time to time be more, in terms of number and size, than is reasonably necessary and such signs shall in all respects comply with Local Government By-laws and the cost of any application required to be made to the Local Authority in respect to such signs shall be made by and at the cost of the owner of Lot 31.

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

Nil

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

Nil

**Admin Fund Statement of Income & Expenditure**

ROSE-WOOD PARK CTS 19820  
 15 Vitko Street WOODRIDGE QLD 4114  
 1 July 2024 to 30 June 2025  
 Printed 02/07/25 10:34

	YTD Actual	Annual Budget	Variance	Last Year
<b>FUND INCOME</b>				
Contributions	287,890.98	287,890.91	0.07	258,818.04
Discount	(51,232.59)	(57,578.18)	6,345.59	(46,184.10)
<b>TOTAL FUND INCOME</b>	<b>236,658.39</b>	<b>230,312.73</b>	<b>6,345.66</b>	<b>212,633.94</b>
<b>FUND EXPENDITURE</b>				
Auditor fee	1,910.00	1,780.00	(130.00)	1,780.00
Caretaking	163,780.44	163,404.56	(375.88)	157,271.14
Debt collection fees	1,496.38	0.00	(1,496.38)	830.00
Debt collection fees recovery	(1,380.94)	0.00	1,380.94	(1,020.00)
Gates	180.00	500.00	320.00	0.00
Insurance renewals	46,935.84	44,182.68	(2,753.16)	42,956.50
Management - Additional services fee	3,895.82	2,000.00	(1,895.82)	3,170.91
Management - Agreed Services	12,019.42	12,019.52	0.10	11,557.23
Management - Asset Maintenance Services	1,687.96	1,688.00	0.04	1,622.52
Management - Disbursement Fees	6,084.00	6,084.00	0.00	5,980.00
Pool/Spa	315.69	316.00	0.31	315.69
Reconciliation Fee	180.00	180.00	0.00	180.00
Reports	769.18	815.00	45.82	810.91
Returning officer	462.00	0.00	(462.00)	0.00
Rubbish	2,221.37	1,000.00	(1,221.37)	2,331.83
Taxation	1,150.00	1,150.00	0.00	1,150.00
Telephone	0.00	30.00	30.00	29.36
Utilities-Electricity	2,618.75	3,250.00	631.25	3,282.06
<b>TOTAL FUND EXPENDITURE</b>	<b>244,325.91</b>	<b>238,399.76</b>	<b>(5,926.15)</b>	<b>232,248.15</b>
<b>FUND SURPLUS (DEFICIT)</b>	<b>(7,667.52)</b>	<b>(8,087.03)</b>	<b>419.51</b>	<b>(19,614.21)</b>

**Admin Fund Statement of Assets & Liabilities**ROSE-WOOD PARK CTS 19820  
15 Vitko Street WOODRIDGE QLD 411430 June 2025  
Printed 02/07/25 10:34

	YTD Actual	Last Year
<b>OWNERS FUNDS</b>		
Balance Brought Forward	(13,766.96)	5,847.25
Surplus/(Deficit) For Period	(7,667.52)	(19,614.21)
<b>TOTAL FUNDS</b>	<b>(21,434.48)</b>	<b>(13,766.96)</b>
<b>ASSETS</b>		
Cash at Bank (MBL)	71,299.44	70,193.39
Receivables	2,468.00	1,140.00
Discount In Advance	26,784.00	23,180.00
<b>TOTAL ASSETS</b>	<b>100,551.44</b>	<b>94,513.39</b>
<b>LIABILITIES</b>		
Creditors	0.00	44.00
GST control account	(12,372.32)	(12,018.67)
Accrued Expenses	0.00	183.78
Levies In Advance	134,068.92	119,555.84
Unallocated Advances	289.32	515.40
<b>TOTAL LIABILITIES</b>	<b>121,985.92</b>	<b>108,280.35</b>
<b>NET ASSETS</b>	<b>(21,434.48)</b>	<b>(13,766.96)</b>

## Sinking Fund Statement of Income & Expenditure

ROSE-WOOD PARK CTS 19820  
 15 Vitko Street WOODRIDGE QLD 4114  
 1 July 2024 to 30 June 2025  
 Printed 02/07/25 10:34

	YTD Actual	Annual Budget	Variance	Last Year
<b>FUND INCOME</b>				
Contributions	25,810.20	25,810.90	(0.70)	32,901.18
Discount	(4,632.60)	(5,162.18)	529.58	(5,765.28)
<b>TOTAL FUND INCOME</b>	<b>21,177.60</b>	<b>20,648.72</b>	<b>528.88</b>	<b>27,135.90</b>
<b>FUND EXPENDITURE</b>				
Common property	2,950.00	15,000.00	12,050.00	2,975.00
Driveways & paths	0.00	100,000.00	100,000.00	90,368.00
Electrical	1,710.00	0.00	(1,710.00)	1,855.00
Grounds	0.00	0.00	0.00	978.91
Gutters & downpipes	7,800.00	0.00	(7,800.00)	8,580.00
Pest control	7,659.60	0.00	(7,659.60)	7,659.60
Plumbing	1,057.35	0.00	(1,057.35)	0.00
Pool/Spa	724.09	0.00	(724.09)	0.00
Reports	1,082.55	0.00	(1,082.55)	0.00
Television	0.00	0.00	0.00	1,042.50
<b>TOTAL FUND EXPENDITURE</b>	<b>22,983.59</b>	<b>115,000.00</b>	<b>92,016.41</b>	<b>113,459.01</b>
<b>FUND SURPLUS (DEFICIT)</b>	<b>(1,805.99)</b>	<b>(94,351.28)</b>	<b>92,545.29</b>	<b>(86,323.11)</b>

**Sinking Fund Statement of Assets & Liabilities**ROSE-WOOD PARK CTS 19820  
15 Vitko Street WOODRIDGE QLD 4114

30 June 2025

Printed 02/07/25 10:34

	YTD Actual	Last Year
<b>OWNERS FUNDS</b>		
Balance Brought Forward	332,263.31	418,586.42
Surplus/(Deficit) For Period	(1,805.99)	(86,323.11)
<b>TOTAL FUNDS</b>	<b>330,457.32</b>	<b>332,263.31</b>
<b>ASSETS</b>		
Cash at Bank (MBL)	339,302.52	341,107.91
Receivables	182.00	182.00
Discount In Advance	2,256.80	2,220.40
<b>TOTAL ASSETS</b>	<b>341,741.32</b>	<b>343,510.31</b>
<b>LIABILITIES</b>		
Levies In Advance	11,284.00	11,247.00
<b>TOTAL LIABILITIES</b>	<b>11,284.00</b>	<b>11,247.00</b>
<b>NET ASSETS</b>	<b>330,457.32</b>	<b>332,263.31</b>

**Consolidated Statement of Assets & Liabilities**ROSE-WOOD PARK CTS 19820  
15 Vitko Street WOODRIDGE QLD 4114

30 June 2025

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	YTD Actual	Last Year
<b>OWNERS FUNDS</b>		
Balance Brought Forward	318,496.35	424,433.67
Surplus/(Deficit) For Period	(9,473.51)	(105,937.32)
<b>TOTAL FUNDS</b>	<b>309,022.84</b>	<b>318,496.35</b>
<b>ASSETS</b>		
Cash at Bank (MBL)	410,601.96	411,301.30
Receivables	2,650.00	1,322.00
Discount In Advance	29,040.80	25,400.40
<b>TOTAL ASSETS</b>	<b>442,292.76</b>	<b>438,023.70</b>
<b>LIABILITIES</b>		
Creditors	0.00	44.00
GST control account	(12,372.32)	(12,018.67)
Accrued Expenses	0.00	183.78
Levies In Advance	145,352.92	130,802.84
Unallocated Advances	289.32	515.40
<b>TOTAL LIABILITIES</b>	<b>133,269.92</b>	<b>119,527.35</b>
<b>NET ASSETS</b>	<b>309,022.84</b>	<b>318,496.35</b>

**Notes to the Financial Statements**

ROSE-WOOD PARK CTS 19820  
 15 Vitko Street WOODRIDGE QLD 4114  
 30 June 2025  
 Printed 02/07/25 10:34

**Investments**

Nil

The following balances relate to amounts received or owing as at 30/06/2025

**Receivables - Owner Arrears**

Unit/Lot Details	Admin			Sinking	Total
	Contributions	Debt collection fees recovery	Final notice fee	Contributions	
00066	1,599.00	847.00	22.00	182.00	2,650.00
<b>Totals including GST (if applicable)</b>	<b>1,599.00</b>	<b>847.00</b>	<b>22.00</b>	<b>182.00</b>	<b>2,650.00</b>

**Debtors**

Nil

**Allocated Advance Payments**

Unit/Lot Details	Admin	Sinking	Admin	Total
	Contributions	Contributions	Debt collection fees recovery	
00001	2,160.00	182.00		2,342.00
00002	2,160.00	182.00		2,342.00
00003	2,160.00	182.00		2,342.00
00006	2,160.00	182.00		2,342.00
00008	2,160.00	182.00		2,342.00
00009	2,160.00	182.00		2,342.00
00010	2,160.00	182.00		2,342.00
00011	2,160.00	182.00		2,342.00
00012	2,160.00	182.00		2,342.00
00013	2,160.00	182.00		2,342.00
00014	2,160.00	182.00		2,342.00
00015	2,160.00	182.00		2,342.00
00017	2,160.00	182.00		2,342.00
00018	2,160.00	182.00		2,342.00
00019	2,160.00	182.00		2,342.00
00020	2,160.00	182.00		2,342.00
00021	2,160.00	182.00		2,342.00
00022	2,160.00	182.00		2,342.00
00023	2,160.00	182.00		2,342.00
00024	2,160.00	182.00		2,342.00
00025	2,160.00	182.00		2,342.00
00026	2,160.00	182.00		2,342.00
00027	2,160.00	182.00	80.00	2,422.00
00028	2,160.00	182.00		2,342.00
00029	2,160.00	182.00		2,342.00
00031	2,160.00	182.00		2,342.00
00032	2,160.00	182.00		2,342.00

**Notes to the Financial Statements**

ROSE-WOOD PARK CTS 19820  
 15 Vitko Street WOODRIDGE QLD 4114  
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**Allocated Advance Payments (continued)**

Unit/Lot Details	Admin	Sinking	Admin	Total
	Contributions	Contributions	Debt collection fees recovery	
00033	2,160.00	182.00		2,342.00
00034	2,160.00	182.00		2,342.00
00036	2,160.00	182.00		2,342.00
00037	2,160.00	182.00		2,342.00
00038	2,160.00	182.00		2,342.00
00039	2,160.00	182.00		2,342.00
00040	2,160.00	182.00		2,342.00
00042	2,160.00	182.00		2,342.00
00043	2,160.00	182.00		2,342.00
00044	2,160.00	182.00		2,342.00
00045	2,160.00	182.00		2,342.00
00046	2,160.00	182.00		2,342.00
00047	2,160.00	182.00		2,342.00
00050	2,160.00	182.00		2,342.00
00051	2,160.00	182.00		2,342.00
00052	2,160.00	182.00		2,342.00
00054	2,160.00	182.00		2,342.00
00056	2,160.00	182.00		2,342.00
00057	2,160.00	182.00		2,342.00
00058	2,160.00	182.00		2,342.00
00059	2,160.00	182.00		2,342.00
00060	2,160.00	182.00		2,342.00
00062	2,160.00	182.00		2,342.00
00063	2,160.00	182.00		2,342.00
00067	2,160.00	182.00		2,342.00
00068	2,160.00	182.00		2,342.00
00069	2,160.00	182.00		2,342.00
00071	2,160.00	182.00		2,342.00
00072	2,160.00	182.00		2,342.00
00073	2,160.00	182.00		2,342.00
00074	2,160.00	182.00		2,342.00
00075	2,160.00	182.00		2,342.00
00076	2,160.00	182.00		2,342.00
00077	68.92			68.92
00078	2,160.00	182.00		2,342.00
00080	2,160.00	182.00		2,342.00
<b>Totals</b>	<b>133,988.92</b>	<b>11,284.00</b>	<b>80.00</b>	<b>145,352.92</b>

**Outstanding Creditors** Nil



**Notes to the Financial Statements**

ROSE-WOOD PARK CTS 19820  
 15 Vitko Street WOODRIDGE QLD 4114  
 30 June 2025  
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**Unallocated Advance Payments**

Unit/Lot Details	Admin
00008	0.40-
00026	3.12-
00051	126.40-
00062	0.40-
00073	0.40-
00074	0.40-
00078	0.40-
00080	157.80-
<b>Totals</b>	<b>289.32-</b>

**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:      \$4,813.65

## Summary of Significant Accounting Policies

ROSE-WOOD PARK CTS 19820  
15 Vitko Street WOODRIDGE QLD 4114  
1 July 2024 to 30 June 2025  
Printed 02/07/25 10:34

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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.



**FORM 23  
POOL SAFETY CERTIFICATE**

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

**1. Pool safety certificate number** Identification number:

**2. Location of the swimming pool**  
Property details are usually shown on the title documents and rates notices

Street address:

Postcode

Lot and plan details:  Local government area:

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

**4. Pool properties** Shared pool  Non-shared pool  Number of pools

**5. Pool safety certificate validity**  
Effective date:   /   /     Expiry date:   /   /

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

Name:

Pool safety inspector licence number:

Signature:

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

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

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



## Certificate of Insurance

ABN 29 008 096 277

Timothy Egan  
Body Corporate Rose-wood Park CTS 19820  
Whittles Body Corporate Services  
PO BOX 709  
COORPAROO QLD 4151

**Date:** 30.09.2025  
**Invoice No:** I4862608

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** CHU Underwriting Agencies Pty Ltd  
GPO Box 3120  
BRISBANE QLD 4000

**Period** 09.11.2025 to 09.11.2026

**Policy No.** HU0006055506

### 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 Rose-wood Park CTS 19820  
 Residential Strata/Community Corporation

**RESIDENTIAL STRATA/COMMUNITY CORPORATION**

**INSURED:**

Body Corporate for Rose-Wood Park CTS 19820

**SITUATION:**

15 Vitko Street, WOODRIDGE QLD 4114

**INTEREST INSURED:**

Building Sum Insured	\$	40,173,000
Common Contents Sum Insured	\$	401,730
Loss of Rent/Temporary Accommodation	\$	6,025,950
Catastrophe/Emergency Cover		15%
Flood		Included
Storm Surge		Not Insured
Glass		Insured
Theft		Insured
Public Liability	\$	30,000,000
Voluntary Workers		Insured
Weekly Benefit	\$	3,000
Capital Benefit	\$	300,000
Fidelity	\$	250,000
Office Bearers Liability	\$	5,000,000
Machinery Breakdown		Not Insured
Government Audit Costs	\$	25,000
Appeal expenses - common property health and safety breaches	\$	100,000
Legal Defence Expenses	\$	50,000
Lot owners fixtures and fixings	\$	250,000
Floating floors		Insured
Loss of Market Value		Not Insured
<b>EXCESS:</b>		
Standard Excess	\$	2,000
Storm	\$	2,000
Flood Excess	\$	2,000

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**COVERAGE SUMMARY**

Body Corporate Rose-wood Park CTS 19820  
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Storm Surge Excess	Not Applicable
Public Liability Excess	Nil
Voluntary Workers Excess	Nil
Fidelity Excess	Nil
Office Bearers Liability Excess	Nil
Machinery Breakdown Excess	Not Applicable
Government Audit Excess	\$1,000
Appeal Expenses Excess	\$1,000
Legal Defence Expenses Excess	\$1,000
Other excesses payable are shown in the Policy Wording	

**ADDITIONAL POLICY BENEFITS AND CONDITIONS:**

Not Applicable

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	1992	
Primary Wall Construction	20 Brick	
Secondary Wall Construction	11 Weatherboard	
Roof Construction	7 Tile	
Floor Construction	1 Concrete	
Aluminium Composite Panels		No
Primary External Cladding:		
N/A		
Secondary External Cladding:		
N/A		
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	78	
Number of Levels	2	
Number of Basements	0	
Number of Lifts	0	
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	0	
% of EPS	0	%

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## COVERAGE SUMMARY

Body Corporate Rose-wood Park CTS 19820  
Residential Strata/Community Corporation

% Commercial Tenants

0 %

### Additional Construction Comments:

Improvements to the Common Property include paved driveway and pathways in ground swimming pool with water feature (rock waterfall in pool area) and spa, covered BBQ area, remote controlled entry gates, fencing, retaining walls and landscaping.

Valuation: February 2025



**FORM 23  
POOL SAFETY CERTIFICATE**

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

**1. Pool safety certificate number** Identification number:

**2. Location of the swimming pool**  
Property details are usually shown on the title documents and rates notices

Street address:

Postcode

Lot and plan details:  Local government area:

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

**4. Pool properties** Shared pool  Non-shared pool  Number of pools

**5. Pool safety certificate validity**  
Effective date:   /   /     Expiry date:   /   /

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

Name:

Pool safety inspector licence number:

Signature:

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

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

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