

# Seller disclosure statement



Queensland  
Government

Property Law Act 2023 section 99

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

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

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

**This statement does not include information about:**

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

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

## Part 1 – Seller and property details

Seller

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

Lot on plan description

Community titles scheme or BUGTA scheme:

Is the property part of a community titles scheme or a BUGTA scheme:

**Yes**

**No**

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

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

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

Title details	The seller gives or has given the buyer the following—
	A title search for the property issued under the <i>Land Title Act 1994</i> showing interests registered under that Act for the property. <input checked="" type="checkbox"/> <b>Yes</b>
	A copy of the plan of survey registered for the property. <input checked="" type="checkbox"/> <b>Yes</b>

<p><b>Registered encumbrances</b></p>	<p>Registered encumbrances, if any, are recorded on the title search, and may affect your use of the property. Examples include easements, statutory covenants, leases and mortgages.</p> <p>You should seek legal advice about your rights and obligations before signing the contract.</p>
<p><b>Unregistered encumbrances (excluding statutory encumbrances)</b></p>	<p>There are encumbrances not registered on the title that will continue <input type="checkbox"/> <b>Yes</b> <input checked="" type="checkbox"/> <b>No</b> to affect the property after <b>settlement</b>.</p> <p><b>Note</b>—If the property is part of a community titles scheme or a BUGTA scheme it may be subject to and have the benefit of statutory easements that are <b>NOT</b> required to be disclosed.</p> <p><b>Unregistered lease (if applicable)</b></p> <p>If the unregistered encumbrance is an unregistered lease, the details of the agreement are as follows:</p> <ul style="list-style-type: none"> <li>» the start and end day of the term of the lease: <input type="text"/></li> <li>» the amount of rent and bond payable: <input type="text" value="Insert amount of rent and bond"/></li> <li>» whether the lease has an option to renew: <input 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> <input checked="" type="checkbox"/> <b>No</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: 100px;"> <p>Insert names of parties to the agreement, term of the agreement and any amounts payable by the owner of the property</p> </div>
<p><b>Statutory encumbrances</b></p>	<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 Yes, the details of any statutory encumbrances are as follows:</i></p> <div style="border: 1px solid black; padding: 5px; min-height: 100px;"> <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>
<p><b>Residential tenancy or rooming accommodation agreement</b></p>	<p>The property has been subject to a residential tenancy agreement or a rooming accommodation agreement under the <i>Residential Tenancies and Rooming Accommodation Act 2008</i> during the last 12 months. <input type="checkbox"/> <b>Yes</b> <input checked="" type="checkbox"/> <b>No</b></p> <p>If <b>Yes</b>, when was the rent for the premises or each of the residents' rooms last increased? (<i>Insert date of the most recent rent increase for the premises or rooms</i>) <input type="text"/></p> <p><b>Note</b>—Under the <i>Residential Tenancies and Rooming Accommodation Act 2008</i> the rent for a residential premises may not be increased earlier than 12 months after the last rent increase for the premises.</p> <p>As the owner of the property, you may need to provide evidence of the day of the last rent increase. You should ask the seller to provide this evidence to you prior to settlement.</p>

## Part 3 – Land use, planning and environment

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

**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 type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	If a community titles scheme or a BUGTA scheme – a shared pool is located in the scheme.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	Pool compliance certificate is given.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	OR		
	Notice of no pool safety certificate is given.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<b>Unlicensed building work under owner builder permit</b>	Building work was carried out on the property under an owner builder permit in the last 6 years.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	<i>A notice under section 47 of the Queensland Building and Construction Commission Act 1991 must be given by the seller and you may be required to sign the notice and return it to the seller prior to signing the contract.</i>		
<b>Notices and orders</b>	There is an unsatisfied show cause notice or enforcement notice under the <i>Building Act 1975</i> , section 246AG, 247 or 248 or under the <i>Planning Act 2016</i> , section 167 or 168.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	The seller has been given a notice or order, that remains in effect, from a local, State or Commonwealth government, a court or tribunal, or other competent authority, requiring work to be done or money to be spent in relation to the property.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	<i>If Yes, a copy of the notice or order must be given by the seller.</i>		
<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="\$569.97"/>      Date Range: <input type="text" value="01/01/2026-31/03/2026"/></p> <p>OR</p> <p>The property is currently a rates exempt lot.** <input type="checkbox"/></p> <p>OR</p> <p>The property is not rates exempt but no separate assessment of rates <input type="checkbox"/> is issued by a local government for the property.</p>
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\*Concessions: A local government may grant a concession for rates. The concession will not pass to you as buyer unless you meet the criteria in section 120 of the *Local Government Regulation 2012* or section 112 of the *City of Brisbane Regulation 2012*.

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

<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="\$399.04"/>      Date Range: <input type="text" value="01/01/2026-31/03/2026"/></p> <p>OR</p> <p>There is no separate water services notice issued for the lot; however, an estimate of the total amount payable for water services is:</p> <p>Amount: <input type="text" value="Insert estimated amount"/>      Date Range: <input type="text" value="Insert date range"/></p>
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\* A water services notices means a notice of water charges issued by a water service provider under the *Water Supply (Safety and Reliability) Act 2008*.

## Part 6 – Community titles schemes and BUGTA schemes

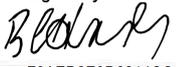
*(If the property is part of a community titles scheme or a BUGTA scheme this Part must be completed)*

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

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

<p><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:  
  
F9AED2E0D6214CC...  
Signature of seller

Signature of seller

Briannca Louise Hemsley  
Name of seller

Name of seller

16 / 03 / 2026  
Date

Date

# Signatures – BUYER

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

Signature of buyer

Signature of buyer

Name of buyer

Name of buyer

Date

Date



Queensland Titles Registry Pty Ltd  
ABN 23 648 568 101

<b>Title Reference:</b> 16577028	<b>Search Date:</b> 07/03/2026 16:38
<b>Date Title Created:</b> 01/03/1984	<b>Request No:</b> 55321680
<b>Previous Title:</b> 13815204	

### ESTATE AND LAND

Estate in Fee Simple

LOT 15 BUILDING UNIT PLAN 6033  
Local Government: LOGAN  
COMMUNITY MANAGEMENT STATEMENT 9181

### REGISTERED OWNER

Dealing No: 714299118 06/02/2012  
BRIANCA LOUISE HEMSLEY

### EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by  
Deed of Grant No. 12681205 (POR 122V)
2. MORTGAGE No 714299119 06/02/2012 at 11:09  
COMMONWEALTH BANK OF AUSTRALIA A.B.N. 48 123 123 124

### ADMINISTRATIVE ADVICES

NIL

### UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

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

Building Units and Group Titles Act 1980  
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980  
(Form 1) *Annexure 1 to Sheet 1 made 6.4.1984*

**COMPLETED**

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

NAME OF BUILDING: "PALMWOOD COURT"

**BUILDING UNITS PLAN NO. 6033**

SIGNATURE OF REGISTERED PROPRIETOR:

NAME OF REGISTERED PROPRIETOR: Donald Bernard Field and Eva Gulbjorg Field  
his wife as joint tenants.

ADDRESS: 502 Ipswich Road, Annerley, Qld. 4103.

REFERENCE TO TITLE: VOLUME 3815 , FOLIO 204

DESCRIPTION OF PARCEL: *Lot 2 on RP 99498.*  
Subdivision 2 of Portion 122V.

COUNTY: Stanley

PARISH: Yeerongpilly

CITY:

NAME OF BODY CORPORATE: The Proprietors of "Palmwood Court"  
Building Units Plan No. **6033**

ADDRESS at which documents may be served: 502 Ipswich Road, Annerley, Qld. 4103.

BUILDING UNITS PLAN No.: **6033**

REGISTERED: *24 Feb 1984 at 3.50 pm.*



*[Signature]* Shire Clerk  
Town

Surveyor's Reference:

Local Authority Reference:

Council of the City of Logan

*Catalogued + Noted on.....RP.99498  
Charted on Map... CC. 116 Date.... 7-3-84*

CISP

**CONFIDENTIAL**

 **601178718**

**H211314**

**DATA TAKEON**

Receipt No.  
**87798**

Lodgement	112	00
New Titles	315	00
Endts on N/Ts		
Photocopies	74	40
\$ 501 Total	\$	501-40

REC'D OF TITLES  
MAY 11 1988

TIME

Deed & Consents by  
**ESANDA LTD.**

Dech. by  
**D. & E. FIELD,  
64 JARDINE DRIVE,  
SPRINGWOOD.**

ANNEXURE / TO SHEET NO. 1 OF BUILDING UNITS PLAN NO. 6033 ON 6 Apr. 1984

No. ~~1234~~ NOTIFICATION OF CHANGE OF BY LAWS RECORDED 6 Apr. 1984

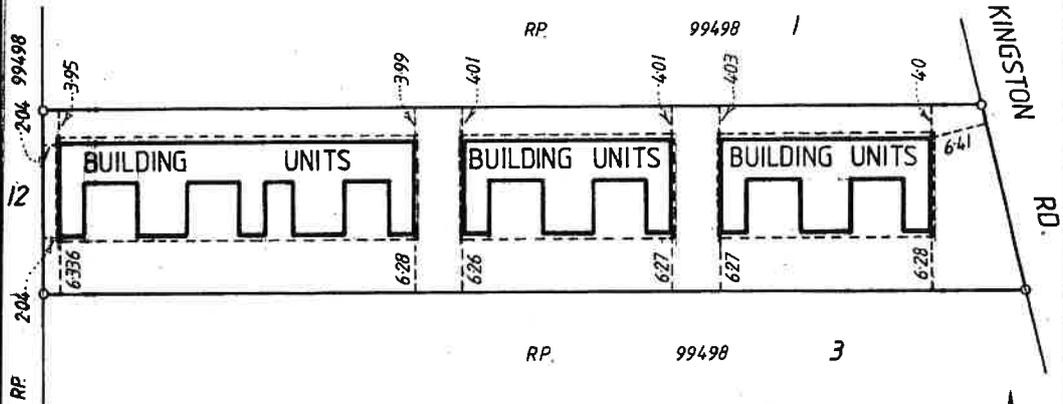


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Building Units and Group Titles Act 1980  
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980

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

# BUILDING UNITS PLAN NO. 6033



SCALE: 1:600

*[Signature]* Shire  
Clerk  
Town

Council of the City of Logan

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

Regulation 8(1)  
Sheet No. 3 of 12 Sheets

# BUILDING UNITS PLAN NO. 6033

I. Phillip John O'Callaghan, of M.J. Hedges and Associates,  
18 Vanessa Boulevard, Springwood.  
Licensed surveyor registered under the Surveyors Act 1977-1980 hereby certify that:—

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

DATED this Twelfth day of October, 19 83

  
LICENSED SURVEYOR

\*Delete whichever is inapplicable

  
Shire-  
Clerk  
Town  
Council of the City of Logan

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

Regulation 8(1)  
Sheet No. 4 of 12 Sheets

**BUILDING UNITS PLAN NO. 6033**

CERTIFICATE OF LOCAL AUTHORITY

Council of the City of Logan hereby certifies that the proposed subdivision of the parcel as illustrated in the abovementioned plan has been approved by the Council of the City of Logan and that all the requirements of The Local Government Acts, 1936 to 1979 as modified by the Building Units and Group Titles Act 1980 have been complied with in regard to the subdivision.

DATED this 22nd day of February, 1984

The Common Seal of the Council of the City of Logan was hereunto affixed by Charles Glen Shailer Mayor, and Gary Russell Kellar, Town Clerk, on 22nd day of February, 1984, pursuant to a resolution of Council of 2nd day of August, 1983.

*Charles Glen Shailer* ..... Mayor  
*Gary Russell Kellar* ..... Town Clerk

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

Council

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

Regulation 8(1)  
Sheet No. 5 of 12 Sheets

# BUILDING UNITS PLAN NO. 6033

I, *Brian John WILSON*, of *Eight Mile Plains, Brisbane*  
~~an architect within the meaning of the Architects Act 1967 or 1977.~~  
~~a building surveyor appointed by the Council.~~  
a building inspector appointed by the Council+ of the *City of Logan*  
hereby certify that the building shown on the \*building units plan/~~building units plan of subdivision~~  
to which this certificate is annexed has been substantially completed in accordance with plans  
and specifications approved by ~~the Council~~+  
/a designated officer of the Council of the *City of Logan*

DATED this *Sixteenth* day of *February*, 19 *84*.

  
\*~~Architect/Building surveyor~~/Building inspector.

- \* Delete whichever is inapplicable
- + Insert name of local authority

  
Shire  
Clerk  
Town  
Council of the City of Logan

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

(Form 8)

Regulation 8(1)  
 Sheet No. 6 of 12 Sheets

**BUILDING UNITS PLAN NO. 6033**

SCHEDULE OF LOT ENTITLEMENTS AND REFERENCE TO  
 CURRENT CERTIFICATE OF TITLE

Lot No.	Level	Entitlement	Current C's T.		Lot No.	Level	Entitlement	Current C's T.	
			Vol.	Fol.				Vol.	Fol.
1	A & D	1	6577	14					
2	A & D	1	6577	15					
3	A & D	1	6577	16					
4	A & D	1	6577	17					
5	B & E	1	6577	18					
6	B & E	1	6577	19					
7	B & E	1	6577	20					
8	B & E	1	6577	21					
9	C & F	1	6577	22					
10	C & F	1	6577	23					
11	C & F	1	6577	24					
12	C & F	1	6577	25					
13	C & F	1	6577	26					
14	C & F	1	6577	27					
15	C & F	1	6577	28					
AGGREGATE		15			AGGREGATE				

SIGNATURE OF REGISTERED PROPRIETOR:

*[Handwritten Signature]*

*[Handwritten Signature]*

Shire Clerk  
 Town

Council of the City of Logan

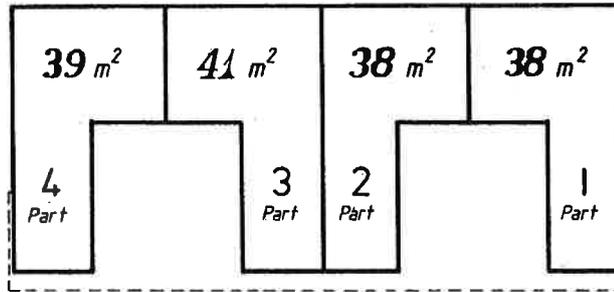
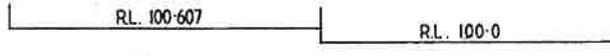
Building Units and Group Titles Act 1980  
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980  
(Form 9)

Regulation 8(1)  
Sheet No. 7 of 12 Sheets

# BUILDING UNITS PLAN NO. 6033

LEVEL A

PROFILE



Scale: 1:200

Floor areas are approximate only.

SIGNATURE OF REGISTERED PROPRIETOR:

Shire Clerk  
Town

Council of the city of Logan

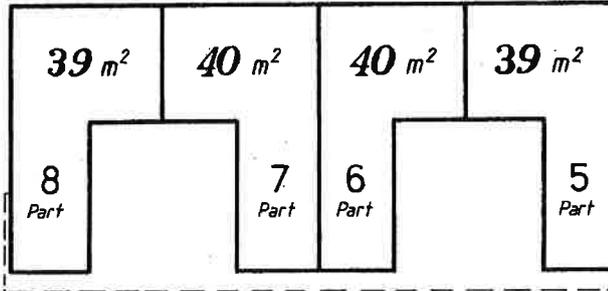
Building Units and Group Titles Act 1980  
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980  
(Form 9)

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

**BUILDING UNITS PLAN NO. 6033**

LEVEL B

PROFILE



Scale: 1:200

Floor areas are approximate only.

SIGNATURE OF REGISTERED PROPRIETOR:

Shire Clerk  
Town

Council of the City of Logan

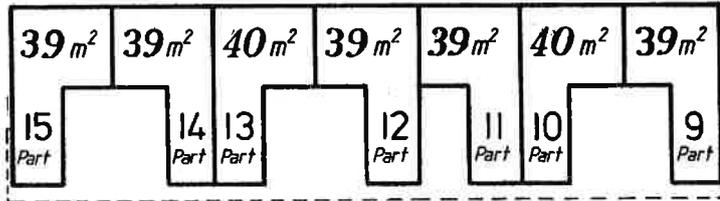
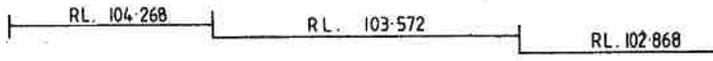
Building Units and Group Titles Act 1980  
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980  
(Form 9)

Regulation 8(1)  
Sheet No. 9 of 12 Sheets

# BUILDING UNITS PLAN NO. 6033

## LEVEL C

### PROFILE



Scale: 1:300

Floor areas are approximate only.

SIGNATURE OF REGISTERED PROPRIETOR:

Shire Clerk

Council of the City of Logan

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

Regulation 8(1)  
Sheet No. 10 of 12 Sheets

**BUILDING UNITS PLAN NO. 6033**

LEVEL D

39 m <sup>2</sup> 4 Part	39 m <sup>2</sup> 3 Part	38 m <sup>2</sup> 2 Part	39 m <sup>2</sup> 1 Part
--------------------------------	--------------------------------	--------------------------------	--------------------------------



Scale: 1:200

Floor areas are approximate only.

SIGNATURE OF REGISTERED PROPRIETOR:

  
Shire Clerk  
Town

Council of the City of Logan

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

Regulation 8(1)  
Sheet No. 11 of 12 Sheets

**BUILDING UNITS PLAN NO. 6033**

LEVEL E

<b>39 m<sup>2</sup></b>	<b>39 m<sup>2</sup></b>	<b>39 m<sup>2</sup></b>	<b>38 m<sup>2</sup></b>
<b>8</b> Part	<b>7</b> Part	<b>6</b> Part	<b>5</b> Part



Scale: 1:200

Floor areas are approximate only.

SIGNATURE OF REGISTERED PROPRIETOR:

Shire  
Clerk  
Town

Council of the City of Logan

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

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

**BUILDING UNITS PLAN NO. 6033**

LEVEL F

<b>38 m<sup>2</sup></b>	<b>39 m<sup>2</sup></b>					
<b>15</b>	<b>14</b>	<b>13</b>	<b>12</b>	<b>11</b>	<b>10</b>	<b>9</b>
Part						



Scale: 1:300

Floor areas are approximate only.

SIGNATURE OF REGISTERED PROPRIETOR:

*[Handwritten Signature]*

*[Handwritten Signature]* Shire Clerk  
Town

Council of the City of Logan

6033



Inspection OK.  
ms  
Regulator July 24, 2014

✓ OK  
ms  
2/2/14



**BCCM****Form 33**

Department of Justice

**Body corporate certificate***Body Corporate and Community Management Act 1997, section 205(4)**This form is effective from 1 August 2025*

*For the sale of a lot included in a community titles scheme under the Body Corporate and Community Management Act 1997 (other than a lot to which the Body Corporate and Community Management (Specified Two-lot Schemes Module) Regulation 2011 applies).*

**WARNING - Do not sign a contract to buy a property in a community titles scheme until you have read and understood the information in this certificate. Obtain independent legal advice if needed.**

You may rely on this certificate against the body corporate as conclusive evidence of matters stated in the certificate, except any parts where the certificate contains an error that is reasonably apparent.

This certificate contains important information about the lot and community titles scheme named in the certificate, including:

- becoming an owner and contacting the body corporate
- details of the property and community titles scheme
- by-laws and exclusive use areas
- lot entitlements and financial information
- owner contributions and amounts owing
- common property and assets
- insurance
- contracts and authorisations

This certificate does not include information about:

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

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

**The community management statement**

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

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

The Office of the Commissioner for Body Corporate and Community Management provides an information and education service and a dispute resolution service for those who live, invest or work in community titles schemes. Visit [www.qld.gov.au/bodycorporate](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 13/03/2026

#### 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

**PALMWOOD COURT**

CTS No. **9181**

#### Body corporate manager

Bodies corporate often engage a body corporate manager to handle administrative functions.

#### Is there a body corporate manager for the scheme?

Yes. The body corporate manager is:

Name: **Scott Weaver**

Company: **StrataMatt Pty Ltd**

Phone: **07 3524 5200**

Email: **reception@stratamatt.com.au**

#### 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: 15

Plan type and number: 6033

Plan of subdivision: BUILDING FORMAT PLAN

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

### Regulation module

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

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

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

**Standard**

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

### Layered arrangements of community titles schemes

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

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

**No**

If yes, you should investigate the layered arrangement to obtain further details about your rights and obligations. The name and number of each community titles scheme part of the layered arrangement should be listed in the community management statement for the scheme given to you by the seller.

### Building management statement

A building management statement is a document, which can be put in place in certain buildings, that sets out how property and shared facilities are accessed, maintained and paid for by lots in the building. It is an agreement between lot owners in the building that usually provides for supply of utility services, access, support and shelter, and insurance arrangements. A lot can be constituted by a community titles scheme's land.

**Does a building management statement apply to the community titles scheme?**

**No**

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

## By-laws and exclusive use areas

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

### What by-laws apply?

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

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

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

### General by-laws

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

### 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

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

**listed in the community management statement**

## Lot entitlements and financial information

### Lot entitlements

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

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

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**Contribution schedule**

Contribution schedule lot entitlement for the lot: **1**  
 Total contribution schedule lot entitlements for all lots: **15**

**Interest schedule**

Interest schedule lot entitlement for the lot: **1**  
 Total interest schedule lot entitlements for all lots: **15**

**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 **15** for the current financial year: \$ **1,677.00**

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

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

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

Period	Due date	Amount due	Amount due if discount applied	Paid
10/05/25 to 09/08/25	10/05/25	386.33	386.33	23/04/25
10/08/25 to 09/11/25	01/09/25	430.22	430.22	29/07/25
10/11/25 to 09/02/26	10/11/25	430.22	430.22	05/11/25
10/02/26 to 09/05/26	10/02/26	430.23	430.23	11/02/26
10/05/26****09/08/26	10/05/26	386.33	386.33	
			Amount overdue	<b>(\$95.94)</b>
			Amount Unpaid including amounts billed not yet due	<b>(\$95.94)</b>

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**Sinking fund contributions**

Total amount of contributions (before any discount) for lot **15** for the current financial year: \$ **454.68**

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

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

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

Period	Due date	Amount due	Amount due if discount applied	Paid
10/05/25 to 09/08/25	10/05/25	113.67	113.67	07/05/25
10/08/25 to 09/11/25	01/09/25	113.67	113.67	13/08/25
10/11/25 to 09/02/26	10/11/25	113.67	113.67	03/12/25
10/02/26 to 09/05/26	10/02/26	113.67	113.67	25/02/26
10/05/26****09/08/26	10/05/26	113.67	113.67	
Amount overdue				<b>Nil</b>
Amount Unpaid including amounts billed not yet due				<b>Nil</b>

**Special contributions - Administrative Fund (IF ANY)**

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

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

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

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

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

Period	Due date	Amount due	Amount due if discount applied	Paid
Amount overdue				<b>Nil</b>
Amount Unpaid including amounts billed not yet due				<b>Nil</b>

**Special contributions - Sinking Fund (IF ANY)**

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

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

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

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

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

Due date	Amount due	Amount due if discount applied	Paid
Amount overdue			<b>Nil</b>
Amount Unpaid including amounts billed not yet due			<b>Nil</b>

**Other amounts payable by the lot owner**

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

No other amounts payable for the lot.

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

At the date of this certificate

Annual contributions		<b>(\$95.94)</b>
Special contributions		<b>Nil</b>
Other contributions		<b>Nil</b>
Other payments		<b>Nil</b>
Penalties		<b>Nil</b>
<b>Total amount overdue</b>	<small>(Total Amount Unpaid including not yet due (\$95.94))</small>	<b>(\$95.94)</b>

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

**Common property and assets**

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

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

**Current sinking fund balance (as at date of certificate): \$ 48,451.23**

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

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

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

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

**Body corporate assets**

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

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

**Insurance**

The body corporate must insure the common property and assets for full replacement value and public risk. The body corporate must insure, for full replacement value, the following buildings where the lots in the scheme are created:

- under a building format plan of subdivision or volumetric format plan of subdivision - each building that contains an owner’s lot (e.g. a unit or apartment); or
- under a standard format plan of subdivision - each building on a lot that has a common wall with a building on an adjoining lot.

**Body corporate insurance policies**

Details of each current insurance policy held by the body corporate including, for each policy, are given with this certificate.

TYPE/COMPANY	POLICY NO.	SUM INSURED	PREMIUM	DUE DATE	EXCESS
BUILDING Hutch Underwriting Pty Ltd	HRS11171758	5,292,000.00	9,698.63	30/06/26	See policy
BUILDING CATASTROPHE Hutch Underwriting Pty Ltd	HRS11171758	1,587,600.00		30/06/26	See policy
COMMON AREA CONTENTS Hutch Underwriting Pty Ltd	HRS11171758	52,920.00		30/06/26	See policy
FIDELITY GUARANTEE Hutch Underwriting Pty Ltd	HRS11171758	100,000.00		30/06/26	See policy
H&S LEGAL EXPENSES Hutch Underwriting Pty Ltd	HRS11171758	100,000.00		30/06/26	See policy
GOVT. AUDIT COSTS Hutch Underwriting Pty Ltd	HRS11171758	25,000.00		30/06/26	See policy
GOVT. LEGAL EXPENSES Hutch Underwriting Pty Ltd	HRS11171758	50,000.00		30/06/26	See policy

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### Body corporate insurance policies

Details of each current insurance policy held by the body corporate including, for each policy, are given with this certificate.

TYPE/COMPANY	POLICY NO.	SUM INSURED	PREMIUM	DUE DATE	EXCESS
LOSS OF RENT/TEMP AC Hutch Underwriting Pty Ltd	HRS11171758	793,800.00		30/06/26	See policy
LOT OWNER FIXTURES Hutch Underwriting Pty Ltd	HRS11171758	529,200.00		30/06/26	See policy
OFFICE BEARERS Hutch Underwriting Pty Ltd	HRS11171758	1,000,000.00		30/06/26	See policy
PUBLIC LIABILITY Hutch Underwriting Pty Ltd	HRS11171758	10,000,000.00		30/06/26	See policy
VOLUNTARY WORKERS Hutch Underwriting Pty Ltd	HRS11171758	\$200,000.00 / \$2,000.00		30/06/26	See policy
CYBER Hutch Underwriting Pty Ltd	HRS11171758	10,000.00		30/06/26	See policy
FLOOD Hutch Underwriting Pty Ltd	HRS11171758	Insured		30/06/26	See policy

### 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?**

**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.

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

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

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

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

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

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

**No**

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

**No**

**Embedded network electricity supply**

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

**No**

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

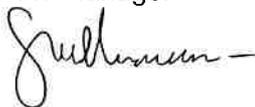
**Body corporate authority**

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

**Name/s** StrataMatt Pty Ltd

**Positions/s held** Body Corporate Manager

**Date** 13/03/2026



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

**Copies of documents given with this certificate:**

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



**Stratamatt**  
BODY CORPORATE MANAGEMENT

(07) 3524 5200  
674 Ipswich Rd Annerley Q 4103  
stratamatt.com.au | reception@stratamatt.com.au  
ABN 59 609 542 494 | ACN 609 542 494

## PALMWOOD COURT CTS 9181

145 Kingston Rd Woodridge Qld 4114

### BALANCE SHEET

AS AT 13 MARCH 2026

	ACTUAL 13/03/2026	ACTUAL 31/03/2025
<b><u>OWNERS FUNDS</u></b>		
Administrative Fund	(268.24)	776.80
Sinking Fund	48,451.23	42,311.52
<b><u>TOTAL</u></b>	<b><u>\$ 48,182.99</u></b>	<b><u>\$ 43,088.32</u></b>
<b><u>THESE FUNDS ARE REPRESENTED BY</u></b>		
<b><u>CURRENT ASSETS</u></b>		
Bank Balance Admin Fund	762.04	1,472.14
Bank Balance Sinking Fund	48,223.89	42,261.52
Levies In Arrears	1,087.80	1,550.00
Other Arrears	77.00	16.50
Prepaid Expenses	5.04	0.00
<b><u>TOTAL ASSETS</u></b>	<b><u>50,155.77</u></b>	<b><u>45,300.16</u></b>
<b><u>LIABILITIES</u></b>		
Levies In Advance	1,972.78	2,211.84
<b><u>TOTAL LIABILITIES</u></b>	<b><u>1,972.78</u></b>	<b><u>2,211.84</u></b>
<b><u>NET ASSETS</u></b>	<b><u>\$ 48,182.99</u></b>	<b><u>\$ 43,088.32</u></b>



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## PALMWOOD COURT CTS 9181

145 Kingston Rd Woodridge Qld 4114

### STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 APRIL 2025 TO 13 MARCH 2026

	ACTUAL	ACTUAL
	01/04/25-13/03/26	01/04/24-31/03/25
<b><u>ADMINISTRATIVE FUND</u></b>		
<b><u>INCOME</u></b>		
Levies - Administrative Fund	25,155.00	23,179.80
Interest On Overdue Levies	51.59	120.65
<b>TOTAL ADMIN. FUND INCOME</b>	<b>25,206.59</b>	<b>23,300.45</b>
<b><u>EXPENDITURE - ADMIN. FUND</u></b>		
Accountancy	165.00	0.00
Bank Fees	8.65	0.00
Building Reports	710.00	0.00
Electrical Switchboard	198.00	0.00
Insurance - Building	9,877.81	12,350.00
Insurance Valuation	0.00	440.00
Management Fees	2,805.00	2,805.00
Management Fees - Additional	3,160.36	2,424.23
Management Fees - Computer Fee	68.76	0.00
Management Fees - Disbursement	1,017.50	825.00
Pest Control	250.00	0.00
Rep & Maint - Garden/Ground	2,805.00	2,805.00
Rep & Maint - Plumb & Drain	1,618.30	0.00
Utilities - Water & Sewerage	3,567.25	1,481.59
<b>TOTAL ADMIN. EXPENDITURE</b>	<b>26,251.63</b>	<b>23,130.82</b>
<b><u>SURPLUS / DEFICIT</u></b>	<b>\$ (1,045.04)</b>	<b>\$ 169.63</b>
Opening Admin. Fund Balance	776.80	607.17
<b><u>ADMINISTRATIVE FUND BALANCE</u></b>	<b>\$ (268.24)</b>	<b>\$ 776.80</b>



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## PALMWOOD COURT CTS 9181

145 Kingston Rd Woodridge Qld 4114

### STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 APRIL 2025 TO 13 MARCH 2026

	ACTUAL	ACTUAL
	01/04/25-13/03/26	01/04/24-31/03/25
<b><u>SINKING FUND</u></b>		
<b><u>INCOME</u></b>		
Levies - Sinking Fund	6,820.20	6,820.20
Interest On Overdue Levies	14.51	39.27
<b><u>TOTAL SINKING FUND INCOME</u></b>	<b>6,834.71</b>	<b>6,859.47</b>
<b><u>EXPENDITURE - SINKING FUND</u></b>		
Landscaping	0.00	7,029.00
Minor Building Maintenance	0.00	(2,035.00)
Plumbing & Drainage	0.00	302.50
Roof Repairs	695.00	0.00
Roofing - Gutters	0.00	975.00
<b><u>TOTAL SINK. FUND EXPENDITURE</u></b>	<b>695.00</b>	<b>6,271.50</b>
<b><u>SURPLUS / DEFICIT</u></b>	<b>\$ 6,139.71</b>	<b>\$ 587.97</b>
Opening Sinking Fund Balance	42,311.52	41,723.55
<b><u>SINKING FUND BALANCE</u></b>	<b>\$ 48,451.23</b>	<b>\$ 42,311.52</b>



**Stratamatt**  
BODY CORPORATE MANAGEMENT

(07) 3524 5200

674 Ipswich Rd Annerley Q 4103

stratamatt.com.au | reception@stratamatt.com.au

ABN 59 609 542 494 | ACN 609 542 494

**PALMWOOD COURT CTS 9181**

ABN 97 302 686 331

**STATEMENT**

JEFF THOMAS & ASSOCIATES  
SOLICITORS & ATTORNEYS  
PO Box 2239  
Logan City DC 4114

Statement Period			
01 Apr 24 to 13 Mar 26			
A/c No	15	Lot No	15
Page Number	1	Unit No	15

Transfer Date: 25/01/12

Date	Type	Details	Reference	Debit	Credit	Balance
31/03/25	Journal	Brought forward				0.00
01/04/25	Administrative Fund	Opening Balance	J0000025		302.62	-302.62
01/04/25	Sinking Fund	10/05/25 to 09/08/25	I0000015	386.33		83.71
09/04/25	Receipt	10/05/25 to 09/08/25	I0000030	113.67		197.38
23/04/25	Receipt	Administrative Fund	R0000006		50.00	147.38
23/04/25	Receipt	Administrative Fund	R0000010		33.71	113.67
23/04/25	Receipt	Sinking Fund	RA000010		66.29	47.38
07/05/25	Receipt	Administrative Fund	R0000018		27.62	19.76
07/05/25	Receipt	Sinking Fund	RA000018		47.38	-27.62
21/05/25	Receipt	Administrative Fund	R0000023		75.00	-102.62
04/06/25	Receipt	Administrative Fund	R0000026		50.00	-152.62
18/06/25	Receipt	Administrative Fund	R0000030		100.00	-252.62
02/07/25	Receipt	Administrative Fund	R0000033		100.00	-352.62
16/07/25	Receipt	Administrative Fund	R0000036		100.00	-452.62
29/07/25	Administrative Fund	10/08/25 to 09/11/25	I0000045	430.22		-22.40
29/07/25	Sinking Fund	10/08/25 to 09/11/25	I0000060	113.67		91.27
30/07/25	Receipt	Sinking Fund	R0000039		50.00	41.27
13/08/25	Receipt	Administrative Fund	R0000048		33.73	7.54
<b>More details on next page...</b>				<b>\$1,043.89</b>	<b>\$1,036.35</b>	<b>\$7.54</b>

Over 90 Days	90 Days	60 Days	30 Days	Current	<b>BALANCE DUE:</b>	<b>(\$95.94)</b>
0.00	0.00	0.00	0.00	-95.94	Date Paid	Amount Paid



**STRATAMATT PTY LTD**

**CARD OR DIRECT DEBIT** DEFT Reference Number: 225505338 1000 0000 159

**BPAY** Biller Code: 96503 Ref: 225505338 1000 0000 159

Lot 15/ Unit 15  
Palmwood Court

Visit [www.deft.com.au](http://www.deft.com.au) to pay by card or direct debit.  
\*\* Payments by credit card may attract a surcharge

Internet & Telephone Banking - BPAY  
Make this payment from your preferred bank account or card  
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All cheques must be made payable to:  
**PALMWOOD COURT CTS 9181**



\*496 225505338 10000000159

**TOTAL AMOUNT DUE  
DUE DATE**

**\$0.00**



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ABN 59 609 542 494 | ACN 609 542 494

**PALMWOOD COURT CTS 9181**

ABN 97 302 686 331  
**STATEMENT**

JEFF THOMAS & ASSOCIATES  
SOLICITORS & ATTORNEYS  
PO Box 2239  
Logan City DC 4114

Statement Period			
01 Apr 24 to 13 Mar 26			
A/c No	15	Lot No	15
Page Number	2	Unit No	15

Transfer Date: 25/01/12

Date	Type	Details	Reference	Debit	Credit	Balance
13/08/25	Receipt	Sinking Fund	RA000048		41.27	-33.73
27/08/25	Receipt	Administrative Fund	R0000053		50.00	-83.73
10/09/25	Receipt	Administrative Fund	R0000057		75.00	-158.73
24/09/25	Receipt	Administrative Fund	R0000063		75.00	-233.73
26/09/25	Administrative Fund	10/11/25 to 09/02/26	I0000075	430.22		196.49
26/09/25	Sinking Fund	10/11/25 to 09/02/26	I0000090	113.67		310.16
08/10/25	Receipt	Administrative Fund	R0000071		50.00	260.16
22/10/25	Receipt	Administrative Fund	R0000076		75.00	185.16
05/11/25	Receipt	Administrative Fund	R0000080		71.49	113.67
05/11/25	Receipt	Sinking Fund	RA000080		3.51	110.16
19/11/25	Receipt	Sinking Fund	R0000085		75.00	35.16
03/12/25	Receipt	Administrative Fund	R0000088		14.84	20.32
03/12/25	Receipt	Sinking Fund	RA000088		35.16	-14.84
17/12/25	Receipt	Administrative Fund	R0000093		50.00	-64.84
18/12/25	Administrative Fund	10/02/26 to 09/05/26	I0000105	430.23		365.39
18/12/25	Sinking Fund	10/02/26 to 09/05/26	I0000120	113.67		479.06
31/12/25	Receipt	Administrative Fund	R0000101		50.00	429.06
14/01/26	Receipt	Administrative Fund	R0000105		100.00	329.06
28/01/26	Receipt	Administrative Fund	R0000109		100.00	229.06
11/02/26	Receipt	Administrative Fund	R0000115		115.39	113.67
11/02/26	Receipt	Sinking Fund	RA000115		34.61	79.06
25/02/26	Receipt	Administrative Fund	R0000118		20.94	58.12
25/02/26	Receipt	Sinking Fund	RA000118		79.06	-20.94
11/03/26	Receipt	Administrative Fund	R0000122		75.00	-95.94
<b>More details on next page...</b>				<b>\$2,131.68</b>	<b>\$2,227.62</b>	<b>-\$95.94</b>



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## PALMWOOD COURT CTS 9181

### INSURANCE DETAILS

13 March 2026

<u>Type</u>	<u>Insurer</u>	<u>Policy No</u>	<u>Sum Insured</u>	<u>Due Date</u>
BUILDING	Hutch Underwriting Pty Ltd	HRS11171758	\$5,292,000.00	30/06/26
BUILDING CATASTROPHE	Hutch Underwriting Pty Ltd	HRS11171758	\$1,587,600.00	30/06/26
COMMON AREA CONTENTS	Hutch Underwriting Pty Ltd	HRS11171758	\$52,920.00	30/06/26
FIDELITY GUARANTEE	Hutch Underwriting Pty Ltd	HRS11171758	\$100,000.00	30/06/26
H&S LEGAL EXPENSES	Hutch Underwriting Pty Ltd	HRS11171758	\$100,000.00	30/06/26
GOVT. AUDIT COSTS	Hutch Underwriting Pty Ltd	HRS11171758	\$25,000.00	30/06/26
GOVT. LEGAL EXPENSES	Hutch Underwriting Pty Ltd	HRS11171758	\$50,000.00	30/06/26
LOSS OF RENT/TEMP AC	Hutch Underwriting Pty Ltd	HRS11171758	\$793,800.00	30/06/26
LOT OWNER FIXTURES	Hutch Underwriting Pty Ltd	HRS11171758	\$529,200.00	30/06/26
OFFICE BEARERS	Hutch Underwriting Pty Ltd	HRS11171758	\$1,000,000.00	30/06/26
PUBLIC LIABILITY	Hutch Underwriting Pty Ltd	HRS11171758	\$10,000,000.00	30/06/26
VOLUNTARY WORKERS	Hutch Underwriting Pty Ltd	HRS11171758	<del>\$250,000.00</del> / \$2,000.00	30/06/26
CYBER	Hutch Underwriting Pty Ltd	HRS11171758	\$10,000	30/06/26
FLOOD	Hutch Underwriting Pty Ltd	HRS11171758	Insured	30/06/26

REAL ESTATE AGENTS  
 AUCTIONEERS  
 REGISTERED VALUERS  
 PROPERTY MANAGERS  
 BODY CORPORATE MANAGERS

Members:  
 REIQ – (Real Estate Institute of Qld)  
 SCA – (Strata Community Australia, Qld)  
 API – (Australian Property Institute, Valuers)



**Matthews**  
 R Matthews & Son Trading as  
**Real Estate**

678 Ipswich Road, (Cnr Cracknell Rd) Annerley, Qld 4103  
 Postal Address: PO Box 171, Annerley, Qld 4103  
 Email: sales@matthewsrealestate.com.au  
 Web: www.matthewsrealestate.com.au

Telephone: (07) **3848 0655**  
 Fax: (07) 3848 0172

A.C.N 010 018 318  
 A.B.N. 49 009 358 379

**REPLACEMENT COST VALUATION**  
**(FOR INSURANCE PURPOSES)**

Prepared for and on behalf of – **BODY CORPORATE FOR PALMWOOD COURT CTS 9181**

Address – **145 KINGSTON ROAD, WOODRIDGE QLD 4114**

**Improvements** –

A multiple dwelling complex of 15 x 2 level townhouse units built in 3 separate wings; each has a single garage space on the front of each of the respective units.

Total Floor Area - 1171 sq.m. units  
 248 sq.m. garages

**Construction** –

The exterior is face brick walls, tiled roof, concrete slab flooring to ground level and timber flooring up; the interior is plasterboard lined. A long concrete driveway is laid and brick and timber fencing erected.

**Valuation** -

Units 1171 sq.m. @ \$2900 sq.m.	\$3,395,900
Garages	300,000
Driveway & Fencing	<u>140,000</u>
	<u>\$3,835,900</u>

**Additional Cover Requirements**

Council Fees, Architects Fees, Survey & Engineering Fees (10%)	383,590
Removal of Debris	<u>130,000</u>
	<u>\$4,349,490</u>
Rebuild Cost Escalation (6% of \$3,835,900)	<u>230,154</u>
	<u>\$4,579,644</u>
Plus GST	<u>457,964</u>
	<u><u>\$5,037,608</u></u>

Adopt \$5,040,000

The cost of replacement is assessed at \$5,040,000

DATED AT BRISBANE THIS THIRD DAY OF MARCH 2025.

**TREVOR MATTHEWS (AAPI)**  
**CERTIFIED PRACTISING VALUER**

**DISCLAIMER:** This valuation is current at the date of valuation only. The value assessed herein may change significantly and unexpectedly over a relatively short period of time (including as a result of general market movements or factors specific to the particular property). Liability for losses arising from such subsequent changes in value is excluded as is liability where the valuation is relied upon after the date of the valuation. Liability limited by a scheme approved under Professional Standards Legislation.

# CMS - FIRST / NEW COMMUNITY MANAGEMENT STATEMENT



Version 1  
Body/Corporate and Community Management Act 1997

Queensland Land Registry

# 9181

CMS LABEL NUMBER

This statement incorporates and must include the following:

- Schedule A - Schedule of lot entitlements
- Schedule B - Explanation of development of schema land
- Schedule C - By-laws
- Schedule D - Any other details
- Schedule E - Allocation of exclusive use areas

### 1. Name of community titles scheme

**PALMWOOD COURT  
COMMUNITY TITLES SCHEME 9181**

### 2. Regulation module

**STANDARD MODULE**

### 3. Name of body corporate

**BODY CORPORATE FOR PALMWOOD COURT COMMUNITY TITLES SCHEME 9181**

### 4. Scheme land

Description of Lot	County	Parish	Title Reference
COMMON PROPERTY OF PALMWOOD COURT CTS 9181 Lots 1-15 (inclusive) on BUP 6033	STANLEY	YEERONGPILLY	19206033 16577014-16577022(inclusive) 16577024-16577028(inclusive), 17208015

### 5. Name and address of original owner #

NOT APPLICABLE

### 6. Reference to plan lodged with this statement

NOT APPLICABLE

# first community management statement only

### 7. Local Government community management statement notation

NOT APPLICABLE PURSUANT TO SECTION 54(4) OF THE BODY CORPORATE AND COMMUNITY MANAGEMENT ACT 1997

signed

name and designation

name of Local Government

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

Execution Date

31/12/19



*[Signature]*  
BODY CORPORATE  
MANAGER

*[Signature]*



R. MATTHEWS & SONS PTY LTD  
BODY CORPORATE MANAGER

\*Execution

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

**FORM 20 SCHEDULE / ENLARGED PANEL /**  
**ADDITIONAL PAGE / DECLARATION**



Version 1  
 Land Title Act 1994 and Land Act 1994

Queensland Land Registry

Page 2 of 6



Title Reference 19206033

**SCHEDULE A SCHEDULE OF LOT ENTITLEMENTS**

Lot on Plan	Contribution	Interest
1 on BUP 6033	1	1
2 on BUP 6033	1	1
3 on BUP 6033	1	1
4 on BUP 6033	1	1
5 on BUP 6033	1	1
6 on BUP 6033	1	1
7 on BUP 6033	1	1
8 on BUP 6033	1	1
9 on BUP 6033	1	1
10 on BUP 6033	1	1
11 on BUP 6033	1	1
12 on BUP 6033	1	1
13 on BUP 6033	1	1
14 on BUP 6033	1	1
15 on BUP 6033	1	1
<b>TOTALS</b>	<b>15</b>	<b>15</b>

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

Sections 57(1)(e) and (f) of the Body Corporate and Community Management Act 1997 are not applicable.



**FORM 20 - SCHEDULE / ENLARGED PANEL /**  
**Version 1 ADDITIONAL PAGE / DECLARATION**

Land Title Act 1994 and Land Act 1994

Queensland Land Registry Page 3 of 6



Title Reference 19206033

**SCHEDULE C**

**BY-LAWS**

*Section 130*

**SCHEDULE 2 - BY-LAWS**

**NOISE.**

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

**VEHICLES.**

- 2.(1) The occupier of a lot must not, without the body corporate's written approval -
- (a) park a vehicle, or allow a vehicle to stand, on common property; or
  - (b) permit an invitee to park a vehicle, or allow a vehicle to stand, on the common property.
- 2.(2) An approval under subsection (1) must state the period for which it is given.
- 2.(3) However, the body corporate may cancel the approval by giving 7 days written notice to the occupier.

**OBSTRUCTION.**

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

**DAMAGE TO LAWNS etc.**

- 4.(1) The occupier of a lot must not, without the body corporate's written approval-
- (a) damage a lawn, garden, tree, shrub, plant or flower on the common property; or
  - (b) use a part of the common property as a garden.
- 4.(2) An approval under subsection (1) must state the period for which it is given.
- 4.(3) However, the body corporate may cancel the approval by giving 7 days written notice to the occupier.

**DAMAGE TO COMMON PROPERTY.**

- 5.(1) An occupier of a lot must not, without the body corporate's written approval, mark, paint, drive nails, screws or other objects into, or otherwise damage or deface a structure that forms part of the common property.
- 5.(2) However, an occupier may install a locking or safety device to protect the lot against intruders, or a screen to prevent entry of animals or insects, if the device or screen is soundly built and is consistent with the colour, style and materials of the building.
- 5.(3) The owner of a lot must keep a device installed under subsection (2) in good order and repair.

**BEHAVIOUR OF INVITEES.**

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

**LEAVING OF RUBBISH ETC. ON COMMON PROPERTY.**

7. The occupier of a lot must not leave rubbish or other materials on the common property in a way or place likely to interfere with the enjoyment of the common property by someone else.

**FORM 20 SCHEDULE 7 ENLARGED PANEL**

Version 1

**ADDITIONAL PAGE / DECLARATION**

Land Title Act 1994 and Land Act 1994

Queensland Land Registry

Page 4 of 6



Title Reference 19206033

**APPEARANCE OF LOT.**

- 8.(1) The occupier of a lot must not, without the body corporate's written approval, make a change to the external appearance of the lot unless the change is minor and does not detract from the amenity of the lot and its surrounds.
- 8.(2) The occupier of a lot must not, without the body corporate's written approval-
- (a) hang washing, bedding, or another cloth article if the article is visible from another lot or the common property, or from outside the scheme land; or
  - (b) display a sign, advertisement, placard, banner, pamphlet or similar article if the article is visible from another lot or the common property, or from outside the scheme land.
- 8.(3) This section does not apply to a lot created under a standard format plan of subdivision.

**STORAGE OF FLAMMABLE MATERIALS.**

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

**GARBAGE DISPOSAL.**

- 10.(1) Unless the body corporate provides some other way of garbage disposal, the occupier of a lot must keep a receptacle for garbage in a clean and dry condition and adequately covered on the lot, or on part of the common property designated by the body corporate for the purpose.
- 10.(2) The occupier of a lot must-
- (a) comply with all local government local laws about disposal of garbage; and
  - (b) ensure that the occupier does not, in disposing of garbage, adversely affect the health, hygiene or comfort of the occupiers of other lots.

**KEEPING OF ANIMALS.**

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

**GUIDE DOGS.**

**N.B. :** By-law 11 does not apply to 'Guide Dogs' in accordance with Section 143.(1),(2) & (3) of the Act.

**FORM 20 - SCHEDULE / ENLARGED PANEL /  
Version 1 ADDITIONAL PAGE / DECLARATION**

Land Title Act 1994 and Land Act 1994

Queensland Land Registry

Page 5 of 6



Title Reference 19206033

**MOTOR VEHICLE REPAIRS**

12. An owner or occupier of a lot shall not carry out upon the common property any mechanical work, repairs or restoration to any vehicle (other than work that is in the opinion of the committee of the Body Corporate of an emergency or minor nature) nor store nor deposit thereon any motor vehicle, motor vehicle parts, accessories or waste nor permit any of the same.

**RECOVERY OF LEVIES**

13. That a person (which expression shall extend to corporations) shall pay on demand the whole of the Body Corporate's costs and expenses (including solicitor, collection agency and own client costs) such amount deemed to be a liquidated debt due in recovering such levies or moneys duly levied upon that person by the Body Corporate, pursuant to the Act.

**RECOVERY FOR DAMAGES**

14. Where the Body Corporate expends money to make good damage caused by a breach of the Act or of these By-Laws by any owner of the tenants, servants, employees, agents, invitees or licensees of the owner or any of them, the committee shall be entitled to recover the amount so expended as a debt in an action in any Court of competent jurisdiction from the owner of the unit at the time when the breach occurred.

**EXCLUSIVE USE - CAR SPACES**

15. The owner for the time being of each relevant lot shall be entitled to the exclusive use for himself and his licensees of the car space as shown in Schedule E and as identified by the letters C/P and the number corresponding to the relevant lot in the plan annexed hereto and marked "B" PROVIDED THAT in respect of those car spaces allocated pursuant to this By-Law the following terms and conditions shall apply:-
- (a) Each owner to whom exclusive use of the car space is given pursuant to this By-Law shall not litter the same or so use the same as to create a nuisance, nor shall carry out any mechanical work repairs or restoration to any vehicle upon such car space (other than work that is in the opinion of the committee or the body corporate of an emergency and minor nature) nor store nor deposit thereon any motor vehicle, motor vehicle parts, accessories or waste nor permit any of the same but otherwise no such owner shall by reason of such exclusive use and enjoyment be responsible for the performance of the duty of the body corporate under the Act.
  - (b) The body corporate together with its officers, employees, agents and servants may at all reasonable times with workmen and others and all necessary materials and appliances enter upon any of the common property which is the subject of the exclusive use provisions of this By-Law for the purpose of inspection and carrying out any installation, repairs, maintenance, alterations or other work it may deem necessary and may install, affix or place upon such common property such constructions, appliances or services as it may deem necessary.
  - (c) The owner for the time being of any unit shall not other than as herein provided, without the prior written consent of the body corporate, perform any work upon any of the common property of which he has exclusive use pursuant to this By-Law or install, affix or place thereon any construction or appliance.

**FORM 20 - SCHEDULE / ENLARGED PANEL /  
 ADDITIONAL PAGE / DECLARATION**

Version 1



Land Title Act 1994 and Land Act 1994

Queensland Land Registry

Page 6 of 6



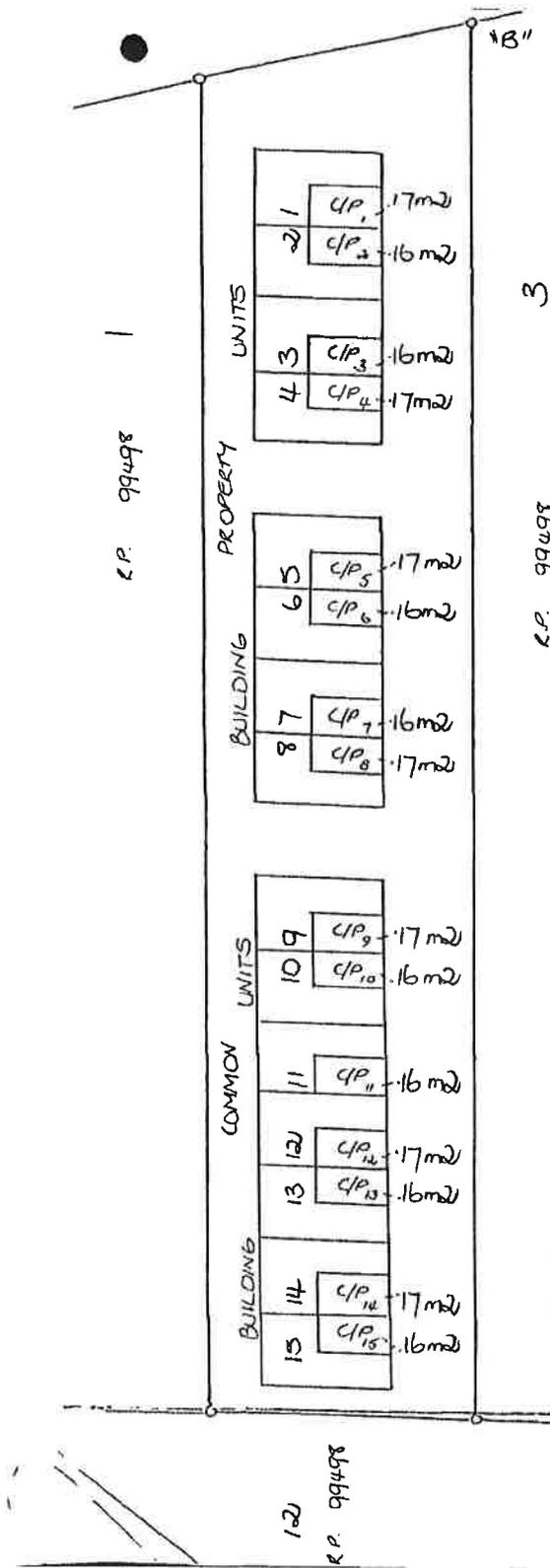
Title Reference 19206033

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

Nil.

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

Lot	Exclusive Area
Lot 1 on BUP 6033	Area 1 on Sketch B - 16.5 sq.m, Car space
Lot 2 on BUP 6033	Area 2 on Sketch B - 16.5 sq.m, Car space
Lot 3 on BUP 6033	Area 3 on Sketch B - 16.5 sq.m, Car space
Lot 4 on BUP 6033	Area 4 on Sketch B - 16.5 sq.m, Car space
Lot 5 on BUP 6033	Area 5 on Sketch B - 16.5 sq.m, Car space
Lot 6 on BUP 6033	Area 6 on Sketch B - 16.5 sq.m, Car space
Lot 7 on BUP 6033	Area 7 on Sketch B - 16.5 sq.m, Car space
Lot 8 on BUP 6033	Area 8 on Sketch B - 16.5 sq.m, Car space
Lot 9 on BUP 6033	Area 9 on Sketch B - 16.5 sq.m, Car space
Lot 10 on BUP 6033	Area 10 on Sketch B - 16.5 sq.m, Car space
Lot 11 on BUP 6033	Area 11 on Sketch B - 16.5 sq.m, Car space
Lot 12 on BUP 6033	Area 12 on Sketch B - 16.5 sq.m, Car space
Lot 13 on BUP 6033	Area 13 on Sketch B - 16.5 sq.m, Car space
Lot 14 on BUP 6033	Area 14 on Sketch B - 16.5 sq.m, Car space
Lot 15 on BUP 6033	Area 15 on Sketch B - 16.5 sq.m, Car space



EXCLUSIVE USE AREAS

of Sub 2 on R.P. 99498  
 Orig. Per. 122V  
PARISH OF YEELONGPILLY.  
County of Stanley.

C/P - Carport  
 Name of Building: "Almwood Court"  
 Building Units Plan No.

Building Units and Group Titles Act 1980  
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980  
(Form 1) Annexure 1 to Sheet 1 made, 6.4.1984

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

NAME OF BUILDING: "PALMWOOD COURT"

**BUILDING UNITS PLAN NO. 6033**

SIGNATURE OF REGISTERED PROPRIETOR:

NAME OF REGISTERED PROPRIETOR: Donald Bernard Field and Eva Gulbjorg Field  
his wife as joint tenants.

ADDRESS: 502 Ipswich Road, Annerley, Qld. 4103.

REFERENCE TO TITLE: VOLUME 3815 , FOLIO 204

DESCRIPTION OF PARCEL: Subdivision 2 of Portion 122V.

COUNTY: Stanley

PARISH: Yeerongpilly

CITY:

NAME OF BODY CORPORATE: The Proprietors of "Palmwood Court"  
Building Units Plan No. **6033**

ADDRESS at which documents may be served: 502 Ipswich Road, Annerley, Qld. 4103.

BUILDING UNITS PLAN No.: **6033**

REGISTERED: 24 Feb 1984 at 3.50 pm

- Shire Clerk  
Town

Surveyor's Reference:

Local Authority Reference:

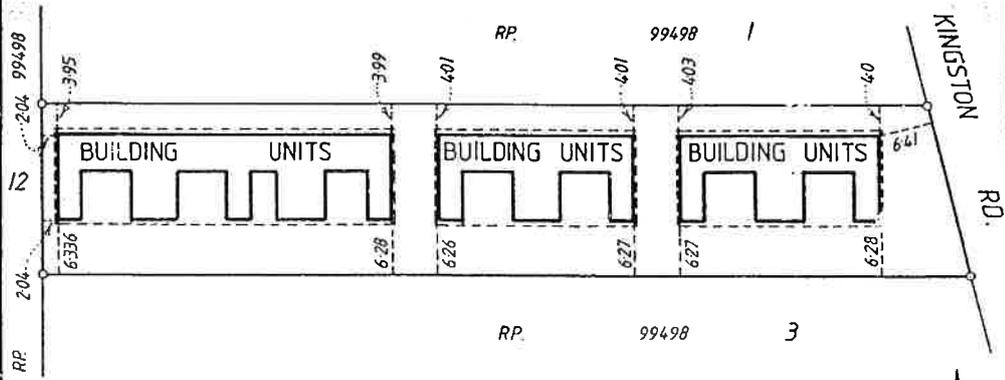
Council of the City of Logan

Catalogued & Noted on..... RP 99498  
Charted on Map.... CC 216 Date.... 7-9-84

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

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

**BUILDING UNITS PLAN NO. 6033**



SCALE: 1:600

*[Signature]*  
 Shire Clerk  
 Town

Council of the City of Logan

Building Units and Group Titles Act 1980  
BUILDING UNITS AND GROUP TITLES REGULATIONS 1986  
(Form 2)

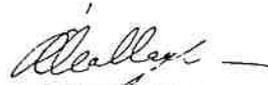
Regulation 8(1)  
Sheet No. 3 of 12 Sheets

**BUILDING UNITS PLAN NO. 6033**

I, Phillip John O'Callaghan, of M.J. Hedges and Associates,  
18 Vanessa Boulevard, Springwood,  
licensed surveyor registered under the Surveyors Act 1977-1980 hereby certify that:—

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

DATED this Twelfth day of October, 19 83

  
LICENSED SURVEYOR

\*Delete whichever is inapplicable

  
Shire—  
Clerk  
Town  
Council of the City of Logan

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

Regulation 8(1)  
Sheet No. 4 of 12 Sheets

**BUILDING UNITS PLAN NO. 6033**

CERTIFICATE OF LOCAL AUTHORITY

Council of the City of Logan hereby certifies that the proposed subdivision of the parcel as illustrated in the abovementioned plan has been approved by the Council of the City of Logan and that all the requirements of The Local Government Acts, 1936 to 1979 as modified by the Building Units and Group Titles Act 1980 have been complied with in regard to the subdivision.

DATED this 22nd day of February, 1984

The Common Seal of the Council of the City of Logan was hereunto affixed by Charles Allen Shailer Mayor, and Gary Russell Kellar, Town Clerk, on 22nd day of February, 1984, pursuant to a resolution of Council of 2nd day of August, 1983.

*C. A. Shailer* ..... Mayor  
*G. Russell Kellar* ..... Town Clerk

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

Council

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

Regulation 8(1)  
Sheet No. 5 of 12 Sheets

**BUILDING UNITS PLAN NO. 6033**

I, Brian John WILSON, of Eight Mile Plains, Brisbane  
~~in accordance with the provisions of the Architects Act 1962 and 1971.~~  
~~\*a building surveyor appointed by the Council~~  
\*a building inspector appointed by the Council of the City of Logan  
hereby certify that the building shown on the \*building units plan/~~building units plan of subdivision~~  
to which this certificate is annexed has been substantially completed in accordance with plans  
and specifications approved by ~~the Council~~  
/a designated officer of the Council of the City of Logan

DATED this Sixteenth day of February, 19 84.

  
\*Architect/~~Building surveyor~~/Building inspector.

Delete whichever is inapplicable  
I Insert name of local authority

  
Shire  
Clerk  
Town  
Council of the City of Logan

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

Regulation 8(1)  
 Sheet No. 6 of 12 Sheets

**BUILDING UNITS PLAN NO. 6033**

SCHEDULE OF LOT ENTITLEMENTS AND REFERENCE TO  
 CURRENT CERTIFICATE OF TITLE

Lot No.	Level	Entitlement	Current C's T.		Lot No.	Level	Entitlement	Current C's T.	
			Vol.	Fol.				Vol.	Fol.
1	A & D	1	6577	14					
2	A & D	1	6577	15					
3	A & D	1	6577	16					
4	A & D	1	6577	17					
5	B & E	1	6577	18					
6	B & E	1	6577	19					
7	B & E	1	6577	20					
8	B & E	1	6577	21					
9	C & F	1	6577	22					
10	C & F	1	6577	23					
11	C & F	1	6577	24					
12	C & F	1	6577	25					
13	C & F	1	6577	26					
14	C & F	1	6577	27					
15	C & F	1	6577	28					
AGGREGATE		15			AGGREGATE				

SIGNATURE OF REGISTERED PROPRIETOR:

*E. J. Field*

*[Signature]*

-Shire Clerk  
 Town

Council of the City of Logan

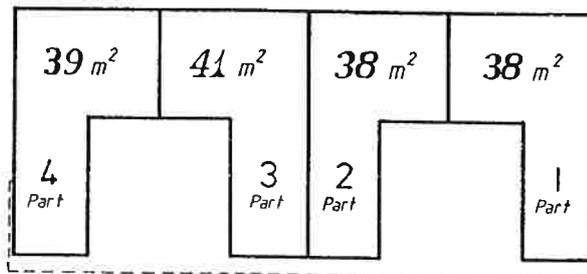
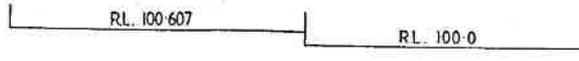
Building Units and Group Titles Act 1980  
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980  
(Form 9)

Regulation 8(1)  
Sheet No. 7 of 12 Sheets

**BUILDING UNITS PLAN NO. 6033**

LEVEL A

PROFILE



Scale: 1:200

Floor areas are approximate only.

SIGNATURE OF REGISTERED PROPRIETOR:

Shire  
Clerk  
Town

Council of the city of Logan

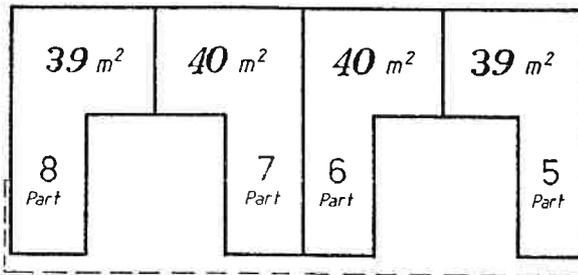
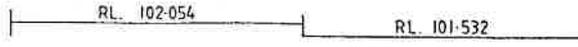
Building Units and Group Titles Act 1980  
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980  
(Form 9)

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

**BUILDING UNITS PLAN NO. 6033**

LEVEL B

PROFILE



Scale: 1:200

Floor areas are approximate only.

SIGNATURE OF REGISTERED PROPRIETOR:

*K. J. & J. Field*

*[Signature]* Shire Clerk  
Town  
Council of City of Logan

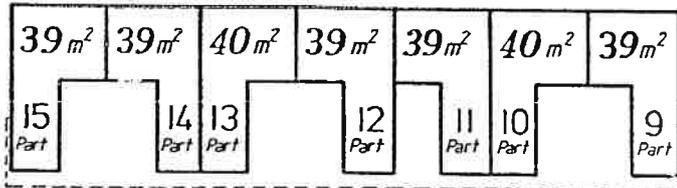
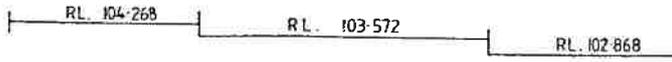
Building Units and Group Titles Act 1980  
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980  
(Form B)

Regulation 8(1)  
Sheet No. 9 of 12 Sheets

**BUILDING UNITS PLAN NO. 6033**

LEVEL C

PROFILE



Scale: 1:300

Floor areas are approximate only.

SIGNATURE OF REGISTERED PROPRIETOR:

A handwritten signature in cursive script, appearing to read 'E. J. Field'.

Shire Clerk  
Town  
Council of the City of Logan

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

Regulation 8(1)  
Sheet No. 10 of 12 Sheets

**BUILDING UNITS PLAN NO. 6033**

LEVEL D

39 m <sup>2</sup>	39 m <sup>2</sup>	38 m <sup>2</sup>	39 m <sup>2</sup>
4 Part	3 Part	2 Part	1 Part



Scale: 1:200

Floor areas are approximate only.

SIGNATURE OF REGISTERED PROPRIETOR:

*E.H. Field*

*[Signature]*

Shire Clerk  
Town

Council of the City of Logan

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

Regulation 8(1)  
Sheet No. 11 of 12 Sheets

# BUILDING UNITS PLAN NO. 6033

LEVEL E

39 m <sup>2</sup>	39 m <sup>2</sup>	39 m <sup>2</sup>	38 m <sup>2</sup>
8	7	6	5
Part	Part	Part	Part



Scale: 1:200

Floor areas are approximate only.

SIGNATURE OF REGISTERED PROPRIETOR:

Shire Clerk  
Town

Council of the City of Logan

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

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

**BUILDING UNITS PLAN NO. 6033**

LEVEL F

38 m <sup>2</sup>	39 m <sup>2</sup>					
15 Part	14 Part	13 Part	12 Part	11 Part	10 Part	9 Part



Scale: 1:300

Floor areas are approximate only.

SIGNATURE OF REGISTERED PROPRIETOR:

*E. J. Field*

*[Signature]*

Shire  
Clerk  
Town

Council of the City of Logan

**"PALMWOOD COURT" COMMUNITY TITLES SCHEME 9181**

**10 YEAR SINKING FUND BUDGET FORECAST**

The figures below are calculated on an increase of 4% per annum

<b>ITEM</b>	<b>Current Value</b>	<b>1 14/15</b>	<b>2 15/16</b>	<b>3 16/17</b>	<b>4 17/18</b>	<b>5 18/19</b>	<b>6 19/20</b>	<b>7 20/21</b>	<b>8 21/22</b>	<b>9 22/23</b>	<b>10 23/24</b>
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Painting	28600	2860	2974	3093	3217	3346	3480	3619	3764	3915	4071
Roofing, Guttering & plumbing	11000	1100	1144	1190	1238	1287	1338	1392	1447	1505	1565
Concrete areas, fencing & drainage	11000	1100	1144	1190	1238	1287	1338	1392	1447	1505	1565
Electrical	11000	1100	1144	1190	1238	1287	1338	1392	1447	1505	1565
Sundry	5500	550	572	595	619	643	669	696	724	753	783
		6710	6978	7259	7548	7851	8162	8490	8829	9183	9549



Direct Insurance Brokers  
 AFSL 241075  
 ABN 39010352075  
 38 Brookes Street  
 Bowen Hills QLD 4006  
 Ph: 07 3866 5444  
 Email: admin@directinsurance.com.au  
 Web: http://www.directinsurance.com.au

**RENEWAL TAX INVOICE**

Body Corp Palmwood Court CTS 9181  
 Stratamatt Body Corporate Management  
 P.O. Box 171  
 ANNERLEY QLD 4103

Date: 10/06/2025  
 Invoice Number: 534278  
 Account Manager: BC39

Thank you for using our services to arrange this insurance cover. Brief details of cover arranged on your behalf are given below. You should refer to the policy documents issued by the Insurer for complete policy terms and conditions.

Please read carefully the important notices attached regarding your duty of disclosure. Do not hesitate to contact us with any questions you may have.

Type of Policy	CTD Community Title - Domestic	Premium	
Insured	Body Corp Palmwood Court CTS 9181	Base Premium	\$10,151.55
Policy Description	145 Kingston Road, Woodridge, QLD, 4114	F & E Service Levy	\$0.00
Policy Number	QRSC23004553	Stamp Duty	\$1,005.01
Period of Insurance	30/06/2025 to 30/06/2026	Underwriter Fee	\$200.00
Effective Date	30/06/2025	Broker Fee	\$175.00
Insurer	SCI - Strata Community Insurance Agencies Pty Ltd	Admin Fee	\$50.00
		GST	\$1,057.68
Underwritten By	Allianz Australia Insurance Limited	<b>Invoice Total</b>	<b>\$12,639.24</b>

**Payment Options**



**DEFT Reference Number**  
**40726225342783**

Pay by credit card or registered bank account at [www.deft.com.au](http://www.deft.com.au). Payments by credit card may attract a surcharge.



\*498 407262 25342783

Pay in-store at Australia Post by cheque or EFTPOS



**Billor Code: 20362**  
**Ref: 40726225342783**

**Direct Insurance Brokers**

Want to pay monthly?



Click here to accept online

Total amount payable \$14,026.40  
 (includes application fee and credit charges)  
 or visit [edge.iqumulate.com/myaccount](http://edge.iqumulate.com/myaccount)  
 Enter code: **8PPSGUUD45**

✓  
 Smooth out cash flow  
 Easy monthly payments  
 No additional security

**Name:** Body Corp Palmwood Court CTS 9181  
**Client ID:** 28363  
**Invoice No:** 534278

1<sup>st</sup> instalment of: \$1,420.64  
 followed by 9 instalments of: \$1,400.64  
**or Total Due: \$12,639.24**

Contact your participating financial institution to make BPAY payments using the biller code and reference number as detailed above

**Direct Insurance Brokers**AFSL 241075  
AB.N. 39010352075**IMPORTANT INFORMATION AND NOTICES****Our Remuneration**

Our remuneration for advising you about this insurance will be by way of fee and/or commission. Commission is paid by the insurer of your policy, and fees are charged by our office for the service we provide. All these amounts include GST. Some of our remuneration may be tax deductible.

	Amount	GST	Total
Broker Fee	\$175.00	\$17.50	\$247.50
Admin Fee	\$50.00	\$5.00	
Commission	\$2,030.30	\$203.06	\$2,233.36
Total Income	\$2,255.30	\$225.56	\$2,480.86
Referral Partner Amount	-\$0.00	-\$0.00	-\$0.00
Net Income	\$2,255.30	\$225.56	\$2,480.86

Out of the income received by Direct Insurance Brokers, we MAY pay a portion of this to a referrer, associate and/or authorised representative. This is not an additional cost, this comes out of the income we receive, and is paid to help assist our office in managing the insurance arrangements. All amounts are displayed in the table above, and if you have any questions, please contact our office.

**About this notice / Statutory documents:** This important notice highlights some of the legal requirements, conditions and obligations that relate to the placement and operation of your insurance policy. For your protection, please read carefully these notices and our Financial Services Guide, any Statements of Advice and the insurer's Product Disclosure Statement before you complete the proposal form.

**Appointment / Authority to act as your broker:** When you instruct us to arrange cover on your behalf, it is deemed that you have appointed us as your agent to deal with all matters relevant to all insurance contracts, including claims.

**Your Disclosure Obligations**

It is important that you provide us with complete and accurate information about the risk to be insured otherwise the advice we give you may not be appropriate for your needs. We rely on you to provide complete and accurate information.

Before you enter into an insurance contract with an insurer, you have a duty under the Insurance Contracts Act 1984 (Cth) to disclose information to the insurer. This Duty of Disclosure applies until the insurer agrees to either insure you or renew your insurance. The Duty of Disclosure also applies before you extend, vary or reinstate your insurance.

If you are applying for or renewing insurance in relation to consumer insurance products such as, your motor vehicle, home building and/or contents, residential strata, travel, personal accident or sickness and/or consumer credit products, you must answer the specific questions asked by the insurer truthfully and accurately. In answering those questions, you must tell the insurer all information that's known to you and that a reasonable person would be expected to provide in answer to the questions. Not doing so may be considered by the insurer to be a breach of your 'duty to take reasonable care not to make a misrepresentation' and may cause issues in relation to the validity of your insurance policy and/or issues in the event of you lodging a claim.

At renewal, the insurer may either ask you to advise any changes to information you have previously disclosed, or may give you a copy of the information you previously disclosed and ask you to advise them if there have been any changes. If you do not tell the insurer about a change, you will be taken to have told the insurer there is no change.

If you are applying for or renewing any other insurance, you must tell the insurer all information that is known to you that a reasonable person could be expected to know or that is relevant to the insurer's decision to insure you and on what terms. You do not need to tell the insurer anything:

- that reduces the risk it insures you for;
- is common knowledge;
- that the insurer knows or should know; or
- which the insurer waived your duty to tell it about.

**Non-disclosure**

If you fail to comply with your Duty of Disclosure, the insurer may cancel your contract of insurance, or reduce the amount it will pay you if you make a claim, or both. If your failure to comply with the Duty of Disclosure, or you are fraudulent, the insurer may refuse to pay a claim and treat the contract of insurance as if it never existed.

## Direct Insurance Brokers

AFSL 241075  
AB.N. 39010352075

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If you are in doubt about whether or not a particular matter should be disclosed, please contact your Account Executive.

You must make sure you explain the Duty of Disclosure to any person you represent when we arrange any insurance cover for you. Alternatively, you may ask any person you represent to contact us, and we will explain their Duty of Disclosure to them directly.

If your circumstances change, our recommendations may no longer be appropriate. Please tell us about any changes in your circumstances so that we can confirm that your insurance continues to be suitable for your needs.

**Standard Covers:** The Insurance Contracts Acts Regulations set out the standard cover terms of motor vehicle, home building, home contents, sickness and accident, consumer credit and travel insurance. If any insurer wishes to rely on a term which is different from the standard cover terms, the insurer must clearly inform you in writing of that different term. The insurer may do so by giving you a copy of the PDS/policy wording.

**Change of Risks or Circumstances / Alterations to Your Business:** It is vital that you should advise us in writing of any departure from your "normal" form of business activities (i.e. that which has already been conveyed to your insurers). For example, acquisitions, changes in occupation or location, new products or new overseas activities. To ensure proper protection, please consult with us if you are in any doubt as to whether your insurer should or should not be told of certain changes.

**Average or Co-Insurance Protection:** Some policies contain an Average/Co-Insurance clause which means that you must insure for the full insurable value of the property insured. If you under-insure, your claim may be reduced in proportion to the amount of the under-insurance. As such, if you are in any doubt regarding this clause insofar as it applies to your policy, please contact your Account Executive for assistance.

**Utmost Good Faith:** Every contract of insurance is subject to the doctrine of utmost good faith which requires that the parties to the contract should act towards each other with the utmost good faith. Failure to do so on your part may prejudice any claim or the continuation of cover provided by insurers.

**Conflicts of Interest:** Direct Insurance Brokers was established in 1980, and has a large portfolio of clients, some of whom have been with us for many years. We have built strong personal and business relationships based on trust and integrity, however perceived or actual conflicts of interest need to be addressed and disclosed. Our business employs staff and has owners that may be friends and/or family of clients or industry colleagues. We have a Conflicts Register where we address these matters, and outline our handling of them to prevent any impact to our clients. Any conflicts are addressed by management, and we endeavour to make sure they do not impact our ability to do our job as a licensed insurance broker.

**Claims Made and Notified Policy:** Some insurance policies operate on a so-called "claims made and notified" basis. This means that the policy covers you for claims made against you and notified to the insurer during the period of cover, irrespective of when the circumstances giving rise to the claim occurred.

**Retained Remuneration:** You are aware from our Financial Services Guide that we earn commission from insurers for placing insurance with them. Most of the commission and fees we earn are paid to staff and for operational expenses. When you pay this invoice, you agree that should this insurance be adjusted or cancelled during the period of insurance, we will retain our remuneration. You will receive the return premium only from the underwriter, however any commission or fees that our offices receive will be retained by us. A Broker fee may be charged to process the cancellation. For some insurances there is no refund entitlement. If Premium Funding is used to pay a premium, any refund is remitted to the Premium Funding company unless they direct otherwise. We are not responsible for any additional funding costs that may accrue through delays in obtaining refunds from insurers.

**Misstatement of Premium:** We try to tell you the correct amount of premium and statutory charges that applies to your insurance. In the event that we misstate that amount (either because we have made an unintentional error or because a third party has misstated the amount), we reserve the right to correct the amount. By instructing us to arrange insurance for you, you agree, where permitted by law, that you shall not hold us responsible for any loss that you may suffer as a result of any such misstatement.

**Direct Insurance Brokers**AFSL 241075  
AB.N. 39010352075**Notes:****Body Corporate Palmwood Court CTS 9181  
RESIDENTIAL STRATA INSURANCE SUMMARY****Location:** 145 Kingston Road, Woodridge, QLD, 4114**Insurance Period:** 30/6/25 to 30/6/26

This summary is intended to provide a quick reference to your cover. It highlights benefits and draws attention to some aspects of cover that are commonly misunderstood. It is not an exhaustive explanation of all the benefits and exclusions of the:

**STRATA COMMUNITY INSURANCE (SCI) - RESIDENTIAL STRATA** version SCI034-Policy-RS-PPW-02/2021 insurer's documentation prevails and should be read. The policy wording is enclosed.

The policy is underwritten by Allianz Australia Insurance 100%. SCI Pty Ltd is the Wholesale Intermediary. Should you wish to access the Financial Services Guide, please contact us and will arrange to have a copy sent to you. The U/W Levy is a SCI Pty Ltd fee.

**Please contact us if you have any questions or need more details or advice on this or any other insurance.**

This invoice has been issued by **Direct Insurance Brokers Pty Ltd ABN 39 010 352 075 AFSL 241 075**. Please contact us if you have any questions or need more details or advice on this or any other insurance.

Policy Schedule

<b>SECTION 1</b>	PART A	Building	\$5,292,000
		Common Area Contents	\$52,920
		Terrorism Cover under Section 1 Part A2 Applies	
	PART B	Loss of Rent/Temp Accommodation	\$793,800
	Floating Floors	Included	
	Flood	Included	
<b>SECTION 2</b>	Liability		\$10,000,000
<b>SECTION 3</b>	Voluntary Workers		Included
<b>SECTION 5</b>	Fidelity Guarantee		\$100,000
<b>SECTION 6</b>	Office Bearer's Liability		\$1,000,000
<b>SECTION 7</b>	Machinery Breakdown		Not Included
<b>SECTION 8</b>	Catastrophe		\$1,587,600
<b>SECTION 9</b>	Government Audit Costs		\$25,000
	Appeal Expenses		\$100,000
	Legal Defence Expenses		\$50,000
<b>SECTION 10</b>	Lot Owner's Fixtures & Fittings		\$300,000
<b>SECTION 11</b>	Loss of Lot Market Value		Not Selected
<b>EXCESSES:</b>	Section 1	\$2,000	Insured Property (including Earthquake) Legal Defence Expenses and 10% contribution
	Section 9	\$1,000	

**FLOOD Notice:**

The definition of flood is:

**Direct Insurance Brokers**

AFSL 241075  
AB.N. 39010352075

the covering of normally dry land by water that has escaped or been released from the normal confines of:

- any lake, or any river, creek or other natural watercourse, whether or not altered or modified; or
- any reservoir, canal, or dam.

**BUILDING SUM INSURED Notice**

Underinsurance is a major problem in Australia, and it's important that your strata scheme complies with legislation and insures the building for its full replacement value. Over the last few years, we've seen a dramatic rise in the cost of rebuilding, and would strongly recommend that all schemes make a conscious effort to check their building sum insured and engage a professional valuer on a regular basis to confirm the correct insurable amount.

**STORM SURGE Notice**

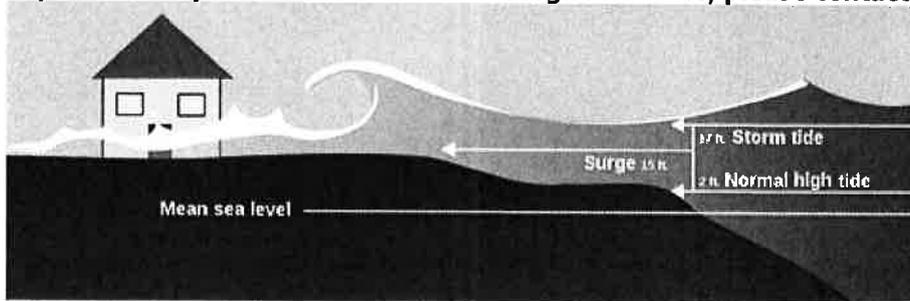
A storm surge is a coastal flood or tsunami-like phenomenon of rising water commonly associated with low pressure weather systems (such as tropical cyclones and strong extratropical cyclones), the severity of which is affected by the shallowness and orientation of the water body relative to storm path, and the timing of tides. Most casualties during tropical cyclones occur as the result of storm surges.

Does my policy cover this?

The majority of policies specifically exclude Storm Surge on it's own, however SOME may provide cover for the damage caused by Storm Surge if such Damage occurs at the same time as other damage directly caused by a named cyclone.

However please be aware that any named cyclone excess noted on your schedule will apply to all damage caused by Storm Surge and named cyclone.

**If you have any concerns about Storm Surge insurance, please contact our office – (07) 3866 5444.**



**Property Details**

This policy has been provided based on the following property information. If any of these details are incorrect or need to be updated, please contact our office on (07) 3866 5444.

<b>Year Built:</b>		<b>External Walls:</b>		<b>Cladding/Type/%</b>	
<b>No. of Lots:</b>		<b>Floors:</b>		<b>% of Holiday Let:</b>	
<b>No. of Storeys:</b>		<b>Roof:</b>		<b>% of Commercial Lots:</b>	
<b>No. of Pools:</b>		<b>No. of Lifts:</b>		<b>Other:</b>	
<b>Are there any known defects or hazards: No</b>					

**Office Bearers Liability provides cover on a "Claims Made" Basis.** (This is different to ordinary legal liability insurances).

For any Office Bearers Liability claim to be considered by your insurance company, the following **must** happen **during** the current period of insurance:-

- A claim is made against you AND you were unaware, at the start of the period of insurance, that its circumstances might lead to a claim;
- or,
- You become aware for the first time about circumstances which might lead to a claim against you.

In both cases the claim or circumstances must be notified to your insurance company promptly and **before the current period of insurance expires.**

**IMPORTANT MATTERS**

## Direct Insurance Brokers

AFSL 241075  
AB.N. 39010352075

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### Policy Wording (PDS)

If you would like a hard copy of your policy wording, please contact our office.

**Any changes in commercial tenants from the previous renewal must be notified to our office.**

**Office Bearers Liability provides cover on a "Claims Made" Basis.** (This is different to ordinary legal liability insurances). For any Office Bearers Liability claim to be considered by your insurance company, the following **must** happen **during** the current period of insurance:-

- A claim is made against you AND you were unaware, at the start of the period of insurance, that its circumstances might lead to a claim;  
or,
- You become aware for the first time about circumstances which might lead to a claim against you.

In both cases the claim or circumstances must be notified to your insurance company promptly and **before the current period of insurance expires.**

### Privacy Policy Statement

We have recently updated our Privacy Policy which includes details of how we handle personal information and how individuals can access and correct their information or make a complaint about Privacy. To access our Privacy Policy, it can be downloaded from our website [www.directinsurance.com.au](http://www.directinsurance.com.au) or contact us by phone and request a hardcopy.

### Financial Claims Scheme

In the unlikely event Insurers were to become insolvent and could not meet its obligations under this Policy, a person entitled to claim may be entitled to payment under the Financial Claims Scheme. Access to the Scheme is subject to eligibility criteria and for more information see APRA website at <http://www.apra.gov.au> and the APRA hotline on 1800 931 678

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## TERMS OF ENGAGEMENT

### Insurance Brokers Code of Practice

We are bound by the Insurance Brokers Code of Practice Version 01.11.2022. A copy is available on our website, or contact us by phone and request a hardcopy

### Our Services

As your insurance broker, we will provide the following services;

- Help you identify and assess your risks and develop a proposal to submit to potential insurers
- Advise as to your insurance requirements.
- Prepare underwriting submissions.
- Seek insurance quotes (we will seek quotes from the broader general insurance market on your behalf before providing cover options. We have arrangements with numerous insurers, which enables us to find the right insurance product for you)
- Negotiate terms with any existing insurers and with alternative insurers.
- Place the insurances agreed upon.
- Review policy wordings and obtain signed policies from insurers
- Confirm the placement and renewal of the insurances to you.
- Calculate, invoice and collect the premiums.
- Adjust premiums on prior year policies where applicable (Declaration Policies).
- Review your insurance arrangements:
  - when you inform us about material changes to your circumstances;
  - at the time of any scheduled Status Reviews as agreed with you;
  - upon renewal of your insurances.
- Facilitate policy changes and/or cancellations as per your instructions
- If required, assist you with any Insurance Premium Funding needs.
- If required, assist you to manage any claims you may need to make:
  - we will keep you informed in a timely manner regarding the progress of claims.

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- when we receive an insurer's response to a submitted claim, we will notify you of the outcome as soon as it is reasonably practical to do so.
  - if a claim is either unreasonably denied or reduced by the insurer, we will act as claims advocate on your behalf to try to have the claim paid.
  - we will advise you if the insurer seeks to negotiate a settlement of your claim.
  - we will seek your instructions before agreeing to any settlement, or compromise of a claim.
  - if the insurer declines to pay a claim, we will explain the reasons for the insurer's decision and outline what further steps can be taken, including steps to make a complaint.
  - in the event you terminate our appointment as your insurance broker we will provide details of any claim(s) to your new insurance broker, so that they may continue to negotiate settlement, on your behalf.
- we will take reasonable steps to contact you at least fourteen (14) days prior to your insurance cover expiry date to engage you on the next steps to be taken prior to the expiry of the policy. We will take appropriate, professional and timely steps to seek insurance cover terms and conditions and advise you of available options (if any) for your consideration.

### Continuity of Cover

It is important that you maintain continuity of cover. Accordingly, if a contract of insurance falls due and we are unable to contact you, we will

- automatically arrange for the policy to be held covered (or renewed if necessary).
- Transfer your cover to an alternate Insurer who offers a more appropriate policy if your current Insurer imposes any terms which may reduce your cover
- Arrange cover through an alternate Insurer, if possible, should your current Insurer decline to offer renewal or continued to provide cover.

If you do not require the cover, we ask that you tell us as soon as possible. A short-term premium may apply. Please tell us if you do not wish us to provide this service

### Remuneration

In return for the services we provide, we may receive a commission usually between 0 and 30 per cent of the premium paid (excluding relevant taxes, charges and levies) which is paid to us by the insurer, and we may charge fees. These will be clearly noted on our Invoice

If we pay a referral fee to anyone, this income comes from the commission/fees that we earn as the broker. The percentage paid to any Referrers can range between 0-100% and will be clearly noted on our Invoice.

### Policy Alterations and Cancellations

If a cover is altered or cancelled before the expiry of the period of insurance, we reserve the right to refund to you only the net return premium we receive from the insurer and not refund any part of the commission and our fees we receive for arranging the cover. A broker fee may be charged to process the cancellation.

### Cancellation

We can only cancel a contract of insurance on the written instructions of a person authorised to represent each of the parties who are named as insureds. We cannot cancel any contract of insurance which is subject to the Marine Insurance Act 1909.

### Payment Terms

We will invoice you for the premium, statutory charges (e.g. stamp duty and fire services levy) and any fees we charge for arranging your insurances. You must pay us within:

- Within 14 days of the date of the invoice;
- or, in the case of a renewal, before the expiry date of the contract of insurance.

If you do not pay the premium on time, the insurer may cancel the contract of insurance and you will not be insured. The insurer may also charge a short-term penalty premium for the time on risk.

### Premium funding

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Premium funding products enable you to pay your premiums by installments. Premium funders do charge interest and they take a power of attorney over your insurance policy as they have paid the premium for it to the insurer in advance, in full, as required at the beginning of the policy period.

We can arrange premium funding on your behalf if you require it. We may receive a commission based on a percentage of the premium from the premium funder for doing so. We will tell you the basis and amount of any such payment before or at the time the premium funding is arranged

### **Our advice to you is General Advice only unless otherwise advised.**

When arranging insurance on your behalf, we will not take into consideration your personal objectives, financial situation or needs. Before taking any action, you should consider whether the advice we have provided is appropriate to you having regard to your individual circumstances. Clients should obtain and read the relevant product disclosure statements before making a decision.

### **Your Disclosure Obligations**

It is important that you provide us with complete and accurate information about the risk to be insured otherwise the advice we give you may not be appropriate for your needs. We rely on you to provide complete and accurate information.

Before you enter into an insurance contract with an insurer, you have a duty under the Insurance Contracts Act 1984 (Cth) to disclose information to the insurer. This Duty of Disclosure applies until the insurer agrees to either insure you or renew your insurance. The Duty of Disclosure also applies before you extend, vary or reinstate your insurance.

If you are applying for or renewing insurance in relation to consumer insurance products such as, your motor vehicle, home building and/or contents, residential strata, travel, personal accident or sickness and/or consumer credit products, you must answer the specific questions asked by the insurer truthfully and accurately. In answering those questions, you must tell the insurer all information that's known to you and that a reasonable person would be expected to provide in answer to the questions. Not doing so may be considered by the insurer to be a breach of your 'duty to take reasonable care not to make a misrepresentation' and may cause issues in relation to the validity of your insurance policy and/or issues in the event of you lodging a claim.

At renewal, the insurer may either ask you to advise any changes to information you have previously disclosed, or may give you a copy of the information you previously disclosed and ask you to advise them if there have been any changes. If you do not tell the insurer about a change, you will be taken to have told the insurer there is no change.

If you are applying for or renewing any other insurance, you must tell the insurer all information that is known to you that a reasonable person could be expected to know or that is relevant to the insurer's decision to insure you and on what terms. You do not need to tell the insurer anything:

- that reduces the risk it insures you for;
- is common knowledge;
- that the insurer knows or should know; or
- which the insurer waived you duty to tell it about.

### **Non-disclosure**

If you fail to comply with your Duty of Disclosure, the insurer may cancel your contract of insurance, or reduce the amount it will pay you if you make a claim, or both. If your failure to comply with the Duty of Disclosure, or you are fraudulent, the insurer may refuse to pay a claim and treat the contract of insurance as if it never existed.

If you are in doubt about whether or not a particular matter should be disclosed, please contact your Account Executive.

You must make sure you explain the Duty of Disclosure to any person you represent when we arrange any insurance cover for you. Alternatively, you may ask any person you represent to contact us, and we will explain their Duty of Disclosure to them directly.

If your circumstances change, our recommendations may no longer be appropriate. Please tell us about any changes in your circumstances so that we can confirm that your insurance continues to be suitable for your needs.

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### Period of Engagement

Unless we agree otherwise, our appointment is ongoing throughout the period of insurance until either this appointment is cancelled by yourself or we are no longer able to act as your Broker

We also provide you with a [Financial Services Guide \(FSG\)](#). This document contains important information about our relationship with you such as

- Our status as a licensed financial services provider;
- disclosure obligations on your part and ours;
- potential conflicts of interest that we have in our dealings with insurers, other service providers, staff;
- professional indemnity insurance arrangements;
- internal and external complaints resolution procedures
- details of our privacy policy

We will notify you of any changes to terms of trade or services provided.

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### Financial Service Guide

**The financial services referred to in this financial services guide (FSG) are offered by:**

Direct Insurance Brokers Pty Ltd ABN 39 010 352 075, AFSL No 241075

Address: 38 Brookes Street, Bowen Hills Qld 4006

Phone: 07 3866 5444

Email: [admin@directinsurance.com.au](mailto:admin@directinsurance.com.au)

Website: [www.directinsurance.com.au](http://www.directinsurance.com.au)

**This FSG sets out the services that we can offer you. It is designed to assist you in deciding whether to use any of those services and contains important information about:**

- the services we offer you.
- how we and others are paid.
- any potential conflict of interest we may have.
- our internal and external dispute resolution procedures and how you can access them.
- arrangements we have in place to compensate clients for losses.

### General Advice

Direct Insurance Brokers provides advice, it will only provide you "general advice" unless we tell you otherwise. When we provide you with general advice, we will provide this advice without considering your personal objectives, financial situation and needs. Because of this you need to consider the appropriateness of the advice having regard to your financial situation, objectives and needs before acting on our advice. Before making any decision about whether to acquire a product you should consider any policy documentation and relevant Product Disclosure Statement.

**Personal Advice** – Only offered for Personal Accident/Disability Policies

### Lack of Independence

#### **Why we are not independent, impartial, or unbiased in relation to the provision of personal advice and the impact of this on you**

We, are not independent, impartial, or unbiased pursuant to section 923A of the Corporations Act because:

- We may receive commission, gifts or other benefits when we provide personal advice to you in relation to insurance products and other financial products; such as Personal Accident/Disability Policies -. In these instances we will provide you with a Statement of Advice
- We may have associations or relationships with issuers of insurance products and other financial products.

Further information about these benefits and relationships is set out in this Financial Services Guide.

If you have any questions about this information, please ask us.

**Direct Insurance Brokers**

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**Further information when personal advice is given**

We will tell you and provide you with further information whenever we provide you with advice which takes into account your objectives, financial situation and needs. This information may include the advice that we have given you, the basis of the advice and other information on our remuneration and any relevant associations or interests. This information may be contained in a statement of advice (SOA).

When you ask us to recommend an insurance policy for you, we will usually only consider the policies offered by the insurers or insurance providers that we deal with regularly. In giving you advice about the costs and terms of recommended policies we have not compared those policies to other policies available, other than from those insurers we deal with regularly.

**Contractual Liability and your insurance cover**

Many commercial or business contracts contain clauses dealing with your liability (including indemnities or hold harmless clauses). Such clauses may entitle your insurers to reduce cover, or in some cases, refuse to indemnify you at all. You should seek legal advice before signing and accepting contracts. You should inform us of any clauses of this nature before you enter into them.

**What information do you maintain in my file and can I examine my file?**

We maintain a record of your personal profile, including details of insurance policies that we arrange for you. We may also maintain records of any recommendations or advice given to you. We will retain this FSG and any other FSG given to you as well as any SOA, IS or PDS that we give or pass on to you for the period required by law.

We are committed to implementing and promoting a privacy policy, which will ensure the privacy and security of your personal information. A copy of our privacy policy is available on request. A copy is also available on our website, [www.directinsurance.com.au](http://www.directinsurance.com.au).

If you wish to look at your file, please ask us. We will make arrangements for you to do so.

**How will I pay for the services provided?**

For each insurance product the insurer will charge a premium that includes any relevant taxes, charges and levies. We often receive a payment based on a percentage of this premium (excluding relevant taxes, charges and levies) called commission, which is paid to us by the insurers. However, in some cases we will also charge you fees. These will all be shown on the invoice that we send you. You can choose to pay by any of the payment methods set out in the invoice. You are required to pay us within the time set out on the invoice.

If there is a refund or reduction of your premium as a result of a cancellation or alteration to a policy, or based on a term of your policy (such as a premium adjustment provision), we will retain any fees we have charged you. We will also retain commission depending on our arrangements with the insurer, or charge you a cancellation fee equal to the reduction in our commission.

When you pay us your premium it will be banked into our trust account. We retain the commission from the premium you pay us and remit the balance to the insurer in accordance with our arrangements with the insurer. We will earn interest on the premium while it is in our trust account, or we may invest the premium and earn a return. We will retain any interest or return on investment earned on the premium.

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### Product disclosure statement

If we offer to arrange the issue of an insurance policy to you, we will also provide you with, or pass on to you, a product disclosure statement (PDS), unless you already have an up-to-date PDS. The PDS will contain information about the particular policy which will enable you to make an informed decision about purchasing that product.

### From when does this FSG apply?

This FSG applies from 19 February 2025 and remains valid unless a further FSG is issued to replace it. We may give you a supplementary FSG. It will not replace this FSG but will cover services not covered by this FSG.

### How can I instruct you?

You can contact us to give us instructions by post, phone or email via details mentioned on page 1 of this FSG.

### Who is responsible for the financial services provided?

Direct Insurance Brokers Pty Ltd is responsible for the financial services that will be provided to you, or through you to your family members, including the distribution of this FSG.

Direct Insurance Brokers Pty Ltd holds a current Australian Financial Services Licensee no: 241075. The contact details for Direct Insurance Brokers Pty Ltd are on page 1 of this FSG.

Direct Insurance Brokers Pty Ltd also trades as Salon Insurance Australia and Strata Brokers.

### What kinds of financial services are you authorised to provide to me and what kinds of financial product/s do those services relate to?

Direct Insurance Brokers Pty Ltd is authorised to advise and deal in general insurance products to retail and/or wholesale clients. We will do this for you as your broker unless we tell you otherwise.

### Will I receive tailored advice?

Maybe not in all cases. However, we may need information about your personal objectives, details of your current financial situation and any relevant information, so that we can arrange insurance policies for you, or to give you advice about your insurance needs. We will ask you for the details that we need to know.

In some cases, we will not ask for any of this information. If we do not ask, or if you do not give us all of the information we ask for, any advice you receive may not be appropriate to your needs, objectives and financial situation.

You should read the warnings contained in any Statement of Advice (SOA) or Information Statement (IS), or any other warnings that we give you, carefully before making any decision about an insurance policy.

Where we provide you with advice about your insurance arrangements, that advice is current at the time that we give it. We will review your insurance arrangements when you inform us about changes in your circumstances.

In some cases, we may automatically renew your insurance to ensure you continue to be covered. At the time we will send you an offer to renew the insurance policy and invoice you for the cost of the renewal. If there is a change in your circumstances or if you want to change the details of cover, contact us as soon as you receive the renewal offer. This will allow us to assess whether your insurance is appropriate to your needs and circumstances.

### How are any commissions, fees or other benefits calculated for providing the financial services?

Our commission will be calculated based on the following formula:

$$X = Y\% \times P$$

In this formula:

X = our commission

Y% = the percentage commission paid to us by the insurer. Our commission varies between 0% and 30%.

P = the amount you pay for any insurance policy (less any government fees or charges included in that amount).

Any fees that we charge you will be shown separately in our invoice.

If we pay a referral fee to anyone, this income comes from the commission/fees that we earn as the broker. The percentage paid to any Referrers can range between 0-100% and will be clearly noted in our Invoice.

## **Direct Insurance Brokers**

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Our employees that will assist you with your insurance needs will be paid in two ways – a market salary and/or commission.

If we give you personal advice, we will inform you of any fees, commission or other payments we, our associates or anyone referring you to us (or us to any insurer) will receive in relation to the policies that are the subject of the advice.

### **Do you have any relationships or associations with the insurers who issue the insurance policies or any other material relationships?**

#### **Steadfast**

Direct Insurance Brokers Pty Ltd pay a membership fee to Steadfast Group Limited (Steadfast) to be a Steadfast Group Limited member also referred to as a Steadfast Network Broker, we have access to services including model operating and compliance tools, procedures, manuals and training, legal, technical, HR, contractual liability advice and assistance, group insurance arrangements, product comparison and placement support, claims support, group purchasing arrangements and broker support services. These services are either funded by Steadfast, subsidised by Steadfast, or available exclusively to Steadfast Network Brokers for a fee.

Steadfast has arrangements with some insurers and premium funders (Partners) under which the Partners pay Steadfast a fee to access strategic and technological support and the Steadfast Broker Network. Steadfast is also a shareholder of some Partners. You can obtain a copy of Steadfast's FSG at [www.steadfast.com.au](http://www.steadfast.com.au)

#### **CQIB**

Direct Insurance Brokers Pty Ltd is also a member of the Council of Queensland Insurance Brokers Inc (CQIB) and may receive indirect benefits from arranging cover for CQIB branded products. CQIB negotiates with certain insurers to issue enhanced products with broader cover for the clients of CQIB members.

CQIB may receive royalties and/or sponsorship from insurers and other service providers for its annual convention and monthly member meetings. These royalties and sponsorships also provide members education programs which offer opportunities for members to enhance their skills and knowledge.

#### **NIBA**

Direct Insurance Brokers Pty Ltd is a member of the National Insurance Brokers Association (NIBA) and subscribe to the Insurance Brokers Code of Practice.

#### **Premium Funding**

If we arrange premium funding for you, we may be paid a commission by the premium funder. We may also charge you a fee (or both). The commission that we are paid by the premium funder is usually calculated as a percentage of your insurance premium (including government fees or charges). If you instruct us to arrange or issue a product, this is when we become entitled to the commission.

Our commission rates for premium funding are in the range of 0% to 3% of funded premium. When we arrange premium funding for you, you can ask us what commission rates we are paid for that funding arrangement compared to the other arrangements that were available to you.

#### **Staff Family and Friends**

Direct Insurance Brokers was established in 1980, and has a large portfolio of clients, some of whom have been with us for many years. We have built strong personal and business relationships based on trust and integrity, however perceived or actual conflicts of interest need to be addressed and disclosed. Our business employs staff and has owners that may be friends and/or family of clients or industry colleagues. We have a conflicts register where we address these matters, and outline our handling of them to prevent any impact to our clients. Any conflicts are addressed by management, and we endeavour to make sure they do not impact our ability to do our job as a licensed insurance broker.

#### **What should I do if I have a complaint?**

Contact us and tell us about your complaint. We will do our best to resolve it quickly.

**Direct Insurance Brokers**

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AB.N. 39010352075

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If your complaint is not satisfactorily resolved within 20 days, please contact our Complaints Officer on 07 3866 5444 or put your complaint in writing and send it to the address noted at the beginning of this FSG. We will try and resolve your complaint quickly and fairly.

Direct Insurance Brokers Pty Ltd is a member of the Australian Financial Complaints Authority (AFCA). If your complaint cannot be resolved to your satisfaction by us, you have the right to refer the matter to the AFCA. AFCA provides fair and independent financial services complaint resolution that is free to customers. The AFCA can be contacted at:

**Mailing Address**

**Australian Financial Complaints Authority**

GPO Box 3

Melbourne, VIC, 3001

Ph - 1800 931 678

Email - [info@afca.org.au](mailto:info@afca.org.au)

Website - [www.afca.org.au](http://www.afca.org.au)

**What arrangements do you have in place to compensate clients for losses?**

Direct Insurance Brokers Pty Ltd has a Professional Indemnity Insurance policy (PI policy) in place.

The PI policy covers us and our employees for claims made against us and our employees by clients as a result of conduct by us or our employees in the provision of financial services.

Our PI policy cover us for claims relating to the conduct of representatives who no longer work for us.

This policy satisfies the requirements for compensation arrangements under section 912B of the Corporations Act.

**Any questions?**

If you have any further questions about the financial services Direct Insurance Brokers Pty Ltd provides, please contact us.

Please retain this document for your reference and any future dealings with Direct Insurance Brokers Pty Ltd.

## IMPORTANT INFORMATION FOR BUYERS

You are strongly advised to read all the information provided to you by the seller and obtain independent professional legal advice before signing a contract.

The property to which this certificate relates, is part of a Community Titles Scheme regulated under the *Body Corporate and Community Management Act 1997*. Owning a lot (for example, a unit, apartment or townhouse) in a Community Titles Scheme comes with different rights and obligations to those associated with owning a property that is not part of a Community Titles Scheme. This statement contains important information about owning a lot in a Community Titles Scheme, as well as information specific to the lot you are considering buying.

You may rely on this certificate in a claim against the body corporate as conclusive evidence of matters stated in the certificate (other than to the extent to which the certificate contains an error that is reasonably apparent).

### MEMBERSHIP OF BODY CORPORATE

Upon becoming the owner of a lot in a Community Titles Scheme, you will:

- Automatically become a member of the body corporate for the scheme and can take part in the management of the scheme;
- Have to pay contributions towards the body corporates expenses in managing the scheme;
- Have to comply with the body corporate by-laws.
- You must notify the body corporate via a Form 8 that you have become the owner of a lot in the scheme within 1 month.

### WARNINGS

- This statement does not include information about –
  - Flooding history
  - Structural soundness of the building or pest infestation
  - Current or historical use of the property
  - Current or historical use of the property
  - Current or past building approvals for the property
  - Limits imposed by planning laws on the use of the land
  - Services that are or may be connected to the property
- You are encouraged to make your own enquiries about these matters prior to signing a contract. You may not be able to terminate the contract if these matters are discovered after you sign.
- No warranty is given that the use of the land is legal. Further information about land use, transport, sewerage and drainage infrastructure, vegetation and flooding may be available from local government.
- If the property is part of a Community Title Scheme, it may be subject to had have the benefit of statutory easements under the *Land Titles Act 1994*, which are not required to be disclosed.

### SELLER STATEMENTS

Under the Body Corporate and Community Management Act 1997, certain warranties about some aspects of the Community Titles Scheme are implied in a contract for the sale of a lot. If you discover a breach of a warranty before settlement, you may have a right to terminate the contract. The warranties are:

- At the date of the contract there are no latent or patent defects in the common property or the body corporate assets (other than defects arising through fair wear and tear or disclosed in the contract) known to the seller or disclosed in the body corporate records;
- At the date of the contract, there are no actual, contingent or expected liabilities of the body corporate that are not part of the body corporate's normal operating expenses (other than disclosure in the contract) known to the seller or disclosed in the body corporate records;

- At completion of the contract, there are no circumstances known to the seller in relation to the affairs of the body corporate likely to materially prejudice the buyer;
- To the seller's knowledge, there are no other unregistered or statutory easements, covenants or encumbrances affecting the property that will not be released at settlement other than those disclosed with this statement;
- The seller states that written notice is not required under the *Environmental Protection Act 1994*, section 347, 362 or 408, unless notice is given with this statement;
- The seller states that there are no tree orders or applications under the *Neighbourhood Disputes (Dividing Fences and Trees) Act 2011* affecting the property unless notice is given with this statement;
- The seller states that no building work has been carried out by an unlicensed person in the last six years unless a notice under the *Queensland Building and Construction Commission Act 1991*, section 47 is given with this statement;
- No warranties are given about the structural soundness of the building/s or improvements on the property. It is recommended that a buyer engage a licensed building inspector to inspect the building and provide a report;
- If the property is a commercial office building of more than 1000m<sup>2</sup> a Building Energy Efficiency Certificate is available on the Building Energy Efficiency Register;
- To the seller's knowledge, there are no current orders, notices or transport infrastructure proposals affecting the land issued by a State or local government or other relevant authority that may affect the title to or use of the land after settlement, except as disclosed in this statement.

#### **SHORT TERM LETTING IN COMMUNITY TITLES SCHEMES**

The lawful use of a lot, including whether a lot can be used for short-term letting, is determined by the relevant local government under the applicable planning laws, instruments and documents. You may wish to seek advice from the relevant local government authority or your solicitor about the permitted lawful use of the lot, including whether the permitted lawful use may subsequently change.

It is possible that lots in the Community Titles Scheme are currently being used (or will in future be used) lawfully or unlawfully for short-term or transient accommodation (for example, by being advertised on AirBNB).

Relevant planning and development documents can be obtained from the relevant local government. 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.

#### **OBTAINING FURTHER INFORMATION**

You are strongly advised to conduct a search of the body corporate records for the Community Titles Scheme which the property you are buying is part of. A search of the body corporate records, including financial records and statements; minutes of body corporate general meetings and committee meetings; and correspondence sent and received by the body corporate, can provide important information about the scheme that is not included in this certificate, such as:

- Disputes relating to the Community Titles Scheme;
- The need for major body corporate expenditure in the future;
- Any legal action the body corporate may be involved in;
- Orders made against the body corporate, or in relation to the scheme, by a judicial or administrative authority.

To search the body corporate records, contact the person responsible for keeping the body corporate records.



PO Box 3300  
Westfield Helensvale 4212  
Ph. (07) 5573 4477  
Fax. (07) 5573 3611  
neil@daharris.com.au

## Trust Account Receipt

Meighan Hall

Date: 12/03/2026  
Date Entered: 13/03/2026  
Receipt No.: 7544

Received From: Meighan Hall

Account Name: D A Harris & Associates Trust Account  
Bank: NAB  
BSB: 084707  
Account Number: 634086846

Payment Method	Total Amount	Amount in words
EFT / Direct Deposit	\$28,000.00	Twenty Eight Thousand Dollars

Matter No	Client	Description	Reason	Amount
26/10515	D. A. Harris & Associates Stakeholder for B I Andean and M Hall	Stakeholder	Payment of deposit - B I Andean sale to M Hall - Site 22 22/11 Grant Avenue, Hope Island File 10498	\$28,000.00

Receipt made out by: Rhonda Ghellew

On behalf of D A Harris & Associates

## Certificate Of Completion

Envelope Id: EF791780-A71B-4EF2-AD0C-63EF06949B64  
 Subject: Form 2 Disclosure - 15145 Kingston Road, Woodridge 4114 (1)  
 Source Envelope:  
 Document Pages: 77  
 Certificate Pages: 5  
 AutoNav: Enabled  
 Envelopeld Stamping: Enabled  
 Time Zone: (UTC+10:00) Brisbane

Status: Completed  
 Envelope Originator:  
 McGrath Springwood Logan City  
 Springwood@mcgrath.com.au  
 IP Address: 203.201.137.166

## Record Tracking

Status: Original  
 16-03-2026 | 11:32  
 Holder: McGrath Springwood Logan City  
 Springwood@mcgrath.com.au  
 Location: DocuSign

## Signer Events

Briannca Louise Hemsley  
 blgrant78@gmail.com  
 Security Level: Email, Account Authentication  
 (None)

## Signature

Signed by:  
  
 F9AED2E0D6214CC...

Signature Adoption: Drawn on Device  
 Using IP Address: 110.32.64.198  
 Signed using mobile

## Timestamp

Sent: 16-03-2026 | 11:37  
 Viewed: 16-03-2026 | 11:59  
 Signed: 16-03-2026 | 12:00

**Electronic Record and Signature Disclosure:**  
 Accepted: 16-03-2026 | 11:59  
 ID: 534be35d-c631-445f-b89d-29ece8348cc0

## In Person Signer Events

## Signature

## Timestamp

## Editor Delivery Events

## Status

## Timestamp

## Agent Delivery Events

## Status

## Timestamp

## Intermediary Delivery Events

## Status

## Timestamp

## Certified Delivery Events

## Status

## Timestamp

## Carbon Copy Events

## Status

## Timestamp

Paul Luiten  
 paulluiten@mcgrath.com.au  
 Security Level: Email, Account Authentication  
 (None)

**COPIED**

Sent: 16-03-2026 | 12:00

**Electronic Record and Signature Disclosure:**  
 Accepted: 12-03-2026 | 09:56  
 ID: c87a57a8-4bd9-46c5-9a32-d90d56674473

## Witness Events

## Signature

## Timestamp

## Notary Events

## Signature

## Timestamp

## Envelope Summary Events

## Status

## Timestamps

Event	Status	Timestamp
Envelope Sent	Hashed/Encrypted	16-03-2026   11:37
Certified Delivered	Security Checked	16-03-2026   11:59
Signing Complete	Security Checked	16-03-2026   12:00
Completed	Security Checked	16-03-2026   12:00

## Payment Events

## Status

## Timestamps



## **ELECTRONIC RECORD AND SIGNATURE DISCLOSURE**

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