



Seller disclosure statement

Property Law Act 2023 section 99

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

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

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

This statement does not include information about:

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

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

Part 1 – Seller and property details

Seller

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

Lot on plan description

Community titles scheme
or BUGTA scheme:

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

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

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

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

Title details

The seller gives or has given the buyer the following—

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

Yes

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

Yes

Registered encumbrances	<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>
Unregistered encumbrances (excluding statutory encumbrances)	<p>There are encumbrances not registered on the title that will continue <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>to affect the property after settlement.</p> <p>Note—If the property is part of a community titles scheme or a BUGTA scheme it may be subject to and have the benefit of statutory easements that are NOT required to be disclosed.</p> <p>Unregistered lease (if applicable)</p> <p>If the unregistered encumbrance is an unregistered lease, the details of the agreement are as follows:</p> <p>» the start and end day of the term of the lease: <input style="width: 150px; height: 20px;" type="text"/></p> <p>» the amount of rent and bond payable: <input style="width: 150px; height: 20px;" type="text"/></p> <p>» whether the lease has an option to renew: <input style="width: 150px; height: 20px;" type="text"/></p> <p>Other unregistered agreement in writing (if applicable)</p> <p>If the unregistered encumbrance is created by an agreement in writing, and is not an unregistered lease, a copy of the agreement is given, together with relevant plans, if any. <input type="checkbox"/> Yes</p> <p>Unregistered oral agreement (if applicable)</p> <p>If the unregistered encumbrance is created by an oral agreement, and is not an unregistered lease, the details of the agreement are as follows</p> <div style="border: 1px solid black; height: 100px; width: 100%;"></div>
Statutory encumbrances	<p>There are statutory encumbrances that affect the property. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p><i>If Yes, the details of any statutory encumbrances are as follows:</i></p> <div style="border: 1px solid black; height: 100px; width: 100%;"></div>
Residential tenancy or rooming accommodation agreement	<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"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes, when was the rent for the premises or each of the residents' rooms last increased? (<i>Insert date of the most recent rent increase for the premises or rooms</i>) <input style="width: 150px; height: 20px;" type="text"/></p> <p>Note—Under the <i>Residential Tenancies and Rooming Accommodation Act 2008</i> the rent for a residential premises may not be increased earlier than 12 months after the last rent increase for the premises.</p> <p>As the owner of the property, you may need to provide evidence of the day of the last rent increase. You should ask the seller to provide this evidence to you prior to settlement.</p>

Part 3 – Land use, planning and environment

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

Zoning	The zoning of the property is <i>(Insert zoning under the planning scheme, the Economic Development Act 2012; the Integrated Resort Development Act 1987; the Mixed Use Development Act 1993; the State Development and Public Works Organisation Act 1971 or the Sanctuary Cove Resort Act 1985, as applicable)</i> : <div style="border: 1px solid black; padding: 5px; width: fit-content; margin-top: 5px;">Tourist Accommodation Zone</div>	
Transport proposals and resumptions	<p>The lot is affected by a notice issued by a Commonwealth, State or local government entity and given to the seller about a transport infrastructure proposal* to: locate transport infrastructure on the property; or alter the dimensions of the property. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>The lot is affected by a notice of intention to resume the property or any part of the property. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p><i>If Yes, a copy of the notice, order, proposal or correspondence must be given by the seller.</i></p>	
* <i>Transport infrastructure</i> has the meaning defined in the <i>Transport Infrastructure Act 1994</i> . A <i>proposal</i> means a resolution or adoption by some official process to establish plans or options that will physically affect the property.		
Contamination and environmental protection	<p>The property is recorded on the Environmental Management Register or the Contaminated Land Register under the <i>Environmental Protection Act 1994</i>. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>The following notices are, or have been, given:</p> <p>A notice under section 408(2) of the <i>Environmental Protection Act 1994</i> (for example, land is contaminated, show cause notice, requirement for site investigation, clean up notice or site management plan). <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>A notice under section 369C(2) of the <i>Environmental Protection Act 1994</i> (the property is a place or business to which an environmental enforcement order applies). <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>A notice under section 347(2) of the <i>Environmental Protection Act 1994</i> (the property is a place or business to which a prescribed transitional environmental program applies). <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	
Trees	<p>There is a tree order or application under the <i>Neighbourhood Disputes (Dividing Fences and Trees) Act 2011</i> affecting the property. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p><i>If Yes, a copy of the order or application must be given by the seller.</i></p>	
Heritage	<p>The property is affected by the <i>Queensland Heritage Act 1992</i> or is included in the World Heritage List under the <i>Environment Protection and Biodiversity Conservation Act 1999</i> (Cwlth). <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	
Flooding	<p>Information about whether the property is affected by flooding or another natural hazard or within a natural hazard overlay can be obtained from the relevant local government and you should make your own enquires. Flood information for the property may also be available at the FloodCheck Queensland portal or the Australian Flood Risk Information portal.</p>	
Vegetation, habitats and protected plants	<p>Information about vegetation clearing, koala habitats and other restrictions on development of the land that may apply can be obtained from the relevant State government agency.</p>	

Part 4 – Buildings and structures

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

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

Part 5 – Rates and services

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

Rates

Whichever of the following applies—

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

Amount:

Date Range:

OR

The property is currently a rates exempt lot.**

OR

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

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

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

Water

Whichever of the following applies—

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

Amount:

Date Range:

OR

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

Amount:

Date Range:

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

Part 6 – Community titles schemes and BUGTA schemes

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

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

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

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

Signatures – SELLER



Signature of seller

Signature of seller

Michelle Frances Rewell

Name of seller

Name of seller

08/05/2026

Date

Date

Signatures – BUYER

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

Signature of buyer

Signature of buyer

Name of buyer

Name of buyer

Date

Date

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	17229105	Search Date:	07/05/2026 09:29
Date Title Created:	07/12/1988	Request No:	56038430
Previous Title:	15656111		

ESTATE AND LAND

Estate in Fee Simple

LOT 3 BUILDING UNIT PLAN 8844

Local Government: SUNSHINE COAST

COMMUNITY MANAGEMENT STATEMENT 6457

REGISTERED OWNER

Dealing No: 719258855 13/02/2019

MICHELLE FRANCES REWELL

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 15656111 (ALLOT 300 SEC 24)
2. MORTGAGE No 723564785 27/09/2024 at 14:14
COMMONWEALTH BANK OF AUSTRALIA A.C.N. 123 123 124

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

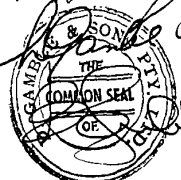
Building Units and Group Titles Act 1980 — 1984
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980
(Form 1)

Regulation 8(1)
Sheet No. 1 of 9 Sheets
ARRANGED TO SHEET 1/6
MADE 23 FEB 1990

NAME OF BUILDING: SIROCCO SHORES

BUILDING UNITS PLAN NO. 8844

SIGNATURE OF REGISTERED PROPRIETOR:

R D O'Grady


LYALL GAMBLE DIRECTOR

DIRECTOR

BLAIR GAMBLE

NAME OF REGISTERED PROPRIETOR: ROGER DUKE O'GRADY
AND D. GAMBLE & SONS PTY. LTD.
AS JOINT TENANTS.

ADDRESS: 114 BOMEN STREET
WINDSOR QLD 4030

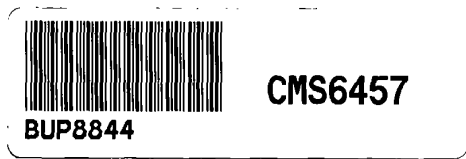
REFERENCE TO TITLE: VOLUME 5656 , FOLIO 111 --

DESCRIPTION OF PARCEL: ~~ALLOTMENT 300 SECTION 24~~ LOT 300 ON PLAN NO. B92937

COUNTY: CANNING

PARISH: MOOLOOLAH

CITY: BUDDINA



Chartered by Buddina 43 on the 19-12-88


NAME OF BODY CORPORATE: *THE PROPRIETORS* SIROCCO SHORES *BUILDING UNITS PLAN No. 8844*

ADDRESS at which documents
may be served: *THE PROPRIETORS*
93 ILUKA AVE
BUDDINA

PO Box 450 NOOSA HEADLAND 4567

BUILDING UNITS PLAN No. **8844**

REGISTERED *at 11:49 am*

1 DEC 1988 *J. Lusk* 

REGISTRAR OF TITLES

Delucite **1988X** Clerk
Town

Surveyor's Reference:
Local Authority Reference:

COUNCIL OF THE CITY OF CALOUNDRA
16th November, 1988





ANNEXURE / TO SHEET NO. 1 OF BUILDING UNITS PLAN NO. 8844 ON 23 FEB 1990

REGISTRAR OF TITLES

No A 180576E NOTIFICATION OF CHANGE OF BY LAWS RECORDED 23 FEB 1990

REGISTRAR OF TITLES

No A 180546D Notification of Change of Address for Service of Documents Recorded 3 FEB 1990

REGISTRAR OF TITLES

No L 395608Y NOTIFICATION OF CHANGE OF BY LAWS RECORDED 25 MAR 1993

REGISTRAR OF TITLES

No L 838149X NOTIFICATION OF CHANGE OF BY LAWS RECORDED - 3 MAR 1994

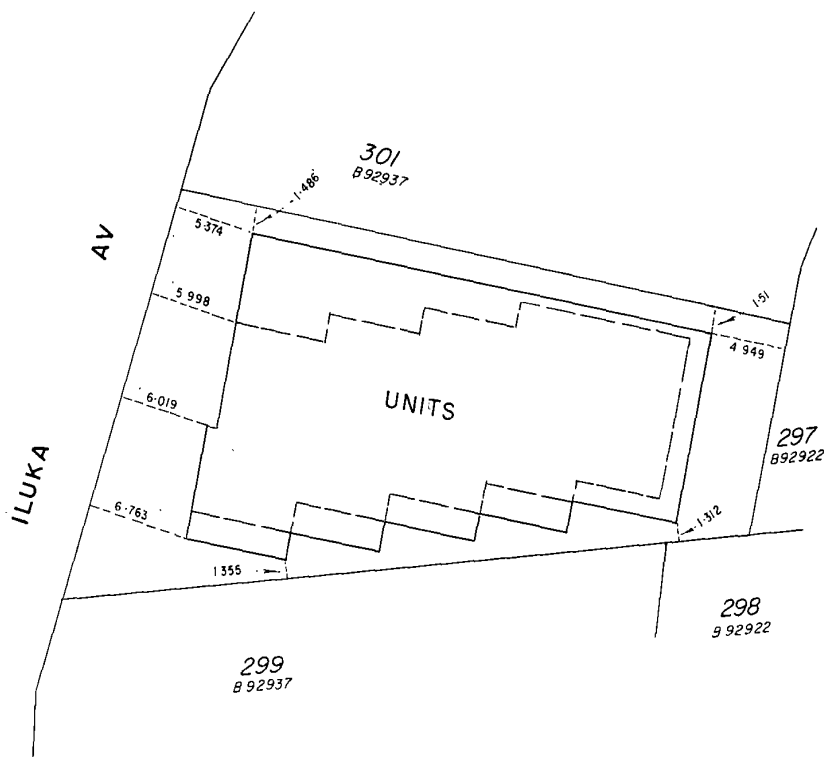
REGISTRAR OF TITLES

Building Units and Group Titles Act 1980 — 1984
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980

Name of Building: SIROCCO SHORES

Regulation 8(1)
Sheet No. 2 of 9 Sheets

BUILDING UNITS PLAN NO. 8844



SCALE: 1 : 300

[Signature]
Clerk
Town

COUNCIL OF THE CITY OF CALOUNDRA

16th November, 1988

Building Units and Group Titles Act 1980 — 1984
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980
(Form 2)

Name of Building: 510000 SHORES

Regulation 8(1)
Sheet No. 3 of 9 Sheets

BUILDING UNITS PLAN NO. 8844

I, James David Bell, of 16 Macedon Street, Wavell Heights
licensed surveyor registered under the Surveyors Act 1977-1987 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 third day of October 1988

LICENSED SURVEYOR

*Delete whichever is inapplicable

.....
Clerk
Town

COUNCIL OF THE CITY OF CALOUNDRA

16th November, 1988

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

Name of Building: S I R O O O SHORES

Regulation 8(1)
Sheet No. 4 of 9 Sheets

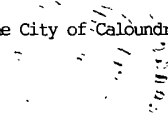
BUILDING UNITS PLAN NO. 8844

CERTIFICATE OF LOCAL AUTHORITY

Council of the City of Caloundra 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 Caloundra and that all the requirements of The Local Government Act 1936 to 1987 as modified by the Building Units and Group Titles Act 1980-1984 have been complied with in regard to the subdivision

DATED this 16th day of November, 1988

M. C. Adams Mayor
[Signature] Town Clerk
Council of the City of Caloundra



Building Units and Group Titles Act 1980 — 1984
 BUILDING UNITS AND GROUP TITLES REGULATIONS 1980
 (Form 8)

Name of Building: SIROCCO SHORES

Regulation 8(1)
 Sheet No. 6 of 9 Sheets

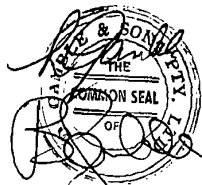
BUILDING UNITS PLAN NO. 8844

SCHEDULE OF LOT ENTITLEMENTS AND REFERENCE TO
 CURRENT CERTIFICATE OF TITLE

Amendments in block by me.
 J. Bell. 18.11.88.
 Licensed Surveyor.

Lot No.	Level	Entitlement	Current C's T.		Lot No.	Level	Entitlement	Current C's T.	
			Vol.	Fol.				Vol.	Fol.
1	A&B	1	7229	103					
2	A&B	1		104					
3	A&B	1		105					
4	A&B	1		106					
5	A&B	1		107					
6	A&C	1		108					
7	A&C	1		109					
8	A&C	1		110					
9	A&C	1		111					
10	A&C	1		112					
AGGREGATE		10			AGGREGATE				

SIGNATURE OF REGISTERED PROPRIETOR:



LYALL GAMBLE, DIRECTOR

BLAIR GAMBLE, DIRECTOR

[Handwritten Signature]

~~XXXX~~
 Clerk
 Town

COUNCIL OF THE CITY OF CALOUNDRA

16th November, 1988

Building Units and Group Titles Act 1980 — 1984
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980
(Form 9)

Name of Building:

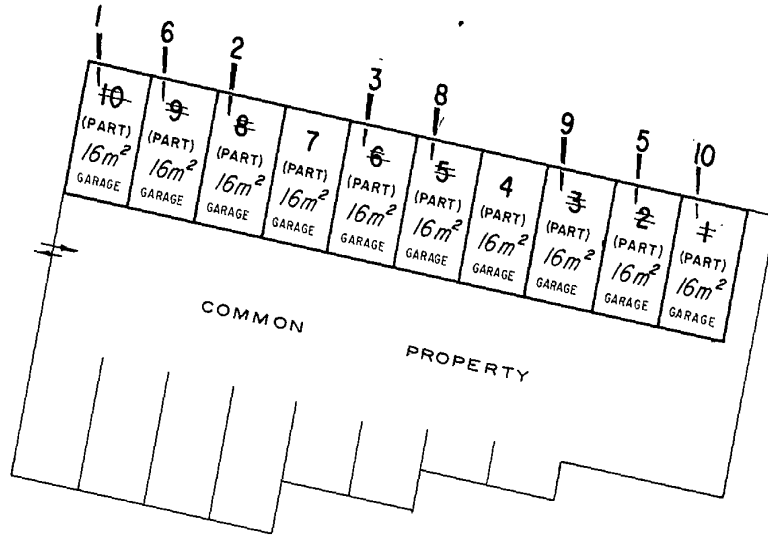
SIROCCO SHORES

Regulation 8(1)

Sheet No. 7 of 9 Sheets

BUILDING UNITS PLAN NO. 8844

LEVEL A



Amendments in block by me.
9/11/88
Licensed Surveyor.

Scale: 1 : 200

Floor areas are approximate only.

SIGNATURE OF REGISTERED PROPRIETOR:



LYALL GAMBLE, DIRECTOR

BLAIR GAMBLE, DIRECTOR

[Handwritten signature]

[Handwritten signature]

Town Clerk

COUNCIL OF THE CITY OF CALOUNDRA

16th November, 1988

Building Units and Group Titles Act 1980 — 1984
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980
(Form 9)

Name of Building:

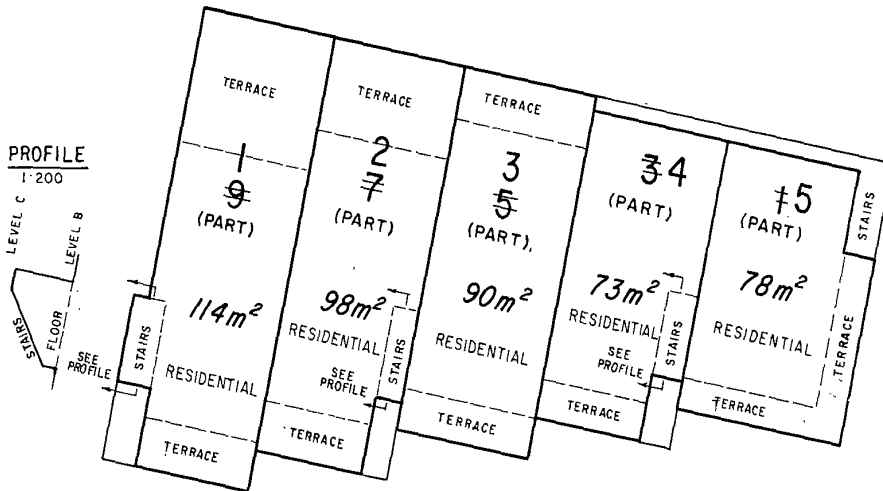
SIROCCO SHORES

Regulation 8(1)

Sheet No 8 of 9 Sheets

BUILDING UNITS PLAN NO. 8844

LEVEL B



It is stipulated that the uncovered part of the units extends to the ceiling height of the unit.

*Amendments in black by me.
J.G. 18.11.88.
Licensed Surveyor.*

Scale: 1:200

Floor areas are approximate only.

SIGNATURE OF REGISTERED PROPRIETOR:



LYALL GAMBLE, DIRECTOR

BLAIR GAMBLE, DIRECTOR

[Handwritten signature]

[Handwritten signature]

~~XXXXX~~ Clerk
Town

COUNCIL OF THE CITY OF CALOUNDRA

16th November, 1988

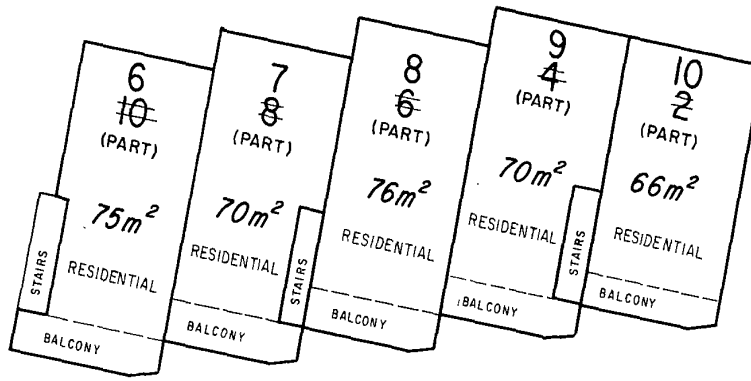
Building Units and Group Titles Act 1980 — 1984
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980
(Form 9)

Name of Building: SIROCCO SHORES

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

BUILDING UNITS PLAN NO. 8844

LEVEL C

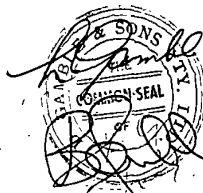


Amendments in black by me.
J. N. Sell 18.11.88.
LICENSED SURVEYOR.

Scale: 1 : 200

Floor areas are approximate only.

SIGNATURE OF REGISTERED PROPRIETOR:



LYALL GAMBLE, DIRECTOR

BLAIR GAMBLE, DIRECTOR

[Handwritten signature]

[Handwritten signature]

1988
Clerk
Town

COUNCIL OF THE CITY OF CALOUNDRA

16th November, 1988



QUEENSLAND
GOVERNMENT

Department of Transport and Main Roads

Property Search - Advice to Applicant

Property Search reference 1014665

Date: 07/05/2026

Search Request reference: 193767868

Applicant details

Applicant: Emily Wagner

emily.wagner@bytherules.com.au

Buyer: not known not known

Search response:

Your request for a property search on Lot 3 on Plan BUP8844 at Unit 3 93 Iluka Av, Buddina Qld 4575 has been processed.

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

Note:

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

Disclaimer:

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

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

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

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

Transaction ID: 51150279 EMR Site Id: 07 May 2026
Cheque Number:
Client Reference:

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

Lot: 3 Plan: BUP8844
3/93 ILUKA AV
BUDDINA

EMR RESULT

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

CLR RESULT

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

ADDITIONAL ADVICE

All search responses include particulars of land listed in the EMR/CLR when the search was generated.

The EMR/CLR does NOT include:-

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

If you have any queries in relation to this search please email emr.clr.registry@detsi.qld.gov.au

Administering Authority

STANDARD COMMUNITY MANAGEMENT STATEMENT
Section 285. Body Corporate and Community Management Act 1997

Dealing: 704181447
Title Reference:19208844
Lodgment: 1065598
Date: 15/07/2000 11:21:09

1. Name of Community Title Scheme

SIROCCO SHORES

2. Regulation Module

Body Corporate and Community Management (Standard Module) Regulation 1997

3. Name of Body Corporate

BODY CORPORATE FOR SIROCCO SHORES COMMUNITY TITLES SCHEME 6457

4. Address for service of documents on the body corporate

BODY CORPORATE SERVICES PTY LTD
PO BOX 450
NOOSA HEADS QLD 4567

5. By-Laws

Taken to be those in effect as at 13 July 2000
[section 285 (5)(a) Body Corporate and Community Management Act 1997]

6. Contribution Schedule 7. Interest Schedule

Lot	Entitlement	Lot	Entitlement
1 in BUP8844	1	1 in BUP8844	1
2 in BUP8844	1	2 in BUP8844	1
3 in BUP8844	1	3 in BUP8844	1
4 in BUP8844	1	4 in BUP8844	1
5 in BUP8844	1	5 in BUP8844	1
6 in BUP8844	1	6 in BUP8844	1
7 in BUP8844	1	7 in BUP8844	1
8 in BUP8844	1	8 in BUP8844	1
9 in BUP8844	1	9 in BUP8844	1
10 in BUP8844	1	10 in BUP8844	1

Total Lots: 10 Aggregate 10 Total Lots: 10 Aggregate 10

***** End *****

07 May 2026

SIROCCO SHORES CTS 6457
Not registered for GSTINFOTRACK PTY LTD
qldsearching@infotrack.com.au

Ref

Re	Lot	3	SIROCCO SHORES CTS 6457
Fee	84.10		Paid

Please find enclosed the requested Form 33.

Alpha Strata has assisted the Body corporate in the preparation of this Form.

The information provided in this form is based on the information held on the Body Corporate's records as at the date of issue.

Alpha Strata provides administrative services to the Body Corporate. Alpha Strata cannot be held responsible for failing to provide information that cannot be reasonably located on the Body Corporate's records if the records are incomplete, are in disarray, are missing or are not able to be located through reasonable methods of searching.

Alpha Strata cannot be held responsible for inadvertently providing incorrect information on this Form if it is issued based on the information currently held on the Body Corporate's records.

If the prospective buyer would like further information that is not required to be included on this Form then it/they should conduct a search of the Body Corporate's records.

To conduct a search of the Body Corporates records, request a copy of certain documents on the Body Corporates records or seek further information in relation to this Form please contact our office.

Your faithfully,
Body Corporate Manager
For the Secretary

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.

The Office of the Commissioner for Body Corporate and Community Management

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

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

The information in this certificate is issued on 07/05/2026

Becoming an owner

When you become an owner of a lot in a community titles scheme, you:

- automatically become a member of the body corporate and have the right to participate in decisions about the scheme;
- must pay contributions towards the body corporate's expenses in managing the scheme; and
- must comply with the body corporate by-laws.

You must tell the body corporate that you have become the owner of a lot in the scheme within 1 month of settlement. You can do this by using the BCCM Form 8 - Information for body corporate roll. Fines may apply if you do not comply.

How to get more information

You can inspect the body corporate records which will provide important information about matters not included in this certificate. To inspect the body corporate records, you can contact the person responsible for keeping body corporate records (see below), or you can engage the services of a search agent. Fees will apply.

Planning and development documents can be obtained from the relevant local government or other planning authority. Some relevant documents, such as the development approval, may be available from the body corporate, depending on when and how the body corporate was established.

Contacting the body corporate

The body corporate is an entity made up of each person who owns a lot within a community titles scheme.

Name and number of the community titles scheme

SIROCCO SHORES

CTS No. **6457**

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: **Ashleigh Clarke**

Company: **ALPHA STRATA**

Phone: **07 5444 2755**

Email: **info@alpha-strata.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: **3**

Plan type and number: **8844**

Plan of subdivision: **BUILDING FORMAT PLAN**

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

Regulation module

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

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

The regulation module that applies to this scheme is the:

Standard

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

Layered arrangements of community titles schemes

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

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

No

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

Building management statement

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

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

No

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

By-laws and exclusive use areas

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

What by-laws apply?

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

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

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

General by-laws

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

Exclusive use areas

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

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

No

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

Date of Resolution	Lot Description	Conditions
--------------------	-----------------	------------

Lot entitlements and financial information

Lot entitlements

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

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

Contribution schedule

Contribution schedule lot entitlement for the lot: **1**

Total contribution schedule lot entitlements for all lots: **10**

Interest schedule

Interest schedule lot entitlement for the lot: **1**

Total interest schedule lot entitlements for all lots: **10**

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 **3** for the current financial year: \$ **2,566.67**

Number of instalments: **3** (outlined below)

Discount for on-time payments (if applicable): **10** %

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

Period	Due date	Amount due	Amount due if discount applied	Paid
01/01/26 to 30/04/26	01/01/26	1,283.33	1,155.00	17/12/25
01/05/26 to 31/08/26	01/05/26	1,283.33	1,155.00	04/05/26
01/09/26 to 31/12/26	01/09/26	0.01	0.01	
01/01/27****30/04/27	01/01/27	855.55	769.99	
			Amount overdue	Nil
			Amount Unpaid including amounts billed not yet due	Nil

Sinking fund contributions

Total amount of contributions (before any discount) for lot **3** for the current financial year: \$ **4,300.00**

Number of instalments: **3** (outlined below)

Discount for on-time payments (if applicable): **10** %

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

Period	Due date	Amount due	Amount due if discount applied	Paid
01/01/26 to 30/04/26	01/01/26	1,000.00	900.00	17/12/25
01/05/26 to 31/08/26	01/05/26	1,000.00	900.00	04/05/26
01/09/26 to 31/12/26	01/09/26	2,300.00	2,070.00	
01/01/27****30/04/27	01/01/27	1,433.33	1,290.00	
			Amount overdue	Nil
			Amount Unpaid including amounts billed not yet due	Nil

Special contributions - Administrative Fund (IF ANY)

Date determined: **19/03/26** (Access the body corporate records for more information).

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

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

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

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

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

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

Special contributions - Sinking Fund (IF ANY)

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

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

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

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

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

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

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

Other amounts payable by the lot owner

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

Summary of amounts due but not paid by the current owner

At the date of this certificate

Annual contributions	Nil
Special contributions	Nil
Other contributions	Nil
Other payments	Nil
Penalties	Nil
Total amount overdue <small>(Total Amount Unpaid including not yet due \$0.00)</small>	Nil

(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.

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 - last sinking fund report: 24/08/22

Current sinking fund balance (as at date of certificate): \$ 65,039.67

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

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 CHU AGENCY P/L	HU0006135688	4,500,000.00	11,420.00	14/10/26	\$2,000 basic & as per policy wording \$5,000 Water/Storm, \$1,000 Machinery
PUBLIC LIABILITY CHU AGENCY P/L	HU0006135688	30,000,000.00		14/10/26	
OFFICE BEARERS CHU AGENCY P/L	HU0006135688	5,000,000.00		14/10/26	
MACHINERY BREAKDOWN CHU AGENCY P/L	HU0006135688	10,000.00		14/10/26	
COMMON CONTENTS CHU AGENCY P/L	HU0006135688	45,000.00		14/10/26	
PERSONAL ACCID. VOL. CHU AGENCY P/L	HU0006135688	300,000/3k		14/10/26	
FIDELITY GUARANTEE CHU AGENCY P/L	HU0006135688	250,000.00		14/10/26	
LOSS OF RENT CHU AGENCY P/L	HU0006135688	675,000.00		14/10/26	
LOT OWNERS FIXTURES CHU AGENCY P/L	HU0006135688	250,000.00		14/10/26	
LEGAL EXPENSES CHU AGENCY P/L	HU0006135688	50,000.00		14/10/26	
GOVERNMENT AUDIT COS CHU AGENCY P/L	HU0006135688	25,000.00		14/10/26	
APPEAL EXPENSES CHU AGENCY P/L	HU0006135688	100,000.00		14/10/26	

Alternative insurance

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

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

No

Lot owner and occupier insurance

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

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

More information about insurance in community titles schemes is available from your solicitor or www.qld.gov.au/buyingbodycorporate

Contracts and authorisations

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

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

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

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

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

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

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

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

No

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

No

Embedded network electricity supply

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

No

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

Body corporate authority

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

Name/s ALPHA STRATA

Positions/s held Body Corporate Manager

Date 07/05/2026

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

CONTRACTS REGISTER

SIROCCO SHORES CTS 6457

Contractor Name & Address	Details of Duties	Delegated Powers	Basis of Remuneration	Commencement Date	Term of Contract	Options	Copy of Agreement on File	Workers Comp No	Termination Date	Name of Financier	Date of Advice from Financier	Withdrawal
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Alpha Strata

PO Box 907 CALOUNDRA QLD 4551	Refer Administration Agreement		Refer Administration Agreement	05/03/26	1 year				04/03/27			
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SIROCCO SHORES CTS 6457

93 Iluka Avenue Buddina Qld 4575

BALANCE SHEET

AS AT 31 DECEMBER 2025

	ACTUAL 31/12/2025	ACTUAL 31/12/2024
Administrative Fund	20,407.84	7,067.47
Sinking Fund	88,597.84	78,513.56
<u>TOTAL</u>	<u>\$ 109,005.68</u>	<u>\$ 85,581.03</u>
 <u>THESE FUNDS ARE REPRESENTED BY</u>		
<u>CURRENT ASSETS</u>		
Cash At Bank	112,423.68	81,203.53
Investment Mat 09/05/26 3.90%	15,000.00	15,000.00
Other Arrears	77.00	0.00
<u>TOTAL ASSETS</u>	<u>127,500.68</u>	<u>96,203.53</u>
<u>LIABILITIES</u>		
Creditors	0.00	357.50
Next Year Discounts	(2,054.97)	(1,085.00)
Levies In Advance	20,549.97	11,350.00
<u>TOTAL LIABILITIES</u>	<u>18,495.00</u>	<u>10,622.50</u>
<u>NET ASSETS</u>	<u>\$ 109,005.68</u>	<u>\$ 85,581.03</u>

SIROCCO SHORES CTS 6457

93 Iluka Avenue Buddina Qld 4575

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 JANUARY 2025 TO 31 DECEMBER 2025

	ACTUAL	BUDGET	ACTUAL
	01/01/25-31/12/25	01/01/25-31/12/25	01/01/24-31/12/24
<u>ADMINISTRATIVE FUND</u>			
<u>INCOME</u>			
Levies - Administrative Fund	38,500.00	38,500.00	22,000.10
Discount - Admin Fund	(3,465.00)	(3,850.00)	(1,801.25)
Special Admin. Fund Levy	0.00	0.00	15,000.00
Sundry	0.00	0.00	50.00
<u>TOTAL ADMIN. FUND INCOME</u>	35,035.00	34,650.00	35,248.85
<u>EXPENDITURE - ADMIN. FUND</u>			
Audit Fees	694.00	0.00	0.00
Bank - Stratapay Fees	(31.46)	130.00	121.86
Body Corporate Administration	1,800.00	1,800.00	1,746.03
Body Corporate Addtnl Svcs	2,230.80	2,000.00	4,077.00
Caretaker	1,125.00	3,600.00	2,715.00
Community Power	0.00	800.00	693.31
Debt Recovery Costs	0.00	0.00	50.00
Disbursements	733.97	1,050.00	832.89
Gardening Expenses	1,687.78	3,500.00	1,467.50
Income Tax	0.00	0.00	111.00
Insurance	11,475.00	14,000.00	19,088.25
Insurance Claims	0.00	0.00	1,000.00
Insurance Valuation	409.00	0.00	0.00
Pest Control	58.99	300.00	0.00
Prepare Tax Returns	260.00	260.00	260.00
Rep & Maint - Gates	165.00	500.00	0.00
Rep & Maint - General	152.01	800.00	1,694.00
Rep & Maint - Electrical	0.00	350.00	0.00
Rep & Maint - Plumbing	934.54	500.00	548.44
Rep & Maint - Pumps	0.00	300.00	0.00
<u>TOTAL ADMIN. EXPENDITURE</u>	21,694.63	29,890.00	34,405.28
<u>SURPLUS / DEFICIT</u>	\$ 13,340.37	\$ 4,760.00	\$ 843.57
Opening Admin. Balance	7,067.47	7,067.47	6,223.90
<u>ADMINISTRATIVE FUND BALANCE</u>	\$ 20,407.84	\$ 11,827.47	\$ 7,067.47

SIROCCO SHORES CTS 6457

93 Iluka Avenue Buddina Qld 4575

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 JANUARY 2025 TO 31 DECEMBER 2025

	ACTUAL	BUDGET	ACTUAL
	01/01/25-31/12/25	01/01/25-31/12/25	01/01/24-31/12/24
<u>SINKING FUND</u>			
<u>INCOME</u>			
Levies - Sinking Fund	30,000.00	30,000.00	29,999.90
Discount - Sinking Fund	(2,700.00)	(3,000.00)	(2,349.92)
Interst Received On Investment	464.87	0.00	916.22
Ato - Refund	8.01	0.00	0.00
<u>TOTAL SINKING FUND INCOME</u>	27,772.88	27,000.00	28,566.20
<u>EXPENDITURE - SINKING FUND</u>			
Building	2,035.00	20,000.00	9,999.00
Fencing	2,600.00	1,600.00	0.00
Income Tax	144.00	300.00	293.40
Plumbing	4,655.00	0.00	0.00
Tv Antenna	0.00	0.00	965.00
Windows	8,254.60	1,155.00	10,824.40
<u>TOTAL SINK. FUND EXPENDITURE</u>	17,688.60	23,055.00	22,081.80
<u>SURPLUS / DEFICIT</u>	\$ 10,084.28	\$ 3,945.00	\$ 6,484.40
Opening Sinking Fund Balance	78,513.56	78,513.56	72,029.16
<u>SINKING FUND BALANCE</u>	\$ 88,597.84	\$ 82,458.56	\$ 78,513.56

SIROCCO SHORES CTS 6457

ACCOUNTS SUMMARY

1 January 2025 to 31 December 2025

<u>Date</u>	<u>Details</u>	<u>Payee</u>	<u>Amount</u>
121	Administrative Fund	AUDIT FEES	
14/01/25	Audit Preparation	Alpha Strata	100.00
05/02/25	Fin Statements Audit	Rettore & Associates	594.00
	Total:		694.00
1220	Administrative Fund	BANK - STRATAPAY FEES	
31/01/25	StrataPay Trans/Svce		4.85
28/02/25	StrataPay Trans/Svce		3.50
31/03/25	StrataPay Trans/Svce		2.15
29/04/25	StrataPay Trans/Svce		-88.01
30/04/25	StrataPay Trans/Svce		7.70
30/05/25	StrataPay Trans/Svce		4.85
30/06/25	StrataPay Trans/Svce		1.60
31/07/25	StrataPay Trans/Svce		2.00
29/08/25	StrataPay Trans/Svce		5.80
30/09/25	StrataPay Trans/Svce		7.30
31/10/25	StrataPay Trans/Svce		1.20
28/11/25	StrataPay Trans/Svce		3.80
31/12/25	StrataPay Trans/Svce		11.80
	Total:		-31.46
125	Administrative Fund	BODY CORPORATE ADMINISTRATION	
14/01/25	Management Fees	Alpha Strata	150.00
11/02/25	Management Fees	Alpha Strata	150.00
11/03/25	Management Fees	Alpha Strata	150.00
11/04/25	Management Fees	Alpha Strata	150.00
14/05/25	Management Fees	Alpha Strata	150.00
17/06/25	Management Fees	Alpha Strata	150.00
10/07/25	Management Fees	Alpha Strata	150.00
15/08/25	Management Fees	Alpha Strata	150.00
12/09/25	Management Fees	Alpha Strata	150.00
13/10/25	Management Fees	Alpha Strata	150.00
13/11/25	Management Fees	Alpha Strata	150.00
12/12/25	Management Fees	Alpha Strata	150.00
	Total:		1,800.00
1250	Administrative Fund	BODY CORPORATE ADDTNL SVCS	
14/01/25	Consultants	Alpha Strata	25.00
14/01/25	Consultants	Alpha Strata	25.00
14/01/25	Consultants	Alpha Strata	25.00
14/01/25	Consultants	Alpha Strata	25.00
14/01/25	Consultants	Alpha Strata	25.00
14/01/25	Consultants	Alpha Strata	25.00
14/01/25	Consultants	Alpha Strata	25.00
14/01/25	Work Order	Alpha Strata	35.00

SIROCCO SHORES CTS 6457

ACCOUNTS SUMMARY

1 January 2025 to 31 December 2025

<u>Date</u>	<u>Details</u>	<u>Payee</u>	<u>Amount</u>
1250	Administrative Fund	BODY CORPORATE ADDTNL SVCS	
11/02/25	Ins Claims - Add Svc	Alpha Strata	40.00
11/02/25	Ins Claims - Add Svc	Alpha Strata	40.00
11/02/25	Ins Claims - Add Svc	Alpha Strata	40.00
11/02/25	Ins Claims - Add Svc	Alpha Strata	40.00
11/02/25	Ins Claims - Add Svc	Alpha Strata	40.00
11/02/25	Consultants	Alpha Strata	25.00
11/02/25	VOC Preparation	Alpha Strata	66.00
11/02/25	VOC Preparation	Alpha Strata	66.00
11/02/25	Invoicing	Alpha Strata	8.80
11/03/25	Consultants	Alpha Strata	25.00
11/04/25	Ins Claims - Add Svc	Alpha Strata	40.00
11/04/25	Ins Claims - Add Svc	Alpha Strata	40.00
11/04/25	Consultants	Alpha Strata	25.00
11/04/25	Quote Request	Alpha Strata	60.00
14/05/25	Consultants	Alpha Strata	25.00
17/06/25	Ins Claims - Add Svc	Alpha Strata	40.00
17/06/25	Ins Claims - Add Svc	Alpha Strata	40.00
17/06/25	Consultants	Alpha Strata	25.00
17/06/25	Consultants	Alpha Strata	25.00
17/06/25	Consultants	Alpha Strata	25.00
10/07/25	Ins Claims - Add Svc	Alpha Strata	40.00
10/07/25	Ins Claims - Add Svc	Alpha Strata	40.00
10/07/25	Consultants	Alpha Strata	25.00
10/07/25	Consultants	Alpha Strata	25.00
15/08/25	Term Deposit	Alpha Strata	20.00
15/08/25	Ins Claims - Add Svc	Alpha Strata	40.00
15/08/25	Consultants	Alpha Strata	25.00
15/08/25	Consultants	Alpha Strata	25.00
15/08/25	Consultants	Alpha Strata	25.00
15/08/25	Consultants	Alpha Strata	25.00
15/08/25	Consultants	Alpha Strata	25.00
15/08/25	Consultants	Alpha Strata	25.00
15/08/25	Quote Request	Alpha Strata	20.00
12/09/25	Ins Claims - Add Svc	Alpha Strata	40.00
12/09/25	Consultants	Alpha Strata	25.00
12/09/25	Work Order	Alpha Strata	35.00
13/10/25	Ins Claims - Add Svc	Alpha Strata	40.00
13/10/25	Ins Claims - Add Svc	Alpha Strata	40.00
13/10/25	Ins Claims - Add Svc	Alpha Strata	40.00
13/10/25	Consultants	Alpha Strata	15.00
13/10/25	Consultants	Alpha Strata	25.00
13/10/25	Consultants	Alpha Strata	25.00
13/10/25	Consultants	Alpha Strata	25.00

SIROCCO SHORES CTS 6457

ACCOUNTS SUMMARY

1 January 2025 to 31 December 2025

<u>Date</u>	<u>Details</u>	<u>Payee</u>	<u>Amount</u>
1250	Administrative Fund	BODY CORPORATE ADDTNL SVCS	
13/10/25	Insurance Renewals	Alpha Strata	320.00
13/11/25	Ins Claims - Add Svc	Alpha Strata	160.00
12/12/25	Consultants	Alpha Strata	25.00
12/12/25	Consultants	Alpha Strata	25.00
12/12/25	Consultants	Alpha Strata	25.00
12/12/25	Work Order	Alpha Strata	35.00
	Total:		2,230.80
126	Administrative Fund	CARETAKER	
05/02/25	Caretaker - Jan	Urbanscape Pty Ltd	250.00
10/03/25	Caretaker - Feb	Urbanscape Pty Ltd	250.00
07/04/25	Caretaker - Mar	Urbanscape Pty Ltd	250.00
06/05/25	Caretaker - Apr	Urbanscape Pty Ltd	250.00
12/05/25	Caretaker - May	Urbanscape Pty Ltd	125.00
	Total:		1,125.00
128	Administrative Fund	DISBURSEMENTS	
14/01/25	Fixed Disbursements	Alpha Strata	55.00
24/01/25	Trades Monitor	Trades Monitor	71.77
11/02/25	Fixed Disbursements	Alpha Strata	55.00
11/03/25	Fixed Disbursements	Alpha Strata	55.00
11/04/25	Add - Disb (Envelope)	Alpha Strata	0.20
11/04/25	Add - Disb (Photocp)	Alpha Strata	0.50
11/04/25	Add - Disb (Postage)	Alpha Strata	1.50
11/04/25	Fixed Disbursements	Alpha Strata	55.00
14/05/25	Fixed Disbursements	Alpha Strata	55.00
17/06/25	Fixed Disbursements	Alpha Strata	55.00
10/07/25	Fixed Disbursements	Alpha Strata	55.00
15/08/25	Fixed Disbursements	Alpha Strata	55.00
12/09/25	Fixed Disbursements	Alpha Strata	55.00
13/10/25	Fixed Disbursements	Alpha Strata	55.00
13/11/25	Fixed Disbursements	Alpha Strata	55.00
12/12/25	Fixed Disbursements	Alpha Strata	55.00
	Total:		733.97
1294	Administrative Fund	GARDENING EXPENSES	
05/02/25	Rubbish Removal	Urbanscape Pty Ltd	44.00
05/02/25	Palms Pruning	Urbanscape Pty Ltd	41.25
10/03/25	Rubbish Removal	Urbanscape Pty Ltd	44.00
10/03/25	Palms Pruning	Urbanscape Pty Ltd	41.25
06/05/25	Lawn Mower Supplied	Morrow Philip William	439.00
10/07/25	Gardening Equipment	Morrow Philip William	679.60
15/08/25	Gardening Equipment	Morrow Philip William	44.98
16/09/25	Gardening Equipment	Morrow Philip William	325.78

SIROCCO SHORES CTS 6457

ACCOUNTS SUMMARY

1 January 2025 to 31 December 2025

<u>Date</u>	<u>Details</u>	<u>Payee</u>	<u>Amount</u>
1294	Administrative Fund	GARDENING EXPENSES	
23/10/25	Lawn Fertiliser	Morrow Philip William	27.92
	Total:		1,687.78
130	Administrative Fund	INSURANCE	
09/10/25	Increase BSI	Your Insurance Broker	55.00
09/10/25	Renewal to 14/10/26	Your Insurance Broker	11,420.00
	Total:		11,475.00
1309	Administrative Fund	INSURANCE VALUATION	
01/10/25	Insurance Valuation	Qia Group Pty Ltd	409.00
	Total:		409.00
137	Administrative Fund	PEST CONTROL	
23/10/25	Pest Control	Morrow Philip William	58.99
	Total:		58.99
144	Administrative Fund	PREPARE TAX RETURNS	
15/08/25	Income tax return	Alpha Strata	260.00
	Total:		260.00
15035	Administrative Fund	REP & MAINT - GATES	
15/12/25	Kayswitch & Remote	A.S.A.P Garage Door & Gate Ser	242.00
17/12/25	Remote (1)	Rewell Michelle Frances	-77.00
	Total:		165.00
1504	Administrative Fund	REP & MAINT - GENERAL	
16/01/25	Vacuum Excavate Pits	Vac-King	440.00
29/01/25	50% New Fence	Body Corporate For Melissa	-1,000.00
29/07/25	Carpet Replaced	Elder Simon Malcolm	1,090.00
31/07/25	Carpet Replaced	Elder Simon Malcolm	-1,090.00
15/08/25	Traveling Expenses	Morrow Philip William	41.12
16/09/25	Petrol	Morrow Philip William	86.93
23/10/25	Petrol Expense	Morrow Philip William	143.96
15/12/25	Ceiling Inspectn U9	Leak Detection & Repairs	440.00
	Total:		152.01
1506	Administrative Fund	REP & MAINT - PLUMBING	
01/08/25	S/Water Entry Insp	Leak Detection & Repairs	440.00
15/09/25	Hose Tap Repairs	Plumbers Queensland	494.54
	Total:		934.54
2209	Sinking Fund	BUILDING	
23/07/25	Leak Investigation	Leakfix	2,035.00
	Total:		2,035.00

SIROCCO SHORES CTS 6457

ACCOUNTS SUMMARY

1 January 2025 to 31 December 2025

<u>Date</u>	<u>Details</u>	<u>Payee</u>	<u>Amount</u>
236	Sinking Fund	FENCING	
31/01/25	Dep Paymnt Fencing	Jakeda Fencing	260.00
14/02/25	Fencing Final Paymnt	Jakeda Fencing	2,340.00
	Total:		2,600.00
241	Sinking Fund	INCOME TAX	
16/12/25	2024/25 Income Tax	Australian Taxation Office Tax	144.00
	Total:		144.00
2686	Sinking Fund	PLUMBING	
15/08/25	S/Water Entry Repair	Leak Detection & Repairs	4,655.00
	Total:		4,655.00
283	Sinking Fund	WINDOWS	
08/01/25	Screens Final Paymnt	Alpha Screens & Glass	1,153.60
28/03/25	S & I Window Fin Pay	Suncoast Windows	1,512.50
28/03/25	S & I Window Fin Pay	Suncoast Windows	1,222.50
21/08/25	20% Dep Window U5	Alpha Screens & Glass	770.00
25/08/25	Window U5 Fin Paymnt	Alpha Screens & Glass	3,083.00
15/09/25	Window U5 Fin Paymnt	Alpha Screens & Glass	-3,083.00
15/09/25	Window U5 Fin Paymnt	Alpha Screens & Glass	3,596.00
	Total:		8,254.60

STANDARD COMMUNITY MANAGEMENT STATEMENT
 Section 285. Body Corporate and Community Management Act 1997

Dealing: 704181447
 Title Reference: 19208844
 Lodgment: 1065598
 Date: 15/07/2000 11:21:09

1. Name of Community Title Scheme

SIROCCO SHORES

2. Regulation Module

Body Corporate and Community Management (Standard Module) Regulation 1997

3. Name of Body Corporate

BODY CORPORATE FOR SIROCCO SHORES COMMUNITY TITLES SCHEME 6457

4. Address for service of documents on the body corporate

BODY CORPORATE SERVICES PTY LTD
 PO BOX 450
 NOOSA HEADS QLD 4567

5. By-Laws

Taken to be those in effect as at 13 July 2000
 [section 285 (5) (a) Body Corporate and Community Management Act 1997]

6. Contribution Schedule

7. Interest Schedule

Lot	Entitlement	Lot	Entitlement
1 in BUP8844	1	1 in BUP8844	1
2 in BUP8844	1	2 in BUP8844	1
3 in BUP8844	1	3 in BUP8844	1
4 in BUP8844	1	4 in BUP8844	1
5 in BUP8844	1	5 in BUP8844	1
6 in BUP8844	1	6 in BUP8844	1
7 in BUP8844	1	7 in BUP8844	1
8 in BUP8844	1	8 in BUP8844	1
9 in BUP8844	1	9 in BUP8844	1
10 in BUP8844	1	10 in BUP8844	1

Total Lots: 10 Aggregate 10 Total Lots: 10 Aggregate 10

***** End *****

Schedule 3 By-laws

section 30

1 **Noise**

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

2 **Vehicles**

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

3 **Obstruction**

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

4 **Damage to lawns etc. on common property**

A proprietor or occupier of a lot shall not—

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

5 **Damage to common property**

- (1) A proprietor or occupier of a lot shall not mark, paint, drive nails or screws or the like into, or otherwise damage or deface, any structure that forms part of the common property except

with the consent in writing of the body corporate, but this by-law does not prevent a proprietor or person authorised by the proprietor from installing—

- (a) any locking or other safety device for protection of his or her lot against intruders; or
 - (b) any screen or other device to prevent entry of animals or insects upon his or her lot.
- (2) Provided that the locking or other safety device or, as the case may be, screen or other device is constructed in a competent manner, is maintained in a state of good and serviceable repair by the proprietor and does not detract from the amenity of the building.

6 Behaviour of invitees

A proprietor or occupier of a lot shall take all reasonable steps to ensure that his or her invitees do not behave in a manner likely to interfere with the peaceful enjoyment of the proprietor or occupier of another lot or of any person lawfully using common property.

7 Depositing rubbish etc. on common property

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

8 Appearance of building

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

9 Storage of flammable liquids etc.

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

10 Garbage disposal

A proprietor or occupier of a lot shall—

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

11 Keeping of animals

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

K180516E \$70.00

[REDACTED] 14 FEB 1990
 11:15 AM

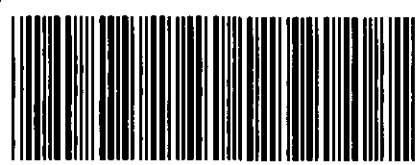
9120 CH/BLAW BUP

SIROCCO SHORES BUP 8844 CHANGE OF BY-LAWS <i>(insert type of dealing)</i>	I/CODE 16 21-2-90
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\$70

ENTERED IN THE REGISTER BOOK

VOLUME

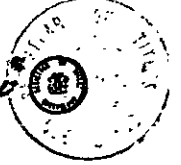
 **601154853**

K180516E **CH BY-LAWS**

Particulars recorded on Building
 Units Plan No. 8844 on the
 day of 198..... at 11.36

8/ 23 FEB 1990 *H. Lundland*

REGISTRAR OF TITLES



BELOW THIS LINE TO BE COMPLETED BY LODGER		LODGER CODE
LODGED BY: <u>BODY CORPORATE SERVICES</u>		
ADDRESS: <u>P.O. BOX 466</u> <u>TOOWONG 4066</u>		
CERTIFICATES OF TITLE, DEEDS OF GRANT, DECLARATIONS ETC LODGED WITH THIS DOCUMENT (TO BE COMPLETED BY LODGING PARTIES)		
1.LODGED BY.....		
2.		
3.		
BELOW THIS LINE FOR DELIVERY NOTATIONS		
RECEIPT NOTATIONS		OFFICE USE
ITEMS RECEIVED:		
FIRM NAME:		
PER:		
AUTHORITY:		
DATE:		
ITEMS DELIVERED BY POST		
FORWARDED TO LODGER OF THIS DOCUMENT ON		

CORRESPONDENCE NUMBER

REQUISITIONS

Building Units and Group Titles Act 1980-88

BUILDING UNITS AND GROUP TITLES REGULATIONS 1980-88
(Form 17)

Regulation 15

NOTIFICATION OF CHANGE OF BY-LAWS

THE PROPRIETORS "SIROCCO SHORES" BUILDING UNITS PLAN NO. 8844 hereby certifies that in pursuance of the provisions of Section 30 of the Building Units and Group Titles Act 1980-88 by **special resolution** so far as relates to By-law No. 12 duly passed on the 1st day of February 1990, the by-laws in force in respect of the parcel referred to in the said plan were added to as follows:

"That the by-laws be added to or amended to include the following by-law:

- 12. A person (which expression shall extend to corporations) shall pay on demand the whole of the body corporate's costs and expenses (including solicitor 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 Building Units and Group Titles Act 1980-88. "

The Common Seal of
 The Proprietors "Sirocco Shores"
 Building Units Plan No 8844
 was hereunto affixed on the
 6th day of February, 1990
 by authority of a resolution
 of the body corporate by
 Body Corporate Services Pty Limited
 as Body Corporate Manager by
 Stella Poole
 Body Corporate Manager under
 registered Power of Attorney
 No H 934972)



) Body Corporate Services
 Pty Limited by its Attorney
 Stella Poole
 as Body Corporate Manager

L395608Y \$97.00

2 MAR 1993
5:16 PM

9120 CH/BLAW BUP

CHANGE OF BY-LAWS ^{NE} \$97

CODE $\frac{22}{3}{93}$

ENTERED IN THE REGISTER BOOK

VOLUME BUP 8844


FOLIO _____ AT _____ AM/PM

REGISTRAR OF TITLES

Particulars recorded on Building Units Plan No. 8844 on the 5-38th day of 19..... at

25 MAR 1993

REGISTRAR OF TITLES



BELOW THIS LINE TO BE COMPLETED BY LODGER		LODGER CODE
LODGED BY: <u>Body Corp New P/L</u>		
ADDRESS: <u>Dx 41955</u> <u>Norosa Junction</u>		
CERTIFICATES OF TITLE, DEEDS OF GRANT, DECLARATIONS ETC. LODGED WITH THIS DOCUMENT (TO BE COMPLETED BY LODGING PARTIES)		
1. LODGED BY.		
2.		
3.		
BELOW THIS LINE FOR DELIVERY NOTATIONS		
RECEIPT NOTATIONS		OFFICE USE
ITEMS RECEIVED: <u>C</u>		
FIRM NAME:		
PER:		
AUTHORITY:		
DATE:		
ITEMS DELIVERED BY POST		
FORWARDED TO LODGER OF THIS DOCUMENT ON		

CORRESPONDENCE NUMBER 93/4772

REQUISITIONS

601154854

L395608Y **CH BY-LAWS**

Regulation 15

Building Units and Group Titles Act 1980-1990
Building Units and Group Titles Regulations 1980-1990
(Form 17)

NOTIFICATION OF CHANGE OF BY-LAWS

THE PROPRIETORS "SIROCCO SHORES" BUILDING UNITS PLAN NO. 8844 hereby certify that in pursuance of the provisions of Section 30 of the Building Units and Group Titles Act 1980-1990 by *special resolution* (so far as relates to By-law 13) duly passed on the 11th day of January 1993, the by-laws in force in respect of the parcel referred to in the said plan were *added to* as follows:

"That the by-laws be added to or amended to include the following by-law:

13. That the Committee of the Body Corporate be empowered to submit motions to general meetings of the Body Corporate.

THE COMMON SEAL OF
The Proprietors Sirocco Shores
Building Units Plan No. 8844
was hereunto affixed on the
23th day of February
by authority of a resolution
of the body corporate by
Body Corporate Services Pty Limited
as Body Corporate Manager
by Del Linkhorn
Body Corporate Manager
under registered Power of Attorney
No. K321263C



Body Corporate Services
Pty Limited by its Attorney
Del Linkhorn
as Body Corporate Manager

L838149x **\$87.00**

10 FEB 1994
3:47 PM

9120 CH/BLAW BUP

	I/CODE <i>28</i> <i>2</i> <i>94</i>
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ENTERED IN THE REGISTER BOOK

VOLUME *BUP 8844*

FOLIO AT AM/PM

REGISTRAR OF TITLES

51
3/

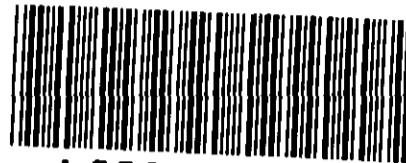
Particulars recorded on Printing
Unit: Plan No. *28444* on the
day of 19 at *3:02 PM*

Leoda

REGISTRAR OF TITLES

CORRESPONDENCE NUMBER

REQUISITIONS



60115485

L838149X

CH BY-LAL

BELOW THIS LINE TO BE COMPLETED BY LODGER		LODGER CODE
LODGED BY: <i>Body Corporate Services P/L.</i>		
ADDRESS: <i>PO Box 444</i> <i>BROADBEACH QLD 4218</i>		

CERTIFICATES OF TITLE, DEEDS OF GRANT, DECLARATIONS ETC. LODGED WITH THIS DOCUMENT (TO BE COMPLETED BY LODGING PARTIES)

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Building Units and Group Titles Act 1980-1990
Building Units and Group Titles Regulations 1980-1990
(Form 17)

NOTIFICATION OF CHANGE OF BY-LAWS

THE PROPRIETORS "SIROCCO SHORES" BUILDING UNITS PLAN NO. 8844 hereby certify that in pursuance of the provisions of Section 30 of the Building Units and Group Titles Act 1980-1990 by *special resolution* (so far as relates to By-law 14) duly passed on the 20th day of December 1993, the by-laws in force in respect of the parcel referred to in the said plan were *added to* as follows:

"That the by-laws be added to or amended to include the following by-law:

14 Debt Recovery

"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 Building Units and Group Titles Act 1980."

OR

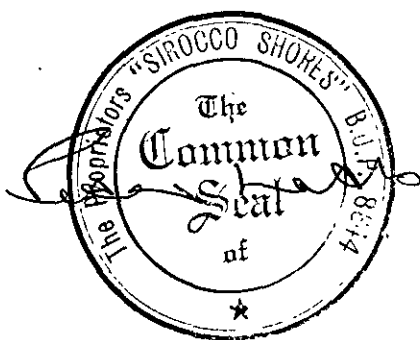
"A person (which expression shall extend to a mortgagee in possession) shall pay on demand the whole of the Body Corporate's costs and expenses (including Solicitor and own client costs), such amount to be deemed a liquidated debt, incurred in:

- (i) recovering levies or monies duly levied upon that proprietor by the Body Corporate or otherwise payable to the Body Corporate pursuant to the Building Units and Group Titles Act 1980 or pursuant to the By-laws of the Body Corporate;
- (ii) all proceedings including legal proceedings concluded in favour of the Body Corporate taken by or against the proprietor or the lessee or occupier of the proprietor's lot, including but not limited to, applications for an Order by the Referee, appeals to the Tribunal and appeals to the Court

in the event that the proprietor (or his mortgagee in possession) fails to attend to the payment of such costs and expenses after demand is made for the payment of same, the Body Corporate may:-

- (i) treat such costs and expenses as a liquidated debt and take action for the recovery of same in any Court of competent jurisdiction; and may
- (i) enter such costs and expenses against the levy account of such proprietor in which case the amount of same shall be paid to the Body Corporate upon a subsequent sale or disposal of the proprietor's lot failing which the purchaser of such lot shall be liable to the Body Corporate for the payment of same.

THE COMMON SEAL OF
The Proprietors Sirocco Shores
Building Units Plan No. 8844
was hereunto affixed on the
14th day of January 1994
by authority of a resolution
of the body corporate by
Body Corporate Services Pty Limited
as Body Corporate Manager
by **Mr. Peter Alan Watts**
Body Corporate Manager
under registered Power of Attorney
No. K321263C



Body Corporate Services
Pty Limited by its Attorney
Mr. Peter Alan Watts
as Body Corporate Manager

Document History

SignNow E-Signature Audit Log

All dates expressed in DD/MM/YYYY (EU)

Document name: 291763 - MERGED Seller Disclosure Statement
Document created: 08/05/2026 06:41:44
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SignNow Web Application	Viewed the Document	maroochydore@bytherules.com.au	08/05/2026 06:41:50 am UTC	08/05/2026 06:41:49 am UTC	159.196.14.139
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