

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 *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 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 type="text" value="NA"/></p> <p>» the amount of rent and bond payable: <input type="text" value="NA"/></p> <p>» whether the lease has an option to renew: <input type="text" value="NA"/></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; padding: 5px;">NA</div>
Statutory encumbrances	<p>There are statutory encumbrances that affect the property. <input checked="" type="checkbox"/> Yes <input 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; padding: 5px;">Sewerage and water connection points, telecommunication connection points</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 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>):		
	Low-medium density residential (2 or 3 storey mix) under the Brisbane city plan 2014		
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.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	The lot is affected by a notice of intention to resume the property or any part of the property.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	<i>If Yes, a copy of the notice, order, proposal or correspondence must be given by the seller.</i>		
* <i>Transport infrastructure</i> has the meaning defined in the <i>Transport Infrastructure Act 1994</i> . A <i>proposal</i> means a resolution or adoption by some official process to establish plans or options that will physically affect the property.			
Contamination and environmental protection	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
	The following notices are, or have been, given:		
	A notice under section 408(2) of the <i>Environmental Protection Act 1994</i> (for example, land is contaminated, show cause notice, requirement for site investigation, clean up notice or site management plan).	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	A notice under section 369C(2) of the <i>Environmental Protection Act 1994</i> (the property is a place or business to which an environmental enforcement order applies).	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	A notice under section 347(2) of the <i>Environmental Protection Act 1994</i> (the property is a place or business to which a prescribed transitional environmental program applies).	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Trees	There is a tree order or application under the <i>Neighbourhood Disputes (Dividing Fences and Trees) Act 2011</i> affecting the property.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	<i>If Yes, a copy of the order or application must be given by the seller.</i>		
Heritage	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
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.

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 checked="" type="checkbox"/> No
	Pool compliance certificate is given.	<input type="checkbox"/> Yes	<input checked="" 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.	<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>		
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	<p>The property is included in a community titles scheme. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <i>(If Yes, complete the information below)</i></p>
Community Management Statement	<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. <input checked="" type="checkbox"/> Yes</p> <p>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.</p>
Body Corporate Certificate	<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. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><i>If No</i>— An explanatory statement is given to the buyer that states: <input type="checkbox"/> Yes</p> <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.
Statutory Warranties	<p>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.</p>
Building Units and Group Titles Act 1980	<p>The property is included in a BUGTA scheme <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <i>(If Yes, complete the information below)</i></p>
Body Corporate Certificate	<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. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p><i>If No</i>— An explanatory statement is given to the buyer that states: <input type="checkbox"/> Yes</p> <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. <p>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.</p>

Signatures – SELLER



Alice Haywood (Feb 19, 2026 15:12:52 GMT+10)

Signature of seller

Signature of seller

Alice Haywood

Name of seller

Name of seller

19/02/26

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: 50410899	Search Date: 12/02/2026 11:55
Date Title Created: 14/10/2002	Request No: 55033190
Previous Title: 11317085	

ESTATE AND LAND

Estate in Fee Simple

LOT 5 SURVEY PLAN 152974

Local Government: BRISBANE CITY

COMMUNITY MANAGEMENT STATEMENT 30705

REGISTERED OWNER

Dealing No: 720733067 19/04/2021

ALICE MARGARET HAYWOOD

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 19559083 (ALLOT 15 POR 2)
2. MORTGAGE No 720733068 19/04/2021 at 15:02
SUNCORP-METWAY LIMITED A.C.N. 010 831 722

ADMINISTRATIVE ADVICES

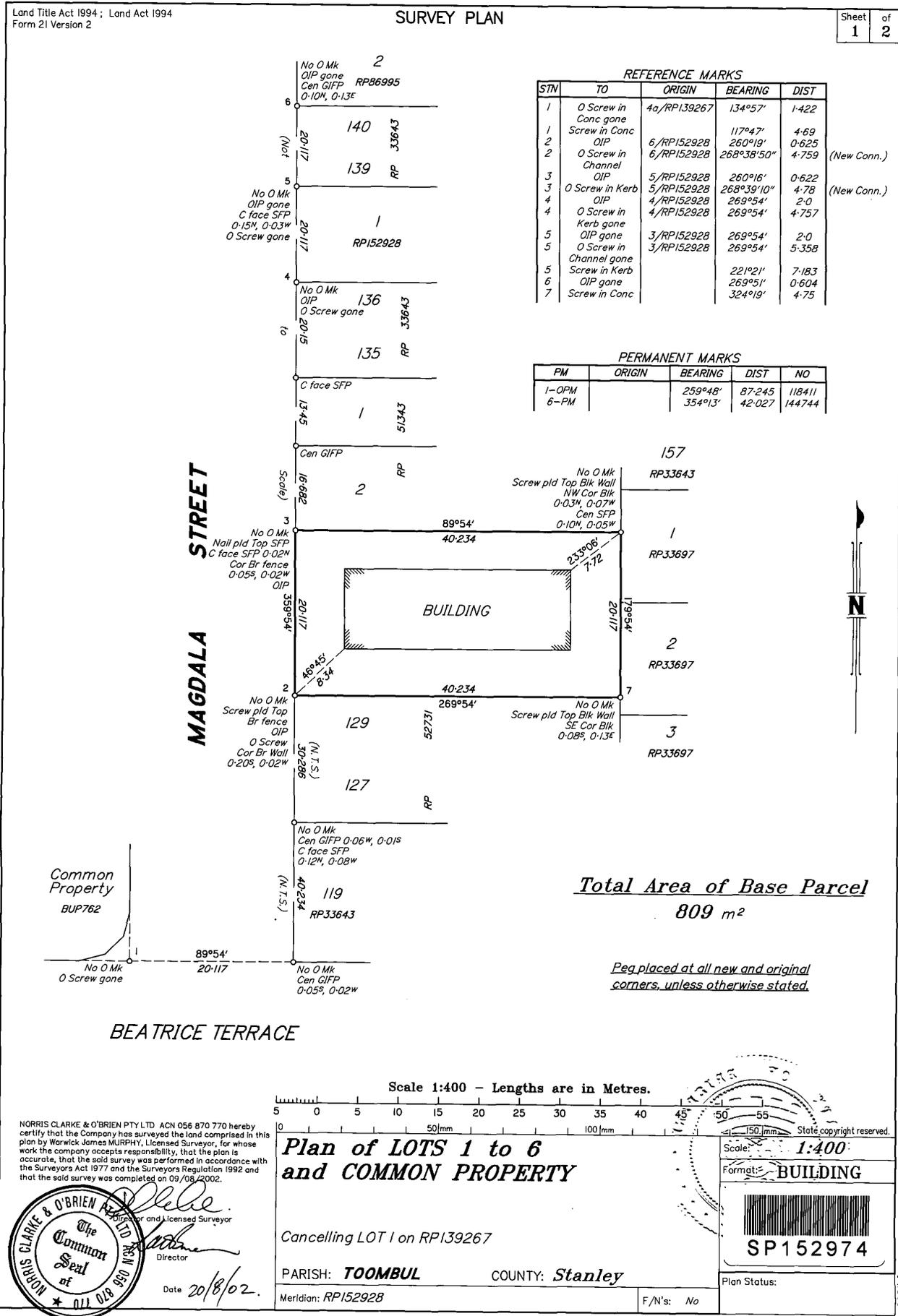
NIL

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **



706027829

\$566.15
11/10/2002 11:49

BE 400 NT

**WARNING : Folded or Mutilated Plans will not be accepted.
Plans may be rolled.
Information may not be placed in the outer margins.**

Registered

5. Lodged by 233
Astills Lawyers
c/o Box 1966 Brisbane
Ph: 3221 8111
(Include address, phone number, reference, and Lodger Code)

1. Certificate of Registered Owners or Lessees.
1/We **CARBONE DEVELOPMENTS PTY LTD**
A.C.N. 097 208 323

(Names in full)

* as Registered Owners of this land agree to this plan and dedicate the Public Use Land as shown hereon in accordance with Section 50 of the Land Title Act 1994.

* as Lessees of this land agree to this plan.

J. Anne Genders Director
Signature of *Registered Owners *Lessees **CARBONE DEVELOPMENTS PTY LTD**
A.C.N. 097 208 323.

* Rule out whichever is inapplicable

Existing			Created		
Title Reference	Lot	Plan	Lots	Emts	Road
11317085	1	RPI39267	1-6 & COM. PROP.		

MORTGAGE ALLOCATIONS

Mortgage	Lots Fully Encumbered	Lots Partially Encumbered
705809984	1-6 & COM. PROP.	

2. Local Government Approval.
* **BRISBANE CITY COUNCIL**
hereby approves this plan in accordance with the :
%
INTEGRATED PLANNING ACT 1997

ALLOT 15 POR 2	1-6 & COM. PROP.
Orig	Lots

12. Building Format Plans only.
I certify that :
* As far as it is practical to determine, no part of the building shown on this plan encroaches onto adjoining lots or road;
~~* Part of the building shown on this plan encroaches onto adjoining lots and road~~
Ollye **20/8/02**
Licensed Surveyor/Director * Date
*delete words not required

Dated this 8th day of October 2002

Jodie Anne Genders #
JODIE ANNE GENDERS #
Appointed Officer #

* Insert the name of the Local Government. % Insert Integrated Planning Act 1997 or # Insert designation of signatory or delegation Local Government (Planning & Environment) Act 1990

7. Portion Allocation :

a. Map Reference :
9543-33133

9. Locality :
Ascot

10. Local Government :
BRISBANE C. C.

11. Passed & Endorsed :
By: **NORRIS CLARKE & O'BRIEN PTY LTD**
Date: 8/10/02
Signed: *Ollye*
Designation : LICENSED SURVEYOR/DIRECTOR

13. Lodgement Fees :

Survey Deposit	\$
Lodgement	\$
..... New Titles	\$
Photocopy	\$
Postage	\$
TOTAL	\$

3. Plans with Community Management Statement :
CMS Number : 30705
Name : 'GARMELA COURT' C.T.S

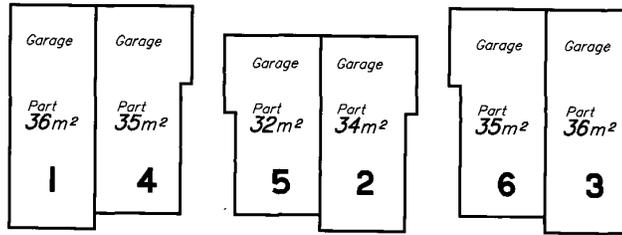
4. References :
Dept File :
Local Govt :
Surveyor : 696 lbfp

14. Insert Plan Number
SP152974

LEVEL A

SCALE 1:200

Common
Property



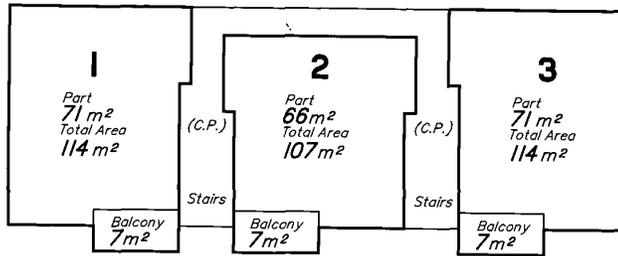
Common
Property



LEVEL B

SCALE 1:200

Common
Property

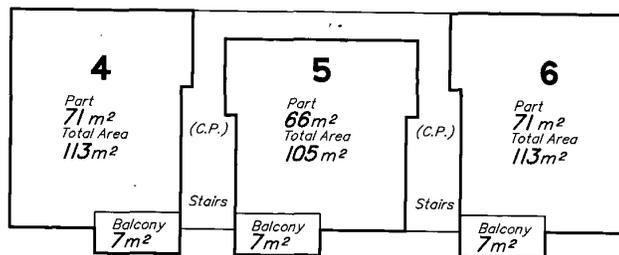


Common
Property

LEVEL C

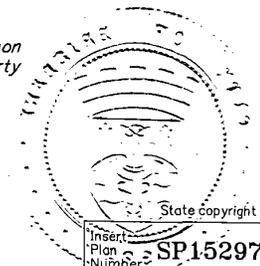
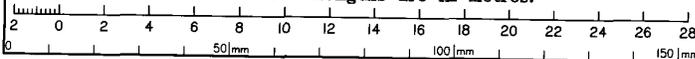
SCALE 1:200

Common
Property



Common
Property

Scale 1:200 - Lengths are in Metres.



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 09/02/2026

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

CARMELA COURT

CTS No. **30705**

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: **Jarrold Stangle**

Company: **AD Body Corporate Management**

Phone: **07 3366 0600**

Email: **reception@adbodycorporate.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: **5**

Plan type and number: **152974**

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
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Lot entitlements and financial information

Lot entitlements

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

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

Contribution schedule

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

Total contribution schedule lot entitlements for all lots: **6**

Interest schedule

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

Total interest schedule lot entitlements for all lots: **6**

Statement of accounts

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

Owner contributions (levies)

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

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

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

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

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

Body corporate debts

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

Owner contributions and amounts owing

Administrative fund contributions

Total amount of contributions (before any discount) for lot **5** for the current financial year: \$ **2,473.00**

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
01/10/24 to 31/12/24	01/10/24	620.00	620.00	17/09/24
01/01/25 to 31/03/25	01/01/25	620.00	620.00	17/12/24
01/04/25 to 30/06/25	01/04/25	616.50	616.50	18/03/25
01/07/25 to 30/09/25	01/07/25	616.50	616.50	17/06/25
01/10/25****31/12/25	01/10/25	620.00	620.00	16/09/25
01/01/26****31/03/26	01/01/26	620.00	620.00	16/12/25
			Amount overdue	Nil
			Amount Unpaid including amounts billed not yet due	Nil

Sinking fund contributions

Total amount of contributions (before any discount) for lot **5** for the current financial year: \$ **1,620.00**

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
01/10/24 to 31/12/24	01/10/24	350.00	350.00	17/09/24
01/01/25 to 31/03/25	01/01/25	350.00	350.00	17/12/24
01/04/25 to 30/06/25	01/04/25	460.00	460.00	18/03/25
01/07/25 to 30/09/25	01/07/25	460.00	460.00	17/06/25
01/10/25****31/12/25	01/10/25	410.00	410.00	16/09/25
01/01/26****31/03/26	01/01/26	410.00	410.00	16/12/25
			Amount overdue	Nil
			Amount Unpaid including amounts billed not yet due	Nil

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 **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): **2.50** %

Due date	Amount due	Amount due if discount applied	Paid
----------	------------	--------------------------------	------

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
---------	------	--------	----------	--------

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 (Total Amount Unpaid including not yet due \$0.00)	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

Current sinking fund balance (as at date of certificate): \$ 70,192.71

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
WORKCOVER POLICY WorkCover QLD	WSB210533824		200.00	30/06/26	
BUILDING Axis Underwriting Services P/L	P-020384	2,948,825.00	5,721.37	01/10/26	\$2,000 Each & Every Claim
PUBLIC LIABILITY Axis Underwriting Services P/L	P-020384	10,000,000.00		01/10/26	
COMMON CONTENTS Axis Underwriting Services P/L	P-020384	29,488.00		01/10/26	
OFFICE BEARERS Axis Underwriting Services P/L	P-020384	1,000,000.00		01/10/26	
VOLUNTARY WORKERS Axis Underwriting Services P/L	P-020384	200,000.00		01/10/26	7 Days Waiting Period
FIDELITY GUARANTEE Axis Underwriting Services P/L	P-020384	100,000.00		01/10/26	
LOSS OF RENT Axis Underwriting Services P/L	P-020384	442,324.00		01/10/26	
GOV'T AUDIT COSTS Axis Underwriting Services P/L	P-020384	25,000.00		01/10/26	
APPEAL EXPENSES Axis Underwriting Services P/L	P-020384	100,000.00		01/10/26	
BUILDING CATASTROPHE Axis Underwriting Services P/L	P-020384	884,648.00		01/10/26	
LEGAL DEFENCE EXPENS Axis Underwriting Services P/L	P-020384	50,000.00		01/10/26	

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 AD Body Corporate Management

Positions/s held Body Corporate Manager

Date 09/02/2026

Signature/s AD BODY CORPORATE MANAGERS

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

CARMELA COURT CTS 30705

17 Magdala Street Ascot Qld 4007

BALANCE SHEET

AS AT 09 FEBRUARY 2026

	ACTUAL 09/02/2026	ACTUAL 30/09/2025
<u>OWNERS FUNDS</u>		
Administrative Fund	202.40	1,194.82
Sinking Fund	70,192.71	65,272.71
<u>TOTAL</u>	<u>\$ 70,395.11</u>	<u>\$ 66,467.53</u>
<u>THESE FUNDS ARE REPRESENTED BY</u>		
<u>CURRENT ASSETS</u>		
Cash At Bank	70,395.11	70,328.30
Levies In Arrears	0.00	1,076.50
Costs Pursuant To By-Laws	0.00	132.00
Other Arrears	0.00	80.73
<u>TOTAL ASSETS</u>	<u>70,395.11</u>	<u>71,617.53</u>
<u>LIABILITIES</u>		
Levies In Advance	0.00	5,150.00
<u>TOTAL LIABILITIES</u>	<u>0.00</u>	<u>5,150.00</u>
<u>NET ASSETS</u>	<u>\$ 70,395.11</u>	<u>\$ 66,467.53</u>

CARMELA COURT CTS 30705

17 Magdala Street Ascot Qld 4007

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 OCTOBER 2025 TO 09 FEBRUARY 2026

	ACTUAL	BUDGET	ACTUAL
	01/10/25-09/02/26	01/10/25-30/09/26	01/10/24-30/09/25
<u>ADMINISTRATIVE FUND</u>			
<u>INCOME</u>			
Levies - Administrative Fund	7,440.00	14,838.00	14,838.00
Interest On Overdue Levies	0.00	0.00	80.73
<u>TOTAL ADMIN. FUND INCOME</u>	7,440.00	14,838.00	14,918.73
<u>EXPENDITURE - ADMIN. FUND</u>			
Archiving Fees	57.85	143.00	138.84
Stratapay Trans/Svce	6.10	48.00	18.95
Bc Admin - Contract Services	495.00	1,191.00	1,190.70
B C Admin - Other Services	397.50	1,000.00	649.15
Cleaning	242.00	850.00	786.50
Electricity	0.00	500.00	0.00
Fire Control Expenses	0.00	0.00	434.50
Income Tax Return Fee	0.00	176.00	176.00
Insurance	5,721.37	5,722.00	5,302.00
Insurance - Workcover	0.00	277.00	277.00
Insurance Valuation	0.00	382.00	0.00
Maint. Report & Safety Audit	0.00	547.00	0.00
Meetings	99.00	0.00	731.50
Pest Control	0.00	311.00	0.00
Disbursement Fee	219.90	528.00	526.32
Rep & Maint - Building	0.00	300.00	0.00
Rep & Maint - Roof	0.00	550.00	495.00
Rep & Maint - Electrical	0.00	350.00	0.00
Rep & Maint - Gardens& Grounds	1,125.00	2,500.00	2,359.00
Stratamax Fee	68.70	165.00	164.88
Work Orders & Quote	0.00	0.00	198.00
<u>TOTAL ADMIN. EXPENDITURE</u>	8,432.42	15,540.00	13,448.34
<u>SURPLUS / DEFICIT</u>	\$ (992.42)	\$ (702.00)	\$ 1,470.39
Opening Admin. Balance	1,194.82	1,194.82	(275.57)
<u>ADMINISTRATIVE FUND BALANCE</u>	\$ 202.40	\$ 492.82	\$ 1,194.82

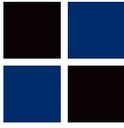
CARMELA COURT CTS 30705

17 Magdala Street Ascot Qld 4007

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 OCTOBER 2025 TO 09 FEBRUARY 2026

	ACTUAL 01/10/25-09/02/26	BUDGET 01/10/25-30/09/26	ACTUAL 01/10/24-30/09/25
<u>SINKING FUND</u>			
<u>INCOME</u>			
Levies - Sinking Fund	4,920.00	10,302.00	9,720.00
<u>TOTAL SINKING FUND INCOME</u>	4,920.00	10,302.00	9,720.00
<u>EXPENDITURE - SINKING FUND</u>			
Rep & Maint - Plumbing	0.00	1,500.00	0.00
Garage Doors	0.00	1,800.00	0.00
Rep & Maint - Roof	0.00	49,000.00	12,168.41
Rep & Maint - Electrical	0.00	2,000.00	0.00
Building	0.00	1,000.00	0.00
Stormwater System	0.00	1,000.00	0.00
Sinking Fund Forecast	0.00	402.00	0.00
<u>TOTAL SINK. FUND EXPENDITURE</u>	0.00	56,702.00	12,168.41
<u>SURPLUS / DEFICIT</u>	<u>\$ 4,920.00</u>	<u>\$ (46,400.00)</u>	<u>\$ (2,448.41)</u>
Opening Sinking Fund Balance	65,272.71	65,272.71	67,721.12
<u>SINKING FUND BALANCE</u>	<u>\$ 70,192.71</u>	<u>\$ 18,872.71</u>	<u>\$ 65,272.71</u>



CARMELA COURT CTS 30705

ABN 21 101 126 810
STATEMENT

Alice Haywood
5/17 Magdala Street
ASCOT QLD 4007

Statement Period			
01 Oct 24 to 09 Feb 26			
A/c No	5	Lot No	5
Page Number	1	Unit No	5

Last Certificate Issued: 25/03/21 Transfer Date: 19/04/21

Date	Type	Details	Reference	Debit	Credit	Balance
		Brought forward			\$970.00	(\$970.00)
01/10/24	Admin Fund	01/10/24 to 31/12/24	10000653	\$620.00		(\$350.00)
01/10/24	Sinking Fund	01/10/24 to 31/12/24	10000659	\$350.00		\$0.00
25/11/24	Admin Fund	01/01/25 to 31/03/25	10000665	\$620.00		\$620.00
25/11/24	Sinking Fund	01/01/25 to 31/03/25	10000671	\$350.00		\$970.00
17/12/24	Receipt	Admin Fund	R0000341		\$620.00	\$350.00
17/12/24	Receipt	Sinking Fund	RA000341		\$350.00	\$0.00
25/02/25	Admin Fund	01/04/25 to 30/06/25	10000677	\$616.50		\$616.50
25/02/25	Sinking Fund	01/04/25 to 30/06/25	10000683	\$460.00		\$1,076.50
18/03/25	Receipt	Admin Fund	R0000347		\$616.50	\$460.00
18/03/25	Receipt	Sinking Fund	RA000347		\$460.00	\$0.00
28/05/25	Admin Fund	01/07/25 to 30/09/25	10000689	\$616.50		\$616.50
28/05/25	Sinking Fund	01/07/25 to 30/09/25	10000695	\$460.00		\$1,076.50
17/06/25	Receipt	Admin Fund	R0000353		\$616.50	\$460.00
17/06/25	Receipt	Sinking Fund	RA000353		\$460.00	\$0.00
27/08/25	Admin Fund	01/10/25 to 31/12/25	10000701	\$620.00		\$620.00
27/08/25	Sinking Fund	01/10/25 to 31/12/25	10000707	\$410.00		\$1,030.00
16/09/25	Receipt	Admin Fund	R0000358		\$620.00	\$410.00
More details on next page...				\$5,123.00	\$4,713.00	\$410.00

Over 90 Days	90 Days	60 Days	30 Days	Current	BALANCE DUE:	Nil
0.00	0.00	0.00	0.00	0.00	Date Paid	Amount Paid

Payment Options

	Tel: 1300 552 311 Ref: 1566 9363 8	Telephone: Call this number to pay by credit card. International: +613 8648 0158 (charges apply).	
	www.stratamax.com.au Ref: 1566 9363 8	Internet: Make credit card payments online (charges apply). Visit www.stratamax.com.au	
	www.stratapay.com/ddr Ref: 1566 9363 8	Direct Debit: Make auto payments from your credit card* or bank account. Visit stratapay.com/ddr to register *Credit card charges apply.	
	Billcode: 74625 Ref: 1566 9363 8	BPay: Contact your participating financial institution to make a payment from your cheque or savings account using BPay. BPAY® Registered to BPAY Pty Ltd ABN 69 079 137 518	
	Billpay Code: 3599 Ref: 1566 9363 8	In Person: Present this bill in store at Australia Post to make cheque or EFTPOS payments.	
	Make cheque payable to: StrataPay 1566 9363 8	Mail: Send cheque with this slip by mail to: StrataPay, Locked Bag 9 GCMC, Bundall Qld 9726 Australia	
	BSB: 067-970 Acct No: 1566 9363 8 (Applies to this bill only)	Internet Banking - EFT: Use this BSB and Account Number to pay directly from your bank account in Australian Dollars (AUD). Account Name: StrataPay Bank: CBA, Sydney, Australia.	



StrataPay Reference

1566 9363 8

Amount

\$0.00

Due Date

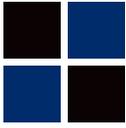
09 Feb 26

AD BODY CORP MANAGEMENT P/L
30705/02100005 Lot 5/5

Alice Haywood
5/17 Magdala Street
ASCOT QLD 4007



*3599 156693638



CARMELA COURT CTS 30705

ABN 21 101 126 810

STATEMENT

Alice Haywood
5/17 Magdala Street
ASCOT QLD 4007

Statement Period			
01 Oct 24 to 09 Feb 26			
A/c No	5	Lot No	5
Page Number	2	Unit No	5

Last Certificate Issued: 25/03/21

Transfer Date: 19/04/21

Date	Type	Details	Reference	Debit	Credit	Balance
16/09/25	Receipt	Sinking Fund	RA000358		\$410.00	\$0.00
25/11/25	Admin Fund	01/01/26 to 31/03/26	I0000713	\$620.00		\$620.00
25/11/25	Sinking Fund	01/01/26 to 31/03/26	I0000719	\$410.00		\$1,030.00
16/12/25	Receipt	Admin Fund	R0000365		\$620.00	\$410.00
16/12/25	Receipt	Sinking Fund	RA000365		\$410.00	\$0.00
More details on next page...				\$6,153.00	\$6,153.00	\$0.00



706027795

\$100.00

11/10/2002 11:46

BE 460

Stamp Duty Imprint

1. Nature of request	Lodger Name, address & phone number	Lodger Code
REQUEST TO RECORD FIRST COMMUNITY MANAGEMENT STATEMENT FOR CARMELA COURT	ASTILLS LAWYERS GPO BOX 1966 BRISBANE QLD 4001 PH: 3221 8111 JC:MBA: CARMELA COURT	233

2. Description of Lot	County	Parish	Title Reference
LOT 1 ON RP 139267	STANLEY	TOOMBUL	11317085

3. Registered Proprietor / Crown Lessee
CARBONE DEVELOPMENTS PTY LTD ACN 097 208 323

4. Interest
FEE SIMPLE

5. Applicant
CARBONE DEVELOPMENTS PTY LTD ACN 097 208 323

6. Request

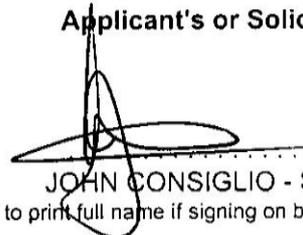
I hereby request that: the First Community Management Statement deposited herewith be recorded as the Community Management Statement for Body Corporate for Carmela Court and that Brisdon Body Corporate Service, 1 Borella Road, Sunnybank Hills Qld 4109 be recorded as the address for service of the body corporate for the scheme.

7. Execution by applicant

Execution Date

11/10/02

Applicant's or Solicitor's Signature


JOHN CONSIGLIO - SOLICITOR

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

FIRST/NEW COMMUNITY MANAGEMENT STATEMENT

THIS STATEMENT MUST BE LODGED

30705

CMS LABEL NUMBER

This statement incorporates and must include the following:

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

1. Name of community titles scheme
CARMELA COURT COMMUNITY TITLES SCHEME

2. Regulation module
Standard Scheme Module

3. Name of body corporate
Body Corporate for Carmela Court Community Titles Scheme

4. Scheme land	Description of Lot	County	Parish	Title Reference
	Lots 1, 2, 3,4,5 and 6 on SP No. 152974 and common property of Carmela Court Community Titles Scheme	Stanley	Toombul	

5. Name and address of original owner #
CARBONE DEVELOPMENTS PTY LTD ACN 097 208 323
8 Dawn Street, Kedron Qld 4031
first community management statement only

6. Reference to plan lodged with this statement
Building Format Plan No. SP 152974

7. Local Government community management statement notation

Amy Marsden signed
Amy Marsden, town planner name and designation
Brisbane City Council name of Local Government

8. Execution by original owner/Consent of body corporate

Execution Date: *2/10/02* *Execution

J. Carr
 Director Director

SCHEDULE A SCHEDULE OF LOT ENTITLEMENTS

These lot entitlements will apply upon the recording of the First Community management Statement.

Lot on Plan	Contribution	Interest
Lot 1 on SP 152974	1	1
Lot 2 on SP 152974	1	1
Lot 3 on SP 152974	1	1
Lot 4 on SP 152974	1	1
Lot 5 on SP 152974	1	1
Lot 6 on SP 152974	1	1
TOTALS	6	6

SCHEDULE B EXPLANATION OF THE DEVELOPMENT OF SCHEME LAND

1. Section 57(1)(e) and (f) of the Body Corporate Community Management Act is not applicable.

SCHEDULE C BY-LAWS**1. Noise**

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.

2. Vehicles

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 the common property; or
- (b) permit an invitee to park a vehicle, or allow a vehicle to stand on the common property except for the designated visitor parking which must remain available at all times for the sole use of visitors vehicles.

2 An approval under subsection (1) must state the period for which it is given with the exception of designated visitor parking.

3 However, the body corporate may cancel the approval by giving 7 days written notice to the occupier with the exception of designated visitor parking.

3. Obstruction

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

4. Damage to lawns etc.

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.

2 An approval under subsection (1) must state the period for which it is given.

3 However, the body corporate may cancel the approval by giving 7 days written notice to the occupier.

5. Damage to common property

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.

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.

3 The owner of a lot must keep a device installed under subsection (2) in good order and repair.

6. Behaviour of invitees

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.

7. Leaving of rubbish etc. on the common property

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.

8. Appearance of lot

- 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.
- 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.
- 3 This section does not apply to a lot created under a standard format plan of subdivision.

9. Storage of flammable materials

- 1 The occupier of a lot must not, without the body corporate's written approval, store a flammable substance on the common property.
- 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.
- 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.

10. Garbage disposal

- 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 a part of the common property designated by the body corporate for the purpose.
- 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.

11. Keeping of animals

- 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.
- 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.

12. Balconies and Terraces

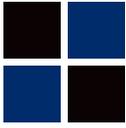
All balconies and terraces shown on the approved drawings and document, are to remain unenclosed with no shutters, glazing, louvres or similar permanent structures other than those clearly depicted on the approved drawings.

SCHEDULE D OTHER DETAILS REQUIRED/PERMITTED TO BE INCLUDED
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Nil

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

Exclusive Use- Not Applicable



CARMELA COURT CTS 30705

INSURANCE DETAILS

09 February 2026

<u>Type</u>	<u>Insurer</u>	<u>Policy No</u>	<u>Sum Insured</u>	<u>Due Date</u>
WORKCOVER POLICY	Workcover Qld	WSB210533824		30/06/26
BUILDING	Axis Underwriting Services P/L	P-020384	\$2,948,825	01/10/26
PUBLIC LIABILITY	Axis Underwriting Services P/L	P-020384	\$10,000,000	01/10/26
COMMON CONTENTS	Axis Underwriting Services P/L	P-020384	\$29,488	01/10/26
OFFICE BEARERS	Axis Underwriting Services P/L	P-020384	\$1,000,000	01/10/26
VOLUNTARY WORKERS	Axis Underwriting Services P/L	P-020384	\$200,000	01/10/26
FIDELITY GUARANTEE	Axis Underwriting Services P/L	P-020384	\$100,000	01/10/26
LOSS OF RENT	Axis Underwriting Services P/L	P-020384	\$442,324	01/10/26
GOV'T AUDIT COSTS	Axis Underwriting Services P/L	P-020384	\$25,000	01/10/26
APPEAL EXPENSES	Axis Underwriting Services P/L	P-020384	\$100,000	01/10/26
BUILDING CATASTROPHE	Axis Underwriting Services P/L	P-020384	\$884,648	01/10/26
LEGAL DEFENCE EXPENS	Axis Underwriting Services P/L	P-020384	\$50,000	01/10/26

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 1000m² 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.