Docusign Envelope ID: F81D569E-B444-8723-835A-3735985F338C

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	**HAYLEY JOY CHANTEL HUTTERD & SAMUEL PETER EDWARDS AS EXECUTORS OF THE ESTATE OF BRUCE HENRY EDWARDS 'DECEASED'**
Property address (referred to as the "property" in this statement)	**201/19 ARWEN STREET, MAROOCHYDORE QLD 4558**
Lot on plan description	**83/SP147907**

Community titles scheme or BUGTA scheme:

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

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

☐ **No** — *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

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.

You should seek legal advice about your rights and obligations before signing the contract.

Unregistered encumbrances (excluding statutory encumbrances)

There are encumbrances not registered on the title that will continue to affect the property after **settlement**. ☐ **Yes** ☒ **No**

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.

Unregistered lease (if applicable)

If the unregistered encumbrance is an unregistered lease, the details of the agreement are as follows:

- the start and end day of the term of the lease: N/A
- the amount of rent and bond payable: N/A
- whether the lease has an option to renew: N/A

Other unregistered agreement in writing (if applicable)

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. ☐ **Yes**

Unregistered oral agreement (if applicable)

If the unregistered encumbrance is created by an oral agreement, and is not an unregistered lease, the details of the agreement are as follows:

Statutory encumbrances

There are statutory encumbrances that affect the property. ☐ **Yes** ☒ **No**

*If **Yes**, the details of any statutory encumbrances are as follows:*

Residential tenancy or rooming accommodation agreement

The property has been subject to a residential tenancy agreement or a rooming accommodation agreement under the *Residential Tenancies and Rooming Accommodation Act 2008* during the last 12 months. ☐ **Yes** ☒ **No**

If **Yes**, when was the rent for the premises or each of the residents' rooms last increased? *(Insert date of the most recent rent increase for the premises or rooms)*

Note—Under the *Residential Tenancies and Rooming Accommodation Act 2008* the rent for a residential premises may not be increased earlier than 12 months after the last rent increase for the premises.

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.

Part 3 – Land use, planning and environment

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

Zoning	The zoning of the property is *(Insert zoning under the planning scheme, the Economic Development Act 2012; the Integrated Resort Development Act 1987; the Mixed Use Development Act 1993; the State Development and Public Works Organisation Act 1971 or the Sanctuary Cove Resort Act 1985, as applicable)*: MEDIUM DENSITY RESIDENTIAL		
Transport proposals and resumptions	The lot is affected by a notice issued by a Commonwealth, State or local government entity and given to the seller about a transport infrastructure proposal* to: locate transport infrastructure on the property; or alter the dimensions of the property.	☐ **Yes**	☒ **No**
	The lot is affected by a notice of intention to resume the property or any part of the property. *If* ***Yes****, a copy of the notice, order, proposal or correspondence must be given by the seller.*	☐ **Yes**	☒ **No**

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

Contamination and environmental protection	The property is recorded on the Environmental Management Register or the Contaminated Land Register under the *Environmental Protection Act 1994*.	☐ **Yes**	☒ **No**
	The following notices are, or have been, given:		
	A notice under section 408(2) of the *Environmental Protection Act 1994* (for example, land is contaminated, show cause notice, requirement for site investigation, clean up notice or site management plan).	☐ **Yes**	☒ **No**
	A notice under section 369C(2) of the *Environmental Protection Act 1994* (the property is a place or business to which an environmental enforcement order applies).	☐ **Yes**	☒ **No**
	A notice under section 347(2) of the *Environmental Protection Act 1994* (the property is a place or business to which a prescribed transitional environmental program applies).	☐ **Yes**	☒ **No**
Trees	There is a tree order or application under the *Neighbourhood Disputes (Dividing Fences and Trees) Act 2011* affecting the property. *If* ***Yes****, a copy of the order or application must be given by the seller.*	☐ **Yes**	☒ **No**
Heritage	The property is affected by the *Queensland Heritage Act 1992* or is included in the World Heritage List under the *Environment Protection and Biodiversity Conservation Act 1999* (Cwlth).	☐ **Yes**	☒ **No**
Flooding	Information about whether the property is affected by flooding or another natural hazard or within a natural hazard overlay can be obtained from the relevant local government and you should make your own enquires. Flood information for the property may also be available at the FloodCheck Queensland portal or the Australian Flood Risk Information portal.		
Vegetation, habitats and protected plants	Information about vegetation clearing, koala habitats and other restrictions on development of the land that may apply can be obtained from the relevant State government agency.		

Part 4 – Buildings and structures

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

Swimming pool	There is a relevant pool for the property.	☐ **Yes**	☒ **No**
	If a community titles scheme or a BUGTA scheme – a shared pool is located in the scheme.	☐ **Yes**	☒ **No**
	Pool compliance certificate is given.	☐ **Yes**	☐ **No**
	OR		
	Notice of no pool safety certificate is given.	☐ **Yes**	☐ **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.	☐ **Yes**	☒ **No**
	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.		

Notices and orders	There is an unsatisfied show cause notice or enforcement notice under the *Building Act 1975*, section 246AG, 247 or 248 or under the *Planning Act 2016*, section 167 or 168.	☐ **Yes**	☒ **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.	☐ **Yes**	☒ **No**
	*If **Yes**, a copy of the notice or order must be given by the seller.*		

Building Energy Efficiency Certificate	If the property is a commercial office building of more than 1,000m2, 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: $1043.70 Date Range: 01.07.2026 - 31.12.2026 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: $353.95 Date Range: 01.05.2026 - 27.07.2026 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)***	☒ **Yes**	☐ **No**
Community Management Statement	A copy of the most recent community management statement for the scheme as recorded under the *Land Title Act 1994* 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.	☒ **Yes**	
Body Corporate Certificate	A copy of a body corporate certificate for the lot under the *Body Corporate and Community Management Act 1997*, section 205(4) is given to the buyer. *If* ***No*****—** An explanatory statement is given to the buyer that states: » a copy of a body corporate certificate for the lot is not attached; and » the reasons under section 6 of the *Property Law Regulation 2024* why the seller has not been able to obtain a copy of the body corporate certificate for the lot.	☒ **Yes** ☐ **Yes**	☐ **No**
Statutory Warranties	**Statutory Warranties—**If you enter into a contract, you will have implied warranties under the *Body Corporate* and *Community Management Act 1997* 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)***	☐ **Yes**	☒ **No**
Body Corporate Certificate	A copy of a body corporate certificate for the lot under the *Building Units and Group Titles Act 1980*, section 40AA(1) is given to the buyer. *If* ***No*****—** An explanatory statement is given to the buyer that states: » a copy of a body corporate certificate for the lot is not attached; and » the reasons under section 7 of the *Property Law Regulation 2024* why the seller has not been able to obtain a copy of the body corporate certificate for the lot. **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.	☐ **Yes** ☐ **Yes**	☐ **No**

Docusign Envelope ID: F81D569E-B444-8723-835A-3735985F338C

Signatures – SELLER

Signed by:

Signature of seller

HAYLEY JOY CHANTEL HUTTERD AS EXECUTORS OF THE ESTATE OF BRUCE HENRY EDWARDS 'DECEASED'

Name of Seller

2/10/2026

Date

Signed by:

Signature of seller

SAMUEL PETER EDWARDS AS EXECUTORS OF THE ESTATE OF BRUCE HENRY EDWARDS 'DECEASED'

Name of Seller

2/10/2026

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

Name of buyer

Date

Signature of buyer

Name of buyer

Date

Docusign Envelope ID: F81D569E-B444-8723-835A-3735985F338C

Titles QUEENSLAND | InfoTrack

Current Title Search

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	**50403366**	**Search Date:**	30/09/2026 13:38
Date Title Created:	05/08/2002	**Request No:**	57821161
Previous Title:	50349841		

ESTATE AND LAND

Estate in Fee Simple

LOT 83 SURVEY PLAN 147907
Local Government: SUNSHINE COAST

COMMUNITY MANAGEMENT STATEMENT 22745

REGISTERED OWNER

Dealing No: 721067651 03/09/2021

BRUCE HENRY EDWARDS

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10425165 (POR 25)

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

** End of Current Title Search **

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

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Land Title Act 1994 ; Land Act 1994
Form 21 Version 2

SURVEY PLAN

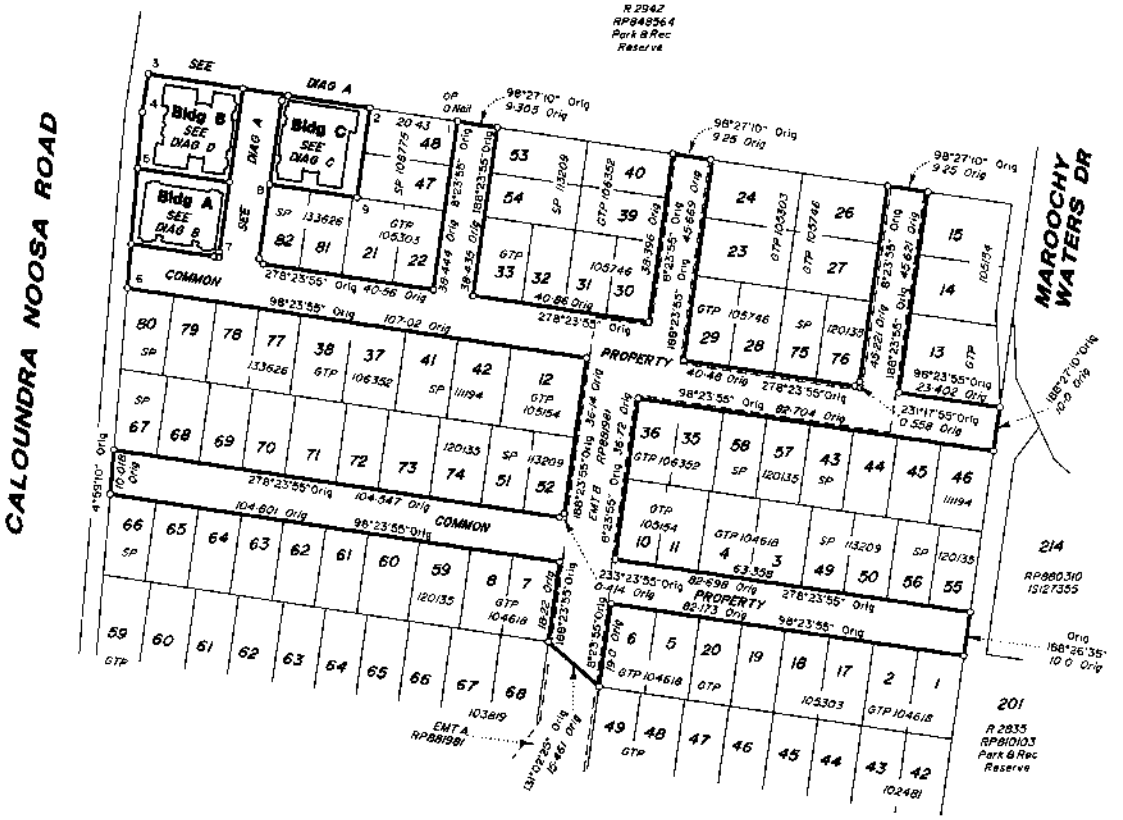
Sheet 1 of 2

REFERENCE MARKS

STN	TO	BEARING	DIST	REMARKS	ORIGIN
1	O NAIL	84°12'25"	6.155	IN M/H	SP108775
3	OIP	80°20'55"	3.067		GTP104618
7	NAIL	108°45'	5.097	IN CONC	

PERMANENT MARKS

PM	BEARING	DIST	NO:	ORIGIN	
6 - OPM	62°50'30"	1.445	116802	SP120135	
6 - OPM	117°07'05"	123.27	119394	SP120135	New Conn
7 - OPM	135°47'30"	65.145	119344	SP120135	



Original information compiled from SP133626 in the Department of Natural Resources & Mines

Base Parcel Area 1244m²

PEGS PLACED AT ALL NEW CORNERS UNLESS OTHERWISE STATED

0 10 20 30 40 50 100 150 Metres
Original Scale 1:1000
0 50 mm 100 mm 150 mm

State copyright reserved.

Ken Hicks & Associates Pty Ltd ACN (010 278 823) hereby certify that the Company has surveyed the land comprised in this plan by David Neil Baker (Lic Surv) for whose work the Company accepts responsibility, that the plan is accurate, that the said survey was performed in accordance with the Surveyors Act 1977 and the Surveyors Regulation 1992 and that the said survey was completed on 25/03/02

Director

Director

Licensed Surveyor Date 25/6/02

Plan of Lots 83 - 88 & Common Property

Cancelling Lot 800 on SPI33626

PARISH: MOOLOOLAH COUNTY: Canning

Mention: AMG VIDE SPI33626 F/N's. NO

Scale: 1:1000
Format: BUILDING

SP147907

Plan Status:

Copyright protects the plan/s being ordered by you. Unauthorised reproduction or amendments are not permitted.

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705805247

$566.15
18/07/2002 16:38

NR 400

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 MR DENIS RYAN
RYAN GROUP QLD PTY LTD
PO Box 1699
SUNSHINE PLAZA Q 4558
Ph: 54438070
(Include address, phone number, reference, and Lodger Code)

1. Certificate of Registered Owners or Lessees.

I/We MERRYLEY PTY LTD, MUMFIELD PTY LTD, METEORLOW PTY LTD, & MURSELAND PTY LTD.

(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.

Signature of * Registered Owners * Lessees

DIRECTOR DIRECTOR DIRECTOR

Common Seal — MERRYLEY PTY LTD A.C.N. 054 890 569

Common Seal — MUMFIELD PTY LTD A.C.N. 055 090 910

The Common Seal of METEORLOW PTY. LTD. A.C.N. 055 090 550 * C08 060 550

The Common Seal of MURSELAND PTY. LTD. A.C.N. 055 090 796 *

DIRECTOR

* Rule out whichever is inapplicable

2. Local Government Certificate.

* Maroochy Shire Council

certifies that the requirements of this Council, the Local Government Act 1993, the Local Government (Planning and Environment) Act 1990, the City of Brisbane Act 1924, and all Local Laws and Ordinances have been complied with subject to

Dated this 8th day of July, 2002

Grant Walters, Team Leader Development Assessment (Maroochydore) #

DELEGATED OFFICER #

* Insert the name of the Local Government.
# Insert designation of signatory or delegation

3. Plans with Community Management Statement :
CMS Number : 22745
Name : REGENTS LANDING NO:3

4. References :
Dept File :
Local Govt :
Surveyor : 960306

6.

Existing			Created		
Title Reference	Lot	Plan	Lots	Emts	Road
50349841	800	SP133626	83 - 88 & Common Property		

POR 23	83 - 88 & Common Property
Orig	Lots

7. Portion Allocation :

8. Map Reference : 9544-43143

9. Locality : MAROOCHYDORE

10. Local Government : MAROOCHY SHIRE COUNCIL

11. Passed & Endorsed :
By : Ken Hicks & Associates Pty Ltd (ACN 010 278 823)
Date : 24/05/02
Signed :
Designation : Liaison Officer

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~~

Licensed Surveyor/Director * Date 24/05/02
*delete words not required

13. Lodgement Fees :

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

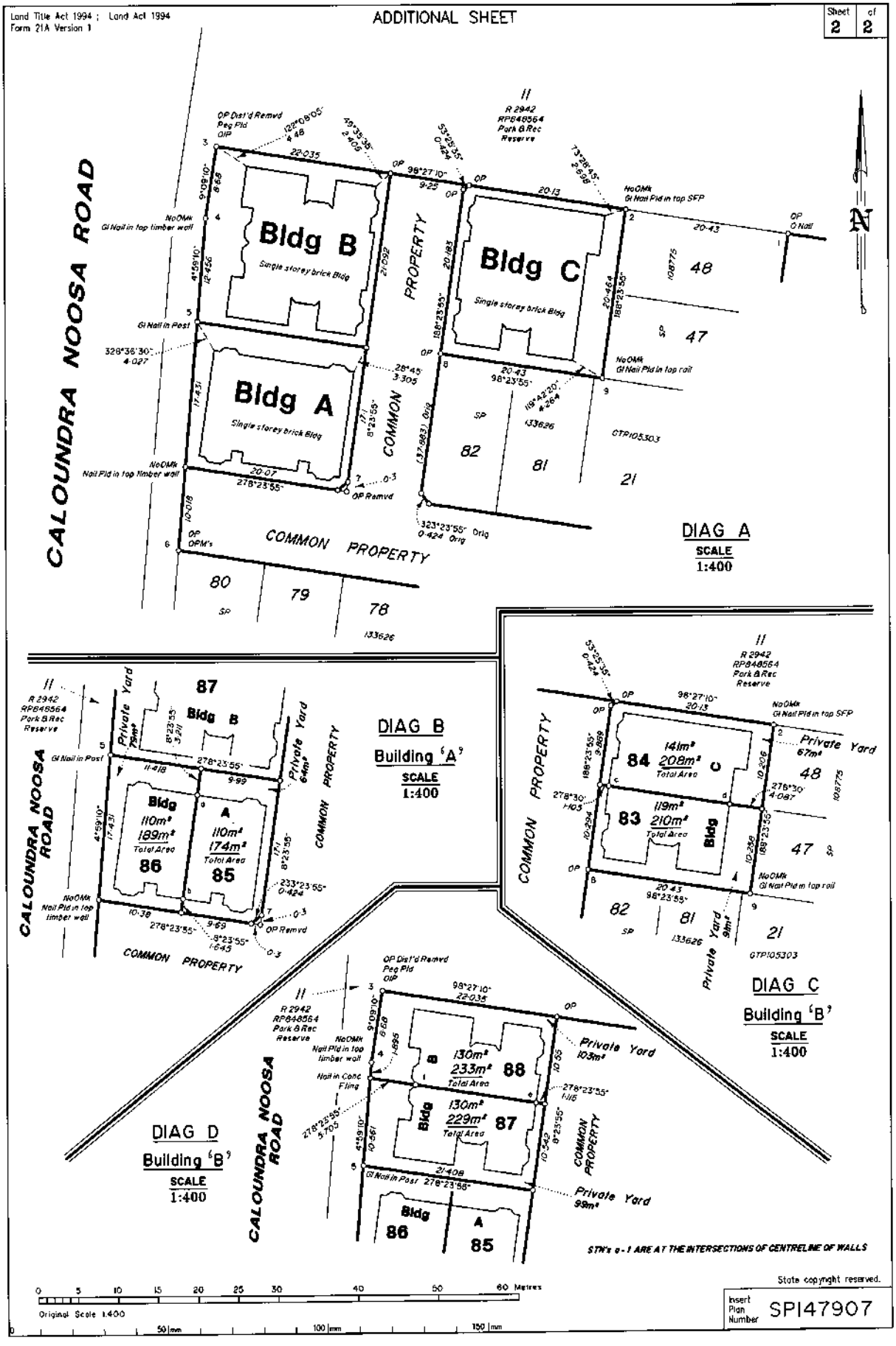
14. Insert Plan Number SP147907

Docusign Envelope ID: F81D569E-B444-8723-835A-3735985F338C

Land Title Act 1994 ; Land Act 1994
Form 21A Version 1

ADDITIONAL SHEET

Sheet 2 of 2



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Insert Plan Number SP147907

Docusign Envelope ID: F81D569E-B444-8723-835A-3735985F338C

SOLICITOR'S CERTIFICATE

Sale of 201/19 Arwen Street, Maroochydore QLD 4558
Lot 83 on SP 147907

I certify that the registered owner of the above property is Bruce Henry Edwards (deceased).

The sellers are Hayley Joy Chantel Hutterd and Samuel Peter Edwards in their capacity as executors and personal representatives of the estate of Bruce Henry Edwards (deceased).

Transmission of the title into the names of the executors as personal representatives has not yet been registered. That transmission will be completed to enable transfer of the property to the buyer(s).

Annexed to this certificate is the proposed Form 5A Transmission Application in respect of the property.

Dated: 30 September 2026.

Signed:



Darren James Kerr
Solicitor
Special Counsel

DARREN JAMES KERR
Lvl 3, 2 Ocean Street, Maroochydore 4558
An Australian Legal Practitioner within the meaning
of the Legal Profession Act 2007 (Qld).

Docusign Envelope ID: F81D569E-B444-8723-835A-3735985F338C

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

TRANSMISSION APPLICATION BY PERSONAL REPRESENTATIVE (No Grant in Queensland or no Queensland recognised grant**)

Dealing Number

OFFICE USE ONLY

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

Print one-sided only

Lodger (Name, address, email & phone number)

DRAFT

Lodger Code (if any)

1. Deceased's name

BRUCE HENRY EDWARDS

2. Lot on Plan Description | **Title Reference**

LOT 83 ON SURVEY PLAN 147907 | 50403366

3. Interest held by deceased

FEE SIMPLE

4. Applicant

Given Names	Surname/Company Name and ACN/ARBN
HAYLEY JOY CHANTEL	HUTTERD
SAMUEL PETER	EDWARDS

Postal address of the applicants:
(for service of notices, including rates)
1/6 Low Street, Yandina, Queensland, 4561

5. Document(s) deposited

*Original last will
*Office copy of Death Certificate issued by the Registry of Births, Deaths & Marriages (Qld) or equivalent evidence from another state or country) of the deceased

~~* rule through if not applicable~~

~~** a Queensland recognised grant is a grant of probate or letters of administration (within the meaning of the *British Probates Act 1898*) from any Australian state or territory, New Zealand or The United Kingdom of Great Britain and Northern Ireland.~~

Transmission applications by a personal representative, with a Grant in Queensland or a Queensland recognised grant, are to be on a Form 5.

6. Request

In accordance with the particulars disclosed in the attached declaration, it is requested that the applicant be registered as proprietor of the above interest in the land as personal representative.

Witnessing officer must be aware of his/her obligations under section 162 of the Land Title Act 1994

Separate executions are required for each applicant. Signatories are to provide to the witness, evidence that they are the person entitled to sign the instrument (including proof of identity).

..... signature

..... full name

..... qualification

Witnessing Officer

/ / **Execution Date**

..... **Applicant's or Solicitor's Signature**

..... signature

..... full name

..... qualification

Witnessing Officer

/ / **Execution Date**

..... **Applicant's or Solicitor's Signature**

(Witnessing officer must be in accordance with Schedule 1 of *Land Title Act 1994* eg Legal Practitioner, JP, C Dec)

Note: A Solicitor is required to print full name if signing on behalf of the Applicant and no witness is required in this instance

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DECLARATION BY APPLICANT

I, Hayley Joy Chantel Hutterd of 182 Monmouth Road RD24, Stratford, Taranaki, 4394, New Zealand, do solemnly and sincerely declare that:

1. The applicant is entitled to be the personal representative of the deceased because:
   * the applicant is a co-Executor of the last will of the deceased.
   ~~* (if other, state basis of entitlement)~~

2. I have caused a search to be made and find that no grant of administration of the estate of the deceased (including a reseal) has been made, applied for, or caveated against in Queensland.

If a will

3. *(a) The deceased did not marry on or after the date of execution of the will.
   ~~*(b) The deceased married me on or after the date of execution of the will however, our marriage was solemnised on or after 1 April 2006 and I was married to the deceased at the time of his/her death.~~
   *(c) The deceased did not enter into a civil partnership on or after the date of execution of the will.
   ~~*(d) The deceased did enter into a civil partnership with me on or after the date of execution of the will and I was in a civil partnership with the deceased at the time of his/her death.~~

If a will and applicant is surviving husband or wife of the deceased

~~4. *The marriage between the deceased and me had not been dissolved nor had any proceedings for annulment been commenced.~~

~~*If a will and marriage between applicant and deceased has been dissolved/annulled*~~

~~5. *The marriage between the deceased and me was dissolved/annulled on or after 1 April 2006 however, by the deceased's will the deceased expressed an intention that my appointment as executor not be revoked.~~

~~*If a will and applicant is the survivor of a civil partnership with the deceased*~~

~~6 *The civil partnership between the deceased and me had not been terminated nor found to be void under the *Civil Partnerships Act 2011* sections 18 or 30 respectively.~~

~~*If a will and a civil partnership between the applicant and deceased has been terminated or is void*~~

~~7. *The civil partnership between the deceased and me was terminated or was found to be void under the *Civil Partnerships Act 2011* sections 18 or 30 respectively, however by the deceased's will the deceased expressed an intention that my appointment as executor would not be revoked.~~

~~*If a will and deceased died on or after 5 June 2017 and applicant is surviving de facto partner*~~

~~8. *The de facto relationship between the deceased and me had not ended.~~

~~*If a will and deceased died on or after 5 June 2017 and de facto relationship between the applicant and deceased had ended*~~

~~9. *The de facto relationship between the deceased and me had ended, however by the deceased's will the deceased expressed an intention that my appointment as executor would not be revoked.~~

~~*If deceased died intestate*~~

~~10. *The deceased died intestate and his/her gross estate in Queensland at the date of death did not exceed $300,000.~~

~~***rule through if not applicable**~~

AND I make this solemn declaration conscientiously believing the same to be true and by virtue of the provisions of the *Oaths Act 1867 (Qld).#*

 # The form of wording should comply with the appropriate Oaths/Evidence Act under which the declaration is being made. Note a declaration under the *Oaths Act 1867* (Qld) can only be taken by the persons listed in section 13 of that Act.

..... signature

..... full name

..... qualification / / .....

Witness as authorised under the relevant *Oaths/Evidence Act* **Execution Date** **Applicant's Signature**

Docusign Envelope ID: F81D569E-B444-8723-835A-3735985F338C

DECLARATION BY APPLICANT **ANNEXURE TO FORM 5A**

I, Samuel Peter Edwards of 1/6 Low Street, Yandina in the State of Queensland, do solemnly and sincerely declare that:

1. The applicant is entitled to be the personal representative of the deceased because:
   * the applicant is a co-Executor of the last will of the deceased.
   ~~* (if other, state basis of entitlement)~~

2. I have caused a search to be made and find that no grant of administration of the estate of the deceased (including a reseal) has been made, applied for, or caveated against in Queensland.

If a will

3. *(a) The deceased did not marry on or after the date of execution of the will.
   ~~*(b) The deceased married me on or after the date of execution of the will however, our marriage was solemnised on or after 1 April 2006 and I was married to the deceased at the time of his/her death.~~
   *(c) The deceased did not enter into a civil partnership on or after the date of execution of the will.
   ~~*(d) The deceased did enter into a civil partnership with me on or after the date of execution of the will and I was in a civil partnership with the deceased at the time of his/her death.~~

~~*If a will and applicant is surviving husband or wife of the deceased*~~

~~4. *The marriage between the deceased and me had not been dissolved nor had any proceedings for annulment been commenced.~~

~~*If a will and marriage between applicant and deceased has been dissolved/annulled*~~

~~5. *The marriage between the deceased and me was dissolved/annulled on or after 1 April 2006 however, by the deceased's will the deceased expressed an intention that my appointment as executor not be revoked.~~

~~*If a will and applicant is the survivor of a civil partnership with the deceased*~~

~~6 *The civil partnership between the deceased and me had not been terminated nor found to be void under the *Civil Partnerships Act 2011* sections 18 or 30 respectively.~~

~~*If a will and a civil partnership between the applicant and deceased has been terminated or is void*~~

~~11. *The civil partnership between the deceased and me was terminated or was found to be void under the *Civil Partnerships Act 2011* sections 18 or 30 respectively, however by the deceased's will the deceased expressed an intention that my appointment as executor would not be revoked.~~

~~*If a will and deceased died on or after 5 June 2017 and applicant is surviving de facto partner*~~

~~12. *The de facto relationship between the deceased and me had not ended.~~

~~*If a will and deceased died on or after 5 June 2017 and de facto relationship between the applicant and deceased had ended*~~

~~13. *The de facto relationship between the deceased and me had ended, however by the deceased's will the deceased expressed an intention that my appointment as executor would not be revoked.~~

~~*If deceased died intestate*~~

~~14. *The deceased died intestate and his/her gross estate in Queensland at the date of death did not exceed $300,000.~~

~~***rule through if not applicable**~~

AND I make this solemn declaration conscientiously believing the same to be true and by virtue of the provisions of the *Oaths and Affirmations Act 2018 (Vic).***#**

 # The form of wording should comply with the appropriate Oaths/Evidence Act under which the declaration is being made. Note a declaration under the *Oaths Act 1867* (Qld) can only be taken by the persons listed in section 13 of that Act.

.....signature

.....full name

.....qualification / / .....

Witness as authorised under the relevant *Oaths/Evidence Act* **Execution Date** **Applicant's Signature**

Docusign Envelope ID: F81D569E-B444-8723-835A-3735985F338C

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: 51221338 EMR Site Id: 30 September 2026
Cheque Number:
Client Reference:

This response relates to a search request received for the site:
Lot: 83 Plan: SP147907
201/19 ARWEN ST
MAROOCHYDORE

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

Docusign Envelope ID: F81D569E-B444-8723-835A-3735985F338C

Tree orders register

The tree orders register shows orders affecting land made under the Neighbourhood Dispute (Dividing Fences and Trees) Act 2011, including who is responsible for carrying out the order and the timeframe.

You can search for a tree order by entering a suburb, street name, order name (e.g. NDR019) or the name of the applicant or respondent in the matter.

The tree orders register shows orders affecting land made under the *Neighbourhood Dispute (Dividing Fences and Trees) Act 2011*, including who is responsible for carrying out the order and the timeframe.

Orders are added to the register within 14 days of the order being made. The tree register does not list tree dispute applications or pending proceedings. To identify existing applications, you can request a search of the register of proceedings.

No results found.

Search for

201/19 ARWEN STREET MAROOCHYDORE QLD 4558

Submit

Last updated: 24 March 2026

Docusign Envelope ID: F81D569E-B444-8723-835A-3735985F338C

Scheme Name: REGENTS LANDING NO.3 COMMUNITY TITLES SCHEME 22745

Body Corp. Addr: PO BOX 153
MOOLOOLABA QLD
4557

COMMUNITY MANAGEMENT STATEMENT No: 22745

Title	Lot	Plan
50134896	CP	GTP 104618
50134897	1	GTP 104618
50134898	2	GTP 104618
50134899	3	GTP 104618
50134900	4	GTP 104618
50134901	5	GTP 104618
50134902	6	GTP 104618
50134903	7	GTP 104618
50134904	8	GTP 104618
50151594	10	GRP 105154
50151595	11	GRP 105154
50151596	12	GRP 105154
50151597	13	GRP 105154
50151598	14	GRP 105154
50151599	15	GRP 105154
50156352	17	GRP 105303
50156353	18	GRP 105303
50156354	19	GRP 105303
50156355	20	GRP 105303
50156356	21	GRP 105303
50156357	22	GRP 105303
50156358	23	GRP 105303
50156359	24	GRP 105303
50169567	26	GRP 105746
50169568	27	GRP 105746
50169569	28	GRP 105746
50169570	29	GRP 105746
50169571	30	GRP 105746
50169572	31	GRP 105746
50169573	32	GRP 105746
50169574	33	GRP 105746
50187863	35	GRP 106352
50187864	36	GRP 106352
50187865	37	GRP 106352
50187866	38	GRP 106352
50187867	39	GRP 106352
50187868	40	GRP 106352
50243313	41	SP 111194
50243314	42	SP 111194
50243315	43	SP 111194
50243316	44	SP 111194
50243317	45	SP 111194
50243318	46	SP 111194
50254587	47	SP 108775

QUEENSLAND TITLES REGISTRY PTY LTD AUTOMATED TITLES SYSTEM ENE470
30/09/2026 13:38 COMMUNITY TITLES SCHEME SEARCH STATEMENT
Request No: 57821158

Title Lot Plan

Docusign Envelope ID: F81D569E-B444-8723-835A-3735985F338C

50254588	48	SP	108775
50254755	49	SP	113209
50254756	50	SP	113209
50254757	51	SP	113209
50254758	52	SP	113209
50254759	53	SP	113209
50254760	54	SP	113209
50290547	55	SP	120135
50290548	56	SP	120135
50290549	57	SP	120135
50290550	58	SP	120135
50290551	59	SP	120135
50290552	60	SP	120135
50290553	61	SP	120135
50290554	62	SP	120135
50290555	63	SP	120135
50290556	64	SP	120135
50290557	65	SP	120135
50290558	66	SP	120135
50290559	67	SP	120135
50290560	68	SP	120135
50290561	69	SP	120135
50290562	70	SP	120135
50290563	71	SP	120135
50290564	72	SP	120135
50290565	73	SP	120135
50290566	74	SP	120135
50290567	75	SP	120135
50290568	76	SP	120135
50349835	77	SP	133626
50349836	78	SP	133626
50349837	79	SP	133626
50349838	80	SP	133626
50349839	81	SP	133626
50349840	82	SP	133626
50403366	83	SP	147907
50403367	84	SP	147907
50403368	85	SP	147907
50403369	86	SP	147907
50403370	87	SP	147907
50403371	88	SP	147907

COMMUNITY MANAGEMENT STATEMENT Dealing No: 719776012

** End of CMS Search Statement **

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

Office of the Commissioner for Body Corporate and Community Management

Queensland Government

Department of Justice

BCCM Form 33

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 01/10/2026

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

Regents Landing No 3 CTS No. **22745**

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: **Callum Scott-Welsh** Company: **BCP Strata Pty Ltd**
Phone: **54384000** Email: **info@bcpstrata.com.au**

Accessing records

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

Body Corporate Manager

Property and community titles scheme details

Lot and plan details

Lot number: **83**

Plan type and number: **147907**

Plan of subdivision: **STANDARD 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:

listed in the community management statement

Lot entitlements and financial information

Lot entitlements

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

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

Contribution schedule

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

Total contribution schedule lot entitlements for all lots: **84**

Interest schedule

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

Total interest schedule lot entitlements for all lots: **86**

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 **83** for the current financial year: $ **250.00**

Number of instalments: **5** (outlined below)

Discount for on-time payments (if applicable): **20** %

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

Period	Due date	Amount due	Amount due if discount applied	Paid
01/09/25 to 30/11/25	01/09/25	250.00	200.00	28/07/25
01/12/25 to 28/02/26	01/12/25	250.00	200.00	30/10/25
01/03/26 to 31/05/26	01/03/26	250.00	200.00	28/01/26
01/06/26 to 31/08/26	01/06/26	250.00	200.00	27/04/26
01/09/26 to 30/11/26	01/09/26	250.00	200.00	29/07/26

Amount overdue **Nil**

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

Sinking fund contributions

Total amount of contributions (before any discount) for lot **83** for the current financial year: $ **118.75**

Number of instalments: **5** (outlined below)

Discount for on-time payments (if applicable): **20** %

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

Period	Due date	Amount due	Amount due if discount applied	Paid
01/09/25 to 30/11/25	01/09/25	118.75	95.00	28/07/25
01/12/25 to 28/02/26	01/12/25	118.75	95.00	30/10/25
01/03/26 to 31/05/26	01/03/26	118.75	95.00	28/01/26
01/06/26 to 31/08/26	01/06/26	118.75	95.00	27/04/26
01/09/26 to 30/11/26	01/09/26	118.75	95.00	29/07/26

Amount overdue **Nil**

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

Special contributions - Administrative Fund (IF ANY)

Date determined: **27/07/26** (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): **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 contributions

	Period	Due date	Amount due	Amount due if discount applied	Paid
Insurance Fund	01/09/25 to 30/11/25	01/09/25	259.98	207.98	28/07/25
Insurance Fund	01/12/25 to 28/02/26	01/12/25	279.56	223.65	30/10/25
Insurance Fund	01/03/26 to 31/05/26	01/03/26	279.56	223.65	28/01/26
Insurance Fund	01/06/26 to 31/08/26	01/06/26	279.56	223.65	27/04/26
Insurance Fund	01/09/26 to 30/11/26	01/09/26	279.56	223.65	29/07/26

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 - last sinking fund report: 26/08/26

Current sinking fund balance (as at date of certificate): $ 144,505.06

Improvements to common property the lot owner is responsible for

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

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

Date	Description	Conditions
26/11/02	APPROVAL TO PAVE PATH IN FRONT OF UNIT	
20/01/03	APPROVAL TO ERECT AN AWNING AT FRONT WINDOW AND DOOR	
15/09/03	APPROVAL TO BUIILD PATIO COVER AT REAR OF UNIT	
08/12/03	APPROVAL TO LAY PATH FROM FRONT DOOR TO SIDE OF UNIT	

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 (OTHER)	854929	46,421,951.00	90,841.47	31/08/27	2k all claims,
PUBLIC LIABILITY CHU (OTHER)	854929	10,000,000.00		31/08/27	
OFFICE BEARERS CHU (OTHER)	854929	5,000,000.00		31/08/27	
CATASTROPHE COVER CHU (OTHER)	854929	13,926,585.00		31/08/27	
VOLUNTARY WORKERS CHU (OTHER)	854929	200k/2000		31/08/27	
FIDELITY GUARANTEE CHU (OTHER)	854929	100,000.00		31/08/27	
LOSS OF RENT CHU (OTHER)	854929	6,963,292.00		31/08/27	2k all claims
LEGAL EXPENSES CHU (OTHER)	854929	50,000.00		31/08/27	1000
COMMON AREA CONTENTS CHU (OTHER)	854929	464,220.00		31/08/27	2k all claims
GOVT AUDIT COSTS CHU (OTHER)	854929	25,000.00		31/08/27	
OWNER FIXT. & IMPROV CHU (OTHER)	854929	250,000.00		31/08/27	
WORKPLACE, H&S BREAC CHU (OTHER)	854929	100,000.00		31/08/27	
FLOOD CHU (OTHER)	854929	Included		31/08/27	2k all claims
FUSION COVER CHU (OTHER)	854929	Up to $5000		31/08/27	2k all claims

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 BCP Strata Pty Ltd

Positions/s held Body Corporate Manager

Date 01/10/2026

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

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Regents Landing No 3 CTS 22745

19 Arwen Street Maroochydore Qld 4558

BALANCE SHEET

AS AT 01 OCTOBER 2026

	ACTUAL 01/10/2026	ACTUAL 31/08/2026
OWNERS FUNDS		
Administrative Fund	14,694.68	(13,700.76)
Sinking Fund	144,505.06	142,378.92
TOTAL	**$ 159,199.74**	**$ 128,678.16**
THESE FUNDS ARE REPRESENTED BY		
CURRENT ASSETS		
Cash At Bank	14,121.07	23,536.75
Macquarie Term 01.03.27- 5.05%	141,679.01	141,679.01
Levies In Arrears	368.75	0.00
Other Arrears	279.56	0.00
Interest Arrears	16.21	0.00
Prepayments	0.00	248.00
TOTAL ASSETS	**156,464.60**	**165,463.76**
LIABILITIES		
Gst Clearing A/C	(5,782.18)	(8,832.72)
Creditors	2,005.81	4,031.39
Next Year Discounts	0.00	(10,346.14)
Levies In Advance	1,041.23	28,960.12
Other Payments In Advance	0.00	22,972.95
TOTAL LIABILITIES	**(2,735.14)**	**36,785.60**
NET ASSETS	**$ 159,199.74**	**$ 128,678.16**

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Regents Landing No 3 CTS 22745

19 Arwen Street Maroochydore Qld 4558

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 SEPTEMBER 2026 TO 01 OCTOBER 2026

	ACTUAL 01/09/26-01/10/26	BUDGET 01/09/26-31/08/27	ACTUAL 01/09/25-31/08/26
ADMINISTRATIVE FUND			
INCOME			
Levies - Administrative Fund	21,000.00	92,400.00	84,000.00
Discount - Administrative Fund	(4,150.00)	(18,480.00)	(16,250.00)
Insurance Levy	25,144.29	108,750.00	98,803.04
Discount- Insurance Levy	(4,973.01)	(21,750.00)	(18,986.07)
Interest On Overdue Levies	16.21	0.00	57.85
Gst On Income	(3,365.54)	(14,629.00)	(13,414.12)
TOTAL ADMIN. FUND INCOME	**33,671.95**	**146,291.00**	**134,210.70**
EXPENDITURE - ADMIN. FUND			
Audit Fees	3,174.00	2,000.00	1,908.00
Bank Charges	0.55	10.00	1.65
Bank Charges - Stratapay Fees	1.50	50.00	43.10
Body Corp Mgmnt- Agreement	1,168.98	14,360.00	13,882.17
Body Corp Mgmnt- Add Services	41.00	500.00	228.70
Body Corp Mgmnt- Facilities	54.00	300.00	102.00
B A S Preparation	0.00	1,250.00	1,211.00
Cleaning - Bins	103.07	1,300.00	1,166.12
Community Power	0.00	750.00	589.24
Disbursements	776.02	9,750.00	9,323.21
Print Post Stationery-Committe	0.00	100.00	92.00
Fire Equipment Service	0.00	1,500.00	765.33
Grounds & Garden Maintenance	0.00	22,000.00	20,986.18
Gardening Miscellaneous	0.00	0.00	494.50
Income Tax Preparation	188.00	520.00	487.00
Insurance Claims	0.00	0.00	4,388.82
Insurance- Property	0.00	81,000.00	89,666.50
Insurance- Valuations	0.00	0.00	1,384.00
Insurance- Stamp Duty - No Gst	0.00	6,800.00	7,507.66
Legal Expenses	0.00	3,000.00	0.00
Meeting Expenses	0.00	200.00	400.00
Pest Control	0.00	300.00	236.60
Repairs & Maint- General	297.00	1,500.00	1,519.75
Repairs & Maint- Electrical	0.00	1,200.00	1,380.50
Repairs & Maint- Plumbing	0.00	1,000.00	730.50
Sundry Expenses	0.00	0.00	(0.01)
W H S Compliance	0.00	950.00	902.00
Gst On Expenses	(527.61)	(13,693.00)	(13,310.43)
TOTAL ADMIN. EXPENDITURE	**5,276.51**	**136,647.00**	**146,086.09**
SURPLUS / DEFICIT	**$ 28,395.44**	**$ 9,644.00**	**$ (11,875.39)**
Opening Admin Balance	(13,700.76)	(13,700.76)	(1,825.37)

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Regents Landing No 3 CTS 22745

19 Arwen Street Maroochydore Qld 4558

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 SEPTEMBER 2026 TO 01 OCTOBER 2026

	ACTUAL	BUDGET	ACTUAL
	01/09/26-01/10/26	01/09/26-31/08/27	01/09/25-31/08/26
ADMINISTRATIVE FUND BALANCE	**$ 14,694.68**	**$ (4,056.76)**	**$ (13,700.76)**

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Regents Landing No 3 CTS 22745

19 Arwen Street Maroochydore Qld 4558

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 SEPTEMBER 2026 TO 01 OCTOBER 2026

	ACTUAL 01/09/26-01/10/26	BUDGET 01/09/26-31/08/27	ACTUAL 01/09/25-31/08/26
SINKING FUND			
INCOME			
Levies - Sinking Fund	9,975.00	56,700.00	39,900.00
Discount - Sinking Fund	(1,971.25)	(11,340.00)	(7,718.75)
Interest Received	0.00	0.00	9,015.36
Gst On Income	(727.61)	(4,123.00)	(2,925.34)
TOTAL SINKING FUND INCOME	**7,276.14**	**41,237.00**	**38,271.27**
EXPENDITURE - SINKING FUND			
Fencing	0.00	5,000.00	968.00
Income Tax	0.00	0.00	911.40
Instalment Tax	0.00	0.00	1,945.00
Instalment Tax Adjustments	0.00	0.00	195.00
General	5,665.00	8,000.00	12,618.10
Roadways	0.00	0.00	60,565.94
Sinking Fund Forecast	0.00	0.00	1,828.00
Electrical	0.00	1,500.00	0.00
Plumbing	0.00	5,000.00	6,216.82
Gst On Expenses	(515.00)	(1,772.00)	(7,472.45)
TOTAL SINK. FUND EXPENDITURE	**5,150.00**	**17,728.00**	**77,775.81**
SURPLUS / DEFICIT	**$ 2,126.14**	**$ 23,509.00**	**$ (39,504.54)**
Opening Sinking Fund Balance	142,378.92	142,378.92	181,883.46
SINKING FUND BALANCE	**$ 144,505.06**	**$ 165,887.92**	**$ 142,378.92**

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BCP Strata Pty Ltd
ABN: 67 111 002 790
Member of CTIQ & NCTI

REGENTS LANDING NO 3 CTS 22745

ABN 81 004 431 876

STATEMENT

INFOTRACK
GPO Box 10314
BRISBANE QLD 4000

Statement Period			
01 Sep 25 to 01 Oct 26			
A/c No	86	Lot No	83
Page Number	1	Unit No	201

Last Certificate Issued: 14/09/15 Transfer Date: 25/09/15

Date	Type	Details	Reference	Debit	Credit	Balance
		Brought forward			628.73	-628.73
01/09/25	Insurance Fund	01/09/25 to 30/11/25	I0027086	259.98		-368.75
01/09/25	Administrative Fund	01/09/25 to 30/11/25	I0026918	250.00		-118.75
01/09/25	Sinking Fund	01/09/25 to 30/11/25	I0027002	118.75		0.00
24/10/25	Administrative Fund	01/12/25 to 28/02/26	I0027170	250.00		250.00
24/10/25	Sinking Fund	01/12/25 to 28/02/26	I0027254	118.75		368.75
28/10/25	Insurance Fund	01/12/25 to 28/02/26	I0027339	279.56		648.31
30/10/25	Receipt	Administrative Fund	R0009216		200.00	448.31
30/10/25	Receipt	Sinking Fund	RA009216		95.00	353.31
30/10/25	Discount	Insurance Fund Disc	RB009216		55.91	297.40
30/10/25	Receipt	Insurance Fund	RC009216		223.65	73.75
30/10/25	Discount	Admin Discount	RD009216		50.00	23.75
30/10/25	Discount	Sink Discount	RE009216		23.75	0.00
27/01/26	Administrative Fund	01/03/26 to 31/05/26	I0027423	250.00		250.00
27/01/26	Sinking Fund	01/03/26 to 31/05/26	I0027507	118.75		368.75
27/01/26	Insurance Fund	01/03/26 to 31/05/26	I0027592	279.56		648.31
28/01/26	Receipt	Administrative Fund	R0009304		200.00	448.31
28/01/26	Receipt	Sinking Fund	RA009304		95.00	353.31
More details on next page...				$1,925.35	$1,572.04	$353.31

Over 90 Days	90 Days	60 Days	30 Days	Current
0.00	0.00	0.00	0.00	0.00

BALANCE DUE: **Nil**

Date Paid	Amount Paid

MACQUARIE BANK | DEFT PAYMENT SYSTEMS

BCP STRATA PTY LTD

DIRECT DEBIT

DEFT Reference Number:
284203171 1000 0000 864

Visit www.deft.com.au to pay by direct debit.

BPAY **Biller Code:** 96503
Ref: 284203171 1000 0000 864

Mobile & Internet Banking - BPAY®
Make this payment from your preferred bank account
BPAY® Registered to BPAY Pty Ltd ABN 69 079 137 518

Lot 83/ Unit 201
Regents Landing No 3

Post Billpay

Pay in-store at Australia Post by cheque or EFTPOS
All cheques must be made payable to:
Body Corporate for Regents Landing No 3 C.T.S. 22745

*496 284203171 10000000864

TOTAL AMOUNT DUE
DUE DATE

$0.00

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REGENTS LANDING NO 3 CTS 22745

ABN 81 004 431 876

STATEMENT

INFOTRACK
GPO Box 10314
BRISBANE QLD 4000

Statement Period			
01 Sep 25 to 01 Oct 26			
A/c No	86	Lot No	83
Page Number	2	Unit No	201

Last Certificate Issued: 14/09/15 Transfer Date: 25/09/15

Date	Type	Details	Reference	Debit	Credit	Balance
28/01/26	Discount	Insurance Fund Disc	RB009304		55.91	297.40
28/01/26	Receipt	Insurance Fund	RC009304		223.65	73.75
28/01/26	Discount	Admin Discount	RD009304		50.00	23.75
28/01/26	Discount	Sink Discount	RE009304		23.75	0.00
23/04/26	Administrative Fund	01/06/26 to 31/08/26	I0027676	250.00		250.00
23/04/26	Sinking Fund	01/06/26 to 31/08/26	I0027760	118.75		368.75
23/04/26	Insurance Fund	01/06/26 to 31/08/26	I0027845	279.56		648.31
27/04/26	Receipt	Administrative Fund	R0009412		200.00	448.31
27/04/26	Receipt	Sinking Fund	RA009412		95.00	353.31
27/04/26	Discount	Insurance Fund Disc	RB009412		55.91	297.40
27/04/26	Receipt	Insurance Fund	RC009412		223.65	73.75
27/04/26	Discount	Admin Discount	RD009412		50.00	23.75
27/04/26	Discount	Sink Discount	RE009412		23.75	0.00
28/07/26	Administrative Fund	01/09/26 to 30/11/26	I0027929	250.00		250.00
28/07/26	Sinking Fund	01/09/26 to 30/11/26	I0028013	118.75		368.75
28/07/26	Insurance Fund	01/09/26 to 30/11/26	I0028097	279.56		648.31
29/07/26	Receipt	Administrative Fund	R0009524		200.00	448.31
29/07/26	Receipt	Sinking Fund	RA009524		95.00	353.31
29/07/26	Discount	Insurance Fund Disc	RB009524		55.91	297.40
29/07/26	Receipt	Insurance Fund	RC009524		223.65	73.75
29/07/26	Discount	Admin Discount	RD009524		50.00	23.75
29/07/26	Discount	Sink Discount	RE009524		23.75	0.00
				$3,221.97	$3,221.97	$0.00

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CONTRACTS REGISTER

01 Oct 2026

REGENTS LANDING NO 3 CTS 22745

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
BCP Strata Pty Ltd												
PO Box 153 MOOLOOLABA QLD 4557	Body Corporate Management		Monthly in Arrears	18/11/24	3 Years		Y					

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QUEENSLAND TITLES REGISTRY
Body Corporate and Community Management Act 1997

NEW COMMUNITY MANAGEMENT STATEMENT

THIS STATEMENT MUST BE LODGED TOGETHER WITH A FORM 14 GENERAL REQUEST AND IN THE CASE OF A NEW STATEMENT MUST BE LODGED WITHIN THREE (3) MONTHS OF THE DATE OF CONSENT BY THE BODY CORPORATE

Office use only

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

Regents Landing No.3 Community Titles Scheme 22745

2. Regulation module

Standard

3. Name of body corporate

Body Corporate for Regents Landing No.3 Community Titles Scheme 22745

4. Scheme land

Lot on Plan Description — Title Reference

See enlarged panel

5. #Name and address of original owner

Not applicable

6. Reference to plan lodged with this statement

Not applicable

first community management statement only

7. Local Government community management statement notation

Not applicable pursuant to Section 60(6) of the Body Corporate and Community Management Act 1997

.....signed

.....name and designation

..... name of Local Government

8. Execution by original owner/Consent of body corporate

Common Seal
BODY CORPORATE FOR REGENTS LANDING No.3 CTS 22745
Seal

21 / 11 / 19
Execution Date

TREASURER CHAIRPERSON + SECRETARY ***Execution**

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

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

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Title Reference [50134896]

4. **Scheme Land**

Lot on Plan Descriptions	Title Reference
Common Property of Regents Landing No.3 Community Titles Scheme 22745	50134896
Lots 1 - 8 (inclusive) in GTP 104618	50134897 – 50134904 (inclusive)
Lots 10 - 15 (inclusive) in GRP 105154	50151594 – 50151599 (inclusive)
Lots 17 - 24 (inclusive) in GRP 105303	50156352 – 50156359 (inclusive)
Lots 26 – 33 (inclusive) in GRP 105746	50169567 – 50169574 (inclusive)
Lots 35 – 40 (inclusive) GRP 106352	50187863 – 50187868 (inclusive)
Lots 41 - 46 (inclusive) in SP 111194	50243313 – 50243318 (inclusive)
Lots 47 and 48 in SP 108775	50254587 and 50254588
Lots 49 - 54 (inclusive) in SP 113209	50254755 – 50254760 (inclusive)
Lots 55 – 76 (inclusive) in SP 120153	50290547 – 50290568 (inclusive)
Lots 77 – 82 (inclusive) in SP 133626	50349835 – 5034 9840 (inclusive)
Lots 83 – 88 (inclusive) in SP 147907	50403366 – 50403371 (inclusive)

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Title Reference [50134896]

SCHEDULE A SCHEDULE OF LOT ENTITLEMENTS

Lot on Plan	Contribution	Interest
Lot 1 in GTP 104618	1	1
Lot 2 in GTP 104618	1	1
Lot 3 in GTP 104618	1	1
Lot 4 in GTP 104618	1	1
Lot 5 in GTP 104618	1	1
Lot 6 in GTP 104618	1	1
Lot 7 in GTP 104618	1	1
Lot 8 in GTP 104618	1	1
Lot 10 in GRP 105154	1	1
Lot 11 in GRP 105154	1	1
Lot 12 in GRP 105154	1	2
Lot 13 in GRP 105154	1	2
Lot 14 in GRP 105154	1	1
Lot 15 in GRP 105154	1	1
Lot 17 in GRP 105303	1	1
Lot 18 in GRP 105303	1	1
Lot 19 in GRP 105303	1	1
Lot 20 in GRP 105303	1	1
Lot 21 in GRP 105303	1	1
Lot 22 in GRP 105303	1	1
Lot 23 in GRP 105303	1	1
Lot 24 in GRP 105303	1	1
Lot 26 in GRP 105746	1	1
Lot 27 in GRP 105746	1	1
Lot 28 in GRP 105746	1	1
Lot 29 in GRP 105746	1	1
Lot 30 in GRP 105746	1	1
Lot 31 in GRP 105746	1	1
Lot 32 in GRP 105746	1	1
Lot 33 in GRP 105746	1	1
Lot 35 in GRP 106352	1	1
Lot 36 in GRP 106352	1	1
Lot 37 in GRP 106352	1	1
Lot 38 in GRP 106352	1	1
Lot 39 in GRP 106352	1	1
Lot 40 in GRP 106352	1	1
Lot 41 in SP 111194	1	1
Lot 42 in SP 111194	1	1
Lot 43 in SP 111194	1	1

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Title Reference [50134896]

Lot 44 in SP 111194	1	1
Lot 45 in SP 111194	1	1
Lot 46 in SP 111194	1	1
Lot 47 in SP 108775	1	1
Lot 48 in SP 108775	1	1
Lot 49 in SP 113209	1	1
Lot 50 in SP 113209	1	1
Lot 51 in SP 113209	1	1
Lot 52 in SP 113209	1	1
Lot 53 in SP 113209	1	1
Lot 54 in SP 113209	1	1
Lot 55 in SP 120135	1	1
Lot 56 in SP 120135	1	1
Lot 57 in SP 120135	1	1
Lot 58 in SP 120135	1	1
Lot 59 in SP 120135	1	1
Lot 60 in SP 120135	1	1
Lot 61 in SP 120135	1	1
Lot 62 in SP 120135	1	1
Lot 63 in SP 120135	1	1
Lot 64 in SP 120135	1	1
Lot 65 in SP 120135	1	1
Lot 66 in SP 120135	1	1
Lot 67 in SP 120135	1	1
Lot 68 in SP 120135	1	1
Lot 69 in SP 120135	1	1
Lot 70 in SP 120135	1	1
Lot 71 in SP 120135	1	1
Lot 72 in SP 120135	1	1
Lot 73 in SP 120135	1	1
Lot 74 in SP 120135	1	1
Lot 75 in SP 120135	1	1
Lot 76 in SP 120135	1	1
Lot 77 in SP 133626	1	1
Lot 78 in SP 133626	1	1
Lot 79 in SP 133626	1	1
Lot 80 in SP 133626	1	1
Lot 81 in SP 133626	1	1
Lot 82 in SP 133626	1	1
Lot 83 in SP 147907	1	1
Lot 84 in SP 147907	1	1
Lot 85 in SP 147907	1	1
Lot 86 in SP 147907	1	1

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Title Reference [50134896**]**

Lot 87 in SP 147907	1	1
Lot 88 in SP 147907	1	1
TOTALS	84	86

SCHEDULE B EXPLANATION OF THE DEVELOPMENT OF SCHEME LAND

Sections 66(1)(f) and (g) of the *Body Corporate and Community Management Act 1997* are not applicable.

SCHEDULE C BY-LAWS

1. DEFINITIONS

Act means the *Body Corporate and Community Management Act* 1997 and the Regulation Module applying to the community titles scheme.

Authorised Visitor means an ambulance, fire, police, SES, health, home assist, cleaning personnel, repair and maintenance contractors.

Body Corporate means the Body Corporate created under the Act for the community titles scheme.

Committee comprises the persons chosen at each annual general meeting. of the Body Corporate, but subject to the provisions under the Regulation Module relating to term of office, vacancies and the filling of casual vacancies.

Common Property is land for a community titles scheme that is not included in a Lot.

Driveway means the Common Property driveway in front of the garage of each Lot.

Invitee means any person on the Scheme Land with the permission of an Occupier.

Lot means a Lot under the Land Title Act 1994.

Occupier means a resident Owner or resident lessee of a Lot, or someone else who lives in the Lot.

Owner of a Lot means the person who is, or is entitled to be, the registered Owner of the Lot, and includes a mortgagee in possession of the Lot and if, under the Land Title Act 1994, two or more persons are the registered Owners, or are entitled to be the registered Owners, of the Lot - each of those persons.

Regulation Module subject to the provisions of the Act, is the Regulation Module that is recorded on the community management statement in the Department of Environment and Resource Management as stated to apply to the community titles scheme.

Scheme Land comprises all the Lots and the Common Property contained in the community titles scheme.

Utility Infrastructure means cables, wires, pipes, sewers, drains, ducts, plant and equipment by which Lots or Common Property are supplied with utility services, and a device for measuring the reticulation or supply of a utility service.

2. RULES FOR INTERPRETATION

2.1 In these by-laws, unless the context indicates a contrary intention -

(a) words denoting any gender include all genders.

(b) the singular number includes the plural and vice versa.

(c) a person includes their executors, administrators, successors, substitutes (for example, persons taking by novation) and assigns.

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(d) words importing persons will include all bodies, associations, trusts, partnerships, instrumentalities and entities corporate or unincorporated, and vice versa.

(e) any obligation on the part of or for the benefit of two or more persons will be deemed to bind or benefit as the case may be, any two or more of them jointly and each of them severally.

(f) references to any legislation includes any legislation which amends or replaces that legislation.

(g) for the purpose of by-law 2.1(a), any definition that is subsequently changed in the Act will have the meaning given to it by the Act.

(h) headings are included for convenience only and will not affect the interpretation of these by-laws.

(i) a reference to anything includes the whole or each part of it, and

(j) in interpreting these by-laws, no rules of construction will apply to the disadvantage of a party because that party was responsible for the drafting of these by-laws or any part of them.

3. NOISE

3.1 An Occupier must not create any noise likely to interfere with the peaceful enjoyment of a person lawfully on another Lot or the Common Property.

3.2 An Occupier must not listen to amplified music or play any musical instrument or hold a social gathering or otherwise produce any sound or noise in a Lot or on Common Property at such volume that causes unreasonable interference to any other Occupier between the hours of 10.00pm and 7.00am.

3.3 An Occupier leaving from or returning to a Lot late at night or early in the morning must do so with minimum noise.

3.4 An Occupier must request Invitees leaving a Lot after 10.00pm to leave quietly.

4. VEHICLES

4.1 An Owner or Occupier of a Lot must not:

(a) park a vehicle, or allow a vehicle to stand, in an area designated for visitor car parking;

(b) drive or permit to be driven any vehicle on Scheme Land at a speed exceeding 10kph;

(c) without the Body Corporate's prior written approval, park a vehicle, or allow a vehicle to stand, on any part of the Scheme Land other than within the garage forming part of their Lot;

(d) without the Body Corporate's prior written approval, permit an Invitee to park a vehicle, or allow a vehicle to stand, on the Common Property, other than in an area designated for visitor car parking;

(e) park or permit to be parked (other than an Authorised Visitor) a vehicle on a Driveway, except for such short periods as may be necessary for the loading or unloading of passengers or goods, the washing of the vehicle or to facilitate work or cleaning within the Lot's garage;

(f) permit any boat, trailer, caravan, campervan or mobile home onto, over or through the Common Property or on the Scheme Land unless the same is housed in a garage and is not visible from any part of the Common Property;

(g) permit major mechanical work of any nature to be carried out on any Driveway or on the Common Property;

(h) permit the occupation of a caravan, mobile home or campervan on Scheme Land; and

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(i) drive or permit to be driven any motor vehicle in excess of two (2) tonnes weight onto or over the Common Property other than such vehicles entitled by any statute and/or local government ordinances.

4.2 The Body Corporate's approval under subsections 4.1(c) and 4.1(d) must state the reason and period for which the approval has been granted and the Committee may cancel the approval by giving seven (7) days written notice to the Occupier.

4.3 The Body Corporate may take such steps as are necessary to remove any vehicle which has been parked in breach of this by-law and any costs associated with such removal shall be borne by the offending party or by the Owner or Occupier of whom the offender is an Invitee. The Owner indemnifies the Body Corporate against any claim or demand which may arise out of the Body Corporate's actions to remove the vehicle.

5. ROADS AND OTHER COMMON PROPERTY

5.1 The Common Property roadways and pathways and any easement giving access to the Scheme Land shall not be obstructed by any Occupier or their Invitees for any purpose other than the reasonable ingress and egress to and from their respective Lots or the parking areas provided.

5.2 An Occupier shall not permit the riding of bicycles, skateboards, roller blades, skates, carts, motorised scooters or any other similar equipment on the Common Property. However, this does not prohibit the use of bicycles or motorised wheelchairs on the Common Property roadways, provided that they are only ridden or driven for the legitimate entry into and exit from a Lot.

6. OBSTRUCTIONS/NUISANCE

6.1 An Occupier must not obstruct lawful use of Common Property by any other person.

6.2 An Occupier must not cause a nuisance or act in such a way as to interfere with the peaceful enjoyment of a person lawfully on another Lot or the Common Property.

6.3 An Occupier must not interfere with the Utility Infrastructure.

7. DEPOSITING RUBBISH ON COMMON PROPERTY

7.1 An Occupier must not deposit or throw upon the Common Property any rubbish, dirt, dust or other material likely to interfere with the peaceful enjoyment of a person lawfully on another Lot or using the Common Property.

8. GARBAGE DISPOSAL

8.1 The Occupier 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 that purpose, unless the Body Corporate provides for some other method of garbage disposal.

8.2 The Occupier must:

(a) comply with all local government local laws about disposal of garbage;

(b) ensure that on garbage collection days the receptacle is to be placed at the front of each Lot or in a designated area for collection. Empty receptacles are to be returned away behind the Lot as soon as reasonably practicable after collection, and in any event, within 24 hours of collection; and

(c) ensure that in disposing garbage, the hygiene health and comfort of other Occupiers is not adversely affected.

9. DAMAGE TO LAWNS ETC.

9.1 The Occupier of a Lot must not, without the Body Corporate's prior written approval:

(a) damage a lawn, garden, tree, shrub, plant or flower on the Common Property; or

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(b) use a part of the Common Property as a garden.

9.2 An approval under by-law 9.1 must state the period and terms for which it is given.

9.3 However, the Body Corporate may cancel the approval by giving 7 days' written notice.

10. DAMAGE TO COMMON PROPERTY

10.1 An Occupier of a Lot must not, without the Body Corporate's prior 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.

10.2 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.

10.3 The Owner of a Lot must keep a device installed under by-law 10.2 in good order and repair.

11. BEHAVIOUR OF INVITEES

11.1 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.

12. APPEARANCE OF LOT

12.1 The Occupier of a Lot must not, without the Body Corporate's prior 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.

12.2 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) place or leave items, (bicycles, children's toys, clothing, foot-wear, bags, rubbish, etc), in front of a Lot or that are visible from another Lot or the Common Property, or from outside the Scheme Land; or

(c) 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.

13. STORAGE OF FLAMMABLE MATERIALS

13.1 The Occupier of a Lot must not, without the Body Corporate's prior written approval, store a flammable substance on the Common Property.

13.2 The Occupier of a Lot must not, without the Body Corporate's prior written approval, store a flammable substance on the Lot unless the substance is used or intended for use for domestic purposes.

13.3 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.

14. KEEPING OF ANIMALS

14.1 The Occupier of a Lot must not, without the Body Corporate's prior written approval:

(a) bring or keep an animal, bird or reptile on the Lot or the Common Property; or

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(b) permit an Invitee to bring or keep an animal, bird or reptile on the Lot or the Common Property.

14.2 The Occupier of a Lot must obtain the Body Corporate's prior written approval before bringing, or permitting an Invitee to bring, an animal, bird or reptile onto the Lot or the Common Property.

14.3 Any animal, bird or reptile permitted to be kept on a Lot must be correctly and adequately housed:

(a) in the case of a dog, when taken onto Common Property must be on a leash at all times; and

(b) in the case of a cat, bird or reptile, be kept confined to the Owner's Lot unless by the prior written approval of the Body Corporate.

15. ACCESS TO LOTS - PROVISION OF SERVICES

15.1 The Committee, its servants, agents, and contractors shall, subject to compliance with section 163 of the Act, upon giving to an Owner or Occupier 24 hours written notification of its intention to do so, be permitted to enter a Lot, or any exclusive use area to the Lot, for the purpose of installation, inspection, repair and maintenance or renewal of any installation for the provision of television or other services of a nature common to the Lot and other Lots within the complex.

16. ADDITIONAL STRUCTURES - IMPROVEMENTS TO LOTS

16.1 The Owner or Occupier of a Lot shall not, without the prior written consent of the Committee and (where necessary) the prior written consent of the local authority, erect or cause to be erected any improvements to the Lot nor vary the colour scheme of the Lot.

16.2 Such consent may be given upon such conditions as the Committee shall from time to time reasonably determine having regard to the following specifications:

(a) Pergolas

(i) Framework to be of new or first-rate metal or timber to be painted with good quality paint in a colour to match as near as possible to the colour of the gables and guttering of the Lot.

(ii) Roof to be constructed of either new or first-rate colour bond, or metal sheeting to be painted with good quality paint in a colour to match as near as possible to the colour of the gables and guttering of the Lot. The roof may also be fully or partly composed of polycarbonate or fibreglass type sheeting, or alternatively, of either new or good quality shade cloth to be in a matching colour as near as possible to the shade of the gables and guttering of the Lot.

(iii) Infills to be of new and good quality lattice or new and good quality timber battens to be treated or painted with good quality paint or stain of a colour which shall be, as near as possible, consistent with the colour of the framework.

(b) Garden Sheds

Garden sheds are to be constructed of new and good quality colourbond which shall be, as near as possible, consistent with the colour of the guttering on the Lot, but in any case, shall not be unpainted galvanised iron sheeting, and shall not be any larger than 3.0 metres by 2.7 metres base and 1.8 metres high at the door.

(c) Open Carports

In the event that the additional structure consists of an open carport (an additional open car parking space within the Lot) then the following shall apply:

(i) The base of the carport shall be constructed out of pavers which shall be, as near as reasonably possible, the same design, style and colour as the pavers utilised in the construction of the Lot's driveway.

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Title Reference [50134896]

(ii) The framework shall be of new and good quality timber or new and good quality steel of a colour which shall be, as near as possible, consistent with the colour of the guttering of the Lot.

(iii) Included in the additional structure shall be the construction of a driveway from the car port, across the Common Property in the plan and to the roadway and such driveway shall be constructed out of pavers which shall be, as near as reasonably possible, consistent with the design, style, and colour of the pavers utilised in the construction of the initial driveway servicing the Lot.

(d) Other structures, alterations, improvements

Other structures, alterations, or improvements to be of new and good quality materials and of a colour and design to be approved by the Committee.

(e) Fences and walls

The construction of any fence or wall of any description whatsoever, on any part of a Lot, shall not be permitted without the prior written consent of the Body Corporate and the written consent of the local authority.

17. USE OF LOTS

17.1 Each Lot must be used for residential purposes only and not for any illegal, unlawful or immoral purpose.

18. RECOVERY BY BODY CORPORATE

18.1 Where the Committee or the Body Corporate spends money to repair damage caused by a breach of the Act or of these by-laws by any Occupier or Invitee then the Body Corporate is entitled to recover the amount spent as a debt in any court action from the Owner of the Lot from which that Occupier or Invitee came.

19. RECOVERY OF COSTS

19.1 An Owner must 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:

(a) recovering levies or any other money that the Body Corporate is entitled to recover from the Owner under the Act, any other statutory provision or at common law; and

(b) all proceedings, including legal proceedings, taken against the Owner concluded in favour of the Body Corporate including, but not limited to, applications under the dispute resolution provisions of the Act.

20. HOUSE RULES

20.1 The Committee may make rules relating to the Common Property and its use not inconsistent with these by-laws which shall be observed by Occupiers unless and until they are revoked by the Body Corporate in general meeting.

SCHEDULE D OTHER DETAILS REQUIRED/PERMITTED TO BE INCLUDED

Nil

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

Nil

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Title Reference [50134896]

Statement about alteration or minor correction to Land Registry Form

Form being altered or corrected: New Community Management Statement

Name of authorised person or solicitor: Milad Gerayelou

Name of authorised person's firm or employer (legal practice, commercial lender or settlement agency): Nicholsons Solicitors

Item/s being altered or corrected: Page number

Details of alteration or minor correction: "Page 1 of 11" has been hand amneded to read as "Page 1 of 10"

Party represented (where signed by solicitor): Body Corporate for Regents Landing No.3 CTS 22745

.....
~~Authorised person~~'s or Solicitor's Signature

MILAD GERAYELOU
SOLICITOR

Name of authorised person or solicitor:

Name of authorised person's firm or employer (legal practice, commercial lender or settlement agency):

Item/s being altered or corrected:

Details of alteration or minor correction:

Party represented (where signed by solicitor):

.....
Authorised person's or Solicitor's Signature

Docusign Envelope ID: F81D569E-B444-8723-835A-3735985F338C

LAND TITLE ACT 1994

REGISTRATION CONFIRMATION STATEMENT

NATURAL RESOURCES, MINES AND ENERGY, QUEENSLAND

Title Reference : 50134896

This is the current status of the title as at 15:23 on 10/12/2019

REGISTERED OWNER

Dealing No: 703727069 30/11/1999

BODY CORPORATE FOR REGENTS LANDING NO.3 COMMUNITY
TITLES SCHEME 22745
PO BOX 153
MOOLOOLABA QLD 4557

LAND DESCRIPTION

COMMON PROPERTY OF REGENTS LANDING NO.3 COMMUNITY TITLES SCHEME 22745
COMMUNITY MANAGEMENT STATEMENT 22745
Local Government: SUNSHINE COAST

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
   Deed of Grant No. 10425165 (POR 25)

2. EASEMENT No 601253934 (L493593K) 19/05/1993
   BENEFITING THE LAND
   OVER EASEMENTS A AND B ON RP854131

3. EASEMENT No 601652122 (L493596T) 19/05/1993
   BENEFITING THE LAND
   OVER EASEMENT C ON RP854131

4. EASEMENT No 700348740 17/11/1994 at 13:13
   benefiting the land over
   EASEMENT A ON RP.881981

5. EASEMENT IN GROSS No 700407729 19/12/1994 at 08:31
   burdening the land to
   COUNCIL OF THE SHIRE OF MAROOCHY
   over
   EASEMENT B ON RP.881981

6. EASEMENT No 711011097 19/09/2007 at 10:58
   benefiting the land over
   EASEMENT A ON SP195840

7. REQUEST FOR NEW CMS No 719776012 04/12/2019 at 15:17
   New COMMUNITY MANAGEMENT STATEMENT 22745
   STANDARD MODULE

ADMINISTRATIVE ADVICES - NIL
UNREGISTERED DEALINGS - NIL

Docusign Envelope ID: F81D569E-B444-8723-835A-3735985F338C

REGISTRATION CONFIRMATION STATEMENT

NATURAL RESOURCES, MINES AND ENERGY, QUEENSLAND

Title Reference : 50134896

DEALINGS REGISTERED
719776012 NEW CMS

Caution - Charges do not necessarily appear in order of priority

** End of Confirmation Statement **

EV Dann
Registrar of Titles and Registrar of Water Allocations

Lodgement No: 4605671
Email: rec@nicholsons.com.au
NICHOLSONS
Office: BRISBANE
Box: 250