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	DAVID MALCOLM MOLLER & NOELENE YVONNE MOLLER
Property address (referred to as the "property" in this statement)	210/19 ARWEN STREET MAROOCHYDORE QLD 4558
Lot on plan description	LOT 33 ON GTP 105746

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: Insert date range

» the amount of rent and bond payable: Insert amount of rent and bond

» whether the lease has an option to renew: Insert option to renew information

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:

Insert names of parties to the agreement, term of the agreement and any amounts payable by the owner of the property

Statutory encumbrances

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

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

Council & Unity Water (UW) infrastructure on the Common Property of Community Titles Scheme 22745 (CTS) CTS land subject to rights - water supply & sewerage legislation. Underground cabling, conduits, or pits located within CTS land subject to rights - electricity & communications legislation. Attached are See UW map & letter, map of stormwater infrastructure, GTP 105746 & Community Management Statement, Energex Map, Energex letter 11/08/26, Telstra Map and NBN Map

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 ZONE

Transport proposals and resumptions

The lot is affected by a notice issued by a Commonwealth, State or local government entity and given to the seller about a transport infrastructure proposal* to: locate transport infrastructure on the property; or alter the dimensions of the property.	☐ **Yes**	☑ **No**
The lot is affected by a notice of intention to resume the property or any part of the property.	☐ **Yes**	☑ **No**

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

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

Contamination and environmental protection

The property is recorded on the Environmental Management Register or the Contaminated Land Register under the *Environmental Protection Act 1994*.	☐ **Yes**	☑ **No**
The following notices are, or have been, given:		
A notice under section 408(2) of the *Environmental Protection Act 1994* (for example, land is contaminated, show cause notice, requirement for site investigation, clean up notice or site management plan).	☐ **Yes**	☑ **No**
A notice under section 369C(2) of the *Environmental Protection Act 1994* (the property is a place or business to which an environmental enforcement order applies).	☐ **Yes**	☑ **No**
A notice under section 347(2) of the *Environmental Protection Act 1994* (the property is a place or business to which a prescribed transitional environmental program applies).	☐ **Yes**	☑ **No**

Trees

There is a tree order or application under the *Neighbourhood Disputes (Dividing Fences and Trees) Act 2011* affecting the property.	☐ **Yes**	☑ **No**
*If **Yes**, a copy of the order or application must be given by the seller.*		

Heritage

The property is affected by the *Queensland Heritage Act 1992* or is included in the World Heritage List under the *Environment Protection and Biodiversity Conservation Act 1999* (Cwlth).	☐ **Yes**	☑ **No**

Flooding

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

Vegetation, habitats and protected plants

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

Part 4 – Buildings and structures

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

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: $1,341.20 Date Range: 01/07/26 - 31/12/26 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: $380.53 Date Range: 29/10/25 - 30/01/26 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: Insert estimated amount Date Range: Insert 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.	☑ **Yes**	☐ **No**
	*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**	
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.	☐ **Yes**	☐ **No**
	*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.	☐ **Yes**	
	Note—If the property is part of a BUGTA scheme, you will be subject to by-laws approved by the body corporate and other by-laws that regulate your use of the property and common property.		

Signatures – SELLER

Lance Moller As EPOA

Signature of seller

David Macolm Moller

Name of seller

24-08-2026

Date

Lance Moller As EPOA

Signature of seller

Noelene Yvonne Moller

Name of seller

24-08-2026

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

Titles QUEENSLAND

InfoTrack

Current Title Search

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	**50169574**	**Search Date:**	11/08/2026 14:25
Date Title Created:	13/05/1997	**Request No:**	57196322
Previous Title:	50156360		

ESTATE AND LAND

Estate in Fee Simple

LOT 33 GROUP TITLES PLAN OF RESUBDIVISION 105746
Local Government: SUNSHINE COAST

COMMUNITY MANAGEMENT STATEMENT 22745

REGISTERED OWNER

Dealing No: 701999757 27/05/1997

DAVID MALCOLM MOLLER
NOELENE YVONNE MOLLER JOINT TENANTS

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

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

Regulation 8(1)
Sheet No.1 of 8 Sheets
Annexure 1 of Sheet 1
made 13 MAY 1997

FOLR.

NAME OF PARCEL: "REGENTS LANDING NO.3"

GROUP TITLES PLAN NO. OF RESUBDIVISION 105746

RESUBDIVIDING LOT 25 ON GTP NO: 105303 OF RESUB

SIGNATURE OF REGISTERED PROPRIETOR:

MERRYLEY PTY LTD ACN 054 890 569,
METEORLOW PTY LTD ACN 055 090 803,
MORSELAND PTY LTD ACN 055 090 796
and MUMFIELD PTY LTD ACN 055 090 910
by their Attorney LEE ROBERT MEIKLEJOHN
under Registered Power of Attorney
No. 700916337 who certifies that he has
received no notice of revocation thereof.

NAME OF REGISTERED PROPRIETOR: MERRYLEY PTY LTD
METEORLOW PTY LTD
MORSELAND PTY LTD
MUMFIELD PTY LTD
AS TENANTS IN COMMON

PLAN OF LOTS 26-34 CANCELLING LOT 25 ON G.T.P. MAP-REF 934-43143

ADDRESS: P.O. BOX 5344
MAROOCHYDORE SOUTH, 4558

TITLE REFERENCE: 50156360

DESCRIPTION OF PARCEL: LOT 25 ON GTP NO: 105303 OF RESUB

COUNTY: CANNING

PARISH: MOOLOOLAH

CITY:

NAME OF BODY CORPORATE: THE PROPRIETORS
"REGENTS LANDING NO.3"
GROUP TITLES PLAN NO: 104618

ADDRESS at which documents may be served: C/- P.O. BOX 110
MOOLOOLABA 4557

CMS22745

GTP105746

GROUP TITLES PLAN No.: SUBDIVISION 105746

REGISTERED: REGISTERED
13 MAY 1997
EXAM. INITS.
REGISTRAR OF TITLES

DELEGATED AUTHORITY

MAROOCHY SHIRE COUNCIL

Surveyor's Reference: 960306
Local Authority Reference: 38573

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

ANNEXURE 1 TO SHEET No. 1 OF RESUBDIVISION OF GROUP TITLES PLAN No. 105746 ON 13 MAY 1997

REGISTRAR OF TITLES.

All dealings with Common Property are recorded in Group Titles Plan No. 104618

It is notified that Lot 34 in this Group Titles Plan of Resubdivision has been resubdivided by Group Titles Plan of Resubdivision No. 106352 this 25 SEP 1997

G 337—Govt. Printer, Qld

Amendments made to Lot 34 in accordance with Group Titles Plan of Resubdivision No. 106352 this 25 SEP 1997

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

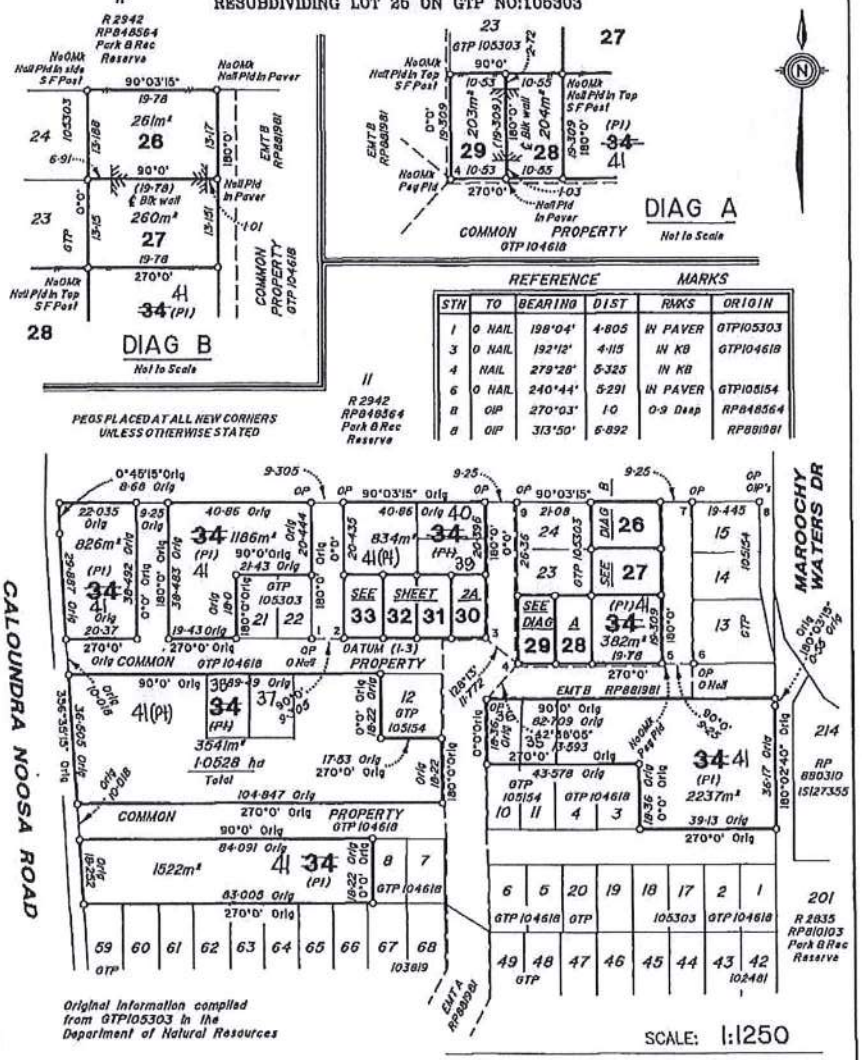
Name of Parcel: " REGENTS LANDING NO.3 "

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

OF RESUBDIVISION

GROUP TITLES PLAN NO. 105746

RESUBDIVIDING LOT 25 ON GTP NO:105303



SIGNATURE OF REGISTERED PROPRIETOR:

MERRYLEY PTY LTD ACN 054 890 569,
METEORLOW PTY LTD ACN 055 090 803,
MORSELAND PTY LTD ACN 055 090 796
and MUMFIELD PTY LTD ACN 055 090 910
by their Attorney LEE ROBERT MEIKLEJOHN
under Registered Power of Attorney
No. 7009163?? who certifies that he has
received no notice of revocation thereof.

DELEGATED AUTHORITY

MAROOCHY SHIRE COUNCIL

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

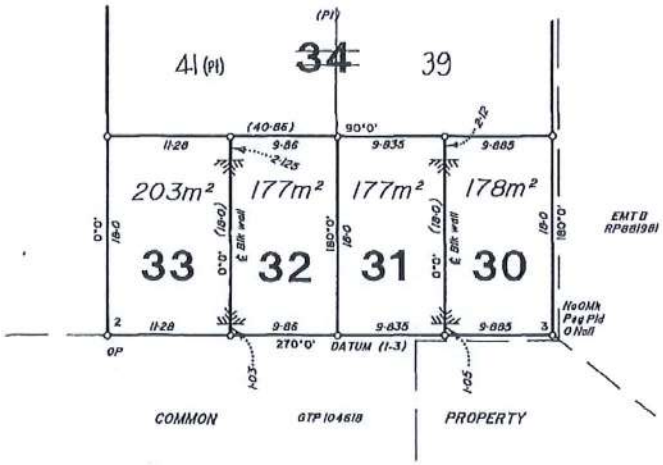
Name of Parcel: " REGENTS LANDING NO.3 "

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

OF RESUBDIVISION 2A
GROUP TITLES PLAN NO. 105746

RESUBDIVIDING LOT 25 ON GTP NO: 105303

Amendments made to Lot 34 in accordance with Group Titles Plan of Resubdivision No. 106332 this 25 SEP 1997



SCALE: 1:400

SIGNATURE OF REGISTERED PROPRIETOR:

MERRYLEY PTY LTD ACN 054 890 569,
METEORLOW PTY LTD ACN 055 090 803,
MORSELAND PTY LTD ACN 055 090 796
and MUMFIELD PTY LTD ACN 055 090 910
by their Attorney LEE ROBERT MEIKLEJOHN
under Registered Power of Attorney
No. 700916337 who certifies that he has
received no notice of revocation thereof.

DELEGATED AUTHORITY

MAROOCHY SHIRE COUNCIL

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

Name of Parcel: "REGENTS LANDING NO.3" Sheet No.3 of 8 Sheets

GROUP TITLES PLAN NO. OF RESUBDIVISION 105746

RESUBDIVIDING LOT 25 ON GTP NO:105303

Ken Hicks & Associates Pty Ltd (A.C.N. 010 278 823)
hereby certify that the company have
surveyed the land comprised in this plan
by Daniel Joseph Kearney (Surv Grad)

for whose work this company accepts responsibility.
and 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 12/2/97

KEN HICKS & ASSOCIATES PTY LTD A.C.N. 010 278 823

Licensed Surveyor/
Director

Director

Date 20-02-97

DELEGATED AUTHORITY
MAROOCHY SHIRE COUNCIL

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

Name of Parcel: "REGENTS LANDING NO.3"

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

OF RESUBDIVISION
GROUP TITLES PLAN NO. 105746

RESUBDIVIDING LOT 25 ON GTP NO: 105303

CERTIFICATE OF LOCAL AUTHORITY

•~~Council~~ Maroochy Shire Council hereby certifies that the proposed subdivision of the parcel as illustrated in the abovementioned plan, has been approved by the •~~Council~~ Maroochy Shire Council and that all requirements of the Local Government Acts 1936 (as amended) as modified by the Building Units and Group Titles Act 1980 (as amended) have been complied with in regard to the subdivision.

DATED this 29th day of April , 19 97

A Holliday
Delegated Authority
•~~Council~~ Maroochy Shire Council

•Insert name of local authority

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

Name of Parcel: " REGENTS LANDING NO.3 "

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

OF RESUBDIVISION
GROUP TITLES PLAN NO. 165746

RESUBDIVIDING LOT 25 ON GTP NO:105303

I, Jeffrey Graham Southwell , of The 4th Level, 77 the Esplanade MOOLOOLABA 4557

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

SCHEDULE

LOT	UNIMPROVED VALUE	LOT ENTITLEMENT
1	15,000	1
2	15,000	1
3	15,000	1
4	15,000	1
5	15,000	1
6	15,000	1
7	15,000	1
8	15,000	1
10	15,000	1
11	15,000	1
12	30,000	2
13	30,000	2
14	15,000	1
15	15,000	1
17	15,000	1
18	15,000	1
19	15,000	1
20	15,000	1
21	15,000	1
22	15,000	1
23	15,000	1
24	15,000	1
26	15,000	1
27	15,000	1
AGGREGATE		

DATED this 17th day of February 1997

REGISTERED VALUER.

DELEGATED AUTHORITY
MAROOCHY SHIRE COUNCIL

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

Name of Parcel: " REGENTS LANDING NO.3 "

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

OF RESUBDIVISION

GROUP TITLES PLAN NO. 105746

RESUBDIVIDING LOT 25 ON GTP NO: 105303

I, Jeffrey Graham Southwell , of The 4th Level, 77 the Esplanade MOOLOOLABA 4557

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

Amendments made to LOT 34 in accordance with Group Titles Plan of Resubdivision No. 106352 this 25 SEP 1997

SCHEDULE

LOT	UNIMPROVED VALUE	LOT ENTITLEMENT
28	15,000	1
29	15,000	1
30	15,000	1
31	15,000	1
32	15,000	1
33	15,000	1
~~34~~	~~810,000~~	~~54~~
35	15 000	1
36	15 000	1
37	15 000	1
38	15 000	1
39	15 000	1
40	15 000	1
41	720 000	49
AGGREGATE	1,290,000	86

DATED this 17th day of FEBRUARY 1997

REGISTERED VALUER.

DELEGATED AUTHORITY
MAROOCHY SHIRE COUNCIL

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

Name of Parcel: "REGENTS LANDING NO.3"

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

GROUP TITLES PLAN NO. OF RESUBDIVISION 165746

RESUBDIVIDING LOT 25 ON GTP NO 105303

SCHEDULE OF ENTITLEMENTS AND REFERENCE TO CURRENT CERTIFICATE OF TITLE

Amendments made to Lot 34 in accordance with Group Titles Plan of Resubdivision No. 106352 this 25 SEP 1997

Lot No.	Entitlement	Current C's T. Vol.	Current C's T. Fol.	Lot No.	Entitlement	Current C's T. Vol.	Current C's T. Fol.
1	1	50134897		~~34~~	~~54~~		
2	1	50134898		35	1		
3	1	50134899		36 37	1 1		
4	1	50134900		38 39	1 1		
5	1	50134901		40 41	1 48		
6	1	50134902					
7	1	50134903					
8	1	50134904					
10	1	50151594					
11	1	50151595					
12	2	50151596					
13	2	50151597					
14	1	50151598					
15	1	50151599					
17	1	50156352					
18	1	50156353					
19	1	50156354					
20	1	50156355					
21	1	50156356					
22	1	50156357					
23	1	50156358					
24	1	50156359					
26	1						
27	1						
28	1						
29	1						
30	1						
31	1						
32	1						
33	1						
AGGREGATE				AGGREGATE	86		

SIGNATURE OF REGISTERED PROPRIETOR:

MERRYLEY PTY LTD ACN 054 890 569,
METEORLOW PTY LTD ACN 055 090 803,
MORSELAND PTY LTD ACN 055 090 796
and MUMFIELD PTY LTD ACN 055 090 910
by their Attorney LEE ROBERT MEIKLEJOHN
under Registered Power of Attorney
No. 7009163337 who certifies that he has
received no notice of revocation thereof.

DELEGATED AUTHORITY

MAROOCHY SHIRE COUNCIL

Building Units and Group Titles Act 1980

BUILDING UNITS AND GROUP TITLES REGULATIONS 1980- 1990

(Form 11)

Name of Parcel: "Regents Landing No. 3"

Regulation 8(1)
Sheet No. 7 of 10 Sheets

CERTIFICATE OF BODY CORPORATE

The Proprietors **REGENTS LANDING NO. 3** Group Title Plan No. 105303 hereby certify that in pursuance of Sections 10(1) and 10(6)(b) of the Building Units and Group Titles Act 1980 that it has by resolution without dissent approved the resubdivision of lots and common property in Group Titles Plan No. 105303 and agreed to each proposed Lot entitlement and the proposed aggregate shown in the Schedule of lot entitlements forming part of the plan of resubdivision.

The Common Seal of The Proprietors REGENTS)
LANDING NO. 3 Group Title Plan No. 105154)
was hereunto affixed on the 7th)
day of May 1997 in the presence of)
the Body Corporate Management, Abetta Body)
Corporate Management Pty Ltd)

THE PROPRIETORS REGENTS LANDING NO. 3 GROUP TITLE PLAN NO. 105154 Common Seal OF

.....
Witness

The Common Seal of Abetta Body Corporate)
Management Pty Ltd was hereunto affixed by)
authority of its Board of Directors on the 7th)
day of May 1997 who certifies he is)
a proper officer to affix the seal)

ABETTA BODY CORPORATE MANAGEMENT PTY LIMITED A.C.N. 075 545 818 Common Seal

.....
Witness

NOT REQUIRED

FORM 18 Version 3
Land Title Act 1994 and Land Act 1994

QUEENSLAND LAND REGISTRY

GENERAL CONSENT

1. Description of Lot	County	Parish	Title Reference
LOT 25 IN GTP 105746	CANNING	MOOLOOLAH	50[illegible]360

2. Instrument being consented to

Instrument type	GROUP TITLES PLAN 105746
Dated	
Names of parties	MERRYLEY PTY LTD, METBORLOW PTY LTD, MORELAND PTY LTD & MUMFIELD PTY LTD ESANDA FINANCE CORPORATION LIMITED ACN 004 346 043

3. Instrument under which consent required

Dealing Type	MORTGAGE
Dealing No.	601441423
Name of consenting party	ESANDA FINANCE CORPORATION LIMITED ACN 004 346 043

4. Execution by consenting party

The party identified in item 3 consents to the registration of the instrument identified in item 2.

Witnessing Officer	Execution Date	Consenting Party's Signature
..... signature	615197	EXECUTED by ESANDA FINANCE CORPORATION LIMITED by being signed by its Attorney ..... DAVID ROSS CUMMING under Power of Attorney No. ..... 18271 ..... (who hereby certifies that he is the Manager Securities Esanda Finance Corporation Limited)
PHILOMENA APELI full name		
A JUSTICE OF THE PEACE qualification		
as per Schedule 1 of Land Title Act 1994 (eg Legal Practitioner, JP, C.Dec)		

Sunshine Coast COUNCIL

BEFORE YOU DIG www.byda.com.au

Michael Frangos
Not supplied
PO Box 12
Buddina QLD 4575

11 August 2026

Dear Michael Frangos

RESPONSE TO RECENT BYDA ENQUIRY
Unit 210 19 Arwen St Maroochydore QLD 4558
SEQ: 277594655

Please find attached mapping information for Sunshine Coast Council Stormwater, Electrical and Communication Infrastructure as requested. This mapping information expires 30 days from Sunshine Coast Councils map print date.

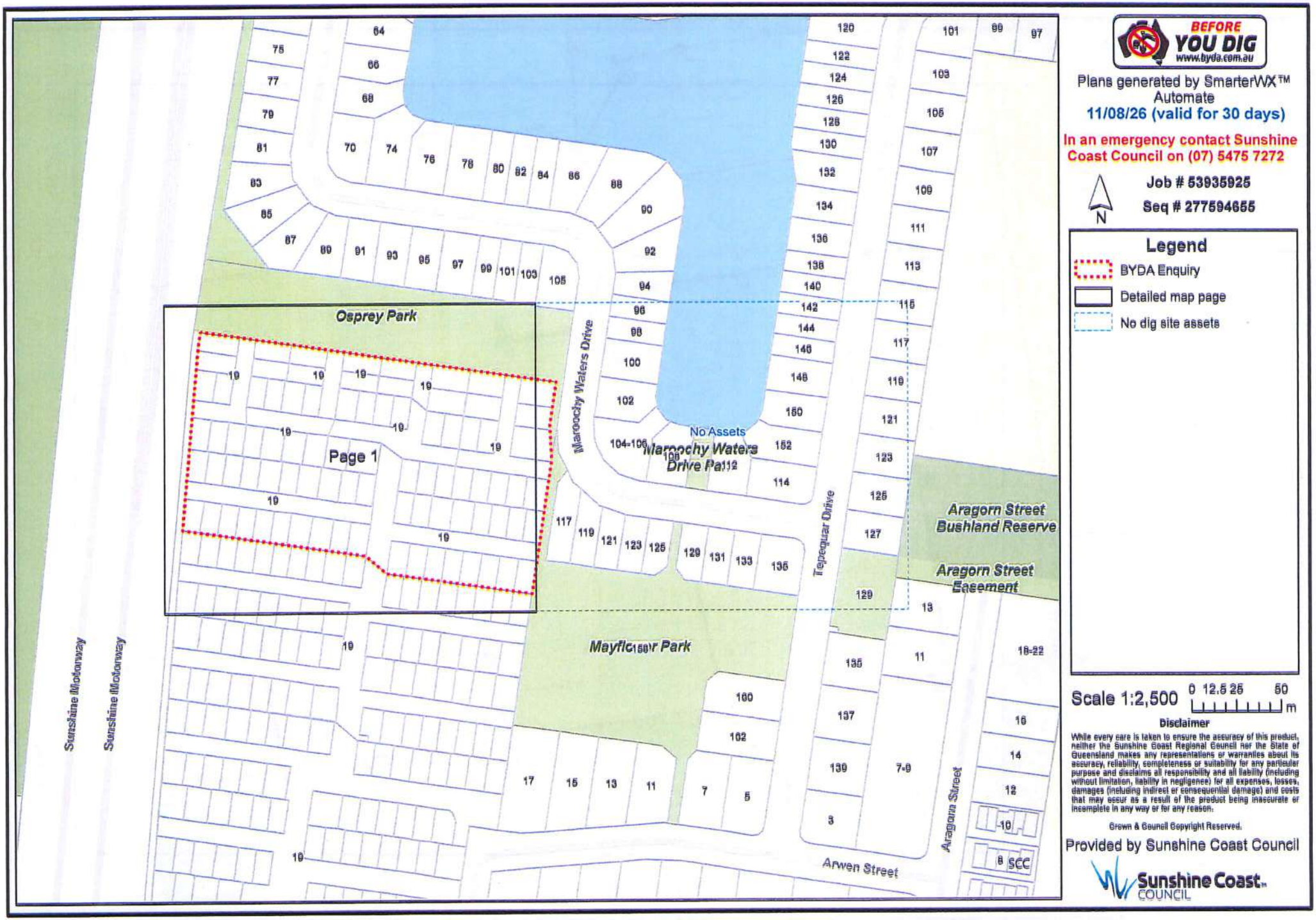
When working in the vicinity of Sunshine Coast Council assets you have a Duty of Care and the following must be observed.

- All Sunshine Coast Council assets, including underground network, must be validated (physically sighted and identified), prior to commencing any excavation in the vicinity.
- It is recommended that a Certified Locator be engaged for the locating of assets.
- All Sunshine Coast Council assets once validated, must be protected from damage.
- Sunshine Coast Council infrastructure is not to be altered by any third party without prior approval.
- All trench and pothole reinstatements are to occur no later than 5 days after work occurring.
- If your project is dependent on the position of the Sunshine Coast Council assets, then it is recommended that you validate the position of the network prior to finalising your design.
- Maps are valid for 30 days after issue and a new enquiry must be lodged if maps expire.
- Incorrect Maps - please advise if there are any errors or incorrect locations shown on the maps by contacting Sunshine Coast Council via email to dbyd@sunshinecoast.qld.gov.au
- **Any damage to Sunshine Coast Council owned infrastructure or property must be reported immediately** by calling Sunshine Coast Council Customer Service on (07) 5475 7272.

If you require stormwater internal drainage plans that may show the drains/pipes within the building/property and where they connect to the mains, please contact Sunshine Coast Council Customer Service on (07) 5475 7272 or mail@sunshinecoast.qld.gov.au.

IMPORTANT NOTICE
This enquiry response, including any associated documentation, has been assessed and compiled from the information detailed within the BYDA enquiry outlined above. Please ensure that the BYDA enquiry details and this response accurately reflect your proposed works.

DISCLAIMER
While every care is taken to ensure the accuracy of this product, neither the Sunshine Coast Regional Council nor the State of Queensland make any representations or warranties about the accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages including indirect or consequential damage) and costs that may occur as a result of the product being inaccurate or incomplete in any way or for any reason.



BEFORE YOU DIG
www.byda.com.au

Plans generated by SmarterWX™ Automate

11/08/26 (valid for 30 days)

In an emergency contact Sunshine Coast Council on (07) 5475 7272

N

Job # 53935925

Seq # 277594655

Legend

- BYDA Enquiry
- Detailed map page
- No dig site assets

Scale 1:2,500 0 12.5 25 50 m

Disclaimer

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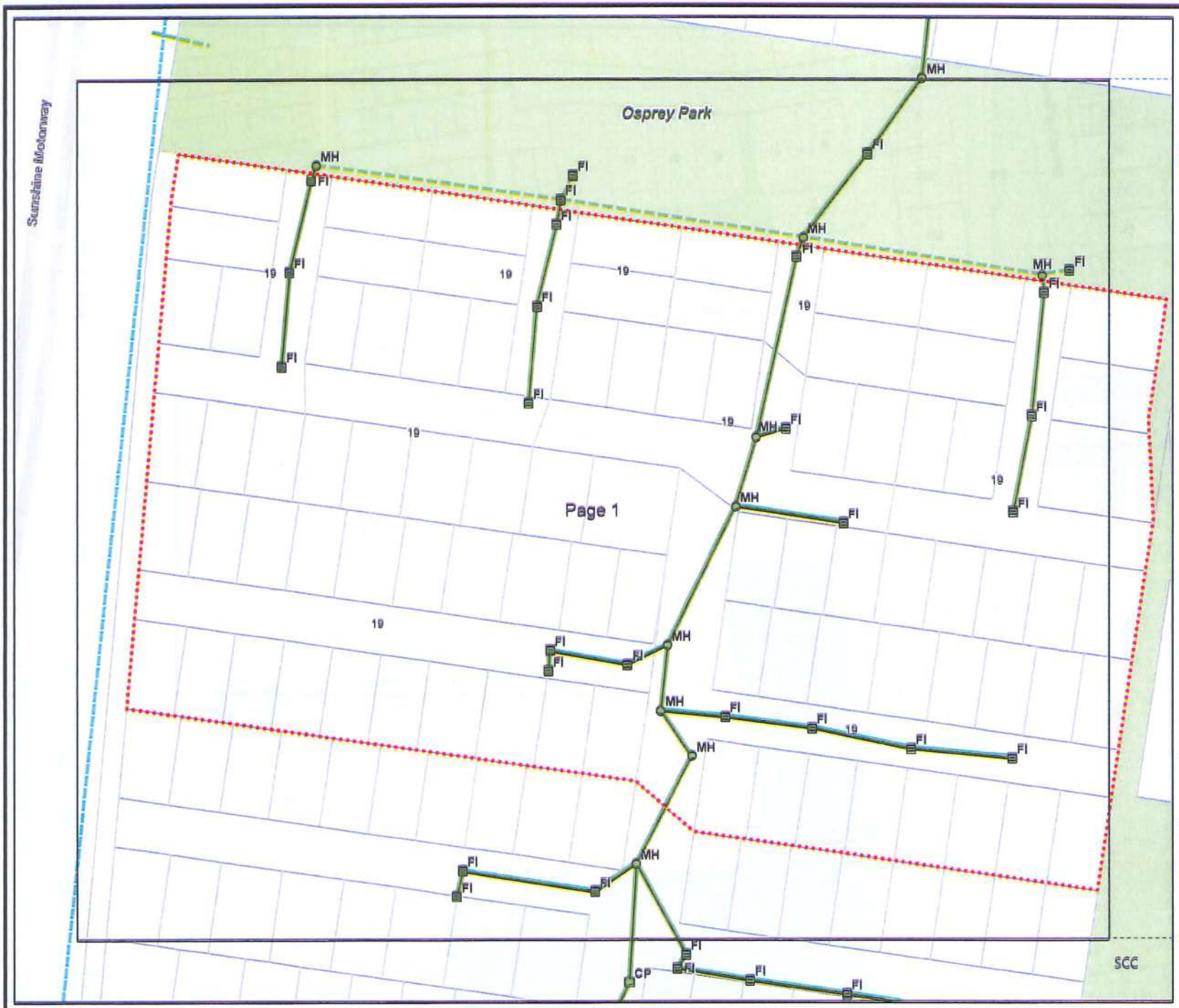
Provided by Sunshine Coast Council

Sunshine Coast COUNCIL



BEFORE YOU DIG
www.byda.com.au

Plans generated by SmarterWX™ Automate

11/08/26 (valid for 30 days)

In an emergency contact Sunshine Coast Council on (07) 5475 7272

N

Job # 53935925

Seq # 277594655

Legend

Stormwater Pit

- CatchPit
- FieldInlet
- Manhole
- Stormwater Open Drain

Stormwater Pipe

- Allotment
- Pipe

Scale 1:1,000 0 5 10 20 m

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Provided by Sunshine Coast Council

Sunshine Coast COUNCIL

Unitywater

DIAL BEFORE YOU DIG

Michael Frangos
Not supplied
PO Box 12
Buddina QLD 4575

11 Aug 2026

Dear Michael Frangos

Response to your recent enquiry: More detailed information is required

Your recent Before You Dig (BYDA) enquiry about the location of water and sewerage assets on your property of interest has been sent to Unitywater.

Unitywater has located water and/or sewerage infrastructure on the property. Attached is a map locating the infrastructure and identifying the type of infrastructure that has been identified. The map and information contained on this map is valid for 30 days from Unitywater plan print date.

Also attached to this letter is additional information about your responsibilities in relation to our infrastructure.

Sequence No: 277594658

Job No: 53935925

Location: Unit 210 19 Arwen St Maroochydore

If you have further questions, please call the Customer Service Centre on 1300 0 UNITY (1300 086 489).

Yours sincerely

Ivan Beirne
Head of Asset Management, Unitywater

BEFORE YOU DIG

Important Information

DISCLAIMER

All Unitywater's records, data, images and information supplied via BYDA (the "Data") are indicative only. You agree that any plans supplied to you via BYDA are only provided for your convenience and will not be relied upon by you for any purpose.

You also agree that Unitywater does not assume any responsibility or duty of care in respect of, or warrant, guarantee or make any representation as to the Data (including its accuracy, reliability, currency, or suitability).

The information provided in any plan(s) is classified as Quality Level D (QL-D) according to Australian Standard AS 5488.1. QL-D information does not include any field verification through direct measurement and, therefore, should only be considered as a broad indication of the location and type of infrastructure. Unitywater strongly recommends using the services of professional service locators before digging near the infrastructure. You are solely responsible for the selection of appropriate site detection methodologies at all times.

To the fullest extent permitted by law, Unitywater will not be liable to you in contract, tort, equity, under statute or otherwise arising from or in connection with the provision of any plans to you via BYDA.

COMPLIANCE WITH LAWS

There may be both indicated and unmarked hazards, dangers, or encumbrances, including underground asbestos pipes and abandoned mains within your nominated search area. You are solely responsible for ensuring that appropriate care is taken at all times while undertaking works and that you comply with all mandatory requirements relating to such matters, including in relation to workplace health and safety.

DAMAGED INFRASTRUCTURE

Please note that it is an offence under Section 192 of the *Water Supply (Safety and Reliability) Act 2008* to interfere with our infrastructure without Unitywater's written consent.

You may be liable to Unitywater for any loss of or damage to our infrastructure, together with any consequential or indirect loss or damage (including without limitation, loss of use, loss of profits or loss of revenue) arising from or in connection with any interference with Unitywater's infrastructure by you or any other person for which you are legally responsible.

Any damage to Unitywater's Infrastructure must be reported immediately to the (24 Hours) Faults and Emergencies contact number on **1300 0 UNITY** (1300 086 489).

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All Data provided by Unitywater via BYDA is the intellectual property of Unitywater and is protected by copyright. Except as permitted by the Copyright Act 1968, you may not reproduce or on-sell any of the Data provided to you without the written consent of Unitywater.

NOTES

If you require further details on sewerage and water infrastructure, Detailed Infrastructure Plans are available for purchase. A request form is available through Unitywater's website http://www.unitywater.com or by contacting the Customer Service Centre on 1300 0 UNITY (1300 086 489).

If you require further details for house connection or drainage plans contact your local council for a plumbing search. Unitywater water and sewerage infrastructure is located across Moreton Bay, Sunshine Coast and Noosa local government areas. For information outside these areas, you will need to contact the relevant authority.

UNITYWATER BYDA MAP

Sequence Number: 277594668
Job Number: 53935925
Printed On: 11 Aug 2026

Unit 210 19 Arwen St, Maroochydore, QLD 4558

Emergency Situations
Call Unitywater:
1300 086 489

This information on this plan is valid for 30 days from "Printed On" date.

Legend

- Extent of Unitywater Area

Water
- Water Pump Station
- Water Service
- Water Valve
- Water Pipe (Abandoned)
- Water Hydrant
- Water Fitting

Water Main
- Trunk Main
- Reticulation Main

Sewer
- Sewer Pump Station
- Sewer Maintenance Hole
- Sewer Valve
- Sewer Fitting

Sewer Gravity Main
- Trunk Main
- Reticulation Main
- Overflow Main
- Sewer Pipe (Abandoned)

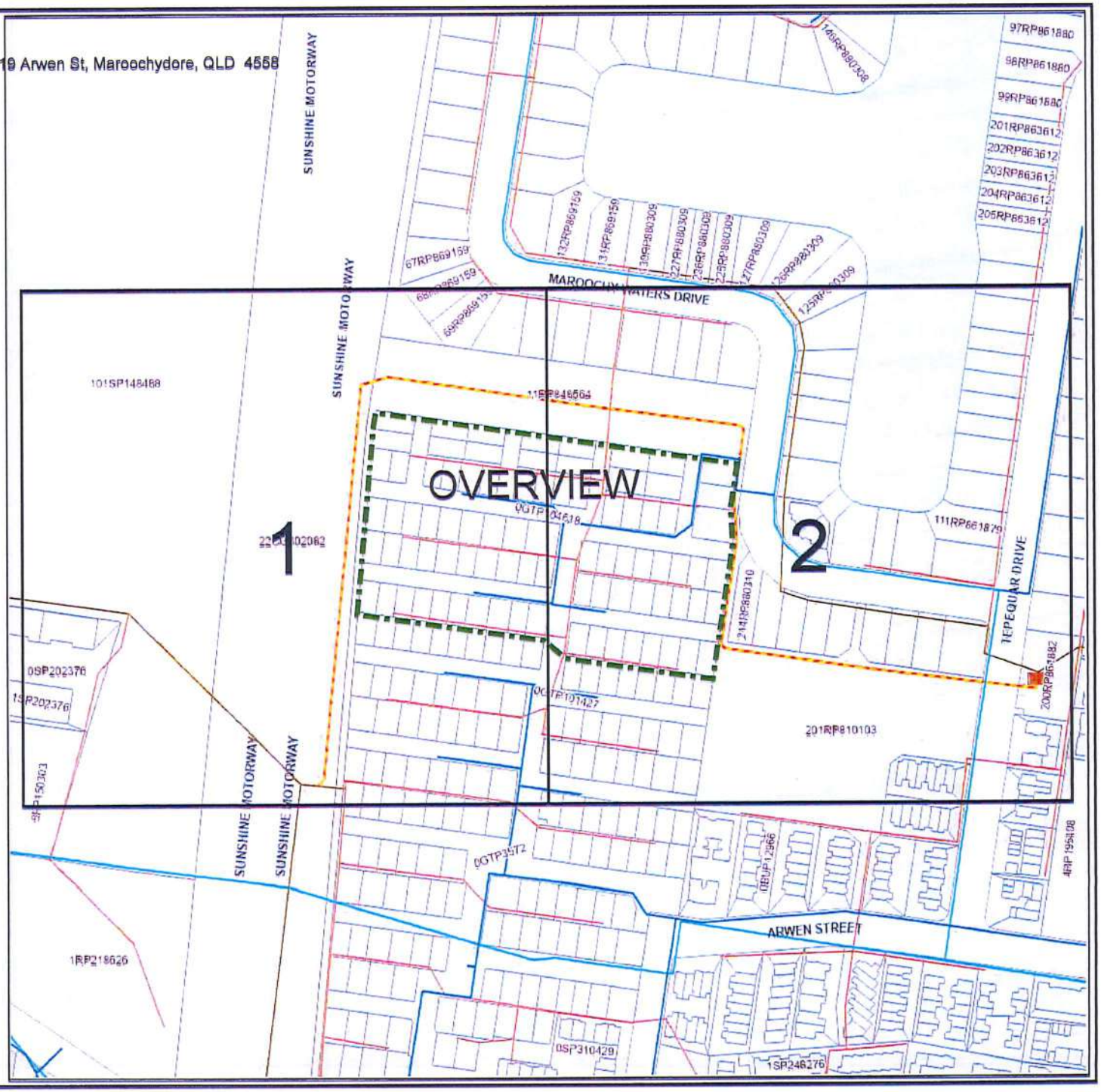
Sewer Pressure Main
- Pressure Sewer
- Rising Main
- Vacuum Main
- Pressure Sewer Service
- Sewer Service

Recycled Water
- Recycled Water Pump Station
- Recycled Water Valve
- Recycled Water Hydrant
- Recycled Water Fitting
- Recycled Water Pipe (Abandoned)
- Recycled Water Main

Scale: 1:2050
(If printed at 100% on A3 size paper)

Unitywater

N



Before You Dig Australia
PO Box 953
Caboolture QLD 4510
Inquiries: 1300 0 Unity (1300 086 489) Email: dbyd@unitywater.com

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UNITYWATER BYDA MAP

Sequence Number: **277594658**
Job Number: **53935925**
Printed On: 11 Aug 2026

Emergency Situations
Call Unitywater:
1300 086 489

This information on this plan is valid for 30 days from "Printed On" date.

Legend

- Extent of Unitywater Area

Water
- Water Pump Station
- Water Service
- Water Valve
- Water Pipe (Abandoned)
- Water Hydrant
- Water Fitting

Water Main
- Trunk Main
- Reticulation Main

Sewer
- Sewer Pump Station
- Sewer Maintenance Hole
- Sewer Valve
- Sewer Fitting

Sewer Gravity Main
- Trunk Main
- Reticulation Main
- Overflow Main
- Sewer Pipe (Abandoned)

Sewer Pressure Main
- Pressure Sewer
- Rising Main
- Vacuum Main
- Pressure Sewer Service
- Sewer Service

Recycled Water
- Recycled Water Pump Station
- Recycled Water Valve
- Recycled Water Hydrant
- Recycled Water Fitting
- Recycled Water Pipe (Abandoned)
- Recycled Water Main

Scale: 1:1000
(If printed at 100% on A3 size paper)

Unitywater

N

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PO Box 953
Caboulture QLD 4510
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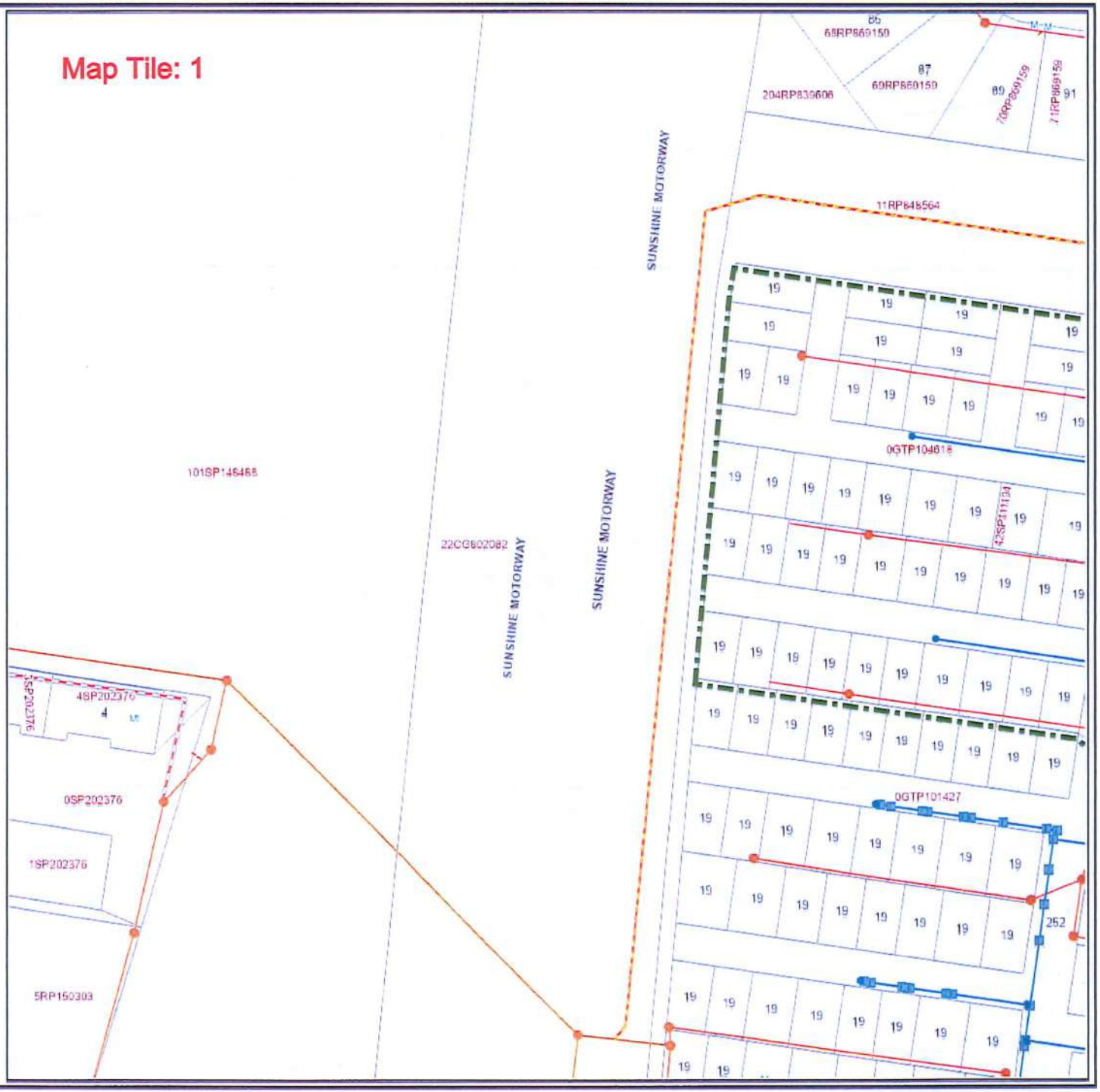
Map Tile: 1



UNITYWATER BYDA MAP

Sequence Number: 277594658
Job Number: 53935925
Printed On: 11 Aug 2026

Emergency Situations
Call Unitywater:
1300 086 489

This information on this plan is valid for 30 days from "Printed On" date.

Legend

- Extent of Unitywater Area

Water
- Water Pump Station
- Water Service
- Water Valve
- Water Pipe (Abandoned)
- Water Hydrant
- Water Fitting

Water Main
- Trunk Main
- Reticulation Main

Sewer
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Scale: 1:1000
(If printed at 100% on A3 size paper)

Unitywater

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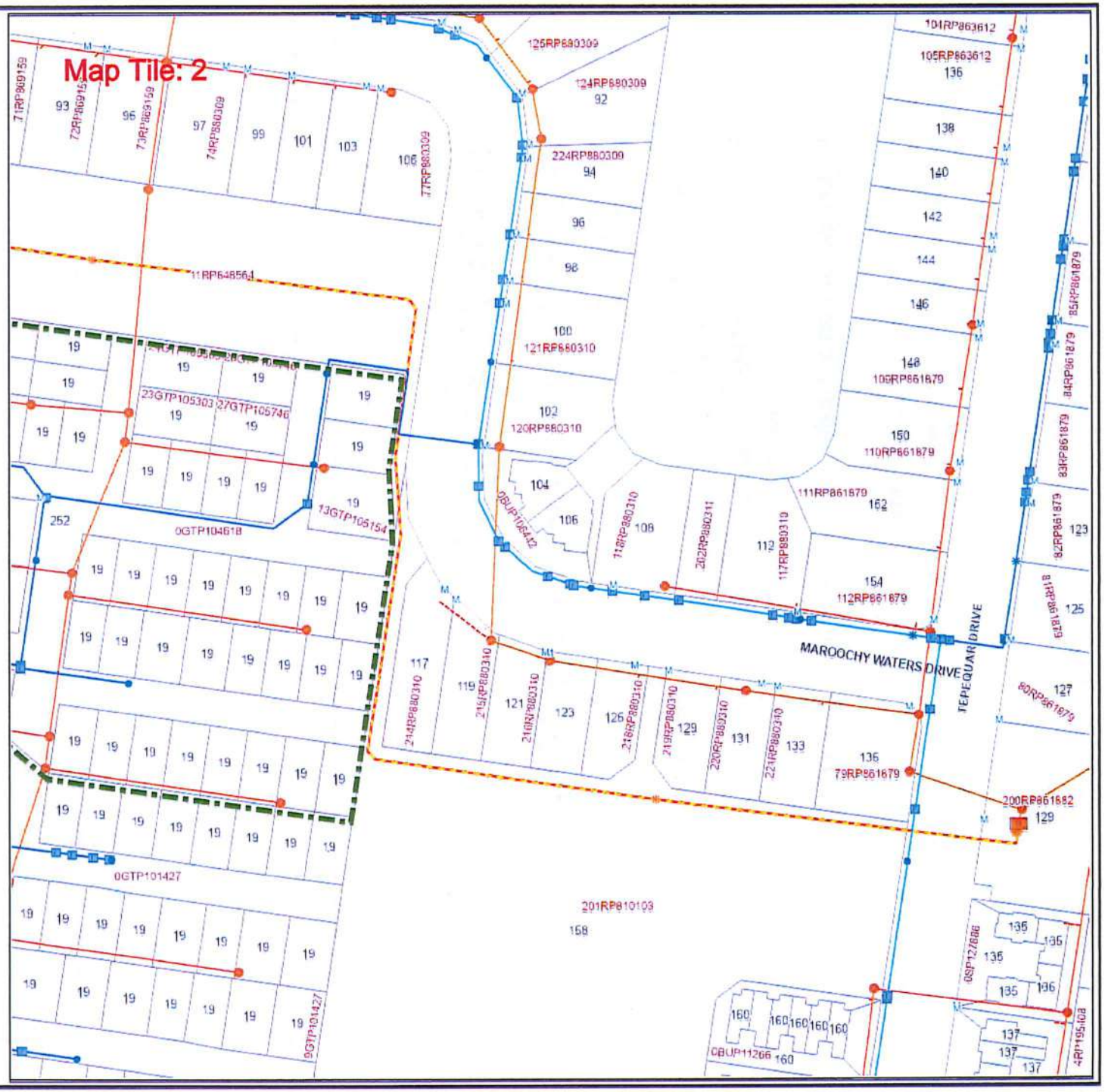


Frangos Legal

From: BYDA - Energex QLD <dbyd@1100.com.au>
Sent: Tuesday, 11 August 2026 3:42 PM
To: Frangos Legal
Subject: BYDA - Job 53935925 - Referral 277594657 - Moller
Attachments: 277594657 - Energex Plan.pdf; Energex BYDA Terms and Conditions.pdf; Working Near Overhead and Underground Electric Lines.pdf

This content was sent by email from Energex QLD in response to your Before You Dig enquiry.

Original subject	Energex - BYDA Sequence No: 277594657 Job No: 53935925 - Unit 210 19 Arwen St, Maroochydore
Original sender	EnergyQLD@ticketaccess.pcges.com.au
Received	11 Aug 2026 3:41:26pm AEST

Assets found

Before You Dig Australia (BYDA) Request

Please DO NOT SEND A REPLY to this email as it has been automatically generated and replies are not monitored.

The attached Plan details ENERGEX's Assets in relation to Your nominated search area.

Ensure You read and understand the important notes outlined below.

You:	**BYDA Enquiry No:**
Michael Frangos	277594657

Company:	**Date of Response:**
Not Supplied	11 Aug 2026
Search Location:	**Period of Plan Validity:**
Unit 210 19 Arwen St Maroochydore, QLD 4558	4 Weeks

External Comments (if any):

WARNING: When working in the vicinity of Energex's Assets You have a legal *Duty of Care* that must be observed.

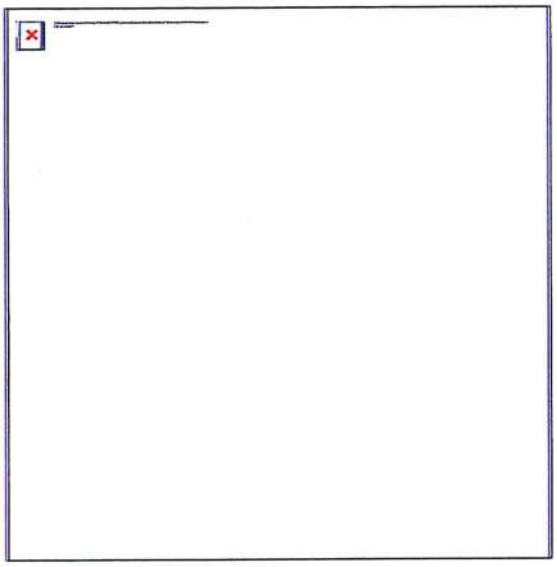
It is important that You note:

1. Immediately report life threatening emergencies to Emergency Services on **000** or to ENERGEX on **13 19 62**.
2. Please read and understand all the information and disclaimers provided - including the Terms and Conditions on the attached pages.
3. We have only searched the area which has been nominated in the request. If this nominated area is not what You require, please resubmit another enquiry with BYDA.
4. Plans provided by ENERGEX are only an indication of the presence of underground Assets within the nominated area. Locations provided are approximate and the plans are not suitable for scaling purposes, as exact ground cover and alignments cannot be provided. You must confirm the exact location of Assets by use of an electronic cable locator followed by careful, non-mechanical excavation (i.e. potholing).
5. Plans provided by ENERGEX do not encompass ENERGEX's overhead Assets.
6. ENERGEX, its servants or agents shall not be liable for any loss or damage caused or occasioned by the use of plans and details supplied pursuant to the BYDA Request and You agree to indemnify ENERGEX against any claim or demand for any such loss or damage to You, Your servants or Your agents.
7. You are responsible for any damage to underground Assets caused by works pursuant to or in any way connected with this BYDA Request.
8. In addition to underground cables marked on attached plan, there could be underground earth conductors, underground substation earth conductors, Multiple Earthed Networks (MEN) conductors, Single Wire Earth Return (SWER) Substation Earth Conductors, Air Break Switch (ABS) Earth Mats or Consumer Mains in the vicinity or

private underground cables (inc. consumers' mains that may run from ENERGEX mains onto private property) in the vicinity of the nominated work area(s) that are not marked on the plans.

9. To locate underground assets, independent Certified Locators may be sourced using the 'Find a Locator' tool available within the BYDA enquiry response on the BYDA website.
10. The ENERGEX Before You Dig Australia (BYDA) information map(s) provide the vicinity of underground cable and will not be adequate for conveyancing purposes. A Request for Search (Property Search) can be arranged through ENERGEX.
11. The attached plans are only valid for a period of four weeks from receipt. If excavation does not commence within four weeks, a new plan should be obtained.
12. The ENERGEX BYDA map (named maps.pdf) may contain shaded area(s), indicating the location of planned work(s). Should You find planned works that You believe may affect Your planned work(s), please contact the ENERGEX BYDA team on the details listed below.
13. ENERGEX may contact You to discuss Your proposed excavation in the vicinity of feeders identified on the attached plan(s).
14. Do not access Assets, for example, conduits, cables, pits or cabinets.
15. Your work will need to comply with:
    - Working near overhead and underground electric lines - Electrical safety code of practice 2020
    - Managing Electrical Risk in Workplace Electrical Safety Code of Practice (2013)
    - Excavation Work Code of Practice (2021)

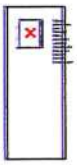
NOTE: Where Your proposed work location contains Energex 33kV or greater Underground cables please access the Energex before you dig Website for more information.



General enquiries (7:00am - 5:30pm Mon to Fri) 13 12 53

Life threatening emergencies only triple zero (000) or 13 19 62

To re-submit or change the nominated search area please visit BYDA.com.au



E: custserve@energex.com.au

E: byda@energyq.com.au

ABN: 40 078 849 055

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If you are unable to launch any of the files for viewing and printing, you may need to download and install free viewing and printing software such as Adobe Acrobat Reader (for PDF files)

All underground cables shall be treated as being energised. Where a cable is located that is not represented on the ENERGEX BYDA map, then ENERGEX shall be contacted immediately.

For Emergency Situations
Please Call 13 19 62

energex

BYDA

Sequence: 277694657
Date: 11/08/2026

Scale: 1:1025
Tile No: OVERVIEW

CAUTION - HIGH VOLTAGE

LEGEND

- Substation
- Cable Marker
- Pit
- Pole
- Pillar
- LV Cable (up to 1kV)
- HV Cable (1kV = <33kV)
- HV Cable (33kV and over)
- Pit Boundary
- Planned Work Area

AS5488 Category "D" Plan

N
W E
S

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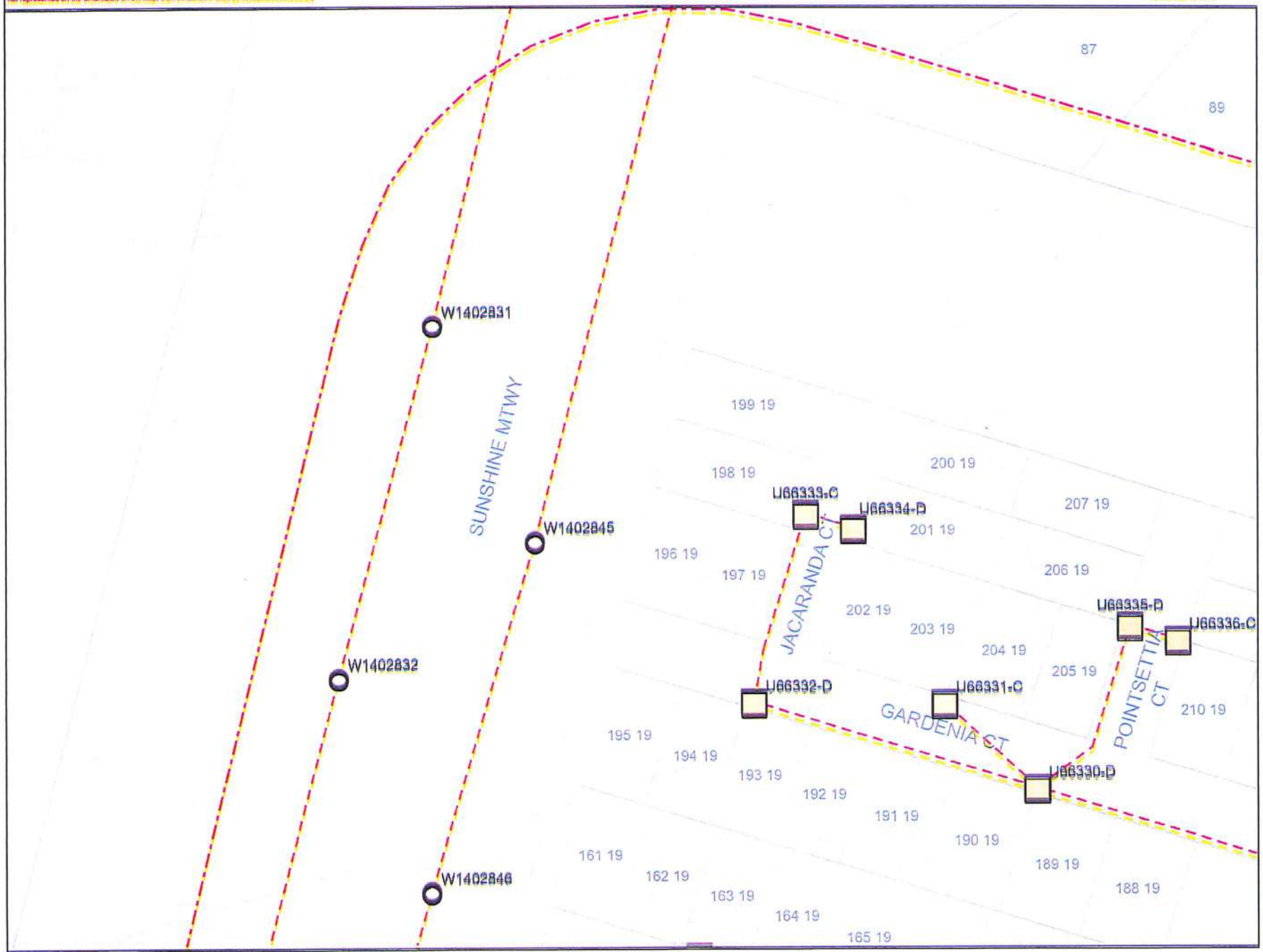
This output provides details of the ENERGEX electrical network. As variations may exist no responsibility is incurred by ENERGEX for the accuracy or completeness of the information provided. Exact positions of cables and electrical connectivity should be confirmed on site.

Plans generated 11 Aug 2026 by Pelicancorp TicketAccess Software | www.pelicancorp.com

All underground cables shall be treated as being energised. Where a cable is located that is not represented on the ENERGEX BYDA map, then ENERGEX shall be contacted immediately.

For Emergency Situations Please Call 13 19 62



energex

BYDA

Sequence: 277594657
Date: 11/08/2026

Scale: 1:500
Tile No: Tile No: 1

CAUTION - HIGH VOLTAGE

LEGEND

- Substation
- Cable Marker
- Pit
- Pole
- Pillar
- LV Cable (up to 1kV)
- HV Cable (1kV = <33kV)
- HV Cable (33kV and over)
- Pit Boundary
- Planned Work Area

AS5488 Category "D" Plan

N
W E
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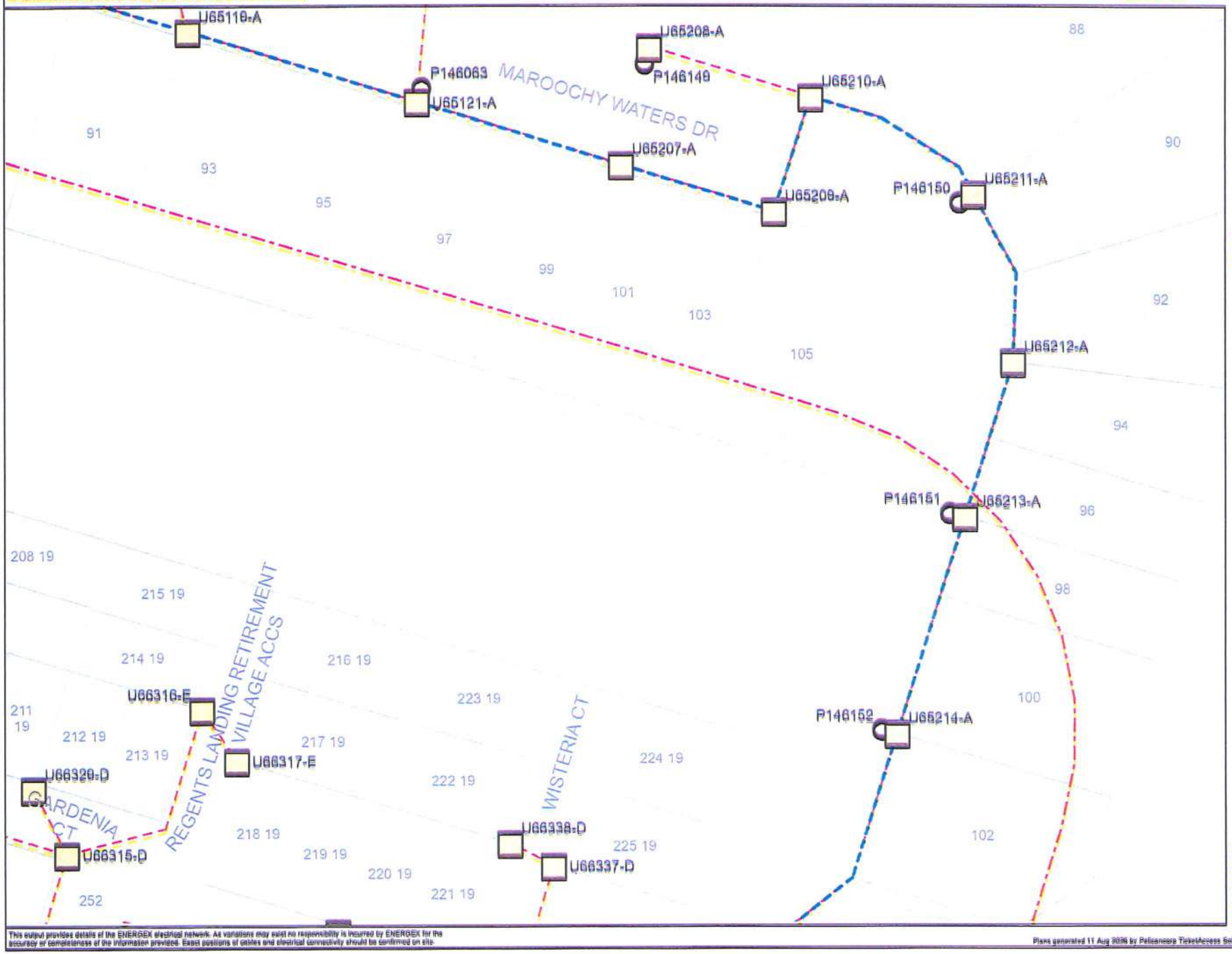
For Emergency Situations Please Call 13 19 62



energex

BYDA

Sequence: 277594657
Date: 11/08/2026

Scale: 1:500
Tile No: Tile No: 2

CAUTION - HIGH VOLTAGE

LEGEND

- Substation
- Cable Marker
- Pit
- Pole
- Pillar
- LV Cable (up to 1kV)
- HV Cable (1kV = <33kV)
- HV Cable (33kV and over)
- Pit Boundary
- Planned Work Area

AS5488 Category "D" Plan

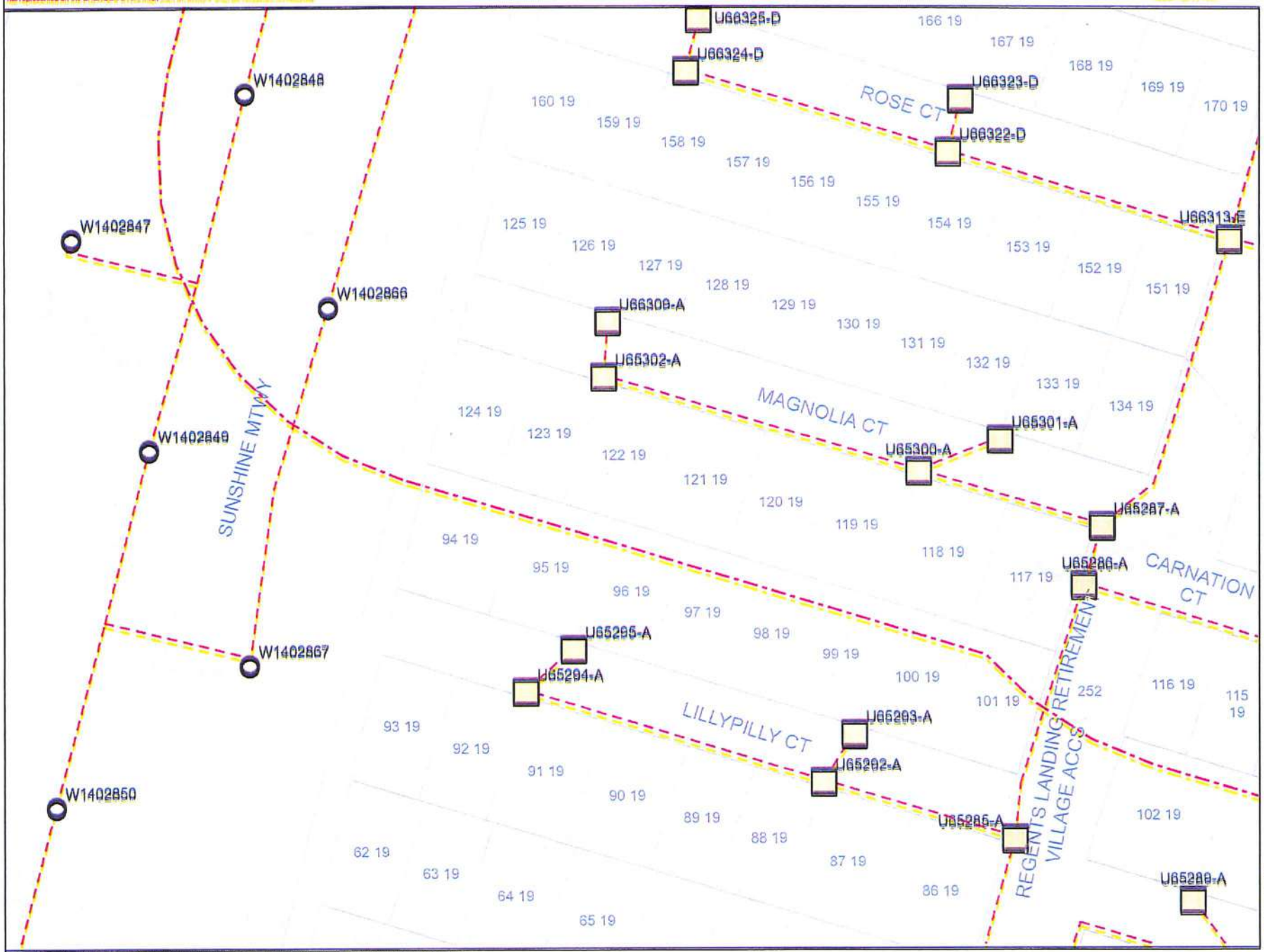
N
W E
S

DISCLAIMER: While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither Energex nor Pelican Core shall have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan response or the information contained in it or the completeness or accuracy of such information. Use of such information is subject to and constitutes acceptance of these terms.

This output provides details of the ENERGEX electrical network. As variations may exist no responsibility is incurred by ENERGEX for the accuracy or completeness of the information provided. Exact positions of cables and electrical connectivity should be confirmed on site.

All underground cables shall be treated as being energised. Where a cable is located that is not represented on the ENERGEX BYDA map, then ENERGEX shall be contacted immediately.

For Emergency Situations Please Call 13 19 62



energex

BYDA

Sequence: 277594657
Date: 11/08/2026

Scale: 1:500
Tile No: Tile No: 3

CAUTION - HIGH VOLTAGE

LEGEND

- Substation
- Cable Marker
- Pit
- Pole
- Pillar
- LV Cable (up to 1kV)
- HV Cable (1kV = <33kV)
- HV Cable (33kV and over)
- Pit Boundary
- Planned Work Area

AS5488 Category "D" Plan

N
W E
S

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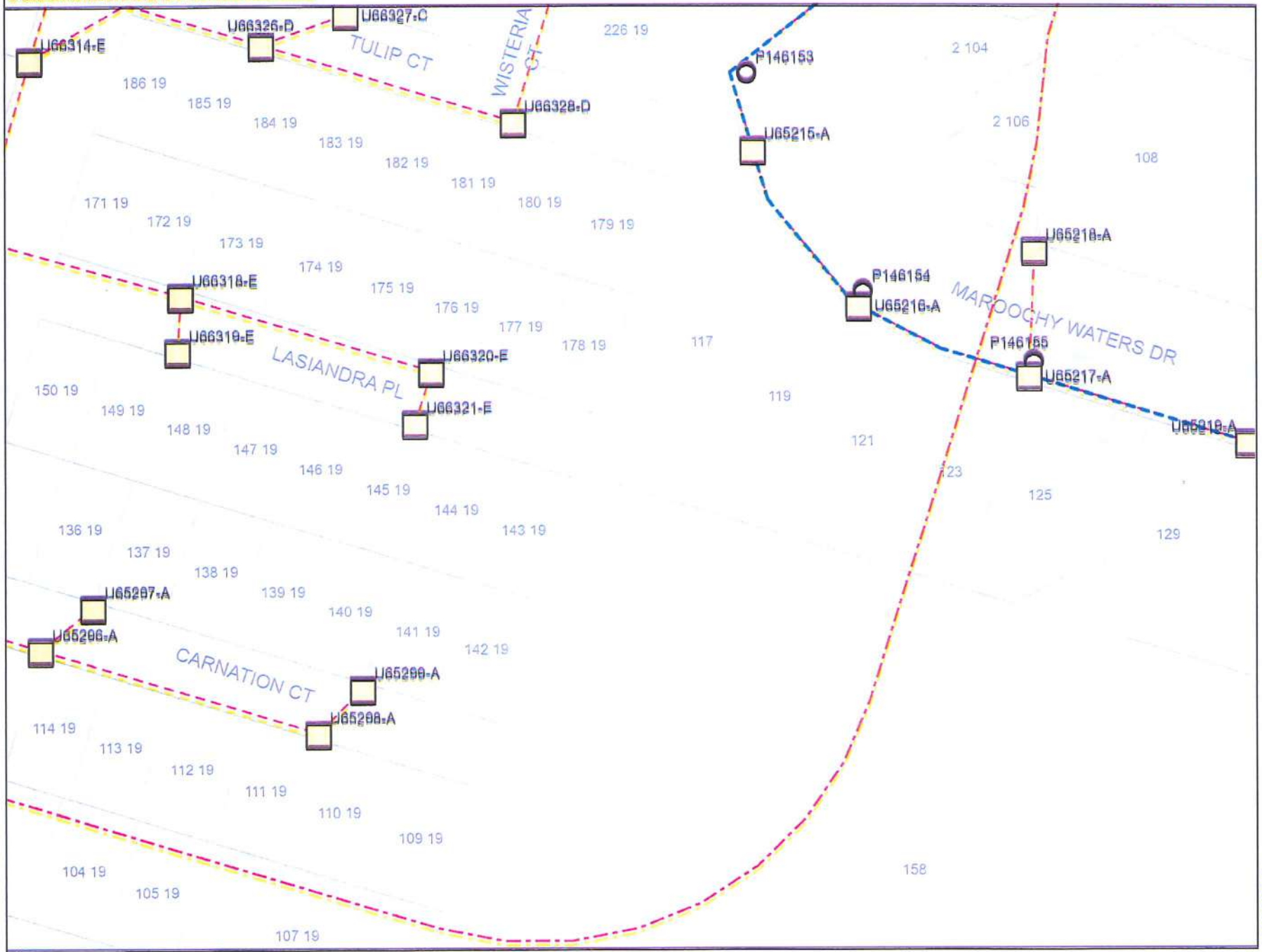

BYDA

Sequence: 277694657
Date: 11/08/2026

Scale: 1:500
Tile No: Tile No: 4

CAUTION - HIGH VOLTAGE

LEGEND

- Substation
- Cable Marker
- Pit
- Pole
- Pillar
- LV Cable (up to 1kV)
- HV Cable (1kV = <33kV)
- HV Cable (33kV and over)
- Pit Boundary
- Planned Work Area

AS5488 Category "D" Plan

N
W E
S

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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 14/08/2026

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: **33**

Plan type and number: **105746**

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 **33** for the current financial year: $ **1,000.00**

Number of instalments: **4** (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	11/08/25
01/12/25 to 28/02/26	01/12/25	250.00	200.00	24/11/25
01/03/26 to 31/05/26	01/03/26	250.00	200.00	27/02/26
01/06/26 to 31/08/26	01/06/26	250.00	200.00	29/05/26
01/09/26****30/11/26	01/09/26	250.00	200.00	

Amount overdue **Nil**

Amount Unpaid including amounts billed not yet due **$250.00**

Sinking fund contributions

Total amount of contributions (before any discount) for lot **33** for the current financial year: $ **475.00**

Number of instalments: **4** (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	11/08/25
01/12/25 to 28/02/26	01/12/25	118.75	95.00	24/11/25
01/03/26 to 31/05/26	01/03/26	118.75	95.00	27/02/26
01/06/26 to 31/08/26	01/06/26	118.75	95.00	29/05/26
01/09/26****30/11/26	01/09/26	118.75	95.00	

Amount overdue **Nil**

Amount Unpaid including amounts billed not yet due **$118.75**

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	309.44	247.55	11/08/25
Insurance Fund	01/12/25 to 28/02/26	01/12/25	332.74	266.19	24/11/25
Insurance Fund	01/03/26 to 31/05/26	01/03/26	332.74	266.19	27/02/26
Insurance Fund	01/06/26 to 31/08/26	01/06/26	332.74	266.19	29/05/26
Insurance Fund	01/09/26 to 30/11/26	01/09/26	332.74	266.19	

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 $701.49)	**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: 28/07/20

Current sinking fund balance (as at date of certificate): $ 143,542.77

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	PERMISSION TO TRANSPLANT 4 GARDENIAS ALONG FENCE LINE	
22/12/97	Install pergola to the lot	
13/02/98	Install satelite dish to roof, garden edging out the front and split cycle aircon to Western Wall	

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	93,579.54	31/08/26	2k all claims,
PUBLIC LIABILITY CHU (OTHER)	854929	10,000,000.00		31/08/26	
OFFICE BEARERS CHU (OTHER)	854929	5,000,000.00		31/08/26	
CATASTROPHE COVER CHU (OTHER)	854929	13,926,585.30		31/08/26	
VOLUNTARY WORKERS CHU (OTHER)	854929	200k/2000		31/08/26	
FIDELITY GUARANTEE CHU (OTHER)	854929	100,000.00		31/08/26	
LOSS OF RENT CHU (OTHER)	854929	6,963,292.00		31/08/26	2k all claims
LEGAL EXPENSES CHU (OTHER)	854929	50,000.00		31/08/26	1000
COMMON AREA CONTENTS CHU (OTHER)	854929	464,220.00		31/08/26	2k all claims
GOVT AUDIT COSTS CHU (OTHER)	854929	25,000.00		31/08/26	
OWNER FIXT. & IMPROV CHU (OTHER)	854929	250,000.00		31/08/26	
WORKPLACE, H&S BREAC CHU (OTHER)	854929	100,000.00		31/08/26	
FLOOD CHU (OTHER)	854929	Included		31/08/26	2k all claims
FUSION COVER CHU (OTHER)	854929	Up to $5000		31/08/26	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 14/08/2026

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

Regents Landing No 3 CTS 22745

19 Arwen Street Maroochydore Qld 4558

BALANCE SHEET

AS AT 14 AUGUST 2026

	ACTUAL 14/08/2026	ACTUAL 31/08/2025
OWNERS FUNDS		
Administrative Fund	70,749.73	(1,825.37)
Sinking Fund	143,542.77	181,883.46
TOTAL	**$ 214,292.50**	**$ 180,058.09**
THESE FUNDS ARE REPRESENTED BY		
CURRENT ASSETS		
Cash At Bank	96,595.41	156,356.24
Macquarie Term 31.08.26- 4.65%	138,468.44	132,781.20
Suncorp At Call Account	0.00	3,941.18
Secondary Debtors	0.00	1,072.50
Prepayments	0.00	764.00
TOTAL ASSETS	**235,063.85**	**294,915.12**
LIABILITIES		
Gst Clearing A/C	(652.92)	(8,663.30)
Creditors	105.81	87,344.72
Next Year Discounts	(5,188.73)	(8,898.48)
Levies In Advance	15,119.47	25,818.44
Other Payments In Advance	11,387.72	19,255.65
TOTAL LIABILITIES	**20,771.35**	**114,857.03**
NET ASSETS	**$ 214,292.50**	**$ 180,058.09**

Regents Landing No 3 CTS 22745

19 Arwen Street Maroochydore Qld 4558

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 SEPTEMBER 2025 TO 14 AUGUST 2026

	ACTUAL 01/09/25-14/08/26	BUDGET 01/09/25-31/08/26	ACTUAL 01/09/24-31/08/25
ADMINISTRATIVE FUND			
INCOME			
Levies - Administrative Fund	84,000.00	84,000.00	84,000.00
Discount - Administrative Fund	(16,250.00)	(16,800.00)	(16,496.89)
Insurance Levy	98,803.04	100,000.00	87,020.22
Discount- Insurance Levy	(18,986.07)	(20,000.00)	(17,079.26)
Interest On Overdue Levies	57.85	0.00	(134.93)
Gst On Income	(13,414.12)	(13,381.00)	(12,494.56)
TOTAL ADMIN. FUND INCOME	**134,210.70**	**133,819.00**	**124,814.58**
EXPENDITURE - ADMIN. FUND			
Audit Fees	1,908.00	1,900.00	1,847.60
Bank Charges	1.65	10.00	3.85
Bank Charges - Stratapay Fees	33.10	50.00	41.90
Body Corp Mgmnt- Agreement	12,713.19	13,800.00	13,398.00
Body Corp Mgmnt- Add Services	228.70	500.00	453.50
Body Corp Mgmnt- Facilities	102.00	100.00	48.00
B A S Preparation	1,211.00	1,150.00	1,151.00
Cleaning - Bins	1,063.05	1,200.00	1,116.84
Community Power	589.24	750.00	(684.55)
Disbursements	8,547.19	9,100.00	8,943.89
Print Post Stationery-Committe	92.00	100.00	0.00
Fire Equipment Service	107.75	1,500.00	1,764.05
Grounds & Garden Maintenance	19,581.68	21,200.00	20,540.65
Gardening Miscellaneous	399.00	0.00	0.00
Income Tax Preparation	675.00	480.00	456.00
Insurance Claims	4,388.82	0.00	0.00
Insurance- Property	5,853.41	80,000.00	80,510.71
Insurance- Valuations	1,444.00	0.00	0.00
Insurance- Stamp Duty - No Gst	479.28	6,800.00	6,736.13
Meeting Expenses	400.00	200.00	0.00
Pest Control	236.60	300.00	203.70
Repairs & Maint- General	4,045.35	1,500.00	1,446.26
Repairs & Maint- Electrical	1,380.50	1,200.00	1,272.50
Repairs & Maint- Plumbing	2,966.31	1,000.00	108.90
Sundry Expenses	(2,145.00)	0.00	0.00
W H S Compliance	902.00	950.00	899.00
Gst On Expenses	(5,568.22)	(13,071.00)	(12,041.57)
TOTAL ADMIN. EXPENDITURE	**61,635.60**	**130,719.00**	**128,216.36**
SURPLUS / DEFICIT	**$ 72,575.10**	**$ 3,100.00**	**$ (3,401.78)**
Opening Admin Balance	(1,825.37)	(1,825.37)	1,576.41
ADMINISTRATIVE FUND BALANCE	**$ 70,749.73**	**$ 1,274.63**	**$ (1,825.37)**

Regents Landing No 3 CTS 22745

19 Arwen Street Maroochydore Qld 4558

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 SEPTEMBER 2025 TO 14 AUGUST 2026

	ACTUAL 01/09/25-14/08/26	BUDGET 01/09/25-31/08/26	ACTUAL 01/09/24-31/08/25
SINKING FUND			
INCOME			
Levies - Sinking Fund	39,900.00	39,900.00	39,900.00
Discount - Sinking Fund	(7,718.75)	(7,980.00)	(7,813.75)
Interest Received	5,803.39	0.00	5,787.74
Gst On Income	(2,925.34)	(2,901.00)	(2,916.71)
TOTAL SINKING FUND INCOME	**35,059.30**	**29,019.00**	**34,957.28**
EXPENDITURE - SINKING FUND			
Fencing	0.00	8,000.00	2,337.50
Income Tax	911.40	0.00	737.40
Instalment Tax	1,945.00	0.00	0.00
Instalment Tax Adjustments	195.00	0.00	0.00
General	10,631.50	5,000.00	4,338.30
Roadways	62,710.94	45,000.00	0.00
Sinking Fund Forecast	60.00	0.00	0.00
Electrical	0.00	1,500.00	4,550.08
Plumbing	3,981.01	5,000.00	14,123.48
Gst On Expenses	(7,034.86)	(5,772.00)	(2,304.48)
TOTAL SINK. FUND EXPENDITURE	**73,399.99**	**58,728.00**	**23,782.28**
SURPLUS / DEFICIT	**$ (38,340.69)**	**$ (29,709.00)**	**$ 11,175.00**
Opening Sinking Fund Balance	181,883.46	181,883.46	170,708.46
SINKING FUND BALANCE	**$ 143,542.77**	**$ 152,174.46**	**$ 181,883.46**

bcpstrata
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BCP Strata Pty Ltd
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Member of CTIQ & NCTI

REGENTS LANDING NO 3 CTS 22745

ABN 81 004 431 876

STATEMENT

FORM 33
PO Box 153
MOOLOOLABA QLD 4557

Statement Period			
01 Sep 24 to 14 Aug 26			
A/c No	33	Lot No	33
Page Number	1	Unit No	210

Transfer Date: 30/05/97

Date	Type	Details	Reference	Debit	Credit	Balance
		Brought forward			514.52	-514.52
01/09/24	Administrative Fund	01/09/24 to 30/11/24	I0025861	171.87		-342.65
01/09/24	Sinking Fund	01/09/24 to 30/11/24	I0025945	118.75		-223.90
01/09/24	Insurance Fund	01/09/24 to 30/11/24	I0026029	223.90		0.00
25/10/24	Administrative Fund	01/12/24 to 28/02/25	I0026113	171.87		171.87
25/10/24	Sinking Fund	01/12/24 to 28/02/25	I0026197	118.75		290.62
25/10/24	Insurance Fund	01/12/24 to 28/02/25	I0026281	309.44		600.06
27/11/24	Receipt	Administrative Fund	R0008890		137.50	462.56
27/11/24	Receipt	Sinking Fund	RA008890		95.00	367.56
27/11/24	Discount	Insurance Fund Disc	RB008890		61.89	305.67
27/11/24	Receipt	Insurance Fund	RC008890		247.55	58.12
27/11/24	Discount	Admin Discount	RD008890		34.37	23.75
27/11/24	Discount	Sink Discount	RE008890		23.75	0.00
24/01/25	Administrative Fund	01/03/25 to 31/05/25	I0026365	328.13		328.13
24/01/25	Sinking Fund	01/03/25 to 31/05/25	I0026449	118.75		446.88
24/01/25	Insurance Fund	01/03/25 to 31/05/25	I0026533	309.44		756.32
24/02/25	Receipt	Administrative Fund	R0008973		262.50	493.82
24/02/25	Receipt	Sinking Fund	RA008973		95.00	398.82
				$1,870.90	$1,472.08	$398.82

Over 90 Days	90 Days	60 Days	30 Days	Current
0.00	0.00	0.00	0.00	701.49

BALANCE DUE: $701.49

Date Paid	Amount Paid

MACQUARIE BANK
DEFT PAYMENT SYSTEMS

BCP STRATA PTY LTD

CARD OR DIRECT DEBIT

DEFT Reference Number:
284203171 1000 0000 337

Visit www.deft.com.au to pay by card or direct debit.
** Payments by credit card may attract a surcharge

BPAY

Biller Code: 96503
Ref: 284203171 1000 0000 337

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

Lot 33/ Unit 210
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 10000000337

TOTAL AMOUNT DUE
DUE DATE

$701.49

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REGENTS LANDING NO 3 CTS 22745

ABN 81 004 431 876

STATEMENT

FORM 33
PO Box 153
MOOLOOLABA QLD 4557

Statement Period			
01 Sep 24 to 14 Aug 26			
A/c No	33	Lot No	33
Page Number	2	Unit No	210

Transfer Date: 30/05/97

Date	Type	Details	Reference	Debit	Credit	Balance
24/02/25	Discount	Insurance Fund Disc	RB008973		61.89	336.93
24/02/25	Receipt	Insurance Fund	RC008973		247.55	89.38
24/02/25	Discount	Admin Discount	RD008973		65.63	23.75
24/02/25	Discount	Sink Discount	RE008973		23.75	0.00
24/04/25	Administrative Fund	01/06/25 to 31/08/25	I0026617	328.13		328.13
24/04/25	Sinking Fund	01/06/25 to 31/08/25	I0026701	118.75		446.88
24/04/25	Insurance Fund	01/06/25 to 31/08/25	I0026785	309.44		756.32
30/05/25	Receipt	Administrative Fund	R0009094		262.50	493.82
30/05/25	Receipt	Sinking Fund	RA009094		95.00	398.82
30/05/25	Discount	Insurance Fund Disc	RB009094		61.89	336.93
30/05/25	Receipt	Insurance Fund	RC009094		247.55	89.38
30/05/25	Discount	Admin Discount	RD009094		65.63	23.75
30/05/25	Discount	Sink Discount	RE009094		23.75	0.00
25/07/25	Administrative Fund	01/09/25 to 30/11/25	I0026869	250.00		250.00
25/07/25	Sinking Fund	01/09/25 to 30/11/25	I0026953	118.75		368.75
25/07/25	Insurance Fund	01/09/25 to 30/11/25	I0027037	309.44		678.19
11/08/25	Receipt	Administrative Fund	R0009148		200.00	478.19
11/08/25	Receipt	Sinking Fund	RA009148		95.00	383.19
11/08/25	Discount	Insurance Fund Disc	RB009148		61.89	321.30
11/08/25	Receipt	Insurance Fund	RC009148		247.55	73.75
11/08/25	Discount	Admin Discount	RD009148		50.00	23.75
11/08/25	Discount	Sink Discount	RE009148		23.75	0.00
24/10/25	Administrative Fund	01/12/25 to 28/02/26	I0027121	250.00		250.00
24/10/25	Sinking Fund	01/12/25 to 28/02/26	I0027205	118.75		368.75
28/10/25	Insurance Fund	01/12/25 to 28/02/26	I0027289	332.74		701.49
24/11/25	Receipt	Administrative Fund	R0009256		200.00	501.49
24/11/25	Receipt	Sinking Fund	RA009256		95.00	406.49
24/11/25	Discount	Insurance Fund Disc	RB009256		66.55	339.94
24/11/25	Receipt	Insurance Fund	RC009256		266.19	73.75
24/11/25	Discount	Admin Discount	RD009256		50.00	23.75
24/11/25	Discount	Sink Discount	RE009256		23.75	0.00
27/01/26	Administrative Fund	01/03/26 to 31/05/26	I0027374	250.00		250.00
27/01/26	Sinking Fund	01/03/26 to 31/05/26	I0027458	118.75		368.75
27/01/26	Insurance Fund	01/03/26 to 31/05/26	I0027542	332.74		701.49
27/02/26	Receipt	Administrative Fund	R0009378		200.00	501.49
27/02/26	Receipt	Sinking Fund	RA009378		95.00	406.49
27/02/26	Discount	Insurance Fund Disc	RB009378		66.55	339.94
27/02/26	Receipt	Insurance Fund	RC009378		266.19	73.75
27/02/26	Discount	Admin Discount	RD009378		50.00	23.75
27/02/26	Discount	Sink Discount	RE009378		23.75	0.00
				$4,708.39	$4,708.39	$0.00

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REGENTS LANDING NO 3 CTS 22745

ABN 81 004 431 876

STATEMENT

FORM 33
PO Box 153
MOOLOOLABA QLD 4557

Statement Period			
01 Sep 24 to 14 Aug 26			
A/c No	33	Lot No	33
Page Number	3	Unit No	210

Transfer Date: 30/05/97

Date	Type	Details	Reference	Debit	Credit	Balance
23/04/26	Administrative Fund	01/06/26 to 31/08/26	I0027627	250.00		250.00
23/04/26	Sinking Fund	01/06/26 to 31/08/26	I0027711	118.75		368.75
23/04/26	Insurance Fund	01/06/26 to 31/08/26	I0027795	332.74		701.49
29/05/26	Receipt	Administrative Fund	R0009496		200.00	501.49
29/05/26	Receipt	Sinking Fund	RA009496		95.00	406.49
29/05/26	Discount	Insurance Fund Disc	RB009496		66.55	339.94
29/05/26	Receipt	Insurance Fund	RC009496		266.19	73.75
29/05/26	Discount	Admin Discount	RD009496		50.00	23.75
29/05/26	Discount	Sink Discount	RE009496		23.75	0.00
28/07/26	Administrative Fund	01/09/26 to 30/11/26	I0027880	250.00		250.00
28/07/26	Sinking Fund	01/09/26 to 30/11/26	I0027964	118.75		368.75
28/07/26	Insurance Fund	01/09/26 to 30/11/26	I0028048	332.74		701.49
				$6,111.37	$5,409.88	$701.49

CONTRACTS REGISTER

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					

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

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.

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)

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

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

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.

(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

(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

(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

Title Reference [50134896]

(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.

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

SCHEDULE

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

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

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

CERTIFICATE OF COMPLETION

Date Generated: 24/08/2026 05:26:59 PM (AEST)

Document Details

Subject: SignAnything - Form 2 Seller Disclosure 210.19 Arwen St
Document Pages: 67
Certificate Pages: 1
Status: Signed
Exchanged by: Not Applicable
Exchange Date: Not Applicable
No. of Signatures: 2

Signature Logs

Signer: Lance Moller
Email Address: lancemoller@bigpond.com
Status: Signed
IP Address: 120.150.154.50
Supervised By:
Email Sent Date: 21/08/2026 01:24:15 PM (AEST)
Signed Date: 24/08/2026 05:26:50 PM (AEST)
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