



# Seller disclosure statement

Property Law Act 2023 section 99

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

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

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

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

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

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

## Part 1 – Seller and property details

Seller **SHERYL ANNE-MAREE DALY PERSONAL REPRESENTATIVE FOR SYLVIA ANNE DALY**

Property address (referred to as the "property" in this statement) **46/45 GLEN KYLE DRIVE, BUDERIM QLD 4556**

Lot on plan description **46/SP151741**

Community titles scheme or BUGTA scheme: Is the property part of a community titles scheme or a BUGTA scheme:  
 **Yes**  **No**  
*If Yes, refer to Part 6 of this statement for additional information* *If No, please disregard Part 6 of this statement as it does not need to be completed*

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

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

<b>Registered encumbrances</b>	<p>Registered encumbrances, if any, are recorded on the title search, and may affect your use of the property. Examples include easements, statutory covenants, leases and mortgages.</p> <p>You should seek legal advice about your rights and obligations before signing the contract.</p>
<b>Unregistered encumbrances (excluding statutory encumbrances)</b>	<p>There are encumbrances not registered on the title that will continue <input type="checkbox"/> <b>Yes</b> <input checked="" type="checkbox"/> <b>No</b> to affect the property after <b>settlement</b>.</p> <p><b>Note</b>—If the property is part of a community titles scheme or a BUGTA scheme it may be subject to and have the benefit of statutory easements that are <b>NOT</b> required to be disclosed.</p> <p><b>Unregistered lease (if applicable)</b></p> <p>If the unregistered encumbrance is an unregistered lease, the details of the agreement are as follows:</p> <ul style="list-style-type: none"> <li>» the start and end day of the term of the lease: <input style="width: 100%;" type="text"/></li> <li>» the amount of rent and bond payable: <input style="width: 100%;" type="text"/></li> <li>» whether the lease has an option to renew: <input style="width: 100%;" type="text"/></li> </ul> <p><b>Other unregistered agreement in writing (if applicable)</b></p> <p>If the unregistered encumbrance is created by an agreement in writing, and is not an unregistered lease, a copy of the agreement is given, together with relevant plans, if any. <input type="checkbox"/> <b>Yes</b></p> <p><b>Unregistered oral agreement (if applicable)</b></p> <p>If the unregistered encumbrance is created by an oral agreement, and is not an unregistered lease, the details of the agreement are as follows:</p> <div style="border: 1px solid black; height: 100px; width: 100%;"></div>
<b>Statutory encumbrances</b>	<p>There are statutory encumbrances that affect the property. <input checked="" type="checkbox"/> <b>Yes</b> <input type="checkbox"/> <b>No</b></p> <p><i>If Yes, the details of any statutory encumbrances are as follows:</i></p> <div style="border: 1px solid black; padding: 5px;"> <p>LEASE No 714969576 06/03/2013 at 16:05              KENSINGTON GARDENS MANAGEMENT PTY LTD A.C.N. 098 560 715              OF THE WHOLE OF THE LAND TERM: 01/03/2013 TO 28/02/2112 OPTION NIL</p> <p>SUB LEASE No 714969582 06/03/2013 at 16:05              LEASE: 714969576 SYLVIA ANNE DALY OF THE WHOLE OF THE LAND              TERM: 01/03/2013 TO 27/02/2112 OPTION NIL</p> <p>ELECTRICITY AND TELECOMMUNICATIONS INFRASTRUCTURE IN COMMON AREAS (SEE ATTACHED).              SEWER AND WATER MAIN INFRASTRUCTURE IN COMMON AREAS (SEE ATTACHED).</p> </div>

**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.

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

## Part 4 – Buildings and structures

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

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

## Part 5 – Rates and services

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

### Rates

#### Whichever of the following applies—

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

Amount:

Date Range:

OR

The property is currently a rates exempt lot.\*\*

OR

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

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

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

### Water

#### Whichever of the following applies—

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

Amount:

Date Range:

OR

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

Amount:

Date Range:

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

## Part 6 – Community titles schemes and BUGTA schemes

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

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

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

<b>Body Corporate and Community Management Act 1997</b>	<b>The property is included in a community titles scheme.</b> (If Yes, complete the information below)	<input checked="" type="checkbox"/> <b>Yes</b>	<input type="checkbox"/> <b>No</b>
<b>Community Management Statement</b>	A copy of the most recent community management statement for the scheme as recorded under the <i>Land Title Act 1994</i> or another Act is given to the buyer.  <b>Note</b> —If the property is part of a community titles scheme, the community management statement for the scheme contains important information about the rights and obligations of owners of lots in the scheme including matters such as lot entitlements, by-laws and exclusive use areas.	<input checked="" type="checkbox"/> <b>Yes</b>	
<b>Body Corporate Certificate</b>	A copy of a body corporate certificate for the lot under the <i>Body Corporate and Community Management Act 1997</i> , section 205(4) is given to the buyer.  <i>If No</i> — An explanatory statement is given to the buyer that states:  » a copy of a body corporate certificate for the lot is not attached; and  » the reasons under section 6 of the <i>Property Law Regulation 2024</i> why the seller has not been able to obtain a copy of the body corporate certificate for the lot.	<input checked="" type="checkbox"/> <b>Yes</b>	<input type="checkbox"/> <b>No</b>
<b>Statutory Warranties</b>	<b>Statutory Warranties</b> —If you enter into a contract, you will have implied warranties under the <i>Body Corporate and Community Management Act 1997</i> relating to matters such as latent or patent defects in common property or body corporate assets; any actual, expected or contingent financial liabilities that are not part of the normal operating costs; and any circumstances in relation to the affairs of the body corporate that will materially prejudice you as owner of the property. There will be further disclosure about warranties in the contract.		
<b>Building Units and Group Titles Act 1980</b>	<b>The property is included in a BUGTA scheme</b> (If Yes, complete the information below)	<input type="checkbox"/> <b>Yes</b>	<input checked="" type="checkbox"/> <b>No</b>
<b>Body Corporate Certificate</b>	A copy of a body corporate certificate for the lot under the <i>Building Units and Group Titles Act 1980</i> , section 40AA(1) is given to the buyer.  <i>If No</i> — An explanatory statement is given to the buyer that states:  » a copy of a body corporate certificate for the lot is not attached; and  » the reasons under section 7 of the <i>Property Law Regulation 2024</i> why the seller has not been able to obtain a copy of the body corporate certificate for the lot.  <b>Note</b> —If the property is part of a BUGTA scheme, you will be subject to by-laws approved by the body corporate and other by-laws that regulate your use of the property and common property.	<input type="checkbox"/> <b>Yes</b>	<input type="checkbox"/> <b>No</b>

## Signatures – SELLER

Signed by:  
  
188265ABADE24C0

Signature of seller

Signature of seller

**SHERYL ANNE-MAREE DALY PERSONAL  
REPRESENTATIVE FOR SYLVIA ANNE DALY**

Name of Seller

Name of Seller

30/6/2026

Date

Date

## Signatures – BUYER

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

Signature of buyer

Signature of buyer

Name of buyer

Name of buyer

Date

Date



## Current Title Search

Queensland Titles Registry Pty Ltd  
ABN 23 648 568 101

<b>Title Reference:</b>	<b>50417814</b>	<b>Search Date:</b>	27/06/2026 08:05
<b>Date Title Created:</b>	03/12/2002	<b>Request No:</b>	56683270
<b>Previous Title:</b>	50408329		

### ESTATE AND LAND

Estate in Fee Simple

LOT 46 SURVEY PLAN 151741

Local Government: SUNSHINE COAST

COMMUNITY MANAGEMENT STATEMENT 30198

### REGISTERED OWNER

Dealing No: 714969560 06/03/2013

SYLVIA ANNE DALY

### EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by  
Deed of Grant No. 10735115 (POR 115)  
Deed of Grant No. 10858064 (POR 199)
2. LEASE No 714969576 06/03/2013 at 16:05  
KENSINGTON GARDENS MANAGEMENT PTY LTD A.C.N. 098 560 715  
OF THE WHOLE OF THE LAND  
TERM: 01/03/2013 TO 28/02/2112 OPTION NIL
3. SUB LEASE No 714969582 06/03/2013 at 16:05  
LEASE: 714969576  
SYLVIA ANNE DALY  
OF THE WHOLE OF THE LAND  
TERM: 01/03/2013 TO 27/02/2112 OPTION NIL

### ADMINISTRATIVE ADVICES

NIL

### UNREGISTERED DEALINGS

NIL

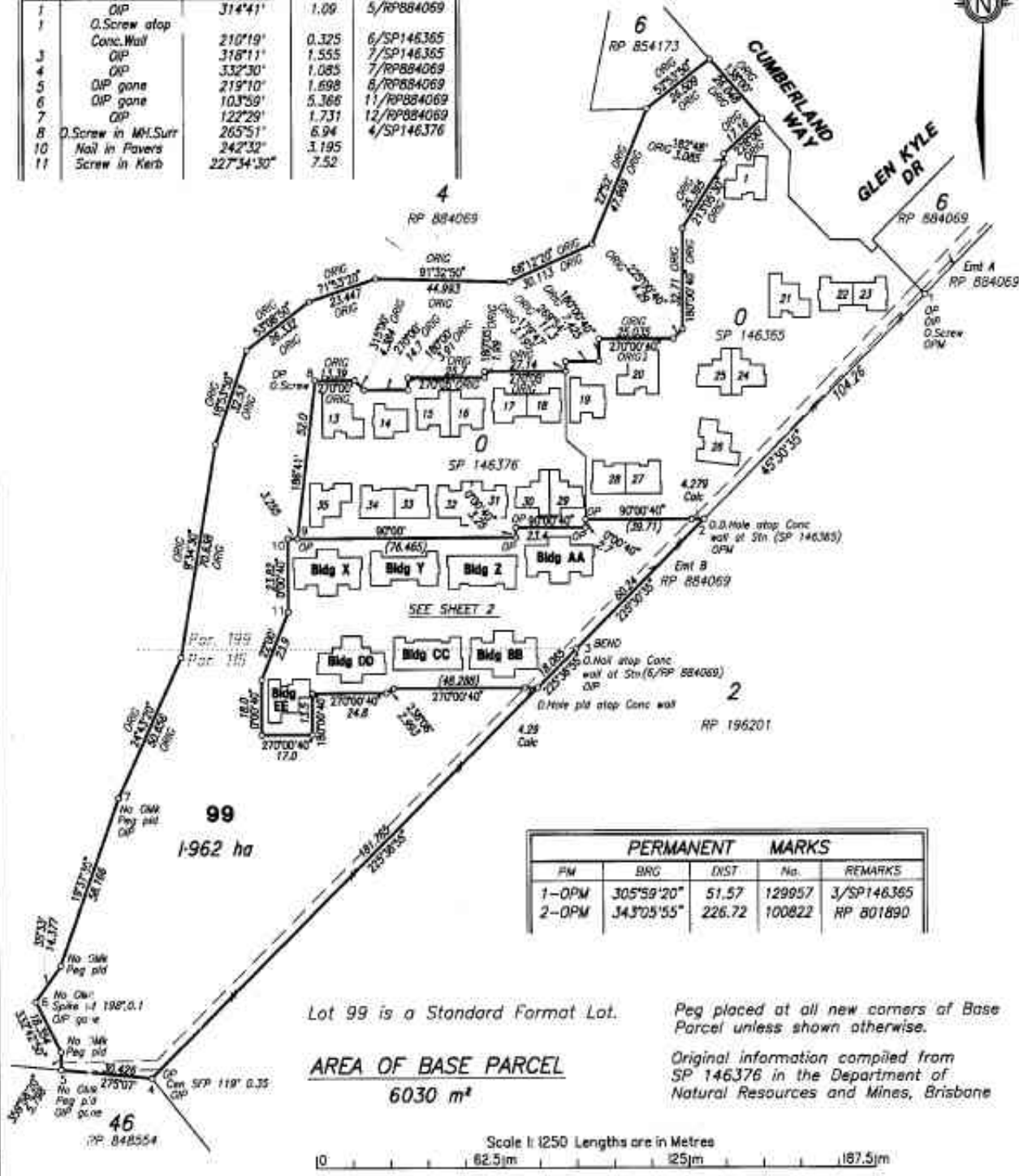
Caution - Charges do not necessarily appear in order of priority

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

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

SURVEY PLAN

STN	TO	BRG	DIST	REMARKS
1	ONP	314°41'	1.09	5/RP884069
1	O.Screw atop Conc.Wall	210°19'	0.325	6/SP146365
3	ONP	318°11'	1.555	7/SP146365
4	ONP	332°30'	1.085	7/RP884069
5	ONP gone	219°10'	1.698	8/RP884069
6	ONP gone	103°59'	5.366	11/RP884069
7	ONP	122°29'	1.731	12/RP884069
8	O.Screw in MH.Surr	265°51'	6.94	4/SP146376
10	Nail in Pavers	242°32'	3.195	
11	Screw in Kerb	227°34'30"	7.52	

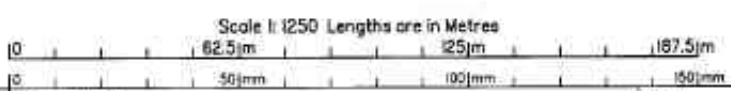


FW	BRG	DIST	No.	REMARKS
1-OPM	305°59'20"	51.57	129957	3/SP146365
2-OPM	343°05'55"	226.72	100822	RP 801890

Lot 99 is a Standard Format Lot. Peg placed at all new corners of Base Parcel unless shown otherwise.

Original information compiled from SP 146376 in the Department of Natural Resources and Mines, Brisbane

AREA OF BASE PARCEL  
6030 m<sup>2</sup>



We Global Surveys Pty Ltd ACN 058 078 878 hereby certify that the Company has surveyed the land comprised in the plan by Jeremy Matthew SCORVEN L.T.C. and John INGLIS Surveying Graduate for which the said company accepts responsibility, that the plan is accurate, that the said survey was performed in accordance with the Surveyors Act 1977 and the Surveyors Regulations 1992 and that the said survey was completed on 16/10/02

Director & Licensed Surveyor.  
Director  
Date 21-10-02

PLAN OF  
**LOTS 36 - 50, 99**  
and Common Property  
Cancelling Lot 99 on SP 146376


PARISH: **MOOLOOLAH** COUNTY: **Canning**

Merkion: SP 146365 F/N's: NO

Scale: 1:1250  
Format: BUILDING

SP151741

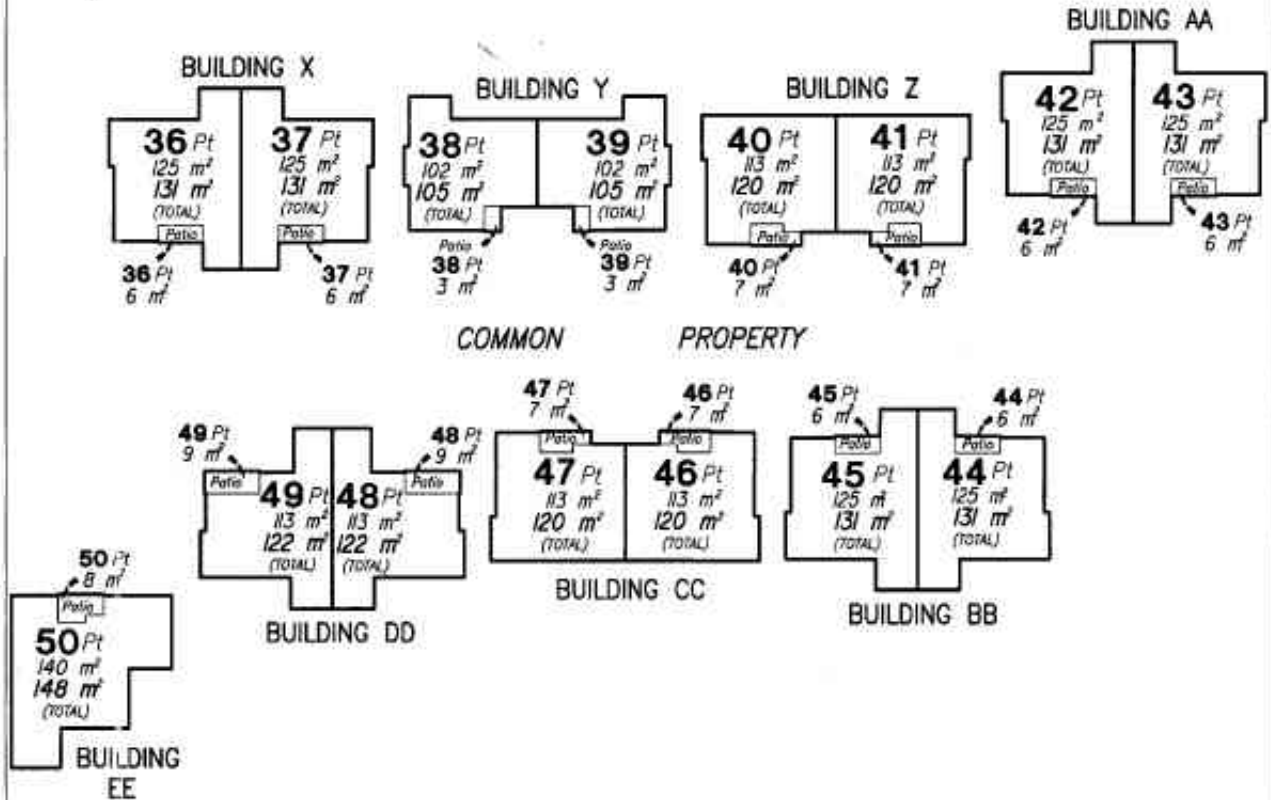
Plan Status:

<p style="text-align: center; font-size: 1.2em; font-weight: bold;">706133392</p> <p style="text-align: center;">\$1159.15 28/11/2002 12:24</p> <p style="font-size: 1.1em; font-weight: bold;">NR 400 NT</p>	<p style="text-align: center; font-size: 0.8em;">WARNING : Folded or Mutilated Plans will not be accepted. Plans may be rolled. Information may not be placed in the outer margins.</p>																																						
<p>Registered</p>	<p>5. Lodged by <i>MURRO THOMPSON LAWYERS LEVEL 2 77 THE ESPRADO MOOROLOBA QLD 4557 TEL: 07 54443466 027</i></p> <p style="font-size: 0.8em;">(Include address, phone number, and Lodger Code)</p>																																						
<p>1. Certificate of Registered Owners or Lessees.</p> <p><i>1/ve Village Green (Caloundra) No. 2 Pty. Ltd.</i> <i>ACN 085 254 342</i></p> <p>(Names in full)</p> <p><small>*as Registered Owners of this land agree to this plan and dedicate the Public Use Land as shown hereon in accordance with Section 50 of the Land Title Act 1994.</small></p> <p><small>*as Lessees of this land agree to this plan</small></p> <p>Signature of *Registered Owners *Lessees</p> <div style="text-align: center;">  <p><i>[Signature]</i> Director</p> <p><i>[Signature]</i> Director</p> </div>	<table border="1" style="width:100%; border-collapse: collapse; font-size: 0.8em;"> <thead> <tr> <th colspan="3">6. Existing</th> <th colspan="3">Created</th> </tr> <tr> <th>Title Reference</th> <th>Lot</th> <th>Plan</th> <th>Lots</th> <th>Units</th> <th>Seed</th> </tr> </thead> <tbody> <tr> <td>50408329</td> <td>99</td> <td>SP 146370</td> <td>36-50,99 &amp; Common Property</td> <td>-</td> <td>-</td> </tr> </tbody> </table> <table border="1" style="width:100%; border-collapse: collapse; font-size: 0.8em;"> <thead> <tr> <th>Easement No.</th> <th>Lots to be Encumbered</th> </tr> </thead> <tbody> <tr> <td>700485745</td> <td>99 &amp; Common Property</td> </tr> </tbody> </table> <table border="1" style="width:100%; border-collapse: collapse; font-size: 0.8em;"> <tbody> <tr> <td>115</td> <td>44-50,99 &amp; Common Property</td> </tr> <tr> <td>189</td> <td>36-49,99 &amp; Common Property</td> </tr> </tbody> </table> <table border="1" style="width:100%; border-collapse: collapse; font-size: 0.8em;"> <thead> <tr> <th>Orig</th> <th>Lots</th> </tr> </thead> <tbody> <tr> <td>7. Portion Allocation :</td> <td></td> </tr> <tr> <td>8. Map Reference :</td> <td></td> </tr> <tr> <td>9. Locality :</td> <td></td> </tr> <tr> <td>10. Local Government :</td> <td></td> </tr> <tr> <td>11. Passed &amp; Endorsed :</td> <td></td> </tr> </tbody> </table>	6. Existing			Created			Title Reference	Lot	Plan	Lots	Units	Seed	50408329	99	SP 146370	36-50,99 & Common Property	-	-	Easement No.	Lots to be Encumbered	700485745	99 & Common Property	115	44-50,99 & Common Property	189	36-49,99 & Common Property	Orig	Lots	7. Portion Allocation :		8. Map Reference :		9. Locality :		10. Local Government :		11. Passed & Endorsed :	
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<p><small>*Rule out which ver is inapplicable</small></p> <p>2. Local Government Certificate.</p> <p><i>MAROOCHY SHIRE COUNCIL</i></p> <p>hereby approves this plan in accordance with the</p> <p><i>INTEGRATED PLANNING ACT 1997</i></p> <p>Dated this <i>19<sup>TH</sup></i> day of <i>NOVEMBER 2002</i></p> <p><i>GLEN WRIGHT</i> ACTING TEAM LEADER DEVELOPMENT ASSESSMENT &amp; FACILITATION</p> <p><i>[Signature]</i> DELEGATED OFFICER</p> <p><small>Insert the name of the Local Government</small>      <small>Insert Integrated Planning Act 1997 or Local Government (Planning &amp; Environment) Act 1990</small></p>	<p>12. Building Format Plans only.</p> <p>I certify that :</p> <p>* As far as it is practical to determine, no part of the building shown on this plan encroaches onto adjoining lots or road.</p> <p>* Part of the building shown on this plan encroaches onto adjoining lots and road.</p> <p><i>[Signature]</i>      21-10-02 Licensed Surveyor/Director *      Date <small>* date words not required</small></p>																																						
<p>3. Plans with Community Management Statement :</p> <p>CMS Number : <i>30198</i></p> <p>Name : <i>KENSINGTON GARDENS RETIREMENT VILLAGE</i></p>	<p>4. References :</p> <p>Dept File : Local Govt : <i>CMS02/0004</i> Surveyor : <i>6838-3</i></p>																																						
<p>13. Lodgement Fees :</p> <p>Survey Deposit      \$ .....</p> <p>Lodgement      \$ .....</p> <p>..... New Titles      \$ .....</p> <p>Photocopy      \$ .....</p> <p>Postage      \$ .....</p> <p>TOTAL      \$ .....</p>	<p>14. Insert Plan Number</p> <p style="font-size: 1.2em; font-weight: bold;">SP151741</p>																																						



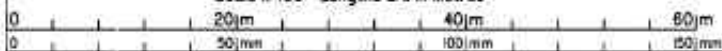


LEVEL A



SCALE : 1:400

Scale 1:400 Lengths are in Metres



State copyright reserved.

Insert Plan Number  
**SP 151741**



## Department of Transport and Main Roads

### Property Search - Advice to Applicant

Property Search reference **1028757**

Date: 27/06/2026

Search Request reference: **198777528**

#### Applicant details

Applicant: ben@sellersdisclosureqld.com.au ben@sellersdisclosureqld.com.au

ben@sellersdisclosureqld.com.au

Buyer: Sellers Disclosure

#### Search response:

Your request for a property search on Lot 46 on Plan SP151741 at 46/45 GLEN KYLE DRIVE, BUDERIM QLD 4556 has been processed.

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

#### **Note:**

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

#### **Disclaimer:**

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

Without limitation, TMR is under no liability for any negligence, claim, loss or damage (including consequential or indirect loss or lost time, profits, savings, contracts, revenue, interest, business opportunities, goodwill or damage to reputation) however caused (whether by negligence or otherwise) that may be suffered or incurred or that may arise directly or indirectly out of any act or omission on its part in connection with the use and reliance upon, and the provision of this property search, including loss or damage caused by any delays in providing this property search to the party who requested the information or any errors, misdescriptions, incompleteness and inaccuracies in the information. TMR excludes all warranties, representations, terms, conditions and undertaking in respect of the completeness, quality, accuracy, suitability or fitness of the information contained in this property search for your purpose. You acknowledge that the information provided is indicative only and may be subject to change.

#### **Privacy Statement:**

The personal information collected on this property search is required to enable TMR to communicate with you regarding your enquiry. The information recorded will not be disclosed to a third party without your consent or unless required or authorised to do so by law.



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

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

Sellers Disclosure QLD  
3/50 Owen Creek Road, Forest Glen QLD, Australia  
Forest Glen QLD 4556

Transaction ID: 51175556      EMR Site Id: 27 June 2026  
Cheque Number:  
Client Reference:

This response relates to a search request received for the site:  
Lot: 46      Plan: SP151741  
46/45 GLEN KYLE DR  
BUDERIM

**EMR RESULT**

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

**CLR RESULT**

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

**ADDITIONAL ADVICE**

All search responses include particulars of land listed in the EMR/CLR when the search was generated.  
The EMR/CLR does NOT include:-

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

If you have any queries in relation to this search please email [emr.clr.registry@detsi.qld.gov.au](mailto:emr.clr.registry@detsi.qld.gov.au)

**Administering Authority**

# Zoning

What zone is my property?



Sources: Sunshine Coast Council

## THINGS TO KNOW

Zoning helps organise cities and towns by dividing properties into specific land use types, such as commercial, residential, industrial, agricultural, and public-use. This structured approach prevents disorderly development, making cities and towns more livable, navigable, and attractive.

Zoning rules determine how land can be used and developed, including identifying desirable developments like townhouses or apartment units near public transport. Zoning may also impose restrictions on building heights to preserve local neighbourhood views.






Local area plans provide even more specific details to protect an area's unique character or encourage growth in suitable places. These plans can modify zoning rules and influence development possibilities, supporting economic growth, preserving local identity, providing open spaces, and improving transport routes.

**Note:** To determine the development possibilities for your property, it's essential to review the planning documents provided by local authorities, contact directly, or consult with a practising town planner.

### Questions to ask

- What does the zoning and local plan mean for the property?
- What land uses are suitable for the applicable zone and/or local plan?

## LEGEND

-  Selected Property
-  Community Facilities Zone
-  Low Density Residential Zone
-  Open Space Zone
-  Precinct Ldr1 (Protected Housing Area)

# Character

Is the property in a character or heritage area?



## THINGS TO KNOW

Heritage and character places are generally to be retained or restored to preserve their unique character value and charm. Any extensions or alterations to existing heritage buildings should complement the traditional building style of the area. There may also be demolition restrictions for existing heritage buildings.

If a property is identified in a character area, any new houses or an extension to a house **may** need to be designed to fit in with the existing building character of the area.

**Note:** It is not only houses or buildings that are protected by heritage values, there may be structures or landscape features on site that are protected by heritage values. It is essential to consult with the local authority, town planner or a building certifier for guidance on heritage places.

### Questions to ask

- Is the property protected by Character or Heritage restrictions?
- What impacts do these restrictions have on renovations, extensions, or new builds?
- Is approval required for works under Character or Heritage restrictions?
- How does this consideration positively or negatively impact the property?

## LEGEND

 Selected Property



BYDA

Sequence: 275214121  
Date: 26/06/2026  
Scale: 1:1538  
Title No: OVERVIEW

**CAUTION - HIGH VOLTAGE**

- LEGEND**
- Substation
  - Cable Marker
  - Pole
  - Pole
  - Pole
  - UT Cable (up to 10kV)
  - HV Cable (10kV - <math><33kV)</math>
  - RV Cable (33kV and over)
  - RV Boundary
  - Planned Work Area

Access Company: DT Plan



**DISCLAIMER:** While reasonable measures have been taken to ensure the accuracy of the information contained on this plan, the user of the plan is advised that the information is provided for general reference only. The user is responsible for verifying the accuracy of the information and for obtaining any necessary permits or approvals from the relevant authorities. The user is also advised that the use of this plan is subject to the terms and conditions of the relevant contract.





BYDA

Sequence: 275214121  
Date: 26/06/2026  
Scale: 1:500  
Title No: 1

**CAUTION - HIGH VOLTAGE**

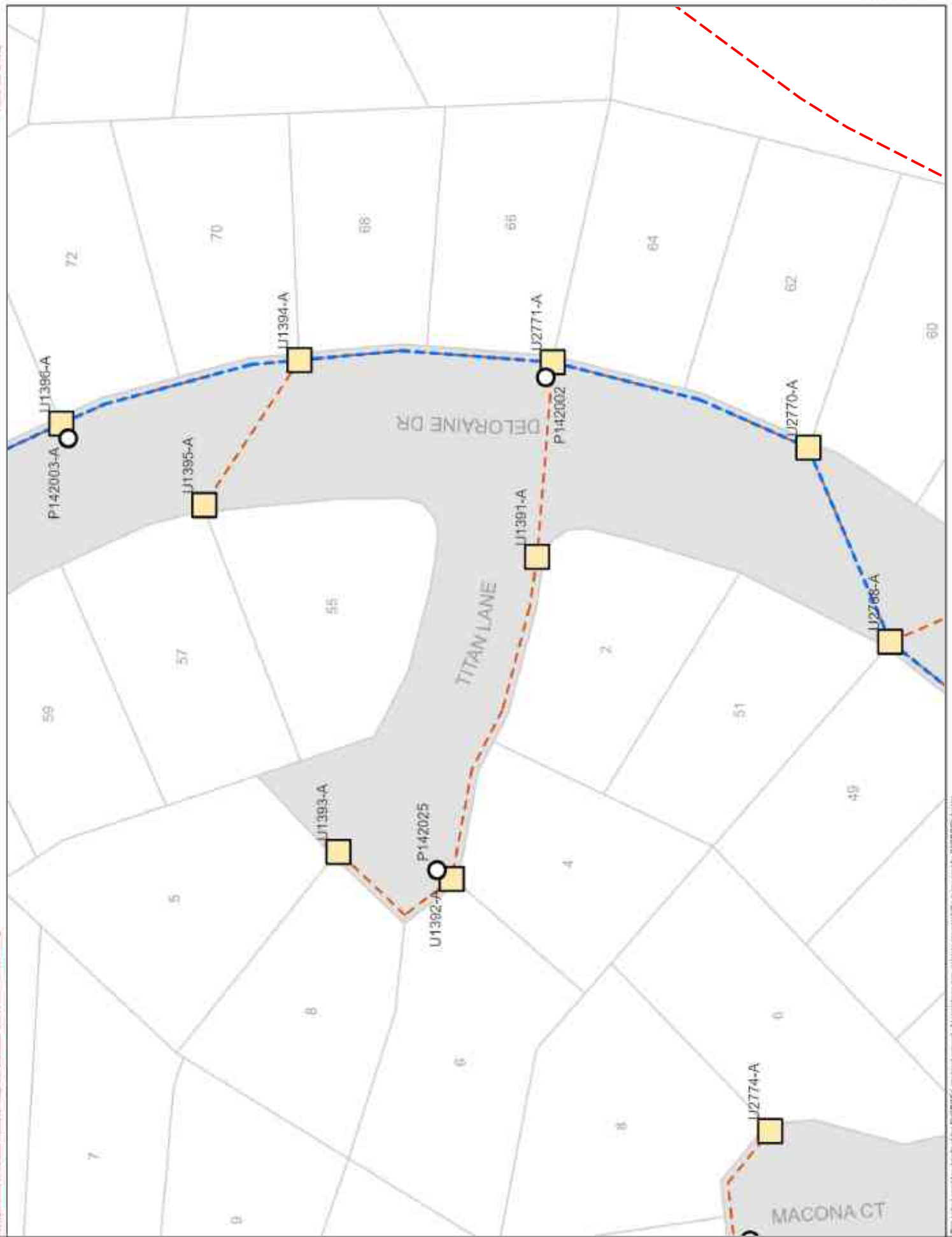
- LEGEND
- Substation
  - Cable Marker
  - Pole
  - Pole
  - Pole
  - UT Cable (up to 10kV)
  - HV Cable (10kV - <math>\lt;33kV)</math>
  - RV Cable (33kV and over)
  - RV Boundary
  - Planned Work Area

Asset Capacity - DT Plan



DISCLAIMER: While reasonable measures have been taken to ensure the accuracy of the information contained in this plan, the user of the plan is advised that the information is provided for general guidance only. The user is responsible for verifying the accuracy of the information and for obtaining any necessary permits or approvals from the relevant authorities. The user is also responsible for ensuring that the plan is used in accordance with the applicable laws and regulations. The user is not to be held liable for any loss or damage arising from the use of this plan.

For Emergency Situations  
Please Call 0 11 110



Decision Envelope ID: DFEEAATF-0794-8F5B-80EC-4AC5DFDBED88

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BYDA

Sequence: 275214121  
Date: 26/06/2026  
Scale: 1:500  
Title No: 3

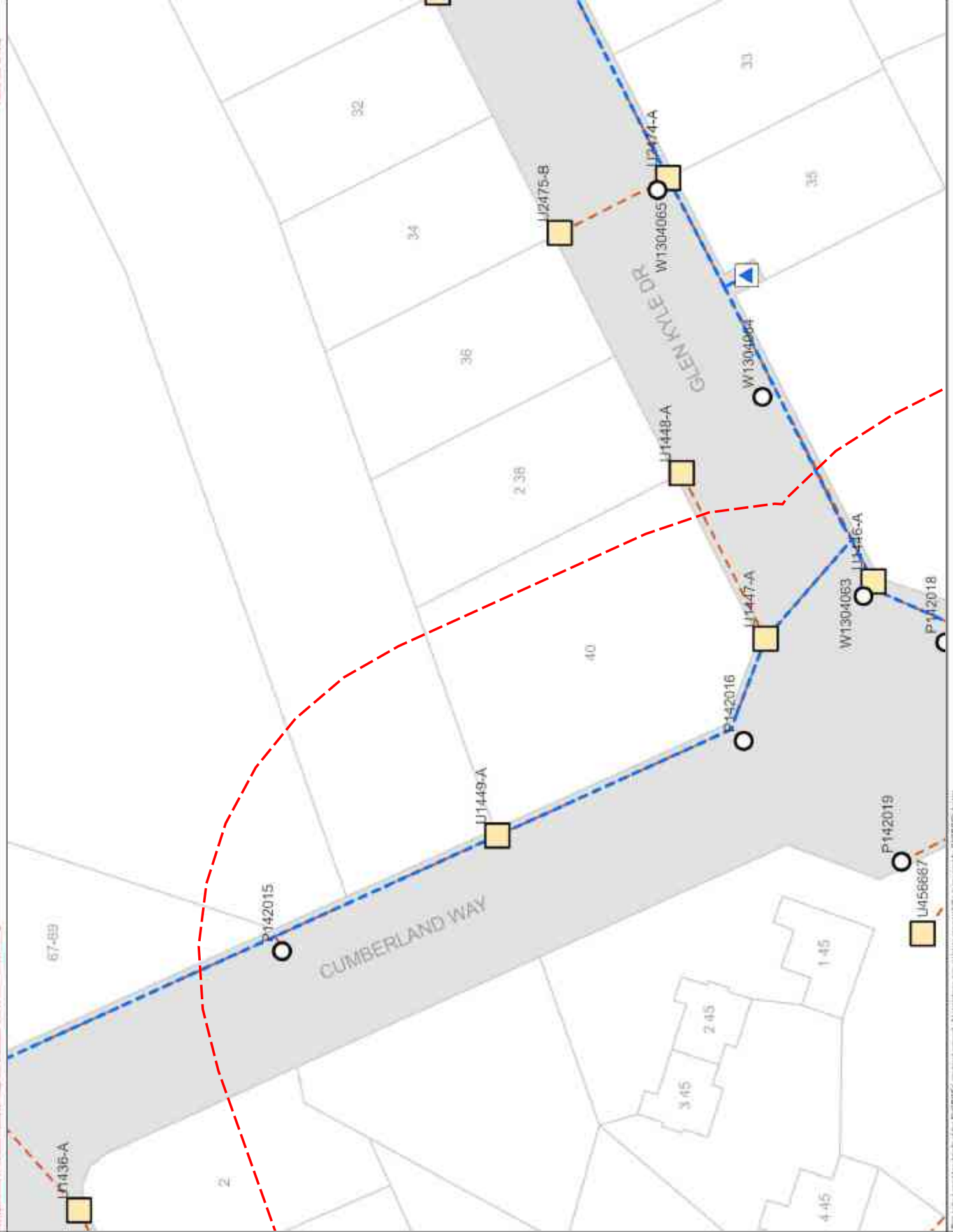
**CAUTION - HIGH VOLTAGE**

- LEGEND**
- Substation
  - Cable Marker
  - Pole
  - Pole
  - Pole
  - UT Cable (up to 10kV)
  - HV Cable (10kV and over)
  - Pole Boundary
  - Planned Work Area

Access Capacity - DT Plan



**DISCLAIMER:** While reasonable measures have been taken to ensure the accuracy of the information contained in this plan, the user of the plan is advised that the information is provided for general guidance only. The user of the plan is responsible for the use of the plan and for the accuracy of the information. The user of the plan is advised that the plan is not a contract and that the user of the plan is advised that the plan is not a contract and that the user of the plan is advised that the plan is not a contract.





BYDA

Sequence: 275214121  
Date: 26/06/2026  
Scale: 1:500  
Title No.: 4

**CAUTION - HIGH VOLTAGE**

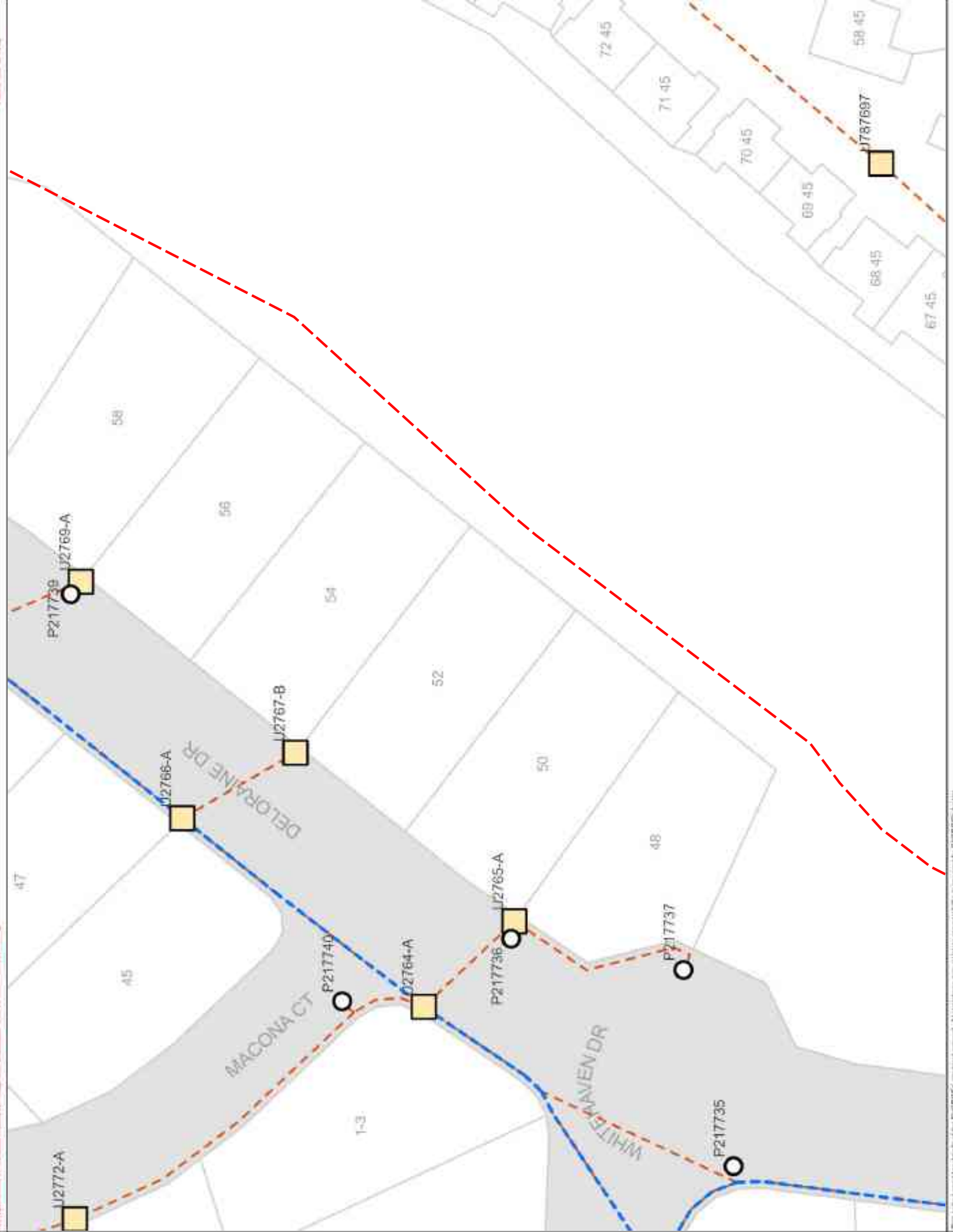
**LEGEND**

- Substation
- Cable Marker
- PI
- Pole
- Pole
- UV Cable (up to 10kV)
- HV Cable (10kV - <math>33kV</math>)
- HV Cable (33kV and over)
- RI Boundary
- Planned Work Area

Access Contingency 'D' Plan



**DISCLAIMER:** While reasonable measures have been taken to ensure the accuracy of the information contained on this plan, the user of the information is advised that the user is not to rely on the information for any purpose other than that intended. The user is advised that the user is not to rely on the information for any purpose other than that intended. The user is advised that the user is not to rely on the information for any purpose other than that intended.





BYDA

Sequence: 275214121  
 Date: 26/06/2026  
 Scale: 1:500  
 Title No: 5

**CAUTION - HIGH VOLTAGE**

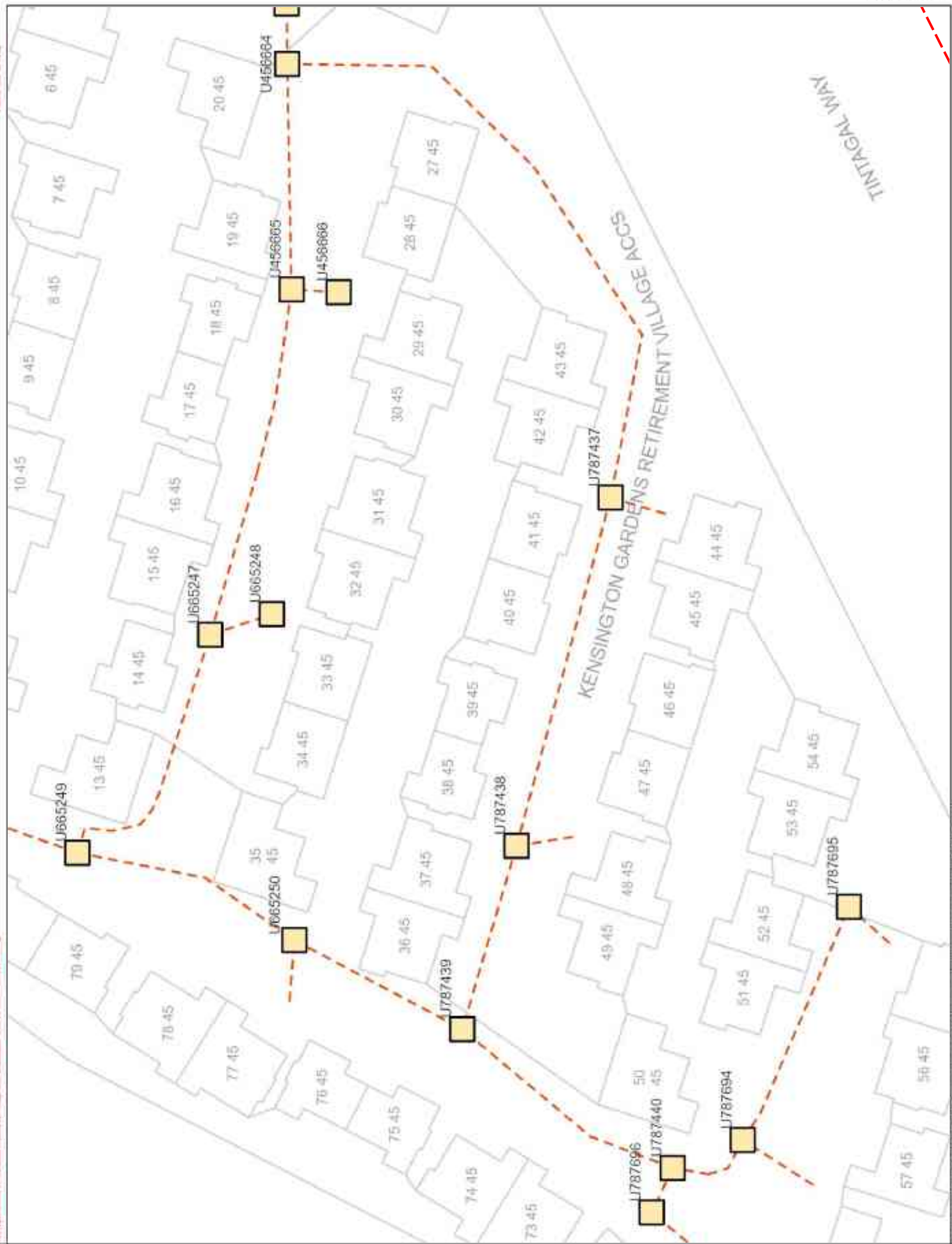
**LEGEND**

- Substation
- Cable Marker
- Pole
- Pole
- Pole
- 17.5kV Cable (up to 10kV)
- 11kV Cable (11kV - <33kV)
- 11kV Cable (11kV - <33kV)
- Pole Boundary
- Planned Work Area

Access: Category: DT Plan



**DISCLAIMER:** While reasonable measure has been taken to ensure the accuracy of the information contained in this plan, the user of the plan is advised that the plan is not a guarantee of performance or a warranty of any kind. The user of the plan is advised that the plan is not a guarantee of performance or a warranty of any kind. The user of the plan is advised that the plan is not a guarantee of performance or a warranty of any kind. The user of the plan is advised that the plan is not a guarantee of performance or a warranty of any kind.





BYDA

Sequence: 275214121  
Date: 26/06/2026  
Scale: 1:500  
Title No: 6

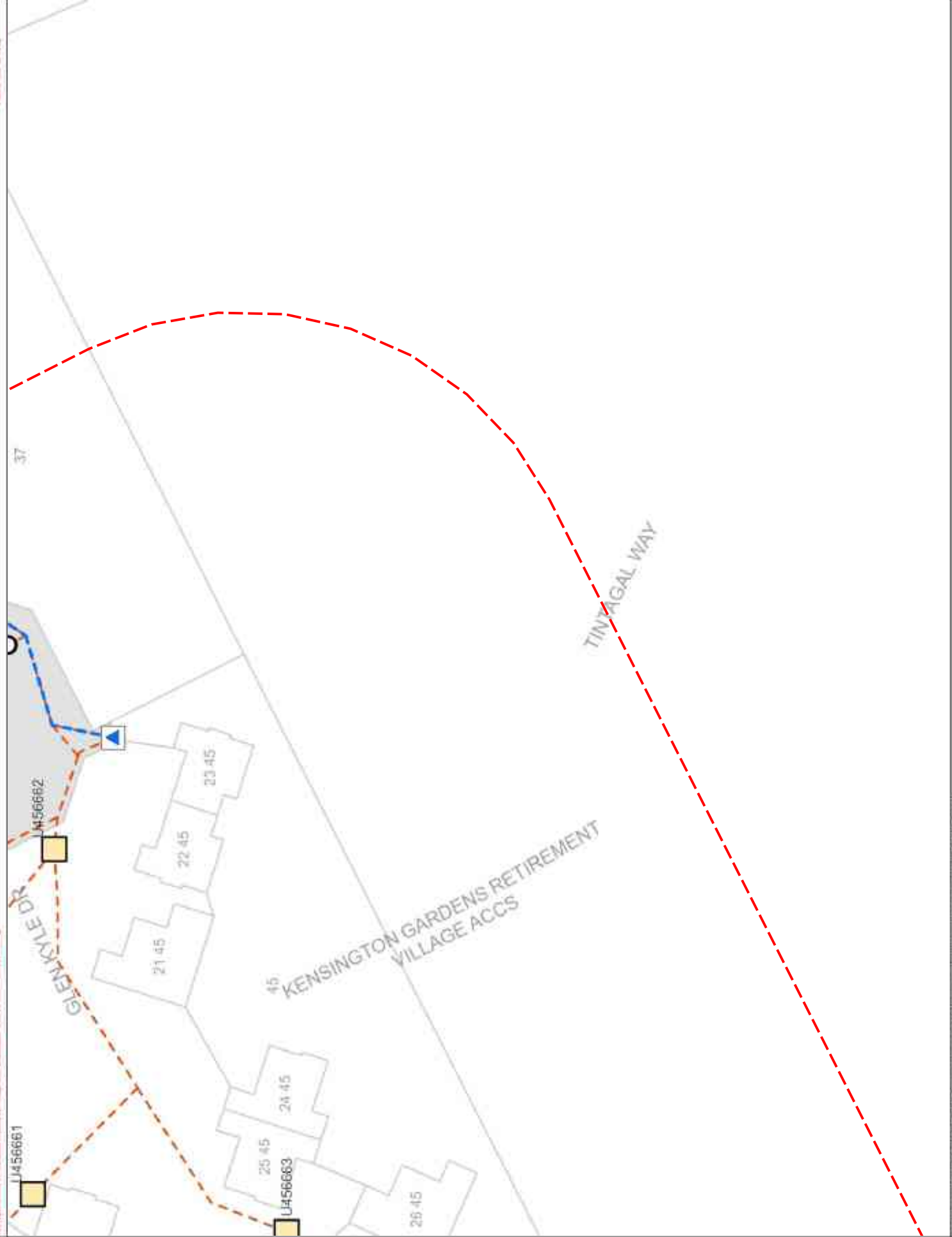
**CAUTION - HIGH VOLTAGE**

- LEGEND
- Substation
  - Cable Marker
  - PI
  - Pole
  - Pole
  - UV Cable (up to 10kV)
  - HV Cable (10kV - <33kV)
  - HV Cable (33kV and over)
  - PI Boundary
  - Planned Work Area

Access Category: D Plan



DISCLAIMER: While reasonable measures have been taken to ensure the accuracy of the information contained on this plan, the user of the plan is advised that the information is provided for general guidance only. The user of the plan is responsible for the accuracy of the information and for the use of the plan. The user of the plan is advised that the plan is not to be used for any purpose other than that for which it was prepared. The user of the plan is advised that the plan is not to be used for any purpose other than that for which it was prepared. The user of the plan is advised that the plan is not to be used for any purpose other than that for which it was prepared.





BYDA

Sequence: 275214121  
 Date: 26/06/2026  
 Scale: 1:500  
 Title No: 7

**CAUTION - HIGH  
 VOLTAGE**

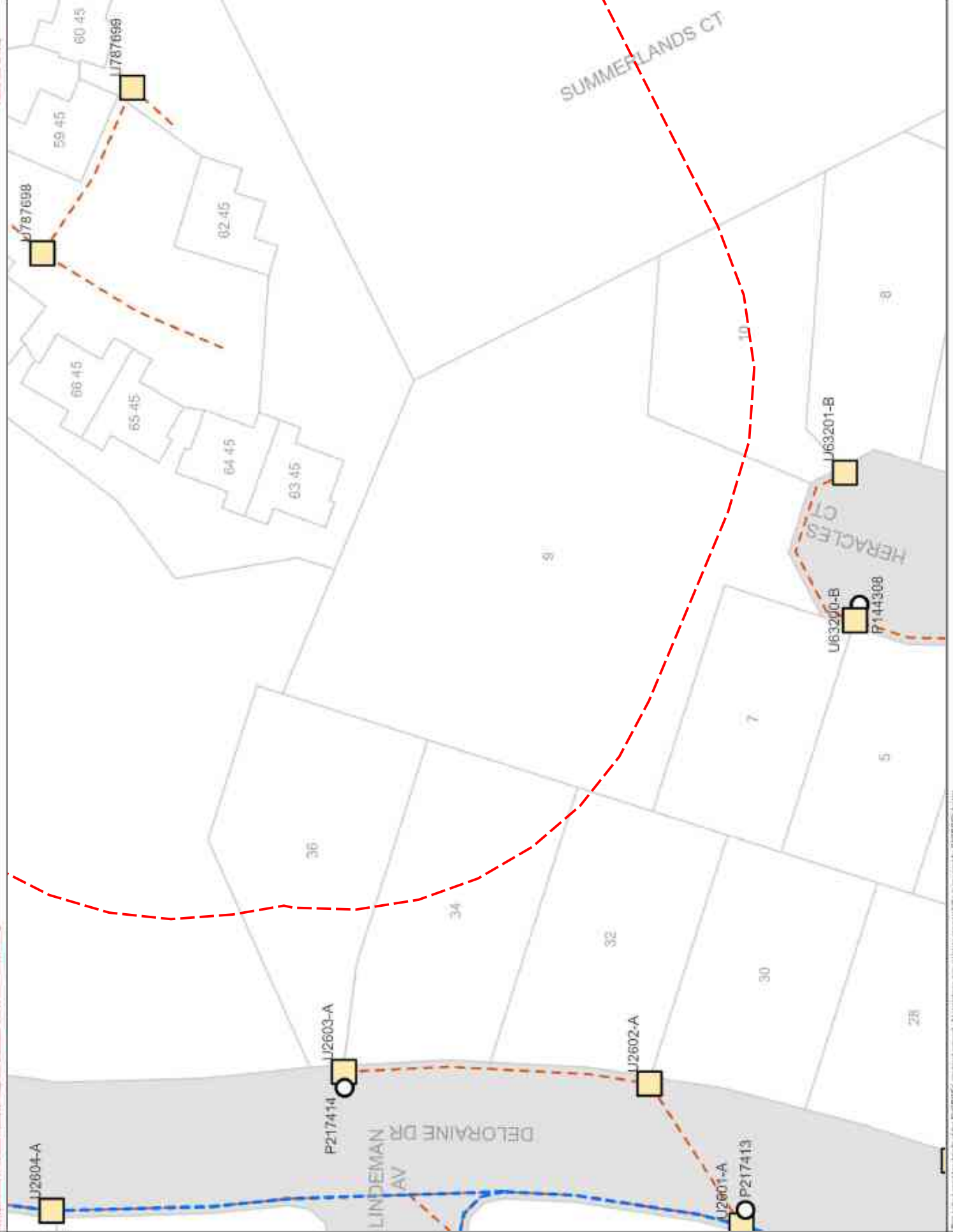
**LEGEND**

- Substation
- Cable Marker
- Pole
- Pole
- Pole
- UT Cable (up to 10kV)
- HV Cable (10kV - <math><33kV)</math>
- RV Cable (33kV and over)
- RV Boundary
- Planned Work Area

Access Category: D Plan








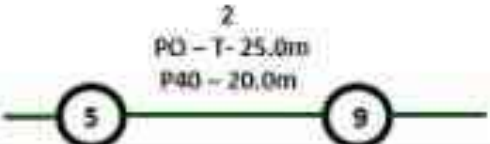






**DISCLAIMER:** While reasonable measures have been taken to ensure the accuracy of the information contained in this plan, the user of the information is advised that the user is responsible for the use of the information. The user is advised that the user is responsible for the use of the information. The user is advised that the user is responsible for the use of the information. The user is advised that the user is responsible for the use of the information.

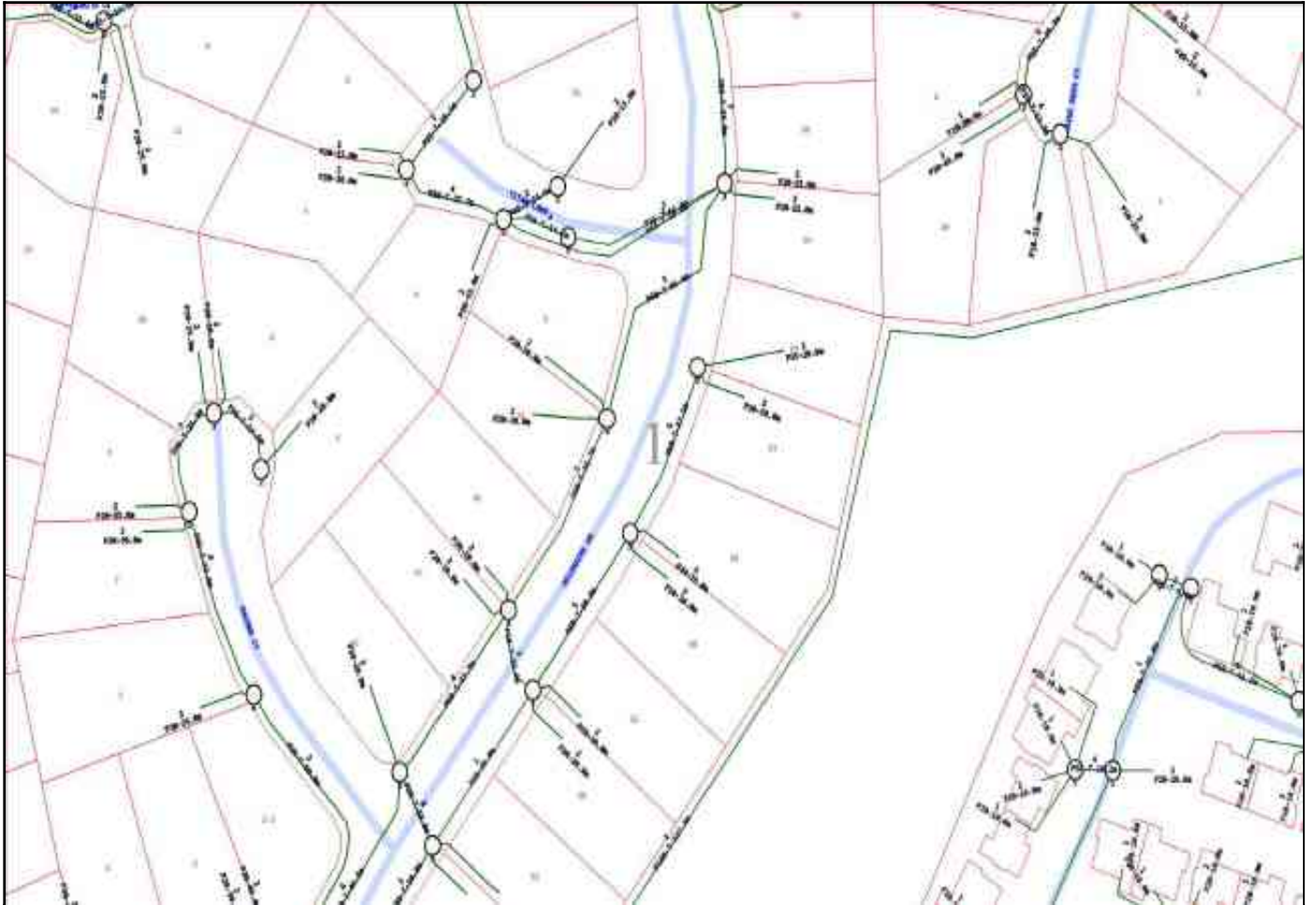


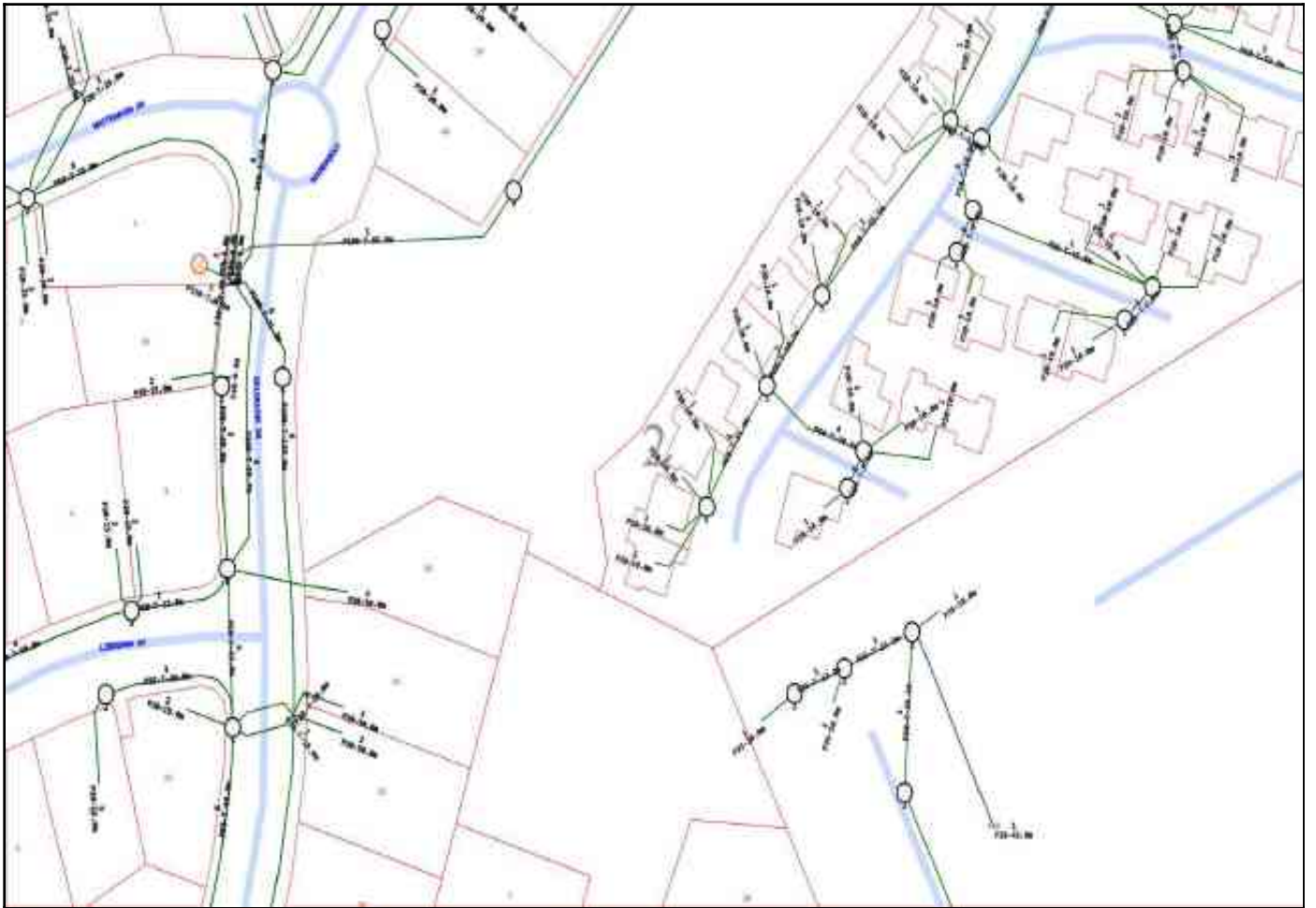


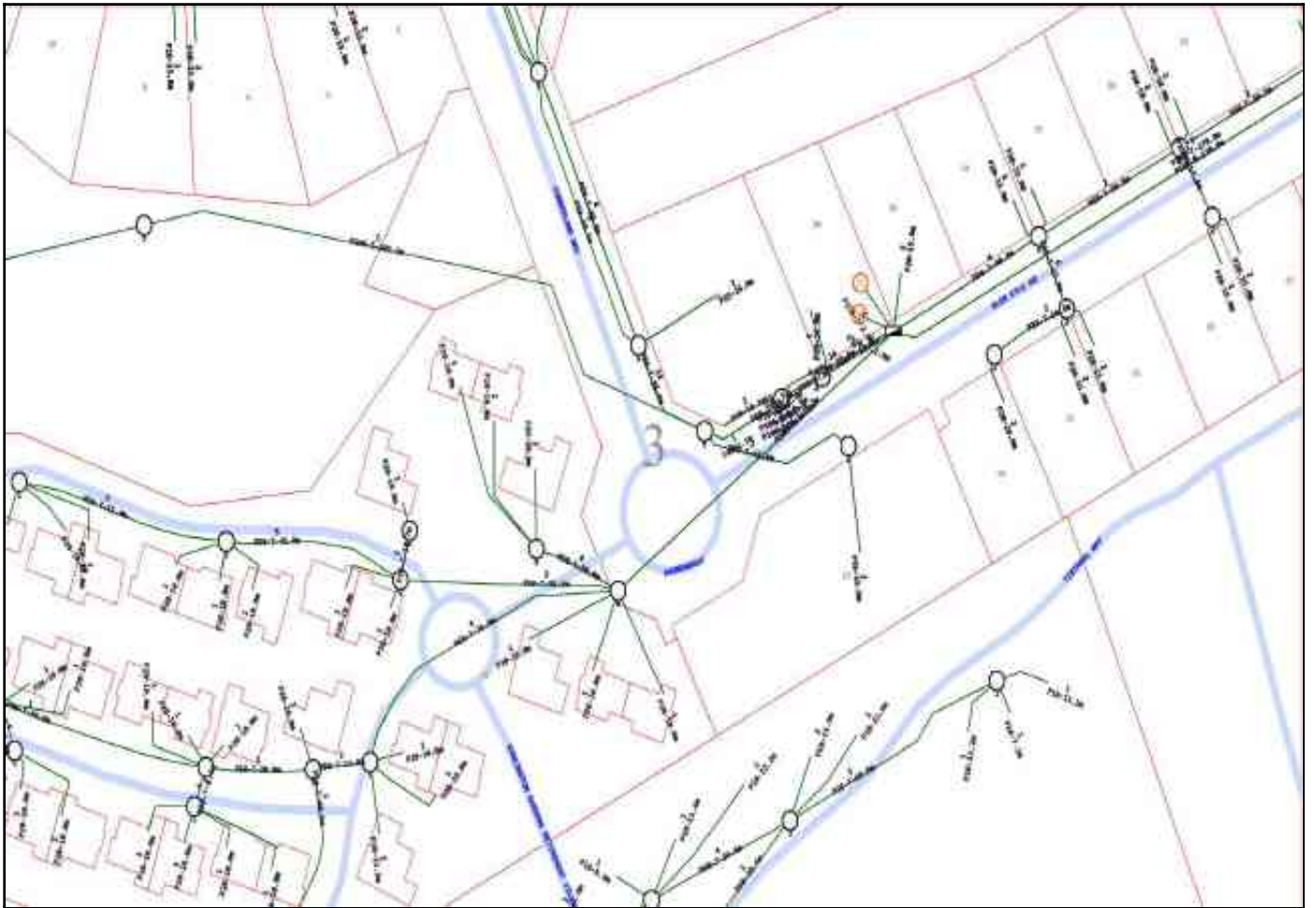
## LEGEND

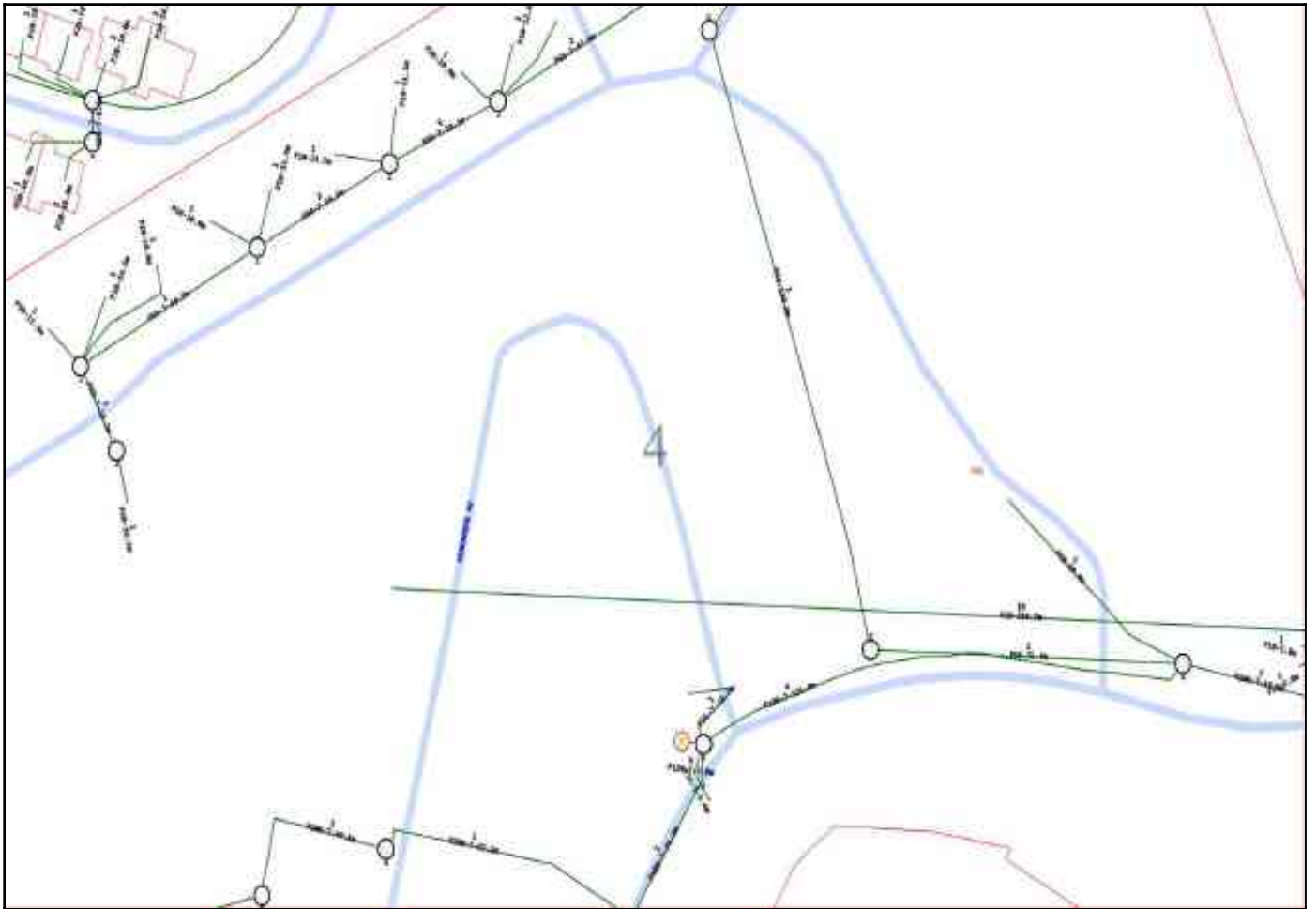


	<p>Parcel and the location</p>
	<p>Pit with size "5"</p>
	<p>Power Pit with size "2E". Valid PIT Size: e.g. 2E, 5E, 6E, 8E, 9E, E, null.</p>
	<p>Manhole</p>
	<p>Pillar</p>
	<p>Cable count of trench is 2. One "Other size" PVC conduit (PO) owned by Telstra (-T-), between pits of sizes, "5" and "9" are 25.0m apart. One 40mm PVC conduit (P40) owned by NBN, between pits of sizes, "5" and "9" are 20.0m apart.</p>
	<p>2 Direct buried cables between pits of sizes, "5" and "9" are 10.0m apart.</p>
	<p>Trench containing any <b>INSERVICE/CONSTRUCTED</b> (Copper/RF/Fibre) cables.</p>
	<p>Trench containing only <b>DESIGNED/PLANNED</b> (Copper/RF/Fibre/Power) cables.</p>
	<p>Trench containing any <b>INSERVICE/CONSTRUCTED</b> (Power) cables.</p>
	<p>Road and the street name "Broadway ST"</p>
<p>Scale</p>	 <p>Meters 1:2000 1 cm equals 20 m</p>





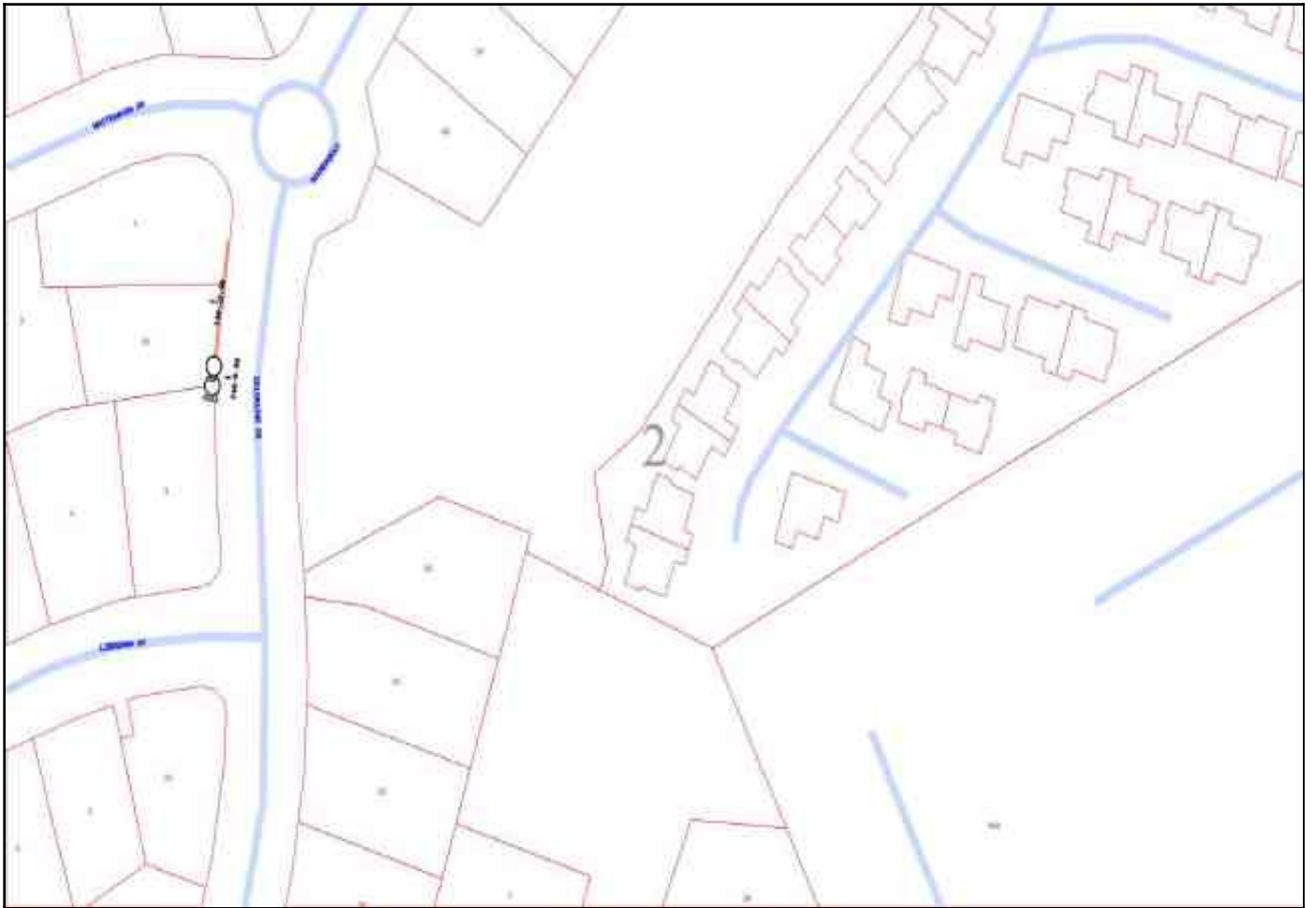




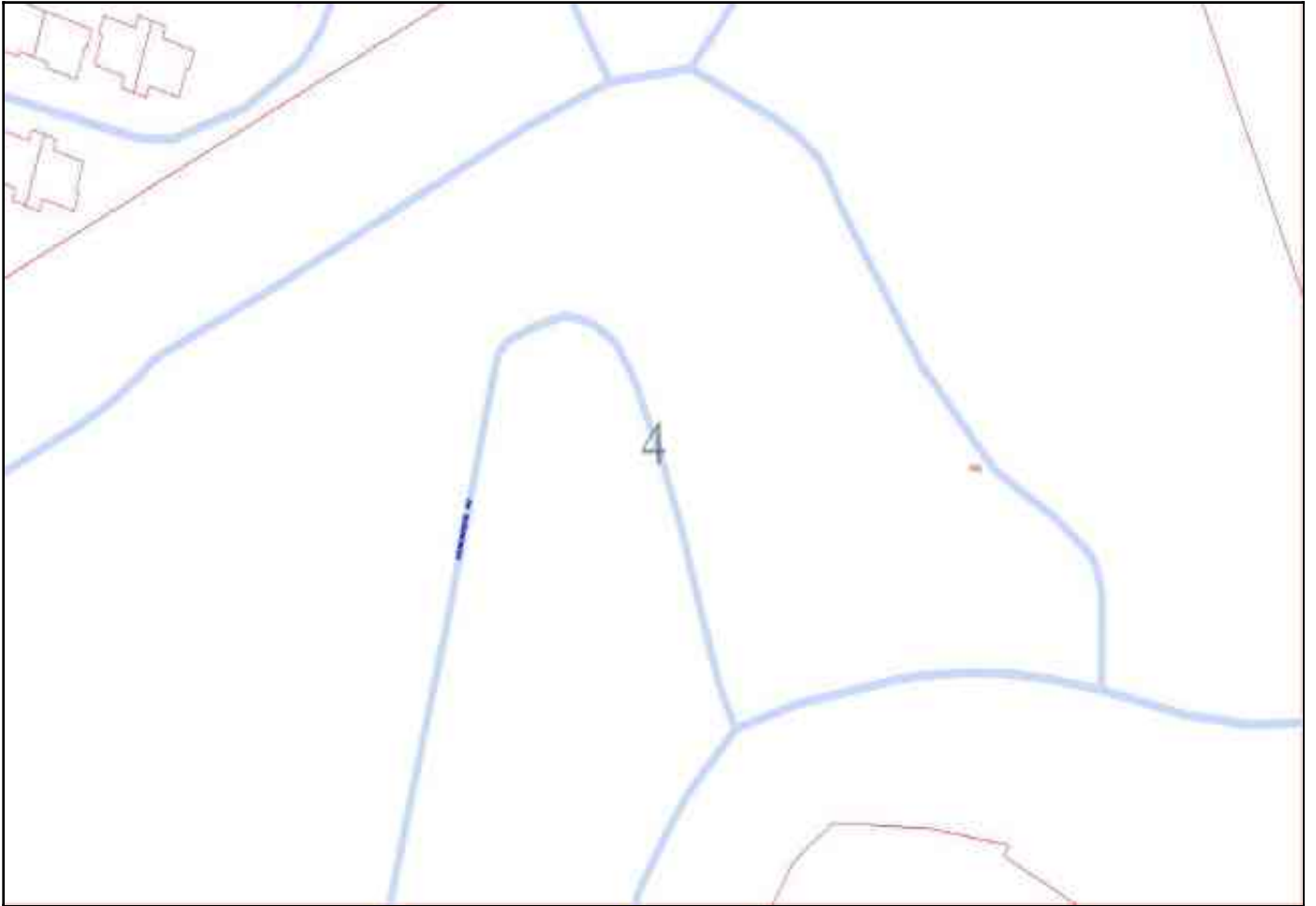
## Emergency Contacts

You must immediately report any damage to the **nbn**™ network that you are/become aware of. Notification may be by telephone - 1800 626 329.









## Emergency Contacts

You must immediately report any damage to the **nbn**™ network that you are/become aware of. Notification may be by telephone - 1800 626 329.



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Automate

26/06/26 (valid for 30 days)

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


Job # 53540360

Seq # 275214118



**Legend**

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

Scale 1:2,500 0 12.5 25 50  


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Job # 53540360

Seq # 275214118



### Legend

- Stormwater End Structure
- Stormwater Pit
- CatchPit
- FieldInlet
- Stormwater Open Drain
- Stormwater Pipe
- Pipe

Scale 1:1,000



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Seq # 275214118



**Legend**

- Electrical Pits
- Electrical Poles
- Electrical Conduits
- Communications Pits
- Communications Conduits
- Stormwater End Structure
- Stormwater Pit
- Catch Pit
- Manhole
- Stormwater Culvert
- Box Culvert
- Stormwater Open Drain
- Stormwater Pipe
- Pipe

Scale 1:1,000

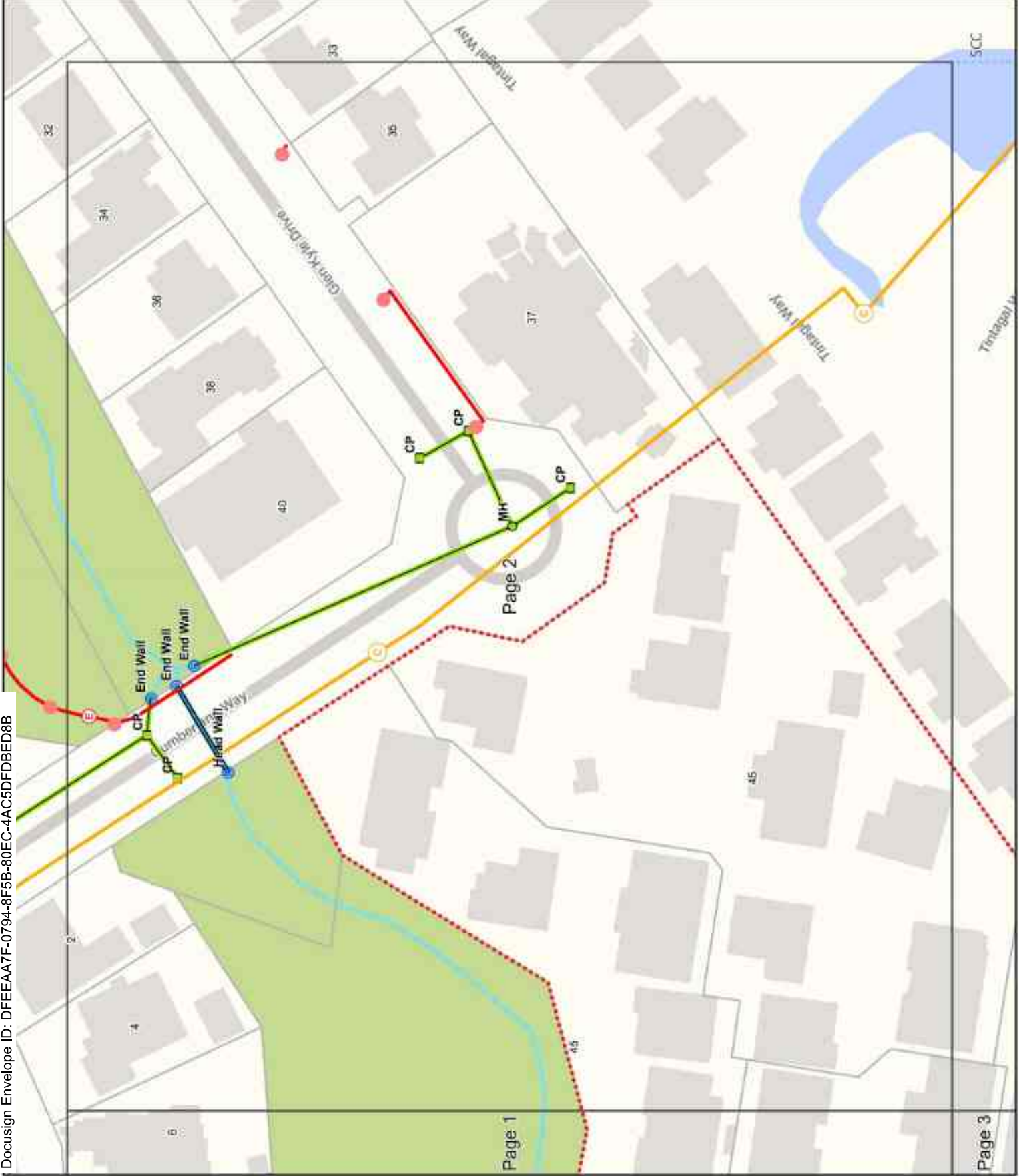
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DocuSign Envelope ID: DFEEAA7F-0794-8F5B-80EC-4AC5DFDBED8B



Page 1

Page 2

Page 3



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26/06/26 (valid for 30 days)

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



Job # 53540360  
Seq # 275214118

**Legend**

- Stormwater End Structure
- Stormwater Pit
- Field Inlet
- Stormwater Open Drain
- Stormwater Pipe
- Pipe

Scale 1:1,000

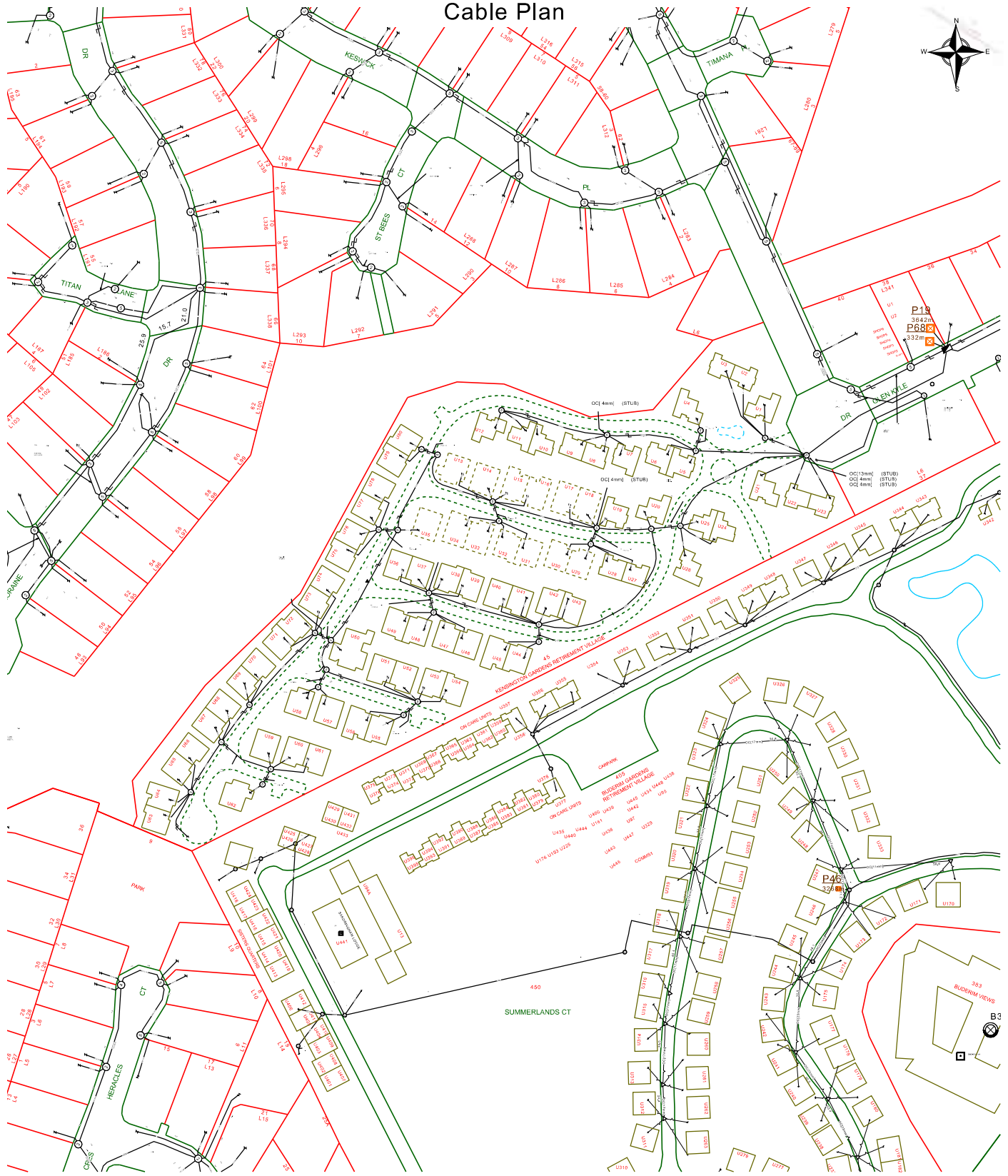
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# Cable Plan



Report Damage: <https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra/>  
 Ph - 13 22 03  
 Email - [Telstra.Plans@team.telstra.com](mailto:Telstra.Plans@team.telstra.com)  
 Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries

Sequence Number: 275214123

TELSTRA LIMITED A.C.N. 086 174 781

Generated On 26/06/2026 22:20:31

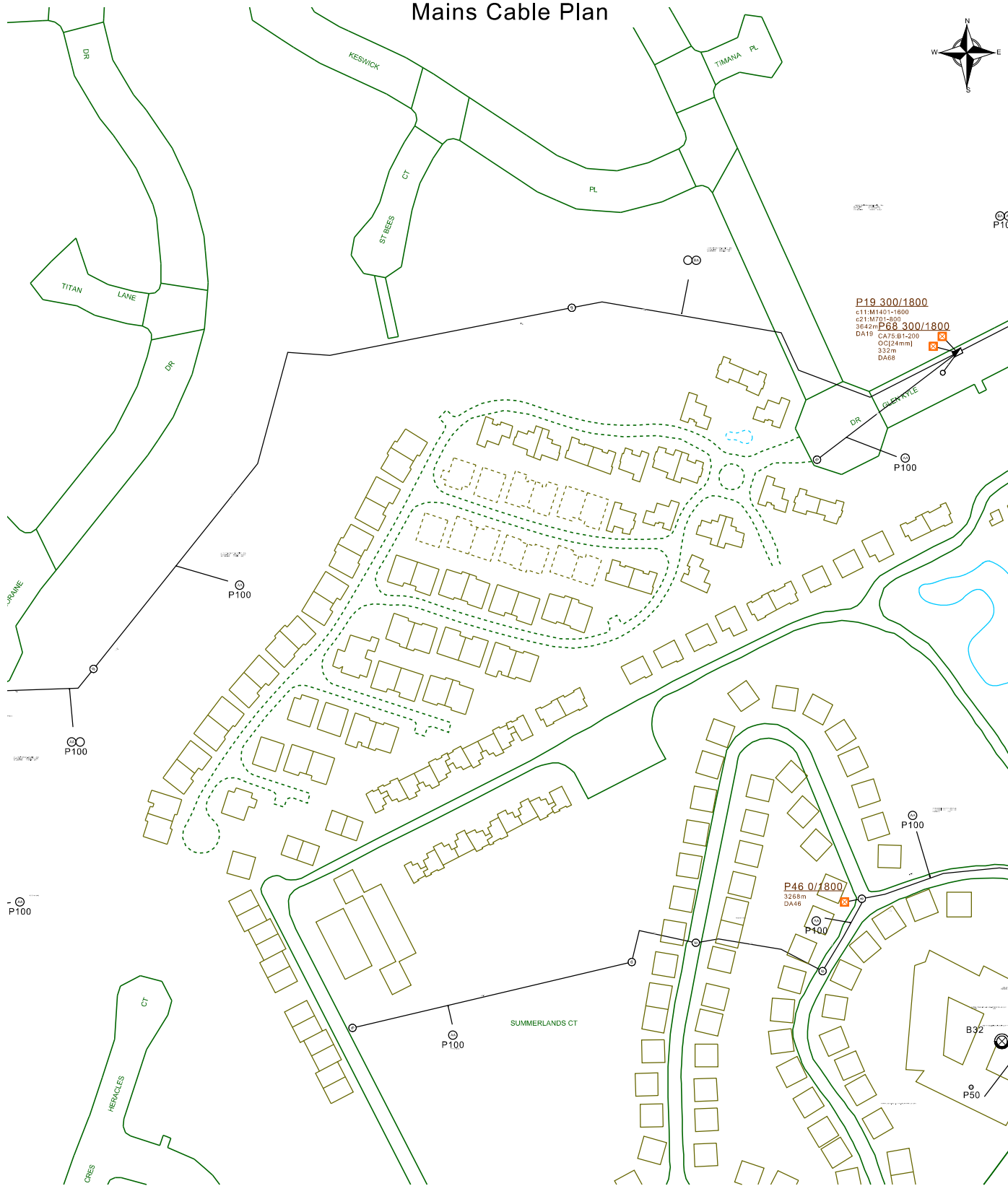
**CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact InfraCo Plan Services should you require any assistance.**

The above plan must be viewed in conjunction with the Mains Cable Plan on the following page

**WARNING**  
 Telstra plans and location information conform to Quality Level "D" of the Australian Standard AS 5488-Classification of Subsurface Utility Information. As such, Telstra supplied location information is indicative only. Spatial accuracy is not applicable to Quality Level D. Refer to AS 5488 for further details. The exact position of Telstra assets can only be validated by physically exposing it. Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy. Further on site investigation is required to validate the exact location of Telstra plant prior to commencing construction work. A Certified Locating Organisation is an essential part of the process to validate the exact location of Telstra assets and to ensure the asset is protected during construction works.

See the Steps- Telstra Duty of Care that was provided in the email response.

# Mains Cable Plan



Report Damage: <https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra/>  
 Ph - 13 22 03  
 Email - [Telstra.Plans@team.telstra.com](mailto:Telstra.Plans@team.telstra.com)  
 Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries

Sequence Number: 275214123

TELSTRA LIMITED A.C.N. 086 174 781

Generated On 26/06/2026 22:20:32

**CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact InfraCo Plan Services should you require any assistance.**

The above plan must be viewed in conjunction with the Mains Cable Plan on the following page

**WARNING**  
 Telstra plans and location information conform to Quality Level "D" of the Australian Standard AS 5488-Classification of Subsurface Utility Information. As such, Telstra supplied location information is indicative only. Spatial accuracy is not applicable to Quality Level D. Refer to AS 5488 for further details. The exact position of Telstra assets can only be validated by physically exposing it. Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy. Further on site investigation is required to validate the exact location of Telstra plant prior to commencing construction work. A Certified Locating Organisation is an essential part of the process to validate the exact location of Telstra assets and to ensure the asset is protected during construction works. See the Steps- Telstra Duty of Care that was provided in the email response.

**UNITYWATER BYDA MAP**  
 Sequence Number: 275214120  
 Job Number: 53540360  
 Printed On: 26/06/2026

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	<b>Sewer Gravity Main</b>
Water Pump Station	Trunk Main
Water Service	Reticulation Main
Water Valve	Overflow Main
Water Pipe (Abandoned)	Sewer Pipe (Abandoned)
Water Hydrant	<b>Sewer Pressure Main</b>
Water Fitting	Pressure Sewer
<b>Water Main</b>	Rising Main
Trunk Main	Vacuum Main
Reticulation Main	Pressure Sewer Service
<b>Sewer</b>	Sewer Service
Sewer Pump Station	<b>Recycled Water</b>
Sewer Maintenance Hole	Recycled Water Pump Station
Sewer Valve	Recycled Water Valve
Sewer Fitting	Recycled Water Hydrant
	Recycled Water Fitting
	Recycled Water Pipe (Abandoned)
	Recycled Water Main

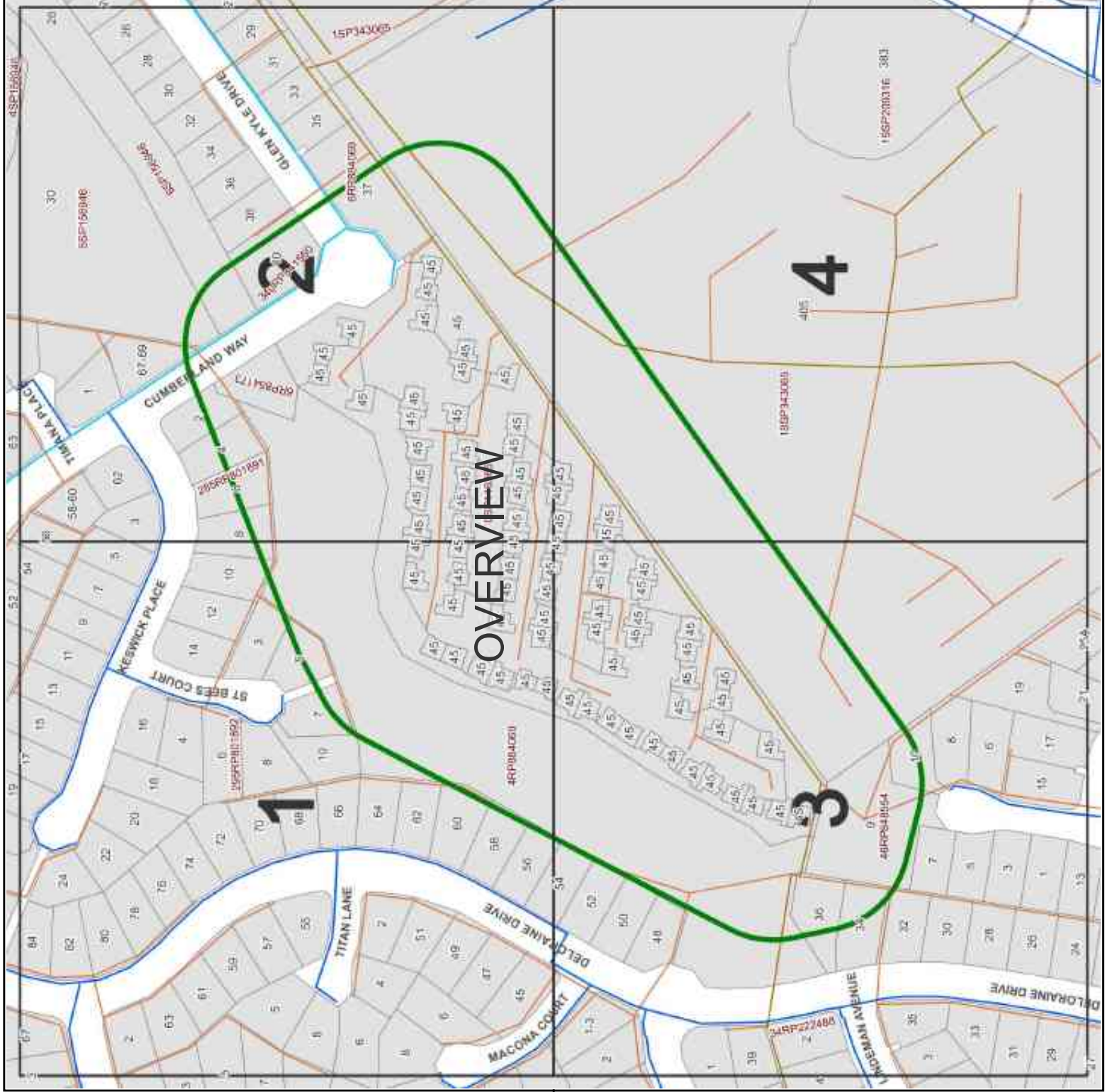


Scale: 1:2051  
 (If printed at 100%  
 on A3 size paper)

Before You Dig Australia  
 PO Box 953  
 Caboolture QLD 4510

Inquiries: 1300 0 Unity (1300 086 489) Email: [dbyd@unitywater.com](mailto:dbyd@unitywater.com)

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**UNITYWATER BYDA MAP**  
 Sequence Number: 275214120  
 Job Number: 53540360  
 Printed On: 26/06/2026

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	<b>Sewer Gravity Main</b>
Water Pump Station	Trunk Main
Water Service	Reticulation Main
Water Valve	Overflow Main
Water Pipe (Abandoned)	Sewer Pipe (Abandoned)
Water Hydrant	<b>Sewer Pressure Main</b>
Water Fitting	Pressure Sewer
Water Main	Rising Main
Trunk Main	Vacuum Main
Reticulation Main	Pressure Sewer Service
Sewer	Sewer Service
Sewer Pump Station	<b>Recycled Water</b>
Sewer Maintenance Hole	Recycled Water Pump Station
Sewer Valve	Recycled Water Valve
Sewer Fitting	Recycled Water Hydrant
	Recycled Water Fitting
	Recycled Water Pipe (Abandoned)
	Recycled Water Main

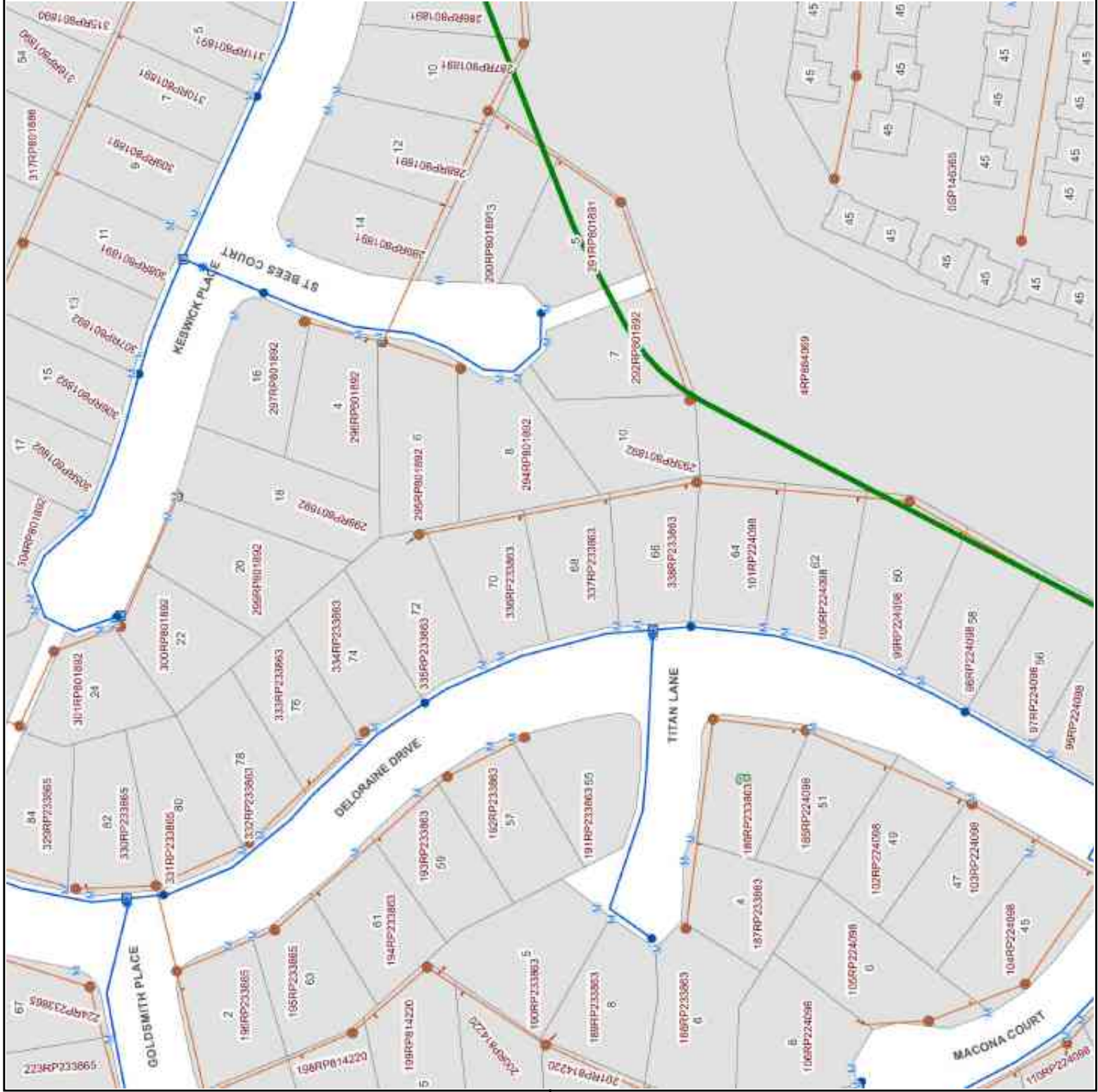
Map Title: 1  
 Scale: 1:1000  
 (If printed at 100%  
 on A3 size paper)



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# UNITYWATER BYDA MAP

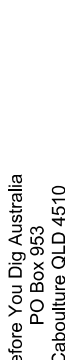
Sequence Number: 275214120  
 Job Number: 53540360  
 Printed On: 26/06/2026

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
<b>Water</b>	
	Sewer Gravity Main
	Trunk Main
	Water Pump Station
	Water Service
	Water Valve
	Water Pipe (Abandoned)
	Water Hydrant
	Water Fitting
<b>Water Main</b>	
	Trunk Main
	Reticulation Main
<b>Sewer</b>	
	Sewer Pump Station
	Sewer Maintenance Hole
	Sewer Valve
	Sewer Fitting
	Recycled Water Pump Station
	Recycled Water Valve
	Recycled Water Hydrant
	Recycled Water Fitting
	Recycled Water Pipe (Abandoned)
	Recycled Water Main
<b>Sewer Pressure Main</b>	
	Pressure Sewer
	Rising Main
	Vacuum Main
<b>Water Main</b>	
	Pressure Sewer Service
	Sewer Service
<b>Recycled Water</b>	
	Recycled Water Pump Station
	Recycled Water Valve
	Recycled Water Hydrant
	Recycled Water Fitting
	Recycled Water Pipe (Abandoned)
	Recycled Water Main

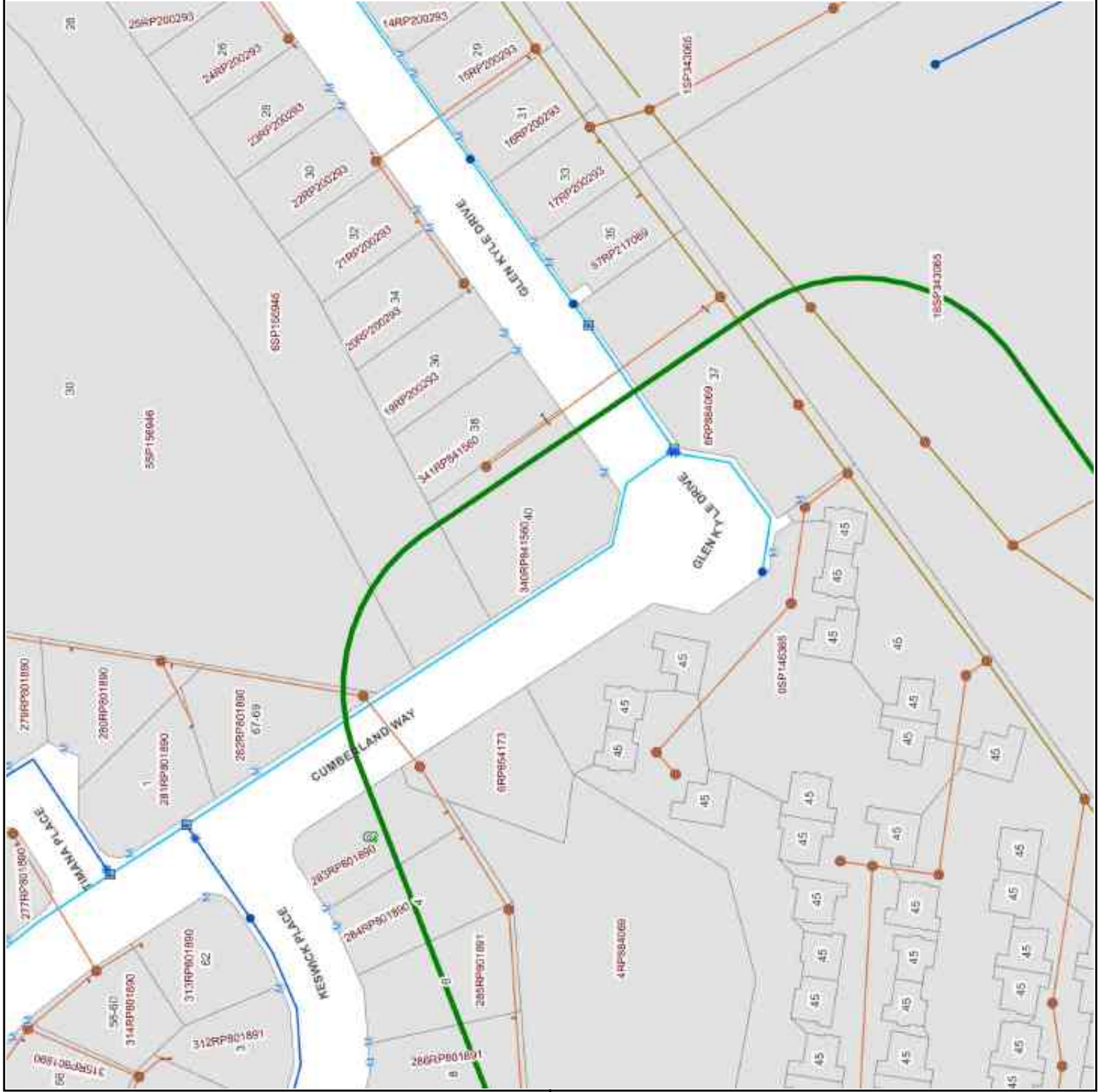
Map Title: 2  
 Scale: 1:1000  
 (If printed at 100%  
 on A3 size paper)



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 Call Unitywater:  
 1300 086 489

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

Legend	
Extent of Unitywater Area	Sewer Gravity Main
Water Pump Station	Trunk Main
Water Service	Reticulation Main
Water Valve	Overflow Main
Water Pipe (Abandoned)	Sewer Pipe (Abandoned)
Water Hydrant	<b>Sewer Pressure Main</b>
Water Fitting	Pressure Sewer
<b>Water Main</b>	Rising Main
Trunk Main	Vacuum Main
Reticulation Main	Pressure Sewer Service
<b>Sewer</b>	Sewer Service
Sewer Pump Station	<b>Recycled Water</b>
Sewer Maintenance Hole	Recycled Water Pump Station
Sewer Valve	Recycled Water Valve
Sewer Fitting	Recycled Water Hydrant
	Recycled Water Fitting
	Recycled Water Pipe (Abandoned)
	Recycled Water Main

Map Title: 3  
 Scale: 1:1000  
 (If printed at 100%  
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# UNITYWATER BYDA MAP

Sequence Number: 275214120  
 Job Number: 53540360  
 Printed On: 26/06/2026

Emergency Situations  
 Call Unitywater:  
 1300 086 489

This information on this plan is valid  
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Legend	
Extent of Unitywater Area	<b>Sewer Gravity Main</b>
Water Pump Station	Trunk Main
Water Service	Reticulation Main
Water Valve	Overflow Main
Water Pipe (Abandoned)	Sewer Pipe (Abandoned)
Water Hydrant	<b>Sewer Pressure Main</b>
Water Fitting	Pressure Sewer
Water Main	Rising Main
Trunk Main	Vacuum Main
Reticulation Main	Pressure Sewer Service
<b>Sewer</b>	Sewer Service
Sewer Pump Station	<b>Recycled Water</b>
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Sewer Valve	Recycled Water Valve
Sewer Fitting	Recycled Water Hydrant
	Recycled Water Fitting
	Recycled Water Pipe (Abandoned)
	Recycled Water Main

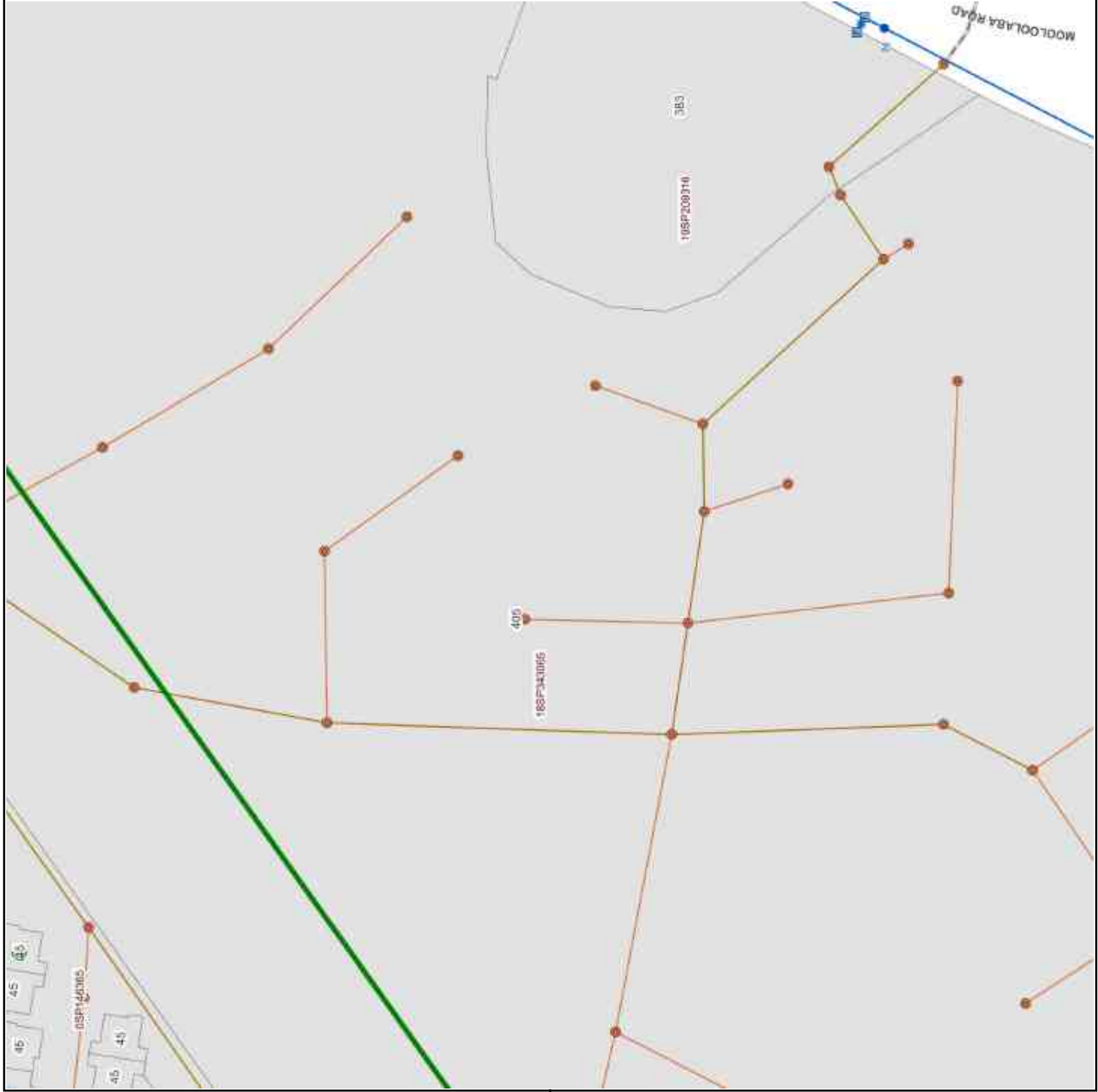
Map Title: 4  
 Scale: 1:1000  
 (If printed at 100%  
 on A3 size paper)



N 

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[Case types](#) / [Tree and fence disputes](#) / [Tree orders register](#)

# Tree orders register

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

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

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

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

**No results found.**

Search for

Date of order	Order	Address
25/06/2026	<a href="#">NDR233-25 (PDF, 300.2 KB)</a>	166 The Esplanade POINT VERNON QLD 4655
25/06/2026	<a href="#">NDR235-25 (PDF, 300.2 KB)</a>	166 The Esplanade POINT VERNON QLD 4655
17/06/2026	<a href="#">NDR193-24 (PDF, 42.7 KB)</a>	4 Yandilla Street NEWTOWN QLD 4350
12/06/2026	<a href="#">NDR082-23 (PDF, 151.2 KB)</a>	102 Cochrane Street RED HILL QLD 4059
11/06/2026	<a href="#">NDR091-23 (PDF, 97.7 KB)</a>	9 Wanderer Avenue MERMAID WATERS QLD 4218
03/06/2026	<a href="#">NDR105-25 (PDF, 350.6 KB)</a>	56 Pembroke Ave Pelican Waters PELICAN WATERS QLD 4551
29/05/2026	<a href="#">NDR200-24 (PDF, 865.8 KB)</a>	26 Royal Parade ALDERLEY QLD 4051
25/05/2026	<a href="#">NDR179-25 (PDF, 56.9 KB)</a>	1058 Rosebank Way West HOPE ISLAND QLD 4212
22/05/2026	<a href="#">NDR143-24 (PDF, 342.6 KB)</a>	209 Venner Road FAIRFIELD QLD 4103

[QBCC website \(https://www.qbcc.qld.gov.au/\)](https://www.qbcc.qld.gov.au/), [Search a register \(search-a-register\)](#), [About QBCC \(https://www.qbcc.qld.gov.au/about-us\)](#), [Legislation \(https://www.qbcc.qld.gov.au/about-us/legislation\)](https://www.qbcc.qld.gov.au/about-us/legislation), [Feedback & Enquiry \(contactsupport\)](#), [Help and Support \(https://www.qbcc.qld.gov.au/myqbcc-system-requirements-useful-tips\)](https://www.qbcc.qld.gov.au/myqbcc-system-requirements-useful-tips)

---

# Pool Register

Property location

 [Show Map](#)

Address

46/45 GLEN KYLE DR, BUDERIM QLD 4556

Lot on plan (RPD)

46/SP/151741

Council

SUNSHINE COAST REGIONAL

Details

No pools are registered for this property.

[Back](#)

[Register pool](#)

---

## Contact Us

Get in touch for enquiries, feedback, complaints and compliments.

**Phone:** 139 333

[QBCC website \(https://www.qbcc.qld.gov.au/\)](https://www.qbcc.qld.gov.au/), [Search a register \(search-a-register\)](#), [About QBCC \(https://www.qbcc.qld.gov.au/about-us\)](#), [Legislation \(https://www.qbcc.qld.gov.au/about-us/legislation\)](https://www.qbcc.qld.gov.au/about-us/legislation), [Feedback & Enquiry \(contactsupport\)](#), [Help and Support \(https://www.qbcc.qld.gov.au/myqbcc-system-requirements-useful-tips\)](https://www.qbcc.qld.gov.au/myqbcc-system-requirements-useful-tips)

---

# Pool Register

Property location

 [Show Map](#)

Address

45 GLEN KYLE DR, BUDERIM QLD 4556

Lot on plan (RPD)

9999/SP/146365

Council

SUNSHINE COAST REGIONAL

Details

No pools are registered for this property.

[Back](#)

[Register pool](#)

---

## Contact Us

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**Phone:** 139 333

[QBCC website \(https://www.qbcc.qld.gov.au/\)](https://www.qbcc.qld.gov.au/), [Search a register \(search-a-register\)](#), [About QBCC \(https://www.qbcc.qld.gov.au/about-us\)](#), [Legislation \(https://www.qbcc.qld.gov.au/about-us/legislation\)](https://www.qbcc.qld.gov.au/about-us/legislation), [Feedback & Enquiry \(contactsupport\)](#), [Help and Support \(https://www.qbcc.qld.gov.au/myqbcc-system-requirements-useful-tips\)](https://www.qbcc.qld.gov.au/myqbcc-system-requirements-useful-tips)

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Home(/myQBCC/s/)

# Owner builder register

Lot/Plan number 

46

SP 151741



You can search by owner builder number, name, lot/plan number or address.

[Glossary of terms](#)

Sorry, no matching items found.

## Contact Us

Get in touch for enquiries, feedback, complaints and compliments.

**Phone:** 139 333

[Contact us](#)

# Rate notice

Customer enquiries: T 07 5475 7542 E [rates@sunshinecoast.qld.gov.au](mailto:rates@sunshinecoast.qld.gov.au)



ABN 37 876 873 810



035602

Mrs SA LALY  
KENSINGTON GARDENS RES VILLAGE  
40 CASI GREEN WAYLE DR  
BLOOMING QLD 4306

### Half yearly rate notice for period

1 July 2025 to 31 December 2025  
Issue date: 22 July 2025  
Property no: 109438  
Valuation: \$46,250  
Payment reference no: 100074540  
Due date for payments: 22 August 2025

Amount payable: \$938.95

Property location: Kensington Gardens Res Village, Casi Green Wayle Dr, Blooming QLD 4306  
Property description: Lot 46 29131241 Kensington Gardens Res Village Project A Commercial Enclave  
1780

### Rates and charges

Sunshine Coast Council rates and charges	Units	Rate charged	Amount
General Rate - Category 30	1 x	793.35	793.35
Waste Low Noise Bin - 1100 litre	1 x	235.50	235.50
Arts and Heritage Levy	1 x	10.00	10.00
Environment Levy	1 x	82.80	82.80
Traffic Levy	1 x	41.00	41.00
State Government charges (Council required to collect on behalf of the State Government)		145.91	145.91
State Emergency Management Levy, Class A Group 2	1 x	21.96	21.96
Less HENSLON CONCESSION:		125.80	125.80
State Government		125.16	125.16
Sunshine Coast Regional Council		161.30	161.30
<b>TOTAL</b>			<b>288.46</b>
		<b>SUB-TOTAL:</b>	<b>1,277.41</b>
			<b>5938.95</b>

Minimum rate = 793.35  
Minimum rate = 235.50  
Minimum rate = 10.00  
Minimum rate = 82.80  
Minimum rate = 41.00  
Minimum rate = 145.91  
Minimum rate = 21.96

*Paid by Mrs LALY*

Please review the enclosed Schedule of Rates to confirm your rate category and review the important notes overleaf.  
**Easy ways to pay:**

**ib** Biller Code: 16259  
Ref: 100074540  
Mobile & Internet Banking - BPAV  
Make this payment from your chequing savings, debit, credit card or transaction account.

- Post Billpay
- Phone
- Internet

Pay in store at Australia Post, or online at [australiapost.com.au/postbillpay](http://australiapost.com.au/postbillpay)



Call 13 18 16 and follow the prompts  
Credit Card: MasterCard and Visa  
Billpay Code: 0214

Go to [www.sunshinecoast.qld.gov.au](http://www.sunshinecoast.qld.gov.au), click on Pay and Apply and follow the prompts  
Reference: 1 0007 4540  
MasterCard and Visa

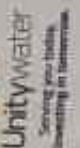
paid 2/16/26

**WATER AND SEWERAGE YOUR BILL**

1 300 006 609  
 Emergencies and leaks  
 Account enquiries  
 unitywater.com  
 3030

Account Number: 0001189  
 Payment reference: 0000 0118 99  
 Property: Kingsdown Gardens 144  
 through Unit 645 Green Way Dr  
 BUENOS AIRES, QLD

Bill number: 712000774  
 Billing period: 01 Feb 2026  
 to 01 May 2026  
 Meter data: 127 May 2026  
 Applicable date  
 of meter reading: 27 Jul 2026



001281  
 Mr S A Daly  
 Kingsdown Gardens Ref Village  
 Unit 645 Green Way Dr  
 BUENOS AIRES QLD 4156

**Your account activity**

Your last bill: \$312.87  
 Payments/adjustments: -\$312.87  
 Balance: \$0.00  
 New charges: +\$280.52 (including rebates)  
 Total due: \$280.52  
 Due date: 11 Jun 2026

Compare your average daily usage over time



**What does your water bill pay for?**

Your investment in safe and reliable water and wastewater services.

Learn more at [unitywater.com/yourwaterbill](http://unitywater.com/yourwaterbill)

**Easy ways to pay** For other payment options - see over

- Direct Debit**  
 Log in to My Account at [unitywater.com](http://unitywater.com) to set up automatic payments from your bank account or credit card or call us for assistance.
- BillPay**  
 Biller Code: 130392  
 Ref: 0096 0118 99  
 Contact your bank or financial institution to pay from your cheque savings, debit credit card or transaction account.  
 For more info at [Biller.com.au](http://Biller.com.au)
- SmoothPay**  
 Smooth and your bill payments across the year with regular fortnightly or monthly payments, interest free.  
 Find out more at [unitywater.com/smoothpay](http://unitywater.com/smoothpay)

**Body corporate certificate**

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 ...Page 2
- details of the property and community titles scheme ...Page 3
- by-laws and exclusive use areas ...Page 4
- lot entitlements and financial information ...Page 5
- owner contributions and amounts owing ...Page 6
- common property and assets ...Page 8
- insurance ...Page 9
- contracts and authorisations ...Page 10

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](http://www.qld.gov.au/bodycorporate).

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

**The information in this certificate is issued on 29/06/2026.**

## Becoming an owner

When you become an owner of a lot in a community title 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.

<b>Contacting the body corporate</b>	
The body corporate is an entity made up of each person who owns a lot within a community titles scheme.	
<b>Name and number of the community titles scheme</b>	
Kensington Gardens Retirement Village 30198	
<b>Body corporate manager</b>	
Bodies corporate often engage a body corporate manager to handle administrative functions.	
<b>Is there a body corporate manager for the scheme?</b>	
<input checked="" type="checkbox"/> Yes. The body corporate manager is:	
Name: Anne Chambers	Company: Strata4U Pty Ltd
Phone: 1300 836 606	Email: manager@strata4u.net.au
<input type="checkbox"/> No	
<b>Accessing records</b>	
<b>Who is responsible for keeping the body corporate's records?</b>	
<input checked="" type="checkbox"/> The body corporate manager named above.	
<input type="checkbox"/> The following person:	
Name:	Role:
Phone:	Email:

## Property and community titles scheme details

### Lot and plan details

Lot number: 46

Plan type and number: SP 146365

Plan of subdivision:     Standard Format     Building Format     Volumetric Format

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

### Regulation module

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

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

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

Accommodation     Commercial     Small Schemes     Standard

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

### Layered arrangements of community titles schemes

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

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

- Yes  
 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?**

- Yes  
 No

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

## By-laws and exclusive use areas

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

### What by-laws apply?

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

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

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

### General by-laws

- The community management statement includes the complete set of by-laws that apply to the scheme.
- The community management statement specifies the by-laws in Schedule 4 of the *Body Corporate and Community Management Act 1997* apply to the scheme.
- A consolidated set of the by-laws for the scheme is given with this certificate.

### Exclusive use areas

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

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

- Yes
- No

**If yes, the exclusive use by-laws or other allocations of common property for the schemes are:**  
(select all that apply)

- listed in the community management statement.
- given with this certificate.

## 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: 80

### Interest schedule

Interest schedule lot entitlement for the lot: 1

Total interest schedule lot entitlements for all lots: 80

### 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 46 for the current financial year: \$1,340.62

Number of instalments: 4 (outlined below)

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

Discount for on-time payments (if applicable): 0.00%

Due date	Amount due	Amount due if discount applied	Paid
12/05/2026	\$670.31	\$670.31	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
01/08/2026	\$670.31	\$670.31	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

**Sinking fund contributions**

Total amount of contributions (before any discount) for lot 46 for the current financial year: \$764.50

Number of instalments: 4 (outlined below)

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

Discount for on-time payments (if applicable): 0.00%

Due date	Amount due	Amount due if discount applied	Paid
12/05/2026	\$382.25	\$382.25	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
01/08/2026	\$382.25	\$382.25	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

**Special contributions (IF ANY)**

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

Total amount of contributions (before any discount) for lot 46: \$0.00

Number of instalments: 0 (outlined below)

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

Discount for on-time payments (if applicable): 0.00%

**Other amounts payable by the lot owner**

For the current financial year there are:

- No other amounts payable for the lot.
- Amounts payable under exclusive use by-laws, totalling \$0.00
- Amounts payable under service agreements (that are not included in body corporate contributions for the lot), totalling \$0.00
- Other amounts payable, totalling \$0.00 (see explanation given with this certificate).

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

At the date of this certificate:

- All payments for the lot are up to date.
- The following amounts are due but not yet paid for the lot:
  - Overdue contributions: \$0.00
  - Penalties on overdue contributions: \$0.00
  - Other amounts due but not paid: \$0.00

**Total amounts due but not paid: \$0.00**

**Common property and assets**

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

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

**Sinking fund forecast and balance - maintenance and replacement of common property / assets**

The body corporate must have a sinking fund to pay for future capital expenses, such as repairs or replacement of common property and assets. The body corporate must raise enough money in its sinking fund budget each year to provide for spending for the current year and to reserve an amount to meet likely spending for 9 years after the current year. If there is not enough money in the sinking fund at the time maintenance is needed, lot owners will usually have to pay additional contributions.

Prior to signing a contract, you should consider whether the current sinking fund balance is appropriate to meet likely future capital expenditure.

**Does the body corporate have a current sinking fund forecast that estimates future capital expenses and how much money needs to be accumulated in the sinking fund?**

- Yes - you can obtain a copy from the body corporate records.
- No

**Current sinking fund balance (as at date of certificate):** **\$697,055.84**  
 .....

**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.

- There are no authorised improvements to the common property that the owner of the lot is responsible for maintaining in good condition.
- Details of authorised improvements to the common property that the owner of the lot is responsible for maintaining in good condition are given with this certificate.

**Body corporate assets**

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

- The body corporate does not have any assets that it is required to record in its register.
- A copy of the body corporate register of assets is given with this certificate.

## 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, the:

- type of policy;
- name of the insurer;
- sum insured;
- amount of premium; and
- excess payable on a claim

are given with this certificate.

### Alternative insurance

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

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

Yes

No

### Lot owner and occupier insurance

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

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

More information about insurance in community titles schemes is available from your solicitor or [www.qld.gov.au/buyingbodycorporate](http://www.qld.gov.au/buyingbodycorporate).

## Contracts and authorisations

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

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

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?**

- Yes
- No

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

- Yes
- No

### Embedded network electricity supply

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

- Yes
- No

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

**Body corporate authority**

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

**Name/s:** Anne Chambers

**Position/s held:** Strata Manager

**Signature/s :**                     *Anne Chambers*                    

**Date:** 29/06/2026

**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

# ANNUAL FINANCIAL STATEMENTS

For the period 1 May 2025 to 30 April 2026

Prepared For

**Kensington Gardens Retirement Village**

**CTS 30198**

45 Glen Kyle Drive  
Buderim  
Queensland 4556

**Manager**

Anne Chambers  
Strata4U Pty Ltd

**Printed**

29 June 2026

**Balance Sheet****Administrative & Sinking Fund****Body Corporate for Kensington Gardens Retirement Village CTS 30198****As at 30th April 2026**

45 Glen Kyle Drive Buderim Queensland 4556

**ABN/ACN 89 899 809 639****Assets****2026**

Cash		99,925.39
Investment Account	Note 9	618,838.59
Prepaid Expenses	Note 10	11,802.42
Levies in Arrears	Note 11	0.13
GST Asset		2,979.79
GST balance to collect		6,355.10
	<b>Total Assets</b>	<b>\$ 739,901.42</b>

**Liabilities**

Levies in Advance	Note 13	36,839.60
Accounts Payable Liability	Note 14	(365.83)
Unallocated Monies Received	Note 12	6,059.49
Accrued Expenses	Note 15	9,745.41
	<b>Total Liabilities</b>	<b>\$ 52,278.67</b>

**Net Assets \$ 687,622.75****Equity**

Administrative Fund	(14,264.17)
Sinking Fund	701,886.92
	<b>Total Equity \$ 687,622.75</b>

# Income and Expenditure Statement

Administrative Fund

Body Corporate for Kensington Gardens Retirement Village CTS 30198

1 May 2025 to 30 April 2026

45 Glen Kyle Drive Buderim Queensland 4556

ABN/ACN 89 899 809 639

## Income

Levy Fees - normal	195,000.00
Mutual Revenue - penalty interest	73.46
Sundry Revenue	169.00
Taxes, Fees & Charges - GST rounding	0.89

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<b>Total Administrative Fund Income</b>	<b>195,243.35</b>
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## Expenditure

Accountant - BAS/IAS fees	760.00
Accountant - audit fees	850.00
Accountant - audit preparation fee	480.00
Accountant - company tax returns	457.50
Administrative Fees & Charges - computer/internet f...	1,400.96
Administrative Fees & Charges - document fees	555.00
Administrative Fees & Charges - form 33 certificate	1,062.50
Administrative Fees & Charges - meeting room book...	804.52
Administrative Fees & Charges - reconciliation fees	180.00
Bank Fees & Charges - account keeping fees	21.00
Body Corporate Manager - disbursements	3,600.00
Body Corporate Manager - management fees	9,600.00
Body Corporate Manager - other	4,469.75
Committee Expenses	1,392.63
Electricity - charges	3,069.19
Fire Protection Services	659.68
Garage Door Maintenance	135.45
Garden/Lawn Maintenance	81,226.95
Garden/Lawn Maintenance - improvements	85.00
Insurance Premiums - building	42,175.34
Insurance Premiums - stamp duty component	2,911.71
Legal Services	6,847.14
Minor Building Maintenance	3,948.29
Plumbing Maintenance	3,358.67
Secret Ballot Scrutineer	220.00
Taxes, Fees & Charges	740.00
Taxes, Fees & Charges - GST rounding	(1.69)
Taxes, Fees & Charges - PAYG instalments	6,666.00
Taxes, Fees & Charges - document lodgement fees	300.00
Taxes, Fees & Charges - income tax	8,546.40
Valuer - insurance valuation	1,118.18
Water - charges	5,902.95

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<b>Total Administrative Fund Expenditure</b>	<b>193,543.12</b>
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<b>Surplus / Deficit for period</b>	<b>1,700.23</b>
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**Income and Expenditure Statement (continued)****Administrative Fund****Body Corporate for Kensington Gardens Retirement Village CTS 30198****1 May 2025 to 30 April 2026**

45 Glen Kyle Drive Buderim Queensland 4556

ABN/ACN 89 899 809 639

**Summary**

Opening Balance as at 1 May 2025	(15,964.40)
Total Revenue during period	195,243.35
Total Expenditure during period	(193,543.12)
<b>Administrative Fund balance as at 30 April 2026</b>	<b>(\$ 14,264.17)</b>

# Income and Expenditure Statement

Sinking Fund

Body Corporate for Kensington Gardens Retirement Village CTS 30198

1 May 2025 to 30 April 2026

45 Glen Kyle Drive Buderim Queensland 4556

ABN/ACN 89 899 809 639

## Income

Investment Transactions - interest received	26,060.95
Levy Fees - normal	111,200.00
Mutual Revenue - penalty interest	22.14
Taxes, Fees & Charges - income tax	130.96

<b>Total Sinking Fund Income</b>	<b>137,414.05</b>
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## Expenditure

Exterior Finishes - doors	861.22
Fences & Gates	1,737.96
Garage	11,886.34
Garden/Lawn Maintenance - improvements	11,876.00
Insurance Claim - excess	1,000.00
Minor Building Maintenance	1,110.87
Plumbing & Drainage	7,417.42
Quantity Surveyor - sinking fund forecast	1,627.27
Retaining Wall Repairs	23,745.00
Roadways, Driveways & Parking	1,322.05
Roof Systems	75,021.74
Signs	340.91
Trees & Shrubs - tree lopping	6,313.75

<b>Total Sinking Fund Expenditure</b>	<b>144,260.53</b>
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<b>Surplus / Deficit for period</b>	<b>(6,846.48)</b>
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## Summary

Opening Balance as at 1 May 2025	708,733.40
Total Revenue during period	137,414.05
Total Expenditure during period	(144,260.53)

<b>Sinking Fund balance as at 30 April 2026</b>	<b>\$ 701,886.92</b>
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# Notes To Financial Statements

## Body Corporate for Kensington Gardens Retirement Village CTS 30198

45 Glen Kyle Drive Buderim Queensland 4556

ABN/ACN 89 899 809 639

### Note 1 Summary of Accounting Policies

This special purpose financial report has been prepared for distribution to owners to fulfill the body corporate's financial reporting requirements under the Body Corporate and Community Management Act 1997. The accounting policies used in the preparation of this report, as described below, are in the opinion of the body corporate manager appropriate to meet the needs of owners.

- (a) The financial report has been prepared on the Accrual basis of accounting including the historical cost convention and the going concern assumption.
- (b) The requirements of Accounting Standards and other professional reporting requirements in Australia do not have mandatory applicability to the body corporate because it is not a "reporting entity" as defined in those Standards.

### Note 2 Levies in Arrears, in Advance, not Due and payments unidentified

Any items shown as "Levies in Arrears" and "Levies in Advance" in the Balance Sheet represent the position of all levies in arrears or advance, as the case may be, as at the balance date. Any items shown as "Levies not Due" in the Balance Sheet represent levies which have a due date after the balance date. Any items shown as "Levy payments unidentified" in the Balance Sheet represent levy payments that have been received, however could not be identified and therefore allocated to a unit correctly, these funds are held as a liability until they can be correctly allocated. Any other charges against unit owners in arrears or payments in advance appear as liabilities and assets, as the case may be, elsewhere in the Balance Sheet.

### Note 3 Unallocated Monies Received

Any items shown as "Unallocated Monies Received" in the Balance Sheet represents amounts received for levies and/or items not yet billed and are recognised as revenue on the day the levy and/or invoice is billed.

### Note 4 Income Tax

Assessable income such as interest, dividends and other investment income derived by the Body Corporate, is taxable at the current company tax rate of 30%. Assessable income received by the Body Corporate in respect of common property, other than as stated above, is taxable in the hands of individual owners as determined by Tax Ruling 2015/3.

### Note 5 Depreciation

Common property, including assets fixed to it, is not beneficially owned by the body corporate and is therefore not depreciable. Non-fixed assets that are purchased by the body corporate are beneficially owned by it, but the purchase cost is expensed upon acquisition and not depreciated.

### Note 6 Unearned Revenue

Any items shown as "Unearned Revenue" in the Balance Sheet represents money received for a service or product that has yet to be fulfilled. For example, pre-payment on a lease agreement. The revenue is a liability until it has been 'earned' by the owners corporation.

### Note 7 GST Rounding

Any items shown as "GST Rounding" in the Income and Expenditure Statement represents the rounded amount not included in any amounts paid to the ATO when calculating GST transactions. This amount is net of GST.

### Note 8 GST balance to collect

Any items shown as "GST balance to collect" in the Balance Sheet represents the GST portion of any invoices that are due and accrue in the next financial year. EG. Interim levies issued in this reporting period that are for a levy period in the next financial year. The invoice (net of GST) is not an asset as the accrual period has not started. However the GST portion is considered both an asset and a liability as at the invoice date. The asset is reported as "GST balance to collect".

### Note 9 Investment Account

Detail	Amount
Kensington Gardens Retirement Village CTS 30198 TD 2161-85223	618838.59
	<b>\$ 618,838.59</b>

### Note 10 Prepaid Expenses

Detail	Amount
Strata Insurance Solutions Residential Strata Building Insurance Period 14/07/2025 to 14/07/2026	10056.88
Geforce Technologies Pty Ltd Website hosting for kgrv.org.au domain & 7 x Exchange mailboxes for kgrv.org.au d...	344.81
Mystrata Pty Ltd Urbanise Strata software subscription 15/03/26 to 14/03/27	1400.73
	<b>\$ 11,802.42</b>

These notes ( other than notes added by the body corporate manager ) are the subject of copyright and are generated by the software program "Strataware", developed by Mystrata Pty Ltd ( www.mystrata.com ). These notes explain how the accounts were prepared, what specific policies/rulings apply and further clarify the figures in the financial statement. The form of accounts produced by Strataware has been settled by a prominent national firm of Chartered Accountants and certified as being compliant with the requirements of the Body Corporate and Community Management Act 1997 by a leading strata and community titles lawyer. The accuracy of data used to generate the accounts is the responsibility of the software user.

# Notes To Financial Statements

## Body Corporate for Kensington Gardens Retirement Village CTS 30198

45 Glen Kyle Drive Buderim Queensland 4556

ABN/ACN 89 899 809 639

### Note 11 Levies in Arrears - also see note 2

Detail	Amount
Lot: 26 Unit: 26	0.13
	<b>\$ 0.13</b>

### Note 12 Unallocated Monies Received - also see note 3

Detail	Amount
Lot: 2 Unit: 2	7.73
Lot: 23 Unit: 23	5704.22
Lot: 25 Unit: 25	347.44
Lot: 66 Unit: 66	0.10
	<b>\$ 6,059.49</b>

### Note 13 Levies in Advance - also see note 2

Detail	Amount
Lot: 2 Unit: 2	1052.56
Lot: 3 Unit: 3	1052.56
Lot: 7 Unit: 7	1052.56
Lot: 8 Unit: 8	1052.56
Lot: 10 Unit: 10	1052.56
Lot: 11 Unit: 11	1052.56
Lot: 31 Unit: 31	1052.56
Lot: 13 Unit: 13	1052.56
Lot: 15 Unit: 15	1052.56
Lot: 16 Unit: 16	1052.56
Lot: 19 Unit: 19	1052.56
Lot: 21 Unit: 21	1052.56
Lot: 23 Unit: 23	1052.56
Lot: 24 Unit: 24	1052.56
Lot: 25 Unit: 25	1052.56
Lot: 28 Unit: 28	1052.56
Lot: 32 Unit: 32	1052.56
Lot: 33 Unit: 33	1052.56
Lot: 35 Unit: 35	1052.56
Lot: 42 Unit: 42	1052.56
Lot: 43 Unit: 43	1052.56
Lot: 46 Unit: 46	1052.56
Lot: 50 Unit: 50	1052.56
Lot: 57 Unit: 57	1052.56
Lot: 60 Unit: 60	1052.56
Lot: 61 Unit: 61	1052.56
Lot: 63 Unit: 63	1052.56
Lot: 66 Unit: 66	1052.56
Lot: 67 Unit: 67	1052.56
Lot: 68 Unit: 68	1052.56
Lot: 73 Unit: 73	1052.56
Lot: 74 Unit: 74	1052.56
Lot: 77 Unit: 77	1052.56
Lot: 79 Unit: 79	1052.56
Lot: 80 Unit: 80	1052.56
	<b>\$ 36,839.60</b>

### Note 14 Accounts Payable Liability

Detail	Amount
Creditors Australian Government Energy Bill Relief ( non-taxable, no GST )	-413.83
Kevin Stone Reimbuesements	48.00
	<b>(\$ 365.83)</b>

### Note 15 Accrued Expenses

# Notes To Financial Statements

## Body Corporate for Kensington Gardens Retirement Village CTS 30198

45 Glen Kyle Drive Buderim Queensland 4556

ABN/ACN 89 899 809 639

<b>Detail</b>	<b>Amount</b>
Accrued Audit Preparation Fee FY Ending 30/04/2026	480.00
Accrued Audit Fee FY Ending 30th April 2026	1000.00
Accrued Monthly Building Contract - April 2026	6860.00
Accrued Water 04/02/25 to 30/04/26	1405.41
	<b>\$ 9,745.41</b>

# Insurance Report

**Body Corporate for Kensington Gardens Retirement Village CTS 30198**

**Policy number : QCSC22000138**

45 Glen Kyle Drive Buderim Queensland 4556

## Insurance Policy Details

**Policy Number:** QCSC22000138  
**Period of Insurance:** 14 July 2025 to 14 July 2026  
**Insurance Company:** Strata Community Insurance Agencies Pty Ltd  
**Broker (if any):** Insurance Advisernet Australia Pty Ltd  
**Amount of Premium:** \$ 49,077.58  
**Paid Date:** 2 July 2025

Policy Type	Amount of cover	Excess
Property, Death and Injury (Public Liability)	30,000,000.00	0.00
Appeal Expenses	100,000.00	0.00
Government Audit Costs - Appeal Expenses	100,000.00	0.00
Legal Defense Expenses	50,000.00	0.00
Audit Expenses	25,000.00	0.00
Office Bearers Liability Insurance	1,000,000.00	0.00
Fidelity Guarantee Insurance	100,000.00	0.00
Personal Accident/Voluntary Workers	200,000.00	0.00
Loss Of Rent/Temporary Accommodation	5,682,228.00	0.00
Lot Owner's Fixtures and Improvements	300,000.00	0.00
Building Catastrophe	11,364,455.00	0.00
Common Area Contents	378,815.00	0.00
Damage (i.e. Building) Policy	37,881,518.00	1,000.00

## Note

Property has Fire Hydrant and Fire Extinguisher.  EXCESSES:  Excess: \$ 1,000+ special notes and policy wording  Flood: \$ 10,000,000 sublimit  Earthquake Excess : \$20,000 or 1% of Section 1 Sum Insured whichever is the lesser for Earthquake / Legal Defence Expenses excess \$1,000 and 10% Contribution

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

**GENERAL REQUEST**

Duty Imprint

FORM 14 Version 4  
Page 1 of 1



**716056788**

**\$78.80**

03/10/2014 15:04

**NR 470**

Information about privacy in general, see the website...

<b>1. Nature of request</b>	<b>Lodger</b> (Name, address, E-mail & phone number)	<b>Lodger Code</b>
REQUEST TO RECORD NEW COMMUNITY MANAGEMENT STATEMENT FOR KENSINGTON GARDENS RETIREMENT VILLAGE COMMUNITY TITLES SCHEME 30198	Greenhalgh Pickard Solicitors PO Box 52, Buddina Qld 4575 Ph 07 5444 1022 Fax 07 5444 3555 E – allyson@greenhalghpickard.com.au	NR809

<b>2. Lot on Plan Description</b>	<b>County</b>	<b>Parish</b>	<b>Title Reference</b>
Common Property of Kensington Gardens Retirement Village Community Titles Scheme 30198			50391329

**3. Registered Proprietor**  
Body Corporate for Kensington Gardens Retirement Village Community Titles Scheme 30198

**4. Interest**  
Not Applicable

**5. Applicant**  
Body Corporate for Kensington Gardens Retirement Village Community Titles Scheme 30198

**6. Request**  
I hereby request that: the new Community Management Statement deposited herewith which amends Schedule C of the existing Community Management Statement be recorded as the Community Management Statement for Kensington Gardens Retirement Village Community Titles Scheme 30198

**7. Execution by applicant**

02/10/14  
**Execution Date**

*allyson*  
.....  
**Solicitor's Signature –**  
allyson anne richards.  
Note: A Solicitor is required to print full name if signing on behalf of the Applicant

**30198**

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

CMS LABEL NUMBER

<b>1. Name of community titles scheme</b> KENSINGTON GARDENS RETIREMENT VILLAGE COMMUNITY TITLES SCHEME 30198	<b>2. Regulation module</b> STANDARD MODULE
---	--

**3. Name of body corporate**  
BODY CORPORATE FOR KENSINGTON GARDENS RETIREMENT VILLAGE COMMUNITY TITLES SCHEME 30198

**4. Scheme land**

Lot on Plan Description	County	Parish	Title Reference
SEE ENLARGED PANEL			

<b>5. *Name and address of original owner</b>	<b>6. Reference to plan lodged with this statement</b> Not Applicable
---	--

# first community management statement only

**7. Local Government community management statement notation**

Not Applicable ..... signed

..... name and designation

Sunshine Coast Regional Council ..... name of Local Government

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

24/9/14  
Execution Date



\*Execution

*Peter Priest*  
Chairman

*Christopher Burke*  
Committee Member

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

**Privacy Statement**

Collection of this information is authorised by the Body Corporate and Community Management Act 1997 and is used to maintain the publicly searchable registers in the land registry. For more information about privacy in DNRM see the Department's website.

## Title Reference [50391329]

4. Scheme Land Lot on Plan Description	County	Parish	Title Reference
Community property for Kensington Gardens Retirement Village Community Title Scheme 30198	Canning	Mooloolah	50391329
Lot 1 on SP146365	Canning	Mooloolah	50391330
Lot 2 on SP151756	Canning	Mooloolah	50461046
Lot 3 on SP151756	Canning	Mooloolah	50461047
Lot 4 on SP151756	Canning	Mooloolah	50461048
Lot 5 on SP151756	Canning	Mooloolah	50461049
Lot 6 on SP151756	Canning	Mooloolah	50461050
Lot 7 on SP151756	Canning	Mooloolah	50461051
Lot 8 on SP151756	Canning	Mooloolah	50461052
Lot 9 on SP151756	Canning	Mooloolah	50461053
Lot 10 on SP151756	Canning	Mooloolah	50461054
Lot 11 on SP151756	Canning	Mooloolah	50461055
Lot 12 on SP151756	Canning	Mooloolah	50461056
Lot 13 on SP146376	Canning	Mooloolah	50408316
Lot 14 on SP146376	Canning	Mooloolah	50408317
Lot 15 on SP146376	Canning	Mooloolah	50408318
Lot 16 on SP146376	Canning	Mooloolah	50408319
Lot 17 on SP146376	Canning	Mooloolah	50408320
Lot 18 on SP146376	Canning	Mooloolah	50408321
Lot 19 on SP146365	Canning	Mooloolah	50391331
Lot 20 on SP146365	Canning	Mooloolah	50391332
Lot 21 on SP146365	Canning	Mooloolah	50391333
Lot 22 on SP146365	Canning	Mooloolah	50391334
Lot 23 on SP146365	Canning	Mooloolah	50391335
Lot 24 on SP146365	Canning	Mooloolah	50391336
Lot 25 on SP146365	Canning	Mooloolah	50391337

## Title Reference [50391329]

**4. Scheme land**

Lot on Plan Description	County	Parish	Title Reference
Lot 26 on SP146365	Canning	Mooloolah	50391338
Lot 27 on SP146365	Canning	Mooloolah	50391339
Lot 28 on SP146365	Canning	Mooloolah	50391340
Lot 29 on SP146376	Canning	Mooloolah	50408322
Lot 30 on SP146376	Canning	Mooloolah	50408323
Lot 31 on SP146376	Canning	Mooloolah	50408324
Lot 32 on SP146376	Canning	Mooloolah	50408325
Lot 33 on SP146376	Canning	Mooloolah	50408326
Lot 34 on SP146376	Canning	Mooloolah	50408327
Lot 35 on SP146376	Canning	Mooloolah	50408328
Lot 36 on SP151741	Canning	Mooloolah	50417804
Lot 37 on SP151741	Canning	Mooloolah	50417805
Lot 38 on SP151741	Canning	Mooloolah	50417806
Lot 39 on SP151741	Canning	Mooloolah	50417807
Lot 40 on SP151741	Canning	Mooloolah	50417808
Lot 41 on SP151741	Canning	Mooloolah	50417809
Lot 42 on SP151741	Canning	Mooloolah	50417810
Lot 43 on SP151741	Canning	Mooloolah	50417811
Lot 44 on SP151741	Canning	Mooloolah	50417812
Lot 45 on SP151741	Canning	Mooloolah	50417813
Lot 46 on SP151741	Canning	Mooloolah	50417814
Lot 47 on SP151741	Canning	Mooloolah	50417815
Lot 48 on SP151741	Canning	Mooloolah	50417816
Lot 49 on SP151741	Canning	Mooloolah	50417817
Lot 50 on SP151741	Canning	Mooloolah	50417818

## Title Reference [50391329]

**4. Scheme land**

Lot on Plan Description	County	Parish	Title Reference
Lot 51 on SP151745	Canning	Mooloolah	50437082
Lot 52 on SP151745	Canning	Mooloolah	50437083
Lot 53 on SP151745	Canning	Mooloolah	50437084
Lot 54 on SP151745	Canning	Mooloolah	50437085
Lot 55 on SP151745	Canning	Mooloolah	50437086
Lot 56 on SP151745	Canning	Mooloolah	50437087
Lot 57 on SP151745	Canning	Mooloolah	50437088
Lot 58 on SP151745	Canning	Mooloolah	50437089
Lot 59 on SP151745	Canning	Mooloolah	50437090
Lot 60 on SP151745	Canning	Mooloolah	50437091
Lot 61 on SP151745	Canning	Mooloolah	50437092
Lot 62 on SP151745	Canning	Mooloolah	50437093
Lot 63 on SP151745	Canning	Mooloolah	50437094
Lot 64 on SP151745	Canning	Mooloolah	50437095
Lot 65 on SP151745	Canning	Mooloolah	50437096
Lot 66 on SP151745	Canning	Mooloolah	50437097
Lot 67 on SP151750	Canning	Mooloolah	50449050
Lot 68 on SP151750	Canning	Mooloolah	50449051
Lot 69 on SP151750	Canning	Mooloolah	50449052
Lot 70 on SP151750	Canning	Mooloolah	50449053
Lot 71 on SP151750	Canning	Mooloolah	50449054
Lot 72 on SP151750	Canning	Mooloolah	50449055
Lot 73 on SP151750	Canning	Mooloolah	50449056
Lot 74 on SP151750	Canning	Mooloolah	50449057
Lot 75 on SP151750	Canning	Mooloolah	50449058

**Title Reference** [50391329]

**4. Scheme land**

Lot on Plan Description	County	Parish	Title Reference
Lot 76 on SP151750	Canning	Mooloolah	50449059
Lot 77 on SP151750	Canning	Mooloolah	50449060
Lot 78 on SP151750	Canning	Mooloolah	50449061
Lot 79 on SP151750	Canning	Mooloolah	50449062
Lot 80 on SP151750	Canning	Mooloolah	50449063

**SCHEDULE**

**Title Reference [50391329]**

<b>SCHEDULE A SCHEDULE OF LOT ENTITLEMENTS</b>		
<b>Lot on Plan</b>	<b>Contribution</b>	<b>Interest</b>
Lot 1 on SP146365	1	1
Lot 2 on SP151756	1	1
Lot 3 on SP151756	1	1
Lot 4 on SP151756	1	1
Lot 5 on SP151756	1	1
Lot 6 on SP151756	1	1
Lot 7 on SP151756	1	1
Lot 8 on SP151756	1	1
Lot 9 on SP151756	1	1
Lot 10 on SP151756	1	1
Lot 11 on SP151756	1	1
Lot 12 on SP151756	1	1
Lot 13 on SP151756	1	1
Lot 14 on SP151756	1	1
Lot 15 on SP151756	1	1
Lot 16 on SP151756	1	1
Lot 17 on SP151756	1	1
Lot 18 on SP151756	1	1
Lot 19 on SP151756	1	1
Lot 20 on SP151756	1	1
Lot 21 on SP151756	1	1
Lot 22 on SP151756	1	1
Lot 23 on SP151756	1	1
Lot 24 on SP151756	1	1
Lot 25 on SP151756	1	1
Lot 26 on SP151756	1	1

**SCHEDULE**

**Title Reference [50391329]**

Lot 27 on SP151756	1	1
Lot 28 on SP151756	1	1
Lot 29 on SP151756	1	1
Lot 30 on SP151756	1	1
Lot 31 on SP151756	1	1
Lot 32 on SP151756	1	1
Lot 33 on SP151756	1	1
Lot 34 on SP151756	1	1
Lot 35 on SP151756	1	1
Lot 36 on SP151756	1	1
Lot 37 on SP151756	1	1
Lot 38 on SP151756	1	1
Lot 39 on SP151756	1	1
Lot 40 on SP151756	1	1
Lot 41 on SP151756	1	1
Lot 42 on SP151756	1	1
Lot 43 on SP151756	1	1
Lot 44 on SP151756	1	1
Lot 45 on SP151756	1	1
Lot 46 on SP151756	1	1
Lot 47 on SP151756	1	1
Lot 48 on SP151756	1	1
Lot 49 on SP151756	1	1
Lot 50 on SP151756	1	1
Lot 51 on SP151756	1	1
Lot 52 on SP151756	1	1
Lot 53 on SP151756	1	1
Lot 54 on SP151756	1	1
Lot 55 on SP151756	1	1
Lot 54 on SP151756	1	1
Lot 55 on SP151756	1	1
Lot 56 on SP151756	1	1
Lot 57 on SP151756	1	1

**Title Reference [50391329]**

Lot 58 on SP151756	1	1
Lot 59 on SP151756	1	1
Lot 60 on SP151756	1	1
Lot 61 on SP151756	1	1
Lot 62 on SP151756	1	1
Lot 63 on SP151756	1	1
Lot 64 on SP151756	1	1
Lot 65 on SP151756	1	1
Lot 66 on SP151756	1	1
Lot 67 on SP151756	1	1
Lot 68 on SP151756	1	1
Lot 69 on SP151756	1	1
Lot 70 on SP151756	1	1
Lot 71 on SP151756	1	1
Lot 72 on SP151756	1	1
Lot 73 on SP151756	1	1
Lot 74 on SP151756	1	1
Lot 75 on SP151756	1	1
Lot 76 on SP151756	1	1
Lot 77 on SP151756	1	1
Lot 78 on SP151756	1	1
Lot 79 on SP151756	1	1
Lot 80 on SP151756	1	1
<b>TOTALS</b>	<b>80</b>	<b>80</b>

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

Section 66 (1),(f) and (g) of the Body Corporate and Community Management Act 1997 do not apply.

Title Reference [50391329]

**SCHEDULE C BY-LAWS**

The By-Laws for Kensington Gardens Retirement Village Community Titles Scheme are set out in this Schedule:

By-Law	Heading	By-Law	Heading
1	Definitions and Interpretations	15	Nuisance
2	Use of Common Property	16	Exclusive use areas
3	Improvements or damage to Common Property	17	Rights of entry
4	Obstruction of Common Property	18	Body Corporate rights
5	Vehicles	19	Security Systems
6	Skateboards/Roller blades etc	20	Maintenance of gardens etc on Common Property
7	Garbage disposal/Recycling	21	Notices
8	Use of Lots	22	Recovery of costs
9	Keeping of animals	23	Interest
10	Noise	24	Copy of By-laws to Occupiers
11	Signage	25	Requests to Secretary
12	Auction sales	26	Power of Body Corporate
13	Antennae	27	Retirement village only
14	Invitees		

**1. Definitions and Interpretations**

In these By-laws:

- (1) "Act" means Body Corporate and Community Management Act 1997 or legislation which replaces it;
- (2) "Body Corporate" means the body corporate established for Kensington Gardens Retirement Village Community Titles Scheme";
- (3) "Body Corporate Asset" means any property, other than Common Property held or owned by the Body Corporate, for the benefit or on behalf of the Owners and Occupiers;
- (4) "Body Corporate Manager" means a body corporate manager for the Scheme;
- (5) "Committee" means the committee for the time being of the Body Corporate;
- (6) "Common Property" means the Common Property for the Scheme;
- (7) "Costs" means any costs, charges, expenses, outgoings, payments or other expenditure of any nature and, where appropriate, includes reasonable fees and disbursements payable to contractors, consultants, accountants and lawyers;

## Title Reference [50391329]

- (8) "Improvements" means:
- (a) any addition or alteration to the Common Property or any Body Corporate Asset; or
  - (b) the installation of any fixtures, equipment, appliances or other apparatus on the Common Property or any Body Corporate Asset;
- (9) "Invitees" means each of the Occupier's agents, visitors, tenants, licensees or others (with or without invitation) who may be on a Lot or the Scheme Land;
- (10) "Lot" means a Lot in the Scheme;
- (11) "Occupier" means an occupier as defined in Schedule 6 of the Act;
- (12) "Owner" means the registered owner of a Lot and includes Occupiers and Invitees;
- (13) "Requirement" means any requirement, or authorisation, of any statutory body, local authority, governmental or other authority necessary or desirable under application law or regulation and includes the provisions of any statute, ordinance or by-law;
- (14) "Scheme" means the Kensington Gardens Retirement Village Community Titles Scheme containing the Lots and the Common Property;
- (15) "Services" means all gas, electricity, telephone, water, sewerage, fire prevention, ventilation, air conditioning, hydraulic elevator and security services and all other services provided in the Scheme or available for a Lot;
- (16) "Service Infrastructure" means any infrastructure for the provision of Services to the Scheme or any Lot.

**1.2 Interpretations**

- (1) Reference to:
- (a) the singular includes the plural and the plural includes the singular;
  - (b) one gender includes another gender;
  - (c) a person means a person bound by these By-laws and includes a body corporate, an unincorporated association or an authority; and
  - (d) a statute, regulation or provision of a statute or regulation ("Statutory Provision") includes:
    - (i) that Statutory Provision as amended or re-enacted from time to time; and
    - (ii) a statute, regulation or provision enacted in replacement of that Statutory Provision.
- (2) "Including" and similar expressions are not words of limitation.
- (3) Where a word or expression is given a particular meaning, other parts of speech and grammatical forms of the word or expression have a corresponding meaning.
- (4) Headings are for convenience only and do not form part of these By-laws or affect interpretation.
- (5) Unless the context requires otherwise, words that have a defined meaning in the Act have the same meaning in these By-laws.

**2. Use of Common Property**

An Owner:

**Title Reference [50391329]**

- (1) must use the Common Property or any Body Corporate Asset for the purposes for which it was designed or intended;
- (2) must comply with all directions and rules of the Body Corporate relating to conduct on the Common Property or use of any Body Corporate Asset; and
- (3) observe all relevant requirements in connection with the Common Property or Body Corporate Assets.

**3. Improvements or Damage to Common Property**

- (1) An Owner or Occupier must not make any improvements to the Common Property or mark, paint, drive nails or screws or the like into, or otherwise damage or deface, any structure that forms part of the Common Property except with the prior consent of the Committee.
- (2) An Owner or Occupier must not remove or damage any lawn, garden, tree, shrub, plant or flower being part of or situated upon Common Property without the prior written consent of the Committee.
- (3) Despite By-laws 3(1) and 3(2), an Owner may improve (but not alter the boundaries of) the gardens forming part of the Common Property immediately adjacent to the Owner's Lot.
- (4) The Body Corporate may remove any unauthorised improvement or repair any damage and recover the costs of doing so from the person responsible for the improvement or damage.

**4. Obstruction of Common Property**

An Owner must not obstruct lawful use of the Common Property by another person, and, without limitation, obstruct access to:

- (1) the Common Property or any Body Corporate Asset; or
- (2) any easement giving access to a Lot or the Common Property;

**5. Vehicles**

- (1)
  - (a) An Owner or Occupier of a Lot or his invitee shall not park or stand any motor vehicle, trailer, caravan, boat, motor cycle or other vehicles upon Common Property or pass over or upon Common Property by any such vehicle other than in areas specifically designated for that purpose or for the purpose of washing the vehicle. Care must be taken when washing vehicles to ensure that lawns are not damaged.
  - (b) Despite By-law 5(1)(a), an Owner or Occupier of a Lot or his Invitee may park or stand any motor vehicle upon the paved area forming part of the Common Property immediately adjacent to the Lot provided that no traffic is affected or interfered with by the parking or standing of that motor vehicle.
- (2)
  - (a) No vehicle is to be parked or allowed to stand in a visitors car park, or under By-law 5(1)(b), over a longer period than fourteen continuous days (periods separated by less than fourteen days are deemed to be continuous) without the consent of an executive member of the Committee which consent must not be unreasonably withheld and must be given in cases of sickness or bereavement of the Owner or Occupier of a Lot
  - (b) By-law 5(2)(a) is for the benefit of visitors of an Owner or Occupier of a Lot and is not to be interpreted to mean that an Owner or Occupier of a Lot may park a motor vehicle in the visitor's car park area.
- (3) The Body Corporate may take any steps as may be necessary to remove any vehicle which has been parked in breach of this By-law and any cost associated with such removal shall be paid by

## Title Reference [50391329]

the offending party. If the offending party is an invitee the cost of removal shall be paid by the Owner or Occupier of Whom he or she is the invitee. The owner or Occupier indemnifies the Body Corporate against any claim or demand which may arise out of the Body Corporate's actions to remove the vehicle.

**6. Skateboards, Roller Blades, etc.**

The Owner or Occupier of a Lot must not ride, or permit an invitee to ride, a skateboard, roller blade or the like on the Common Property.

**7. Garbage disposal/Recycling**

- (1) An Owner or Occupier must not put any garbage, rubbish, dirt or other material on the Common Property except in receptacles provided by the Body Corporate for that purpose. Where separate receptacles are provided for different types of garbage or recyclable material, such garbage or material is to be sorted so that full use is made of those receptacles.
- (2) An Owner or Occupier must:
  - (a) if no receptacle is provided by the Body Corporate, maintain receptacles for garbage within the Owner's Lot or on that part of the Common Property set aside for location of garbage receptacles;
  - (b) comply with all requirements relating to the disposal of garbage and arrange for the regular removal of its garbage from the Lot; and
  - (c) ensure that the health, hygiene and comfort of other persons is not adversely affected by disposal of the garbage.

**8. Use of Lots**

An Owner or Occupier must:

- (1) observe all requirements in connection with the use of the Owner's Lot;
- (2) maintain the Owner's Lot in good order and condition, items of a structural nature (such as roofs, walls) excepted;
- (3) not use or store any flammable liquids or materials in the Lot or on Common Property other than of a type and in quantities used for domestic purposes;
- (4) give prompt notice to the Committee of any damage to, defect or disrepair of, the Services or Service Infrastructure;
- (5) not overload any Services or Service Infrastructure;
- (6) pay to Body Corporate any cost incurred by the Body Corporate in upgrading any Services or Service Infrastructure to accommodate any equipment which an Owner wishes to install in a Lot;
- (7) not use Body Corporate water for private purposes;
- (8) not waste water and ensure that all water taps in the Owner's Lot are turned off after use;
- (9) not carry on or permit any noxious or offensive act, trade, business or occupation or calling from the Lot; and
- (10) not cause disturbance to other persons lawfully using any Lot or Common Property.

## Title Reference [50391329]

**9. Keeping of Animals**

- (1) The Occupier of a Lot must not, without the Body Corporate's written approval-
  - (a) Bring or keep an animal on the Lot or Common Property; or
  - (b) Permit an invitee to bring or keep an animal on the Lot or the Common Property.
- (2) The Occupier of a Lot must obtain the Body Corporate's written approval before bringing, or permitting an invitee to bring, an animal onto the Lot or the Common Property.
- (3)
  - (a) The Body Corporate must not unreasonably withhold its approval for an Occupier to keep an animal on a Lot.
  - (b) It will not be unreasonable for the Body Corporate to withhold its approval if the animal is not –
    - (i) a cat or small dog weighing 6 kilograms or less and not more than 300 millimetres in height;
    - (ii) a small caged bird; or
    - (iii) a fish in a secured aquarium
- (4) If the Body Corporate approves an animal in accordance with sub clause (2) or (3) –
  - (a) the animal must
    - (i) be de-sexed;
    - (ii) be kept on the Occupiers lot or exclusive use area (and if the animal is a cat it must be kept in a cat run);
    - (iii) only be brought onto the common property in order to enter or leave the Occupiers Lot; and
    - (iv) be leashed or otherwise kept secure when on Common Property.
  - (b) the Occupier must -
    - (i) give the Body Corporate a certificate from a Veterinarian confirming that the animal is not diseased and has had all appropriate immunisations before the animal is brought onto the Lot;
    - (ii) give the Body Corporate a further certificate from a Veterinarian confirming the matters referred to in sub clause (i) on an annual basis;
    - (iii) ensure that all areas of the Lot and Common Property which are soiled or damaged by the animal are immediately cleaned or repaired at the Occupier's expense;
    - (iv) immediately double bag and bin any faeces produced by the animal; and
    - (v) use all reasonable endeavours to prevent the animal from causing any disturbance to other Occupiers or their invitees.
- (5) If the Body Corporate is satisfied that an animal is disturbing other Occupiers or their invitees and the Occupier responsible for the animal does not rectify the problem the Body Corporate will –
  - (a) issue the Occupier responsible for the animal with a written notice; and

**Title Reference [50391329]**

- (b) if the Occupier responsible for the animal does not rectify the problem, issue the Occupier responsible for the animal with a notice to permanently remove the animal from the Lot and the Common Property

**10. Noise**

- (1) An Owner or Occupier must not create noise likely to interfere with the peaceful enjoyment of a person lawfully on another Lot or the Common Property;
- (2) An Owner or Occupier must ensure that
  - (a) the volume of all musical instruments, radios, televisions and sound equipment played or operated by the Owner, Occupier or his invitees is kept at a reasonably low level at all times; and
  - (b) no social gathering of people occurs on the Lot or Common Property which may result in noise or the presence of such people interfering with the peaceful enjoyment of a person lawfully on another Lot or the Common Property.

Nothing in this By-law shall prevent a residents' community social gathering being held on Common Property provided that the provisions of this By-law are observed to the extent reasonable in the circumstances.

**11. Signage**

- (1) An Owner or Occupier must not allow a sign on any part of the Owner's Lot or the Common Property or in such proximity to the Common Property as to give the appearance of being on Common Property without the prior written consent of the Committee.
- (2) Consent under this By-law may be refused without giving reasons.
- (3) The Committee may remove a sign to which it has not consented at the expense of the Owner.
- (4) An Owner must return that part of the Owner's Lot or the Common Property to its original condition when a sign is removed.

**12. Auction Sale**

An Owner must not allow any auction sale to be conducted within the Owner's Lot or from the Common Property without the prior written consent of the Committee.

**13. Antennae**

An Owner or Occupier must not erect any radio or television antenna or aerial or other communication receiver on the Lot or the Common Property without the prior consent of the Committee.

**14. Invitees**

- (1) An Owner or Occupier of a Lot must take all reasonable steps to ensure that Invitees comply with these By-laws and do not behave in a manner likely to interfere with the peaceful enjoyment of a person lawfully on another Lot or using the Common Property.
- (2) An Owner or Occupier must take all reasonable steps to ensure that Invitees do not obstruct any other person's use of another Owner's Lot or the Common Property.
- (3) An Owner must compensate the Body Corporate for all damage to the Common Property caused by Invitees.



**Title Reference [50391329]**

- (4) If, in the opinion of the Body Corporate or the Committee, any Invitee is an undesirable Invitee in view of a continual breach of Body Corporate By-laws or disregard for the peaceful enjoyment of any person lawfully on another Lot or using the Common Property, the Body Corporate or Committee may require the Owner or Occupier of the Lot to take such steps as may be necessary to evict the Invitee.

**15. Nuisance**

An Owner or Occupier must not cause a nuisance or annoyance to any other Owners, Occupiers or their invitees or other persons lawfully on a Lot or the Common Property and must prevent his or her invitees from causing any such nuisance or annoyance to others.

**16. Exclusive use areas**

The Body Corporate, having granted to the Owner of each Lot the exclusive use and enjoyment of those areas of Common Property as allocated and for the purposes specified in Schedule "E" and identified in the sketch plan, the Owner.

- (1) is responsible for the cost of maintaining the exclusive use area(s) including any improvements installed on those areas in accordance with Section 123(2) of the Standard Module;
- (2) must not construct any structure on the exclusive use area(s) without the prior written consent of the Body Corporate;
- (3) must allow the Body Corporate access at all times to the exclusive use area(s) to enable inspection and maintenance if necessary;
- (4) must properly tend and water all plants located in the exclusive use area.

The grant of exclusive use to Owners of Lots 28, 44, 55, 61, 62, 63 is subject to the terms of Drainage Easement B on RP884069 in Favour of the Local Government.

**17. Right of entry**

- (1) The Body Corporate may enter a Lot with workman and other authorised persons and necessary materials and appliances to:
- (a) comply with any Requirements involving the destruction of noxious animals, rodents or other pests; and
- (b) carry out any repairs, alternations, renovations, extensions or works in relation to any Services or Service Infrastructure.
- (2) In the case of emergency, no notice will be required under this By-law.
- (3) Anything undertaken by the Body Corporate under this By-law will be paid for by the Owner of the relevant Lot where the need to do that thing is due to any act or default of the Owner or Occupier.
- (4) In exercising its rights under this By-law, the Body Corporate must enquire that it causes as little inconvenience as is reasonable in the circumstances.

## Title Reference [50391329]

**18. Body Corporate rights**

- (1) The Body Corporate may take steps to ensure the security of the Lots in the Scheme and the observance of these By-laws by any Owner or Occupier including, without limitation:
  - (a) restricting access to any part of the Common Property whether on a temporary or permanent basis including areas used for the location of Services or Service Infrastructure;
  - (b) allowing a designated part of the Common Property to be used by any security person, firm or company;
  - (c) obtaining, installing and maintaining locks, alarms, communication systems and other security devices; or
  - (d) determining rules under which persons are given access to any part of the Common Property.
- (2) The Body Corporate may make repairs or renovations as it deems necessary for the safety and preservation of the Common Property, Body Corporate Assets, Services and Service Infrastructure.

**19. Security Systems**

- (1) The Body Corporate may operate security under which:
  - (a) parts of the Common Property are secured against entry by unauthorised persons, and
  - (b) locks and other security devices or procedures are used to implement such systems.
- (2) The Committee may employ servants or agents or operate such security system(s).
- (3) The Body Corporate is not liable for any loss or damage suffered by or to the persons or property because a security system falls or is not operating or this is unauthorised entry to any part of the Common Property.

**20. Maintenance of gardens etc. on Common Property**

- (1) The Body Corporate must maintain in good condition all structures, signs, retaining walls, and appurtenances on the Common Property.
- (2) The Body Corporate must regularly water and maintain the lawns, gardens, trees, shrubs, plants or flowers on the Common Property and the footpaths adjoining the Common Property.
- (3) Nothing herein will require the Body Corporate to carry out any watering which would have the effect of breaching any regulation relating to water usage or any other laws or regulations in relation thereto.

**21. Notices**

All notices displayed on the Common Property by the Body Corporate or any statutory authority must be complied with.

## Title Reference [50391329]

**22. Recovery of costs**

The Body Corporate may recover its costs from the relevant Owner in connection with:

- (1) recovery of levies or other moneys payable by the Owner; and
- (2) undertaking an obligation of an Owner or Occupier under these By-laws or remedying a breach of these By-laws by an Owner or Occupier.

**23. Interest**

The Body Corporate may charge and recover interest at a rate determined by the Body Corporate by ordinary resolution in a general meeting on any unpaid moneys payable by an Owner or subsidiary scheme to the Body Corporate.

**24. Copy of By-laws to Occupiers**

An Owner must provide any Occupier of his Lot with a copy of these By-laws.

**25. Requests to Secretary**

An Owner or Occupier must direct all requests for consideration of any matter to be referred to the Body Corporate or the Committee to the Secretary or Body Corporate Manager. Receipt of such requests must be promptly acknowledged and include an indication of when the matter will be dealt with.

**26. Power of Body Corporate Committee**

The Committee may make rules (in addition to those specifically provided elsewhere in these By-laws) relating to the Common Property or Body Corporate Assets which are not inconsistent with these By-laws or any Requirement and those rules are binding on the Owners and Occupiers.

**27. Retirement Village**

The Body Corporate and Owners must:

- (1) only use the Scheme as a retirement village in accordance with the registration obtained; and
- (2) comply with the Retirement Villages Act.

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

Nil

**SCHEDULE**

Title Reference [50391329]

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

Lot on Plan	Contribution	Interest
Lot 1 on SP146365	Area C on attached Plan marked "B"	Paved and/or fenced area for use of Lot owner
Lot 2 on SP 151756	Area CB on attached Plan marked "G"	Paved and/or fenced area for use of Lot owner
Lot 3 on SP151756	Areas CC and CD on attached Plan marked with "G"	Paved and/or fenced area for use of Lot owner
Lot 4 on SP151756	Area CE on attached Plan marked "G"	Paved and/or fenced area for use of Lot owner
Lot 5 on SP151756	Area CF on attached Plan marked "G"	Paved and/or fenced area for use of Lot owner
Lot 6 on SP151756	Area CG on attached Plan marked "G"	Paved and/or fenced area for use of Lot owner
Lot 7 on SP151756	Area CH on attached Plan marked "G"	Paved and/or fenced area for use of Lot owner
Lot 8 on SP151756	Area CI on attached Plan marked "G"	Paved and/or fenced area for use of Lot owner
Lot 9 on SP151756	Area CJ on attached Plan marked "G"	Paved and/or fenced area for use of Lot owner
Lot 10 on SP151756	Area CK on attached Plan marked "G"	Paved and/or fenced area for use of Lot owner
Lot 11 on SP151756	Area CL on attached Plan marked "G"	Paved and/or fenced area for use of Lot owner
Lot 12 on SP151756	Area CM and CN on attached Plan marked "G"	Paved and/or fenced area for use of Lot owner
Lot 19 on SP146365	Area D on attached Plan marked "B"	Paved and/or fenced area for use of Lot owner
Lot 20 on SP146365	Area E on attached Plan marked "B"	Paved and/or fenced area for use of Lot owner
Lot 21 on SP146365	Area F on attached Plan marked "B"	Paved and/or fenced area for use of Lot owner
Lot 22 on SP146365	Area G on attached Plan marked "B"	Paved and/or fenced area for use of Lot owner
Lot 23 on SP146365	Area A on attached Plan marked "B" Area H on attached Plan marked "B"	Paved and/or fenced area for use of Lot owner
Lot 24 on SP146365	Area I on attached Plan marked "B"	Paved and/or fenced area for use of Lot owner

**SCHEDULE**

**Title Reference [50391329]**

Lot 25 on SP146365	Area J on attached Plan marked "B"	Paved and/or fenced area for use of Lot owner
Lot 26 on SP146365	Area B on attached Plan marked "B" Area K on attached Plan marked "B"	Paved and/or fenced area for use of Lot owner
Lot 27 on SP146365	Area L on attached Plan marked "B"	Paved and/or fenced area for use of Lot owner
Lot 28 on SP146365	Area M on attached Plan marked "B"	Paved and/or fenced area for use of Lot owner
Lot 13 on SP146376	Area N on attached Plan marked "C"	Paved and/or fenced area for use of Lot owner
Lot 14 on SP146376	Area O on attached Plan marked "C"	Paved and/or fenced area for use of Lot owner
Lot 15 on SP146376	Area P on attached Plan marked "C"	Paved and/or fenced area for use of Lot owner
Lot 16 on SP146376	Area Q on attached Plan marked "C"	Paved and/or fenced area for use of Lot owner
Lot 17 on SP146376	Area R on attached Plan marked "C"	Paved and/or fenced area for use of Lot owner
Lot 18 on SP146376	Area S on attached Plan marked "C"	Paved and/or fenced area for use of Lot owner
Lot 29 on SP146376	Area T on attached Plan marked "C"	Paved and/or fenced area for use of Lot owner
Lot 30 on SP146376	Area U on attached Plan marked "C"	Paved and/or fenced area for use of Lot owner
Lot 31 on SP146376	Area V on attached Plan marked "C"	Paved and/or fenced area for use of Lot owner
Lot 32 on SP146376	Area W on attached Plan marked "C"	Paved and/or fenced area for use of Lot owner
Lot 33 on SP146376	Area X on attached Plan marked "C"	Paved and/or fenced area for use of Lot owner
Lot 34 on SP146376	Area Y on attached Plan marked "C"	Paved and/or fenced area for use of Lot owner
Lot 35 on SP146376	Area Z on attached Plan marked "C"	Paved and/or fenced area for use of Lot owner
Lot 36 on SP151741	Area AA on attached Plan marked "D"	Paved and/or fenced area for use of Lot owner

**SCHEDULE****Title Reference [50391329]**

Lot 37 on SP151741	Area AB on attached Plan marked "D"	Paved and/or fenced area for use of Lot owner
Lot 38 on SP151741	Area AC on attached Plan marked "D"	Paved and/or fenced area for use of Lot owner
Lot 39 on SP151741	Area AD on attached Plan marked "D"	Paved and/or fenced area for use of Lot owner
Lot 40 on SP151741	Area AE on attached Plan marked "D"	Paved and/or fenced area for use of Lot owner
Lot 41 on SP151741	Area AF on attached Plan marked "D"	Paved and/or fenced area for use of Lot owner Paved and/or fenced area for use of Lot owner
Lot 42 on SP151741	Area AG on attached Plan marked "D"	Paved and/or fenced area for use of Lot owner
Lot 43 on SP151741	Area AH on attached Plan marked "D" Area AI on attached Plan marked "D"	Paved and/or fenced area for use of Lot owner
Lot 44 on SP151741	Area AK on attached Plan marked "D" Area AJ on attached Plan marked "D"	Paved and/or fenced area for use of Lot owner
Lot 45 on SP151741	Area AL on attached Plan marked "D"	Paved and/or fenced area for use of Lot owner
Lot 46 on SP151741	Area AM on attached Plan marked "D"	Paved and/or fenced area for use of Lot owner
Lot 47 on SP151741	Area AN on attached Plan marked "D"	Paved and/or fenced area for use of Lot owner
Lot 48 on SP151741	Area AO on attached Plan marked "D"	Paved and/or fenced area for use of Lot owner
Lot 49 on SP151741	Area AP on attached Plan marked "D"	Paved and/or fenced area for use of Lot owner
Lot 50 on SP151741	Area AQ on attached Plan marked "D"	Paved and/or fenced area for use of Lot owner
Lot 51 on SP 151745	Area AR on attached Plan marked 'E'	Paved and/or fenced area for use of Lot owner
Lot 52 on SP 151745	Area AS on attached Plan marked 'E'	Paved and/or fenced area for use of Lot owner
Lot 53 on SP 151745	Area AT on attached Plan marked 'E'	Paved and/or fenced area for use of Lot owner
Lot 54 on SP 151745	Area AU on attached Plan marked 'E' Area AV on attached Plan marked 'E'	Paved and/or fenced area for use of Lot owner
Lot 55 on SP 151745	Area AW on attached Plan marked 'E' Area BL on attached Plan marked 'E'	Paved and/or fenced area for use of Lot owner

**SCHEDULE****Title Reference [50391329]**

Lot 56 on SP 151745	Area AX on attached Plan marked "E"	Paved and/or fenced area for use of Lot owner
Lot 57 on SP151745	Area AY on attached Plan marked "E"	Paved and/or fenced area for use of Lot owner
Lot 58 on SP151745	Area AZ on attached Plan marked "E"	Paved and/or fenced area for use of Lot owner
Lot 59 on SP151745	Area BA on attached Plan marked "E"	Paved and/or fenced area for use of Lot owner
Lot 60 on SP151745	Area BB on attached Plan marked "E"	Paved and/or fenced area for use of Lot owner
Lot 61 on SP151745	Area BC on attached Plan marked "E" Area BD on attached Plan marked "E"	Paved and/or fenced area for use of Lot owner
Lot 62 on SP151745	Area BE on attached Plan marked "E" Area BF on attached Plan marked "E"	Paved and/or fenced area for use of Lot owner
Lot 63 on SP151745	Area BG on attached Plan marked "E" Area BH on attached Plan marked "E"	Paved and/or fenced area for use of Lot owner
Lot 64 on SP151745	Area BI on attached Plan marked "E"	Paved and/or fenced area for use of Lot owner
Lot 65 on SP151745	Area BJ on attached Plan marked "E"	Paved and/or fenced area for use of Lot owner
Lot 66 on SP151745	Area BK on attached Plan marked "E"	Paved and/or fenced area for use of Lot owner
Lot 67 on SP151750	Area BM on attached Plan marked "F"	Paved and/or fenced area for use of Lot owner
Lot 68 on SP151750	Area BN on attached Plan marked "F"	Paved and/or fenced area for use of Lot owner
Lot 69 on SP151750	Area BO on attached Plan marked "F"	Paved and/or fenced area for use of Lot owner
Lot 70 on SP151750	Area BP on attached Plan marked "F"	Paved and/or fenced area for use of Lot owner
Lot 71 on SP151750	Area BQ on attached Plan marked "F"	Paved and/or fenced area for use of Lot owner
Lot 72 on SP151750	Area BR on attached Plan marked "F"	Paved and/or fenced area for use of Lot owner
Lot 73 on SP151750	Area BS on attached Plan marked "F"	Paved and/or fenced area for use of Lot owner
Lot 74 on SP151750	Area BT on attached Plan marked "F"	Paved and/or fenced area for use of Lot owner
Lot 75 on SP151750	Area BU on attached Plan marked "F"	Paved and/or fenced area for use of Lot owner

**SCHEDULE**

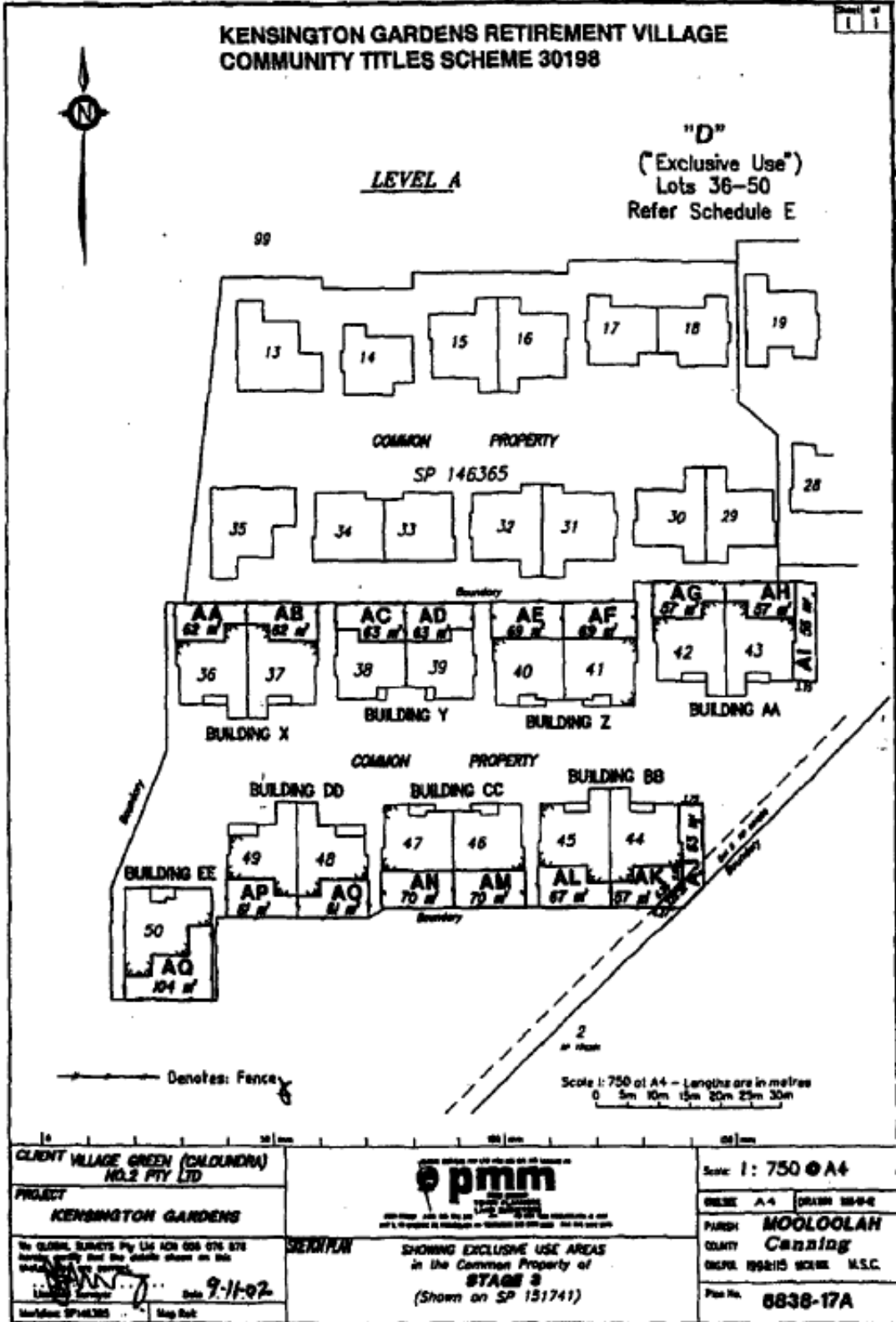
**Title Reference [50391329]**

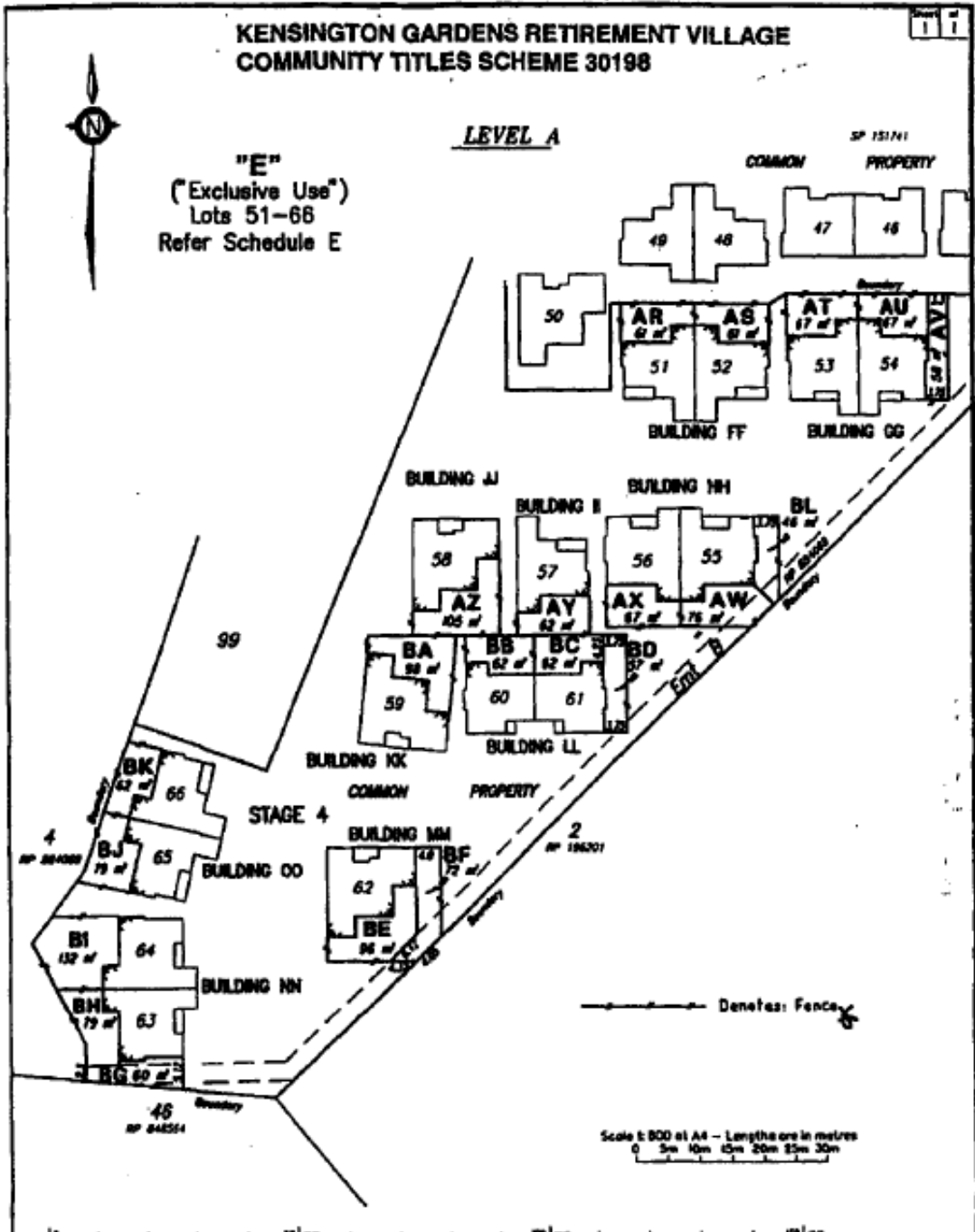
Lot 76 on SP151750	Area BV on attached Plan marked "F"	Paved and/or fenced area for use of Lot owner
Lot 77 on SP151750	Area BW on attached Plan marked "F"	Paved and/or fenced area for use of Lot owner
Lot 78 on SP151750	Area BX on attached Plan marked "F"	Paved and/or fenced area for use of Lot owner
Lot 79 on SP151750	Area BY on attached Plan marked "F"	Paved and/or fenced area for use of Lot owner
Lot 80 on SP151750	Area BZ on attached Plan marked "F" Area CA on attached Plan marked "F"	Paved and/or fenced area for use of Lot owner



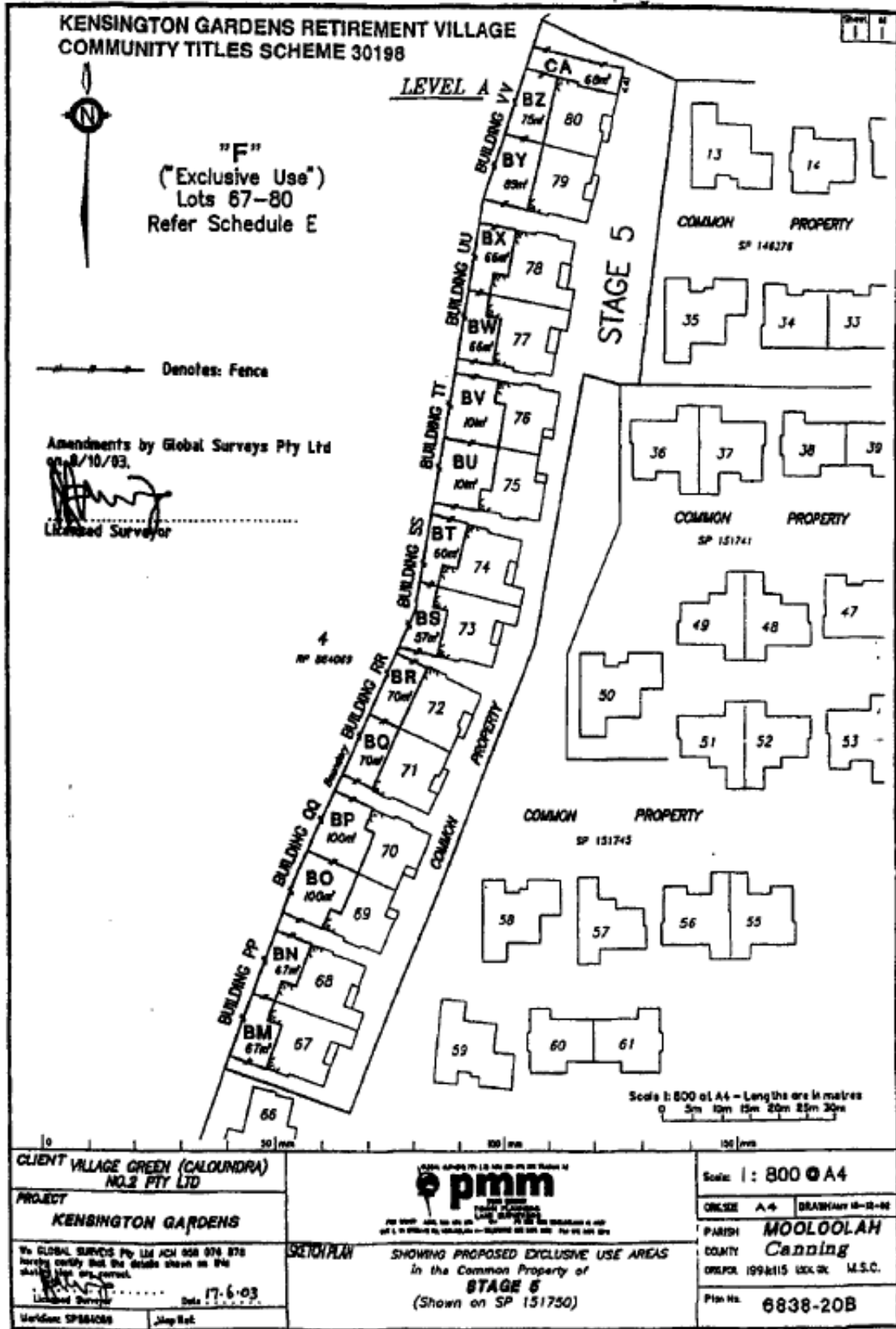


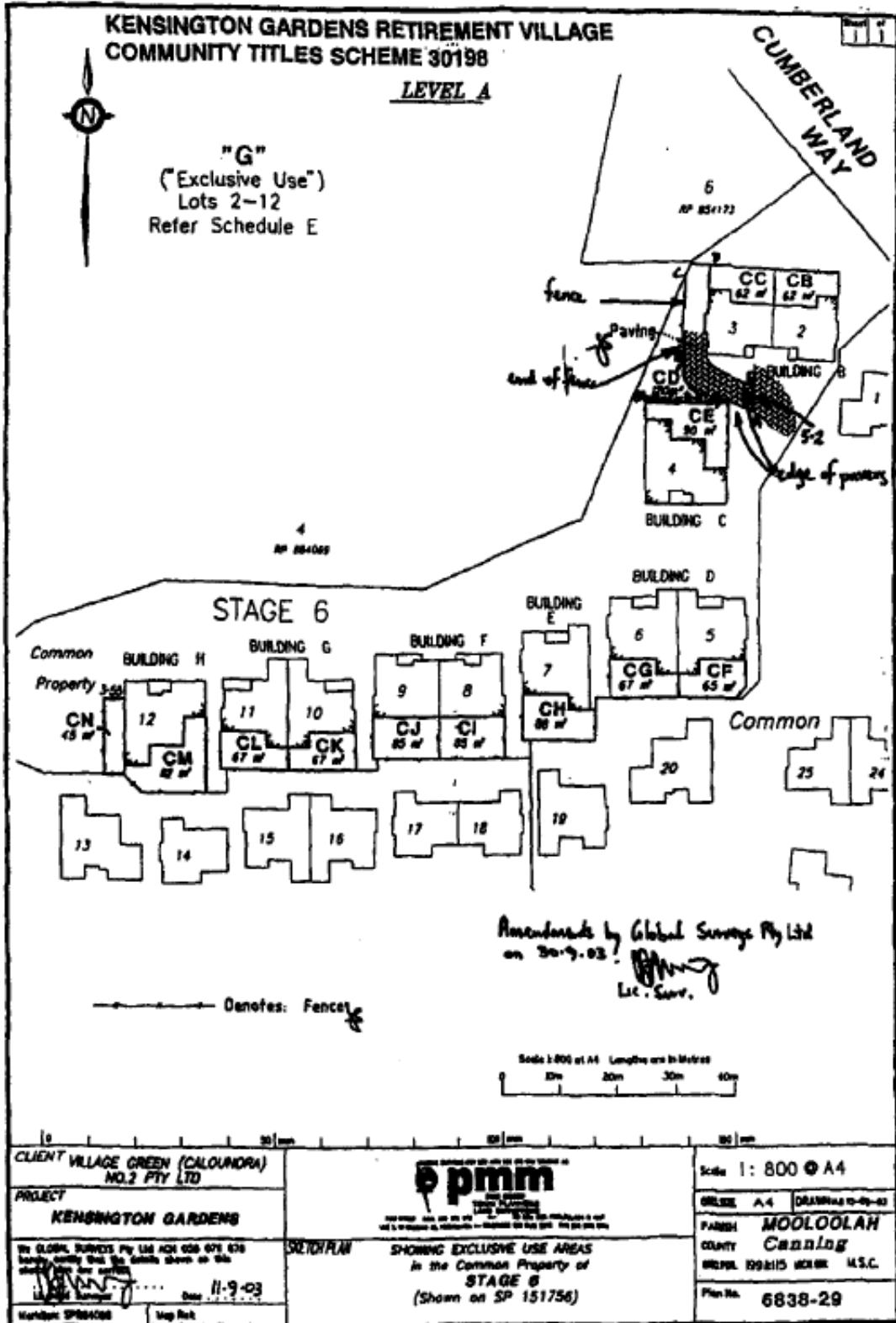






<p>CLIENT VILLAGE GREEN (CALOUNDRA) NO.2 PTY LTD</p>	<p><b>pmm</b> PROJECT MANAGEMENT 1700 6000 6000 1700 6000 6000</p>	<p>Scale 1: 800 @ A4</p>
<p>PROJECT <b>KENSINGTON GARDENS</b></p>	<p><b>SKETCH PLAN</b> SHOWING PROPOSED EXCLUSIVE USE AREAS in the Common Property of <b>STAGE 4</b> (Shown on SP 151745)</p>	<p>WEEK A-4 DRAWN 08-02</p>
<p>No. 02098, SURVEYS Pty. Ltd. ACN 058 076 076 hereby certify that the details shown on this sketch plan are correct. 12-12-02 Map Ref.</p>	<p>MOOLOOLAH Canning MELBOURNE 1958105 SEAKM U.S.C. Plan No. 0836-15B</p>	<p>MOOLOOLAH Canning MELBOURNE 1958105 SEAKM U.S.C. Plan No. 0836-15B</p>







BUDDINA ■ COOLUM ■ LANDSBOROUGH

2 October 2014

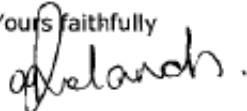
Our ref: AAR:AAR:13315

Department of Natural Resources and Mines  
*Lodge by Hand*

**Dealing - 715918202**

We refer to our phone conversation with your office on 30 September 2014 regarding dealing 715918202 which was lodged with an administrative error in Schedule E, and your confirmation that a new Community Management Statement with the error corrected needing to be lodged.

The **enclosed** Community Management Statement has been corrected by re – including lots 51 – 56 on Survey Plan 151745 in Schedule E, the plans and the previous community management statement confirm that it was always the intention that these lots maintain the exclusive use areas.

Yours faithfully  


Allyson Richards  
Solicitor  
Greenhalgh Pickard

*For queries regarding this matter, please contact Allyson Richards  
on 07 5444 1022 or [allyson@greenhalghpickard.com.au](mailto:allyson@greenhalghpickard.com.au)*

*Individual liability limited by a scheme approved under Professional Standards Legislation.*

Greenhalgh Pickard  
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INCORPORATING

**EASTMAN**  
SOLICITORS

**GRIFFIN**  
SOLICITORS

McAllister  Cartmill

**pma**  
Professional mobile accountants

## Body Corporate for Kensington Gardens Retirement Village CTS 30198

45 Glen Kyle Drive Buderim Queensland 4556  
ABN/ACN 89 899 809 639

### LEVY STATEMENT - 46

**OWNER: Mrs Sylvia Anne Daly**

**For the period 1 May 2025 to 30 Apr 2027 - sorted by Due Date**

Due Date	Issue Date	Grace Days	Payment Method	Description	Period (if applicable)	Admin Fund	Admin Penalty	Sink Fund	Sink Penalty	Levy Balance	Penalty Balance
				brought forward		1,078.00		880.00		1,958.00	0.00
01-05-25	28-03-25			Levies - normal (interim)	01-05-25 to 31-07-25			-440.00		1,518.00	0.00
01-05-25	28-03-25			Levies - normal (interim)	01-05-25 to 31-07-25	-539.00				979.00	0.00
01-08-25	28-03-25			Levies - normal	01-08-25 to 31-10-25			-440.00		539.00	0.00
01-08-25	28-03-25			Levies - normal	01-08-25 to 31-10-25	-539.00				0.00	0.00
01-11-25	28-09-25			06-10-25 TRANSFER Payment 1126.13		801.63		324.50		1,126.13	0.00
01-11-25	28-09-25			Levies - normal	01-11-25 to 31-01-26			-324.50		801.63	0.00
01-11-25	28-09-25			Levies - normal	01-11-25 to 31-01-26	-801.63				0.00	0.00
01-02-26	29-12-25			Levies - normal	01-02-26 to 30-04-26			-324.50		-324.50	0.00
01-02-26	29-12-25			Levies - normal	01-02-26 to 30-04-26	-801.63				-1,126.13	0.00
				06-02-26 TRANSFER Payment 1126.13		801.63		324.50		0.00	0.00
				21-04-26 TRANSFER Payment 1052.56		670.31		382.25		1,052.56	0.00
				-- START OF LEVY YEAR 2026						1,052.56	0.00
12-05-26	10-04-26			Levies - normal	01-05-26 to 31-07-26			-382.25		670.31	0.00
12-05-26	10-04-26			Levies - normal	01-05-26 to 31-07-26	-670.31				0.00	0.00
01-08-26	28-06-26			Levies - normal (interim)	01-08-26 to 31-10-26			-382.25		-382.25	0.00
01-08-26	28-06-26			Levies - normal (interim)	01-08-26 to 31-10-26	-670.31				-1,052.56	0.00
<b>Balance of account as at 30 Apr 2027 \$</b>						<b>-670.31</b>	<b>0.00</b>	<b>-382.25</b>	<b>0.00</b>	<b>-1,052.56</b>	<b>0.00</b>
<b>Total Balance \$</b>										<b>-1,052.56</b>	<b>0.00</b>

**Important Note:** The date range shown on the top of this report represents the period over which the report is showing transactions. This is NOT a reflection of your "paid to" date.