

Seller disclosure statement



Queensland
Government

Property Law Act 2023 section 99

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

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

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

This statement does not include information about:

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

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

Part 1 – Seller and property details

Seller DALLAS JAMES EDGE

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

UNIT 2 13 SCHNEIDER AV, LABRADOR QLD 4215

Lot on plan description 2 on SP116645

Community titles scheme
or BUGTA scheme:

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

☒ **Yes**

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

☐ **No**

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

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

Title details

The seller gives or has given the buyer the following—

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

☒ **Yes**

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

☒ **Yes**

Registered encumbrances

Registered encumbrances, if any, are recorded on the title search, and may affect your use of the property. Examples include easements, statutory covenants, leases and mortgages.

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

Unregistered encumbrances (excluding statutory encumbrances)

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

Note—If the property is part of a community titles scheme or a BUGTA scheme it may be subject to and have the benefit of statutory easements that are **NOT** required to be disclosed.

Unregistered lease (if applicable)

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

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

Other unregistered agreement in writing (if applicable)

If the unregistered encumbrance is created by an agreement in writing, and is not an unregistered lease, a copy of the agreement is given, together with relevant plans, if any. ☐ **Yes**

Unregistered oral agreement (if applicable)

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

Statutory encumbrances

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

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

Residential tenancy or rooming accommodation agreement

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

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

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

As the owner of the property, you may need to provide evidence of the day of the last rent increase. You should ask the seller to provide this evidence to you prior to settlement.

Part 3 – Land use, planning and environment

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

Zoning The zoning of the property is *(Insert zoning under the planning scheme, the Economic Development Act 2012; the Integrated Resort Development Act 1987; the Mixed Use Development Act 1993; the State Development and Public Works Organisation Act 1971 or the Sanctuary Cave Resort Act 1985, as applicable):*

Low Density Residential

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

The lot is affected by a notice of intention to resume the property or any part of the property. ☐ Yes ☒ No

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

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

Contamination and environmental protection The property is recorded on the Environmental Management Register or the Contaminated Land Register under the *Environmental Protection Act 1994*. ☐ Yes ☒ No

The following notices are, or have been, given:

A notice under section 408(2) of the *Environmental Protection Act 1994* (for example, land is contaminated, show cause notice, requirement for site investigation, clean up notice or site management plan). ☐ Yes ☒ No

A notice under section 369C(2) of the *Environmental Protection Act 1994* (the property is a place or business to which an environmental enforcement order applies). ☐ Yes ☒ No

A notice under section 347(2) of the *Environmental Protection Act 1994* (the property is a place or business to which a prescribed transitional environmental program applies). ☐ Yes ☒ No

Trees There is a tree order or application under the *Neighbourhood Disputes (Dividing Fences and Trees) Act 2011* affecting the property. ☐ Yes ☒ No

If Yes, a copy of the order or application must be given by the seller.

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

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

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

Part 4 – Buildings and structures

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

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

Part 5 – Rates and services

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

Rates

Whichever of the following applies—

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

Amount: Date Range:

OR

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

OR

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

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

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

Water

Whichever of the following applies—

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

Amount: Date Range:

OR

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

Amount: Date Range:

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

Part 6 – Community titles schemes and BUGTA schemes

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

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

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

Body Corporate and Community Management Act 1997	The property is included in a community titles scheme. (If Yes, complete the information below)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Community Management Statement	A copy of the most recent community management statement for the scheme as recorded under the <i>Land Title Act 1994</i> or another Act is given to the buyer.	<input checked="" type="checkbox"/> Yes
<p>Note—If the property is part of a community titles scheme, the community management statement for the scheme contains important information about the rights and obligations of owners of lots in the scheme including matters such as lot entitlements, by-laws and exclusive use areas.</p>		
Body Corporate Certificate	A copy of a body corporate certificate for the lot under the <i>Body Corporate and Community Management Act 1997</i> , section 205(4) is given to the buyer.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<p>If No— An explanatory statement is given to the buyer that states:</p> <ul style="list-style-type: none"> » a copy of a body corporate certificate for the lot is not attached; and » the reasons under section 6 of the <i>Property Law Regulation 2024</i> why the seller has not been able to obtain a copy of the body corporate certificate for the lot. 		<input type="checkbox"/> Yes
Statutory Warranties	<p>Statutory Warranties—If you enter into a contract, you will have implied warranties under the <i>Body Corporate and Community Management Act 1997</i> relating to matters such as latent or patent defects in common property or body corporate assets; any actual, expected or contingent financial liabilities that are not part of the normal operating costs; and any circumstances in relation to the affairs of the body corporate that will materially prejudice you as owner of the property. There will be further disclosure about warranties in the contract.</p>	
Building Units and Group Titles Act 1980	The property is included in a BUGTA scheme (If Yes, complete the information below)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Body Corporate Certificate	A copy of a body corporate certificate for the lot under the <i>Building Units and Group Titles Act 1980</i> , section 40AA(1) is given to the buyer.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>If No— An explanatory statement is given to the buyer that states:</p> <ul style="list-style-type: none"> » a copy of a body corporate certificate for the lot is not attached; and » the reasons under section 7 of the <i>Property Law Regulation 2024</i> why the seller has not been able to obtain a copy of the body corporate certificate for the lot. 		<input type="checkbox"/> Yes
<p>Note—If the property is part of a BUGTA scheme, you will be subject to by-laws approved by the body corporate and other by-laws that regulate your use of the property and common property.</p>		

Signatures – SELLER



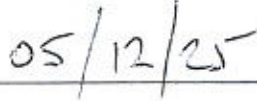
Signature of seller

Signature of seller

DALLAS JAMES EDGE

Name of seller

Name of seller



Date

Date

Signatures – BUYER

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

Signature of buyer

Signature of buyer

Name of buyer

Name of buyer

Date

Date

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	50284137	Search Date:	26/11/2025 10:38
Date Title Created:	14/10/1999	Request No:	54241767
Previous Title:	12879177		

ESTATE AND LAND

Estate in Fee Simple

LOT 2 SURVEY PLAN 116645
Local Government: GOLD COAST
COMMUNITY MANAGEMENT STATEMENT 27350

REGISTERED OWNER

Dealing No: 710032750 20/10/2006
DALLAS JAMES EDGE

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10356133 (POR 6)
2. MORTGAGE No 710032765 20/10/2006 at 10:21
AMP BANK LIMITED A.C.N. 081 596 009
3. WRIT No 718405381 17/11/2017 at 14:02
BODY CORPORATE FOR 13 SCHNEIDER AVENUE COMMUNITY TITLES
SCHEME 27350

ADMINISTRATIVE ADVICES

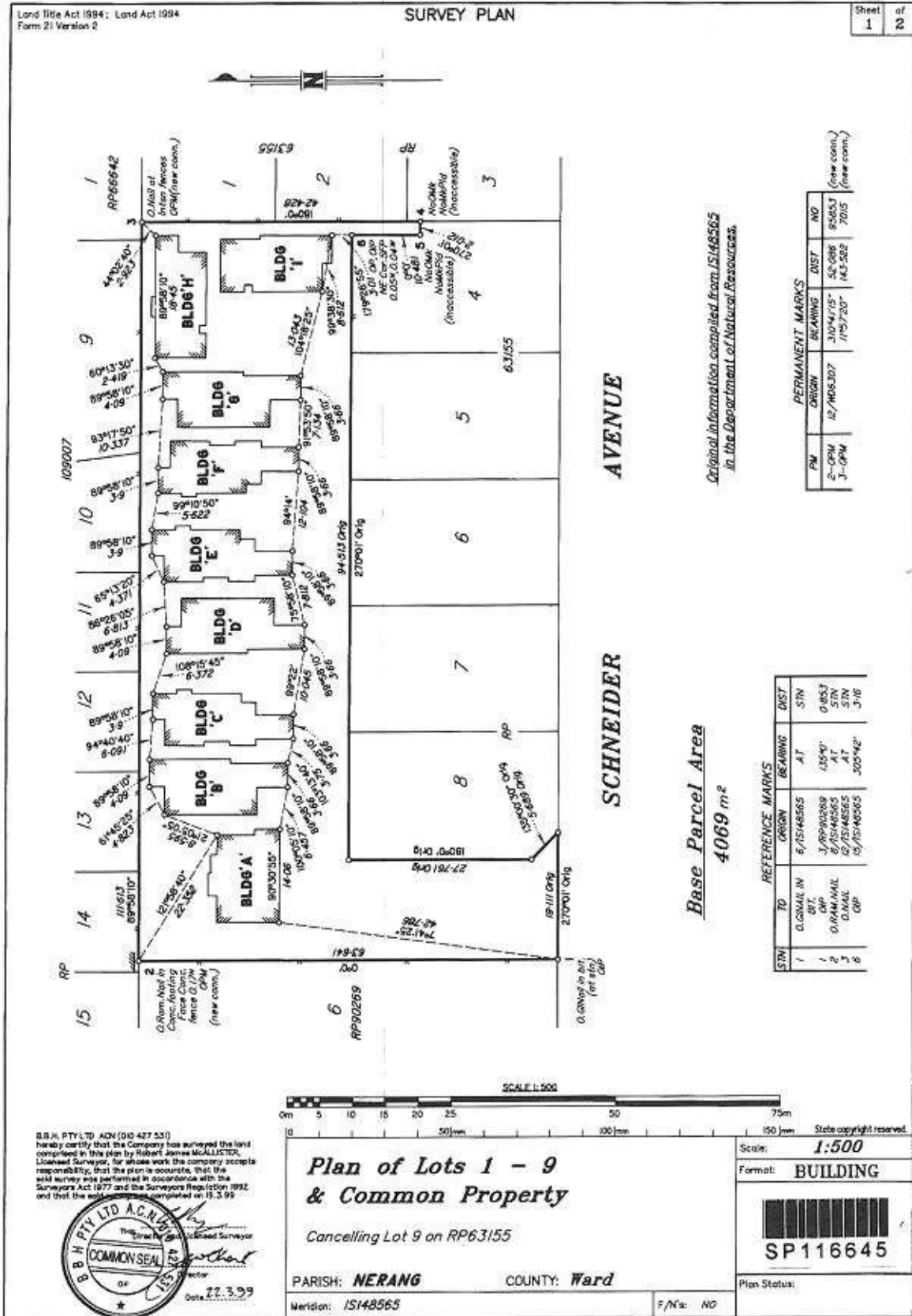
NIL




UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

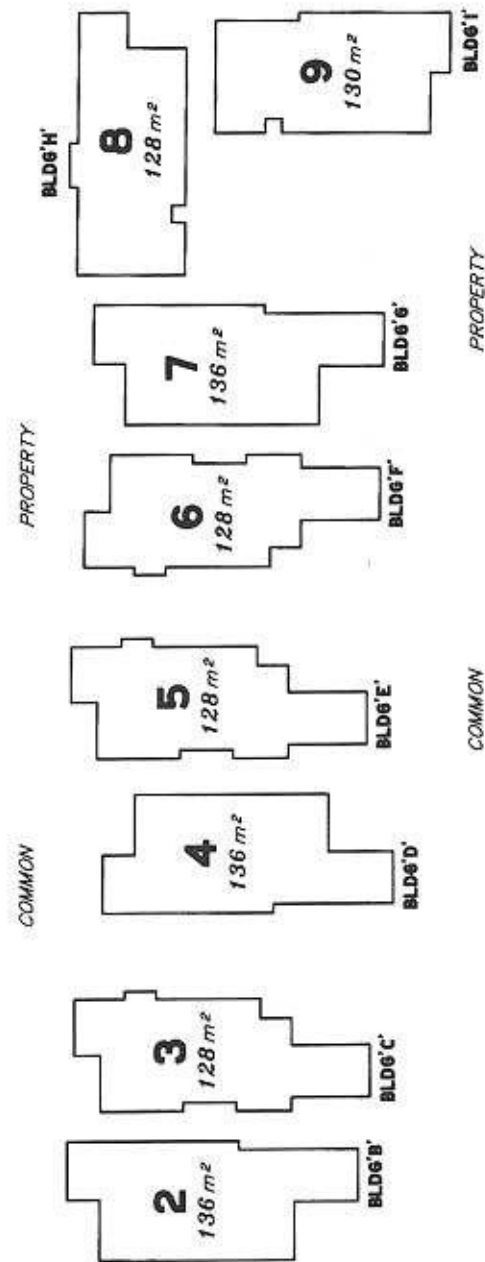
** End of Current Title Search **



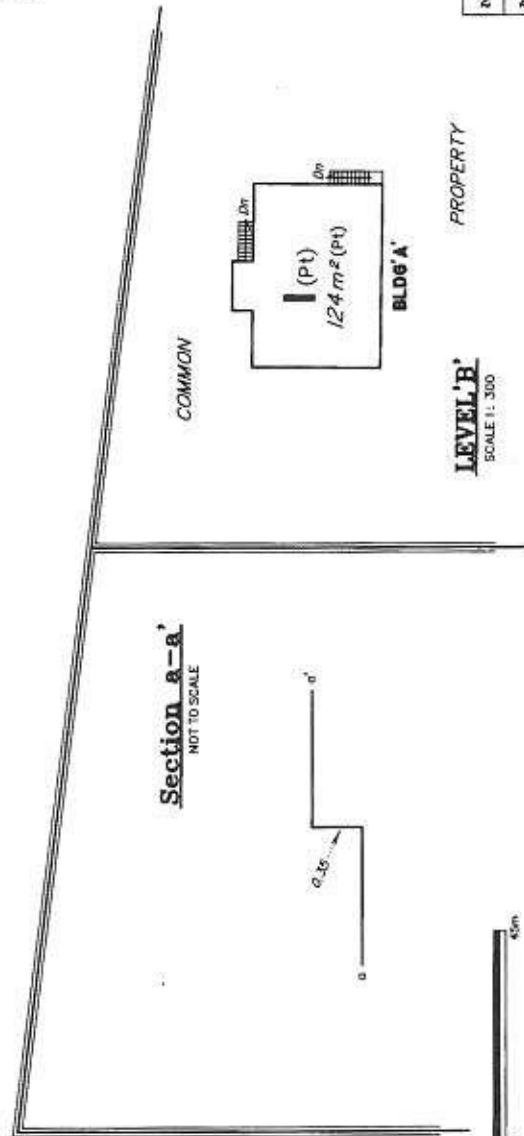
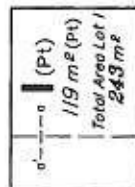
<p>703615141</p> <p>\$690.00</p> <p>GC 400 NT</p> <p>26/10/1999 11:58</p>		<p>WARNING : Folded or Mutilated Plans will not be accepted.</p> <p>Plans may be rolled.</p> <p>Information may not be placed in the outer margins.</p>													
<p>1. Certificate of Registered Owners or Lessees:</p> <p>1/We COASTAL PROJECTS PTY LTD</p> <p>ACN 072 795 692</p> <p>(Names in full)</p> <p>*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.</p> <p>*as Lessees of this land agree to this plan.</p> <p>Signature of *Registered Owners *Lessees-</p> <div style="text-align: center;">  </div> <p>* Rule out whichever is inapplicable</p>		<p>2. Local Government Certificate.</p> <p>* COUNCIL OF THE CITY OF GOLD COAST</p> <p>certifies that the requirements of this Council, the Local Government Act 1993, the Local Government (Planning and Environment) Act 1990, the City of Brisbane Act 1924, and all Local Laws and Ordinances have been complied with subject to</p> <p style="text-align: center;">INTEGRATED PLANNING ACT 1997</p> <p>Dated this <u>01</u> day of <u>October 1999</u></p> <p>GIVEN under the Corporate Seal of the COUNCIL of the CITY OF GOLD COAST signed by IAN ALLAN DUTTON, the Manager Statutory Planning and Compliance, DUTTON the Co-ordinator of Planning and Compliance, they being the authorised officers to sign and witness such seal pursuant to Council Minute Number 154/99.</p> <p>* Insert the name of the Local Government * Insert designation of signatory or delegation</p>													
<p>3. Plans with Community Management Statement:</p> <p>CMS Number: 27350</p> <p>Name: "13 SCHNEIDER AVENUE"</p>		<p>4. References:</p> <p>Dept File:</p> <p>Local Govt: 555/15/1834</p> <p>Surveyor: 98.168.A287</p>													
<p>5. Map Reference:</p> <p>9542-22341</p>		<p>6. Existing</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Title Reference</th> <th>Lot</th> <th>Plan</th> <th>Created</th> </tr> </thead> <tbody> <tr> <td>12879177</td> <td>9</td> <td>RP63155</td> <td>1-9 & Common Property</td> </tr> </tbody> </table>		Title Reference	Lot	Plan	Created	12879177	9	RP63155	1-9 & Common Property				
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<p>7. Portion Allocation:</p> <p>8. Locality:</p> <p>LABRADOR</p> <p>9. Local Government:</p> <p>GOLD COAST CITY COUNCIL</p> <p>10. Passed & Endorsed:</p> <p>By: BBH PTY LTD ACN 090 427 531</p> <p>Date: 1/10/99</p> <p>Signed: </p> <p>Designation: Delegated Liaison Officer</p>		<p>11. 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 only adjoining lots and road.</p> <p>Licensed Surveyor/Director:  Date: 22.3.99</p> <p>* Delete words not required</p> <p>12. Lodgement Fees:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tbody> <tr> <td>Survey Deposit</td> <td style="text-align: right;">\$ 235.00</td> </tr> <tr> <td>Lodgement</td> <td style="text-align: right;">\$ 87.00</td> </tr> <tr> <td>9 New Titles</td> <td style="text-align: right;">\$ 360.00</td> </tr> <tr> <td>Photocopy</td> <td style="text-align: right;">\$ 8.00</td> </tr> <tr> <td>Postage</td> <td style="text-align: right;">\$.3</td> </tr> <tr> <td>TOTAL</td> <td style="text-align: right;">\$ 690.00</td> </tr> </tbody> </table> <p>13. Insert Plan Number</p> <p style="text-align: right;">SP116645</p>		Survey Deposit	\$ 235.00	Lodgement	\$ 87.00	9 New Titles	\$ 360.00	Photocopy	\$ 8.00	Postage	\$.3	TOTAL	\$ 690.00
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SURVEY PLAN

Sheet
2 of
2



LEVEL'A'
SCALE 1: 300



LEVEL'B'
SCALE 1: 300



Plan Status: **SP116645**

BCCM**Form 33**

Department of Justice

Body corporate certificate*Body Corporate and Community Management Act 1997, section 205(4)**This form is effective from 1 August 2025.*

For the sale of a lot included in a community titles scheme under the Body Corporate and Community Management Act 1997 (other than a lot to which the Body Corporate and Community Management (Specified Two-lot Schemes Module) Regulation 2011 applies).

WARNING - Do not sign a contract to buy a property in a community titles scheme until you have read and understood the information in this certificate. Obtain independent legal advice if needed.

You may rely on this certificate against the body corporate as conclusive evidence of matters stated in the certificate, except any parts where the certificate contains an error that is reasonably apparent.

This certificate contains important information about the lot and community titles scheme named in the certificate, including:

- becoming an owner and contacting the body corporate
- details of the property and community titles scheme
- by-laws and exclusive use areas
- lot entitlements and financial information
- owner contributions and amounts owing
- common property and assets
- insurance
- contracts and authorisations

This certificate does not include information about:

- physical defects in the common property or buildings in the scheme;
- body corporate expenses and liabilities for which the body corporate has not fixed contributions;
- current, past or planned body corporate disputes or court actions;
- orders made against the body corporate by an adjudicator, a tribunal or a court;
- matters raised at recent committee meetings or body corporate meetings; or
- the lawful use of lots, including whether a lot can be used for short-term letting.

Search applicable planning laws, instruments and documents to find out what your lot can be used for. If you are considering short-term letting your lot, contact your solicitor, the relevant local government or other planning authority to find out about any approvals you will need or if there are any restrictions on short-term letting. It is possible that lots in the community titles scheme are being used now or could in future be used lawfully or unlawfully for short-term or transient accommodation.

The community management statement

Each community titles scheme has a community management statement (CMS) recorded with Titles Queensland, which contains important information about the rights and obligations of the owners of lots in the scheme. The seller must provide you with a copy of the CMS for the scheme before you sign a contract.

The Office of the Commissioner for Body Corporate and Community Management

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

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

The information in this certificate is issued on 26/11/2025

Becoming an owner

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

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

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

How to get more information

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

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

Contacting the body corporate

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

Name and number of the community titles scheme

13 SCHNEIDER

CTS No. 27350

Body corporate manager

Bodies corporate often engage a body corporate manager to handle administrative functions.

Is there a body corporate manager for the scheme?

Yes. The body corporate manager is:

Name: **Marie Peterson**

Phone: **5570 6111**

Company: **Procorp Services Pty Ltd**

Email: **admin@procorpservices.com.au**

Accessing records

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

The body corporate manager named above.

Property and community titles scheme details

Lot and plan details

Lot number: **2**

Plan type and number: **116645**

Plan of subdivision: **STANDARD FORMAT PLAN**

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

Regulation module

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

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

The regulation module that applies to this scheme is the:

Standard

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

Layered arrangements of community titles schemes

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

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

No

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

Building management statement

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

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

No

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

By-laws and exclusive use areas

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

What by-laws apply?

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

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

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

General by-laws

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

Exclusive use areas

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

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

Yes

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

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 scheduleContribution schedule lot entitlement for the lot: **1**Total contribution schedule lot entitlements for all lots: **9****Interest schedule**Interest schedule lot entitlement for the lot: **2**Total interest schedule lot entitlements for all lots: **19****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 **2** for the current financial year: **\$ 2,083.35**

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

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

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

Period	Due date	Amount due	Amount due if discount applied	Paid
01/11/24 to 31/01/25	01/11/24	490.83	441.75	06/12/24
01/02/25 to 30/04/25	01/02/25	391.95	352.75	21/08/25
01/05/25 to 31/07/25	01/05/25	391.95	352.75	21/08/25
01/08/25 to 31/10/25	01/08/25	391.95	352.75	21/08/25
01/11/25 to 31/01/26	01/11/25	416.67	375.00	27/10/25
			Amount overdue	Nil
			Amount Unpaid including amounts billed not yet due	Nil

Sinking fund contributions

Total amount of contributions (before any discount) for lot **2** for the current financial year: \$ **1,000.00**

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

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

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

Period	Due date	Amount due	Amount due if discount applied	Paid
01/11/24 to 31/01/25	01/11/24	200.00	180.00	06/12/24
01/02/25 to 30/04/25	01/02/25	200.00	180.00	21/08/25
01/05/25 to 31/07/25	01/05/25	200.00	180.00	21/08/25
01/08/25 to 31/10/25	01/08/25	200.00	180.00	21/08/25
01/11/25 to 31/01/26	01/11/25	200.00	180.00	27/10/25
			Amount overdue	Nil
			Amount Unpaid including amounts billed not yet due	Nil

Special contributions - Administrative Fund (IF ANY)

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

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

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

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

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

Period	Due date	Amount due	Amount due if discount applied	Paid
			Amount overdue	Nil
			Amount Unpaid including amounts billed not yet due	Nil

Special contributions - Sinking Fund (IF ANY)

Date determined: **13/12/24** (Access the body corporate records for more information).

Total amount of contributions (before any discount) **\$2,232.25**

Number of instalments: **2** (outlined below)

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

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

Due date	Amount due	Amount due if discount applied	Paid
15/11/24	1,300.00	1,300.00	06/12/24
27/12/24	932.25	932.25	21/08/25
		Amount overdue	Nil
	Amount Unpaid including amounts billed not yet due		Nil

Other contributions

	Period	Due date	Amount due	Amount due if discount applied	Paid
Insurance	01/11/24 to 31/01/25	01/05/25	597.36	597.36	21/08/25
Insurance	01/02/25 to 30/04/25	01/05/25	597.36	597.36	21/08/25

Other amounts payable by the lot owner

Purpose	Fund	Amount	Due date	Amount
---------	------	--------	----------	--------

No other amounts payable for the lot.

Summary of amounts due but not paid by the current owner

At the date of this certificate

Annual contributions	Nil
Special contributions	Nil
Other contributions	Nil
Other payments	Nil
Penalties	Nil
Total amount overdue	Nil

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

(An amount in brackets indicates a credit or a payment made before the due date)

Common property and assets

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

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

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

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

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

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

No

Current sinking fund balance (as at date of certificate): \$ 13,554.64

Improvements to common property the lot owner is responsible for

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

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

Date	Description	Conditions
------	-------------	------------

Body corporate assets

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

The body corporate does not have any assets that it is required to record in its register

Insurance

The body corporate must insure the common property and assets for full replacement value and public risk.

The body corporate must insure, for full replacement value, the following buildings where the lots in the scheme are created:

- under a building format plan of subdivision or volumetric format plan of subdivision - each building that contains an owner's lot (e.g. a unit or apartment); or
- under a standard format plan of subdivision - each building on a lot that has a common wall with a building on an adjoining lot.

Body corporate insurance policies

Details of each current insurance policy held by the body corporate including, for each policy, are given with this certificate.

TYPE/COMPANY	POLICY NO.	SUM INSURED	PREMIUM	DUE DATE	EXCESS
BUILDING QUS PTY LTD	QUSS052126	3,534,808.00	0.00	05/11/26	
LOSS OF RENT QUS PTY LTD	QUSS052126	530,221.00		05/11/26	
CATASTROPHE EXT \$ QUS PTY LTD	QUSS052126	1,060,442.00		05/11/26	
FIDELITY GUARANTEE QUS PTY LTD	QUSS052126	100,000.00		05/11/26	

Body corporate insurance policies

Details of each current insurance policy held by the body corporate including, for each policy, are given with this certificate.

TYPE/COMPANY	POLICY NO.	SUM INSURED	PREMIUM	DUE DATE	EXCESS
OFFICE BEARERS QUS PTY LTD	QUSS052126	1,000,000.00		05/11/26	
VOLUNTARY WORKERS QUS PTY LTD	QUSS052126	200,000/2,000		05/11/26	
GOVT AUDIT COSTS QUS PTY LTD	QUSS052126	50,000.00		05/11/26	
LEGAL EXPENSES QUS PTY LTD	QUSS052126	100,000.00		05/11/26	
MACHINERY BREAKDOWN QUS PTY LTD	QUSS052126	100,000.00		05/11/26	
COMMON CONTENTS QUS PTY LTD	QUSS052126	35,348.00		05/11/26	
RESIDENTIAL LOTS QUS PTY LTD	QUSS052126	250,000.00		05/11/26	
OWNERS LEGAL LIABILI QUS PTY LTD	QUSS052126	20,000,000.00		05/11/26	

Alternative insurance

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

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

No

Lot owner and occupier insurance

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

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

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

Contracts and authorisations

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

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

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

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

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

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

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

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

No

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

No

Embedded network electricity supply

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

No

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

Body corporate authority

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

Name/s Procorp Services Pty Ltd

Positions/s held Body Corporate Manager

Date 26/11/2025

Signature/s _____

Copies of documents given with this certificate:

- by-laws for the scheme in consolidated form (if applicable)
- details of exclusive use by-laws or other allocations of common property (if applicable)
- the most recent statement of accounts
- details of amounts payable to the body corporate for another reason (if applicable)
- details of improvements the owner is responsible for (if applicable)
- the register of assets (if applicable)
- insurance policy details

13 SCHNEIDER CTS 27350

13 Schneider Avenue Labrador Qld 4215

BALANCE SHEET

AS AT 31 OCTOBER 2025

	ACTUAL 31/10/2025	ACTUAL 31/10/2024
<u>OWNERS FUNDS</u>		
Administrative Fund	3,024.89	3,293.29
Sinking Fund	11,914.64	7,647.02
<u>TOTAL</u>	<u>\$ 14,939.53</u>	<u>\$ 10,940.31</u>
<u>THESE FUNDS ARE REPRESENTED BY</u>		
<u>CURRENT ASSETS</u>		
Bank Balance Admin Fund	8,425.06	17,116.10
Bank Balance Sinking Fund	9,482.52	(1,057.57)
Levies In Arrears	0.00	1,381.66
Other Arrears	27.50	503.54
Interest On Overdue Levies	0.00	179.91
<u>TOTAL ASSETS</u>	<u>17,935.08</u>	<u>18,123.64</u>
<u>LIABILITIES</u>		
Arrears Clearing Account	(78.65)	117.70
Next Year Discounts	(246.68)	(345.40)
Levies In Advance	3,320.88	7,411.03
<u>TOTAL LIABILITIES</u>	<u>2,995.55</u>	<u>7,183.33</u>
<u>NET ASSETS</u>	<u>\$ 14,939.53</u>	<u>\$ 10,940.31</u>

13 SCHNEIDER CTS 27350

13 Schneider Avenue Labrador Qld 4215

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 NOVEMBER 2024 TO 31 OCTOBER 2025

	ACTUAL 01/11/24-31/10/25	BUDGET 01/11/24-31/10/25	VARIANCE %	ACTUAL 01/11/23-31/10/24
ADMINISTRATIVE FUND				
INCOME				
Administrative Fund Levy	15,000.12	15,000.00	100.00	18,269.91
Administrative Fund Discount	(1,088.36)	(1,500.00)	72.56	(1,568.17)
Insurance Levy	11,349.84	5,675.00	200.00	3,917.97
Interest On Overdue Levies	251.90	0.00		244.46
TOTAL ADMIN. FUND INCOME	25,513.50	19,175.00		20,864.17
EXPENDITURE - ADMIN. FUND				
Administrative Fees - Annual	247.50	247.50	100.00	275.00
Bank Charges - Bpay	0.00	2.00	0.00	0.55
Building Repairs	6,136.65	500.00	1,227.33	165.00
Consultant	220.00	0.00		0.00
Ex Gratia Payment	1,000.00	1,000.00	100.00	1,000.00
Garden & Grounds	4,837.50	4,500.00	107.50	4,245.00
Gardening - Annual Cleanup	715.00	900.00	79.44	0.00
Gardening - Tree Removal	1,650.00	0.00		425.00
Insurance - Premium	5,675.88	5,675.88	100.00	0.00
Licence&Software Managemen Fee	544.50	544.50	100.00	544.50
Management Fees	2,520.00	2,520.00	100.00	2,400.00
Plumbing & Drainage	0.00	990.00	0.00	2,459.00
Postage & Stationery/Petties	1,333.52	750.00	177.80	794.29
Stratapay Fees	61.35	50.00	122.70	47.80
Termite Control	495.00	500.00	99.00	495.00
Tip Fees & Rubbish Removals	345.00	250.00	138.00	185.00
Utilities - Electricity	0.00	550.00	0.00	412.57
TOTAL ADMIN. EXPENDITURE	25,781.90	18,979.88		13,448.71
SURPLUS / DEFICIT	\$ (268.40)	\$ 195.12		\$ 7,415.46
Opening Admin. Balance	3,293.29	3,293.29	100.00	(4,122.17)
ADMINISTRATIVE FUND BALANCE	\$ 3,024.89	\$ 3,488.41		\$ 3,293.29

13 SCHNEIDER CTS 27350

13 Schneider Avenue Labrador Qld 4215

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 NOVEMBER 2024 TO 31 OCTOBER 2025

	ACTUAL 01/11/24-31/10/25	BUDGET 01/11/24-31/10/25	VARIANCE %	ACTUAL 01/11/23-31/10/24
<u>SINKING FUND</u>				
<u>INCOME</u>				
Sinking Fund Levies	7,200.00	7,200.00	100.00	7,200.00
Sinking Fund Discount	(500.00)	(720.00)	69.44	(600.00)
Special Sinking Fund Levy	20,090.25	18,500.00	108.60	0.00
Interest On Overdue Levies	309.72	0.00		83.10
<u>TOTAL SINKING FUND INCOME</u>	27,099.97	24,980.00		6,683.10
<u>EXPENDITURE - SINKING FUND</u>				
Building Improvements	5,225.00	24,984.30	20.91	19,928.70
Retaining Walls	16,067.35	0.00		490.00
Fence	1,540.00	0.00		0.00
<u>TOTAL SINK. FUND EXPENDITURE</u>	22,832.35	24,984.30		20,418.70
<u>SURPLUS / DEFICIT</u>	\$ 4,267.62	\$ (4.30)		\$ (13,735.60)
Opening Sinking Fund Balance	7,647.02	7,647.02	100.00	21,382.62
<u>SINKING FUND BALANCE</u>	\$ 11,914.64	\$ 7,642.72		\$ 7,647.02



CERTIFICATE OF CURRENCY

This Certificate of Currency is issued as a matter of information only and confers no rights on the certificate holder.

This Certificate of Currency does not form part of the terms and conditions of the policy and does not amend, extend, replace or alter the terms, conditions, definitions, limitations or exclusions contained therein. Please read the Policy Wording, Schedule and any other documents forming the Policy for the terms and conditions of cover.

This Certificate of Currency is provided as a summary of cover only and is current only at the date of issue. The Policy may be subsequently altered or cancelled in accordance with its terms after the date of issue of this notice without further notice to the holder of this notice.

Insurer(s): Certain Underwriters at Lloyds led by Beazley Furlonge Limited Syndicates 2623 & 0623 (Sections 1 & 6) and AXIS Managing Agency Limited Syndicate 1686 (Sections 2-5 & 7-8)
Insured: Body Corporate for 13 Schneider Avenue CTS 27350
Intermediary: PSC Insurance Brokers Gold Coast Pty Ltd
Named Party:
Property Insured: 13 Schneider Avenue
LABRADOR QLD 4215
Period of Insurance: From 11/11/2025 to 11/11/2026
Policy Number: QUSS055742

	SUM INSURED
Section 1	PROPERTY INSURED
	Building(s) \$3,534,808
	Additional Benefits
	- Loss of Rent/Temp Accommodation \$530,221
	- Common Contents including carpets \$35,348
	Optional Additional Benefits
	- Lot Owner's Fixtures and Improvements in Commercial Lots/Units \$0
	- Catastrophe Escalation Costs \$1,060,442
	Special Benefits
	- Residential Lots/Units \$250,000
Section 2	PROPERTY OWNERS LEGAL LIABILITY \$20,000,000
Section 3	FIDELITY GUARANTEE \$100,000
Section 4	VOLUNTARY WORKERS PERSONAL ACCIDENT
	Capital Benefit \$200,000
	Weekly Benefit \$2,000
Section 5	OFFICE BEARER'S LIABILITY \$1,000,000
Section 6	MACHINERY BREAKDOWN
	Blanket cover \$100,000
Section 7	LEGAL EXPENSES \$100,000
Section 8	AUDIT EXPENSES \$50,000

To be valid, this Certificate of Currency must be signed by an authorised officer or agent of the Insurer(s).

Signed on the 27/10/2025

Issued on behalf of the Insurer(s):

QUS Pty Ltd ("QUS") (ABN 92 122 665 310, AFSL 321877) acting under a binding authority as agent for the Insurer(s) certain underwriters at Lloyd's.



This certificate has been issued by QUS on behalf of the Insurer(s). It does not reflect in detail the Policy terms or conditions and merely provides a very brief summary of the insurance that is, to the best of our knowledge, in existence at the date we have issued this certificate. If you wish to obtain details of the Policy terms, conditions, restrictions, exclusions or warranties, you must refer to the QUS Strata Select Insurance Policy and Product Disclosure Statement - CCQUS SS 1122.

Disclaimer: In arranging this certificate, we do not guarantee that the insurance outlined will continue to remain in force for the period referred to as the Policy may be cancelled or altered by either party to the contract at any time in accordance with the terms and conditions of the Policy or in accordance with the terms of the "Insurance Contracts Act 1984 (Cth)".

FORM 14 Version 2

Land Title Act 1994 and Land Act 1994

GENERAL REQUEST

QUEENSLAND LAND REGISTRY

Page 1 of 1

Dealing No.

Stamp Duty Imprint



703615130

\$87.00

06/10/1999 11:57

GC 460

1. Nature of request

REQUEST TO RECORD FIRST COMMUNITY MANAGEMENT
STATEMENT FOR 13 SCHNEIDER AVENUE COMMUNITY
TITLES SCHEME

Lodger Name, address & phone number Lodger Code

CZAUS BLANK

Solicitors

006

PO Box 744

SOUTHPORT QLD 4215

Tel: (07) 55916911

2. Description of Lot

County

Parish

Title Reference

Lot 9 on RP 63155

Ward

Nerang

12879177

3. Registered Proprietor / Crown Lessee

COASTAL PROJECTS PTY LTD ACN 072 795 692

4. Interest

Fee Simple

5. Applicant

COASTAL PROJECTS PTY LTD ACN 072 795 692

6. Request

I hereby request that the First Community Management deposited herewith be recorded as the Community Management Statement for
13 Schneider Avenue Community Titles Scheme and that 19 Margaret Street, Southport Qld 4215 be recorded as the
address for service of the body corporate for the scheme.

7. Execution by applicant

Execution Date

20 10 1999

Applicant's or Solicitor's Signature

GEORGE LEV CZAUS, Solicitor

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



13 Schneider Avenue CTS

4.	Scheme land Description of Lot	County	Parish	Title Reference
	Lot 1 on SP 116645	Ward	Nerang	
	Lot 2 on SP 116645	Ward	Nerang	
	Lot 3 on SP 116645	Ward	Nerang	
	Lot 4 on SP 116645	Ward	Nerang	
	Lot 5 on SP 116645	Ward	Nerang	
	Lot 6 on SP 116645	Ward	Nerang	
	Lot 7 on SP 116645	Ward	Nerang	
	Lot 8 on SP 116645	Ward	Nerang	
	Lot 9 on SP 116645	Ward	Nerang	
	Common property of 13 Schneider Avenue			

13 Schneider Avenue CTS

SCHEDULE A SCHEDULE OF LOT ENTITLEMENTS

Lot on Plan	Contribution	Interest
Lot 1 on SP 116645	1	3
Lot 2 on SP 116645	1	2
Lot 3 on SP 116645	1	2
Lot 4 on SP 116645	1	2
Lot 5 on SP 116645	1	2
Lot 6 on SP 116645	1	2
Lot 7 on SP 116645	1	2
Lot 8 on SP 116645	1	2
Lot 9 on SP 116645	1	2
TOTALS	9	19

SCHEDULE B EXPLANATION OF THE DEVELOPMENT OF SCHEME LAND

Not applicable

SCHEDULE C BY-LAWS

BY-LAWS

Noise

1. The occupier of a lot must not create noise likely to interfere with the peaceful enjoyment of a person lawfully on another lot or the common property.

Vehicle

2. (1) The occupier of a lot must not, without the body corporate's written approval -
 - (a) park a vehicle, or allow a vehicle to stand, on the common property; or
 - (b) permit an invitee to park a vehicle, or allow a vehicle to stand, on the common property.(2) An approval under subsection (1) must state the period for which it is given.
(3) However, the body corporate may cancel the approval by giving 7 days written notice to the occupier.

Obstruction

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

Damage to lawns etc.

13 Schneider Avenue CTS

4. (1) The occupier of a lot must not, without the body corporate's written approval -
- (a) damage a lawn, garden tree, shrub, plant or flower on the common property, or
 - (b) use a part of the common property as a garden.
- (2) An approval under subsection (1) must state the period for which it is given.
- (3) However, the body corporate may cancel the approval by giving 7 days written notice to the occupier

Damage to common property

5. (1) An occupier of a lot must not, without the body corporate's written approval, mark, paint, drive nails, screws or other objects into, or otherwise damage or deface a structure that forms part of the common property.
- (2) However, an occupier may install a locking or safety device to protect the lot against intruders, or a screen to prevent entry of animals or insects, if the device or screen is soundly build and consistent with the colour, style and material of the building.
- (3) The owner of a lot must keep a device installed under subsection (2) in good order and repair.

Behaviour of invitees

6. An occupier of a lot must take reasonable steps to ensure that the occupier's invitees do not behave in a way likely to interfere with the peaceful enjoyment of another lot or the common property.

Leaving of rubbish etc. on the common property

7. The occupier of a lot must not leave rubbish or other materials on the common property in a way or place likely to interfere with the enjoyment of the common property by someone else.

Appearance of lot

8. (1) The occupier of a lot must not without the body corporate's written approval, make a change to the external appearance of the lot unless the change is minor and does not detract from the amenity of the lot and its surrounds.
- (2) The occupier of a lot must not, without the body corporate's written approval -
- (a) hang washing, bedding, or other cloth article if the article is visible from another lot or the common property, or from outside the scheme land; or
 - (b) display a sign, advertisement, placard, banner, pamphlet or similar article if the article is visible from another lot or the common property, or from outside the scheme land.
- (3) This section does not apply to a lot created under a standard format plan of subdivision.

Storage of Flammable materials

9. (1) The occupier of a lot must not, without the body corporate's written approval, store a flammable substance on the common property.
- (2) The occupier of a lot must not, without the body corporate's written approval, store a flammable substance on the lot unless the substance is used or intended for use for domestic purposes.
- (3) However this section does not apply to the storage of fuel in -

13 Schneider Avenue CTS

- (a) the fuel tank of a vehicle, boat or internal combustion engine; or
- (b) a tank kept on a vehicle or boat in which the fuel is stored under the requirements of the law regulating the storage of flammable liquid.

Garbage disposal

10. (1) Unless the body corporate provides some other way of garbage disposal, the occupier of a lot must keep a receptacle for garbage in a clean and dry condition and adequately covered on the lot, or on a part of the common property designated by the body corporate for the purpose.
- (2) The occupier of a lot -
- (a) comply with all local government local laws about disposal of garbage; and
 - (b) ensure that the occupier does not, in disposing of garbage, adversely affect the health, hygiene or comfort of the occupiers of other lots.

Keeping of animals

11. (1) The occupier of a lot must not, without the body corporate's written approval -
- (a) bring or keep an animal on the lot or the common property; or
 - (b) permit an invitee to bring or keep an animal on the lot or the common property.
- (2) The occupier must obtain the body corporate's written approval before bringing, or permitting an invitee to bring, an animal onto the lot or the common property.

Exclusive Use

12. The proprietor for the time being of each lot shall be entitled to the exclusive use and enjoyment of that part of the common property immediately adjacent to the rear side or front of the lot as shown and identified on the attached plan (refer to Schedule E). Such proprietor shall be responsible for all gardening and maintenance work in respect of such area and all costs from time to time necessary or desirable to keep and maintain the standard of such area similar to the common property.

SCHEDULE D OTHER DETAILS REQUIRED/PERMITTED TO BE INCLUDED

Not applicable

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

Lot 1 on SP 116645	Exclusive Use Area 1 on attached sketch plan marked "Plan 1"
Lot 2 on SP 116645	Exclusive Use Area 2 on attached sketch plan marked "Plan 1"
Lot 3 on SP 116645	Exclusive Use Area 3 on attached sketch plan marked "Plan 1"
Lot 4 on SP 116645	Exclusive Use Area 4 on attached sketch plan marked "Plan 1"
Lot 5 on SP 116645	Exclusive Use Area 5 on attached sketch plan marked "Plan 1"
Lot 6 on SP 116645	Exclusive Use Area 6 on attached sketch plan marked "Plan 1"
Lot 7 on SP 116645	Exclusive Use Area 7 on attached sketch plan marked "Plan 1"
Lot 8 on SP 116645	Exclusive Use Area 8 on attached sketch plan marked "Plan 1"
Lot 9 on SP 116645	Exclusive Use Area 9 on attached sketch plan marked "Plan 1"



