

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	Renee Joan Regelsen McLeish
Property address (referred to as the “property” in this statement)	41/5-9 Grant Road, Morayfield QLD 4506
Lot on plan description	Lot 32 on Group Titles Plan of Resubdivision 4097

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 <i>Land Title Act 1994</i> showing interests registered under that Act for the property. <input checked="" type="checkbox"/> Yes
	A copy of the plan of survey registered for the property. <input checked="" type="checkbox"/> Yes

Registered encumbrances	<p>Registered encumbrances, if any, are recorded on the title search, and may affect your use of the property. Examples include easements, statutory covenants, leases and mortgages.</p> <p>You should seek legal advice about your rights and obligations before signing the contract.</p>
Unregistered encumbrances (excluding statutory encumbrances)	<p>There are encumbrances not registered on the title that will continue to affect the property after settlement. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Note—If the property is part of a community titles scheme or a BUGTA scheme it may be subject to and have the benefit of statutory easements that are NOT required to be disclosed.</p> <p>Unregistered lease (if applicable)</p> <p>If the unregistered encumbrance is an unregistered lease, the details of the agreement are as follows:</p> <ul style="list-style-type: none"> » the start and end day of the term of the lease: <input type="text"/> » the amount of rent and bond payable: <input type="text" value="\$0.00"/> » whether the lease has an option to renew: <input type="text"/> <p>Other unregistered agreement in writing (if applicable)</p> <p>If the unregistered encumbrance is created by an agreement in writing, and is not an unregistered lease, a copy of the agreement is given, together with relevant plans, if any. <input type="checkbox"/> Yes</p> <p>Unregistered oral agreement (if applicable)</p> <p>If the unregistered encumbrance is created by an oral agreement, and is not an unregistered lease, the details of the agreement are as follows:</p>
Statutory encumbrances	<p>There are statutory encumbrances that affect the property. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><i>If Yes, the details of any statutory encumbrances are as follows:</i></p>
Residential tenancy or rooming accommodation agreement	<p>The property has been subject to a residential tenancy agreement or a rooming accommodation agreement under the <i>Residential Tenancies and Rooming Accommodation Act 2008</i> during the last 12 months. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes, when was the rent for the premises or each of the residents' rooms last increased? (<i>Insert date of the most recent rent increase for the premises or rooms</i>) <input type="text"/></p> <p>Note—Under the <i>Residential Tenancies and Rooming Accommodation Act 2008</i> the rent for a residential premises may not be increased earlier than 12 months after the last rent increase for the premises.</p> <p>As the owner of the property, you may need to provide evidence of the day of the last rent increase. You should ask the seller to provide this evidence to you prior to settlement.</p>

Part 3 – Land use, planning and environment

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

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

Part 4 – Buildings and structures

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

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

Part 5 – Rates and services

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

Rates

Whichever of the following applies—

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

Amount:

Date Range:

OR

The property is currently a rates exempt lot.**

OR

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

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

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

Water

Whichever of the following applies—

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

Amount:

Date Range:

OR

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

Amount:

Date Range:

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

Part 6 – Community titles schemes and BUGTA schemes

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

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

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

Body Corporate and Community Management Act 1997	The property is included in a community titles scheme. <i>(If Yes, complete the information below)</i>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Community Management Statement	<p>A copy of the most recent community management statement for the scheme as recorded under the <i>Land Title Act 1994</i> or another Act is given to the buyer.</p> <p>Note—If the property is part of a community titles scheme, the community management statement for the scheme contains important information about the rights and obligations of owners of lots in the scheme including matters such as lot entitlements, by-laws and exclusive use areas.</p>	<input checked="" type="checkbox"/> Yes	
Body Corporate Certificate	<p>A copy of a body corporate certificate for the lot under the <i>Body Corporate and Community Management Act 1997</i>, section 205(4) is given to the buyer.</p> <p><i>If No</i>— 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 checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
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 <i>(If Yes, complete the information below)</i>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Body Corporate Certificate	<p>A copy of a body corporate certificate for the lot under the <i>Building Units and Group Titles Act 1980</i>, section 40AA(1) is given to the buyer.</p> <p><i>If No</i>— 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. <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>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

Signatures – SELLER



[Renee Joan Regelsen McLeish \(Jun 4, 2026 15:38:22 GMT+10\)](#)

Signature of seller

Signature of seller

Renee Joan Regelsen McLeish

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:	18704222	Search Date:	22/05/2026 12:21
Date Title Created:	21/02/1994	Request No:	56235321
Previous Title:	18613017		

ESTATE AND LAND

Estate in Fee Simple

LOT 32 GROUP TITLES PLAN OF RESUBDIVISION 4097

Local Government: MORETON BAY

COMMUNITY MANAGEMENT STATEMENT 19744

REGISTERED OWNER

Dealing No: 723930759 18/03/2025

RENEE JOAN REGELSEN MCLEISH

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10433242 (POR 18)

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

** End of Current Title Search **

PGT 4013

Building Units and Group Titles Act 1980 — 1990
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980
(Form 1)

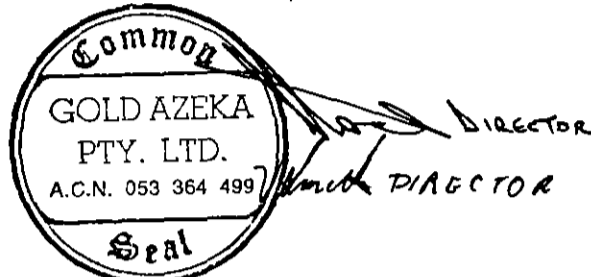
Regulation 8(1)
Sheet No. 1 of 8 Sheets
annexure 1 of Sheet 1
made 16 FEB 1994

NAME OF PARCEL. "THE BUNGALOWS"

OF RE-SUBDIVISION
GROUP TITLES PLAN/NO. 4097

Resubdividing Lot 25 on Group Titles Plan N° 3719

SIGNATURE OF REGISTERED PROPRIETOR.



NAME OF REGISTERED PROPRIETOR.

GOLD AZEKA PTY LTD

ADDRESS.

P.O. BOX 37
BROADBEACH QLD 4218

REFERENCE TO TITLE VOLUME 8613 FOLIO 17

DESCRIPTION OF PARCEL

LOT 25 ON G.T.P. 3719

COUNTY:

STANLEY

PARISH:

CABOOLTURE

CITY:

NAME OF BODY CORPORATE

THE PROPRIETORS "THE BUNGALOWS"
GROUP TITLES PLAN N° 3413

ADDRESS at which documents
may be served:

P.O. BOX 37
BROADBEACH QLD 4218

GROUP TITLES PLAN No.
OF RESUBDIVISION

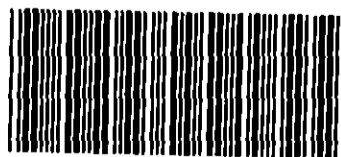
4097

REGISTERED AS AT 5:22pm

16 FEB 1994



REGISTRAR OF TITLES



CMS19744

GTP4097

Shire Clerk
Town


COUNCIL OF THE SHIRE OF CABOOLTURE

Surveyor's Reference: 3/292

Local Authority Reference:

CISP

All dealings with common property are recorded in group titles Plan No. 3413

It is notified that lot 41 in this group titles plan has been resubdivided by
group titles Plan of Resubdivision No 4317 this  6 JUL 1994

Building Units and Group Titles Act 1980 — 1990
 BUILDING UNITS AND GROUP TITLES REGULATIONS 1980

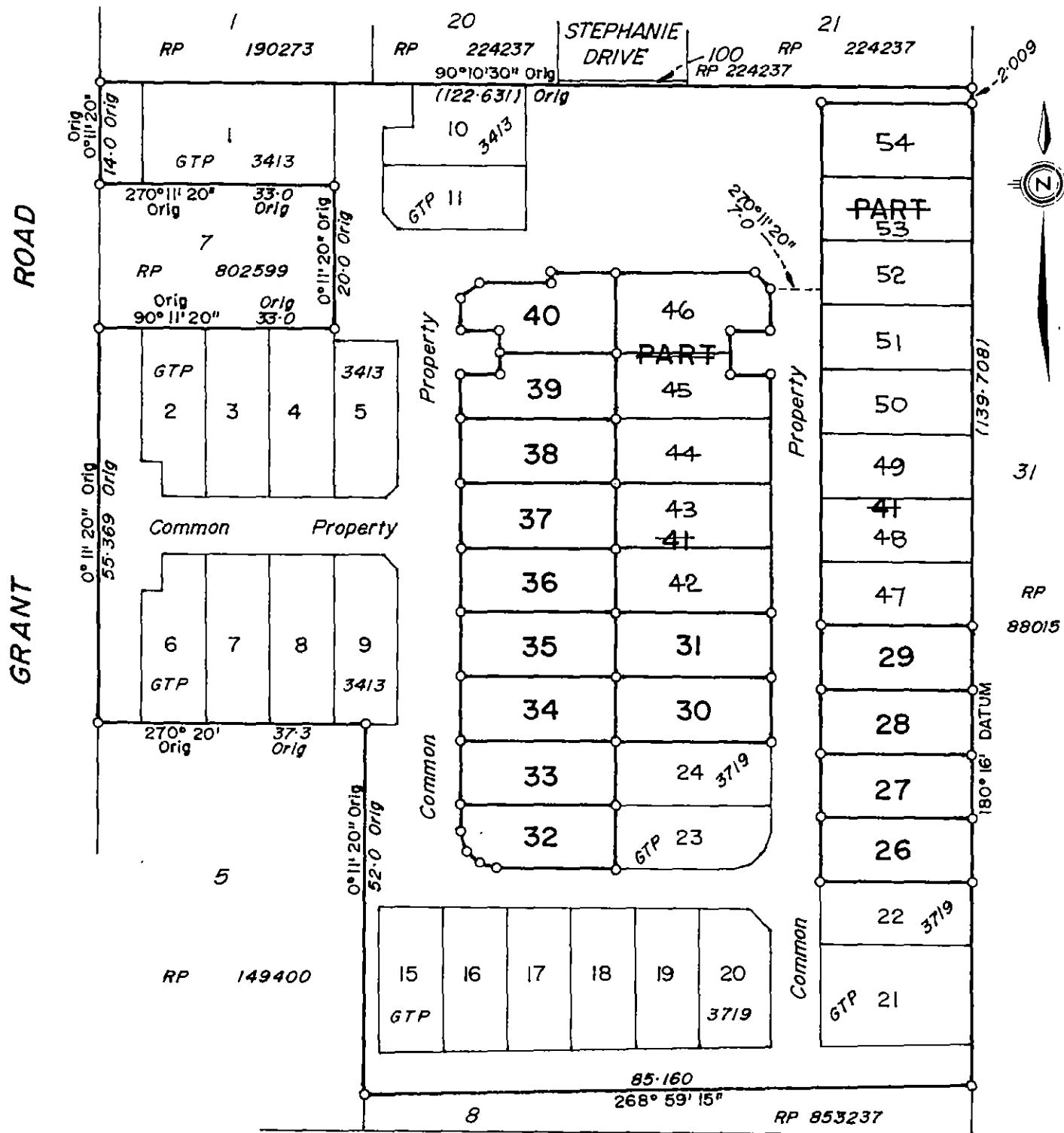
Name of Parcel. "THE BUNGALOWS"

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

OF RE-SUBDIVISION

RE-SUBDIVISION OF
 LOT 25 ON GIP 3719

GROUP TITLES PLAN/NO. 4097



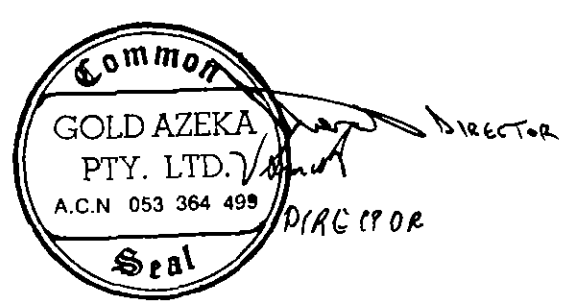
Amendments made to lot 41
 in accordance with GROUP TITLES
 Plan of Resubdivision No. 4317
 this
6 JUL 1994
Leanda

PEGS PLACED AT ALL CORNERS
 UNLESS OTHERWISE SHOWN.

TOTAL AREA OF LOT 41..... 2536m²

SCALE 1 : 800

SIGNATURE OF REGISTERED PROPRIETOR.



[Signature]
 Shire Clerk
 Town
 COUNCIL OF THE SHIRE OF CABOOLTURE

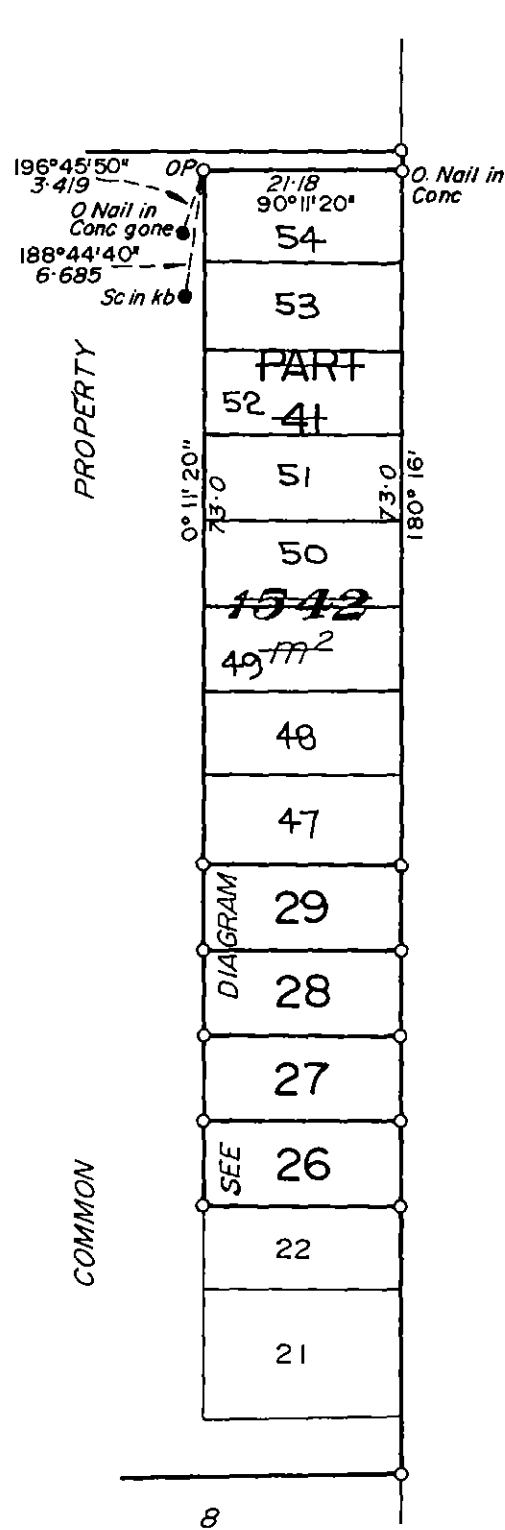
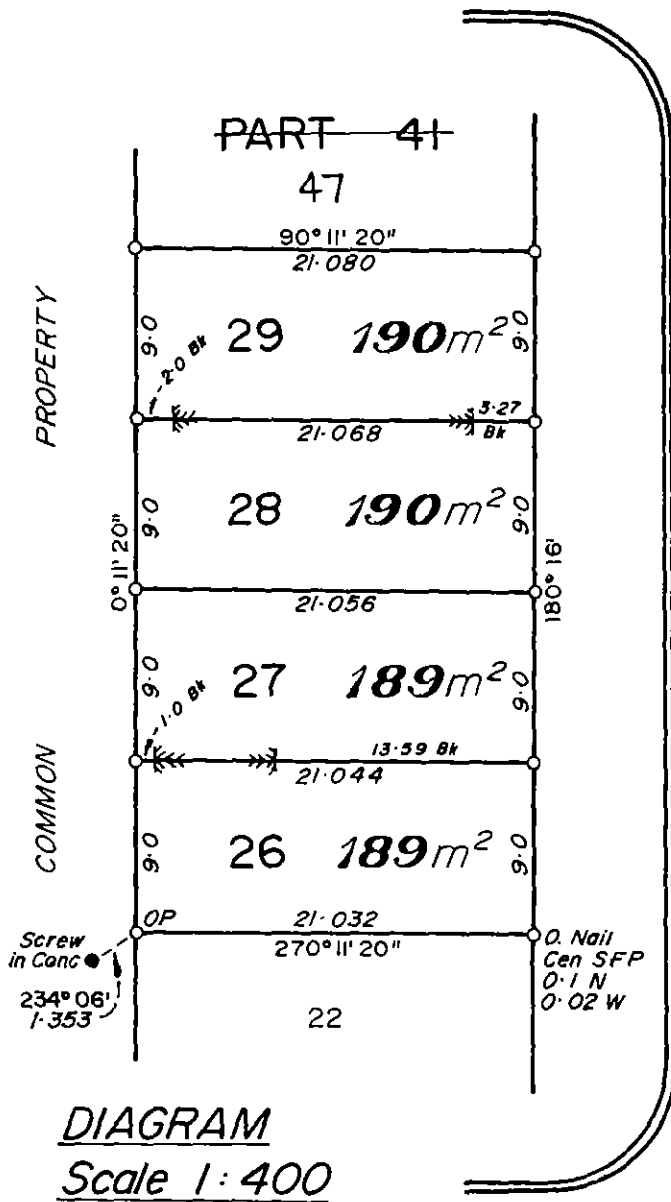
Building Units and Group Titles Act 1980 — 1990
 BUILDING UNITS AND GROUP TITLES REGULATIONS 1980

Name of Parcel: "THE BUNGALOWS"

Regulation 8(1)
 Sheet No 2 of 8 Sheets

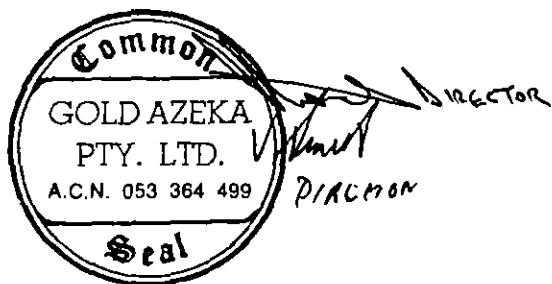
OF RE-SUBDIVISION

GROUP TITLES PLAN/NO. 4097



PEGS PLACED AT ALL CORNERS
 UNLESS OTHERWISE SHOWN.

SIGNATURE OF REGISTERED PROPRIETOR:



[Signature]
 Shire Clerk
 Town

COUNCIL OF THE SHIRE OF CABOOLTURE

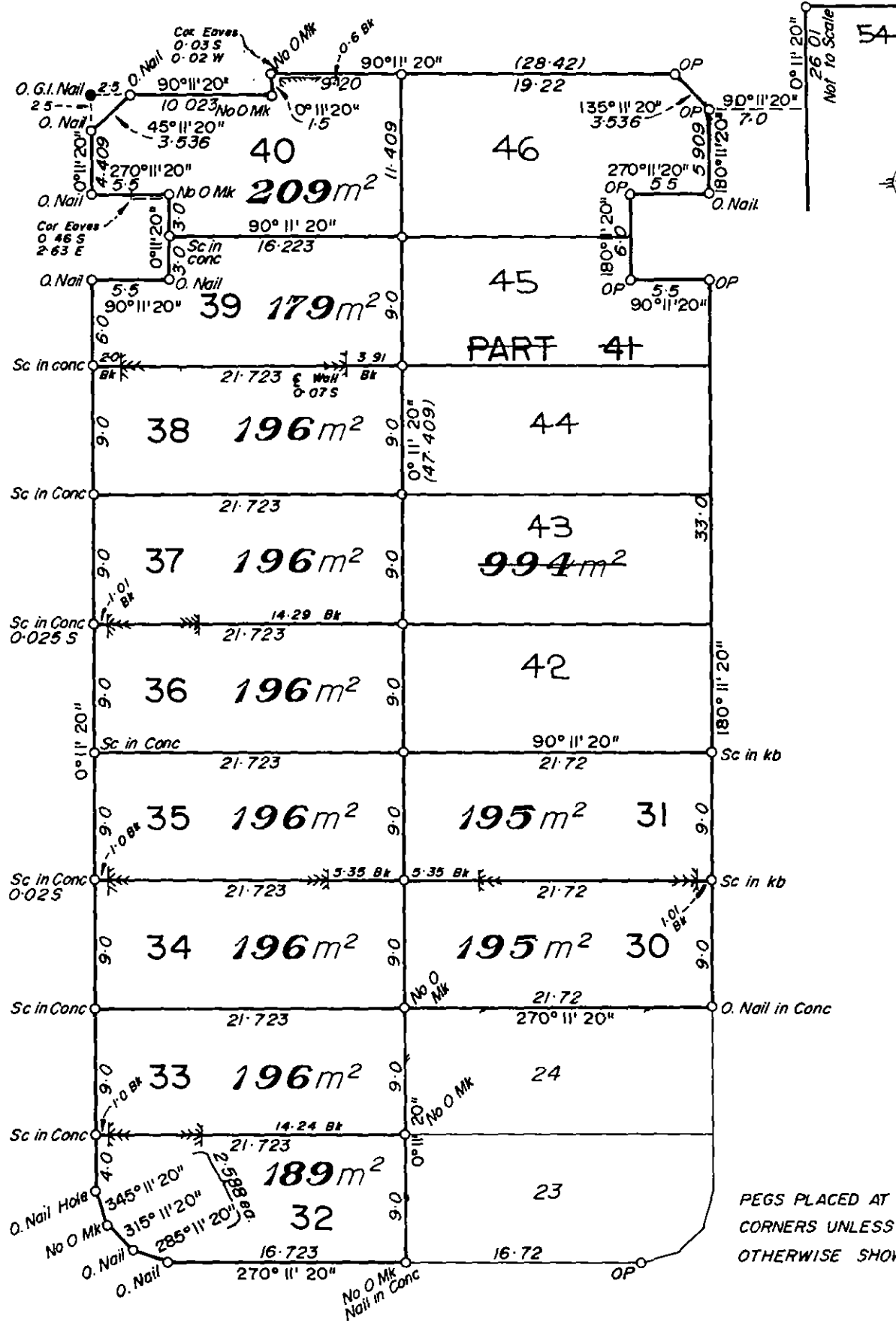
Amendments made to/of 41
 in accordance with Group Titles
 Plan of Resubdivision No. 4317
 this
 6 JUL 1994
[Signature]

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

Name of Parcel "THE BUNGALOWS"

Regulation 8(1)
 Sheet No 2 of 8 Sheets

OF RE-SUBDIVISION
GROUP TITLES PLAN/NO. 4097

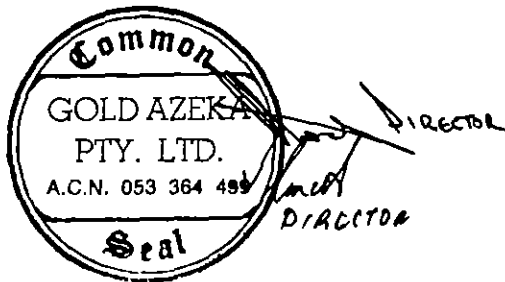


PEGS PLACED AT ALL
 CORNERS UNLESS
 OTHERWISE SHOWN.

SCALE. 1 : 400

SIGNATURE OF REGISTERED PROPRIETOR:

Amendments made to lot 41
 in accordance with Group Titles
 Plan of Resubdivision No. 4317
 this
 6 JUL 1994



Shire Clerk
 Town

COUNCIL OF THE SHIRE OF CABOOLTURE

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

Name of Parcel: "THE BUNGALOWS"

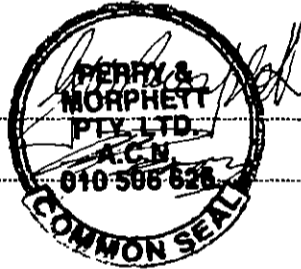
Sheet No 3 of 8 Sheets

OF RE-SUBDIVISION
GROUP TITLES PLAN/NO. 4097

PERRY & MORPHETT PTY LTD

hereby certify that ~~the~~ the Company have surveyed the land comprised in this plan
(*either personally or by ANDREW ROBERT COLLINS

for whose work ~~the~~ the Company accept responsibility), that the plan is accurate, that the
said survey was performed in accordance with the Surveyors Act 1977 and the Surveyors
Regulation 1992 and that the said survey was completed on 10/1/94



Licensed Surveyor/
Director

Director

Date 14/1/94

* Delete whichever is inapplicable.

A handwritten signature in black ink, likely belonging to the Shire Clerk.

Shire
Clerk
Town

COUNCIL OF THE SHIRE OF CABOOLTURE

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

Name of Parcel: "THE BUNGALOWS"

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

OF RE-SUBDIVISION
GROUP TITLES PLAN/NO. 4097

CERTIFICATE OF LOCAL AUTHORITY

*Council OF THE SHIRE OF CABOOLTURE hereby certifies that the proposed
re subdivision of the parcel as illustrated in the abovementioned plan, has been approved by the
*Council OF THE SHIRE OF CABOOLTURE and that all requirements of
the Local Government Acts 1936 — 1990 as modified by the Building Units and Group Titles
Act 1980, have been complied with in regard to the ^{re} subdivision.
as amended

DATED this 4th day of February, 1994

Robbie Corring Chairman

[Signature] Shire Clerk

Council of the Shire of Caboolture

*Insert name of local authority

Building Units and Group Titles Act 1980 — 1990
 BUILDING UNITS AND GROUP TITLES REGULATIONS 1980
 (Form 7)

Name of Parcel: "THE BUNGALOWS"

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

OF RE-SUBDIVISION
GROUP TITLES PLAN/NO. 4097


I, **PETER BYRNE**, of **7/102 ADELAIDE STREET, BRISBANE**
 a valuer registered under the provisions of the Valuers Registration Act 1965 — 1985 do hereby certify
 that set forth in the following schedule is my opinion as to the unimproved value, and the lot
 entitlement, of each lot contained in the group titles plan to which this certificate is annexed


SCHEDULE

LOT	UNIMPROVED VALUE	LOT ENTITLEMENT
26	\$10,000	20
27	\$10,000	20
28	\$10,000	20
29	\$10,000	20
30	\$11,000	22
31	\$11,000	22
32	\$11,000	22
33	\$10,000	20
34	\$10,000	20
35	\$10,000	20
36	\$10,000	20
37	\$10,000	20
38	\$10,000	20
39	\$10,000	20
40	\$10,500	21
41	\$136,000	273
F2	11 000	22
F3	11 000	22
F4	11 000	22
F5	11 000	22
F6	11 500	24
F7	10 000	20
F8	10 000	20
F9	10 000	20
S6	10 000	20
S1	10 000	20
S2	10 000	20
S3	10 000	20
S4	10 500	21
AGGREGATE	\$506,000	1013

DATED this TWENTY-SECOND day of DECEMBER, 1993


P G BYRNE
 REGISTERED VALUER 401


 Shire Clerk
 Town
 COUNCIL OF THE SHIRE OF CABOOLTURE

Amendments made to lot 41
 in accordance with Group Titles
 Plan of Resubdivision No. 4317
 this 6 JUL 1994


O/L

Building Units and Group Titles Act 1980 — 1990
 BUILDING UNITS AND GROUP TITLES REGULATIONS 1980
 (Form 8)

Name of Parcel. "THE BUNGALOWS"

Regulation 8(1)
 Sheet No 6 of 8 Sheets

OF RE-SUBDIVISION

GROUP TITLES PLAN/NO. 4097

SCHEDULE OF LOT ENTITLEMENTS AND REFERENCE TO
 CURRENT CERTIFICATE OF TITLE

Lot No.	Entitlement	Current C's T.		Lot No.	Entitlement	Current C's T.	
		Vol.	Fol.			Vol.	Fol.
26	20	8704	216	54	21	5000	3240
27	20		217				
28	20		218				
29	20		219				
30	22		220				
31	22		221				
32	22		222				
33	20		223				
34	20		224				
35	20		225				
36	20		226				
37	20		227				
38	20		228				
39	20		229				
40	21		230				
41	273		231				
42	22		50003228				
43	22		50003229				
44	22		50003230				
45	22		50003231				
46	24		50003232				
47	20		50003233				
48	20		50003234				
49	20		50003235				
50	20		50003236				
51	20		50003237				
52	20		50003238				
53	20		50003239				
AGGREGATE	1013 /			AGGREGATE			

Amendments made to lot 41 in accordance with Group Titles Plan of Resubdivision No. 4317 this 6 JUL 1994

SIGNATURE OF REGISTERED PROPRIETOR



Shire Clerk
 Town
 COUNCIL OF THE SHIRE OF CABOOLTURE

ok.

01 June 2026

THE BUNGALOWS CTS 19744
Not registered for GST

Ms RJR McLeish

Ref

Re	Lot	32	THE BUNGALOWS CTS 19744
Fee	186.60		Paid

This invoice is issued by the Body Corporate.

Payment has been made to the Body Corporate for the attached Body Corporate Certificate issued pursuant to Section 205(4) of the Body Corporate and Community Act 1997.

StrataLiving Body Corporate Management provides this Certificate on behalf of the Body Corporate under the delegated authorities of the Administration Agreement.

This certificate contains information from the current records and registers of the Body Corporate held by StrataLiving Body Corporate Management, as at the date of issuance. No representation is made regarding records compiled prior to our Appointment as Body Corporate Managers of this scheme.

There may be additional disclosable information required under the Seller Disclosure Scheme (Property Law Act 2023), which is to be provided directly by the Seller.

Further information may be obtained by the search of the Body Corporate records by an appropriate third party in accordance with Sections 205 and 205AAB of the Act.

Issued by,

StrataLiving Body Corporate Management
on behalf of the Secretary of the Body Corporate

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 01/06/2026

Becoming an owner

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

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

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

How to get more information

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

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

Contacting the body corporate

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

Name and number of the community titles scheme

THE BUNGALOWS

CTS No. **19744**

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: **Shaun Meyrick**

Company: **StrataLiving BCM**

Phone: **07 54754492**

Email: **info@slbcm.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: **32**

Plan type and number: **4317**

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

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?

No

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

listed in the community management statement

Lot entitlements and financial information

Lot entitlements

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

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

Contribution schedule

Contribution schedule lot entitlement for the lot: **22**

Total contribution schedule lot entitlements for all lots: **1,013**

Interest schedule

Interest schedule lot entitlement for the lot: **22**

Total interest schedule lot entitlements for all lots: **1,013**

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 **32** for the current financial year: \$ **786.18**

Number of instalments: **4** (outlined below)

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

Monthly penalty for overdue contributions (if applicable): **0.21** %

Period	Due date	Amount due	Amount due if discount applied	Paid
01/03/26 to 31/05/26	01/03/26	186.23	186.23	20/03/26
01/06/26 to 31/08/26	01/06/26	186.23	186.23	
01/09/26 to 30/11/26	01/09/26	206.86	206.86	
01/12/26 to 28/02/27	01/12/26	206.86	206.86	
01/03/27****31/05/27	01/03/27	196.54	196.54	
01/06/27****31/08/27	01/06/27	196.54	196.54	

Amount overdue **\$186.23**
 Amount Unpaid including amounts billed not yet due **\$186.23**

Sinking fund contributions

Total amount of contributions (before any discount) for lot **32** for the current financial year: \$ **239.30**

Number of instalments: **4** (outlined below)

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

Monthly penalty for overdue contributions (if applicable): **0.21** %

Period	Due date	Amount due	Amount due if discount applied	Paid
01/03/26 to 31/05/26	01/03/26	34.21	34.21	20/03/26
01/06/26 to 31/08/26	01/06/26	34.21	34.21	
01/09/26 to 30/11/26	01/09/26	85.44	85.44	
01/12/26 to 28/02/27	01/12/26	85.44	85.44	
01/03/27****31/05/27	01/03/27	59.82	59.82	
01/06/27****31/08/27	01/06/27	59.82	59.82	
			Amount overdue	\$34.21
			Amount Unpaid including amounts billed not yet due	\$34.21

Special contributions - Administrative Fund (IF ANY)

Date determined: **01/06/26** (Access the body corporate records for more information).

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

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

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

Monthly penalty for overdue contributions (if applicable): **0.21** %

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

Special contributions - Sinking Fund (IF ANY)

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

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

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

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

Monthly penalty for overdue contributions (if applicable): **0.21** %

Due date	Amount due	Amount due if discount applied	Paid
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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
Insurances	01/03/26 to 31/05/26	01/03/26	154.48	154.48	20/03/26
Insurances	01/06/26 to 31/08/26	01/06/26	154.48	154.48	
Insurances	01/09/26 to 30/11/26	01/09/26	190.56	190.56	
Insurances	01/12/26 to 28/02/27	01/12/26	190.56	190.56	
Insurances	01/03/27 to 31/05/27	01/03/27	172.52	172.52	
Insurances	01/06/27 to 31/08/27	01/06/27	172.52	172.52	

Other amounts payable by the lot owner

Purpose	Fund	Amount	Due date	Amount
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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	\$220.44
Special contributions	Nil
Other contributions	\$154.48
Other payments	Nil
Penalties	Nil
Total amount overdue <small>(Total Amount Unpaid including not yet due \$374.92)</small>	\$374.92

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

Common property and assets

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

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

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

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

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

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

Yes - you can obtain a copy from the body corporate records - last sinking fund report: 23/02/26

Current sinking fund balance (as at date of certificate): \$ 27,454.42

Improvements to common property the lot owner is responsible for

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

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

Body corporate assets

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

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

Insurance

The body corporate must insure the common property and assets for full replacement value and public risk. The body corporate must insure, for full replacement value, the following buildings where the lots in the scheme are created:

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

Body corporate insurance policies

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

TYPE/COMPANY	POLICY NO.	SUM INSURED	PREMIUM	DUE DATE	EXCESS
BUILDING LONGITUDE INSURANCE	LNG-STR-20456408	20,810,625.00	31,775.62	23/03/27	2,000 All claims, \$2,000 Loss, destruction or damage \$5,000 Water Chiller/Power Gen, s \$1,000 & 10% contri Legal
LOSS OF RENT LONGITUDE INSURANCE	LNG-STR-20456408	3,121,594.00	Included	23/03/27	2,000 All claims, \$2,000 Loss, destruction or damage \$5,000 Water Chiller/Power Gen, s \$1,000 & 10% contri Legal
CATASTROPHE LONGITUDE INSURANCE	LNG-STR-20456408	3,121,594.00	Included	23/03/27	2,000 All claims, \$2,000 Loss, destruction or damage \$5,000 Water Chiller/Power Gen, s \$1,000 & 10% contri Legal
PUBLIC LIABILITY LONGITUDE INSURANCE	LNG-STR-20456408	30,000,000.00	Included	23/03/27	2,000 All claims, \$2,000 Loss, destruction or damage \$5,000 Water Chiller/Power Gen, s \$1,000 & 10% contri Legal
FIDELITY GUARANTEE LONGITUDE INSURANCE	LNG-STR-20456408	100,000.00	Included	23/03/27	2,000 All claims, \$2,000 Loss, destruction or damage \$5,000 Water Chiller/Power Gen, s \$1,000 & 10% contri Legal
OFFICE BEARERS LONGITUDE INSURANCE	LNG-STR-20456408	5,000,000.00	Included	23/03/27	2,000 All claims, \$2,000 Loss, destruction or damage \$5,000 Water Chiller/Power Gen, s \$1,000 & 10% contri Legal
VOLUNTARY WORKERS LONGITUDE INSURANCE	LNG-STR-20456408	200,000/2,000	Included	23/03/27	2,000 All claims, \$2,000 Loss, destruction or damage \$5,000 Water Chiller/Power Gen, s \$1,000 & 10% contri Legal
GOVT AUDIT/LEGAL COS LONGITUDE INSURANCE	LNG-STR-20456408	230,000.00	Included	23/03/27	2,000 All claims, \$2,000 Loss, destruction or damage \$5,000 Water Chiller/Power Gen, s \$1,000 & 10% contri Legal
MACHINERY BREAKDOWN LONGITUDE INSURANCE	LNG-STR-20456408	100,000.00	Included	23/03/27	2,000 All claims, \$2,000 Loss, destruction or damage \$5,000 Water Chiller/Power Gen, s \$1,000 & 10% contri Legal
LOT OWNERS IMPROVE LONGITUDE INSURANCE	LNG-STR-20456408	300,000.00	Included	23/03/27	2,000 All claims, \$2,000 Loss, destruction or damage \$5,000 Water Chiller/Power Gen, s \$1,000 & 10% contri Legal
COMMON AREA CONTENTS LONGITUDE INSURANCE	LNG-STR-20456408	208,106.00	Included	23/03/27	2,000 All claims, \$2,000 Loss, destruction or damage \$5,000 Water Chiller/Power Gen, s \$1,000 & 10% contri Legal

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 StrataLiving BCM Pty Ltd

Positions/s held On behalf of the Body Corporate

Date 01/06/2026

Signature/s _____



Copies of documents given with this certificate:

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

THE BUNGALOWS CTS 19744

5-9 Grant Road Morayfield Qld 4506

BALANCE SHEET

AS AT 28 FEBRUARY 2026

	ACTUAL 28/02/2026	ACTUAL 28/02/2025
<u>OWNERS FUNDS</u>		
Administrative Fund	1,012.18	2,775.81
Sinking Fund	25,390.98	28,331.03
<u>TOTAL</u>	<u>\$ 26,403.16</u>	<u>\$ 31,106.84</u>
<u>THESE FUNDS ARE REPRESENTED BY</u>		
<u>CURRENT ASSETS</u>		
Cash At Bank	34,788.17	35,666.54
Levies In Arrears	1,301.09	1,561.63
Other Arrears	2,564.06	3,950.99
Interest On Overdue Levies	18.94	61.13
<u>TOTAL ASSETS</u>	<u>38,672.26</u>	<u>41,240.29</u>
<u>LIABILITIES</u>		
Creditors	(2,068.02)	(2,121.91)
Levies In Advance	9,736.47	12,255.36
Other Payments In Advance	4,600.65	0.00
<u>TOTAL LIABILITIES</u>	<u>12,269.10</u>	<u>10,133.45</u>
<u>NET ASSETS</u>	<u>\$ 26,403.16</u>	<u>\$ 31,106.84</u>

THE BUNGALOWS CTS 19744

5-9 Grant Road Morayfield Qld 4506

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 MARCH 2025 TO 28 FEBRUARY 2026

	ACTUAL 01/03/25-28/02/26	BUDGET 01/03/25-28/02/26	VARIANCE %	ACTUAL 01/03/24-28/02/25
<u>ADMINISTRATIVE FUND</u>				
<u>INCOME</u>				
Levies - Administrative Fund	34,300.04	34,300.00	100.00	34,300.03
Discount - Admin Fund	0.00	0.00	0.00	(0.03)
Special Admin. Fund Levy	200.00	200.00	100.00	200.00
Insurance Levy	28,453.14	28,453.09	100.00	64,994.08
Interest On Overdue Levies	118.12	0.00		167.50
<u>TOTAL ADMIN. FUND INCOME</u>	63,071.30	62,953.09		99,661.58
<u>EXPENDITURE - ADMIN. FUND</u>				
<u>BANK CHARGES</u>				
Bank Charges	80.75	65.00	124.23	62.40
<u>BODY CORPORATE MANAGEMENT</u>				
Administration Agreement	7,008.24	7,201.80	97.31	7,158.86
Administration Agreement - Add	1,508.10	500.00	301.62	918.50
Disbursements	2,854.67	2,858.00	99.88	2,825.14
Software Licences	1,959.97	1,960.00	100.00	2,156.04
Archive Fees	198.00	198.00	100.00	183.36
<u>COMMUNITY UTILITIES</u>				
Community Electricity	53.89	600.00	8.98	(1,699.94)
Community Water	0.00	150.00	0.00	0.00
<u>FIRE</u>				
Fire - Repairs And Maintenance	340.00	400.00	85.00	384.00
<u>INSURANCE</u>				
Insurance Combined Policy	26,389.85	26,389.85	100.00	48,982.00
Insurance Stamp Duty - No Gst	2,063.24	2,063.24	100.00	0.00
<u>PEST CONTROL</u>				
<u>PROFESSIONAL & LEGAL FEES</u>				
Legal Fees	0.00	0.00	0.00	110.00
Debt Collection/Arrears	1,176.00	0.00		(33.00)
<u>REPAIRS & MAINTENANCE</u>				
R & M - Building	2,942.56	3,000.00	98.09	34.98
R & M - Electrical	400.50	300.00	133.50	270.00
R & M - Gardens & Grounds	16,588.00	18,000.00	92.16	16,621.00
Maintenance Administration	226.16	0.00		374.00
<u>REPORTS/COMPLIANCE</u>				
Sinking Fund Forecast	1,045.00	662.00	157.85	0.00
<u>TOTAL ADMIN. EXPENDITURE</u>	64,834.93	64,347.89		78,347.34
<u>SURPLUS / DEFICIT</u>				
	\$ (1,763.63)	\$ (1,394.80)		\$ 21,314.24
Opening Admin. Balance	2,775.81	2,775.81	100.00	(18,538.43)
<u>ADMINISTRATIVE FUND BALANCE</u>	\$ 1,012.18	\$ 1,381.01		\$ 2,775.81

THE BUNGALOWS CTS 19744

5-9 Grant Road Morayfield Qld 4506

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 MARCH 2025 TO 28 FEBRUARY 2026

	ACTUAL 01/03/25-28/02/26	BUDGET 01/03/25-28/02/26	VARIANCE %	ACTUAL 01/03/24-28/02/25
<u>SINKING FUND</u>				
<u>INCOME</u>				
Levies - Sinking Fund	6,300.46	6,300.00	100.01	6,000.28
Interest On Overdue Levies	12.48	0.00		12.44
<u>TOTAL SINKING FUND INCOME</u>	6,312.94	6,300.00		6,012.72
<u>EXPENDITURE - SINKING FUND</u>				
Retaining Wall	1,485.35	1,500.00	99.02	0.00
Fence & Gate Maintenance	6,337.64	5,000.00	126.75	0.00
Trees & Shrubs	1,430.00	5,000.00	28.60	0.00
<u>TOTAL SINK. FUND EXPENDITURE</u>	9,252.99	11,500.00		0.00
<u>SURPLUS / DEFICIT</u>	<u>\$ (2,940.05)</u>	<u>\$ (5,200.00)</u>		<u>\$ 6,012.72</u>
Opening Sinking Fund Balance	28,331.03	28,331.03	100.00	22,318.31
<u>SINKING FUND BALANCE</u>	<u>\$ 25,390.98</u>	<u>\$ 23,131.03</u>		<u>\$ 28,331.03</u>

LEVY REGISTER

THE BUNGALOWS CTS 19744

Levy Year		Last Annual General Meeting	Contribution Entitlements	Interest Entitlements	Total Number of Lots	Financial Year				
Start	End					Start	End			
01/03/2026	28/02/2027	27/05/2026	1013.0000	1013.0000	49	01/03/2026	28/02/2027			
Lot No	Description	Period	Notice Date	Amount	Discount	If Paid by or Due	Net Amount	Date Paid	Balance Due	Net Due
32	MCLEISH RENEE Contribution Entitlements: 22 Interest Entitlements: 22									
	Admin Fund	01/03/26 to 31/05/26	28/01/2026	186.23	0.00	01/03/2026	186.23	20/03/2026		
	Admin Fund	01/06/26 to 31/08/26	23/04/2026	186.23	0.00	01/06/2026	186.23		186.23	186.23
	Admin Fund	01/09/26 to 30/11/26		206.86	0.00	01/09/2026	206.86			
	Admin Fund	01/12/26 to 28/02/27		206.86	0.00	01/12/2026	206.86			
	Admin Fund	01/03/27 to 31/05/27		196.54	0.00	01/03/2027	196.54			
	Admin Fund	01/06/27 to 31/08/27		196.54	0.00	01/06/2027	196.54			
	Sinking Fund	01/03/26 to 31/05/26	28/01/2026	34.21	0.00	01/03/2026	34.21	20/03/2026		
	Sinking Fund	01/06/26 to 31/08/26	23/04/2026	34.21	0.00	01/06/2026	34.21		34.21	34.21
	Sinking Fund	01/09/26 to 30/11/26		85.44	0.00	01/09/2026	85.44			
	Sinking Fund	01/12/26 to 28/02/27		85.44	0.00	01/12/2026	85.44			
	Sinking Fund	01/03/27 to 31/05/27		59.82	0.00	01/03/2027	59.82			
	Sinking Fund	01/06/27 to 31/08/27		59.82	0.00	01/06/2027	59.82			
	Insurances	01/03/26 to 31/05/26	28/01/2026	154.48	0.00	01/03/2026	154.48	20/03/2026		
	Insurances	01/06/26 to 31/08/26	23/04/2026	154.48	0.00	01/06/2026	154.48		154.48	154.48
	Insurances	01/09/26 to 30/11/26		190.56	0.00	01/09/2026	190.56			
	Insurances	01/12/26 to 28/02/27		190.56	0.00	01/12/2026	190.56			
	Insurances	01/03/27 to 31/05/27		172.52	0.00	01/03/2027	172.52			
	Insurances	01/06/27 to 31/08/27		172.52	0.00	01/06/2027	172.52			
								Report Totals	374.92	374.92

Register Of Authorisations Affecting Common Property

THE BUNGALOWS CTS 19744

Lot No	Date of Resolution	Authority Given To and Address	Description of Area Authorised for Use	Conditions and Description

StrataLiving Body Corporate Management

Building Name	Number	ID	Location
The Bungalows	19744	20240111 Committee.	Lot 44 - Pet Cat Dotty (Temporary)
The Bungalows	19744	20241010 Committee	Lot 39 - to keep a pet Dog (Golden Retriever)
The Bungalows	19744	20250829 Committee	Lot 22 - to keep 1 pet cat mixed short haired called
The Bungalows	19744	20251120 Committee	Lot 39 - to keep 1 x golden retriever (Elsa)

CONTRACTS REGISTER

THE BUNGALOWS CTS 19744

Contractor Name & Address	Details of Duties	Delegated Powers	Basis of Remuneration	Commencement Date	Term of Contract	Options	Copy of Agreement on File	Workers Comp No	Termination Date	Name of Financier	Date of Advice from Financier	Withdrawal
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StrataLiving BCM

Suite 212, Tower 1 55 Plaza Parade Maroochydore QLD 4558	Administration	See Agreement	Monthly in advance: \$580.42 including GST, at a total cost of \$6,965.00 including GST pa as at 10/05/2024	10/05/24	3 years	N	Y		09/05/27			
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Issue date: 23 March 2026

Certificate of Insurance

This document certifies that the policy referred to below is currently intended to remain in force until 4.00pm on the expiry date shown in the Period of Insurance below and will remain in force until that date, unless the policy is cancelled, lapsed, varied or otherwise altered in accordance with the relevant policy conditions or the provisions of the "Insurance Contracts Act, 1984".

INSURED:	The BC for The Bungalows CTS 19744	
INTERESTED PARTY(S):	Name	Classification
DESCRIPTION OF INSURED BUSINESS:	Residential Strata	
SITUATION OF RISK:	5-9 GRANT ROAD, MORAYFIELD, QLD 4506	
SECTION 1:	<u>Property - Physical Loss, Destruction or Damage</u> Buildings - \$20,810,625.00 Common Contents - \$208,106.00	
SECTION 2:	<u>Voluntary Workers Personal Accident</u> Accidental Death & Disablement - Insured Weekly Benefits - Insured	
SECTION 3:	<u>Office Bearers' Liability</u> Limit of Indemnity - \$5,000,000.00 in the aggregate Period of Insurance	
SECTION 4:	<u>Fidelity Guarantee</u> Limit - \$100,000.00 in the aggregate Period of Insurance	
SECTION 5:	<u>Machinery Breakdown</u> Limit - \$100,000 in the aggregate Period of Insurance	
SECTION 6:	<u>Public Liability</u> Limit of Indemnity - \$30,000,000.00 each and every Occurrence	
SECTION 7:	<u>Government Audit Costs, Workplace Health and Safety Breaches and Legal Expenses</u> (a) Taxation and Audit Costs Limit of Indemnity - \$30,000 in the aggregate Period of Insurance (b) Workplace Health and Safety Breaches Limit of Indemnity - \$150,000 in the aggregate Period of Insurance (c) Legal Defence Expenses Limit of Indemnity - \$50,000 in the aggregate Period of Insurance	
POLICY NUMBER:	LNG-STR-20456408	
PERIOD OF INSURANCE:	23 March 2026 expiring on 23 March 2027 at 4pm Local Standard Time	
INSURER:	Chubb Insurance Australia Limited	

This certificate has been arranged by Us in our capacity as agents for the insurer/s named above. It does not reflect in detail the policy terms or conditions and merely provides a very brief summary of the insurance that is in existence at the date we have issued this certificate. If you wish to review the details of the policy terms, conditions, restrictions, exclusions or warranties, you must refer to the policy wording, schedule and any other associated policy document.

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. We accept no responsibility or liability to advise any party who may be relying on this certificate of such alteration or cancellation to the policy of insurance.

This policy is issued by Longitude Insurance Pty Ltd (ABN 86 152 337 267) as an Authorised Representative (AR 424867) of Austagencies Pty Ltd (ABN 76 006 09 464) (Austagencies). Austagencies have binding authority from Chubb Insurance Australia Limited (ABN 23 001 642 020, AFSL 239687).

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

GENERAL REQUEST

Duty Imprint

FORM 14 Version 2
Page 1 of 1

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06/07/2023 16:12:47

OFFICE USE ONLY

This form is authorised by legislation and is used to maintain publicly searchable records. For more information see the Department's website.

1. Nature of request

Request to record new Community Management Statement for The Bungalows Community Titles Scheme 19744

Lodger(Name, address, E-mail & phone number)

O'KEEFE MAHONEY BENNETT
SOLICITORS
PO BOX 454
SOUTHPORT QLD 4215
PH: (07) 55550000

Lodger Code

BE3395

2. Lot on Plan Description

Common property of The Bungalows Community Titles Scheme 19744

County

Stanley

Parish

Caboolture

Title Reference

19303413

3. Registered Proprietor/State Lessee

Body Corporate for The Bungalows Community Titles Scheme 19744

4. Interest

Fee Simple

5. Applicant

Body Corporate for The Bungalows Community Titles Scheme 19744

6. Request

I hereby request that: That the new CMS deposited herewith which amends Schedule A – Schedule of Entitlements explanation and Schedule C – By-laws of the existing CMS be recorded as the Community Management Statement for the Bungalows Community Title Scheme 19744.

7. Execution by applicant

4/7/2023
Execution Date


Thomas John Robinson, Solicitor

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

19744

WITH:

- A FORM 14 GENERAL REQUEST; AND
- A FORM 18C (IF NO EXEMPTION TO THE PLANNING BODY CMS NOTATION APPLIES).

A NEW CMS MUST BE LODGED WITHIN THREE MONTHS OF THE DATE OF CONSENT BY THE BODY CORPORATE

Office use only
CMS LABEL NUMBER

This statement incorporates and must include the following:

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

1. Name of community titles scheme The Bungalows Community Titles Scheme 19744	2. Regulation module Standard Schemes Module
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3. Name of Body Corporate
Body Corporate for The Bungalows Community Titles Scheme 19744

4. Scheme land

Lot on Plan Description	County	Parish	Title Reference
See Enlarged Panel			

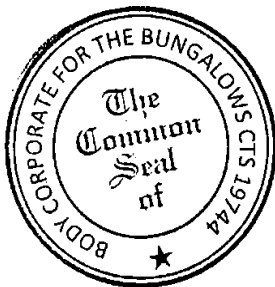
5. Name and address of original owner Not applicable	6. Reference to Plan lodged with this statement Not applicable
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first community management statement only

7. New CMS exemption to planning body community management statement notation (if applicable*)
Not applicable pursuant to s 60(6) of the *Body Corporate and Community Management Act 1997*.

*If there is no exemption or for a first community management statement (CMS), a Form 18C must be deposited with the Request to record the CMS.

8. Execution by original owner/Consent of Body Corporate



3 17 /2023
Execution Date

Judith Benfer JUDITH BENFER
Chairperson/Secretary

3 17 /2023
Execution Date

R. Fisher Rachel Fisher
Committee Member

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

ENLARGED PANEL

4. Scheme Land

Description of Lot	County	Parish	Title Reference
The Common Property for The Bungalows Community Titles Scheme 19744	Stanley	Caboolture	19303413
Lot 1 on GTP 3413	Stanley	Caboolture	18480195
Lot 2 on GTP 3413	Stanley	Caboolture	18480196
Lot 3 on GTP 3413	Stanley	Caboolture	18480197
Lot 4 on GTP 3413	Stanley	Caboolture	18480198
Lot 5 on GTP 3413	Stanley	Caboolture	18480199
Lot 6 on GTP 3413	Stanley	Caboolture	18480200
Lot 7 on GTP 3413	Stanley	Caboolture	18480201
Lot 8 on GTP 3413	Stanley	Caboolture	18480202
Lot 9 on GTP 3413	Stanley	Caboolture	18480203
Lot 10 on GTP 3413	Stanley	Caboolture	18480204
Lot 11 on GTP 3413	Stanley	Caboolture	18480205
Lot 15 on GRP 3719	Stanley	Caboolture	18613007
Lot 16 on GRP 3719	Stanley	Caboolture	18613008
Lot 17 on GRP 3719	Stanley	Caboolture	18613009
Lot 18 on GRP 3719	Stanley	Caboolture	18613010
Lot 19 on GRP 3719	Stanley	Caboolture	18613011
Lot 20 on GRP 3719	Stanley	Caboolture	18613012
Lot 21 on GRP 3719	Stanley	Caboolture	18613013
Lot 22 on GRP 3719	Stanley	Caboolture	18613014
Lot 23 on GRP 3719	Stanley	Caboolture	18613015
Lot 24 on GRP 3719	Stanley	Caboolture	18613016
Lot 26 on GRP 4097	Stanley	Caboolture	18704216
Lot 27 on GRP 4097	Stanley	Caboolture	18704217
Lot 28 on GRP 4097	Stanley	Caboolture	18704218
Lot 29 on GRP 4097	Stanley	Caboolture	18704219
Lot 30 on GRP 4097	Stanley	Caboolture	18704220
Lot 31 on GRP 4097	Stanley	Caboolture	18704221
Lot 32 on GRP 4097	Stanley	Caboolture	18704222
Lot 33 on GRP 4097	Stanley	Caboolture	18704223
Lot 34 on GRP 4097	Stanley	Caboolture	18704224
Lot 35 on GRP 4097	Stanley	Caboolture	18704225
Lot 36 on GRP 4097	Stanley	Caboolture	18704226
Lot 37 on GRP 4097	Stanley	Caboolture	18704227
Lot 38 on GRP 4097	Stanley	Caboolture	18704228
Lot 39 on GRP 4097	Stanley	Caboolture	18704229
Lot 40 on GRP 4097	Stanley	Caboolture	18704230
Lot 42 on GRP 4317	Stanley	Caboolture	50003228
Lot 43 on GRP 4317	Stanley	Caboolture	50003229
Lot 44 on GRP 4317	Stanley	Caboolture	50003230

Description of Lot	County	Parish	Title Reference
Lot 45 on GRP 4317	Stanley	Caboolture	50003231
Lot 46 on GRP 4317	Stanley	Caboolture	50003232
Lot 47 on GRP 4317	Stanley	Caboolture	50003233
Lot 48 on GRP 4317	Stanley	Caboolture	50003234
Lot 49 on GRP 4317	Stanley	Caboolture	50003235
Lot 50 on GRP 4317	Stanley	Caboolture	50003236
Lot 51 on GRP 4317	Stanley	Caboolture	50003237
Lot 52 on GRP 4317	Stanley	Caboolture	50003238
Lot 53 on GRP 4317	Stanley	Caboolture	50003239
Lot 54 on GRP 4317	Stanley	Caboolture	50003240

SCHEDULE A	SCHEDULE OF LOT ENTITLEMENTS
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Lot on Plan	Contribution	Interest
Lot 1 on GTP 3413	30	30
Lot 2 on GTP 3413	20	20
Lot 3 on GTP 3413	21	21
Lot 4 on GTP 3413	21	21
Lot 5 on GTP 3413	20	20
Lot 6 on GTP 3413	20	20
Lot 7 on GTP 3413	20	20
Lot 8 on GTP 3413	20	20
Lot 9 on GTP 3413	20	20
Lot 10 on GTP 3413	22	22
Lot 11 on GTP 3413	21	21
Lot 15 on GRP 3719	18	18
Lot 16 on GRP 3719	18	18
Lot 17 on GRP 3719	18	18
Lot 18 on GRP 3719	18	18
Lot 19 on GRP 3719	18	18
Lot 20 on GRP 3719	19	19
Lot 21 on GRP 3719	25	25
Lot 22 on GRP 3719	20	20
Lot 23 on GRP 3719	22	22
Lot 24 on GRP 3719	22	22
Lot 26 on GRP 4097	20	20
Lot 27 on GRP 4097	20	20
Lot 28 on GRP 4097	20	20
Lot 29 on GRP 4097	20	20
Lot 30 on GRP 4097	22	22
Lot 31 on GRP 4097	22	22
Lot 32 on GRP 4097	22	22
Lot 33 on GRP 4097	20	20
Lot 34 on GRP 4097	20	20
Lot 35 on GRP 4097	20	20
Lot 36 on GRP 4097	20	20
Lot 37 on GRP 4097	20	20
Lot 38 on GRP 4097	20	20
Lot 39 on GRP 4097	20	20
Lot 40 on GRP 4097	21	21
Lot 42 on GRP 4317	22	22
Lot 43 on GRP 4317	22	22
Lot 44 on GRP 4317	22	22
Lot 45 on GRP 4317	22	22
Lot 46 on GRP 4317	24	24
Lot 47 on GRP 4317	20	20

Lot on Plan	Contribution	Interest
Lot 48 on GRP 4317	20	20
Lot 49 on GRP 4317	20	20
Lot 50 on GRP 4317	20	20
Lot 51 on GRP 4317	20	20
Lot 52 on GRP 4317	20	20
Lot 53 on GRP 4317	20	20
Lot 54 on GRP 4317	21	21
TOTALS	1013	1013

Contribution Schedule Lot Entitlements

This Community Title Scheme was created prior to Section 66(db)(dc) of the Body Corporate and Community Management Act (Qld) 1997 and therefore, these sections are not applicable to this Scheme.

In accordance with Section 66(da) of the Body Corporate and Community Management Act (Qld) 1997, the contribution schedule of lot entitlements for this scheme are not equal for each lot and the Relativity Principle applies to the Scheme.

The contribution schedule of lot entitlements are not equal because the following factors were taken into consideration:

- How the Community Title Scheme was structured;
- The nature, features and characteristics of each lot;
- The purpose for which each of the lots are used; and
- The impact the lots have had on the cost of maintaining the common property.

Interest Schedule Lot Entitlements

This Community Title Scheme was created prior to Section 66(db)(dc) of the Body Corporate and Community Management Act (Qld) 1997 and therefore, these sections are not applicable to this Scheme.

In accordance with Section 66(da) of the Body Corporate and Community Management Act (Qld) 1997, the interest schedule of lot entitlements for this scheme are not equal. Such interest schedule of lot entitlements was determined using the market value principle.

SCHEDULE B	EXPLANATION OF THE DEVELOPMENT OF SCHEME LAND
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The Scheme Land is a basic scheme and has been fully developed.

SCHEDULE C	BY-LAWS
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The By-laws for The Bungalows Community Title Scheme 19744 are set out in this Schedule:

1. Definitions

- 1.1 Throughout these By-laws, the following terms will, where the context so admits, have the meanings herein ascribed to them:

"BCCM Act" means the Body Corporate and Community Management Act 1997;

"Building" means the Building or Buildings and other fixed structures erected on the Scheme Land;

"Committee" means the Committee of the Body Corporate elected in accordance with the BCCM Act;

"Council" means Moreton Bay Regional Council;

"Owner" means a person who is bound by these By-laws. It includes an Owner or Owner of a lot as those terms are defined in the BCCM Act. Owner of a lot includes a resident lessee and any other person who lives and occupies the lot. Invitees, visitors and guests are also bound by these By-Laws;

"Scheme" means The Bungalows Community Titles Scheme 19744; and

"Scheme Land" means all the lots and the common property as defined in the BCCM Act.

1.2 Rules for interpretation

In these By-laws unless the context indicates a contrary intention:

- 1.2.1 words denoting any gender include all genders;
- 1.2.2 the singular number includes the plural and vice versa;
- 1.2.3 a person includes their executors, administrators, successors, substitutes (for example, persons talking by novation) and assignors;
- 1.2.4 words importing persons will include all bodies, associations, trusts, partnerships, instrumentalities and entities corporate or unincorporated, and vice versa;
- 1.2.5 any obligation on the part of or for the benefit of two or more persons will be deemed to bind or benefit as the case may be, any two or more of them jointly and each of them severally;
- 1.2.6 references to any legislation includes any legislation which amends or replaces that legislation;
- 1.2.7 headings are included for convenience only and will not affect the interpretation of these By-laws;
- 1.2.8 a reference to anything includes the whole or each part of it; and
- 1.2.9 in interpreting these By-laws, no rules of construction will apply to the disadvantage of a party because that party was responsible for the drafting of these by-laws or any part of them.

2. Noise

- 2.1 An Owner or occupier of a lot must not create noise likely to interfere with the peaceful enjoyment of a person lawfully on another lot or the common property.
- 2.2 No Owner or occupier of a lot shall hold or permit to be held any social gathering in their lot which would cause any noise which could unlawfully interfere with the peace and quiet of any other Owner or occupier of a lot, at any time of the day or night.
- 2.3 In the event of any unavoidable noise in a lot at any time the Owners and occupiers shall take all practical means to minimise annoyance to other Owners of lots by closing all doors, windows and curtains of their lot and also such further steps as may be within their power for the same purpose.
- 2.4 All musical instruments, radios, television sets and the like shall be controlled so that the sound arising therefrom shall be reasonable and not cause annoyance.
- 2.5 An Owner or occupier of a lot shall not operate or permit to be operated upon the scheme any radio, two way radio, short wave radio, transmitter, telecommunications device or electronic equipment so as to interfere with any domestic appliance or apparatus (including a radio or television receiver) lawfully in use upon common property or in any other lot.
- 2.6 The volume of radio or television receivers shall be kept as low as possible at all times and they shall not be operated in such a manner as to be audible at all to any other Owner or occupier of a lot.
- 2.7 Guests leaving after 11.00pm shall be requested by their hosts to leave quietly. Quietness also shall be observed when occupants return to the scheme late at night or in the early morning hours.

3. Vehicles

- 3.1 An Owner or occupier of a lot must not, without the Committee's prior written approval, park, stand, repair or store a vehicle on the common property or permit an invitee to park, stand, repair or store a vehicle on the common property so as to prevent the necessary passage of other vehicles, in breach of this By-law:
- 3.1.1 an approval under this By-law must state the period for which it is given; and
- 3.1.2 the Committee may withdraw an approval granted under this By-law on the giving of twenty four (24) hours' notice. Any such withdrawal must be proven to be on reasonable grounds.

Visitor's Car Park

- 3.2 An Owner or occupier of a lot shall not park or stand any motor vehicle or other vehicle upon areas set aside for visitor car parking.
- 3.3 An Owner or occupier of a lot shall ensure that their invitees use the visitor car parking spaces only for its intended purpose of casual parking within the rules set from time to time by the Committee (which rules shall provide that areas of casual parking shall not be used for more than one (1) month) unless they have obtained the prior written approval of the Committee.
- 3.4 An Owner or owner of a lot shall ensure that their invitees use the visitor car parking area only for its intended purpose of short term parking.
- 3.5 If an Owner, occupier or invitee allows a vehicle to be parked in a manner which is in contravention of this By-law, then such vehicle may be towed by the Body Corporate (at the direction of the Committee) and such costs will be the responsibility of the Owner of the vehicle.
- 3.6 For the purpose of this By-law, the Committee may enter into an appropriate Agreement with a towing company (contractor) to provide a vehicle towing service.
- 3.7 The speed limit for the complex displayed on both sides of the entrance to the complex, shall be adhered to at all times for the safety of all occupants.

Private Roads And Other Common Property

- 3.8 The private roadways, pathways, drives and other common property and any easement giving access to the land shall not be obstructed by any Owner or occupier or their guests, servants, employees, agents, children, invitees, licensees or any of them other than the reasonable ingress and egress to and from their respective lots or the parking areas.
- 3.9 A vehicle weighing more than three (3) tonnes is not permitted on the Scheme Land, except for the purposes of furniture removal in or out of the Body Corporate.

Car Spaces

- 3.10 An Owner or occupier of a lot shall keep the car spaces in a tidy condition and free of all litter.

4. Obstruction

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

5. Damage to Lawns etc.

- 5.1 An Owner or occupier of a lot must not, without the Body Corporate's written approval:
- 5.1.1 damage a lawn, garden, tree, shrub, plant or flower on the common property; or
- 5.1.2 use part of the common property as a garden.
- 5.2 An approval under subsection 5.1 must state the period for which it is given.
- 5.3 However, the Body Corporate may cancel the approval by giving seven (7) days written notice to the Owner.

6. Damage to Common Property

- 6.1 An Owner or 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.
- 6.2 However, an Owner or occupier may install a locking or safety device to protect the lot against intruders, or a screen to prevent entry of animals or insects, if the device or screen is soundly built and is consistent with the colour, style and materials of the scheme.
- 6.3 The Owner or occupier of a lot must keep a device installed under subsection 6.2 in good order and repair.

7. Behaviour of Invitees

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

8. Leaving of Rubbish etc. on the Common Property

The Owner or 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.

9. Appearance of Lot

- 9.1 An Owner or occupier must not, except with the consent in writing of the Body Corporate, hang any washing, towel, bedding, clothing or other article or display any sign, advertisement, placard, banner, pamphlet or like matter on any part of their lot in such a way as to be visible from the common property, any other lot or outside the Scheme.
- 9.2 In connection with the hanging of clothing to dry naturally, this is permitted only in the areas (if any) designated by the Committee where facilities are supplied for such needs.
- 9.3 An Owner or occupier must not paint, affix or display any sign, advertisement, notices, posters, placards, banners or like materials to or on any part of the Building or Scheme nor do anything to vary the external appearance of their lots without the prior consent of the Committee.

10. Storage of Flammable Materials

- 10.1 An Owner or occupier of a lot must not, without the Body Corporate's written approval, store a flammable substance on the common property.
- 10.2 An Owner or 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.
- 10.3 However, this section does not apply to the storage of fuel in:
- 10.3.1 the fuel tank of a vehicle, boat, or internal combustion engine; or
 - 10.3.2 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.

11. Smoking And Other Smoke Nuisances

- 11.1 An Owner or occupier of a lot must not smoke or, permit smoking from the lot or the common property in a way that:
- 11.1.1 causes a nuisance or hazard;
 - 11.1.2 interferes unreasonably with the use or enjoyment of another lot included in the Scheme; or
 - 11.1.3 interferes unreasonably with the use or enjoyment of the common property by a person who is lawfully on the common property.

- 11.2 An Owner or occupier of a lot must not operate or use anything that causes smoke (e.g. fire pits, barbeques, etc.) from the lot or the common property in a way that:
- 11.2.1 causes a nuisance or hazard;
 - 11.2.2 interferes unreasonably with the use or enjoyment of another lot included in the Scheme; or
 - 11.2.3 interferes unreasonably with the use or enjoyment of the common property by a person who is lawfully on the common property.

12. Nuisance

- 12.1 An Owner or occupier must not:
- 12.1.1 cause a nuisance or hazard;
 - 12.1.2 interfere unreasonably with the use or enjoyment of another lot in the Scheme Land; or
 - 12.1.3 interfere unreasonably with the use or enjoyment of the common property by a person who is lawfully on the common property.
- 12.2 An Owner or occupier must not:
- 12.2.1 permit any of their invitees to behave in a manner reasonably likely to interfere with the peaceful enjoyment of any person lawfully on another lot or the common property;
 - 12.2.2 use a lot or common property for any purpose which is illegal, or which may damage the reputation of the Scheme or Body Corporate; or
 - 12.2.3 interfere with the peaceful enjoyment or amenity of any person lawfully on another lot or the common property.

13. Garbage Disposal

- 13.1 Unless the Body Corporate provides some other way of garbage disposal, an Owner or 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.
- 13.2 The Owner of a lot must:
- 13.2.1 comply with all local government local laws about disposal of garbage; and
 - 13.2.2 ensure that in disposing of garbage, he does not adversely affect the health, hygiene or comfort of the Owners of other lots.

14. Keeping of Animals

- 14.1 This By-law is subject to Section 181 of the Body Corporate and Community Management Act (or such section that stands in its place) "Guide, Hearing and Assistance Dogs".
- 14.2 An Owner or occupier may not, without written consent of the Committee, bring onto or keep an animal in a lot or on the common property.
- 14.3 When applying for the consent of the Committee, it is the responsibility of the Owner or occupier to demonstrate to the Committee that they can, and will, comply with the conditions listed in By-law 14.4 and to provide the Committee with a certificate from the animals veterinarian that the animal is healthy and free from infectious diseases.
- 14.4 Any approval given by the Committee will be subject to the following conditions:
- 14.4.1 that the animal will not cause nuisance to other Owners and occupiers;

- 14.4.2 that the animal will not cause damage to common property;
 - 14.4.3 that the animal be "housed" in a manner that prevents it from escaping the boundary of a lot and/or entering onto common property without the supervision of the Owner or occupier;
 - 14.4.4 that the Owner or occupier will control the animal whilst on common property using a leash or other restraint that prevents the animal from escaping the control of the lot Owner or occupier;
 - 14.4.5 the lot Owner or occupier must not encourage an animal to defecate on common property;
 - 14.4.6 every time the lot Owner or occupier takes the animal onto common property, they must take with them a method of hygienically disposing of any waste left by the animal, such as plastic bags, and use such a method to dispose of any and all waste left by the animal;
 - 14.4.7 where the animal is a dog or a cat, the lot Owner and occupier must confirm that they have read and are complying with the Animal Management (Cats and Dogs) Act 2008;
 - 14.4.8 so that the Body Corporate may maintain a register of animals, the Owner or occupier must, along with the application, provide a photo of the animal, with its name and the contact details of the Owner or occupier.
 - 14.4.9 if the animal is a cat or a dog (or other animal capable of wearing a collar) the animal must wear a collar with a tag attached to it with the name of the animal, the Owner or occupier's name, address and telephone number on it;
 - 14.4.10 where the animal is a cat, it must wear a functioning collar bell.
- 14.5 In circumstances where the Owner or occupier fails to comply with a condition contained in By-law 14.4 the consent of the Committee is automatically withdrawn.
- 14.6 Any approval given by the Committee is specific to that animal and does not extend to a replacement pet.

15. Notice of Repairs, Accidents and Defects

An Owner or occupier of a lot shall give the Body Corporate prompt notice of any accident to or default in the water pipes, electrical installations or fixtures which comes to their knowledge and the Body Corporate shall have the authority by its agents or servants in the circumstances having regard to the urgency involved to examine or make such repairs or renovations as they may deem necessary for the safety and preservation of the common property as often as may be necessary.

16. Maintenance Of Lots

- 16.1 An Owner or occupier must ensure that gardens and lawns within the private yard of their lots are maintained including but not limited to the following:
- 16.1.1 all landscaped areas are to be maintained by the removal and pruning of any dead growth and any dead plants/shrubs are to be removed;
 - 16.1.2 any pools and water features are to be regularly cleaned so they are in a good condition and to prevent the breeding of insects and pests. Any water feature is to be kept in an operating condition so as to prevent stagnation of the water;
 - 16.1.3 the exterior walls and windows of any dwelling or other improvements are to be regularly cleaned;
 - 16.1.4 excess rubbish is to be removed regularly from the lot; and
 - 16.1.5 cobwebs are to be regularly removed from the lot.
- 16.2 All lots are to be so maintained as to prevent the excessive growth of grass and other vegetation making lots unsightly, increasing fire risks or contributing to the spread of noxious weeds to other lots.

17. Windows

Windows shall be kept clear and promptly replaced with fresh glass of the same kind and weight as at present if broken or cracked.

18. Water Closets etc.

18.1 The water closets, conveniences and other water apparatus including waste pipes and drains shall not be used for any purpose other than those for which they were constructed and no sweepings or rubbish or other unsuitable substance shall be deposited therein or otherwise cause the obstruction of common property drainage services. Any costs or expenses resulting from damage or blockage to such water closets, conveniences, water apparatus, waste pipes and drains for misuse or negligence shall be borne by the Owner whether the same is caused by their own actions or those of their tenants, servants, employees, agents, invitees and licensees.

18.2 An Owner or occupier of a lot shall see that all water taps in their lot are promptly turned off after use.

19. Structural Alterations and Improvements to Common Property and/or Lots

19.1 An Owner or occupier must not make any structural or external alterations to a lot or common property (including any alterations to gas, water and electrical installations, if applicable) without the prior written approval of the Committee and must observe the applicable provisions of the BCCM Act and the regulation module for the Scheme Land for making the alterations.

19.2 No approval of the Committee is necessary in respect of minor maintenance of the internal area of the lot.

19.3 An Owner or occupier must submit plans and specifications and any other details required by the Body Corporate to the Committee in respect of any proposed structural or external alterations to a lot or common property.

19.4 An approval given by the Committee to an external or structural alteration of a lot or common property is conditional upon the Owner first obtaining all necessary Council approvals, development permits or equivalent to the alteration.

19.5 If the request is lodged by the occupier of a lot, written confirmation that the Owner of the lot consents to the Works.

19.6 If the Committee refuses to approve the Works, the Committee must give reasons to the relevant Owner or occupier including information as to any changes to the Works required in order for the Owner or occupier to obtain approval.

19.7 If the Committee consents to the Works, the Committee may grant the approval on reasonable conditions considering the factors outlined in this By-Law and the Owner or occupier must comply with all reasonable conditions imposed by the Committee.

Air Conditioning Units

19.8 An Owner or occupier must not, without the prior written approval of the Committee, install or amend an air conditioning unit ("unit").

19.9 The application made by an Owner or occupier to the Committee to obtain written approval to install or amend an air conditioning unit must include the following information:

19.9.1 a sketch/floor plan to be submitted showing the position of the equipment, including all ducting;

19.9.2 the external ducting to be the same or similar colour to external building colour;

19.9.3 the overflow pipe must be connected to existing plumbing or directed to the nearest drain;

19.9.4 the compressor unit must not be located so that it obstructs access to, or inspection of termite barriers or baits.

- 19.10 All costs of the operation, maintenance and replacement of the air-conditioning unit are to be at the Owner's expense.

Solar Panels

- 19.11 An Owner or occupier must not, without the prior written approval of the Committee, arrange for the installation of solar panels and a grid connect PD system to the roof of their lot.
- 19.12 The application made by an Owner or occupier to the Committee to obtain written approval for the installation of solar panels must include the following information:
- 19.12.1 all documents relating to the installation of solar panels;
 - 19.12.2 details of the contractor and confirmation that the contractor holds the required licence and appropriate insurance to undertake the works; and
 - 19.12.3 time frame when the alterations and works are proposed to be commenced and completed.
- 19.13 If the application is approved by the Committee, an Owner or occupier must ensure the following conditions are complied with in respect to the installation of solar panels:
- 19.13.1 all costs associated with the installation, works and ongoing repair and maintenance will be paid for by and remain the responsibility of the individual lot Owner or occupier;
 - 19.13.2 the contractor performing the alterations and works must obtain public liability insurance of a minimum of \$5,000,000.00;
 - 19.13.3 all works to be carried out by contractors must hold the relevant licences (for example, all electrical work is to be carried out in accordance with the relevant Australian Standards by an appropriate licenced electrician);
 - 19.13.4 the works may only be carried out between the hours of 9.00 am and 4.30 pm Monday to Friday. No work is to be carried out on public holidays, Saturdays or Sundays.
 - 19.13.5 if any works are carried out which will create excessive noise, a relevant notice must be provided to the Body Corporate in order to alert relevant lot Owners and occupiers within the Body Corporate that such excessive noise will occur within the Scheme;
 - 19.13.6 all works are to be carried out in a clean and efficient manner; and
 - 19.13.7 no rubbish, debris or building material is to be left upon the common property of the Body Corporate.
- 19.14 An Owner or occupier shall not use the common property power anywhere within the Scheme for its own benefit (including the carrying out of the works) except as permitted by the Body Corporate.
- 19.15 The Owner or occupier shall at their own expense, be responsible for the repair, maintenance, insurance and upkeep of the works.

20. Use of Lot

- 20.1 An Owner or occupier of a lot shall not use their lot for any purpose which may be illegal or injurious to the reputation of the Scheme or of the Owner or occupier of any other lots or which may interfere with the peaceful enjoyment of another lot by the Owner or occupier thereof or which may interfere with the general management of the scheme.
- 20.2 An Owner or Owner may use their lot as a home office only so long as such use does not in any way interfere with the peaceful enjoyment of other Owners or occupiers of their respective lot and the common property and is not in contravention of any requirements of the local Council regulations, laws and rules or these By-laws.

21. Security of Lot

An Owner or occupier of a lot shall securely fasten all doors and windows to their lot. In case the of an emergency, if lot is left unoccupied, the Body Corporate and its servants, agents and contractors shall be permitted to enter and fasten the same if left insecurely fastened.

22. Correspondence And Requests To Committee And Its Appointed Agents And Contractors

22.1 Owners or occupiers must communicate with the Committee and the Body Corporate manager, as appointed from time to time, in a reasonable manner and not in any way which may become an annoyance or a nuisance to any Committee member and/or Body Corporate manager.

22.2 In addition to By-Law 22.1 hereof, communication from an Owner or occupier to any Committee member and/or Body Corporate manager must be courteous, inoffensive, reasonable, respectful, constructive and the like.

22.3 Communications must not purport to give directions to any person or entity employed or retained or contracted by the Body Corporate, including, but not limited to:

22.3.1 the Body Corporate manager;

22.3.2 the Body Corporate's lawyers; and

22.3.3 the Body Corporate's insurer.

22.4 Where communications are sent in breach of these conditions:

22.4.1 the recipient will not be required to acknowledge receipt of them; and

22.4.2 the Committee may resolve to limit communications from that Owner or Owner to one (1) piece of correspondence per week which must not be longer than 1,000 words and must be sent by ordinary post to the Body Corporate's address for service.

22.5 The Committee is authorised by this By-Law to draft communication rules which must be adhered to as if the communication rules were recorded in this CMS and By-Law, and further, that the communication rules may be enforced by the Committee and/or Body Corporate under this By-Law pursuant to the dispute resolution provisions of the Act.

23. Body Corporate Employees

Owners and occupiers of lots shall not directly instruct any contractors or workmen appointed by the Body Corporate unless so authorised and all requests for consideration of any particular matter to be referred to the Body Corporate shall be directed to the secretary and /or the Body Corporate manager and not the Chairman or any other member of the Body Corporate.

24. No Auction / Garage Sale

Owners shall not permit any auction sale or garage sale to be conducted or to take place upon the premises without the consent of the Body Corporate.

SCHEDULE D	OTHER DETAILS REQUIRED / PERMITTED TO BE INCLUDED
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Nil.

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

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- | | | | |
|---|--|------------------------------|------------------------------------|
| 1. Nature of request
Request to record new Community Management Statement for The Bungalows Community Titles Scheme 19744 | Lodger (Name, address, E-mail & phone number)
O'KEEFE MAHONEY BENNETT
SOLICITORS
PO BOX 454
SOUTHPORT QLD 4215
PH: (07) 55550000 | Lodger Code
BE3395 | |
| 2. Lot on Plan Description
Common property of The Bungalows Community Titles Scheme 19744 | County
Stanley | Parish
Caboolture | Title Reference
19303413 |
| 3. Registered Proprietor/State Lessee
Body Corporate for The Bungalows Community Titles Scheme 19744 | | | |
| 4. Interest
Fee Simple | | | |
| 5. Applicant
Body Corporate for The Bungalows Community Titles Scheme 19744 | | | |
| 6. Request
I hereby request that: That the new CMS deposited herewith which amends Schedule A – Schedule of Entitlements explanation and Schedule C – By-laws of the existing CMS be recorded as the Community Management Statement for the Bungalows Community Title Scheme 19744. | | | |
| 7. Execution by applicant | | | |

4/7/2023
Execution Date


Thomas John Robinson, Solicitor

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

19744

WITH:

- A FORM 14 GENERAL REQUEST; AND
- A FORM 18C (IF NO EXEMPTION TO THE PLANNING BODY CMS NOTATION APPLIES).

A NEW CMS MUST BE LODGED WITHIN THREE MONTHS OF THE DATE OF CONSENT BY THE BODY CORPORATE

Office use only
CMS LABEL NUMBER

This statement incorporates and must include the following:

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

1. Name of community titles scheme

The Bungalows Community Titles Scheme 19744

2. Regulation module

Standard Schemes Module

3. Name of Body Corporate

Body Corporate for The Bungalows Community Titles Scheme 19744

4. Scheme land

Lot on Plan Description	County	Parish	Title Reference
See Enlarged Panel			

5. Name and address of original owner

Not applicable

6. Reference to Plan lodged with this statement

Not applicable

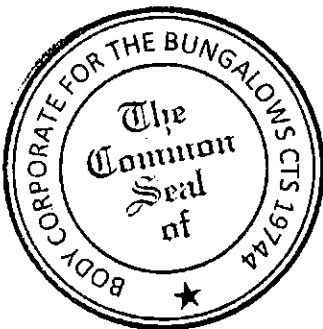
first community management statement only

7. New CMS exemption to planning body community management statement notation (if applicable*)

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

*If there is no exemption or for a first community management statement (CMS), a Form 18C must be deposited with the Request to record the CMS.

8. Execution by original owner/Consent of Body Corporate



3 17 2023
Execution Date

3 17 2023
Execution Date

Judith Benfer JUDITH BENFER
Chairperson/Secretary

R. Fisher Rachel Fisher
Committee Member

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

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ENLARGED PANEL

4. Scheme Land

Description of Lot	County	Parish	Title Reference
The Common Property for The Bungalows Community Titles Scheme 19744	Stanley	Caboolture	19303413
Lot 1 on GTP 3413	Stanley	Caboolture	18480195
Lot 2 on GTP 3413	Stanley	Caboolture	18480196
Lot 3 on GTP 3413	Stanley	Caboolture	18480197
Lot 4 on GTP 3413	Stanley	Caboolture	18480198
Lot 5 on GTP 3413	Stanley	Caboolture	18480199
Lot 6 on GTP 3413	Stanley	Caboolture	18480200
Lot 7 on GTP 3413	Stanley	Caboolture	18480201
Lot 8 on GTP 3413	Stanley	Caboolture	18480202
Lot 9 on GTP 3413	Stanley	Caboolture	18480203
Lot 10 on GTP 3413	Stanley	Caboolture	18480204
Lot 11 on GTP 3413	Stanley	Caboolture	18480205
Lot 15 on GRP 3719	Stanley	Caboolture	18613007
Lot 16 on GRP 3719	Stanley	Caboolture	18613008
Lot 17 on GRP 3719	Stanley	Caboolture	18613009
Lot 18 on GRP 3719	Stanley	Caboolture	18613010
Lot 19 on GRP 3719	Stanley	Caboolture	18613011
Lot 20 on GRP 3719	Stanley	Caboolture	18613012
Lot 21 on GRP 3719	Stanley	Caboolture	18613013
Lot 22 on GRP 3719	Stanley	Caboolture	18613014
Lot 23 on GRP 3719	Stanley	Caboolture	18613015
Lot 24 on GRP 3719	Stanley	Caboolture	18613016
Lot 26 on GRP 4097	Stanley	Caboolture	18704216
Lot 27 on GRP 4097	Stanley	Caboolture	18704217
Lot 28 on GRP 4097	Stanley	Caboolture	18704218
Lot 29 on GRP 4097	Stanley	Caboolture	18704219
Lot 30 on GRP 4097	Stanley	Caboolture	18704220
Lot 31 on GRP 4097	Stanley	Caboolture	18704221
Lot 32 on GRP 4097	Stanley	Caboolture	18704222
Lot 33 on GRP 4097	Stanley	Caboolture	18704223
Lot 34 on GRP 4097	Stanley	Caboolture	18704224
Lot 35 on GRP 4097	Stanley	Caboolture	18704225
Lot 36 on GRP 4097	Stanley	Caboolture	18704226
Lot 37 on GRP 4097	Stanley	Caboolture	18704227
Lot 38 on GRP 4097	Stanley	Caboolture	18704228
Lot 39 on GRP 4097	Stanley	Caboolture	18704229
Lot 40 on GRP 4097	Stanley	Caboolture	18704230
Lot 42 on GRP 4317	Stanley	Caboolture	50003228
Lot 43 on GRP 4317	Stanley	Caboolture	50003229
Lot 44 on GRP 4317	Stanley	Caboolture	50003230

Description of Lot	County	Parish	Title Reference
Lot 45 on GRP 4317	Stanley	Caboolture	50003231
Lot 46 on GRP 4317	Stanley	Caboolture	50003232
Lot 47 on GRP 4317	Stanley	Caboolture	50003233
Lot 48 on GRP 4317	Stanley	Caboolture	50003234
Lot 49 on GRP 4317	Stanley	Caboolture	50003235
Lot 50 on GRP 4317	Stanley	Caboolture	50003236
Lot 51 on GRP 4317	Stanley	Caboolture	50003237
Lot 52 on GRP 4317	Stanley	Caboolture	50003238
Lot 53 on GRP 4317	Stanley	Caboolture	50003239
Lot 54 on GRP 4317	Stanley	Caboolture	50003240

SCHEDULE A	SCHEDULE OF LOT ENTITLEMENTS
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Lot on Plan	Contribution	Interest
Lot 1 on GTP 3413	30	30
Lot 2 on GTP 3413	20	20
Lot 3 on GTP 3413	21	21
Lot 4 on GTP 3413	21	21
Lot 5 on GTP 3413	20	20
Lot 6 on GTP 3413	20	20
Lot 7 on GTP 3413	20	20
Lot 8 on GTP 3413	20	20
Lot 9 on GTP 3413	20	20
Lot 10 on GTP 3413	22	22
Lot 11 on GTP 3413	21	21
Lot 15 on GRP 3719	18	18
Lot 16 on GRP 3719	18	18
Lot 17 on GRP 3719	18	18
Lot 18 on GRP 3719	18	18
Lot 19 on GRP 3719	18	18
Lot 20 on GRP 3719	19	19
Lot 21 on GRP 3719	25	25
Lot 22 on GRP 3719	20	20
Lot 23 on GRP 3719	22	22
Lot 24 on GRP 3719	22	22
Lot 26 on GRP 4097	20	20
Lot 27 on GRP 4097	20	20
Lot 28 on GRP 4097	20	20
Lot 29 on GRP 4097	20	20
Lot 30 on GRP 4097	22	22
Lot 31 on GRP 4097	22	22
Lot 32 on GRP 4097	22	22
Lot 33 on GRP 4097	20	20
Lot 34 on GRP 4097	20	20
Lot 35 on GRP 4097	20	20
Lot 36 on GRP 4097	20	20
Lot 37 on GRP 4097	20	20
Lot 38 on GRP 4097	20	20
Lot 39 on GRP 4097	20	20
Lot 40 on GRP 4097	21	21
Lot 42 on GRP 4317	22	22
Lot 43 on GRP 4317	22	22
Lot 44 on GRP 4317	22	22
Lot 45 on GRP 4317	22	22
Lot 46 on GRP 4317	24	24
Lot 47 on GRP 4317	20	20

Lot on Plan	Contribution	Interest
Lot 48 on GRP 4317	20	20
Lot 49 on GRP 4317	20	20
Lot 50 on GRP 4317	20	20
Lot 51 on GRP 4317	20	20
Lot 52 on GRP 4317	20	20
Lot 53 on GRP 4317	20	20
Lot 54 on GRP 4317	21	21
TOTALS	1013	1013

Contribution Schedule Lot Entitlements

This Community Title Scheme was created prior to Section 66(db)(dc) of the Body Corporate and Community Management Act (Qld) 1997 and therefore, these sections are not applicable to this Scheme.

In accordance with Section 66(da) of the Body Corporate and Community Management Act (Qld) 1997, the contribution schedule of lot entitlements for this scheme are not equal for each lot and the Relativity Principle applies to the Scheme.

The contribution schedule of lot entitlements are not equal because the following factors were taken into consideration:

- How the Community Title Scheme was structured;
- The nature, features and characteristics of each lot;
- The purpose for which each of the lots are used; and
- The impact the lots have had on the cost of maintaining the common property.

Interest Schedule Lot Entitlements

This Community Title Scheme was created prior to Section 66(db)(dc) of the Body Corporate and Community Management Act (Qld) 1997 and therefore, these sections are not applicable to this Scheme.

In accordance with Section 66(da) of the Body Corporate and Community Management Act (Qld) 1997, the interest schedule of lot entitlements for this scheme are not equal. Such interest schedule of lot entitlements was determined using the market value principle.

SCHEDULE B	EXPLANATION OF THE DEVELOPMENT OF SCHEME LAND
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The Scheme Land is a basic scheme and has been fully developed.

SCHEDULE C	BY-LAWS
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The By-laws for The Bungalows Community Title Scheme 19744 are set out in this Schedule:

1. Definitions

- 1.1 Throughout these By-laws, the following terms will, where the context so admits, have the meanings herein ascribed to them:

"BCCM Act" means the Body Corporate and Community Management Act 1997;

"Building" means the Building or Buildings and other fixed structures erected on the Scheme Land;

"Committee" means the Committee of the Body Corporate elected in accordance with the BCCM Act;

"Council" means Moreton Bay Regional Council;

"Owner" means a person who is bound by these By-laws. It includes an Owner or Owner of a lot as those terms are defined in the BCCM Act. Owner of a lot includes a resident lessee and any other person who lives and occupies the lot. Invitees, visitors and guests are also bound by these By-Laws;

"Scheme" means The Bungalows Community Titles Scheme 19744; and

"Scheme Land" means all the lots and the common property as defined in the BCCM Act.

1.2 Rules for interpretation

In these By-laws unless the context indicates a contrary intention:

- 1.2.1 words denoting any gender include all genders;
- 1.2.2 the singular number includes the plural and vice versa;
- 1.2.3 a person includes their executors, administrators, successors, substitutes (for example, persons talking by novation) and assignors;
- 1.2.4 words importing persons will include all bodies, associations, trusts, partnerships, instrumentalities and entities corporate or unincorporated, and vice versa;
- 1.2.5 any obligation on the part of or for the benefit of two or more persons will be deemed to bind or benefit as the case may be, any two or more of them jointly and each of them severally;
- 1.2.6 references to any legislation includes any legislation which amends or replaces that legislation;
- 1.2.7 headings are included for convenience only and will not affect the interpretation of these By-laws;
- 1.2.8 a reference to anything includes the whole or each part of it; and
- 1.2.9 in interpreting these By-laws, no rules of construction will apply to the disadvantage of a party because that party was responsible for the drafting of these by-laws or any part of them.

2. Noise

- 2.1 An Owner or occupier of a lot must not create noise likely to interfere with the peaceful enjoyment of a person lawfully on another lot or the common property.
- 2.2 No Owner or occupier of a lot shall hold or permit to be held any social gathering in their lot which would cause any noise which could unlawfully interfere with the peace and quiet of any other Owner or occupier of a lot, at any time of the day or night.
- 2.3 In the event of any unavoidable noise in a lot at any time the Owners and occupiers shall take all practical means to minimise annoyance to other Owners of lots by closing all doors, windows and curtains of their lot and also such further steps as may be within their power for the same purpose.
- 2.4 All musical instruments, radios, television sets and the like shall be controlled so that the sound arising therefrom shall be reasonable and not cause annoyance.
- 2.5 An Owner or occupier of a lot shall not operate or permit to be operated upon the scheme any radio, two way radio, short wave radio, transmitter, telecommunications device or electronic equipment so as to interfere with any domestic appliance or apparatus (including a radio or television receiver) lawfully in use upon common property or in any other lot.
- 2.6 The volume of radio or television receivers shall be kept as low as possible at all times and they shall not be operated in such a manner as to be audible at all to any other Owner or occupier of a lot.
- 2.7 Guests leaving after 11.00pm shall be requested by their hosts to leave quietly. Quietness also shall be observed when occupants return to the scheme late at night or in the early morning hours.

3. Vehicles

- 3.1 An Owner or occupier of a lot must not, without the Committee's prior written approval, park, stand, repair or store a vehicle on the common property or permit an invitee to park, stand, repair or store a vehicle on the common property so as to prevent the necessary passage of other vehicles, in breach of this By-law:
- 3.1.1 an approval under this By-law must state the period for which it is given; and
- 3.1.2 the Committee may withdraw an approval granted under this By-law on the giving of twenty four (24) hours' notice. Any such withdrawal must be proven to be on reasonable grounds.

Visitor's Car Park

- 3.2 An Owner or occupier of a lot shall not park or stand any motor vehicle or other vehicle upon areas set aside for visitor car parking.
- 3.3 An Owner or occupier of a lot shall ensure that their invitees use the visitor car parking spaces only for its intended purpose of casual parking within the rules set from time to time by the Committee (which rules shall provide that areas of casual parking shall not be used for more than one (1) month) unless they have obtained the prior written approval of the Committee.
- 3.4 An Owner or owner of a lot shall ensure that their invitees use the visitor car parking area only for its intended purpose of short term parking.
- 3.5 If an Owner, occupier or invitee allows a vehicle to be parked in a manner which is in contravention of this By-law, then such vehicle may be towed by the Body Corporate (at the direction of the Committee) and such costs will be the responsibility of the Owner of the vehicle.
- 3.6 For the purpose of this By-law, the Committee may enter into an appropriate Agreement with a towing company (contractor) to provide a vehicle towing service.
- 3.7 The speed limit for the complex displayed on both sides of the entrance to the complex, shall be adhered to at all times for the safety of all occupants.

Private Roads And Other Common Property

- 3.8 The private roadways, pathways, drives and other common property and any easement giving access to the land shall not be obstructed by any Owner or occupier or their guests, servants, employees, agents, children, invitees, licensees or any of them other than the reasonable ingress and egress to and from their respective lots or the parking areas.
- 3.9 A vehicle weighing more than three (3) tonnes is not permitted on the Scheme Land, except for the purposes of furniture removal in or out of the Body Corporate.

Car Spaces

- 3.10 An Owner or occupier of a lot shall keep the car spaces in a tidy condition and free of all litter.

4. Obstruction

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

5. Damage to Lawns etc.

- 5.1 An Owner or occupier of a lot must not, without the Body Corporate's written approval:
- 5.1.1 damage a lawn, garden, tree, shrub, plant or flower on the common property; or
- 5.1.2 use part of the common property as a garden.
- 5.2 An approval under subsection 5.1 must state the period for which it is given.
- 5.3 However, the Body Corporate may cancel the approval by giving seven (7) days written notice to the Owner.

6. Damage to Common Property

- 6.1 An Owner or 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.
- 6.2 However, an Owner or occupier may install a locking or safety device to protect the lot against intruders, or a screen to prevent entry of animals or insects, if the device or screen is soundly built and is consistent with the colour, style and materials of the scheme.
- 6.3 The Owner or occupier of a lot must keep a device installed under subsection 6.2 in good order and repair.

7. Behaviour of Invitees

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

8. Leaving of Rubbish etc. on the Common Property

The Owner or 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.

9. Appearance of Lot

- 9.1 An Owner or occupier must not, except with the consent in writing of the Body Corporate, hang any washing, towel, bedding, clothing or other article or display any sign, advertisement, placard, banner, pamphlet or like matter on any part of their lot in such a way as to be visible from the common property, any other lot or outside the Scheme.
- 9.2 In connection with the hanging of clothing to dry naturally, this is permitted only in the areas (if any) designated by the Committee where facilities are supplied for such needs.
- 9.3 An Owner or occupier must not paint, affix or display any sign, advertisement, notices, posters, placards, banners or like materials to or on any part of the Building or Scheme nor do anything to vary the external appearance of their lots without the prior consent of the Committee.

10. Storage of Flammable Materials

- 10.1 An Owner or occupier of a lot must not, without the Body Corporate's written approval, store a flammable substance on the common property.
- 10.2 An Owner or 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.
- 10.3 However, this section does not apply to the storage of fuel in:
- 10.3.1 the fuel tank of a vehicle, boat, or internal combustion engine; or
 - 10.3.2 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.

11. Smoking And Other Smoke Nuisances

- 11.1 An Owner or occupier of a lot must not smoke or, permit smoking from the lot or the common property in a way that:
- 11.1.1 causes a nuisance or hazard;
 - 11.1.2 interferes unreasonably with the use or enjoyment of another lot included in the Scheme; or
 - 11.1.3 interferes unreasonably with the use or enjoyment of the common property by a person who is lawfully on the common property.

- 11.2 An Owner or occupier of a lot must not operate or use anything that causes smoke (e.g. fire pits, barbeques, etc.) from the lot or the common property in a way that:
- 11.2.1 causes a nuisance or hazard;
 - 11.2.2 interferes unreasonably with the use or enjoyment of another lot included in the Scheme; or
 - 11.2.3 interferes unreasonably with the use or enjoyment of the common property by a person who is lawfully on the common property.

12. Nuisance

- 12.1 An Owner or occupier must not:
- 12.1.1 cause a nuisance or hazard;
 - 12.1.2 interfere unreasonably with the use or enjoyment of another lot in the Scheme Land; or
 - 12.1.3 interfere unreasonably with the use or enjoyment of the common property by a person who is lawfully on the common property.
- 12.2 An Owner or occupier must not:
- 12.2.1 permit any of their invitees to behave in a manner reasonably likely to interfere with the peaceful enjoyment of any person lawfully on another lot or the common property;
 - 12.2.2 use a lot or common property for any purpose which is illegal, or which may damage the reputation of the Scheme or Body Corporate; or
 - 12.2.3 interfere with the peaceful enjoyment or amenity of any person lawfully on another lot or the common property.

13. Garbage Disposal

- 13.1 Unless the Body Corporate provides some other way of garbage disposal, an Owner or 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.
- 13.2 The Owner of a lot must:
- 13.2.1 comply with all local government local laws about disposal of garbage; and
 - 13.2.2 ensure that in disposing of garbage, he does not adversely affect the health, hygiene or comfort of the Owners of other lots.

14. Keeping of Animals

- 14.1 This By-law is subject to Section 181 of the Body Corporate and Community Management Act (or such section that stands in its place) "Guide, Hearing and Assistance Dogs".
- 14.2 An Owner or occupier may not, without written consent of the Committee, bring onto or keep an animal in a lot or on the common property.
- 14.3 When applying for the consent of the Committee, it is the responsibility of the Owner or occupier to demonstrate to the Committee that they can, and will, comply with the conditions listed in By-law 14.4 and to provide the Committee with a certificate from the animals veterinarian that the animal is healthy and free from infectious diseases.
- 14.4 Any approval given by the Committee will be subject to the following conditions:
- 14.4.1 that the animal will not cause nuisance to other Owners and occupiers;

- 14.4.2 that the animal will not cause damage to common property;
 - 14.4.3 that the animal be "housed" in a manner that prevents it from escaping the boundary of a lot and/or entering onto common property without the supervision of the Owner or occupier;
 - 14.4.4 that the Owner or occupier will control the animal whilst on common property using a leash or other restraint that prevents the animal from escaping the control of the lot Owner or occupier;
 - 14.4.5 the lot Owner or occupier must not encourage an animal to defecate on common property;
 - 14.4.6 every time the lot Owner or occupier takes the animal onto common property, they must take with them a method of hygienically disposing of any waste left by the animal, such as plastic bags, and use such a method to dispose of any and all waste left by the animal;
 - 14.4.7 where the animal is a dog or a cat, the lot Owner and occupier must confirm that they have read and are complying with the Animal Management (Cats and Dogs) Act 2008;
 - 14.4.8 so that the Body Corporate may maintain a register of animals, the Owner or occupier must, along with the application, provide a photo of the animal, with its name and the contact details of the Owner or occupier.
 - 14.4.9 if the animal is a cat or a dog (or other animal capable of wearing a collar) the animal must wear a collar with a tag attached to it with the name of the animal, the Owner or occupier's name, address and telephone number on it;
 - 14.4.10 where the animal is a cat, it must wear a functioning collar bell.
- 14.5 In circumstances where the Owner or occupier fails to comply with a condition contained in By-law 14.4 the consent of the Committee is automatically withdrawn.
- 14.6 Any approval given by the Committee is specific to that animal and does not extend to a replacement pet.

15. Notice of Repairs, Accidents and Defects

An Owner or occupier of a lot shall give the Body Corporate prompt notice of any accident to or default in the water pipes, electrical installations or fixtures which comes to their knowledge and the Body Corporate shall have the authority by its agents or servants in the circumstances having regard to the urgency involved to examine or make such repairs or renovations as they may deem necessary for the safety and preservation of the common property as often as may be necessary.

16. Maintenance Of Lots

- 16.1 An Owner or occupier must ensure that gardens and lawns within the private yard of their lots are maintained including but not limited to the following:
- 16.1.1 all landscaped areas are to be maintained by the removal and pruning of any dead growth and any dead plants/shrubs are to be removed;
 - 16.1.2 any pools and water features are to be regularly cleaned so they are in a good condition and to prevent the breeding of insects and pests. Any water feature is to be kept in an operating condition so as to prevent stagnation of the water;
 - 16.1.3 the exterior walls and windows of any dwelling or other improvements are to be regularly cleaned;
 - 16.1.4 excess rubbish is to be removed regularly from the lot; and
 - 16.1.5 cobwebs are to be regularly removed from the lot.
- 16.2 All lots are to be so maintained as to prevent the excessive growth of grass and other vegetation making lots unsightly, increasing fire risks or contributing to the spread of noxious weeds to other lots.

17. Windows

Windows shall be kept clear and promptly replaced with fresh glass of the same kind and weight as at present if broken or cracked.

18. Water Closets etc.

18.1 The water closets, conveniences and other water apparatus including waste pipes and drains shall not be used for any purpose other than those for which they were constructed and no sweepings or rubbish or other unsuitable substance shall be deposited therein or otherwise cause the obstruction of common property drainage services. Any costs or expenses resulting from damage or blockage to such water closets, conveniences, water apparatus, waste pipes and drains for misuse or negligence shall be borne by the Owner whether the same is caused by their own actions or those of their tenants, servants, employees, agents, invitees and licensees.

18.2 An Owner or occupier of a lot shall see that all water taps in their lot are promptly turned off after use.

19. Structural Alterations and Improvements to Common Property and/or Lots

19.1 An Owner or occupier must not make any structural or external alterations to a lot or common property (including any alterations to gas, water and electrical installations, if applicable) without the prior written approval of the Committee and must observe the applicable provisions of the BCCM Act and the regulation module for the Scheme Land for making the alterations.

19.2 No approval of the Committee is necessary in respect of minor maintenance of the internal area of the lot.

19.3 An Owner or occupier must submit plans and specifications and any other details required by the Body Corporate to the Committee in respect of any proposed structural or external alterations to a lot or common property.

19.4 An approval given by the Committee to an external or structural alteration of a lot or common property is conditional upon the Owner first obtaining all necessary Council approvals, development permits or equivalent to the alteration.

19.5 If the request is lodged by the occupier of a lot, written confirmation that the Owner of the lot consents to the Works.

19.6 If the Committee refuses to approve the Works, the Committee must give reasons to the relevant Owner or occupier including information as to any changes to the Works required in order for the Owner or occupier to obtain approval.

19.7 If the Committee consents to the Works, the Committee may grant the approval on reasonable conditions considering the factors outlined in this By-Law and the Owner or occupier must comply with all reasonable conditions imposed by the Committee.

Air Conditioning Units

19.8 An Owner or occupier must not, without the prior written approval of the Committee, install or amend an air conditioning unit ("unit").

19.9 The application made by an Owner or occupier to the Committee to obtain written approval to install or amend an air conditioning unit must include the following information:

19.9.1 a sketch/floor plan to be submitted showing the position of the equipment, including all ducting;

19.9.2 the external ducting to be the same or similar colour to external building colour;

19.9.3 the overflow pipe must be connected to existing plumbing or directed to the nearest drain;

19.9.4 the compressor unit must not be located so that it obstructs access to, or inspection of termite barriers or baits.

- 19.10 All costs of the operation, maintenance and replacement of the air-conditioning unit are to be at the Owner's expense.

Solar Panels

- 19.11 An Owner or occupier must not, without the prior written approval of the Committee, arrange for the installation of solar panels and a grid connect PD system to the roof of their lot.
- 19.12 The application made by an Owner or occupier to the Committee to obtain written approval for the installation of solar panels must include the following information:
- 19.12.1 all documents relating to the installation of solar panels;
 - 19.12.2 details of the contractor and confirmation that the contractor holds the required licence and appropriate insurance to undertake the works; and
 - 19.12.3 time frame when the alterations and works are proposed to be commenced and completed.
- 19.13 If the application is approved by the Committee, an Owner or occupier must ensure the following conditions are complied with in respect to the installation of solar panels:
- 19.13.1 all costs associated with the installation, works and ongoing repair and maintenance will be paid for by and remain the responsibility of the individual lot Owner or occupier;
 - 19.13.2 the contractor performing the alterations and works must obtain public liability insurance of a minimum of \$5,000,000.00;
 - 19.13.3 all works to be carried out by contractors must hold the relevant licences (for example, all electrical work is to be carried out in accordance with the relevant Australian Standards by an appropriate licenced electrician);
 - 19.13.4 the works may only be carried out between the hours of 9.00 am and 4.30 pm Monday to Friday. No work is to be carried out on public holidays, Saturdays or Sundays.
 - 19.13.5 if any works are carried out which will create excessive noise, a relevant notice must be provided to the Body Corporate in order to alert relevant lot Owners and occupiers within the Body Corporate that such excessive noise will occur within the Scheme;
 - 19.13.6 all works are to be carried out in a clean and efficient manner; and
 - 19.13.7 no rubbish, debris or building material is to be left upon the common property of the Body Corporate.
- 19.14 An Owner or occupier shall not use the common property power anywhere within the Scheme for its own benefit (including the carrying out of the works) except as permitted by the Body Corporate.
- 19.15 The Owner or occupier shall at their own expense, be responsible for the repair, maintenance, insurance and upkeep of the works.

20. Use of Lot

- 20.1 An Owner or occupier of a lot shall not use their lot for any purpose which may be illegal or injurious to the reputation of the Scheme or of the Owner or occupier of any other lots or which may interfere with the peaceful enjoyment of another lot by the Owner or occupier thereof or which may interfere with the general management of the scheme.
- 20.2 An Owner or Owner may use their lot as a home office only so long as such use does not in any way interfere with the peaceful enjoyment of other Owners or occupiers of their respective lot and the common property and is not in contravention of any requirements of the local Council regulations, laws and rules or these By-laws.

21. Security of Lot

An Owner or occupier of a lot shall securely fasten all doors and windows to their lot. In case the of an emergency, if lot is left unoccupied, the Body Corporate and its servants, agents and contractors shall be permitted to enter and fasten the same if left insecurely fastened.

22. Correspondence And Requests To Committee And Its Appointed Agents And Contractors

22.1 Owners or occupiers must communicate with the Committee and the Body Corporate manager, as appointed from time to time, in a reasonable manner and not in any way which may become an annoyance or a nuisance to any Committee member and/or Body Corporate manager.

22.2 In addition to By-Law 22.1 hereof, communication from an Owner or occupier to any Committee member and/or Body Corporate manager must be courteous, inoffensive, reasonable, respectful, constructive and the like.

22.3 Communications must not purport to give directions to any person or entity employed or retained or contracted by the Body Corporate, including, but not limited to:

22.3.1 the Body Corporate manager;

22.3.2 the Body Corporate's lawyers; and

22.3.3 the Body Corporate's insurer.

22.4 Where communications are sent in breach of these conditions:

22.4.1 the recipient will not be required to acknowledge receipt of them; and

22.4.2 the Committee may resolve to limit communications from that Owner or Owner to one (1) piece of correspondence per week which must not be longer than 1,000 words and must be sent by ordinary post to the Body Corporate's address for service.

22.5 The Committee is authorised by this By-Law to draft communication rules which must be adhered to as if the communication rules were recorded in this CMS and By-Law, and further, that the communication rules may be enforced by the Committee and/or Body Corporate under this By-Law pursuant to the dispute resolution provisions of the Act.

23. Body Corporate Employees

Owners and occupiers of lots shall not directly instruct any contractors or workmen appointed by the Body Corporate unless so authorised and all requests for consideration of any particular matter to be referred to the Body Corporate shall be directed to the secretary and /or the Body Corporate manager and not the Chairman or any other member of the Body Corporate.

24. No Auction / Garage Sale

Owners shall not permit any auction sale or garage sale to be conducted or to take place upon the premises without the consent of the Body Corporate.

SCHEDULE D	OTHER DETAILS REQUIRED / PERMITTED TO BE INCLUDED
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Nil.

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

Nil.

UNITYWATER BYDA MAP

Sequence Number: 273348957
 Job Number: 53226058
 Printed On: 22/05/2026

Emergency Situations
 Call Unitywater:
 1300 086 489

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

Legend	
	Extent of Unitywater Area
Water	
	Water Pump Station
	Water Service
	Water Valve
	Water Pipe (Abandoned)
	Water Hydrant
	Water Fitting
Water Main	
	Trunk Main
	Reticulation Main
Sewer	
	Sewer Pump Station
	Sewer Maintenance Hole
	Sewer Valve
	Sewer Fitting
Recycled Water	
	Recycled Water Pump Station
	Recycled Water Valve
	Recycled Water Hydrant
	Recycled Water Fitting
	Recycled Water Pipe (Abandoned)
	Recycled Water Main

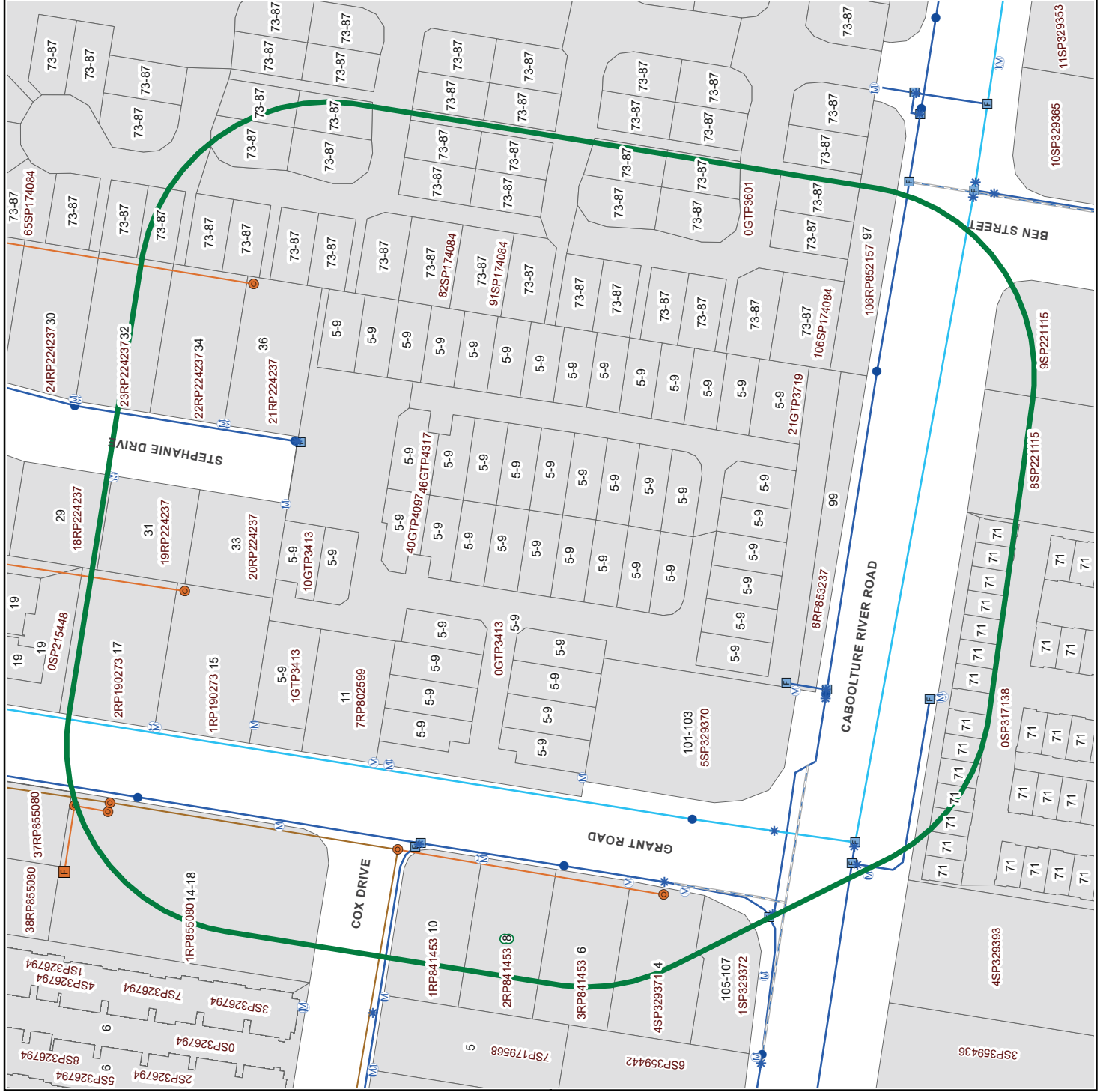
Map Title: 1
 Scale: 1:1000
 (if printed at 100%
 on A3 size paper)



Before You Dig Australia
 PO Box 953
 Caboolture QLD 4510

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

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Sequence No: 273348958
Job No: 53226058
Location: 5-9 Grant Rd, Morayfield, QLD 4506



Legend

- Pit
- Fibre Optic Cable / Conduit
- Fibre Optic Cable / Telstra Conduit

Where Fibre Optic Cable is denoted as being in Telstra conduit, it is critical that no works commence within the area until you have received and appraised the applicable Telstra Duct Plans



© State of Queensland (Department of Natural Resources, Mines and Energy) 2023



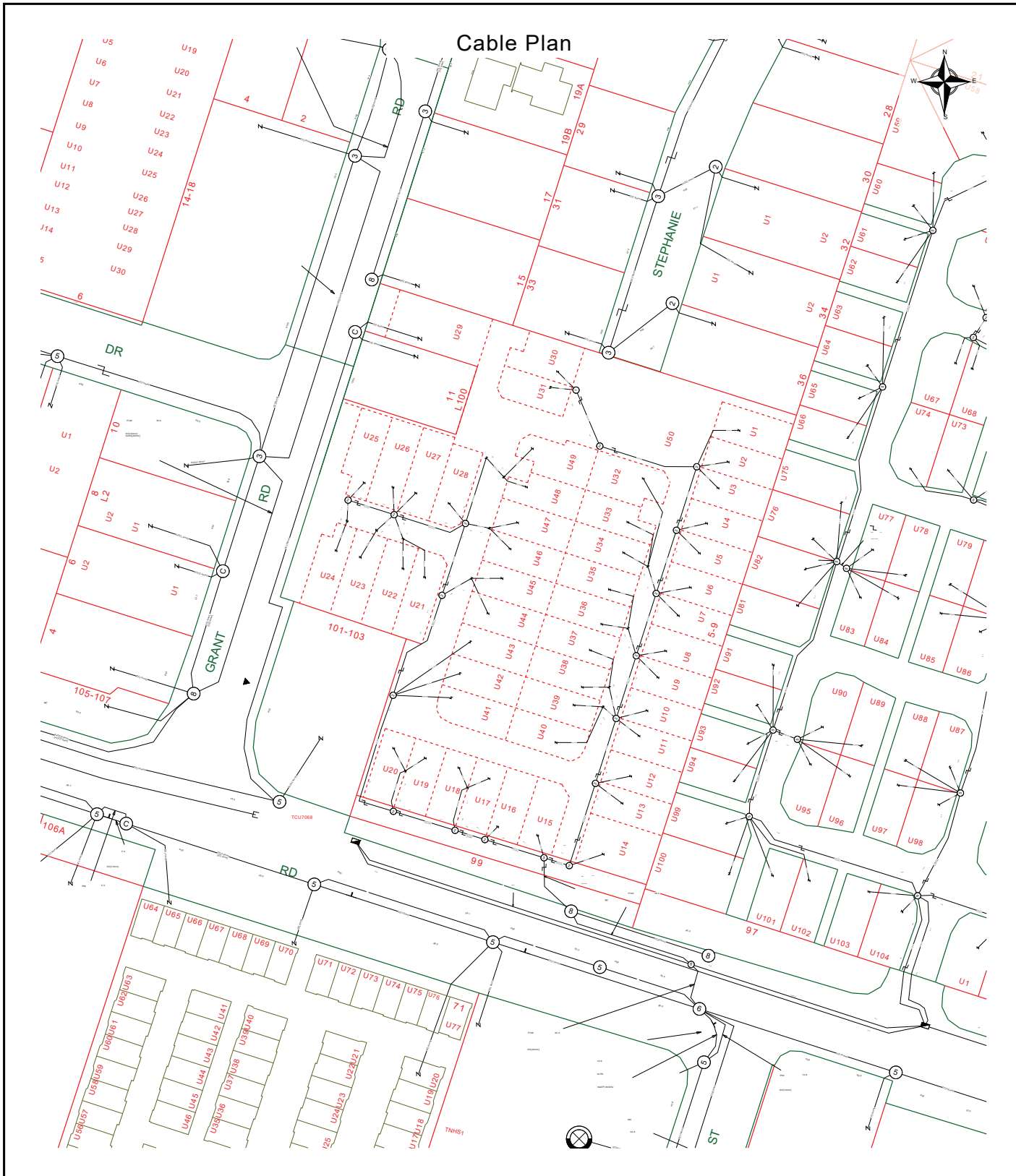
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Expires: 19 Jun 2026

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



Overview

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
 Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries

Sequence Number: 273348960

TELSTRA LIMITED A.C.N. 086 174 781
 Generated On 22/05/2026 12:45:59

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.

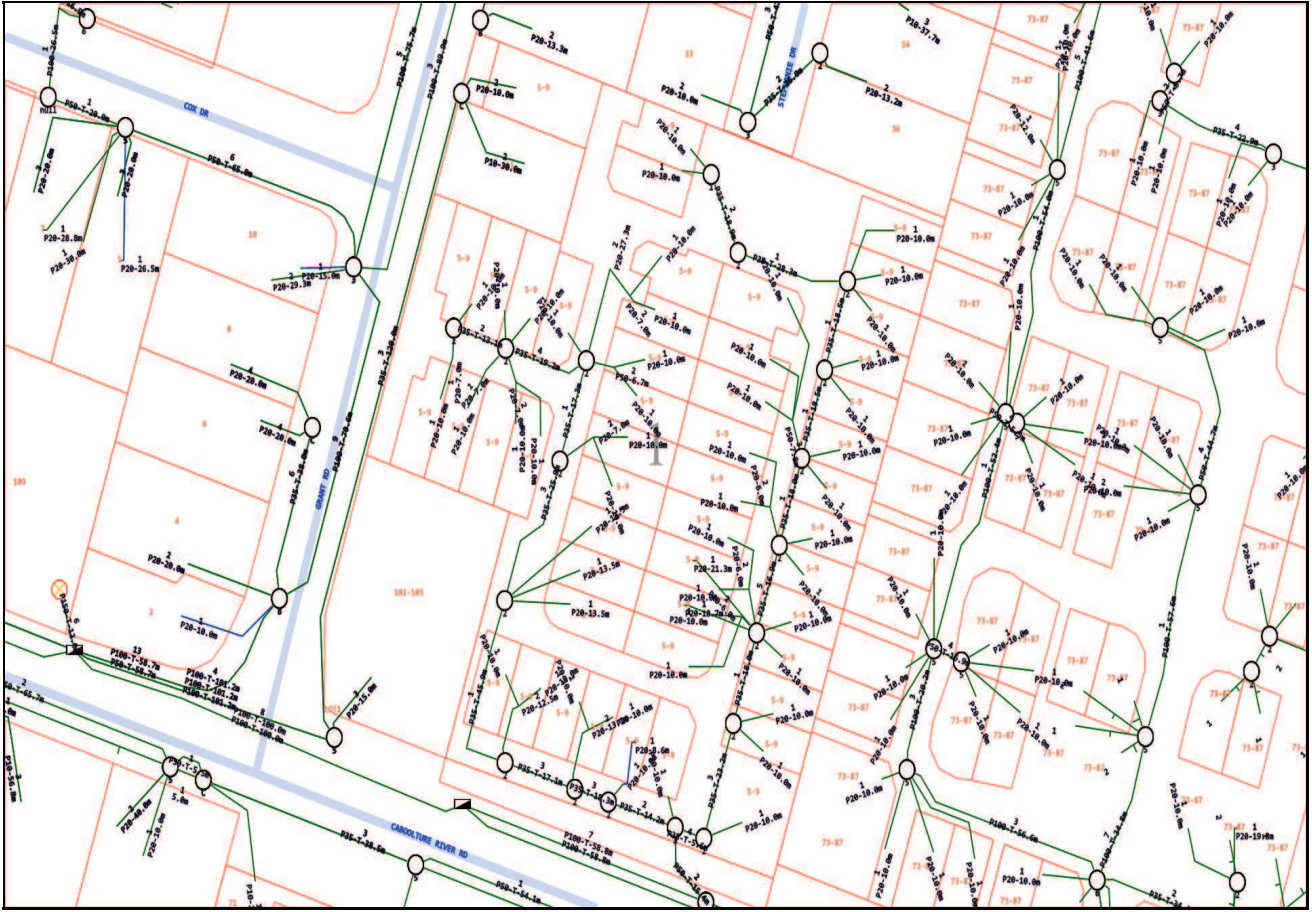
See the Steps- Telstra Duty of Care that was provided in the email response.



LEGEND

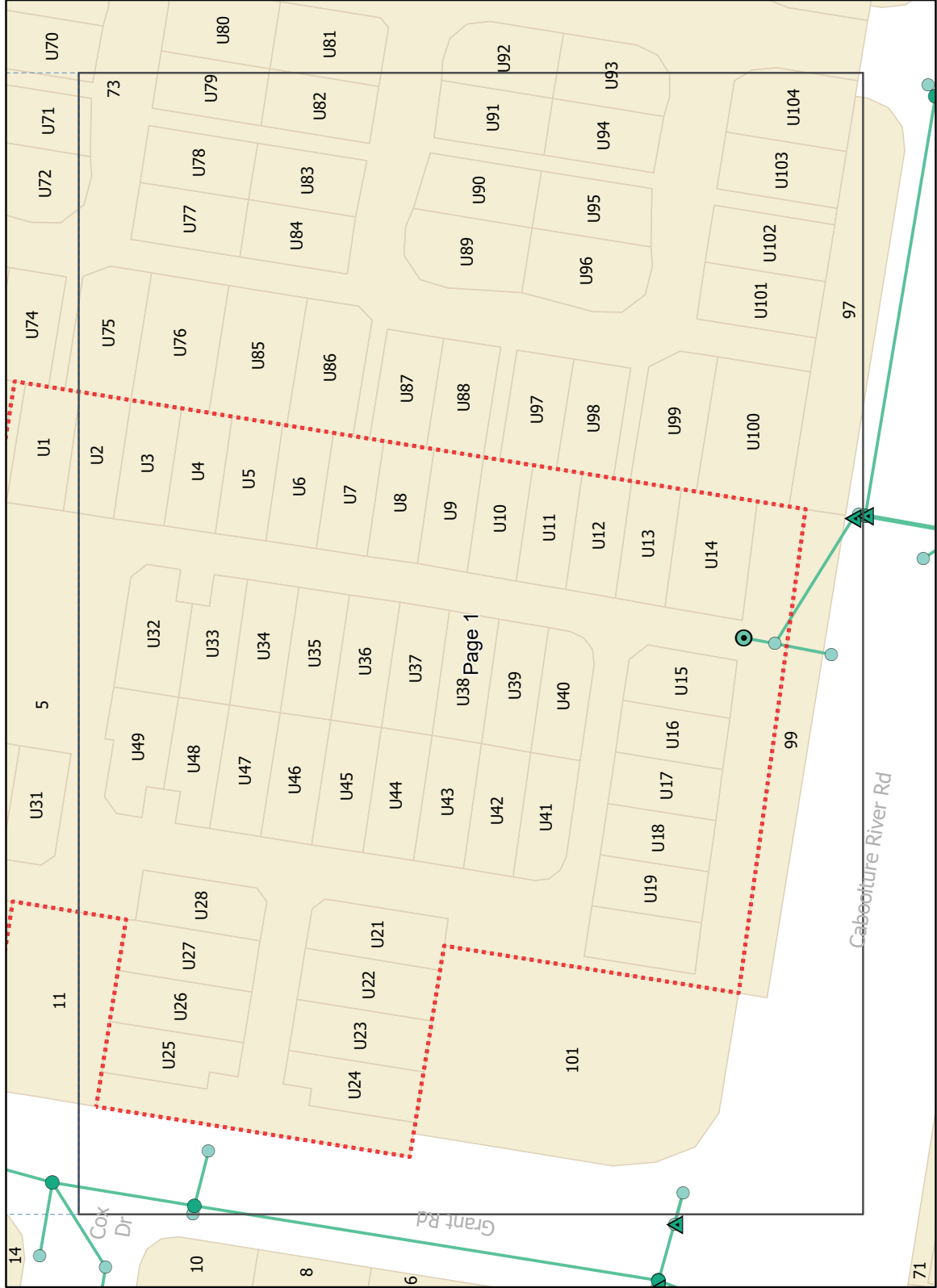


	Parcel and the location
	Pit with size "5"
	Power Pit with size "2E". Valid PIT Size: e.g. 2E, 5E, 6E, 8E, 9E, E, null.
	Manhole
	Pillar
	Cable count of trench is 2. One "Other size" PVC conduit (PO) owned by Telstra (-T-), between pits of sizes, "5" and "9" are 25.0m apart. One 40mm PVC conduit (P40) owned by NBN, between pits of sizes, "5" and "9" are 20.0m apart.
	2 Direct buried cables between pits of sizes, "5" and "9" are 10.0m apart.
	Trench containing any INSERVICE/CONSTRUCTED (Copper/RF/Fibre) cables.
	Trench containing only DESIGNED/PLANNED (Copper/RF/Fibre/Power) cables.
	Trench containing any INSERVICE/CONSTRUCTED (Power) cables.
	Road and the street name "Broadway ST"
Scale	 0 20 40 60 Meters 1:2000 1 cm equals 20 m



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.



Legend

- ⋯ BYDA Enquiry
- Field Inlet
- Kerb Inlet
- Manhole
- ▲ Node
- Pipes

Disclaimer: The Plan is provided in response to a Before You Dig request. While all reasonable care has been taken to ensure the accuracy of the information on this plan, its purpose is to provide a general indication of the location of City Of Moreton Bay infrastructure. The information provided may contain errors or omissions and the accuracy may not suit all users. A site inspection and investigation is recommended before commencement of any project based on this data.

© Moreton Bay Regional Council 2021

In an emergency contact City Of Moreton Bay on 1300 477 161
22/05/26 (valid for 30 days)

Plans generated by SmarterWX™ Automate





BYDA

Sequence: 273348959
Date: 22/05/2026

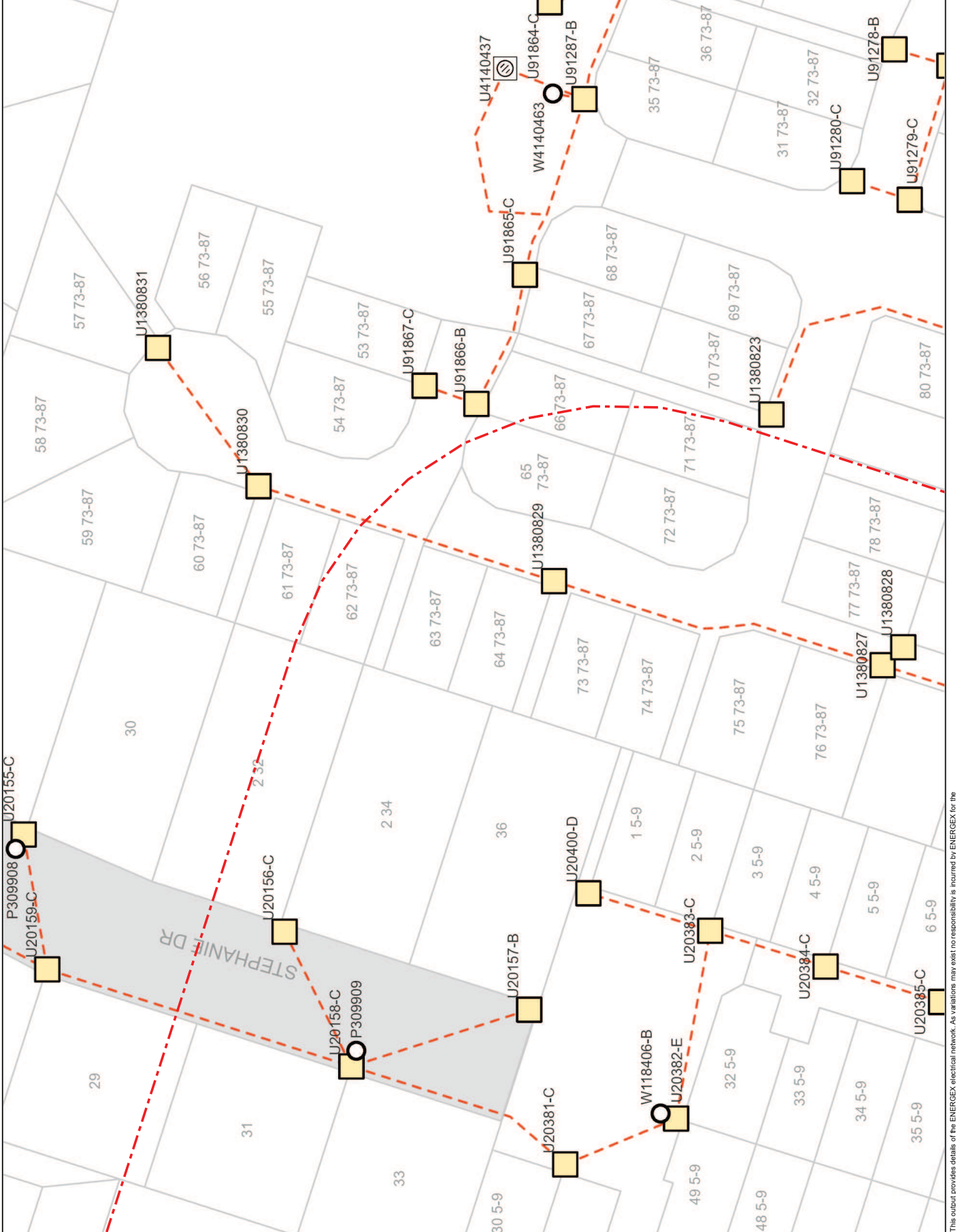
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Tile No: 2

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

AS5488 Category 'D' Plan



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



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

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



BYDA

Sequence: 273348959
Date: 22/05/2026
Scale: 1:500
Title No: 3

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

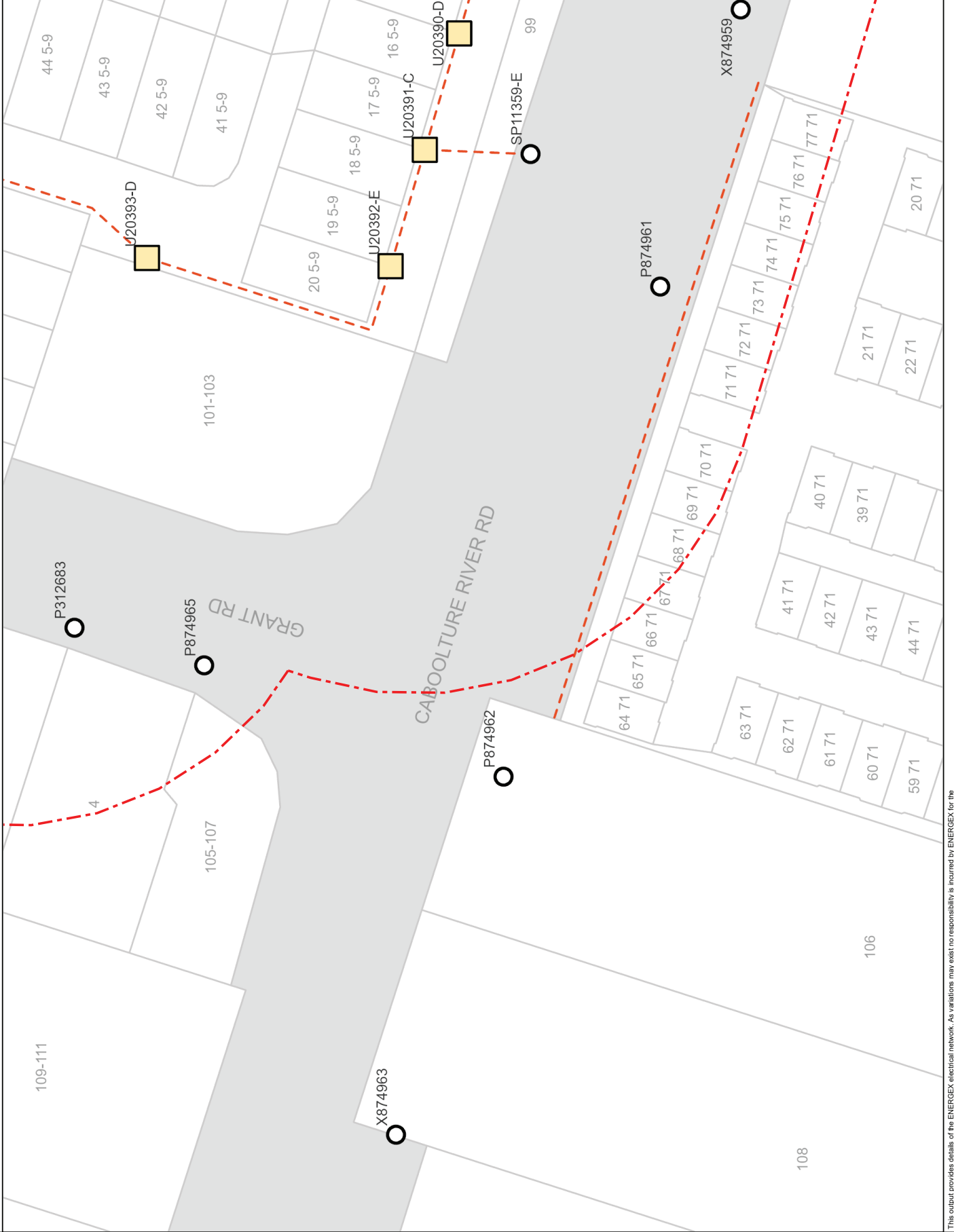
AS5488 Category 'D' Plan



DISCLAIMER: While reasonable measures have been taken to ensure the accuracy of the information provided, Pellican Corp and its employees, agents, contractors, and subcontractors, including EnergeX or Pellican Corp shall have no liability whatsoever in relation to any loss, damage, cost or expense arising from the use of the information provided, or any information contained in it or the completeness or accuracy of such information. Use of such information is subject to and constitutes acceptance of these terms.

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

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









Form 2 and Prescribed Certificates (1)

Final Audit Report

2026-06-04

Created:	2026-06-04
By:	Otto Fischer (otto@premierconveyancinglawyers.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAhZFiDo5KDp25sLaLD07eVukQHWiZiNet

"Form 2 and Prescribed Certificates (1)" History

-  Document created by Otto Fischer (otto@premierconveyancinglawyers.com)
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-  Document emailed to renee.j.mcleish@gmail.com for signature
2026-06-04 - 5:27:08 AM GMT
-  Email viewed by renee.j.mcleish@gmail.com
2026-06-04 - 5:36:02 AM GMT- IP address: 66.249.84.128
-  Signer renee.j.mcleish@gmail.com entered name at signing as Renee Joan Regelsen Mcleish
2026-06-04 - 5:38:20 AM GMT- IP address: 203.30.4.47
-  Document e-signed by Renee Joan Regelsen Mcleish (renee.j.mcleish@gmail.com)
Signature Date: 2026-06-04 - 5:38:22 AM GMT - Time Source: server- IP address: 203.30.4.47 - Signature Appearance Selected: MOBILE_DRAW
-  Agreement completed.
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