

Body Corporate and Community Management Act 1997
Section 206
INFORMATION FOR DISCLOSURE STATEMENT

as at 18 March 2024

Body Corporate Name of Scheme: **VILLA POLA**
Community Titles Scheme No: **24510**
Lot Number: **6** Plan Number: **106630**

Secretary Name: **Salvatore & Angela Regano**
Address: **C/- Eagle Body Corporate Management|206 Logan Road|Woolloongabba QLD 4102**
Telephone: **35171900**

Body Corporate Manager Name: **Eagle Body Corporate Management Pty Ltd**
Address: **206 Logan Road Woolloongabba QLD 4102**
Telephone: **07 3517 1900**

Contributions and Levies

Levies Determined by the Body Corporate for this Lot

Administrative Fund	Amount	Due Date	Discount	If Paid By
01/01/24 to 30/06/24	\$800.00	01/01/24	Nil	01/01/24
01/07/24 to 31/12/24	\$1,050.00	01/08/24	Nil	01/08/24
01/01/25****30/06/25	\$1,050.00	01/02/25	Nil	01/02/25
Sinking Fund	Amount	Due Date	Discount	If Paid By
01/01/24 to 30/06/24	\$200.00	01/01/24	Nil	01/01/24
01/07/24 to 31/12/24	\$200.00	01/08/24	Nil	01/08/24
01/01/25****30/06/25	\$200.00	01/02/25	Nil	01/02/25

Special Levies

Improvements on Common Property for which Buyer will be Responsible	Lot No	Date of Resolution	Authority Given To	Description of Area	Conditions
				Any approved security, fly screens, updated door locks, awnings or any air conditioners.	

Body Corporate Assets Required to be Recorded on Register

Committee Refer to the last Annual General Meeting dated 08/03/2024.

Body Corporate and Community Management Act 1997
Section 206
INFORMATION FOR DISCLOSURE STATEMENT (continued)

Information
prescribed under
Regulation
Module

Signing

Seller/Sellers Agent

Witness

Date

**Buyers
Acknowledgement**

The Buyer acknowledges having received and read this statement from the Seller before entering into the contract.

Buyer

Witness

Date

**Lot Entitlements
and Other
Matters**

Interest Schedule	Aggregate	6	Entitlement of Lot	1
Contribution Schedule	Aggregate	6	Entitlement of Lot	1
Balance of Sinking fund at end of last Financial Year		8,689.00	as at	31/12/23
Insurance Levies not included in Administrative Fund Levies:		See Other Levies		
Monetary Liability under Exclusive Use By-Law				

Additional Information

Other Levies	Amount	Due Date	Discount	If Paid By
Insurance				
Type/Name of Insurer	Policy Number	Sum Insured	Renewal Date	
<i>APPEAL EXPENSES (H & ALLIANZ AUSTRALIA</i>	QRSC20003363	100,000.00	14/07/24	
<i>BUILDING ALLIANZ AUSTRALIA</i>	QRSC20003363	2,878,589.00	14/07/24	
<i>BUILDING CATASTROPHE ALLIANZ AUSTRALIA</i>	QRSC20003363	863,577.00	14/07/24	
<i>COMMON CONTENTS ALLIANZ AUSTRALIA</i>	QRSC20003363	8,597.00	14/07/24	
<i>FIDELITY GUARANTEE ALLIANZ AUSTRALIA</i>	QRSC20003363	100,000.00	14/07/24	
<i>GOVERNMENT AUDIT COS ALLIANZ AUSTRALIA</i>	QRSC20003363	25,000.00	14/07/24	
<i>LEGAL EXPENSES ALLIANZ AUSTRALIA</i>	QRSC20003363	50,000.00	14/07/24	
<i>LOSS OF RENT ALLIANZ AUSTRALIA</i>	QRSC20003363	431,788.00	14/07/24	
<i>LOT OWNERS FIXTURES ALLIANZ AUSTRALIA</i>	QRSC20003363	300,000.00	14/07/24	
<i>OFFICE BEARERS ALLIANZ AUSTRALIA</i>	QRSC20003363	500,000.00	14/07/24	
<i>PUBLIC LIABILITY ALLIANZ AUSTRALIA</i>	QRSC20003363	\$10 MILL	14/07/24	
<i>VOLUNTARY WORKERS ALLIANZ AUSTRALIA</i>	QRSC20003363	\$200K/\$2K	14/07/24	
<i>WORKCOVER POLICY WORKCOVER QLD</i>	WAA980189063		30/06/24	

Mortgages or
Securities over
Body Corporate
Assets

Latent or Patent Vendor to disclose
Defects in
Common
Property or Body
Corporate Assets

Additional Information

Actual or Vendor to disclose
Contingent or
Expected
Liabilities of Body
Corporate

Circumstances in Vendor to disclose
Relation to
Affairs of the
Body Corporate

Exceptions to Vendor to disclose
Statements in
Clause 7.4(3)

A search of the records should be completed for previous minutes and to check expenditure.

- Minutes of the last Annual General Meeting dated 08/03/2024, 7 pages attached.
- Community Management Statement, 3 pages attached.
- Building Plans, 3 pages attached.

IMPORTANT INFORMATION FOR BUYERS

You are strongly advised to read all the information provided to you by the seller and obtain independent professional legal advice before signing a contract.

The property to which this certificate relates, is part of a Community Titles Scheme regulated under the *Body Corporate and Community Management Act 1997*. Owning a lot (for example, a unit, apartment or townhouse) in a Community Titles Scheme comes with different rights and obligations to those associated with owning a property that is not part of a Community Titles Scheme. This statement contains important information about owning a lot in a Community Titles Scheme, as well as information specific to the lot you are considering buying.

You may rely on this certificate in a claim against the body corporate as conclusive evidence of matters stated in the certificate (other than to the extent to which the certificate contains an error that is reasonably apparent).

MEMBERSHIP OF BODY CORPORATE

Upon becoming the owner of a lot in a Community Titles Scheme, you will:

- Automatically become a member of the body corporate for the scheme and can take part in the management of the scheme;
- Have to pay contributions towards the body corporates expenses in managing the scheme;
- Have to comply with the body corporate by-laws.
- You must notify the body corporate via a Form 8 that you have become the owner of a lot in the scheme within 1 month.

WARNINGS

- This statement does not include information about –
 - Flooding history
 - Structural soundness of the building or pest infestation
 - Current or historical use of the property
 - Current or historical use of the property
 - Current or past building 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
- You are encouraged to make your own enquiries about these matters prior to signing a contract. You may not be able to terminate the contract if these matters are discovered after you sign.
- No warranty is given that the use of the land is legal. Further information about land use, transport, sewerage and drainage infrastructure, vegetation and flooding may be available from local government.
- If the property is part of a Community Title Scheme, it may be subject to had have the benefit of statutory easements under the *Land Titles Act 1994*, which are not required to be disclosed.

SELLER STATEMENTS

Under the Body Corporate and Community Management Act 1997, certain warranties about some aspects of the Community Titles Scheme are implied in a contract for the sale of a lot. If you discover a breach of a warranty before settlement, you may have a right to terminate the contract. The warranties are:

- At the date of the contract there are no latent or patent defects in the common property or the body corporate assets (other than defects arising through fair wear and tear or disclosed in the contract) known to the seller or disclosed in the body corporate records;
- At the date of the contract, there are no actual, contingent or expected liabilities of the body corporate that are not part of the body corporate's normal operating expenses (other than disclosure in the contract) known to the seller or disclosed in the body corporate records;

- At completion of the contract, there are no circumstances known to the seller in relation to the affairs of the body corporate likely to materially prejudice the buyer;
- To the seller's knowledge, there are no other unregistered or statutory easements, covenants or encumbrances affecting the property that will not be released at settlement other than those disclosed with this statement;
- The seller states that written notice is not required under the *Environmental Protection Act 1994*, section 347, 362 or 408, unless notice is given with this statement;
- The seller states that there are no tree orders or applications under the *Neighbourhood Disputes (Dividing Fences and Trees) Act 2011* affecting the property unless notice is given with this statement;
- The seller states that no building work has been carried out by an unlicensed person in the last six years unless a notice under the *Queensland Building and Construction Commission Act 1991*, section 47 is given with this statement;
- No warranties are given about the structural soundness of the building/s or improvements on the property. It is recommended that a buyer engage a licensed building inspector to inspect the building and provide a report;
- If the property is a commercial office building of more than 1000m² a Building Energy Efficiency Certificate is available on the Building Energy Efficiency Register;
- To the seller's knowledge, there are no current orders, notices or transport infrastructure proposals affecting the land issued by a State or local government or other relevant authority that may affect the title to or use of the land after settlement, except as disclosed in this statement.

SHORT TERM LETTING IN COMMUNITY TITLES SCHEMES

The lawful use of a lot, including whether a lot can be used for short-term letting, is determined by the relevant local government under the applicable planning laws, instruments and documents. You may wish to seek advice from the relevant local government authority or your solicitor about the permitted lawful use of the lot, including whether the permitted lawful use may subsequently change.

It is possible that lots in the Community Titles Scheme are currently being used (or will in future be used) lawfully or unlawfully for short-term or transient accommodation (for example, by being advertised on AirBNB).

Relevant planning and development documents can be obtained from the relevant local government. 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.

OBTAINING FURTHER INFORMATION

You are strongly advised to conduct a search of the body corporate records for the Community Titles Scheme which the property you are buying is part of. A search of the body corporate records, including financial records and statements; minutes of body corporate general meetings and committee meetings; and correspondence sent and received by the body corporate, can provide important information about the scheme that is not included in this certificate, such as:

- Disputes relating to the Community Titles Scheme;
- The need for major body corporate expenditure in the future;
- Any legal action the body corporate may be involved in;
- Orders made against the body corporate, or in relation to the scheme, by a judicial or administrative authority.

To search the body corporate records, contact the person responsible for keeping the body corporate records.

MINUTES OF THE ANNUAL GENERAL MEETING

VILLA POLA CTS 24510

DATE & TIME Friday, 8 March 2024 at 10:00 AM

LOCATION Eagle Body Corporate Management, 206 Logan Road, Woolloongabba, QLD, 4102

ATTENDANCE

In Attendance

Angela Regano & Luisa Pickford	Lot 1	Owner present
Angela Regano & Luisa Pickford	Lot 2	Owner present
Angela Regano & Luisa Pickford	Lot 3	Owner present
Angela Regano & Luisa Pickford	Lot 4	Owner present
Angela Regano & Luisa Pickford	Lot 5	Owner present
Angela Regano & Luisa Pickford	Lot 6	Owner present

Chairperson

Ashlee Hornibrook - Eagle Body Corporate

It was noted that the relevant notice of meeting was forwarded to all Owners and a quorum was represented at the meeting by those present or by voting paper or by proxy.

1. CONFIRMATION OF MINUTES - ORDINARY RESOLUTION

Motion CARRIED.

Resolved that the minutes of the last General Meeting of the Body Corporate, held on 27th of February 2023, as previously circulated, be confirmed.

Yes: 6 No: 0 Abs: 0 Inv: 0

2. FINANCIAL STATEMENTS - ORDINARY RESOLUTION

Motion CARRIED.

Resolved that the Non-Audited Annual Financial Statements for the financial year ending 31st of December 2023 as attached to the agenda be accepted.

Yes: 6 No: 0 Abs: 0 Inv: 0

3. NO AUDIT - SPECIAL RESOLUTION

Motion CARRIED.

Resolved that the Body Corporate's Statement of Accounts for the financial year ending 31st of December 2024 **NOT** be audited.

Note: If you do want an audit of the accounts, vote **NO**; if you do not want an audit of the accounts, vote **YES**.

Yes: 6 No: 0 Abs: 0 Inv: 0

4. APPOINTMENT OF AN AUDITOR - ORDINARY RESOLUTION

Motion lapsed as NO AUDIT was CARRIED

on defeat of the previous motion, the Body Corporate appoint Ryan Harvie McEnery Chartered Accountants to audit the Body Corporate Statement of accounts for the financial year ending 31st of December 2024, at a cost of \$363.00 including GST (1-10 lots).

5. ADMINISTRATION FUND BUDGET AND LEVIES - ORDINARY RESOLUTION

Motion AMENDED & CARRIED.

Resolved that the administrative fund budget for the financial year ending 31st of December 2024, which totals \$11,100.00 (excluding GST, if applicable), be adopted with each entitlement attracting a levy of \$1,850.00 per lot entitlement, to be levied as follows:

Levy Status	Period From	Period To	Due	Admin Fund	Per Contribution Entitlement
Already Issued	01 Jan 2024	30 Jun 2024	01 Jan 2024	\$4,800.00	\$800.00
	01 Jul 2024	31 Dec 2024	01 Aug 2024	\$6,300.00	\$1,050.00
Total	01 Jan 2024	31 Dec 2024		\$11,100.00	\$1,850.00

Discount (if applicable): 0%

Total Contribution Entitlements: 6

And further, that the committee issue an interim levy for the first levy period(s) of the following financial year:

Interim Periods

Levy Status	Period From	Period To	Due	Admin Fund	Per Contribution Entitlement
	01 Jan 2025	30 Jun 2025	01 Feb 2025	\$6,300.00	\$1,050.00
Total				\$6,300.00	\$1,050.00

Explanatory notes exist for this motion. Refer to the Explanatory Schedule for further information.

Yes: 6 No: 0 Abs: 0 Inv: 0

6. SINKING FUND BUDGET AND LEVIES - ORDINARY RESOLUTION**Motion CARRIED.**

Resolved that the sinking fund budget for the financial year ending 31st of December 2024, which totals \$2,400.00 (excluding GST, if applicable), be adopted with each entitlement attracting a levy of \$400.00 per lot entitlement, to be levied as follows:

Levy Status	Period From	Period To	Due	Sinking Fund	Per Contribution Entitlement
Already Issued	01 Jan 2024	30 Jun 2024	01 Jan 2024	\$1,200.00	\$200.00
	01 Jul 2024	31 Dec 2024	01 Aug 2024	\$1,200.00	\$200.00
Total	01 Jan 2024	31 Dec 2024		\$2,400.00	\$400.00

Discount (if applicable): 0%

Total lot entitlements – 6

And further, that the committee issue an interim levy for the first levy period(s) of the following financial year:

Interim Periods

Levy Status	Period From	Period To	Due	Sinking Fund	Per Contribution Entitlement
	01 Jan 2025	30 Jun 2025	01 Feb 2025	\$1,200.00	\$200.00
Total				\$1,200.00	\$200.00

Explanatory notes exist for this motion. Refer to the Explanatory Schedule for further information.

Yes: 6 No: 0 Abs: 0 Inv: 0

7. INSURANCE - ORDINARY RESOLUTION**Motion CARRIED.**

Resolved that the current insurance coverage be confirmed and that the Committee be authorised to approve the premium on renewal when due.

Policy Number	Underwriter	Current To	Risk Type	Coverage Amount
WAA9801890 63	WORKCOVER QLD	30 Jun 2024	WORKCOVER POLICY	
TOTAL PREMIUM: \$190.48				
Policy Number	Underwriter	Current To	Risk Type	Coverage Amount
QRSC200033 63	ALLIANZ AUSTRALIA	14 Jul 2024	BUILDING	\$2,878,589.00
			PUBLIC LIABILITY	\$10.00 MILL
			OFFICE BEARERS	\$500,000.00
			BUILDING CATASTROPHE	\$863,577.00
			COMMON CONTENTS	\$8,597.00
			LOSS OF RENT	\$431,788.00
			VOLUNTARY WORKERS	200K / 2K
			FIDELITY GUARANTEE	\$100,000.00
			LEGAL EXPENSES	\$50,000.00
			LOT OWNERS FIXTURES	\$300,000.00
			GOVERNMENT AUDIT COS	\$25,000.00
APPEAL EXPENSES (H &	\$100,000.00			
TOTAL PREMIUM: \$5,661.00				

Further, that the Body Corporate Manager in conjunction with the Committee have the right to vary the insurer or insurance upon renewal if a better option can be obtained.

Explanatory notes exist for this motion. Refer to the Explanatory Schedule for further information.

Yes: 6 No: 0 Abs: 0 Inv: 0

8. BODY CORPORATE MANAGEMENT

8.1 BODY CORPORATE MANAGEMENT APPOINTMENT - 3 YEARS - ORDINARY RESOLUTION WITHOUT USE OF PROXIES

Motion NOT QUALIFIED.

Not qualified that the Body Corporate for VILLA POLA CTS 24510 hereby appoints Eagle Body Corporate Management Pty Ltd as Body Corporate Manager for the Scheme ("the Body Corporate Manager") for a term of three (3) years, commencing on 1st of April 2024 at a cost of \$170.00 per lot per annum including GST, together with Fixed Disbursements in the amount of \$55.00 per lot per annum including GST, in accordance with the terms set out in the agreement and the Body Corporate Manager shall have all of the powers, authorities, duties and functions provided in the agreement distributed with the agenda payable monthly in advance; and this appointment shall be binding and effective upon the passing of this motion;

AND FURTHER THAT the Body Corporate Manager be authorized and instructed to affix the seal to the agreement and witnessed by two (2) committee members, or a director of the Body Corporate Manager.

Yes: 0 No: 6 Abs: 0 Inv: 0

8.2 BODY CORPORATE MANAGEMENT APPOINTMENT - 1 YEAR - ORDINARY RESOLUTION WITHOUT USE OF PROXIES

Motion QUALIFIED.

Qualified that the Body Corporate for VILLA POLA CTS 24510 hereby appoints Eagle Body Corporate Management Pty Ltd as Body Corporate Manager for the Scheme ("the Body Corporate Manager") for a term of one (1) year, commencing on 1st of April 2024 at a cost of \$190.00 per lot per annum including GST, together with Fixed Disbursements in the amount of \$55.00 per lot per annum including GST, in accordance with the terms set out in the agreement and the Body Corporate Manager shall have all of the powers, authorities, duties and functions provided in the agreement distributed with the agenda payable monthly in advance; and this appointment shall be binding and effective upon the passing of this motion;

AND FURTHER THAT the Body Corporate Manager be authorized and instructed to affix the seal to the agreement and witnessed by two (2) committee members, or a director of the Body Corporate Manager.

Yes: 6 No: 0 Abs: 0 Inv: 0

Motion 8.2 was chosen as the outcome for this same issue motion as it was the only qualifying motion

9. ELECTRONIC VOTING - ORDINARY RESOLUTION

Motion CARRIED.

Resolved that the body corporate resolves in accordance with the Electronic Transactions (Queensland) Act 2001 that voters may cast electronic votes via an electronic voting system including but without limitation to:

- Secret or Open motions for the election of the Committee
- Open motions at General Meetings
- Secret ballot motions at General Meetings

Further, that the body corporate approves for Committee Members to cast votes electronically for future committee decisions.

Yes: 6 No: 0 Abs: 0 Inv: 0

10. BUILDING MAINTENANCE

If multiple Reports are requested, then a discount is applied to the approved costs. Please see below details for discounted reporting costs.

Safety, Maintenance & Roof Reports = 25% discount

Maintenance & Roof Reports - 15% discount

Safety & Maintenance Reports = 10% discount

10.1 ANNUAL SAFETY ASSESSMENT - ORDINARY RESOLUTION

Motion DEFEATED.

Motion defeated that the body corporate engage Arcadia Building Reports Pty Ltd ("Arcadia") to carry out a Safety Audit of the common property to assist in minimising the liability risk to owners from injuries occurring on common property at a total cost of \$275.00 including GST, to be met from the administrative fund.

Yes: 0 No: 6 Abs: 0 Inv: 0

10.2 ANNUAL MAINTENANCE REPORT - ORDINARY RESOLUTION

Motion DEFEATED.

THAT the body corporate engage Arcadia Building Reports Pty Ltd ("Arcadia") to carry out an inspection and prepare a Maintenance Report for the common property at a cost of \$365.00 including GST.

Yes: 0 No: 6 Abs: 0 Inv: 0

10.3 ANNUAL ROOF REPORT - ORDINARY RESOLUTION

Motion DEFEATED.

THAT the Body Corporate engage Arcadia Building Reports ("Arcadia") to carry out an inspection and prepare a Roof Report for an amount not to exceed \$515.00 including GST.

Yes: 0 No: 6 Abs: 0 Inv: 0

11. FIRE COMPLIANCE REPORT - ORDINARY RESOLUTION

Motion DEFEATED.

Motion defeated that Total Fire Services, or another suitably qualified contractor, inspect the common property and provide a report at a cost of \$385.00 including GST, that details the compliance status of the body corporate with respect to the Fire and Emergency Services Act 1990 and Building Fire Safety Regulation 2008; further that the committee take necessary steps to address any reported defects and once any such defects have been rectified, the committee sign the annual occupiers statement and place on the body corporate records.

Yes: 0 No: 6 Abs: 0 Inv: 0

12. ELECTRICAL SWITCHBOARD INSPECTION - ORDINARY RESOLUTION

Motion CARRIED.

Resolved that the body corporate approve the engagement of AustNet Electrical Services to carry out the inspection of the community light and power switchboards, including safety and compliance to AS300:2018 legislation, checking points of attachment, MEN link, main earth, wiring safety, safety switchboard testing for community circuits and installing an identifying switchboard sticker at a cost of \$165.00 including GST.

Yes: 6 No: 0 Abs: 0 Inv: 0

13. PEST CONTROL / TERMITE INSPECTION - ORDINARY RESOLUTION**Motion DEFEATED.**

Motion defeated that the body corporate approve Annual Pest Management or another pest controller as nominated, to carry out pest control and termite inspection to common property with funds to be met from the administration fund.

Yes: 0 No: 6 Abs: 0 Inv: 0

14. GUTTER CLEANING - ORDINARY RESOLUTION**Motion DEFEATED.**

Motion defeated that the body corporate approve the cleaning of the gutters by a suitably qualified contractor within the committee spending limit, to assist with storm water damage prevention management.

Yes: 0 No: 6 Abs: 0 Inv: 0

15. JOHN BOURBOULAS QUOTE - ORDINARY RESOLUTION**Motion CARRIED.**

THAT the Body Corporate approve John Bourboulas quote 084-391 for \$4,983.00 including GST.

Yes: 6 No: 0 Abs: 0 Inv: 0

ELECTION OF COMMITTEE**Election of Chairperson**

Angela Regano has been elected unopposed as Chairperson.

Election of Secretary

Angela Regano has been elected unopposed as Secretary.

Election of Treasurer

Angela Regano has been elected unopposed as Treasurer.

Election of Ordinary Member

No nominees were selected for Ordinary Member, this place remains to be filled.

There being no further business, the Chairperson closed the meeting at 09:22 AM.

Body Corporate for VILLA POLA CTS 24510

The Secretary

206 Logan Road, Woolloongabba, QLD, 4102

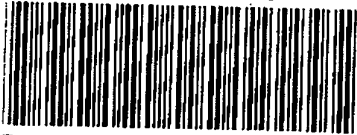
FORM 14 Version 2

Land Title Act 1994 and Land Act 1994

GENERAL REQUEST

QUEENSLAND LAND REGISTRY

!@!



702540988

\$50.00

04/03/1998 14:30

Stamp Duty Imprint

QLD STAMP DUTY - BNE

1050147550-5

02/03/98 13:14:05

\$1.00RENT

1. Nature of request

Request to Record new Community Management Statement for Villa Pola CTS 24510

Lodger Name, address & phone number Lodger Code

N R Barbi, Solicitor
900 Brunswick Street
NEW FARM QLD 4005
Tel: 3358 5800
89

2. Description of Lot

County

Parish

Title Reference

Common Property of Villa Pola
CTS 24510

Stanley

Yeerongpilly

50199851 ✓

3. Registered Proprietor / Crown Lessee

Body Corporate for Villa Pola Community Titles Scheme 24510 ✓

4. Interest

Fee Simple ✓

5. Applicant

Body Corporate for Villa Pola CTS 24510 ✓

6. Request

I hereby request that the new Community Management Statement deposited herewith which amends Schedules A, B and D of the existing CMS recorded for CTS 24510 be recorded. ✓

7. Execution by applicant

Execution Date

24/3/98

Applicant's or Solicitor's Signature

LISA KERAN DRUMMOND ✓

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



NEW COMMUNITY MANAGEMENT STATEMENT

24510

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
Villa Pola Community Titles Scheme 24510

2. Regulation module
Standard Scheme Module

3. Name of body corporate
Body Corporate for Villa Pola Community Titles Scheme 24510

4. Scheme land

Description of Lot	County	Parish	Title Reference
Common Property of Villa Pola CTS 24510	Stanley	Yeerongpilly	50199851
Lot 1 in BUP 106630	Stanley	Yeerongpilly	50199852
Lot 2 in BUP 106630	Stanley	Yeerongpilly	50199853
Lot 3 in BUP 106630	Stanley	Yeerongpilly	50199854
Lot 4 in BUP 106630	Stanley	Yeerongpilly	50199855
Lot 5 in BUP 106630	Stanley	Yeerongpilly	50199856
Lot 6 in BUP 106630	Stanley	Yeerongpilly	50199857

5. Name and address of original owner #
N/A
first community management statement only

6. Reference to plan lodged with this statement
N/A

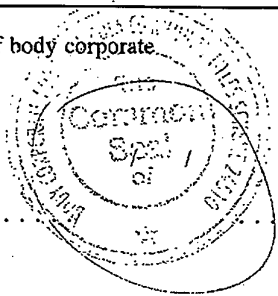
7. Local Government community management statement notation
Not Applicable pursuant to Section 54(4) of the Body Corporate and Community Management Act 1997

..... signed
..... name and designation
..... name of Local Government

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

Execution Date _____ *Execution

[Signature]
CHAIRMAN



[Signature]
AR COMMITTEE MEMBER

Title Reference

Title Reference 50199581
Title Reference 50199582
Title Reference 50199583
Title Reference 50199584
Title Reference 50199585
Title Reference 50199586
Title Reference 50199587

SCHEDULE A SCHEDULE OF LOT ENTITLEMENTS

Lot on Plan	Contribution	Interest
Lot 1 in BUP 106630	1	1
Lot 2 in BUP 106630	1	1
Lot 3 in BUP 106630	1	1
Lot 4 in BUP 106630	1	1
Lot 5 in BUP 106630	1	1
Lot 6 in BUP 106630	1	1
TOTALS	6	6

SCHEDULE B EXPLANATION OF THE DEVELOPMENT OF SCHEME LAND

Split level community title scheme completed state, Section 57(1)(e) and (f) not applicable.

SCHEDULE C BY-LAWS

Schedule 2 of Body Corporate and Community Management Act (Qld) 1997.

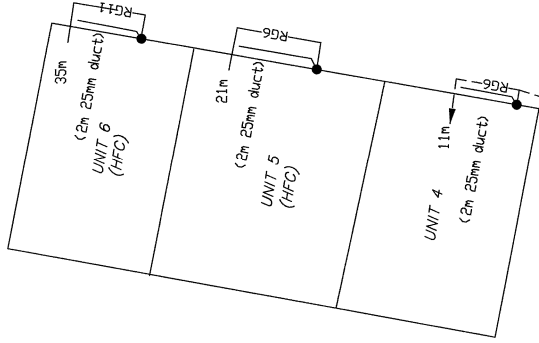
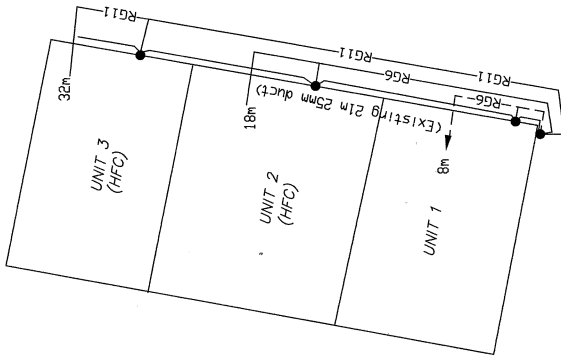
SCHEDULE D OTHER DETAILS REQUIRED/PERMITTED TO BE INCLUDED

Section 57(2)(a) and (b) are not applicable.

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

Nil

PLAN VIEW



AS - BUILT

NOTES	OPID	DATE	APPR	CO	ISSUE
AS CD/STRUCTURED	AV	05/01/05	RR	SSC	A

<p>DO NOT SCALE DIMENSIONS IN METRES</p>	<p>DESIGN INFORMATION</p> <p>SURVEY: AY - SKB</p> <p>DESIGN: SIVA_TLS</p> <p>DRAFT: RV - SKB</p> <p>DATE: 28/11/2017</p> <p>FILE: 58726.DWG</p>	<p>ADDRESS: 107 VALE STREET MOOROOKA QLD 4105</p> <p>CONTACT NAME:</p> <p>PHONE:</p> <p>HUB NAME:</p> <p>DA No: 153</p> <p>SHEET 2 of 3</p>	<p>Number of LU's</p> <p>6</p>
<p>SMALL SECURITY BOX: 330 x 250 x 150 (CREAM)</p> <p>MEDIUM SECURITY BOX: 500 x 370 x 150 (CREAM)</p> <p>LARGE SECURITY BOX: 750 x 480 x 200 (CREAM)</p> <p>ISOLATION BOX: 210 x 150 x 60 (GREY)</p>	<p>LINE EQUALISER</p> <p>CABLE SPLICE</p> <p>POWER BLOCK</p> <p>HIGH LEG DOT</p> <p>INTERNAL AMP</p>	<p>2 WAY TAP</p> <p>4 WAY TAP</p> <p>8 WAY TAP</p> <p>TERMINATOR</p> <p>UNIT ENTRY POINT</p>	<p>COUPLER</p> <p>3 WAY SPLITTER</p> <p>2 WAY SPLITTER</p> <p>LINE EXTENDER</p> <p>GLOBAL NETWORK AMPLIFIER</p>
<p>UNBUILT CABLE PROPOSED</p> <p>AS CD/STRUCTURED</p> <p>CO20</p> <p>CO22</p> <p>CO24</p> <p>RG6</p> <p>RG11</p>	<p>EXISTING PIT</p> <p>PROPOSED PIT</p> <p>EXISTING MANHOLE</p> <p>LOCK BOX</p> <p>LOCK BOX</p> <p>MDF</p> <p>VENT</p>	<p>UNBUILT CABLE PROPOSED</p> <p>AS CD/STRUCTURED</p> <p>CO20</p> <p>CO22</p> <p>CO24</p> <p>RG6</p> <p>RG11</p>	<p>EXISTING MANHOLE</p> <p>LOCK BOX</p> <p>MDF</p> <p>VENT</p>
<p>UNBUILT CABLE PROPOSED</p> <p>AS CD/STRUCTURED</p> <p>CO20</p> <p>CO22</p> <p>CO24</p> <p>RG6</p> <p>RG11</p>	<p>EXISTING PIT</p> <p>PROPOSED PIT</p> <p>EXISTING MANHOLE</p> <p>LOCK BOX</p> <p>LOCK BOX</p> <p>MDF</p> <p>VENT</p>	<p>UNBUILT CABLE PROPOSED</p> <p>AS CD/STRUCTURED</p> <p>CO20</p> <p>CO22</p> <p>CO24</p> <p>RG6</p> <p>RG11</p>	<p>EXISTING MANHOLE</p> <p>LOCK BOX</p> <p>MDF</p> <p>VENT</p>

