



Request Form

Disclosure Statement / Information Certificate / Certificate of Currency

Date:	10.02.2025	CTS No:	10061
Body Corporate:	CARL LODGE	Lot Number:	4
Person Requesting:	CHRIS DAY		

Please prepare and provide the following for the above-mentioned property.

Disclosure Statement (please tick)		Certificate of Currency (please tick)	
<input checked="" type="checkbox"/>	\$110.00 – Standard Fee – allow 3 business days	<input type="checkbox"/>	\$44.00 – Standard Fee
<input type="checkbox"/>	\$150.00 – Urgent – allow 1 business day	<input type="checkbox"/>	\$22.00 ONLINE SPECIAL
<input type="checkbox"/>		\$99 ONLINE SPECIAL – go to www.stratamax.com.au to log in to your portal to obtain	

Information Certificate (please tick)		Please note – our Office Hours are:	
<input type="checkbox"/>	\$93.75 – Emailed – allow 3 business days	9.00am – 4.30pm	Monday - Friday
<input type="checkbox"/>	\$121.70 – Urgent – allow 1 business day		
<input type="checkbox"/>		\$88 ONLINE SPECIAL – go to www.stratamax.com.au to log in to your portal to obtain	

To expedite your request, please attach a copy of the payment remittance with your request form. Payment is required prior to issue.

Attached is my payment receipt in the amount of: \$ 110

Bank account details:

Account Name: Eagle Body Corporate Management Pty Ltd
BSB: 084-846
Account Number: 307 609 347

(Please note: payment is required before statement is issued, copy of remittance to be attached to this request)

I would like the documents sent to:

sales@eagle realestate.com.au

Thank you,

Signature:



EAGLE BODY CORPORATE
MANAGERS & CONSULTANTS

206 Logan Rd
Woolloongabba QLD 4102
P (07) 3517 1900
E reception@eaglebodycorporate.com.au

12 February 2025

CARL LODGE CTS 10061
Not registered for GST

ABN: 48 063 341 759

MR A MANAGO
10 Silver Birch Place,
Bridgeman Downs QLD 4035

Ref

Re	Lot	4	CARL LODGE CTS 10061
Fee	110.00		Paid

Enclosed is information which is correct as at the date of issue and may be used to enable you to complete the Disclosure Statement. Implied warranties are matters for consideration of enquiry by the seller and are not disclosed in this information. A search of the Body Corporate records should disclose any known building defects or liabilities.

To obtain an updated version closer to sale, please go to www.stratamax.com.au/cert and enter your Access ID provided.

Your Access ID: 10061 EAGLE 558240.

A fee of \$22.00 applies for this service which is payable online. The above Access ID will expire one month from the date of this letter. If you wish to obtain an update directly from us, a fee will apply.

Yours faithfully
Eagle Body Corporate Management

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

as at 12 February 2025

Body Corporate
Name of Scheme: **CARL LODGE**
Community Titles Scheme No: **10061**
Lot Number: **4** Plan Number: **5132**

Secretary
Name: **Kathleen Allen**
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
01/08/24 to 31/01/25	\$973.82	01/08/24	Nil	01/08/24
01/02/25 to 31/07/25	\$1,084.31	01/02/25	Nil	01/02/25
01/08/25****31/01/26	\$1,029.06	01/08/25	Nil	01/08/25
Sinking Fund	Amount	Due Date	Discount	If Paid By
01/08/24 to 31/01/25	\$461.71	01/08/24	Nil	01/08/24
01/02/25 to 31/07/25	\$461.67	01/02/25	Nil	01/02/25
01/08/25****31/01/26	\$461.69	01/08/25	Nil	01/08/25

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
There are no assets required to be recorded.

Committee Refer to the last Annual General Meeting dated 24/10/2024.

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	8	Entitlement of Lot	1.0000
Contribution Schedule	Aggregate	8	Entitlement of Lot	1
Balance of Sinking fund at end of last Financial Year		44,174.67	as at	31/07/24
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>	QRSC15002456	100,000.00	27/05/25
<i>BUILDING ALLIANZ AUSTRALIA</i>	QRSC15002456	3,259,468.00	27/05/25
<i>BUILDING CATASTROPHE ALLIANZ AUSTRALIA</i>	QRSC15002456	977,840.00	27/05/25
<i>COMMON CONTENTS ALLIANZ AUSTRALIA</i>	QRSC15002456	29,260.00	27/05/25
<i>FIDELITY GUARANTEE ALLIANZ AUSTRALIA</i>	QRSC15002456	100,000.00	27/05/25
<i>GOVERNMENT AUDIT COS ALLIANZ AUSTRALIA</i>	QRSC15002456	25,000.00	27/05/25
<i>LEGAL DEFENCE EXPENS ALLIANZ AUSTRALIA</i>	QRSC15002456	50,000.00	27/05/25
<i>LOSS OF RENT ALLIANZ AUSTRALIA</i>	QRSC15002456	488,920.00	27/05/25
<i>LOT OWNERS FIXTURES ALLIANZ AUSTRALIA</i>	QRSC15002456	300,000.00	27/05/25
<i>OFFICE BEARERS ALLIANZ AUSTRALIA</i>	QRSC15002456	500,000.00	27/05/25
<i>PUBLIC LIABILITY ALLIANZ AUSTRALIA</i>	QRSC15002456	\$20 MILL	27/05/25
<i>VOLUNTARY WORKERS ALLIANZ AUSTRALIA</i>	QRSC15002456	\$200K/\$2K	27/05/25
<i>WORKCOVER POLICY Workcover</i>	WAA030538591		30/06/25

Mortgages or
Securities over
Body Corporate
Assets

Latent or Patent
Defects in
Common
Property or Body
Corporate Assets

Vendor to disclose

Additional Information

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

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

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

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

- Minutes of the last Annual General Meeting dated 24/10/2024, 7 pages attached.
- Community Management Statement, 11 pages attached.
- Building Plans, 10 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

CARL LODGE CTS 10061

DATE & TIME Thursday, 24 October 2024 at 03:00 PM

LOCATION Online Meeting, via StrataVote Anywhere, QLD, 4000

ATTENDANCE

In Attendance

Garry L & Kathleen Allen	Lot 1	Owner present
diane Manago	Lot 3	Owner present (pre-voted)
Diane Manago	Lot 4	Owner present (pre-voted)
Diane Manago	Lot 5	Owner present (pre-voted)
Peter William Lawrence	Lot 7	Electronic vote

Also In Attendance

David Morgan from Eagle Body Corporate Management Pty Ltd

Apologies

Chairperson

David Morgan

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 26th of September 2023, as previously circulated, be confirmed.

Yes: 4 No: 0 Abs: 1 Inv: 0

2. FINANCIAL STATEMENTS - ORDINARY RESOLUTION

Motion CARRIED.

Resolved that the Non-Audited Annual Financial Statements for the financial year ending 31st of July 2024 as attached to the agenda be accepted.

Yes: 4 No: 0 Abs: 1 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 July 2025 **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: 5 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 McEnergy Chartered Accountants to audit the Body Corporate Statement of accounts for the financial year ending 31st of July 2025, at a cost of \$385.00 including GST (1-10 lots).

5. ADMINISTRATION FUND BUDGET AND LEVIES - ORDINARY RESOLUTION**Motion CARRIED.**

Resolved that the administrative fund budget for the financial year ending 31st of July 2025, which totals \$16,465.00 (excluding GST, if applicable), be adopted with each entitlement attracting a levy of \$2,058.13 per lot entitlement, to be levied as follows:

Levy Status	Period From	Period To	Due	Admin Fund	Per Contribution Entitlement
Already Issued	01 Aug 2024	31 Jan 2025	01 Aug 2024	\$7,790.56	\$973.82
To be Issued	01 Feb 2025	31 Jul 2025	01 Feb 2025	\$8,674.44	\$1,084.31
Total	01 Aug 2024	31 Jul 2025		\$16,465.00	\$2,058.13

Discount (if applicable): 0%

Total Contribution Entitlements: **8**

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
To be Issued	01 Aug 2025	31 Jan 2026	01 Aug 2025	\$8,232.50	\$1,029.06
Total	01 Aug 2025	31 Jan 2026		\$8,232.50	\$1,029.06

Yes: 5 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 July 2025, which totals \$7,387.00 (excluding GST, if applicable), be adopted with each entitlement attracting a levy of \$923.38 per lot entitlement, to be levied as follows:

Levy Status	Period From	Period To	Due	Sinking Fund	Per Contribution Entitlement
Already Issued	01 Aug 2024	31 Jan 2025	01 Aug 2024	\$3,693.68	\$461.71
To be Issued	01 Feb 2025	31 Jul 2025	01 Feb 2025	\$3,693.32	\$461.67
Total	01 Aug 2024	31 Jul 2025		\$7,387.00	\$923.38

Discount (if applicable): 0%

Total lot entitlements – **8**

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
To be Issued	01 Aug 2025	31 Jan 2026	01 Aug 2025	\$3,693.50	\$461.69
Total	01 Aug 2025	31 Jan 2026		\$3,693.50	\$461.69

Yes: 5 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
WAA030538591	Workcover	30 Jun 2025	WORKCOVER POLICY	
TOTAL PREMIUM: \$200.00				
Policy Number	Underwriter	Current To	Risk Type	Coverage Amount
QRSC15002456	ALLIANZ AUSTRALIA	27 May 2025	BUILDING	\$3,259,468.00
			PUBLIC LIABILITY	\$20.00 MILL
			OFFICE BEARERS	\$500,000.00
			BUILDING CATASTROPHE	\$977,840.00
			COMMON CONTENTS	\$29,260.00
			LOSS OF RENT	\$488,920.00
			VOLUNTARY WORKERS	200K / 2K
			FIDELITY GUARANTEE	\$100,000.00
			LOT OWNERS FIXTURES	\$300,000.00
			GOVERNMENT AUDIT COS	\$25,000.00
			APPEAL EXPENSES (H &	\$100,000.00
			LEGAL DEFENCE EXPENS	\$50,000.00
TOTAL PREMIUM: \$5,898.00				

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.

Yes: 5 No: 0 Abs: 0 Inv: 0

8. BODY CORPORATE MANAGEMENT

8.1 BODY CORPORATE MANAGEMENT APPOINTMENT - 1 YEAR - ORDINARY RESOLUTION WITHOUT USE OF PROXIES**Motion QUALIFIED.**

Qualified that the Body Corporate for CARL LODGE CTS 10061 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 18th of September 2024 at a cost of \$183.20 per lot per annum including GST, together with Fixed Disbursements in the amount of \$40.75 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;

Yes: 5 No: 0 Abs: 0 Inv: 0

8.2 BODY CORPORATE MANAGEMENT APPOINTMENT - 3 YEARS - ORDINARY RESOLUTION WITHOUT USE OF PROXIES**Motion NOT QUALIFIED.**

Not qualified that the Body Corporate for CARL LODGE CTS 10061 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 18th of September 2024 at a cost of \$175.60 per lot per annum including GST, together with Fixed Disbursements in the amount of \$40.75 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;

Yes: 0 No: 3 Abs: 2 Inv: 0

Motion 8.1 was chosen as the outcome for this same issue motion as it was the only qualifying motion

9. 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 = 20% discount

Maintenance & Roof Reports - 10% discount

Safety & Maintenance Reports = 5% discount

Please refer to the explanatory notes.

9.1 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: 5 Abs: 0 Inv: 0

9.2 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: 5 Abs: 0 Inv: 0

9.3 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: 5 Abs: 0 Inv: 0

10. 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: 2 No: 3 Abs: 0 Inv: 0

ELECTION OF COMMITTEE**Election of Chairperson**

Peter Lawrence has been elected unopposed as Chairperson.

Name	Details	Votes	Outcome
Peter Lawrence		0	

Election of Secretary

Kathleen Allen has been elected unopposed as Secretary.

Name	Details	Votes	Outcome
Kathleen Allen		0	

Election of Treasurer

Diane Manago has been elected unopposed as Treasurer.

Name	Details	Votes	Outcome
Diane Manago		0	

Election of Ordinary Member

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

Invoice Hub Approver

Tier 1:

Tier 2:

There being no further business, the Chairperson closed the meeting at 03:28 PM.

Body Corporate for CARL LODGE CTS 10061

The Secretary

206 Logan Road, Woolloongabba, QLD, 4102

Dealing No.

Stamp Duty Imprint

1. Nature of Request

REQUEST TO CHANGE REGISTERED ADDRESS FOR
CARL LODGE COMMUNITY TITLES SCHEME 10061.

Lodger Name, address & phone number

BODY CORPORATE FOR
CARL LODGE COMMUNITY
MANAGEMENT SCHEME 10061, 12 CARL
STREET, BURANDA QLD

Lodger Code

NIL

Description of Lot	County	Parish	Title Reference
COMMON PROPERTY OF CARL LODGE COMMUNITY TITLES SCHEME 10061	STANLEY	SOUTH BRISBANE	19205132

3. Registered Proprietor / Crown Lessee

Interest

BODY CORPORATE FOR CARL LODGE COMMUNITY TITLES SCHEME 10061

4. Interest

FEE SIMPLE

5. Applicant

BODY CORPORATE FOR CARL LODGE COMMUNITY TITLES SCHEME 10061

6. Request

I hereby request that: THE REGISTERED ADDRESS FOR CARL LODGE COMMUNITY TITLES SCHEME 10061 TO
BE C/- EAGLE REAL ESTATE, 964 LOGAN ROAD HOLLAND PARK QLD 4121.

7. Execution by applicant

Execution Date

/ /

Applicant's or Solicitor's Signature

.....

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



NATURAL RESOURCES & MINES
09/09/2002 12:57
Request No: 935457

AUTOMATED TITLES SYSTEM
COMMUNITY TITLES SCHEME SEARCH STATEMENT

ENE470

Scheme Name: CARL LODGE COMMUNITY TITLES SCHEME 10061

Body Corp. Addr: 12 CARL STREET
BURANDA QLD

Postcode: 4102

COMMUNITY MANAGEMENT STATEMENT No: 10061

Title	Lot	Plan
19205132	CP	BUP 5132
16339227	1	BUP 5132
16339228	2	BUP 5132
16339229	3	BUP 5132
16339230	4	BUP 5132
16339231	5	BUP 5132
16339232	6	BUP 5132
16339233	7	BUP 5132
16339234	8	BUP 5132

COMMUNITY MANAGEMENT STATEMENT Dealing No: 704184629

** End of CMS Search Statement **

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Requested By: External Supervisor

Prob. Noted on RP 177339
checked on CC 130 & CC 118
Date 26-8-82

BUILDING UNITS AND GROUP TITLES ACT 1980
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980

(Form 1)

Regulation 6 (1)
Sheet 1 of 9 sheets.

NAME OF BUILDING: "CARL LODGE".

BUILDING UNITS PLAN NO. **5132**

SIGNATURE OF REGISTERED PROPRIETORS:

G. Granato
GIUSEPPE GRANATO.

L. Granato
LINA CATHERINE GRANATO.

D. Manago
DIEGO MANAGO.

Antonino
ANTONINO MANAGO.

NAME OF REGISTERED PROPRIETORS: Giuseppe GRANATO and Lina Catherine GRANATO and Diego MANAGO and Antonino MANAGO, AS JOINT TENANTS

ADDRESS: Unit 4, 30 Vine Street, Stones Corner, Queensland, 4120.

REFERENCE TO TITLE: Volume: 5223 /
Folio: 168 /

DESCRIPTION OF PARCEL: Lot 1 on Registered Plan No. 177339 /

COUNTY: Stanley.
PARISH: South Brisbane. /
CITY: Brisbane. /



BUP5132

CMS10061

NAME OF BODY CORPORATE: The Proprietors "CARL LODGE".
ADDRESS AT WHICH DOCUMENTS MAY BE SERVED: BUILDING UNITS PLAN NO. **5132**
12 Carl Street, Buranda, Queensland, 4102.

BUILDING UNITS PLAN NO. **5132**

Registered this
of 18 AUG 1982 at 3:51 pm
Registrar of Titles.

DEPUTY TOWN CLERK.
Brisbane City Council.

118/130, 34

CISP

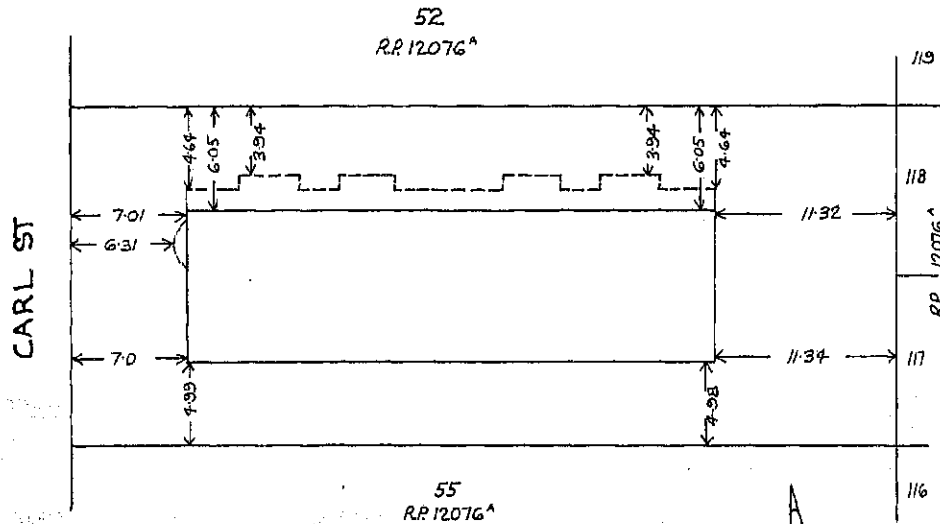
BUILDING UNITS AND GROUP TITLES ACT 1980
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980

(Form 1)

Regulation 8 (1)

Sheet 2 of 9 sheets.

BUILDING UNITS PLAN NO. **5132**



SIGNATURE OF REGISTERED PROPRIETORS:

G. Granato
.....
GIUSEPPE GRANATO.

L. Granato
.....
LINA CATHERINE GRANATO.

Diego Manago
.....
DIEGO MANAGO.

Antonino Manago
.....
ANTONINO MANAGO.

[Signature]
.....
DEPUTY TOWN CLERK.
Brisbane City Council.

BUILDING UNITS AND GROUP TITLES ACT 1980
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980

(Form 2)

Regulation 8 (1)
Sheet 3 of 9 sheets.

BUILDING UNITS PLAN NO. **5132**

I, JAMES VENNING LAWSON of Brisbane, licensed surveyor registered
under the Surveyors Act 1977 - 1978 hereby certify that —

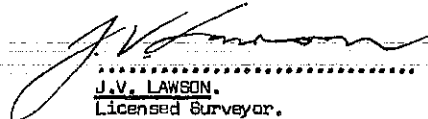
1. (a) The building shown on the Building Units Plan to which
this certificate is annexed is within the external surface boundaries
of the parcel the subject of the said plan subject to paragraph (b)
of this certificate;

(b) —

(i) Where eaves or guttering project beyond such boundaries
an appropriate easement has been granted as an appurtenance
of the parcel; and

(ii) Where that projection is over a road the local authority
has consented thereto pursuant to the ordinances or
by-laws as the case may be.

DATED THIS Nineteenth DAY OF February, 1982.


.....
J.V. LAWSON.
Licensed Surveyor.


.....
DEPUTY TOWN CLERK
Brisbane City Council.

BUILDING UNITS AND GROUP TITLES ACT 1980
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980

(Form 3)

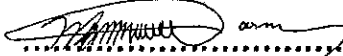
Regulation 8 (1)
Sheet 4 of 9 sheets.

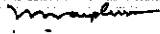
BUILDING UNITS PLAN NO. **5132**

CERTIFICATE OF LOCAL AUTHORITY

Brisbane City Council hereby certifies that the proposed subdivision of the parcel and common property as illustrated in the abovementioned plan has been approved by the Brisbane City Council and that all the requirements of the City of Brisbane Act 1924 to 1980 and the City of Brisbane Town Planning Act 1964 to 1980 as modified by the Building Units and Group Titles Act 1980 have been complied with in regard to the subdivision.

DATED THIS 23rd DAY OF July 1982


.....
LORD MAYOR
Brisbane City Council


.....
DEPUTY TOWN CLERK
Brisbane City Council.

BUILDING UNITS AND GROUP TITLES ACT 1980
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980

(Form 6)

Regulation 8 (1)
Sheet 5 of 9 sheets.

BUILDING UNITS PLAN NO. **5132**

I, *R. A. PHILLIPS* of *BRISBANE* a
Building Inspector appointed by the Brisbane City Council, hereby
certify that the building shown on the Building Units Plan to which
this certificate is annexed has been substantially completed in
accordance with plans and specifications approved by the Brisbane
City Council.

DATED THIS *15th* DAY OF *JULY* 1982.

R. A. Phillips
.....
BUILDING INSPECTOR.
Brisbane City Council.

[Signature]
.....
DEPUTY TOWN CLERK.
Brisbane City Council.

BUILDING UNITS AND GROUP TITLES ACT 1980
 BUILDING UNITS AND GROUP TITLES REGULATIONS 1980

(Form 8)

Regulation 8 (1)

Sheet 6 of 9 sheets.

BUILDING UNITS PLAN NO.

5132

SCHEDULE OF UNIT ENTITLEMENT AND REFERENCE TO
 CURRENT CERTIFICATE OF TITLE

Lot No.	Level	Entitlement	Current Volume	Current Folio
1	A & B	1	6339	227
2	A & B	1	6339	228
3	A & B	1	6339	229
4	A & B	1	6339	230
5	A & C	1	6339	231
6	A & C	1	6339	232
7	A & C	1	6339	233
8	A & C	1	6339	234
AGGREGATE		8		

SIGNATURE OF REGISTERED PROPRIETORS:

G. Granato

GIUSEPPE GRANATO.

L. Catherine Granato

LINA CATHERINE GRANATO.

Diego Manago

DIEGO MANAGO.

Antonino Manago

ANTONINO MANAGO.

[Signature]

DEPUTY TOWN CLERK
 Brisbane City Council.

BUILDING UNITS AND GROUP TITLES ACT 1980
 BUILDING UNITS AND GROUP TITLES REGULATIONS 1980

(Form 9)

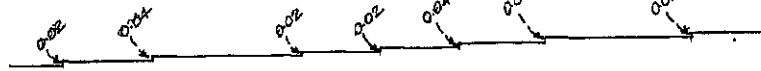
Regulation 8 (1)
 Sheet 7 of 9 sheets.

BUILDING UNITS PLAN NO.

5132

Level A

ELEVATION



1 (Part of) 28m ²	5 (Part of) 31m ²	Staircase	2 (Part of) 32m ²	6 (Part of) 28m ²	3 (Part of) 28m ²	7 (Part of) 32m ²	Staircase	4 (Part of) 32m ²	8 (Part of) 29m ²
	Common Property						Common Property Common Walkway		



Scale 1:200 Horiz.
 1:50 Vert.

Floor areas are approximate only.

SIGNATURE OF REGISTERED PROPRIETORS:

J. Granato
 GIUSEPPE GRANATO.

L. Catherine Granato
 LINA CATHERINE GRANATO.

Diego Manago
 DIEGO MANAGO.

Antonino Manago
 ANTONINO MANAGO.

[Signature]
 DEPUTY TOWN CLERK,
 Brisbane City Council.

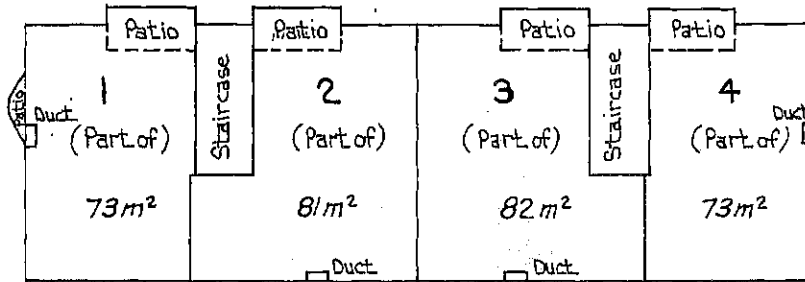
BUILDING UNITS AND GROUP TITLES ACT 1980
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980

(Form 9)

Regulation 8 (1)
Sheet 8 of 9 sheets.

BUILDING UNITS PLAN NO. **5132**

Level B



Floor areas are approximate only.

SIGNATURE OF REGISTERED PROPRIETORS:

G. Granato
GIUSEPPE GRANATO.

L. Catherine Granato
LINA CATHERINE GRANATO.

Diego Manago
DIEGO MANAGO.

Antonino Manago
ANTONINO MANAGO.

Deputy Town Clerk
DEPUTY TOWN CLERK,
Brisbane City Council.

BUILDING UNITS AND GROUP TITLES ACT 1980
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980

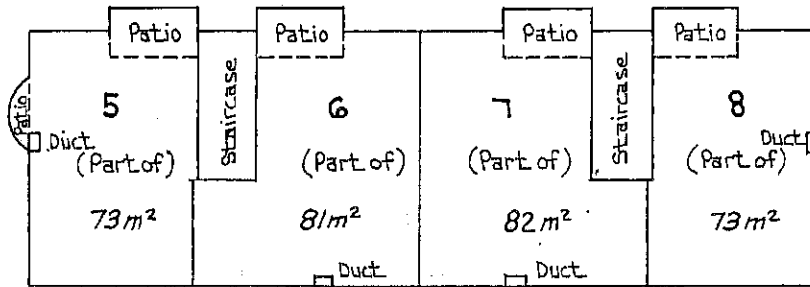
(Form 9)

Regulation 8 (1)
Sheet 9 of 9 sheets.

BUILDING UNITS PLAN NO.

5132

Level C



It is stipulated that the uncovered parts of the units on this level extend to a height of 2.44 metres above the floor.

Floor areas are approximate only.

SIGNATURE OF REGISTERED PROPRIETORS:

G. Granato
GIUSEPPE GRANATO.

L. Catherine Granato
LINA CATHERINE GRANATO.

Diego Manago
DIEGO MANAGO.

Antonino Manago
ANTONINO MANAGO.

Deputy Town Clerk
Deputy Town Clerk
Brisbane City Council.

Grad. Noted on AP 177339
Entered on CC 130 & 2218
Date 26-8-82

BUILDING UNITS AND GROUP TITLES ACT 1980
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980

(Form 1)

Regulation 8 (1)
Sheet 1 of 9 sheets.

NAME OF BUILDING: "CARL LODGE".

BUILDING UNITS PLAN NO. **5132**

SIGNATURE OF REGISTERED PROPRIETORS:

G. Granato
GIUSEPPE GRANATO.

L. Granato
LINA CATHERINE GRANATO.

D. Manago
DIEGO MANAGO.

Antonino
ANTONINO MANAGO.

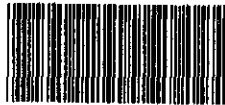
NAME OF REGISTERED PROPRIETORS: Giuseppe GRANATO and Lina Catherine GRANATO and
Diego MANAGO and Antonino MANAGO. AS JOINT TENANTS

ADDRESS: Unit 4, 30 Vine Street, Stones Corner, Queensland, 4120.

REFERENCE TO TITLE: Volume: 6223 ✓
Folio: 168 ✓

DESCRIPTION OF PARCEL: Lot 1 on Registered Plan No. 177339. ✓

COUNTY: Stanley.
PARISH: South Brisbane.
CITY: Brisbane.



CMS10061

BUP5132

NAME OF BODY CORPORATE:
ADDRESS AT WHICH
DOCUMENTS MAY BE SERVED:

The Proprietors "CARL LODGE". **5132**
BUILDING UNITS PLAN NO.
12 Carl Street, Burenda, Queensland, 4102.

BUILDING UNITS PLAN NO. **5132**

Registered this
of 18 AUG 1982
at 3:51 pm
Registrar of Titles.

.....
DEPUTY TOWN CLERK,
Brisbane City Council.

118/130/34



BUILDING UNITS AND GROUP TITLES ACT 1980
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980

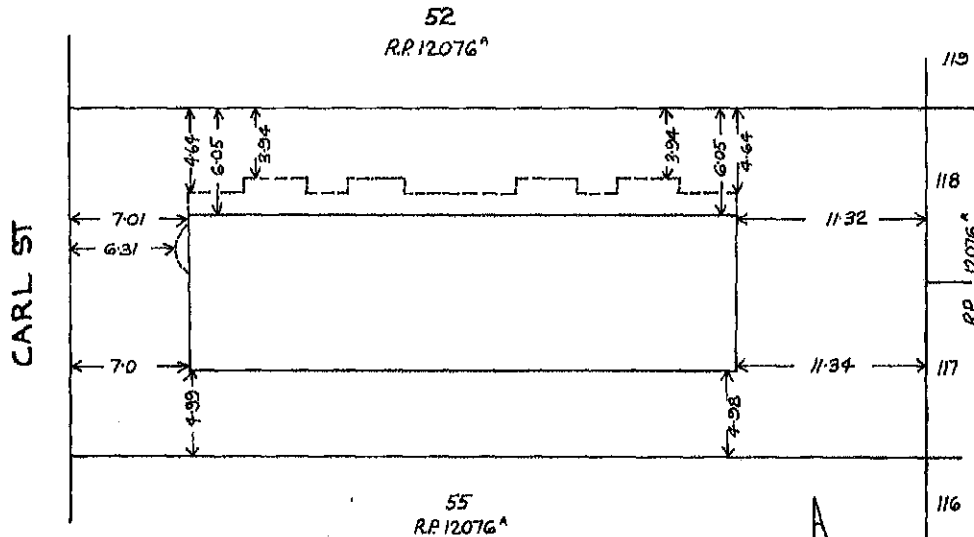
(Form 1)

Regulation 8 (1)

Sheet 2 of 9 sheets.

BUILDING UNITS PLAN NO.

5132



SIGNATURE OF REGISTERED PROPRIETORS:

G. Granato.....
GIUSEPPE GRANATO.

L. Granato.....
LINA CATHERINE GRANATO.

D. Manago.....
DIEGO MANAGO.

A. Manago.....
ANTONINO MANAGO.

[Signature].....
DEPUTY TOWN CLERK,
Brisbane City Council.

BUILDING UNITS AND GROUP TITLES ACT 1980
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980

(Form 2)

Regulation 8 (1)
Sheet 3 of 9 sheets.

BUILDING UNITS PLAN NO. **5132**

I, JAMES VENNING LAWSON of Brisbane, licensed surveyor registered
under the Surveyors Act 1977 - 1978 hereby certify that —

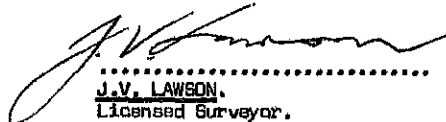
1. (a) The building shown on the Building Units Plan to which
this certificate is annexed is within the external surface boundaries
of the parcel the subject of the said plan subject to paragraph (b)
of this certificate;

(b) —

(i) Where eaves or guttering project beyond such boundaries
an appropriate easement has been granted as an appurtenance
of the parcel; and

(ii) Where that projection is over a road the local authority
has consented thereto pursuant to the ordinances or
by-laws as the case may be.

DATED THIS Nineteenth DAY OF February, 1982.


.....
J.V. LAWSON.
Licensed Surveyor.


.....
DEPUTY TOWN CLERK
Brisbane City Council.

BUILDING UNITS AND GROUP TITLES ACT 1980
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980

(Form 3)

Regulation 8 (1)
Sheet 4 of 9 sheets.

BUILDING UNITS PLAN NO. **5132**

CERTIFICATE OF LOCAL AUTHORITY

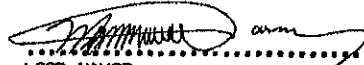
Brisbane City Council hereby certifies that the proposed subdivision of the parcel and common property as illustrated in the abovementioned plan has been approved by the Brisbane City Council and that all the requirements of the City of Brisbane Act 1924 to 1980 and the City of Brisbane Town Planning Act 1964 to 1980 as modified by the Building Units and Group Titles Act 1980 have been complied with in regard to the subdivision.

DATED THIS

23rd

DAY OF

July 198*2*


.....
LORD MAYOR
Brisbane City Council.


.....
DEPUTY TOWN CLERK
Brisbane City Council.

BUILDING UNITS AND GROUP TITLES ACT 1980
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980

(Form 6)

Regulation 8 (1)
Sheet 5 of 9 sheets.

BUILDING UNITS PLAN NO.

5132

I, *R. A. PHILLIPS* of *BRISBANE*, a
Building Inspector appointed by the Brisbane City Council, hereby
certify that the building shown on the Building Units Plan to which
this certificate is annexed has been substantially completed in
accordance with plans and specifications approved by the Brisbane
City Council.

DATED THIS

15th

DAY OF

JULY, 1982.

R. A. Phillips
.....
BUILDING INSPECTOR.
Brisbane City Council.

[Signature]
.....
DEPUTY TOWN CLERK.
Brisbane City Council.

BUILDING UNITS AND GROUP TITLES ACT 1980
 BUILDING UNITS AND GROUP TITLES REGULATIONS 1980

(Form 8)

Regulation 8 (1)
 Sheet 6 of 9 sheets.

BUILDING UNITS PLAN NO.

5132

SCHEDULE OF UNIT ENTITLEMENT AND REFERENCE TO
 CURRENT CERTIFICATE OF TITLE

Lot No.	Level	Entitlement	Current Volume	Current Folio
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6	A & C	1	6339	232
7	A & C	1	6339	233
8	A & C	1	6339	234
AGGREGATE		B		

SIGNATURE OF REGISTERED PROPRIETORS:

G. Granato

GIUSEPPE GRANATO.

L. Granato

LINA CATHERINE GRANATO.

D. Manago

DIEGO MANAGO.

Antonino Manago

ANTONINO MANAGO.

[Signature]

DEPUTY TOWN CLERK
 Brisbane City Council.

BUILDING UNITS AND GROUP TITLES ACT 1980
 BUILDING UNITS AND GROUP TITLES REGULATIONS 1980

(Form 9)

Regulation 8 (1)

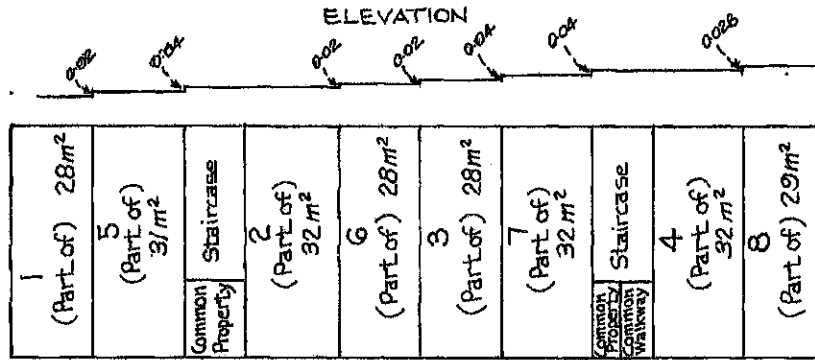
Sheet 7 of 9 sheets.

BUILDING UNITS PLAN NO.

5132

Level A

ELEVATION



Scale 1:200 Horiz.
 1:50 Vert.

Floor areas are approximate only.

SIGNATURE OF REGISTERED PROPRIETORS:

J. Granato

 GIUSEPPE GRANATO.

L. Catherine Granato

 LINA CATHERINE GRANATO.

Diego Manago

 DIEGO MANAGO.

Antonino Manago

 ANTONINO MANAGO.

[Signature]

 DEPUTY TOWN CLERK,
 Brisbane City Council.

BUILDING UNITS AND GROUP TITLES ACT 1980
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980

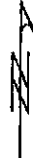
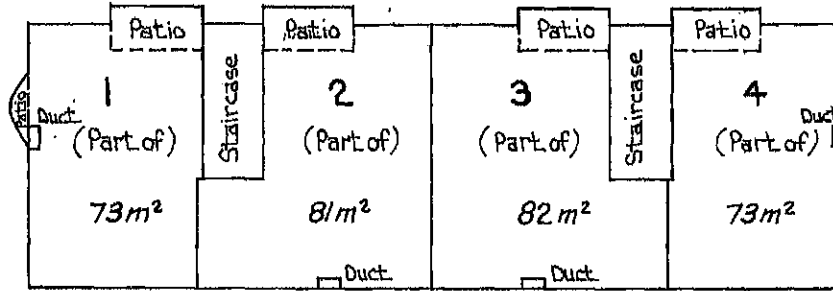
(Form 9)

Regulation 8 (1)

Sheet 8 of 9 sheets.

BUILDING UNITS PLAN NO. **5132**

Level B



Scale 1:200

Floor areas are approximate only.

SIGNATURE OF REGISTERED PROPRIETORS:

G. Granato
.....
GIUSEPPE GRANATO.

L. Catherine Granato
.....
LINA CATHERINE GRANATO.

Diego Manago
.....
DIEGO MANAGO.

Antonino Manago
.....
ANTONINO MANAGO.

[Signature]
.....
DEPUTY TOWN CLERK.
Brisbane City Council.

BUILDING UNITS AND GROUP TITLES ACT 1980
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980

(Form 9)

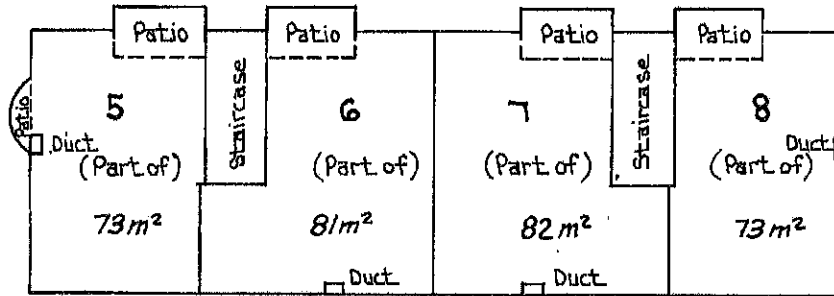
Regulation 8 (1)

Sheet 9 of 9 sheets.

BUILDING UNITS PLAN NO.

5132

Level C



Scale 1:200

It is stipulated that the uncovered parts of the units on this level extend to a height of 2.44 metres above the floor.

Floor areas are approximate only.

SIGNATURE OF REGISTERED PROPRIETORS:

G. Granato
.....
GIUSEPPE GRANATO.

L. Catherine Granato
.....
LINA CATHERINE GRANATO.

Diego Manago
.....
DIEGO MANAGO.

Antonino Manago
.....
ANTONINO MANAGO.

[Signature]
.....
DEPUTY TOWN CLERK
Brisbane City Council.

C

C

Payment submitted



Paid \$110.00 to Eagle body corporate management 084-846 3076 09347

Receipt no N221051455860

From Smart Access
064-240 1004 1331

Description Carl Lodge lot 4 disclosure

Reference Carl Lodge lot 4 disclosure

On Mon 10 Feb 2025 at 10:37 PM (Syd/Melb)

Pay faster. Set a default account to pay from and we'll automatically choose it when you make payments.

[Set default account](#)