



**EAGLE BODY CORPORATE**  
MANAGERS & CONSULTANTS

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

24 February 2025

SUNSET CTS 14459  
Not registered for GST

ABN: 26 837 940 147

MS M LYNEHAM  
16A Jordan Road  
Bellingen NSW 2454

Ref

Re	Lot	8	SUNSET CTS 14459
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](http://www.stratamax.com.au/cert) and enter your Access ID provided.

Your Access ID: 14459 EAGLE 704770.

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 24 February 2025

<b>Body Corporate</b>	Name of Scheme: <b>SUNSET</b>
	Community Titles Scheme No: <b>14459</b>
	Lot Number: <b>8</b> <span style="float: right;">Plan Number: <b>619</b></span>

<b>Secretary</b>	Name <b>Michael John Sloane</b>
	Address <b>C/- Eagle Body Corporate Management 206 Logan Road Woolloongabba QLD 4102</b>
	Telephone <b>35171900</b>

<b>Body Corporate Manager</b>	Name <b>Eagle Body Corporate Management Pty Ltd</b>
	Address <b>206 Logan Road Woolloongabba QLD 4102</b>
	Telephone <b>07 3517 1900</b>

**Contributions and Levies**

Levies Determined by the Body Corporate for this Lot

Administrative Fund	Amount	Due Date	Discount	If Paid By
01/03/24 to 31/05/24	\$570.00	01/04/24	Nil	01/04/24
01/06/24 to 31/08/24	\$600.00	15/06/24	Nil	15/06/24
01/09/24 to 30/11/24	\$600.00	01/09/24	Nil	01/09/24
01/12/24 to 28/02/25	\$600.00	01/12/24	Nil	01/12/24
01/03/25****31/05/25	\$630.00	01/03/25	Nil	01/03/25
01/06/25****31/08/25	\$630.00	01/06/25	Nil	01/06/25
Sinking Fund	Amount	Due Date	Discount	If Paid By
01/03/24 to 31/05/24	\$300.00	01/03/24	Nil	01/03/24
01/06/24 to 31/08/24	\$310.00	15/06/24	Nil	15/06/24
01/09/24 to 30/11/24	\$310.00	01/09/24	Nil	01/09/24
01/12/24 to 28/02/25	\$310.00	01/12/24	Nil	01/12/24
01/03/25****31/05/25	\$315.00	01/03/25	Nil	01/03/25
01/06/25****31/08/25	\$315.00	01/06/25	Nil	01/06/25

**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.

<b>Body Corporate Assets Required to be Recorded on Register</b>	<b>There are no assets required to be recorded.</b>
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Body Corporate and Community Management Act 1997  
Section 206  
INFORMATION FOR DISCLOSURE STATEMENT (continued)

\_\_\_\_\_  
Committee

Refer to the last Annual General Meeting dated 13/05/24.

\_\_\_\_\_  
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

## Additional Information

<b>Lot Entitlements and Other Matters</b>	Interest Schedule	Aggregate	9	Entitlement of Lot	1.0000
	Contribution Schedule	Aggregate	9	Entitlement of Lot	1
	Balance of Sinking fund at end of last Financial Year		26,808.82	as at	29/02/24
	Insurance Levies not included in Administrative Fund Levies:		See Other Levies		
	Monetary Liability under Exclusive Use By-Law				

<b>Other Levies</b>	Amount	Due Date	Discount	If Paid By
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Insurance	Type/Name of Insurer	Policy Number	Sum Insured	Renewal Date
	<i>APPEAL EXPENSES (H &amp; STRATA COMMUNITY INSURANCE BUILDING</i>	POL11025947	100,000.00	27/01/26
	<i>STRATA COMMUNITY INSURANCE BUILDING CATASTROPHE</i>	POL11025947	6,465,603.00	27/01/26
	<i>STRATA COMMUNITY INSURANCE COMMON CONTENTS</i>	POL11025947	1,939,681.00	27/01/26
	<i>STRATA COMMUNITY INSURANCE FIDELITY GUARANTEE</i>	POL11025947	64,656.00	27/01/26
	<i>STRATA COMMUNITY INSURANCE GOVERNMENT AUDIT COS</i>	POL11025947	100,000.00	27/01/26
	<i>STRATA COMMUNITY INSURANCE LEGAL DEFENCE EXPENS</i>	POL11025947	25,000.00	27/01/26
	<i>STRATA COMMUNITY INSURANCE LOSS OF RENT</i>	POL11025947	50,000.00	27/01/26
	<i>STRATA COMMUNITY INSURANCE LOT OWNERS FIXTURES</i>	POL11025947	969,840.00	27/01/26
	<i>STRATA COMMUNITY INSURANCE OFFICE BEARERS</i>	POL11025947	300,000.00	27/01/26
	<i>STRATA COMMUNITY INSURANCE PUBLIC LIABILITY</i>	POL11025947	500,000.00	27/01/26
	<i>STRATA COMMUNITY INSURANCE TERRORISM COVER</i>	POL11025947	20,000,000.00	27/01/26
	<i>STRATA COMMUNITY INSURANCE VOLUNTARY WORKERS</i>	POL11025947	Insured	27/01/26
	<i>STRATA COMMUNITY INSURANCE WORKCOVER POLICY</i>	WAA850693091	Insured	27/01/26
	<i>WORKCOVER QLD</i>			30/06/25

## Additional Information

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Mortgages or  
Securities over  
Body Corporate  
Assets

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

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

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

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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 13/05/24, 7 pages attached.
- Community Management Statement, 6 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 1000m<sup>2</sup> 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

## SUNSET CTS 14459

**DATE & TIME** Monday, 13 May 2024 at 04:00 PM

**LOCATION** Eagle Body Corporate Office, 206 Logan Road, Woolloongabba, QLD, 4102

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### ATTENDANCE

#### In Attendance

Charlie Sclavos	Lot 1	Owner present
Robyn King	Lot 3	Electronic vote
Michael Sloane	Lot 5	Owner present (pre-voted)
Melinda Asgill	Lot 6	Electronic vote
Andrew Phillips	Lot 9	Owner present

#### Apologies

Megan Lyneham

#### Chairperson

Ashlee Hornibrook - Eagle Body Corporate

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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.

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### 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 April 2023, as previously circulated, be confirmed.

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

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### 2. FINANCIAL STATEMENTS - ORDINARY RESOLUTION

#### Motion CARRIED.

Resolved that the Non-Audited Annual Financial Statements for the financial year ending 29th of February 2024 as attached to the agenda be accepted.

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

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### 3. NO AUDIT - SPECIAL RESOLUTION

#### Motion CARRIED.

Resolved that the Body Corporate's Statement of Accounts for the financial year ending 28th of February 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



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**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 28th of February 2025, at a cost of \$363.00 including GST (1-10 lots).

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

Resolved that the administrative fund budget for the financial year ending 28th of February 2025, which totals \$21,330.00 (excluding GST, if applicable), be adopted with each entitlement attracting a levy of \$2,370.00 per lot entitlement, to be levied as follows:

Levy Status	Period From	Period To	Due	Admin Fund	Per Contribution Entitlement
Already Issued	01 Mar 2004	31 May 2024	01 Mar 2024	\$5,130.00	\$570.00
	01 Jun 2024	31 Aug 2024	15 Jun 2024	\$5,400.00	\$600.00
	01 Sep 2024	30 Nov 2024	01 Sep 2024	\$5,400.00	\$600.00
	01 Dec 2024	28 Feb 2025	01 Dec 2024	\$5,400.00	\$600.00
<b>Total</b>	<b>01 Mar 2024</b>	<b>28 Feb 2025</b>		<b>\$21,330.00</b>	<b>\$2,370.00</b>

Discount (if applicable): 0%

Total Contribution Entitlements: **9**

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 Mar 2025	31 May 2025	01 Mar 2025	\$5,670.00	\$630.00
	01 Jun 2025	31 Aug 2025	01 Jun 2025	\$3,670.00	\$630.00
<b>Total</b>	<b>01 Mar 2025</b>	<b>31 Aug 2025</b>		<b>\$11,340.00</b>	<b>\$1,260.00</b>

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

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 28th of February 2025, which totals \$11,070.00 (excluding GST, if applicable), be adopted with each entitlement attracting a levy of \$1,230.00 per lot entitlement, to be levied as follows:

Levy Status	Period From	Period To	Due	Sinking Fund	Per Contribution Entitlement
Already Issued	01 Mar 2004	31 May 2024	01 Mar 2024	\$2,700.00	\$300.00
	01 Jun 2024	31 Aug 2024	15 Jun 2024	\$2,790.00	\$310.00
	01 Sep 2024	30 Nov 2024	01 Sep 2024	\$2,790.00	\$310.00
	01 Dec 2024	28 Feb 2025	01 Dec 2024	\$2,790.00	\$310.00
<b>Total</b>	<b>01 Mar 2024</b>	<b>28 Feb 2025</b>		<b>\$11,070.00</b>	<b>\$1,230.00</b>

Discount (if applicable): 0%

Total lot entitlements – 9

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 Mar 2025	31 May 2025	01 Mar 2025	\$2,835.00	\$315.00
	01 Jun 2025	31 Aug 2025	01 Jun 2025	\$2,835.00	\$315.00
<b>Total</b>	<b>01 Mar 2025</b>	<b>31 Aug 2025</b>		<b>\$5,670.00</b>	<b>\$630.00</b>

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

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
WAA850693091	WORKCOVER QLD	30 Jun 2024	WORKCOVER POLICY	
<b>TOTAL PREMIUM: \$190.48</b>				
Policy Number	Underwriter	Current To	Risk Type	Coverage Amount
TBACTS14459	ALLIANZ AUSTRALIA	27 Jan 2025	BUILDING	\$6,157,717.00
			PUBLIC LIABILITY	\$20.00 MILL
			OFFICE BEARERS	\$500,000.00
			BUILDING CATASTROPHE	\$1,847,315.00
			COMMON CONTENTS	\$61,577.00
			LOSS OF RENT	\$923,658.00
			FIDELITY GUARANTEE	\$100,000.00
			VOLUNTARY WORKERS	200K / 2K
			LOT OWNERS FIXTURES	\$300,000.00
			GOVERNMENT AUDIT COS	\$25,000.00
			APPEAL EXPENSES (H &	\$100,000.00
LEGAL DEFENCE EXPENS	\$50,000.00			
<b>TOTAL PREMIUM: \$10,043.55</b>				

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: 5      No: 0      Abs: 0      Inv: 0

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## 8. BODY CORPORATE MANAGEMENT

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

#### Motion NOT QUALIFIED.

Not qualified that the Body Corporate for SUNSET CTS 14459 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 June 2024 at a cost of \$188.00 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: 1      No: 3      Abs: 1      Inv: 0

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

#### Motion QUALIFIED.

Qualified that the Body Corporate for SUNSET CTS 14459 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 June 2024 at a cost of \$195.00 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: 5      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**

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**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: 5      No: 0      Abs: 0      Inv: 0

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**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 = 20% discount*

*Maintenance & Roof Reports - 10% discount*

*Safety & Maintenance Reports = 5% discount*

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**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: 2      No: 3      Abs: 0      Inv: 0

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**10.2 ANNUAL MAINTENANCE REPORT - ORDINARY RESOLUTION****Motion LOST.**

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: 2      No: 2      Abs: 1      Inv: 0

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**10.3 ANNUAL ROOF REPORT - ORDINARY RESOLUTION****Motion LOST.**

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: 2      No: 2      Abs: 1      Inv: 0

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**11. SINKING FUND FORECAST - ORDINARY RESOLUTION****Motion CARRIED.**

Resolved that the body corporate engage the services of qualified building professionals, Arcadia Building Reports Pty Ltd ("Arcadia") to prepare an initial Sinking Fund Forecast for an amount not to exceed \$920.00 including GST, in order to review and update the capital works budget for the property in accordance with the Act, to be met from the sinking fund.

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

**Elected to use Solutions in Engineering**

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**12. FIRE COMPLIANCE REPORT - ORDINARY RESOLUTION****Motion LOST.**

Lost 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: 2      No: 2      Abs: 1      Inv: 0

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

Resolved 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: 4      No: 1      Abs: 0      Inv: 0

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

Lost 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: 2      No: 2      Abs: 1      Inv: 0

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**ELECTION OF COMMITTEE****Election of Chairperson**

Andrew Bradley Phillips has been elected unopposed as Chairperson.

**Election of Secretary**

Michael John Sloane has been elected unopposed as Secretary.

**Election of Treasurer**

Michael John Sloane has been elected unopposed as Treasurer.

**Election of Ordinary Member**

Melinda Kay Asgill, Charles Sclavos, Robyn King, Bernadine Leon & Megan Lyneham have been elected to the committee.

There being no further business, the Chairperson closed the meeting at 05:11 PM.

Body Corporate for SUNSET CTS 14459

The Secretary

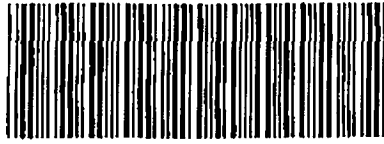
206 Logan Road, Woolloongabba, QLD, 4102

FORM 14 Version 2  
Land Title Act 1994 and Land Act 1994

GENERAL REQUEST

QUEENSLAND LAND REGISTRY

Dealing No.



704155653

\$50.00

05/07/2000 12:43

BE 470

1. Nature of Request

REQUEST TO RECORD NEW COMMUNITY  
MANAGEMENT STATEMENT FOR SUNSET  
COMMUNITY TITLES SCHEME 14459

Lodger Name, address & phone number  
BODY CORPORATE FOR SUNSET COMMUNITY  
MANAGEMENT SCHEME 14459,  
C/- EAGLE REAL ESTATE  
44 ESHER ST

Lodger Code  
NIL

TARRAGINDI QLD 4121, PH 3394 1077

2. Description of Lot

County

Parish

Title Reference

COMMON PROPERTY  
SUNSET CTS 14459

STANLEY

BULIMBA

19200619

3. Registered Proprietor / Crown Lessee

BODY CORPORATE FOR SUNSET COMMUNITY TITLES SCHEME 14459

4. Interest

FEE SIMPLE

5. Applicant

BODY CORPORATE FOR SUNSET COMMUNITY TITLES SCHEME 14459

6. Request

I hereby request that: THE NEW COMMUNITY MANAGEMENT STATEMENT DEPOSITED HERewith WHICH  
AMENDS SCHEDULE C OF THE EXISTING CMS BE RECORDED AS THE COMMUNITY MANAGEMENT  
STATEMENT FOR SUNSET COMMUNITY TITLE SCHEME 14459

7. Execution by applicant

Execution Date

27/06/2000



Applicant's or Solicitor's Signature

R. L. Woolley

RUSSELL WILFRID  
WOOLLEY, Chairman

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

NEW COMMUNITY MANAGEMENT STATEMENT

**14459**

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

SUNSET COMMUNITY TITLE SCHEME 14459

2. Regulation module

STANDARD MODULE

3. Name of body corporate

BODY CORPORATE FOR SUNSET COMMUNITY TITLE SCHEME 14459

4. Scheme land  
Description of Lot

Description of Lot	County	Parish	Title Reference
LOT 1 ON BUP 619	STANLEY	BULIMBA	14637151
LOT 2 ON BUP 619	STANLEY	BULIMBA	14637152
LOT 3 ON BUP 619	STANLEY	BULIMBA	14637153
LOT 4 ON BUP 619	STANLEY	BULIMBA	14637154
LOT 5 ON BUP 619	STANLEY	BULIMBA	14637155
LOT 6 ON BUP 619	STANLEY	BULIMBA	14637156
LOT 7 ON BUP 619	STANLEY	BULIMBA	14637157
LOT 8 ON BUP 619	STANLEY	BULIMBA	14637158
LOT 9 ON BUP 619	STANLEY	BULIMBA	14637159
COMMON PROPERTY OF SUNSET COMMUNITY TITLE SCHEME 14459	STANLEY	BULIMBA	19200619

5. Name and address of original owner #

NOT APPLICABLE  
# first community management statement only

6. Reference to plan lodged with this statement

NOT APPLICABLE

7. Local Government community management statement notation

NOT APPLICABLE PURSUANT TO SECTION 54 (+) 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

27/06/2000

*Kym Day*  
*Kym Day*  
Secretary



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



## Title Reference 19200619

**SCHEDULE A SCHEDULE OF LOT ENTITLEMENTS**

Lot on Plan	Contribution	Interest
LOT 1 ON BUP 619	1	1
LOT 2 ON BUP 619	1	1
LOT 3 ON BUP 619	1	1
LOT 4 ON BUP 619	1	1
LOT 5 ON BUP 619	1	1
LOT 6 ON BUP 619	1	1
LOT 7 ON BUP 619	1	1
LOT 8 ON BUP 619	1	1
LOT 9 ON BUP 619	1	1
<b>TOTALS</b>	9	9

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

Not Applicable.

**SCHEDULE C BY-LAWS****SUNSET BODY CORPORATE****BY-LAWS****1. Noise:**

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

**2. Vehicles:**

(1) The occupier of a lot must not, without the body corporate's written approval –

- (a) park a vehicle, or allow a vehicle to stand, on the common property; or
- (b) permit an invitee to park a vehicle, or allow a vehicle to stand, on the common property, other than the designated visitor carparking spaces as per the plan.

(2) An approval under subsection (1) must state the period for which it is given.

(3) However, the body corporate may cancel the approval by giving 7 days written notice to the occupier.

**3. Obstruction:**

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

R.I.J.  
00

## Title Reference 19200619

**4. Damage To Lawn etc:**

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

**5. Damage To Common Property:**

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

**6. Behaviour of Invitees:**

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

**7. Leaving of Rubbish etc. on Common Property:**

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

**8. Appearance of Lot:**

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

A. L.  
10

## Title Reference 19200619

**9. Storage of flammable materials:**

- (1) The occupier of a lot must not, without the body corporate's written approval, store a flammable substance on the common property.
- (2) The occupier of a lot must not, without the body corporate's written approval, store a flammable substance on the lot unless the substance is used or intended for use for domestic purposes.
- (3) However, this section does not apply to the storage of fuel in –
  - (a) the fuel tank of a vehicle, boat, or internal combustion engine; or
  - (b) a tank kept on a vehicle or boat in which the fuel is stored under the requirements of the law regulating the storage of flammable liquid.

**10. Garbage Disposal:**

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

**11. Keeping of Animals:**

- (1) The occupier of a lot may with the body corporate's written approval –
  - (a) bring or keep a cat or small dog on the lot or the common property; or
  - (b) permit an invitee to bring or keep a cat or small dog on the lot or the common property.

*Provided that the said animal does not create any disturbance to the occupiers of the building or any damage to any lot or common property.*
- (2) The occupier must obtain the body corporate's written approval before bringing, or permitting an invitee to bring, an animal onto the lot or the common property.<sup>38</sup>

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<sup>38</sup> However, section 143 of the Act provides as follows –

**Guide Dogs:**

- 143.(1) A person mentioned in the *Guide Dogs Act 1972*, section 5, who is entitled to be on a lot included in a community titles scheme, or on the common property, is entitled to be accompanied by a guide dog while on the lot or common property.
- (2) Also, a person mentioned in subsection (1) who is the owner or occupier of a lot included in a community title scheme is entitled to keep a guide dog on the lot.
  - (3) A by-law cannot exclude or restrict a right given by this section.

R.I.B.  
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Title Reference 19200619

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

<b>SCHEDULE E</b>	<b>DESCRIPTION OF LOTS ALLOCATED EXCLUSIVE USE AREAS OF COMMON PROPERTY</b>
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Nil

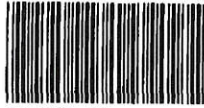
*A.10.*  
*KD.*

NAME OF BUILDING UNITS : SUNSET BUILDING UNITS PLAN NO. 619

( Form 1 )

Regulation 5 (a)

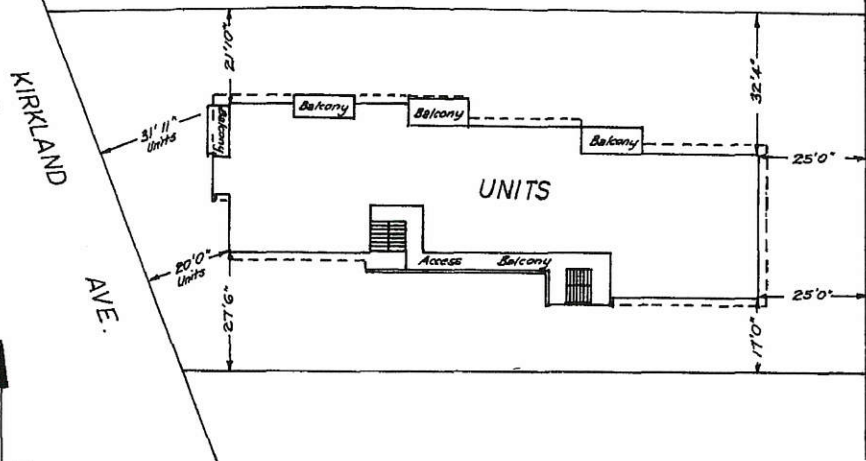
Sheet No. 1 of 8 sheets



BUP619

CMS14459

Catalogued & charted on R.P. 57038 & C.C. 130  
M.P. 16.9.71



Scale : 30 feet to 1 inch.

RECEIVED  
REG. OF TITLES  
Aug 31 11 33 AM '71  
66614  
88.00

WITNESSES.  
Salvatore  
Bulimba

Mr. Mastrantonio's  
e.g. Mastrantonio

Signature of Registered Proprietors Mastrantonio  
Name of Registered Proprietors : Marcello and Elizabeth Ann Mastrantonio  
Address : c/- 32 Kirkland Ave., Coorparoo. his wife, as joint tenants

County : Stanley Building Units Plan No. 619  
Parish : Bulimba  
City : Brisbane

Registered this 3rd day of  
September 1971  
H. Hays  
Registrar of Titles



Reference to Title : Volume 2114 Folio 207  
Description of Parcel : Resub Lot 3  
59 of Sub 2 of Por 110 570'38"

Name of Body Corporate : The Proprietors - Sunset Building Units Plan No. 619

Address at which documents may be served :  
W.J. Kennedy & Letizia, Solicitors  
39 Kirkland Avenue  
Coorparoo. 4151.  
171 Queen Street, Brisbane.

deputy Town Clerk  
Brisbane City Council

16. F171025 - Notification of Change  
of Address for service of documents  
Received this 24 day of February  
1972.  
Registrar of Titles

E 84725



ANNEXURE /

TO SHEET NO. 1 OF BUILDING UNITS PLAN NO. 619 ON 30 MAR 1987

No. 194644

NOTIFICATION OF CHANGE OF BY LAWS RECORDED 30 MAR 1987.

REGISTRAR OF TITLES.

REGISTRAR OF TITLES

( Form 2 )

Regulation 12

Sheet No. 2 of 8 sheets

BUILDING UNITS PLAN NO. 619

I, Barry Vivian Jones of 23 Hope Street, South Brisbane, Authorised Surveyor under the "Land Surveyors' Acts, 1908 to 1916", do hereby certify that 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 Building Units Plan.

Dated this 12th day of July 1971.

*Barry V. Jones*

Authorised Surveyor

*[Signature]*  
deputy Town Clerk

( Form 3 )

Regulation 13


Sheet No. 3 of 8 sheets


BUILDING UNITS PLAN NO. 619

The Brisbane City Council certifies that the proposed subdivision of the parcel, as illustrated in the Building Units Plan, has been approved by the Brisbane City Council and that all requirements of "The City of Brisbane Acts, ~~1929~~<sup>1924</sup> to 1960", and "The Town Planning Acts, 1964 to 1967" have been complied with in regard to the subdivision. ATA

( Seal )

Brisbane City Council

  
LORD MAYOR

  
deputy TOWN CLERK



SCHEDULE OF UNIT ENTITLEMENT AND REFERENCE  
TO CURRENT CERTIFICATE OF TITLE

UNIT NO.	LEVEL	ENTITLE- MENT	CURRENT C's TITLE	
			VOL.	FOL.
1	A & B	1	4637	151
2	A & B	1	4637	152
3	A & B	1	4637	153
4	A & C	1	4637	154
5	A & C	1	4637	155
6	A & C	1	4637	156
7	A & D	1	4637	157
8	A & D	1	4637	158
9	A & D	1	4637	159
		Total 9		

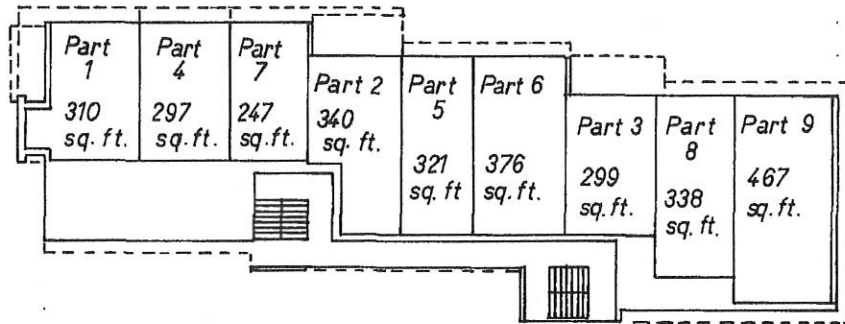
*[Signature]*  
 Deputy Town Clerk

*Attest: M. Mookambai*  
*29 Mestru Antonio*

WITNESSES  
*[Signature]*  
*[Signature]*  
*[Signature]*

BUILDING UNITS PLAN NO. **619**

LEVEL " A "



Scale : 20 feet to 1 inch

Floor areas are approximate only.

Signature of Registered Proprietor WITNESS

*Mr. Montecarlo*

*E. G. Mastroantonio*

*Witness*  
*Robert*  
*Burdino*

*[Signature]*  
deputy Town Clerk

Brisbane City Council

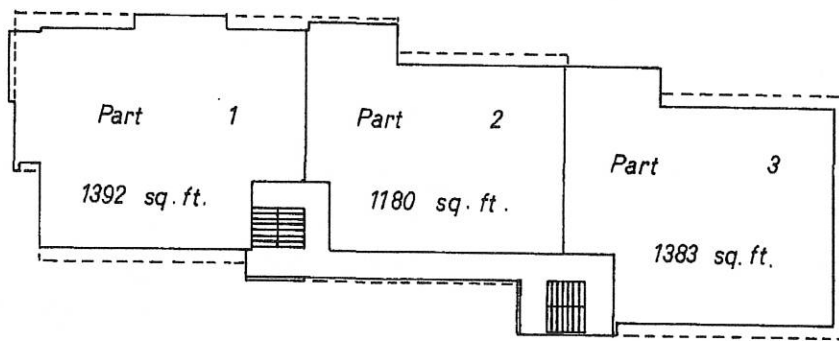
( Form 5 )

Regulation 15

Sheet No. 6 of 8 sheets

BUILDING UNITS PLAN NO. **619**

LEVEL " B "



Scale : 20 feet to 1 inch

Floor areas are approximate only.

Signature of Registered Proprietor

WITNESSES

*Thomas*  
*Richard*  
*Bulmer*

*W G Chorkantou's*

*E A Mastroantonio*

*[Signature]*  
deputy Town Clerk

Brisbane City Council

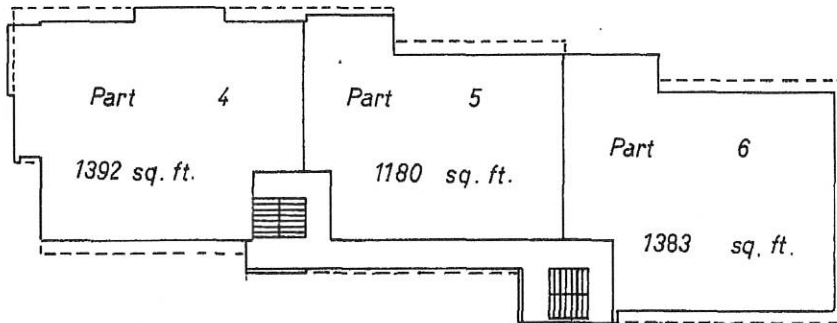
( Form 5 )

Regulation 15

Sheet No. 7 of 8 sheets

BUILDING UNITS PLAN NO. **619**

LEVEL " C "



Scale : 20 feet to 1 inch

FLOOR AREAS ARE APPROXIMATE ONLY.

Signature of Registered Proprietor

WITNESSES

*Therese  
Soluto  
Burlino*

*Mr. Mastroantonio*

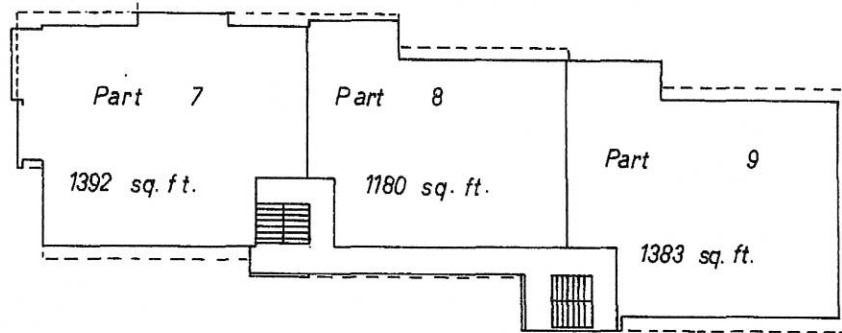
*E A Mastroantonio*

*deputy* Town Clerk

Brisbane City Council

BUILDING UNITS PLAN NO. **619**

LEVEL " D "



Scale : 20 feet to 1 inch

It is stipulated that the uncovered parts of these units extend to the ceiling height of the rooms on this Level.

Benny W. Jones  
Authorised Surveyor.

Floor areas are approximate only.

Signature of Registered Proprietor

*Mr. M. M. ...*  
*... ..*

WITNESSES  
*...*  
*...*  
*...*

*[Signature]*  
deputy Town Clerk

Brisbane City Council

DRF



COMMONWEALTH TRADING BANK OF AUSTRALIA

259 QUEEN STREET,  
BRISBANE, QLD.

CABLE: "COMTRABANK"

TELEPHONE: 31.0231 - Ext. 386

REPLY: THE MANAGER,

BOX 1423, G.P.O., BRISBANE, QLD. 4001  
REFERENCE: S/Mr. Allen-*Arkins*

619

619

The Registrar of Titles,  
Titles Office,  
BRISBANE, Q. 4000.

Dear Sir,

COMMONWEALTH TRADING BANK OF AUSTRALIA as Mortgagee under Bill of Mortgage B37108 over Resubdivision 58 and Subdivision 1 of Resubdivision 59 of Subdivision 2 of Portion 110 containing 1 road 12.8 perches being the whole of the land referred to in ~~new~~ Certificate of Title No. 405467 Volume 2414 Folio 207 HEREBY CONSENTS to the registration of Building Units Plan No. **619**

DATED at BRISBANE this *31<sup>st</sup>* day of *August* 1971.

COMMONWEALTH TRADING BANK OF AUSTRALIA  
By its Attorney

Assistant Manager at Brisbane, Qld.

## Payment submitted



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

**Receipt no** N222151459685

---

**From** Smart Access  
064-240 1004 1331

**Description** Sunset CTS 14459 Unit 8

**Reference** Sunset CTS 14459 Unit 8

**On** Fri 21 Feb 2025 at 04:52 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](#)