



Request Form

Disclosure Statement / Information Certificate / Certificate of Currency

| | | | |
|--------------------|---------------------------|-------------|------|
| Date: | 5/7/2025 | CTS No: | 3996 |
| Body Corporate: | Pring Court | Lot Number: | 5 |
| Person Requesting: | Kym Day Eagle Real Estate | | |

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: \$ 110.00

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: Kym Day



EAGLE BODY CORPORATE
MANAGERS & CONSULTANTS

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

07 July 2025

PRING COURT CTS 3996
Not registered for GST

ABN: 19 731 692 011

Ms N Trethewey
1 MERCHANT COURT
SPRINGWOOD QLD 4127

Ref

| | | | |
|-----|--------|---|----------------------|
| Re | Lot | 5 | PRING COURT CTS 3996 |
| 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: 3996 EAGLE 949002.

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 07 July 2025

| | | |
|-----------------------|-----------------------------|--|
| Body Corporate | Name of Scheme: | PRING COURT |
| | Community Titles Scheme No: | 3996 |
| | Lot Number: | 5 |
| | Plan Number: | 11595 |
| | | |
| Secretary | Name | Paul Andrew O'Brien |
| | 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 |
|----------------------|----------|----------|----------|------------|
| 01/06/24 to 31/08/24 | \$700.00 | 01/06/24 | Nil | 01/06/24 |
| 01/09/24 to 30/11/24 | \$700.00 | 01/09/24 | Nil | 01/09/24 |
| 01/12/24 to 28/02/25 | \$750.00 | 01/12/24 | Nil | 01/12/24 |
| 01/03/25 to 30/04/25 | \$750.00 | 01/03/25 | Nil | 01/03/25 |
| 01/05/25****31/07/25 | \$750.00 | 01/05/25 | Nil | 01/05/25 |
| 01/08/25****31/10/25 | \$750.00 | 01/08/25 | Nil | 01/08/25 |
| Sinking Fund | Amount | Due Date | Discount | If Paid By |
| 01/06/24 to 31/08/24 | \$250.00 | 01/06/24 | Nil | 01/06/24 |
| 01/09/24 to 30/11/24 | \$250.00 | 01/09/24 | Nil | 01/09/24 |
| 01/12/24 to 28/02/25 | \$250.00 | 01/12/24 | Nil | 01/12/24 |
| 01/03/25 to 30/04/25 | \$250.00 | 01/03/25 | Nil | 01/03/25 |
| 01/05/25****31/07/25 | \$300.00 | 01/05/25 | Nil | 01/05/25 |
| 01/08/25****31/10/25 | \$300.00 | 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. |
|--|---|

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

Committee

Refer to the last Annual General Meeting dated 24/06/25

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

| | | | | | |
|---|--|-----------|------------------|--------------------|----------|
| Lot Entitlements and Other Matters | Interest Schedule | Aggregate | 5 | Entitlement of Lot | 1.0000 |
| | Contribution Schedule | Aggregate | 5 | Entitlement of Lot | 1 |
| | Balance of Sinking fund at end of last Financial Year | | 32,474.23 | as at | 30/04/25 |
| | Insurance Levies not included in Administrative Fund Levies: | | See Other Levies | | |
| | Monetary Liability under Exclusive Use By-Law | | | | |

| | | | | |
|---------------------|--------|----------|----------|------------|
| Other Levies | Amount | Due Date | Discount | If Paid By |
|---------------------|--------|----------|----------|------------|

| Insurance | Type/Name of Insurer | Policy Number | Sum Insured | Renewal Date |
|-----------|---|---------------|---------------|--------------|
| | <i>APPEAL EXPENSES (H & Chu Underwriting Agencies</i> | HU0003061 | 100,000.00 | 14/02/26 |
| | <i>BUILDING Chu Underwriting Agencies</i> | HU0003061 | 2,859,577.00 | 14/02/26 |
| | <i>BUILDING CATASTROPHE Chu Underwriting Agencies</i> | HU0003061 | 857,873.00 | 14/02/26 |
| | <i>COMMON CONTENTS Chu Underwriting Agencies</i> | HU0003061 | 11,411.00 | 14/02/26 |
| | <i>COST OF STORAGE & EV Chu Underwriting Agencies</i> | HU0003061 | 42,893.00 | 14/02/26 |
| | <i>ESC COST TEMP ACC Chu Underwriting Agencies</i> | HU0003061 | 42,893.00 | 14/02/26 |
| | <i>FIDELITY GUARANTEE Chu Underwriting Agencies</i> | HU0003061 | 100,000.00 | 14/02/26 |
| | <i>FLOATING FLOORS Chu Underwriting Agencies</i> | HU0003061 | Insured | 14/02/26 |
| | <i>FLOOD COVER Chu Underwriting Agencies</i> | HU0003061 | Insured | 14/02/26 |
| | <i>GOVERNMENT AUDIT COS Chu Underwriting Agencies</i> | HU0003061 | 25,000.00 | 14/02/26 |
| | <i>LEGAL DEFENCE EXPENS Chu Underwriting Agencies</i> | HU0003061 | 50,000.00 | 14/02/26 |
| | <i>LOSS OF RENT Chu Underwriting Agencies</i> | HU0003061 | 428,936.00 | 14/02/26 |
| | <i>LOT OWNERS FIXTURES Chu Underwriting Agencies</i> | HU0003061 | 250,000.00 | 14/02/26 |
| | <i>OFFICE BEARERS Chu Underwriting Agencies</i> | HU0003061 | 1,000,000.00 | 14/02/26 |
| | <i>PUBLIC LIABILITY Chu Underwriting Agencies</i> | HU0003061 | 10,000,000.00 | 14/02/26 |
| | <i>RENT/TEMP ACC EXT Chu Underwriting Agencies</i> | HU0003061 | 128,680.00 | 14/02/26 |

Additional Information

| Insurance | Type/Name of Insurer | Policy Number | Sum Insured | Renewal Date |
|-----------|---|---------------|-------------------|--------------|
| | <i>VOLUNTARY WORKERS</i> Chu Underwriting Agencies | HU0003061 | \$200,000/\$2,000 | 14/02/26 |
| | <i>WORKCOVER POLICY</i> WORKCOVER QLD | WAA970780058 | | 30/06/25 |

| | |
|---|--------------------|
| | Vendor to disclose |
| Mortgages or Securities over Body Corporate Assets | |

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

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

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

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

- Minutes of the last Annual General Meeting dated 24/06/24, 8 pages attached.
- Community Management Statement, 6 pages attached.
- Building Plans, 10 pages attached.

Exceptions to
Statements in
Clause 7.4(3)

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

PRING COURT CTS 3996

DATE & TIME Wednesday, 24 July 2024 at 01:00 PM

LOCATION 206 Logan Road, Woolloongabba, QLD, 4102

ATTENDANCE

In Attendance

| | | |
|---------------------|-------|-----------------|
| Chloe England | Lot 1 | Electronic vote |
| Paul Andrew O'Brien | Lot 3 | Owner present |
| Diana Dakin | Lot 4 | Owner present |

Chairperson

Shantel Pavey from 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 26th of July 2023, as previously circulated, be confirmed.

Yes: 3 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 30th of April 2024 as attached to the agenda be accepted.

Yes: 3 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 30th of April 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: 3 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 30th of April 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 30th of April 2025, which totals \$14,500.00 (excluding GST, if applicable), be adopted with each entitlement attracting a levy of \$2,900.00 per lot entitlement, to be levied as follows:

| Levy Status | Period From | Period To | Due | Admin Fund | Per Contribution Entitlement |
|----------------|--------------------|--------------------|-------------|--------------------|------------------------------|
| Already Issued | 01 Jun 2024 | 31 Aug 2024 | 01 Jun 2024 | \$3,500.00 | \$700.00 |
| Already Issued | 01 Sep 2024 | 30 Nov 2024 | 01 Sep 2024 | \$3,500.00 | \$700.00 |
| To be Issued | 01 Dec 2024 | 28 Feb 2025 | 01 Dec 2024 | \$3,750.00 | \$750.00 |
| To be Issued | 01 Mar 2025 | 30 Apr 2025 | 01 Mar 2025 | \$3,750.00 | \$750.00 |
| Total | 01 May 2024 | 30 Apr 2025 | | \$14,500.00 | \$2,900.00 |

Total Contribution Entitlements: 5

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 May 2025 | 31 Jul 2025 | 01 May 2025 | \$3,750.00 | \$750.00 |
| To be Issued | 01 Aug 2025 | 31 Oct 2025 | 01 Aug 2025 | \$3,750.00 | \$750.00 |
| Total | 01 May 2025 | 31 Oct 2025 | | \$7,500.00 | \$1,500.00 |

Yes: 3

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 30th of April 2025, which totals \$5,000.00 (excluding GST, if applicable), be adopted with each entitlement attracting a levy of \$1,000.00 per lot entitlement, to be levied as follows:

| Levy Status | Period From | Period To | Due | Sinking Fund | Per Contribution Entitlement |
|----------------|--------------------|--------------------|-------------|-------------------|------------------------------|
| Already Issued | 01 Jun 2024 | 31 Aug 2024 | 01 Jun 2024 | \$1,250.00 | \$250.00 |
| Already Issued | 01 Sep 2024 | 30 Nov 2024 | 01 Sep 2024 | \$1,250.00 | \$250.00 |
| To be Issued | 01 Dec 2024 | 28 Feb 2025 | 01 Dec 2024 | \$1,250.00 | \$250.00 |
| To be Issued | 01 Mar 2025 | 30 Apr 2025 | 01 Mar 2025 | \$1,250.00 | \$250.00 |
| Total | 01 May 2024 | 30 Apr 2025 | | \$5,000.00 | \$1,000.00 |

Total lot entitlements – 5

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 May 2025 | 31 Jul 2025 | 01 May 2025 | \$1,500.00 | \$300.00 |
| To be Issued | 01 Aug 2025 | 31 Oct 2025 | 01 Aug 2025 | \$1,500.00 | \$300.00 |
| Total | 01 May 2025 | 31 Oct 2025 | | \$3,000.00 | \$600.00 |

Yes: 3

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 |
|---------------------------|---------------------------|-------------|----------------------|-----------------|
| WAA970780058 | WORKCOVER QLD | 30 Jun 2025 | WORKCOVER POLICY | |
| TOTAL PREMIUM: \$190.48 | | | | |
| Policy Number | Underwriter | Current To | Risk Type | Coverage Amount |
| HU0003061 | Chu Underwriting Agencies | 14 Feb 2025 | BUILDING | \$2,723,407.00 |
| | | | PUBLIC LIABILITY | \$10.00 MILL |
| | | | OFFICE BEARERS | \$1.00 MILL |
| | | | BUILDING CATASTROPHE | \$817,022.00 |
| | | | COMMON CONTENTS | \$10,868.00 |
| | | | LOSS OF RENT | \$408,511.00 |
| | | | VOLUNTARY WORKERS | 200K / 2K |
| | | | FIDELITY GUARANTEE | \$100,000.00 |
| | | | LOT OWNERS FIXTURES | \$250,000.00 |
| | | | GOVERNMENT AUDIT COS | \$25,000.00 |
| | | | APPEAL EXPENSES (H & | \$100,000.00 |
| | | | LEGAL DEFENCE EXPENS | \$50,000.00 |
| TOTAL PREMIUM: \$5,170.00 | | | | |

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: 3

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 NOT QUALIFIED.**

Not qualified that the Body Corporate for PRING COURT CTS 3996 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 August 2024 at a cost of \$210.00 per lot per annum including GST, together with Fixed Disbursements in the amount of \$41.60 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: 3 Abs: 0 Inv: 0

8.2 BODY CORPORATE MANAGEMENT APPOINTMENT - 3 YEARS - ORDINARY RESOLUTION WITHOUT USE OF PROXIES**Motion QUALIFIED.**

Qualified that the Body Corporate for PRING COURT CTS 3996 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 August 2024 at a cost of \$185.53 per lot per annum including GST, together with Fixed Disbursements in the amount of \$41.60 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: 3 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. 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 \$240.00 including GST, to be met from the administrative fund.

Yes: 0 No: 3 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 \$320.00 including GST.

Yes: 0 No: 3 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 \$440.00 including GST.

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

10. INSURANCE VALUATION - ORDINARY RESOLUTION

Motion CARRIED.

Resolved that the body corporate approves QBM Pty Ltd to carry out an independent valuation at a cost of \$441.00 stating the full replacement value of the scheme with costs to be met from the administrative fund; and further that upon receipt of the valuation, the body corporate approve any endorsement recommendations to ensure the body corporate is adequately insured.

To be completed in November/ December

Yes: 1 No: 0 Abs: 2 Inv: 0

11. SINKING FUND FORECAST - ORDINARY RESOLUTION

Motion DEFEATED.

Motion defeated 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 \$800.00 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: 0 No: 3 Abs: 0 Inv: 0

12. 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 to common property and internals of each lot with funds to be met from the administration fund.

NOTES: It was discussed and approved at the meeting with those present that the common areas and internals of each lot have the pest control completed annually and the termite inspection bi-annually. The next termite inspection to be completed in 2025.

Yes: 2

No: 0

Abs: 1

Inv: 0

ELECTION OF COMMITTEE

Election of Chairperson

Chloe England has been elected unopposed as Chairperson.

Election of Secretary

Paul O'Brien has been elected unopposed as Secretary.

Election of Treasurer

Diana Dakin has been elected unopposed as Treasurer.

GENERAL BUSINESS

MAJOR WORK: It was discussed with those present the concerns regarding the major maintenance work for the body corporate that will require to be attended to in the very near future. Eagle Body Corporate have been requested to obtain a quote from a Project Manager to carry out an inspection of the complex and provide a detailed report with recommendations and outline the priority and urgency of each item. This will assist the body corporate to determine how to proceed and understanding the associated costs involved to rectify the issues.

OVERHANGING TREE: Eagle Body Corporate have been requested to contact the neighbouring property, 70 Pring Street, Tarragindi, to advise them that the tree located at the back next to the boundary fence is overhanging the property and has been identified to be causing issues to the structure of the retaining wall. Eagle Body Corporate will request the neighbour have the tree removed and trunk/ roots poisoned to prevent any future damage.

RETAINING WALL: The retaining wall on the right hand side of the complex is leaning and a safety concern should it collapse. This will be requested to be in the Project Report so contractors can quote on the repairs or replacement. It was noted that 365 Alongside has inspected the wall whilst onsite and will be providing a quote. The neighbours tree will need to be removed first before any work can be carried out to the retaining wall. It is further recommended that this area be avoided and taped off to prevent any injuries should the wall collapse.

PARKING ON COMMON AREA: It was noted that the tenant of lot 3 has been parking in the driveway of their lot and on the grassed area next to the letterbox. Parking on the grass is causing damage to the lawn and causing difficulties for the postman. Eagle Body Corporate have been instructed to contact the agent of lot 3 to inform them of this issue and request they advise the tenant that the car either needs to be parked in the garage or on the street.

FIRE EVACUATION DRILL: Diana Dakin has confirmed she will be completed the annual fire drill for the body corporate and will contact Eagle Body Corporate confirming the date and time scheduled so a notice can be sent to residents and agents. Eagle Body Corporate to send Diana the required documents and a paid postage envelope so the completed forms can be filed for the body corporate records.

There being no further business, the Chairperson closed the meeting at 01:50 PM.

Body Corporate for PRING COURT CTS 3996

The Secretary

206 Logan Road, Woolloongabba, QLD, 4102

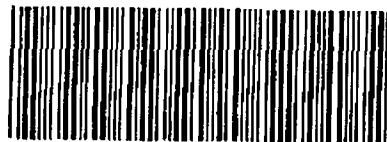
FORM 14 Version 2

Land Title Act 1994 and Land Act 1994

GENERAL REQUEST

QUEENSLAND LAND REGISTRY

Stamp Duty Imprint



704155786

\$50.00

05/07/2000 13:11

BE 470

1. Nature of Request

REQUEST TO RECORD NEW COMMUNITY
MANAGEMENT STATEMENT FOR PRING COURT
COMMUNITY TITLES SCHEME 3996.

Lodger Name, address & phone number

BODY CORPORATE FOR
PRING COURT COMMUNITY
MANAGEMENT SCHEME 3996,
C/- EAGLE REAL ESTATE
44 ESHER ST
TARRAGINDI QLD 4121 PH 3394 1077

Lodger Code

NIL

2. Description of Lot

County

Parish

Title Reference

COMMON PROPERTY PRING COURT
CTS 3996

STANLEY

YEERONGPILLY

19211595

3. Registered Proprietor / Crown Lessee

BODY CORPORATE FOR PRING COURT COMMUNITY TITLES SCHEME 3996

4. Interest

FEE SIMPLE

5. Applicant

BODY CORPORATE FOR PRING COURT COMMUNITY TITLES SCHEME 3996

6. Request

I hereby request that: THE NEW COMMUNITY MANAGEMENT STATEMENT DEPOSITED HERewith WHICH
AMENDS SCHEDULE C AND REGULATION MODULE OF THE EXISTING CMS BE RECORDED AS THE
COMMUNITY MANAGEMENT STATEMENT FOR PRING COURT COMMUNITY TITLE SCHEME 3996.

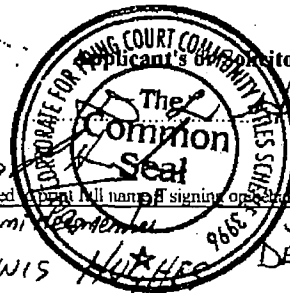
7. Execution by applicant

Execution Date

27/6/2000

Lindsay Lewis
Common Seal

Note: A Solicitor is required to sign on behalf of the Applicant



Proprietor's Signature

Deslea Lorraine Hughes
Secretary

LINDSAY LEWIS
Common Seal

DESLEA LORRAINE
HUGHES

NEW COMMUNITY MANAGEMENT STATEMENT

Page 1 of 5

3996

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

CMS LABEL NUMBER

1. Name of community titles scheme

PRING COURT COMMUNITY TITLE SCHEME 3996

2. Regulation module

SMALL SCHEMES MODULE

3. Name of body corporate

BODY CORPORATE FOR PRING COURT COMMUNITY TITLE SCHEME 3996

4. Scheme land
Description of Lot

County

Parish

Title Reference

| | | | |
|--|---------|--------------|----------|
| LOT 1 ON BUP 11595 | STANLEY | YEERONGPILLY | 18292168 |
| LOT 2 ON BUP 11595 | STANLEY | YEERONGPILLY | 18292169 |
| LOT 3 ON BUP 11595 | STANLEY | YEERONGPILLY | 18292170 |
| LOT 4 ON BUP 11595 | STANLEY | YEERONGPILLY | 18292171 |
| LOT 5 ON BUP 11595 | STANLEY | YEERONGPILLY | 18292172 |
| COMMON PROPERTY OF PRING COURT COMMUNITY TITLE SCHEME 3996 | STANLEY | YEERONGPILLY | 19211595 |

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 (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

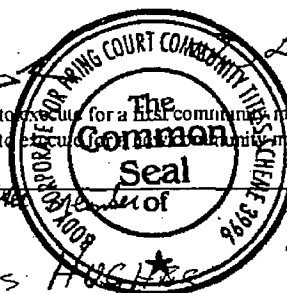
Execution Date

27/6/2000

*Execution

[Signature]

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



Committee member of

LINDSAY LEWIS HUGHES

Secretary

DESKER LORRAINE
HUGHES

Title Reference 19211595

| | |
|-------------------|-------------------------------------|
| SCHEDULE A | SCHEDULE OF LOT ENTITLEMENTS |
|-------------------|-------------------------------------|

| Lot on Plan | Contribution | Interest |
|--------------------|--------------|----------|
| LOT 1 ON BUP 11595 | 1 | 1 |
| LOT 2 ON BUP 11595 | 1 | 1 |
| LOT 3 ON BUP 11595 | 1 | 1 |
| LOT 4 ON BUP 11595 | 1 | 1 |
| LOT 5 ON BUP 11595 | 1 | 1 |
| TOTALS | 5 | 5 |

| | |
|-------------------|--|
| SCHEDULE B | EXPLANATION OF THE DEVELOPMENT OF SCHEME LAND |
|-------------------|--|

NOT APPLICABLE

| | |
|-------------------|----------------|
| SCHEDULE C | BY-LAWS |
|-------------------|----------------|

PRING COURT BODY CORPORATE**68 PRING STREET, TARRAGINDI QLD 4121****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.

Title Reference 19211595

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.

Title Reference 19211595

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.³⁸

³⁸ 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.

LN *LN*

Title Reference 19211595

SCHEDULE D

OTHER DETAILS REQUIRED/PERMITTED TO BE INCLUDED

Nil.

SCHEDULE E

DESCRIPTION OF LOTS ALLOCATED EXCLUSIVE USE AREAS OF COMMON PROPERTY

Nil

LH
2011

Building Units and Group Titles Act 1980 — 1988
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980
(Form 1)

Regulation 8(1)
Sheet No. 1 of 76 Sheets
Annexure 1 of Sheet 1
Made 17 JUL 1997

NAME OF BUILDING: PRING COURT

BUILDING UNITS PLAN NO. 11595

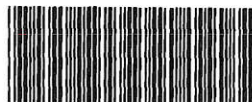
SIGNATURE OF REGISTERED PROPRIETOR:

[Signature] Secretary
[Signature] Director
DES LIN INVESTMENTS
PTY. LTD.
A.C.N.
005 947 586
COMMONWEALTH

F.O.L.R.

NAME OF REGISTERED PROPRIETOR: DES LIN INVESTMENTS PTY LTD

ADDRESS: 74 CAPELLA STREET
COORPAROO QLD 4151



BUP11595

CMS3996

REFERENCE TO TITLE: VOLUME 8283, FOLIO 26

DESCRIPTION OF PARCEL: LOT 4 ON RP 842493

COUNTY: STANLEY

PARISH: YEERONGPILLY

CITY: BRISBANE

NAME OF BODY CORPORATE:

THE PROPRIETORS
"PRING COURT"
BUILDING UNITS PLAN NO.

ADDRESS at which documents
may be served:

~~68 PRING STREET~~
~~TARRAGINDI QLD 4121~~
MRS RYN DAY
Eagle Real Estate
44 Esher Street
TARRAGINDI QLD 4121

BUILDING UNITS PLAN No.:

REGISTERED:

11.15 am
28 MAR 1997
REGISTRAR OF TITLES

Surveyor's Reference: C781/91

Local Authority Reference:

[Signature] Shire
B. W. HICKS
APPOINTED OFFICER
BRISBANE CITY COUNCIL

17 JUL 1997

17 JUL 1997

No. 702076411 NOTIFICATION OF CHANGE OF ADDRESS RECORDED

Building Units and Group Titles Act 1980 — 1988
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980

Name of Building: PRING COURT

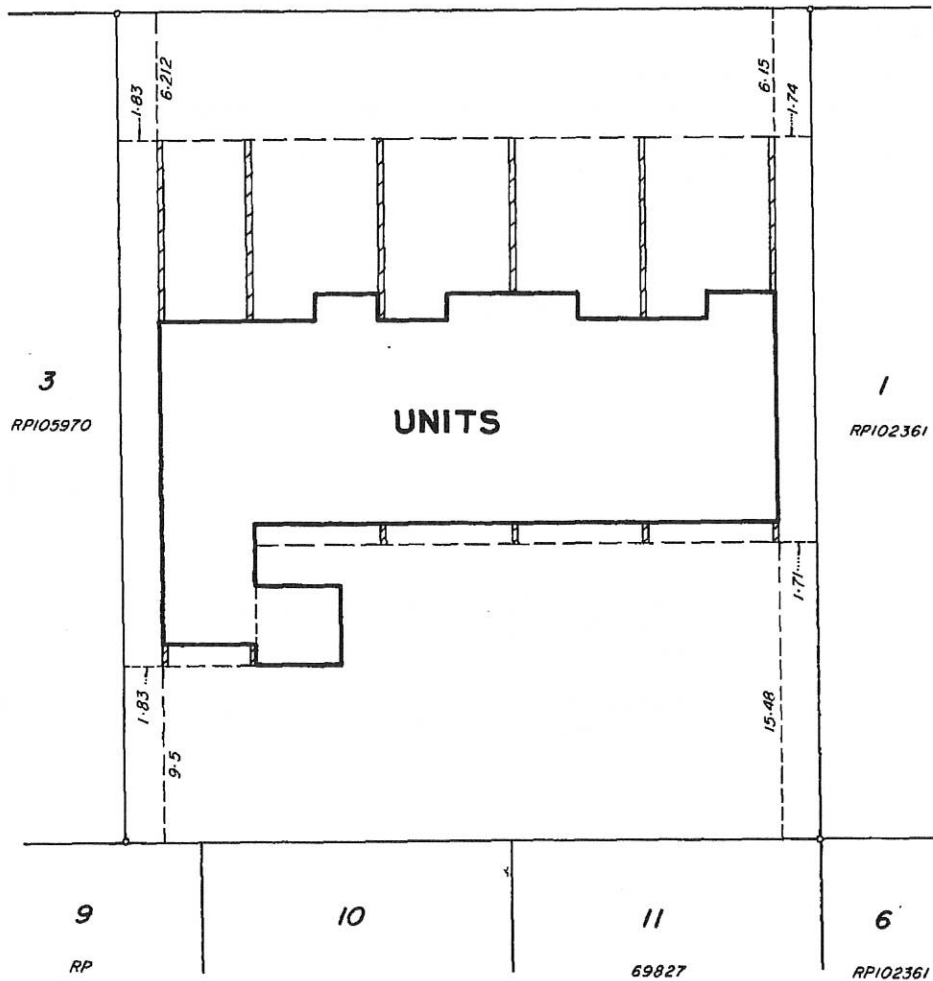
Regulation 8(1)
Sheet No. 2 of 6²/₂ Sheets

BUILDING UNITS PLAN NO. 11595



PRING

STREET



SCALE 1 : 250

B. W. HICKS
APPOINTED OFFICER

BRISBANE CITY COUNCIL

Shire Clerk
Town

Building Units and Group Titles Act 1980 — 1988
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980
(Form 2)

Name of Building: PRING COURT

Regulation 8(1)
Sheet No. 3 of 76 Sheets

BUILDING UNITS PLAN NO. 11595

X WE, HELLBRONN & PARTNERS PTY LTD, of P O BOX 130, SPRING HILL QLD 4004
licensed surveyor registered under the Surveyors Act 1977-1987 hereby certify that:-

- (a) The building shown on the "building units plan/building units plan of resubdivision 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 4th day of October 1991



LICENSED SURVEYOR/DIRECTOR

LICENSED SURVEYOR/DIRECTOR

*Delete whichever is inapplicable


B. W. HICKS
APPOINTED OFFICER
BRISBANE CITY COUNCIL

Shire _____
— Clerk _____
Town _____

Building Units and Group Titles Act 1980 — 1988
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980
(Form 3)

Name of Parcel: PRING COURT

Regulation 8(1)
Sheet No. 4 of 6 ^{LN} Sheets

BUILDING UNITS PLAN NO. 11595

Brisbane City Council hereby certifies that the proposed subdivision of the parcel, as illustrated in the abovementioned plan has been approved by the Brisbane City Council and that all requirements of the City of Brisbane Act 1924 ~~1924~~ ¹⁹²⁵ City of Brisbane Town Planning Act 1964 ~~1964~~ ¹⁹⁶⁵ as modified by the Building Units and Group Titles Act 1980 — 1988 have been complied with in regard to the subdivision.

DATED this

9th


day of

December

, 19 71

Lord Mayor

Deputy Town Clerk


B. W. HICKS
APPOINTED OFFICER
Brisbane City Council

Name of Building: PRING COURT

BUILDING UNITS PLAN NO. 11595

| Lot No. | Level | Entitlement | Current C's T. | | Lot No. | Level | Entitlement | Current C's T. | |
|-----------|-------|-------------|----------------|------|-----------|-------|-------------|----------------|------|
| | | | Vol. | Fol. | | | | Vol. | Fol. |
| 1 | A | 1 | 8292 | 168 | | | | | |
| 2 | A | 1 | | 169 | | | | | |
| 3 | A | 1 | | 170 | | | | | |
| 4 | A | 1 | | 171 | | | | | |
| 5 | A | 1 | | 172 | | | | | |
| AGGREGATE | | 5 | | | AGGREGATE | | | | |

SIGNATURE OF REGISTERED PROPRIETOR:



B. W. Hicks
B. W. HICKS
APPOINTED OFFICER
BRISBANE CITY COUNCIL

~~Shire~~
.. ~~Clerk~~
~~Town~~

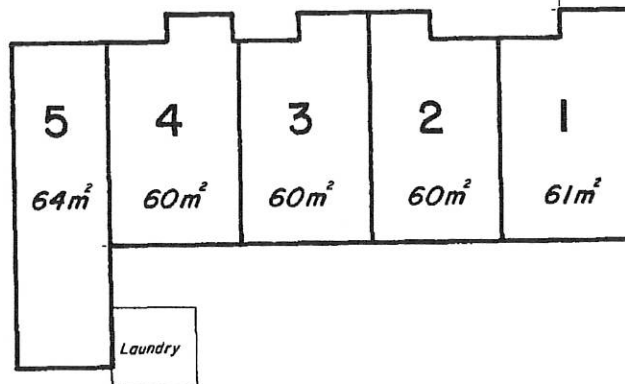
Building Units and Group Titles Act 1980 — 1988
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980
(Form 9)

Name of Building: PRING COURT

Regulation 8(1)
Sheet No. 6 of 76 Sheets

BUILDING UNITS PLAN NO. 11595

LEVEL A



Scale: 1 : 250

Floor areas are approximate only.

SIGNATURE OF REGISTERED PROPRIETOR:

B. W. Hicks
DESIGN INVESTMENTS
PTY. LTD.
A.C.N.
009 947 586
COMMON SEAL
B. W. Hicks Secretary
Director

B. W. Hicks
B. W. HICKS
APPOINTED OFFICER
BRISBANE CITY COUNCIL

Shire
City
Town

"The Oaths Acts, 1867 to 1960"
Statutory Declaration.

QUEENSLAND }
TO WIT }

I, Lindsay Lewis Hughes
of 74 Capella Street, OORPAROO
in the State of Queensland,
do solemnly and sincerely declare
that, the building situated on the property at 68 Pring Street,
TARRAGINDI was commenced prior to 1 st February 1973.

And I make this solemn declaration conscientiously believing
the same to be true, and by virtue of the provisions of "The
Oaths Acts, 1867 to 1960."

Taken and Declared before me, at Invermay
this 20th day of March 1982 JP

A Justice of the Peace.

"Oaths Act of 1867-1960"

Statutory Declaration

Sheet 7 of 7

Queensland }
To Wit }

I, / LINDSAY LAWIS HUGHES
of 74 CAPELLA STREET, COORPAROO QLD 4151

, in the State of Queensland
do solemnly and sincerely declare

that

I know with certainty that
~~to the best of my knowledge~~ the property situated at 68 Pring Street, Taragindi,
in the City of Brisbane was built prior to 1973.

18.10.91



And I make this solemn declaration conscientiously believing the same to be true,
and by virtue of the provisions of the "Oaths Act of 1867-1960".

Taken and Declared before me, at INDOOROOPILEY
this 18th day of OCTOBER 1991




A Justice of the Peace

SURVEYORS CERTIFICATE

PRING COURT

We, HEILBRONN & PARTNERS, Licensed Surveyor of 445 Upper Edward Street, Spring Hill, hereby certify that, as at the date of the signing of my Certificate in Form 2 of the Building Units and Group Titles Regulations 1980, we have physically inspected the building known as Pring Court and certify that:-

- * it conforms to the Building Units Plan as submitted herewith;
- * the Lots are numbered in accordance with the numbering on the Building Units Plan;
- * areas designated as parts of Lots (including garages) have been suitably identified and structurally divided;
- * all Lots in the building are physically connected to each other in an approved manner.

..........Licensed Surveyor/Director
.....Licensed Surveyor/Director

Dated: 4th October 1991



Payment submitted

i For security, payments to new payees may be held for 24 hours.

Paid \$110.00 to Eagle Body Corporate Management 084-846 3076 09347

Receipt no N270551012599

From Eagle Pty Ltd
064-112 1024 2290

Description Disclosure Statement

Reference 5 - 68 Pring Street Tarragindi

On Sat 05 July 2025 at 09:20 AM (Syd/Melb time)

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

[Set default account](#)