

# Seller disclosure statement

Property Law Act 2023 section 99

Form 2, Version 1 | Effective from: 1 August 2025

**WARNING TO BUYER** – This statement contains important legal and other information about the property offered for sale. You should read and satisfy yourself of the information in this statement before signing a contract. You are advised to seek legal advice before signing this form. You should not assume you can terminate the contract after signing if you are not satisfied with the information in this statement.

**WARNING** – You must be given this statement before you sign the contract for the sale of the property.

**This statement does not include information about:**

- flooding or other natural hazard history
- structural soundness of the building or pest infestation
- current or historical use of the property
- current or past building or development approvals for the property
- limits imposed by planning laws on the use of the land
- services that are or may be connected to the property
- the presence of asbestos within buildings or improvements on the property.

You are encouraged to make your own inquiries about these matters before signing a contract. You may not be able to terminate the contract if these matters are discovered after you sign

## Part 1 – Seller and property details

Seller

Property  
address  
*(referred to as the  
"property" in this  
statement)*

Lot on plan  
description

Community titles scheme or  
BUGTA scheme:

Is the property part of a community titles scheme or a BUGTA scheme:

Yes

No

If **Yes**, refer to Part 6 of this statement for  
additional information

If **No**, please disregard Part 6 of this statement as it  
does not need to be completed

## Part 2 – Title details, encumbrances and residential tenancy or rooming accommodation agreement

**Title details**

The seller gives or has given the buyer the following—

A title search for the property issued under the Land Title Act 1994 showing interests registered under that Act for the property.  Yes

A copy of the plan of survey registered for the property.  Yes

**Registered  
encumbrances**

Registered encumbrances, if any, are recorded on the title search, and may affect your use of the property. Examples include easements, statutory covenants, leases and mortgages.

You should seek legal advice about your rights and obligations before signing the contract.

<p><b>Unregistered encumbrances(excluding statutory encumbrances)</b></p>	<p>There are encumbrances not registered on the title that will continue to affect the property after settlement. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p><b>Note</b>—If the property is part of a community titles scheme or a BUGTA scheme it may be subject to and have the benefit of statutory easements that are <b>NOT</b> required to be disclosed.</p> <p><b>Unregistered lease (if applicable)</b></p> <p>If the unregistered encumbrance is an unregistered lease, the details of the agreement are as follows:</p> <p>the start and end day of the term of the lease: <input type="text"/></p> <p>the amount of rent and bond payable: <input type="text"/></p> <p>whether the lease has an option to renew: <input type="text"/></p> <p><b>Other unregistered agreement in writing (if applicable)</b></p> <p>If the unregistered encumbrance is created by an agreement in writing, and is not an unregistered lease, a copy of the agreement is <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No given, together with relevant plans, if any.</p> <p><b>Other unregistered agreement in writing (if applicable)</b></p> <p>Unregistered oral agreement (if applicable)</p> <p>If the unregistered encumbrance is created by an oral agreement, and is not an unregistered lease, the details of the agreement are as follows:</p> <div style="border: 1px solid black; height: 100px; width: 100%;"></div>
<p><b>Statutory encumbrances</b></p>	<p>There are statutory encumbrances that affect the property. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If <b>Yes</b>, the details of any statutory encumbrances are as follows:</p> <div style="border: 1px solid black; padding: 5px;"> <p>Stormwater Drain (Brisbane City Council) and any applicable statutory rights to access the Scheme to repair or maintain that infrastructure Sewerage Network Pipeline (Urban Utilities) and any applicable statutory rights to access the Scheme to repair or maintain that infrastructure See attached plan.</p> </div>
<p><b>Residential tenancy or rooming accommodation agreement</b></p>	<p>The property has been subject to a residential tenancy agreement or a rooming accommodation agreement under the Residential Tenancies and Rooming Accommodation Act 2008 during the last 12 months. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If <b>Yes</b>, when was the rent for the premises or each of the residents' rooms last increased? (Insert date of the most recent rent increase for the premises or rooms) <input type="text" value="24/04/2024"/></p> <p><b>Note</b>—Under the Residential Tenancies and Rooming Accommodation Act 2008 the rent for a residential premises may not be increased earlier than 12 months after the last rent increase for the premises.</p> <p>As the owner of the property, you may need to provide evidence of the day of the last rent increase. You should ask the seller to provide this evidence to you prior to settlement.</p>

## Part 3 – Land use, planning and environment

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

<b>Zoning</b>	The zoning of the property is (Insert zoning under the planning scheme, the Economic Development Act 2012; the Integrated Resort Development Act 1987; the Mixed Use Development Act 199; the State Development and Public Works Organisation Act 1971 or the Sanctuary Cove Resort Act 1985, as applicable): <div style="border: 1px solid black; padding: 2px;">LMR2 - Low-Medium Density Residential (2 Or 3 Storey Mix)</div>
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<b>Transport proposals and resumptions</b>	<p>There are encumbrances not registered on the title that will continue to affect the property after settlement. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>The lot is affected by a notice of intention to resume the property or any part of the property. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If <b>Yes</b>, a copy of the notice, order, proposal or correspondence must be given by the seller.</p>
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\* *Transport infrastructure* has the meaning defined in the Transport Infrastructure Act 1994. A proposal means a resolution or adoption by some official process to establish plans or options that will physically affect the property.

<b>Contamination and environmental protection</b>	<p>The property is recorded on the Environmental Management Register or the Contaminated Land Register under the Environmental Protection Act 1994. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p><b>The following notices are, or have been, given:</b></p> <p>A notice under section 408(2) of the Environmental Protection Act 1994 (for example, land is contaminated, show cause notice, requirement for site investigation, clean up notice or site management plan). <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>A notice under section 369C(2) of the Environmental Protection Act 1994 (the property is a place or business to which an environmental enforcement order applies). <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>A notice under section 347(2) of the Environmental Protection Act 1994 (the property is a place or business to which a prescribed transitional environmental program applies). <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
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<b>Trees</b>	<p>There is a tree order or application under the Neighbourhood Disputes (Dividing Fences and Trees) Act 2011 affecting the property. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If <b>Yes</b>, a copy of the order or application must be given by the seller.</p>
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<b>Heritage</b>	<p>The property is affected by the Queensland Heritage Act 1992 or is included in the World Heritage List under the Environment Protection and Biodiversity Conservation Act 1999 (Cwlth). <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
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<b>Flooding</b>	<p>Information about whether the property is affected by flooding or another natural hazard or within a natural hazard overlay can be obtained from the relevant local government and you should make your own enquires. Flood information for the property may also be available at the <a href="#">FloodCheck Queensland</a> portal or the <a href="#">Australian Flood Risk Information</a> portal.</p>
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<b>Vegetation, habitats and protected plants</b>	<p>Information about vegetation clearing, koala habitats and other restrictions on development of the land that may apply can be obtained from the relevant State government agency</p>
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## Part 4 – Buildings and structures

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

<b>Swimming pool</b>	There is a relevant pool for the property.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	If a community titles scheme or a BUGTA scheme – a shared pool is located in the scheme.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	Pool compliance certificate is given.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	OR Notice of no pool safety certificate is given.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

<b>Unlicensed building work under owner builder permit</b>	Building work was carried out on the property under an owner builder permit in the last 6 years.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	A notice under section 47 of the Queensland Building and Construction Commission Act 1991 must be given by the seller and you may be required to sign the notice and return it to the seller prior to signing the contract.		

<b>Notices and orders</b>	There is an unsatisfied show cause notice or enforcement notice under the Building Act 1975, section 246AG, 247 or 248 or under the Planning Act 2016, section 167 or 168.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	The seller has been given a notice or order, that remains in effect, from a local, State or Commonwealth government, a court or tribunal, or other competent authority, requiring work to be done or money to be spent in relation to the property.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	If <b>Yes</b> , a copy of the notice or order must be given by the seller.		

<b>Building Energy Efficiency Certificate</b>	If the property is a commercial office building of more than 1,000m <sup>2</sup> , a Building Energy Efficiency Certificate is available on the Building Energy Efficiency Register.		
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<b>Asbestos</b>	The seller does not warrant whether asbestos is present within buildings or improvements on the property. Buildings or improvements built before 1990 may contain asbestos. Asbestos containing materials (ACM) may have been used up until the early 2000s. Asbestos or ACM may become dangerous when damaged, disturbed, or deteriorating. Information about asbestos is available at the Queensland Government Asbestos Website ( <a href="http://asbestos.qld.gov.au">asbestos.qld.gov.au</a> ) including common locations of asbestos and other practical guidance for homeowners.		
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## Part 5 – Rates and services

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

<b>Rates</b>	<b>Whichever of the following applies—</b>	
	The total amount payable* for all rates and charges (without any discount) for the property as stated in the most recent rate notice is:	
	Amount	<input type="text" value="\$ 550.80"/> Date Range: <input type="text" value="01/07/2025 to 30/09/2025"/>
	Or	
	The property is currently a rates exempt lot.**	<input type="checkbox"/>
	Or	
	The property is not rates exempt but no separate assessment of rates is issued by a local government for the property	<input type="checkbox"/>

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

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

<b>Water</b>	<b>Whichever of the following applies—</b>	
	The total amount payable for all rates and charges (without any discount) for the property as stated in the most recent rate notice* is:	
	Amount	<input type="text" value="\$ 302.08"/> Date Range: <input type="text" value="19/02/2025 to 13/05/2025"/>
	Or	
	There is no separate water services notice issued for the lot; however, an estimate of the total amount payable for water services is:	
	Amount \$	<input type="text"/> Date Range: <input type="text"/>

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

## Part 6 – Community titles schemes and BUGTA schemes

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

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

<b>Body Corporate and Community Management Act 1997</b>	The property is included in a community titles scheme. (If Yes, complete the information below) <input checked="" type="checkbox"/> <b>Yes</b> <input type="checkbox"/> <b>No</b>
<b>Community Management Statement</b>	A copy of the most recent community management statement for the scheme as recorded under the Land Title Act 1994 or another Act is given to the buyer. <input checked="" type="checkbox"/> <b>Yes</b> <b>Note</b> —If the property is part of a community titles scheme, the community management statement for the scheme contains important information about the rights and obligations of owners of lots in the scheme including matters such as lot entitlements, by-laws and exclusive use areas
<b>Body Corporate Certificate</b>	A copy of a body corporate certificate for the lot under the Body Corporate and Community Management Act 1997, section 205(4) is given to the buyer. <input checked="" type="checkbox"/> <b>Yes</b> <input type="checkbox"/> <b>No</b> If <b>No</b> — An explanatory statement is given to the buyer that states: <input type="checkbox"/> <b>Yes</b> <ul style="list-style-type: none"> <li>• a copy of a body corporate certificate for the lot is not attached; and</li> <li>• the reasons under section 6 of the Property Law Regulation 2024 why the seller has not been able to obtain a copy of the body corporate certificate for the lot.</li> </ul>
<b>Statutory Warranties</b>	<b>Statutory Warranties</b> —If you enter into a contract, you will have implied warranties under the Body Corporate and Community Management Act 1997 relating to matters such as latent or patent defects in common property or body corporate assets; any actual, expected or contingent financial liabilities that are not part of the normal operating costs; and any circumstances in relation to the affairs of the body corporate that will materially prejudice you as owner of the property. There will be further disclosure about warranties in the contract.
<b>Building Units and Group Titles Act 1980</b>	<b>The property is included in a BUGTA scheme (If Yes, complete the information below)</b> Yes <input checked="" type="checkbox"/> <b>No</b>
<b>Body Corporate Certificate</b>	A copy of a body corporate certificate for the lot under the Building Units and Group Titles Act 1980, section 40AA(1) is given to the buyer.                 Yes <input type="checkbox"/> <b>No</b> If <b>No</b> — An explanatory statement is given to the buyer that states: <input type="checkbox"/> <b>Yes</b> <ul style="list-style-type: none"> <li>• a copy of a body corporate certificate for the lot is not attached; and</li> <li>• the reasons under section 7 of the Property Law Regulation 2024 why the seller has not been able to obtain a copy of the body corporate certificate for the lot.</li> </ul> <b>Note</b> —If the property is part of a BUGTA scheme, you will be subject to by-laws approved by the body corporate and other by-laws that regulate your use of the property and common property.

**Signatures – SELLER**

\_\_\_\_\_  
Signature of seller

*Client signature is placed here*



\_\_\_\_\_  
Signature of seller

\_\_\_\_\_  
This form is signed by one seller, on behalf of all sellers:  
BENJAMIN DAVID CORY

\_\_\_\_\_  
Name of seller

23 / 07 / 2025

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

**Signatures – BUYER**

\_\_\_\_\_  
Signature of buyer

\_\_\_\_\_  
Signature of buyer

\_\_\_\_\_  
Name of buyer

\_\_\_\_\_  
Name of buyer

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

CURRENT TITLE SEARCH  
QUEENSLAND TITLES REGISTRY PTY LTD

Request No: 52536407  
Search Date: 10/07/2025 12:06

Title Reference: 14798180  
Date Created: 18/08/1972

Previous Title: 14639145

REGISTERED OWNER

Dealing No: 722075698 01/11/2022

BENJAMIN DAVID CORY

ESTATE AND LAND

Estate in Fee Simple

LOT 4 BUILDING UNIT PLAN 759  
Local Government: BRISBANE CITY  
COMMUNITY MANAGEMENT STATEMENT 14324

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by  
Deed of Grant No. 19501171 (POR 106)

ADMINISTRATIVE ADVICES - NIL  
UNREGISTERED DEALINGS - NIL

\*\* End of Current Title Search \*\*

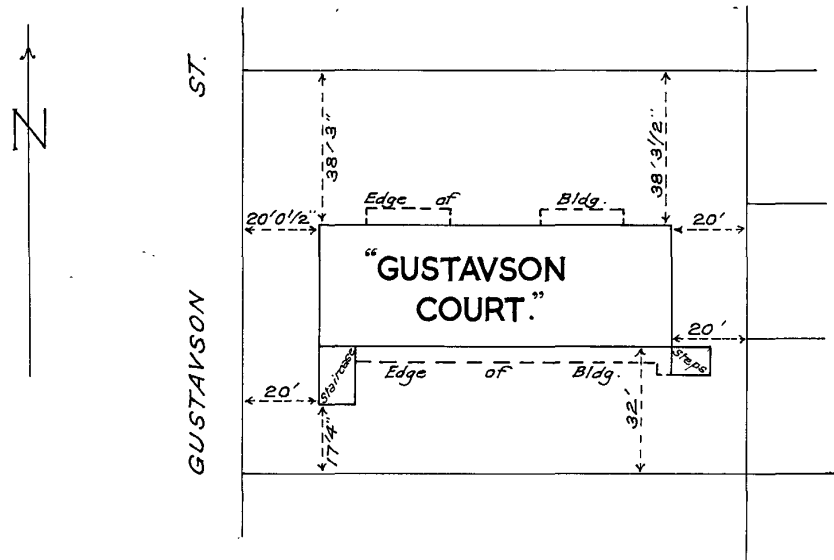
COPYRIGHT QUEENSLAND TITLES REGISTRY PTY LTD [2025]  
Requested By: D-ENQ INFOTRACK PTY LIMITED



2

Name of Building Units - (Form 1)  
"GUSTAVSON COURT"  
BUILDING UNITS PLAN NO. 759  
Regulation 5(a)  
Sheet 1 of 7 Sheets

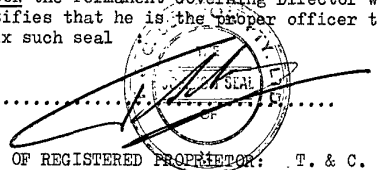
Controlled and Certified  
R.P. 150/188 & C.C. 180



Scale 30' = 1"

SIGNATURE OF REGISTERED PROPRIETOR:

Given under the Common Seal of T&C. SCHOON PTY. LTD., by the authority of a resolution of Directors and under the hand of THOMAS SCHOON the Permanent Governing Director who certifies that he is the proper officer to affix such seal



NAME OF REGISTERED PROPRIETOR: T. & C. Schoon Pty. Ltd.

ADDRESS : Pozieres Street, Holland Park

DESCRIPTION OF PARCEL: Lot 3 on Registered Plan No. 130188

COUNTY : Stanley

PARISH : Yeerongpilly

CITY : Brisbane

REFERENCE TO TITLE : CT.

Building Units Plan No. 759 Registered this 9th day of August 1972

Registrar of Titles

Volume: 4639 Folio: 145

NAME OF BODY CORPORATE: The Proprietor "Gustavson Court"  
BUILDING UNITS PLAN NO. 759

ADDRESS AT WHICH DOCUMENTS BE SERVED: Pozieres Street, Holland Park

DEPUTY TOWN CLERK:

Office Reference Only.

E257323

14247

RECEIVED  
REG. OF TITLES  
\$19  
JUL 25 11 11 AM '72



BUP759


CMS14324

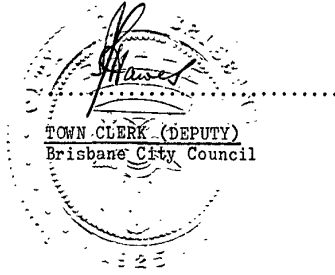


BUILDING UNITS PLAN NO. *750*

I, James Venning Lawson of Brisbane, Authorised Surveyor under the "Land Surveyor's 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 28th DAY OF April 1972

  
.....  
J.V. LAWSON  
Authorised Surveyor

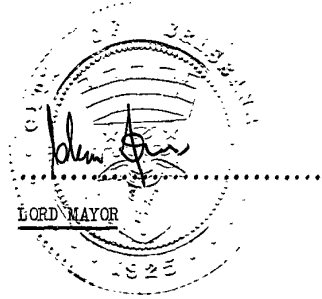
  
.....  
TOWN CLERK (DEPUTY)  
Brisbane City Council

BUILDING UNITS PLAN NO. 759

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, 1924 to 1960" and "The City of Brisbane Town Planning Acts, 1964 to 1967" have complied with in regard to the subdivision.

Seal

BRISBANE CITY COUNCIL



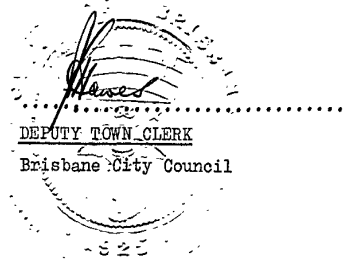
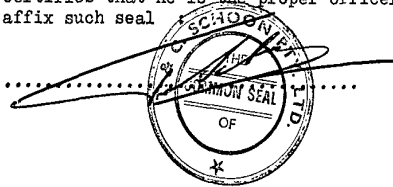
759

SCHEDULE OF UNIT ENTITLEMENT AND REFERENCE TO  
CURRENT CERTIFICATE OF TITLE

Unit No.	Level	Entitlement	Current Volume	C.T.'s Folio
1	A & B	1	4798	177
2	A & B	1	4798	178
3	A & B	1	4798	179
4	A & B	1	4798	180
5	A & C	1	4798	181
6	A & C	1	4798	182
7	A & C	1	4798	183
8	A & C	1	4798	184
		8		

SIGNATURE OF REGISTERED PROPRIETOR:

Given under the Common Seal of T.C. SCHOON  
PTY. LTD. by the authority of a resolution  
of Directors and under the hand of THOMAS  
SCHOON the Permanent Governing Director who  
certifies that he is the proper officer to  
affix such seal



750

— LEVEL A —

1	2	6	3	7	4	8
315 Sq. Ft.						
5 (Pt. of)	(Pt. of)	(Pt. of)	(Pt. of)	(Pt. of)	(Pt. of)	(Pt. of)
(Pt. of)						
315 Sq. Ft.	315 Sq. Ft.	320 Sq. Ft.	330 Sq. Ft.	315 Sq. Ft.	315 Sq. Ft.	330 Sq. Ft.
Staircase						Steps

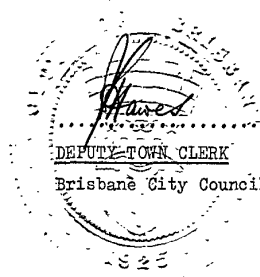
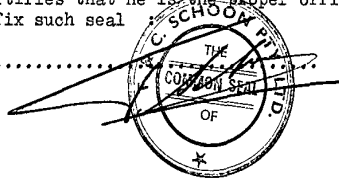
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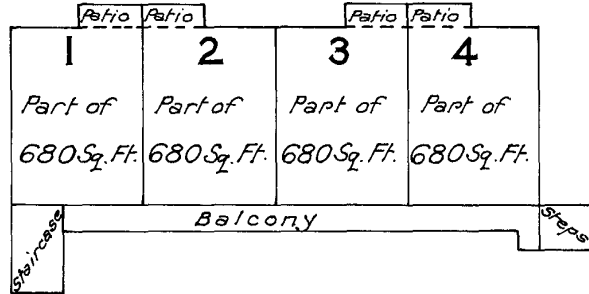
Floor areas are approximate only.

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SCHOON the Permanent Governing Director who  
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— LEVEL B. —

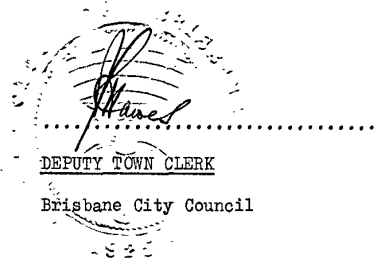
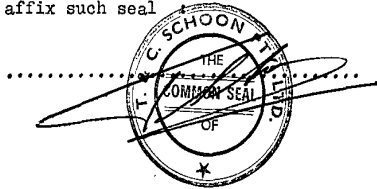


— Scale 20' = 1" —

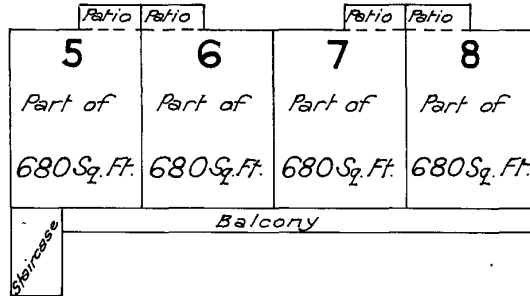
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 of Directors and under the hand of THOMAS }  
 SCHOON the Permanent Governing Director who }  
 certifies that he is the proper officer to }  
 affix such seal



— LEVEL C. —

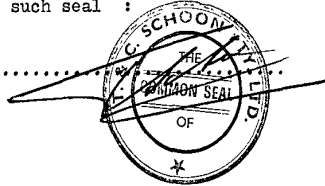


— Scale 20' = 1" —

Floor areas are approximate only.

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PTY. LTD., by the authority of a resolution  
of Directors and under the hand of THOMAS  
SCHOON the Permanent Governing Director who  
certifies that he is the proper officer to  
affix such seal :



*[Signature]*  
DEPUTY TOWN CLERK  
Brisbane City Council

QUEENSLAND TITLES REGISTRY  
Land Title Act 1994, Land Act 1994

**GENERAL REQUEST**

**FORM 14** Version 4  
Page 1 of 12

**724003233**  
EC 470 \$113.04  
17/04/2025 14:44:16

g Number

**OFFICE USE ONLY**

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

Client No: 1052167  
Transaction No: \_\_\_\_\_  
Duty Paid \$ \_\_\_\_\_  
UTI \$ \_\_\_\_\_  
Signed \_\_\_\_\_ Date \_\_\_\_/\_\_\_\_/\_\_\_\_

Duty Imprint

Duties Act 2001

Exempt

**1. Nature of request**

REQUEST TO RECORD NEW COMMUNITY MANAGEMENT STATEMENT FOR GUSTAVSON COURT COMMUNITY TITLES SCHEME 14324

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

MAHONEYS  
GPO Box 3311  
Brisbane Qld 4001  
E-mail: info@mahoneys.com.au  
Tel: 07 3007 3777 Ref: 33176

**Lodger Code**

BE 2763

**2. Lot on Plan Description**

COMMON PROPERTY OF GUSTAVSON COURT COMMUNITY TITLES SCHEME 14324

**Title Reference**

19200759

**3. Registered Proprietor/State Lessee**

BODY CORPORATE FOR GUSTAVSON COURT COMMUNITY TITLES SCHEME 14324

**4. Interest**

NOT APPLICABLE

**5. Applicant**

BODY CORPORATE FOR GUSTAVSON COURT COMMUNITY TITLES SCHEME 14324

**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 Gustavson Court Community Title Scheme 14324.

**7. Execution by applicant**

*Jovith Leonard*  
Secretary/Treasurer  
Body Corporate for Gustavson Court Community Titles Scheme 14324

11/14/2025  
Execution Date

*[Signature]*  
Applicant's or Solicitor's Signature

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



**14324**

TO BE COMPLETED WITH:

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

A NEW CMS MUST BE LODGED WITHIN THREE (3) MONTHS OF THE DATE OF CONSENT BY THE BODY CORPORATE

*Office use only*  
CMS LABEL NUMBER

**This statement incorporates and must include the following:**

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

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<b>1. Name (including number) of CTS</b> Gustavson Court Community Titles Scheme 14324	<b>2. Regulation module</b> Standard Module
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**3. Name of body corporate**  
Body Corporate for Gustavson Court Community Titles Scheme 14324

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**4. Scheme Land**

Lot on Plan Description	Title Reference
Common Property of Gustavson Court Community Titles Scheme 14324	19200759
Lot 1 on BUP 759	14798177
Lot 2 on BUP 759	14798178
Lot 3 on BUP 759	14798179
Lot 4 on BUP 759	14798180
Lot 5 on BUP 759	14798181
Lot 6 on BUP 759	14798182
Lot 7 on BUP 759	14798183
Lot 8 on BUP 759	14798184

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<b>5. Name and address of original owner</b> NOT APPLICABLE	<b>6. Reference to plan lodged with this statement (if applicable)</b> NOT APPLICABLE
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**7. New CMS exemption to planning body community management statement notation (if applicable\*)**  
Insert exemption clause (if no exemption – insert 'N/A' or 'not applicable')  
Not applicable pursuant to section 60(6) of the *Body Corporate and Community Management Act 1997*

\*If there is no exemption, a Form 18C must be deposited with the Request to record the CMS.

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**8. Consent of body corporate**

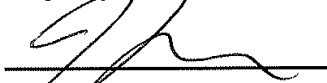
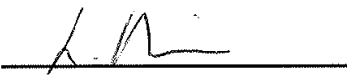
**See Form 20 – BCCM Execution**

**Privacy Statement**

Collection of information from this form is authorised by legislation and is used to maintain publicly searchable records. For more information see the Titles Queensland website.

<b>1. Community Titles Scheme (CTS) Name</b>	<b>CTS Number</b>
Gustavson Court Community Titles Scheme	14324
<b>2. Module Type of BCCM Scheme</b>	<b>Instrument being executed (using this certificate)</b>
Standard Module	New CMS

**3. Execution by the Body Corporate for the above Scheme\***

Signature		Signature	
Signer Name	Judith Leonard	Signer Name	Luke Nixon
Signer Authority	Treasurer/Secretary	Signer Authority	Chair Person President
Entity (if applicable)		Entity (if applicable)	
Execution Date	11/4/2025	Execution Date	11/4/2025

\*By executing above the Body Corporate confirms it is in compliance with Section 96 of the *Body Corporate and Community Management Act 1997*.

**When this Form should be used:**

This form should be used for the execution by a Body Corporate of any Titles Instrument other than a Form 14.

**Guidance**

Please refer to Parts [45-2060] to [45-2081] of the Land Title Practice Manual for guidance on completion and execution of this form and refer to Part 45 generally for further guidance on titles instruments involving Community Titles Schemes. Some brief guidance on the completion of Item 3 has been included below for the quick reference of those who are already familiar with executions of titles instruments by a Body Corporate.

**Signer Authority Guidance:**

**Representative of a Registered Owner** means a natural person (individual) whose name is recorded on the body corporate's roll as the representative of the registered owner of a lot that is included in the scheme – Refer to Part [45-2070-1] of the Land Title Practice Manual.

**Registered Owner – Individual** means a natural person (individual) who is the registered owner of a lot that is included in the scheme. If a lot is owned by 2 or more people, it is acceptable for only one of the registered owners to sign the relevant certificate – Refer to Part [45-2070-2] of the Land Title Practice Manual.

**Registered Owner - Corporation** means the officeholder of the position of 'Director' or 'Secretary' for the corporate entity that is the registered owner of the lot. It is acceptable for only one office holder (Director or Secretary) of a Corporate Entity to execute on behalf of the Corporation in this instance, as by doing so they confirm they are signing as Agent on behalf of the Corporation and hold the requisite authority to do so – Refer to Part [45-2070-4] of the Land Title Practice Manual. The name and A.C.N of the corporation must be included in the 'Entity' field.

**Body Corporate Manager under Chapter 3, Part 5** means a Body Corporate Manager appointed under Chapter 3, Part 5 of the respective Module Regulations to perform the functions of the body corporate committee. This is applicable only to Standard Module, Small Schemes Module and Accommodation Modules. This type of body corporate manager should not be confused with the more common type of body corporate manager that assists with the administration of the body corporate - Refer to Part [45-2070-5] of the Land Title Practice Manual.

**Person specified as Signatory in the Body Corporate resolution authorising the transaction** means the person identified (by name) and specifically authorised in the body corporate resolution, as the person who should execute the instrument. By signing in this way, the person signing confirms that they are one and the same person as is specified in the resolution to sign the instrument and that they have the authority to sign it. A copy of the resolution is not required to be deposited with this form to confirm this authority – Refer to Part [45-2060] of the Land Title Practice Manual.

**Constructing Authority - Authorised Officer** means the officer for the Constructing Authority that is authorised to execute on behalf of the Body Corporate pursuant to Section 12A of the *Acquisition of Land Act 1967* and Section 51 or 51A of the *Body Corporate and Community Management Act 1997*. The name of the Authorised Officer must be completed in the 'Signer Name' field, and the name of the Constructing Authority e.g. 'Department of Transport and Main Roads' must be entered into the 'Entity' section – Refer to Part [45-2068] of the Land Title Practice Manual.

**SCHEDULE A SCHEDULE OF LOT ENTITLEMENTS**

Lot on Plan	Contribution	Interest
Lot 1 on BUP 759	1	1
Lot 2 on BUP 759	1	1
Lot 3 on BUP 759	1	1
Lot 4 on BUP 759	1	1
Lot 5 on BUP 759	1	1
Lot 6 on BUP 759	1	1
Lot 7 on BUP 759	1	1
Lot 8 on BUP 759	1	1
<b>TOTALS</b>	<b>8</b>	<b>8</b>

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

Not applicable.

**SCHEDULE C BY-LAWS**

## Administrative by-laws

### 1 Definitions and interpretation

1.1 In these by-laws the following terms have the meanings ascribed to them unless the context otherwise requires:

Term	Assigned meaning
<b>Act</b>	the <i>Body Corporate Community Management Act 1997</i> (Qld).
<b>Alter</b>	the erection of a building, a structural change or a non-structural change of any kind, the carrying out of any works or the causing of any damage.
<b>Approved Booking</b>	a booking request by an Owner or Occupier that is approved in writing by the Body Corporate. The Body Corporate may impose conditions of any approval under an Approved Booking, which may include, but are not limited to, timeframes of use, condition of Common Property upon the end of the booking and requiring measures to avoid Unreasonable Noise.
<b>Body Corporate</b>	the body corporate established upon the registration of the Scheme.
<b>Charging Equipment</b>	any device, infrastructure or equipment used for the purposes of charging, or re-charging, an Electric Vehicle including, but not limited to, a charging station or a mobile trickle charger which may be connected to a power outlet.
<b>Common Property</b>	Scheme Land that is not included in a Lot.
<b>Electric Vehicle</b>	any Motor Vehicle which employs, as a means of propulsion, electronic current, whether alone or in combination with an internal combustion engine which is charged from a source external to the Electric Vehicle.

<b>Hard Flooring</b>	means timber, tiles, vinyl, marble or any other equivalent material.
<b>Letting Agent</b>	a person conducting the business of acting as agent of an Owner for securing, negotiating or enforcing leases or occupancies for a Lot.
<b>Lot</b>	a lot in the Scheme.
<b>Occupier</b>	any person that occupies a Lot, including an Owner if the Owner occupies a Lot.
<b>Owner</b>	an owner of a Lot.
<b>Prescribed Area</b>	means a floor area that is situated directly above a habitable area (which does not include common property recreation areas, kitchens or bathrooms).
<b>Scheme</b>	the scheme identified in this community management statement.
<b>Scheme Land</b>	a Lot or Common Property within the Scheme.
<b>Smoke</b>	to have control over an ignited smoking product or inhale through a personal vaporiser or hookah.
<b>Unreasonable Noise</b>	noise that creates a nuisance, hazard or interferes unreasonably with the use or enjoyment of a Lot or the Common Property.
<b>Vehicle</b>	cars, motorbikes, scooters, trucks, bicycles, boats, trailers, caravans, camper vans, mobile homes, golf buggies, segways, skateboards, rollerblades or any other equivalent means of transportation.
<b>Visitor</b>	a person invited onto Scheme Land by an Owner, Occupier or Visitor.

1.2 In the interpretation of these by-laws unless the context otherwise requires:

- (a) words and expressions defined in clause 1.1 or elsewhere have the meaning ascribed to them;
- (b) terms not defined in clause 1.1 or elsewhere but which are defined in the Act have the meanings given to them in the Act;
- (c) where a word or phrase is given a particular meaning, other parts of speech and grammatical forms of that word or phrase have corresponding meanings;
- (d) clause headings are inserted for convenience only and are not to be used in the interpretation or construction of these by-Laws;
- (e) words importing any gender include all other genders;
- (f) words importing the singular include the plural and vice versa;
- (g) a reference to a clause is a reference to a clause of these by-laws;
- (h) a reference to a person is to be construed as a reference to an individual, body corporate, unincorporated association, partnership, joint venture or government body;
- (i) a reference to anything (including, but not limited to, any right) includes a part of that thing but nothing in this clause implies that performance of part of an obligation constitutes performance of the obligation;
- (j) a reference to a statute, regulation, proclamation, ordinance, standard, or by-law includes all statutes, regulations, proclamations, ordinances, standards or by-laws varying, consolidating or replacing it, and a reference to a statute includes all regulations, proclamations, ordinances and by-laws issued under that statute;

- (k) where these by-laws say that something can or must be done by the Body Corporate then that thing may be done by the Committee unless there is a legal restriction on the Committee doing so;
- (l) all by-laws must be constructed so as to be valid, legal and enforceable in all respects. If any by-law is illegal, invalid or unenforceable it is to be read down to such extent as may be necessary to ensure that it is legal, valid, or enforceable as may be reasonable in the circumstances so as to give valid operation of a partial character. If any such by-law cannot be read down, it is deemed void and severed and the remaining by-laws are not in any way affected or impaired;
- (m) these by-laws must be read in conjunction with the Owner's and Occupier's obligations under the Act.

## 2 Applicability to visitors

- 2.1 Occupiers must take reasonable steps to ensure that their Visitors comply with these by-laws on the basis that the by-laws apply to Visitors to the extent that the by-laws apply to the Occupier.

## 3 Occupier details

- 3.1 Owners must provide the Body Corporate with the name and service address of any Occupier and Letting Agent for their Lot.

## Regulating conduct and interferences

### 4 Nuisances

#### 4.1 Owners and Occupiers must:

- (a) not use or permit the use of a Lot or the Common Property in a way that:
  - (i) causes a nuisance;
  - (ii) causes a hazard;
  - (iii) interferes unreasonably with the use or enjoyment of another Lot or the Common Property;
- (b) communicate with the Body Corporate, Body Corporate Contractors, Owners or Occupiers in a way that is reasonable; and
- (c) ensure that when the Lot is used, sufficient floor coverings are installed in the Lot to prevent the transmission of Unreasonable Noise from the Lot.

### 5 Smoking

#### 5.1 Owners and Occupiers must not Smoke on Scheme Land unless the smoking is in:

- (a) an inside area forming part of their lot or exclusive use area; and
- (b) a way that does not cause a nuisance, hazard or unreasonable interference with another person's use and enjoyment of the common property or a Lot.

### 6 Parking and Vehicles

#### 6.1 An Owner, Occupier or Visitor must not, without the written approval of the Body Corporate:

- (a) use a Vehicle in a way which creates a hazard; or
- (b) park a Vehicle on the Common Property except if the parking is:

- (i) by a Visitor in a designated visitor car park; or
  - (ii) authorised in an exclusive use by-law.
- 6.2 An Owner or Occupier must provide to the Body Corporate the details of any Vehicles used by an Owner or Occupier on scheme land, including the registration number of the Vehicle.
- 6.3 A Visitor who parks in the designated visitor car park must display a notice on its Vehicle which includes:
- (a) the Visitor's contact details, including a phone number, email and postal address; and
  - (b) the full name and lot number of the Owner or Occupier who the Visitor is visiting.

*Note - an Owner or Occupier's Vehicle can be towed from the Common Property if parked in contravention of these by-laws without the Body Corporate being first required to send a contravention notice or make a dispute resolution application.*

## 7 Works

### Requirement for approval

- 7.1 An Owner or Occupier must not, without the written approval of the Body Corporate, Alter:
- (a) the Common Property;
  - (b) their Lot unless the works are of a cosmetic nature that:
    - (i) does not affect another Lot or the Common Property; or
    - (ii) cannot be seen from another Lot or the Common Property; or
  - (c) any part of Scheme Land to install any Charging Equipment.
- 7.2 An Owner or Occupier must not, without the written approval of the Body Corporate, charge an Electric Vehicle within Scheme Land.

### Conditions of approval

- 7.3 The Body Corporate may impose conditions of any approval under this by-law, which may include, but are not limited to:
- (a) the improvement must be substantially in accordance with the plans and specifications provided to the Body Corporate detailing the way the Owner or Occupier is to Alter the Lot or Common Property;
  - (b) the Owner or Occupier must ensure that any trade waste, debris, rubbish or dirt is promptly removed from Scheme land;
  - (c) the Owner or Occupier must provide at least 3 days' written notice to the Body Corporate of any works which may generate noise including, but not limited to, the use of power tools and hammering;
  - (d) the way that the Owner or Occupier Alters the Lot or Common Property is:
    - (i) carried out by suitably qualified persons in accordance with any building requirements;
    - (ii) carried out as soon as reasonably practicable;
    - (iii) carried out in a way that does not cause a nuisance or unreasonable interference with Occupiers of other lots;
    - (iv) carried out only between the hours of 7:00am to 10:00pm on Monday to Friday, and 8:00am to 10:00pm on Saturday, Sunday and public holidays;

- (v) suitably insured; and
- (e) the owner of the Lot must maintain any works in a good and structurally sound condition.

#### Electric Vehicles

- 7.4 The Body Corporate may impose a condition of approval under this by-law relating to the installation of Charging Equipment or charging of an Electric Vehicle including, but not limited to:
- (a) an Owner or Occupier must arrange, in a manner approved by the Body Corporate, for the installation of a separate meter for the purposes of measuring the electricity consumed by the Charging Equipment;
  - (b) an Owner or Occupier must not connect the Charging Equipment to the common property electricity supply;
  - (c) an Owner or Occupier must obtain and provide to the Body Corporate:
    - (i) a report from a suitably qualified fire engineer which confirms:
      - A. the fire prevention mechanisms which should be implemented with respect to the Charging Equipment (**Mechanisms**); and
      - B. that the Charging Equipment:
        - B(1) incorporates the Mechanisms; and
        - B(2) does not pose an unacceptable fire risk to the building.
    - (ii) confirmation from the Body Corporate's insurance provider that the Charging Equipment does not affect the Body Corporate's insurance policies;
    - (iii) a report from a suitably qualified energy consultant which confirms that the infrastructure at the Scheme has the capacity to service the Charging Equipment. If not, the Owner or Occupier must upgrade the infrastructure to ensure that there is capacity to service the Charging Equipment; and
    - (iv) a certificate from a suitably qualified electrician that the installation and proposed use of the Charging Equipment complies with all applicable standards and regulations;
  - (d) an Owner or Occupier must Alter the Charging Equipment at the request of the Body Corporate, if it is required to more equitably provide for the provision of Charging Equipment to other Owners and Occupiers;
  - (e) an Owner or Occupier must carry suitable insurance with respect to any damage that may be caused by the Charging Equipment or Electric Vehicle and provide copies of any policies to the Body Corporate upon request;
  - (f) an Owner or Occupier must comply with any requests from the Body Corporate's insurer or Body Corporate in relation to the use of the Charging Equipment or Electric Vehicle; and
  - (g) the Charging Equipment or Electric Vehicle must be kept in good condition and, if the Electric Vehicle is involved in a motor vehicle accident, an Owner or Occupier must have the Electric Vehicle inspected by a suitably qualified contractor to confirm that the Electric Vehicle has not sustained any damage which may make the Electric Vehicle volatile or pose a danger to the building.

#### Hard Flooring

- 7.5 The Body Corporate may impose a condition of approval under this by-law relating to the installation of Hard Flooring in a Prescribed Area including, but not limited to:
- (a) prior to the installation of the Hard Flooring, the Owner must obtain advice from a recognised acoustic consulting company which considers (**Initial Advice**):

- (i) suitable floor treatments to ensure that any Hard Flooring does not cause an unreasonable interference or nuisance to another Occupier (**Installation Requirements**); and
  - (ii) the level of floor impact isolation rating required to ensure the Hard Flooring does not cause an unreasonable interference or nuisance to another Occupier (**Minimum Standard**); and
  - (iii) the current level of floor impact isolation rating for the floor (**Current Standard**);
- (b) the Owner must provide the Body Corporate a copy of the Initial Advice;
- (c) the Owner must ensure that any Hard Flooring is installed with materials so as not to cause an unreasonable interference or nuisance to another Occupier and include the Installation Requirements;
- (d) any Hard Flooring must meet the following requirements after the Hard Flooring is installed (**Required Standard**):
- (i) for areas where Hard Flooring already exists - a floor impact isolation rating of at least the greater of:
    - (A) the Minimum Standard; or
    - (B) the Current Standard; or
  - (ii) for areas where Hard Flooring does not presently exist – a floor impact isolation rating of at least the Minimum Standard; and
- (e) upon completion of the Hard Flooring installation:
- (i) the Hard Flooring shall be further tested to ensure that Required Standard has been met (**Final Test**); and
  - (ii) the Owner must provide the Body Corporate the results of the Final Test.

## 8 External appearance

- 8.1 The Owner or Occupier of a Lot must not, without the Body Corporate's written approval, do anything which changes the external appearance of the Lot which is visible from another Lot, the Common Property or from outside the Scheme.

*For example - the erection of external blinds or awnings, the enclosure of a patio or balcony, the erection of aerials or satellite dishes and the installation of an air-conditioning unit, the placement of washing, clothes, signs or advertisements.*

## 9 Use of Lots

- 9.1 An Owner or Occupier must not, without the written approval of the Body Corporate, use their Lot for anything other than the purpose that the Lot was designed for.

## 10 Obstruction

- 10.1 An Owner or Occupier must not, without the written approval of the Body Corporate:
- (a) obstruct the Common Property;
  - (b) place items on, or use for storage, the Common Property;
  - (c) exclusively use the Common Property without an authorising exclusive use by-law.



## 11 Auctions

- 11.1 An Owner must not, without the written approval of the Body Corporate, carry out an auction on their Lot or the Common Property.

## 12 Garage sale

- 12.1 An Occupier must not, without the written approval of the Body Corporate, carry out a garage sale on their Lot or the Common Property.

## 13 Body Corporate contractors

- 13.1 An Owner or Occupier must not, without the written approval of the Body Corporate, provide instructions to contractors of the Body Corporate.

## 14 Animals

### Requirement for approval

- 14.1 An Owner or Occupier must not, without the written approval of the Body Corporate, bring or keep an animal in their Lot or the Common Property.

### Conditions of approval

- 14.2 The Body Corporate may impose conditions of any approval under this by-law, which may include, but are not limited to:
- (a) the Owner or Occupier must ensure that when passing through Common Property, the animal is suitably restrained or carried;
  - (b) the Owner or Occupier must ensure that, if an animal is taken into a lift:
    - (i) the lift is empty; or
    - (ii) if the lift is not empty – the occupants consent to the animal traveling in the lift is obtained.
  - (c) the animal must be registered with the council, if the animal is a type that allows council registration;
  - (d) the animal is kept within the Lot and not allowed to roam the Common Property;
  - (e) the Owner or Occupier must immediately pick up and dispose of any animal waste left on the Common Property;
  - (f) the animal must be well-groomed and free from fleas and parasites;
  - (g) the animal must carry an identification tag with the Owner or Occupier's details.

## 15 Waste

- 15.1 An Owner or Occupier must not, without the written approval of the Body Corporate:
- (a) leave waste on the Common Property other than in a designated waste bin designed for keeping the type of waste being disposed of;
  - (b) overfill a designated waste bin; or
  - (c) dispose of waste in a way which is not adequately bagged.
- 15.2 An Owner or Occupier must place their waste bin at the nominated collection point on waste collection day and promptly return their waste bin, within 24 hours' of collection, to the designated waste bin storage area.

16 Letterbox

16.1 An Owner or Occupier must not, without the written approval of the:

- (a) Body Corporate, use or interfere with a letterbox designated for the Body Corporate; or
- (b) other relevant Lot Occupier, use or interfere with a letterbox designated for another Lot.

17 Access keys

17.1 An Owner or Occupier must not, without the written approval of the Body Corporate:

- (a) interfere, tamper or copy an access key for the Common Property or a Lot; or
- (b) use an access key for which they are not authorised to use.

18 Restricted areas

18.1 An Owner or Occupier must not, without the written approval of the Body Corporate, access an area that has been restricted by the Body Corporate.

19 Use of utility infrastructure

19.1 An Owner or Occupier shall not, without the prior approval of the Body Corporate, use or interfere with any utility infrastructure.

*For example - electrical outlets for purposes associated with the charging of electric Vehicles.*

<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.



10 July 2025

GUSTAVSON COURT CTS 14324  
Not registered for GST

ABN: 86 227 559 203

Benjamin David Cory  
Vermont  
1019 Warwick Killarney Road  
Murrays Bridge Qld 4370

Ref

Re	Lot	4	GUSTAVSON COURT CTS 14324
Fee	93.75		Paid

Please find enclosed Body Corporate Information Certificate pursuant to Section 162(3) of the Body Corporate and Community Management Act 1997.

Before settlement please go to [www.stratamax.com.au/cert](http://www.stratamax.com.au/cert) and enter your Access ID provided to obtain an update on the figures contained in the attached certificate.

Your Access ID: 14324 EAGLE 462613.

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.

Should you require any further information please contact our office.

Your faithfully,  
Body Corporate Manager

For the Secretary

**BCCM****Form 13****Body corporate information certificate***Body Corporate and Community Management Act 1997*

NOTES: THIS FORM IS FOR PARTICULAR INFORMATION ABOUT A LOT INCLUDED IN A SCHEME FOR WHICH ANY OF THE FOLLOWING REGULATIONS APPLY:

- | *Body Corporate and Community Management (Standard Module) Regulation 2008*
  - | *Body Corporate and Community Management (Accommodation Module) Regulation 2008*
  - | *Body Corporate and Community Management (Commercial Module) Regulation 2008*
  - | *Body Corporate and Community Management (Small Schemes Module) Regulation 2008*
- For a scheme regulated under the *Body Corporate and Community Management (Specified Two-Lot Schemes Module) Regulation 2011*, refer to BCCM Form 26 - Body Corporate Information Certificate (Specified Two-Lot Scheme).

**Part A**

This certificate sets out the amounts payable to the body corporate in the body corporate's current financial year, including any amounts due but unpaid, in respect of the following lot:

Name of Scheme **GUSTAVSON COURT** CMS No. **14324**  
 Lot No. **4** Plan No. **759** Type **BUILDING FORMAT PLAN**

*Section 205(5)* of the Act provides that the person obtaining this certificate may rely on it against the body corporate as conclusive evidence of the matters stated, except for errors reasonably apparent. The legislation provides that a new owner becomes jointly and severally liable for any contribution, instalment, penalty or other amount payable to the body corporate that is due but unpaid when they become the owner.

**Section 1 - Annual contributions**

Provide details of all annual contributions including the periods each instalment covers, the due dates and any discounts.

Description of amounts payable by owner to the *Administrative Fund*

Period	Amount	Due date	Date paid	Discount	If paid by	Date of notice
01/10/24 to 31/03/25	1,125.00	01/10/24	26/09/24	0.00	01/10/24	28/08/24
01/04/25 to 30/09/25	920.45	01/04/25	17/03/25	0.00	01/04/25	26/02/25
01/10/25****31/03/26	1,022.73	01/10/25		0.00	01/10/25	

Provide details of the percentage of any penalty applying to overdue contributions.

Monthly penalty on overdue contributions: **2.50%**

Total annual contributions	<b>\$2,045.45</b>	Number of instalments/year	<b>2</b>	Total amount overdue	<b>Nil</b>
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Amount Unpaid including amounts billed not yet due **\$0.00**Description of amounts payable by owner to the *Sinking Fund*

Period	Amount	Due date	Date paid	Discount	If paid by	Date of notice
01/10/24 to 31/03/25	750.00	01/10/24	26/09/24	0.00	01/10/24	28/08/24
01/04/25 to 30/09/25	613.64	01/04/25	17/03/25	0.00	01/04/25	26/02/25
01/10/25****31/03/26	681.82	01/10/25		0.00	01/10/25	

Monthly penalty on overdue contributions: **2.50%**

Total annual contributions	<b>\$1,363.64</b>	Number of instalments/year	<b>2</b>	Total amount overdue	<b>\$0.00</b>
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Amount Unpaid including amounts billed not yet due **\$0.00**

## Section 2 - Special contributions

Provide details of any special contributions including any percentage of any penalty applying to overdue contributions.

### Administrative Fund

Description	Amount	Due date	Date paid	Discount	If paid by	Date of notice
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Monthly penalty on overdue contributions: **2.50%** Amount Overdue **Nil**  
 Amount Unpaid including amounts billed not yet due **\$0.00**

### Sinking Fund

Description	Amount	Due date	Date paid	Discount	If paid by	Date of notice
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Monthly penalty on overdue contributions: **2.50 %** Amount Overdue **Nil**  
 Amount Unpaid including amounts billed not yet due **Nil**

## Section 3 (a) - Other Contributions

Fund	Period	Amount	Due date	Date paid	Discount	If paid by	Date of notice
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## Section 3 (b) - Other amounts payable to the body corporate

Purpose	Fund	Amount	Due date	Amount
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## Section 4 - Summary of amounts due but unpaid

Annual contributions		<b>Nil</b>
Special contributions		<b>Nil</b>
Other contributions		<b>Nil</b>
Other payments		<b>Nil</b>
Penalties		<b>Nil</b>
Total amount overdue	(Total Amount Unpaid including not yet due \$0.00)	<b>Nil</b>

## Part B

Regulation Module applying to this scheme: **Standard**

List all body corporate assets required to be recorded by the body corporate:

**There are no assets required to be recorded.**

Give details of any improvements effected to the common property which are for the benefit of the lot and which the owner must maintain, including the authorisation of the body corporate.

Date	Description	Conditions
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Dated: **10/07/2025**

### IMPORTANT NOTES THAT FORM PART OF THIS CERTIFICATE

Periods marked with \*\*\*\* are not included in Annual Contributions total or Number of Instalments. They may also be subject to ratification at the next General Meeting. Amount overdue in credit indicates payment made before due date.

Amounts overdue are calculated for payment to the body corporate as at the date of the certificate. Amounts due pursuant to any proposed settlement may vary as a result of additional contributions becoming due, interest penalties and other amounts charged to the lot which may include legal costs and utility or other charges. If payment is not received by the body corporate before the end of the current month additional penalties will be charged at the rate noted in the certificate if applicable. Please note that payment must be in the body corporate bank account to avoid penalty.

# CONTRACTS REGISTER

## GUSTAVSON COURT CTS 14324

Contractor Name and Address <b>Eagle Body Corporate</b>  <b>206 Logan Road</b> <b>Woolloongabba QLD 4102</b>	Details of Duties <b>Administration</b>	Delegated Powers <b>As per contract</b>	Basis of Remuneration <b>\$186.68 per lot per annum including GST together with fixed disbursements of \$41.62 per lot per annum including GST</b>
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No	<b>01/02/24</b> <b>3 Year</b> <b>Fixed</b> <b>Y</b>	Termination Date Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	Finance

Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No		Termination Date Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	Finance

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Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No		Termination Date Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	Finance



# GUSTAVSON COURT CTS 14324

ABN 86 227 559 203

## STATEMENT

Benjamin David Cory  
Vermont  
1019 Warwick Killarney Road  
Murrays Bridge Qld 4370

Transfer Date:  
14/02/22

Statement Period			
01 Nov 23 to 10 Jul 25			
A/c No	4	Lot No	4
Page Number	1 of 1	Unit No	

Date	Type	Details	Reference	Debit	Credit	Balance
		Brought forward				0.00
27/02/24	Administrative Fund	01/04/24 To 30/09/24	I0000971	1,425.00		1,425.00
27/02/24	Sinking Fund	01/04/24 To 30/09/24	I0000979	750.00		2,175.00
03/04/24	Receipt	Administrative Fund	R0000525		1,425.00	750.00
03/04/24	Receipt	Sinking Fund	RA000525		750.00	0.00
28/08/24	Administrative Fund	01/10/24 To 31/03/25	I0000987	1,125.00		1,125.00
28/08/24	Sinking Fund	01/10/24 To 31/03/25	I0000995	750.00		1,875.00
26/09/24	Receipt	Administrative Fund	R0000527		1,125.00	750.00
26/09/24	Receipt	Sinking Fund	RA000527		750.00	0.00
26/02/25	Administrative Fund	01/04/25 To 30/09/25	I0001003	920.45		920.45
26/02/25	Sinking Fund	01/04/25 To 30/09/25	I0001011	613.64		1,534.09
17/03/25	Receipt	Administrative Fund	R0000537		920.45	613.64
17/03/25	Receipt	Sinking Fund	RA000537		613.64	0.00
				\$5,584.09	\$5,584.09	Nil

Over 90 Days	90 Days	60 Days	30 Days	Current	BALANCE DUE:	Nil
0.00	0.00	0.00	0.00	0.00	Date Paid	Amount Paid

### Payment Options

	Tel: 1300 552 311 Ref: 1500 2110 7	Telephone: Call this number to pay by credit card. International: +613 8648 0158 (charges apply).	
	www.stratamax.com.au Ref: 1500 2110 7	Internet: Make credit card payments online (charges apply). Visit www.stratamax.com.au	
	www.stratapay.com/ddr Ref: 1500 2110 7	Direct Debit: Make auto payments from your credit card* or bank account. Visit stratapay.com/ddr to register *Credit card charges apply.	
	Biller Code: 74625 Ref: 1500 2110 7	BPay: Contact your participating financial institution to make a payment from your cheque or savings account using BPay. BPAY® Registered to BPAY Pty Ltd ABN 69 079 137 518	
	Billpay Code: 3599 Ref: 1500 2110 7	In Person: Present this bill in store at Australia Post to make cheque or EFTPOS payments.	
	Make cheque payable to: StrataPay 1500 2110 7	Mail: Send cheque with this slip by mail to: StrataPay, Locked Bag 9 GCMC, Bundall Qld 9726 Australia	
	BSB: 067-970 Acct No: 1500 2110 7 (Applies to this bill only)	Internet Banking - EFT: Use this BSB and Account Number to pay directly from your bank account in Australian Dollars (AUD). Account Name: StrataPay Bank: CBA, Sydney, Australia.	



StrataPay Reference

**1500 2110 7**

Amount

**\$0.00**

Due Date

**10 Jul 25**

EAGLE BODY CORP MANAGEMENT P/L  
14324/02100004 Lot 4/

Benjamin David Cory  
Vermont  
1019 Warwick Killarney Road  
Murrays Bridge Qld 4370



\*3599 150021107





## CERTIFICATE OF CURRENCY

### THE INSURED

POLICY NUMBER	QRSC20005432
PDS AND POLICY WORDING	Residential Strata Product Disclosure Statement and Policy Wording <a href="#">SCI034-Policy-RS-PPW-02/2021</a> Supplementary Product Disclosure Statement <a href="#">SCIA-036_SPDS_RSC-10/2021</a>
THE INSURED SITUATION	Body Corporate for Gustavson Court Community Title Scheme 14324 51 Gustavson Street, Annerley, QLD, 4103
PERIOD OF INSURANCE	Commencement Date: 4:00pm on 09/11/2024 Expiry Date: 4:00pm on 09/11/2025
INTERMEDIARY ADDRESS	Direct Insurance Brokers Pty Ltd 38 Brookes Street, Bowen Hills, QLD, 4006
DATE OF ISSUE	05/11/2024

### POLICY LIMITS / SUMS INSURED

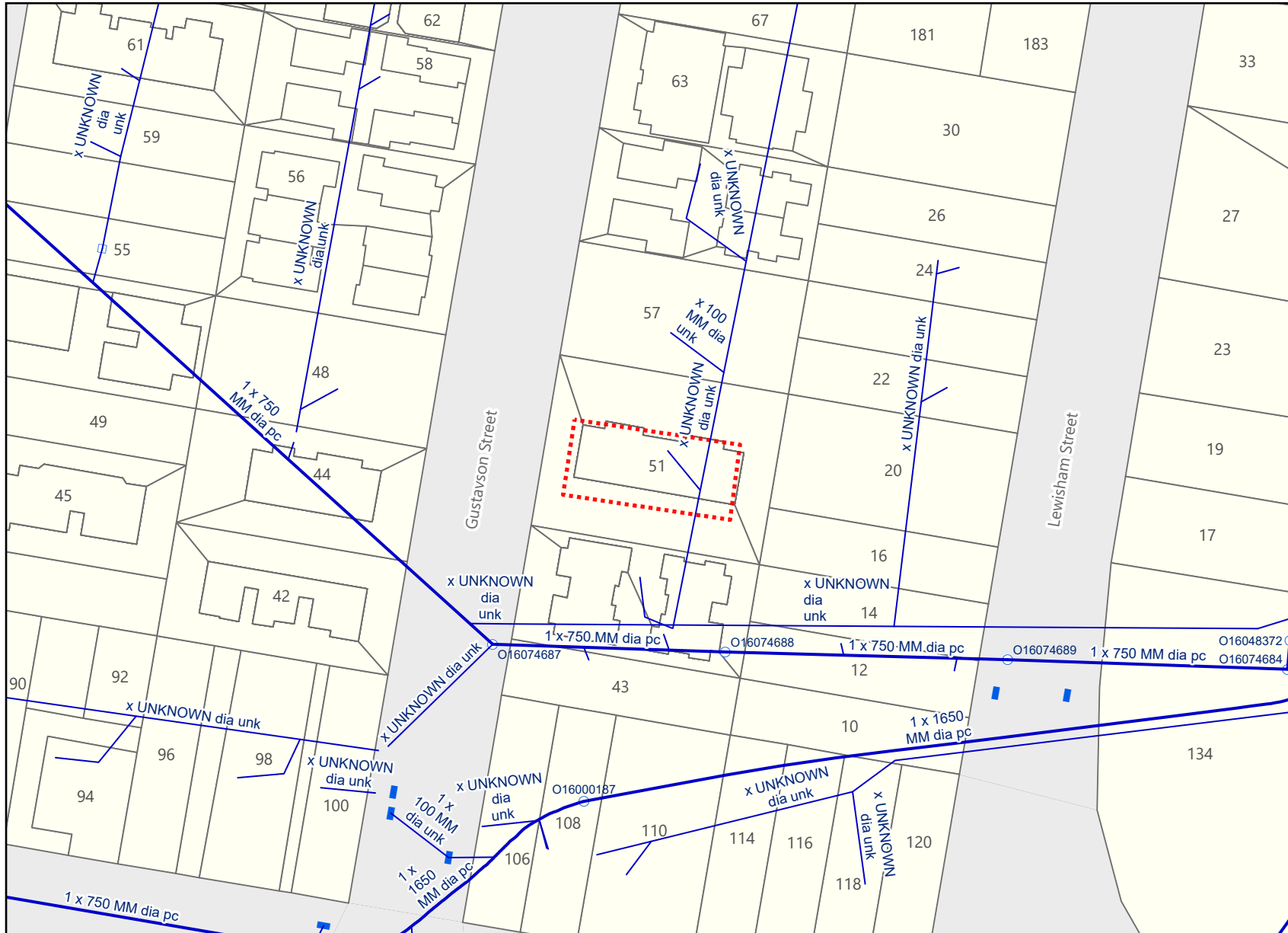
SECTION 1	PART A	1. Building	\$3,745,300
		Common Area Contents	\$22,712
		2. Terrorism Cover under Section 1 Part A2	Applies
	PART B	Loss of Rent/Temporary Accommodation	\$561,795
	OPTIONAL COVERS	1. Flood	Not Included
		2. Floating Floors	Not Included
SECTION 2	Liability		\$20,000,000
SECTION 3	Voluntary Workers		Included
SECTION 5	Fidelity Guarantee		\$100,000
SECTION 6	Office Bearers' Liability		\$1,000,000
SECTION 7	Machinery Breakdown		Not Included
SECTION 8	Catastrophe		\$1,123,590
SECTION 9	PART A	Government Audit Costs – Professional Fees	\$25,000
	PART B	Appeal Expenses	\$100,000
	PART C	Legal Defence Expenses	\$50,000
SECTION 10	Lot Owners' Fixtures and Improvements		\$300,000
SECTION 11	Loss of Lot Market Value		Not Included

This certificate of currency has been issued by Strata Community Insurance Agencies Pty Ltd, ABN 72 165 914 009, AFSL 457787 on behalf of the insurer Allianz Australia Insurance Limited, ABN 15 000 122 850, AFSL 234708 and confirms that on the Date of Issue a policy existed for the Period of Insurance and sums insured shown herein. The Policy may be subsequently altered or cancelled in accordance with its terms after the Date of Issue of this notice without further notice to the holder of this notice. It is issued as a matter of information only and does not confer any rights on the holder.

This certificate does not amend, extend, replace, negate or override the benefits, terms, conditions and exclusions as described in the Schedule documents together with the Product Disclosure Statement and insurance policy wording.



**Job # 50627006**  
**Seq # 257763339**  
 Provider: Brisbane City Council  
 Telephone: (07) 3403 8888



### Legend

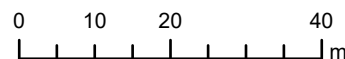
- BYDA Enquiry
- Stormwater Drain
- Stormwater Gully / Roofwater Connection
- Stormwater Maintenance Hole
- Stormwater Roofwater Pit
- Stormwater Gully Pit

**Disclaimer:**  
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Caution: This map may contain the locations of abandoned underground asbestos pipes. Council gives no warranty to the completeness or accuracy of these records. Appropriate care needs to be taken in all cases.

In an emergency contact Brisbane City Council on 07 3403 8888  
 10/07/25 (valid for 30 days)

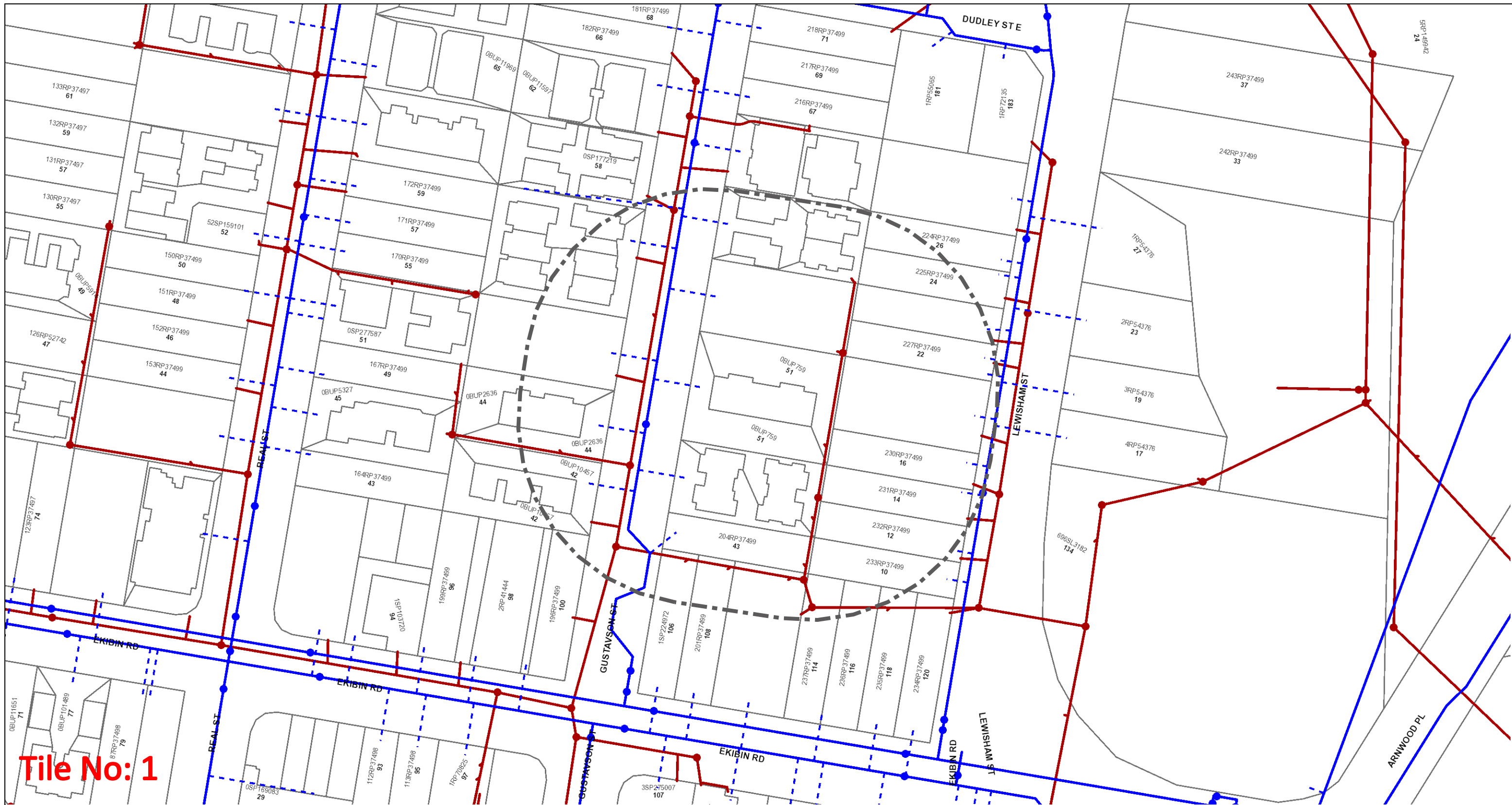



Scale 1:1,000



Plans generated by SmarterWX™ Automate

# Urban Utilities - Water, Recycled Water and Sewer Infrastructure



 <p><b>UrbanUtilities</b></p> <p>N</p> <p>Map Scale 1:1000</p>	<p><b>Before You Dig Australia- Urban Utilities Water, Recycled Water and Sewer Infrastructure</b></p> <p><b>BYDA Reference No: 257763341</b></p> <p>Date BYDA Ref Received: 10/07/2025 Date BYDA Job to Commence: 10/07/2025 Date BYDA Map Produced: 09/07/2025</p> <p>This Map is valid for 30 days      Produced By: Urban Utilities</p>	<table border="0"> <tr> <th>Sewer</th> <th>Water</th> <th>Recycled Water</th> </tr> <tr> <td>● Infrastructure</td> <td>● Infrastructure</td> <td>● Infrastructure</td> </tr> <tr> <td>◆ Major Infrastructure</td> <td>◆ Major Infrastructure</td> <td>◆ Major Infrastructure</td> </tr> <tr> <td>— Network Pipelines</td> <td>— Network Pipelines</td> <td>— Network Pipelines</td> </tr> <tr> <td>▨ Network Structures</td> <td>▨ Network Structures</td> <td>▨ Network Structures</td> </tr> <tr> <td></td> <td>- - - Water Service (Indicative only)</td> <td></td> </tr> </table>	Sewer	Water	Recycled Water	● Infrastructure	● Infrastructure	● Infrastructure	◆ Major Infrastructure	◆ Major Infrastructure	◆ Major Infrastructure	— Network Pipelines	— Network Pipelines	— Network Pipelines	▨ Network Structures	▨ Network Structures	▨ Network Structures		- - - Water Service (Indicative only)		<p>While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither Urban Utilities nor PelicanCorp shall have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan response or the information contained in it or the completeness or accuracy of such information. Use of such information is subject to and constitutes acceptance of these terms.</p> <p>The plans are indicative and approximate only and provided without warranties of any kind, express or implied including in relation to accuracy, completeness, correctness, currency or fitness for purpose.</p> <p>Urban Utilities takes no responsibility and accepts no liability for any loss, damage, costs or liability that may be incurred by any person acting in reliance on the information provided on the plans.</p> <p>This plan should be used as guide only. Any dimensions should be confirmed on site by the relevant authority.</p> <p>Based on or contains data provided by the State of Queensland (Department of Natural Resources and Mines) [2020]. In consideration of the State permitting the use of this data you acknowledge and agree that the State gives no warranty in relation to the data (including accuracy, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws. © State of Queensland Department of Natural Resources and Mines [2020]</p> <p>For further information, please call Urban Utilities on 13 26 57 (8am-6pm weekdays). Faults and emergencies 13 23 64 (24/7). <a href="http://www.urbanutilities.com.au">www.urbanutilities.com.au</a></p> <p>ABN 86 673 835 011</p>
Sewer	Water	Recycled Water																			
● Infrastructure	● Infrastructure	● Infrastructure																			
◆ Major Infrastructure	◆ Major Infrastructure	◆ Major Infrastructure																			
— Network Pipelines	— Network Pipelines	— Network Pipelines																			
▨ Network Structures	▨ Network Structures	▨ Network Structures																			
	- - - Water Service (Indicative only)																				

Title	Disclosure Statement (updated)
File name	Disclosure_...nnerley.pdf and 6 others
Document ID	9bd4dec644c101a16c65b86cb6e3c41edd17a2c2
Audit trail date format	DD / MM / YYYY
Status	● Signed

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## Document history



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**22 / 07 / 2025**

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**23 / 07 / 2025**

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