

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 YVONNE VO

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

7/ 13 Hamel Rd, Holland Park West QLD 4121

Lot on plan
description

LOT 7 SURVEY PLAN 131923

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.

Unregistered encumbrances(excluding statutory encumbrances)

There are encumbrances not registered on the title that will continue to affect the property after settlement. **Yes** **No**

NoteIf 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 **NOT** required to be disclosed.

Unregistered lease (if applicable)

If the unregistered encumbrance is an unregistered lease, the details of the agreement are as follows:

the start and end day of the term of the lease:

Start 6/11/2025

End 6/11/2026

the amount of rent and bond payable:

Weekly Rent \$740

Bond \$2720

whether the lease has an option to renew:

No

Other unregistered agreement in writing (if applicable)

If the unregistered encumbrance is created by an agreement in writing, and is not an unregistered lease, a copy of the agreement is given, together with relevant plans, if any. **Yes**

Other unregistered agreement in writing (if applicable)

Unregistered oral agreement (if applicable)

If the unregistered encumbrance is created by an oral agreement, and is not an unregistered lease, the details of the agreement are as follows:

Statutory encumbrances

There are statutory encumbrances that affect the property. **Yes** **No**

If **Yes**, the details of any statutory encumbrances are as follows:

Gas Infrastructure (APA), Stormwater Drain (Brisbane City Council), Cables, Pits (NBN), Sewer Network Pipelines (Urban Utilities), and any applicable statutory rights to access the lot to repair or maintain that infrastructure.

Residential tenancy or rooming accommodation agreement

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. **Yes** **No**

If **Yes**, 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)

6/11/2025

NoteUnder 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.

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.

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.

Zoning	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;">Low Density Residential</div>
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Transport proposals and resumptions	<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 Yes, 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.

Contamination and environmental protection	<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>The following notices are, or have been, given:</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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Trees	<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 Yes, a copy of the order or application must be given by the seller.</p>
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Heritage	<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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Flooding	<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 FloodCheck Queensland portal or the Australian Flood Risk Information portal.</p>
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Vegetation, habitats and protected plants	<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.

Swimming pool	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

Unlicensed building work under owner builder permit	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.		

Notices and orders	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 Yes , a copy of the notice or order must be given by the seller.		

Building Energy Efficiency Certificate	If the property is a commercial office building of more than 1,000m ² , a Building Energy Efficiency Certificate is available on the Building Energy Efficiency Register.		
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Asbestos	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 (asbestos.qld.gov.au) 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.

Rates	Whichever of the following applies	
	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="\$ 548.82"/> 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*.

Water	Whichever of the following applies	
	The total amount payable as charges for water services for the property as indicated in the most recent water services notice* is:	
	Amount	<input type="text" value="\$ 327.40"/> Date Range: <input type="text" value="21/05/2025 to 10/08/2025"/>
	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 corporates 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.**

Body Corporate and Community Management Act 1997	The property is included in a community titles scheme. (If Yes, complete the information below) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Community Management Statement	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"/> Yes Note 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
Body Corporate Certificate	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"/> Yes <input type="checkbox"/> No If No An explanatory statement is given to the buyer that states: <input type="checkbox"/> Yes <ul style="list-style-type: none"> • a copy of a body corporate certificate for the lot is not attached; and • 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.
Statutory Warranties	Statutory Warranties 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.
Building Units and Group Titles Act 1980	The property is included in a BUGTA scheme (If Yes, complete the information below) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Body Corporate Certificate	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. <input type="checkbox"/> Yes <input type="checkbox"/> No If No An explanatory statement is given to the buyer that states: <input type="checkbox"/> Yes <ul style="list-style-type: none"> • a copy of a body corporate certificate for the lot is not attached; and • 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. Note 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



07/11/2025, 16:10

Signature
of seller

This form is signed by one seller under the authority of all sellers
pursuant to section 97(2)(b) of the Property Law Act 2023.
YVONNE VO

Name of
seller

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: 53951406
Search Date: 03/11/2025 14:25

Title Reference: 50328853
Date Created: 15/09/2000

Previous Title: 50323739

REGISTERED OWNER

Dealing No: 711189749 16/11/2007

YVONNE VO

ESTATE AND LAND

Estate in Fee Simple

LOT 7 SURVEY PLAN 131923
Local Government: BRISBANE CITY
COMMUNITY MANAGEMENT STATEMENT 28421

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 12141174 (POR 431)
2. MORTGAGE No 711189751 16/11/2007 at 15:03
AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED A.C.N. 005
357 522

ADMINISTRATIVE ADVICES - NIL
UNREGISTERED DEALINGS - NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

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

Land Title Act 1994 ; Land Act 1994
Form 21 Version 2

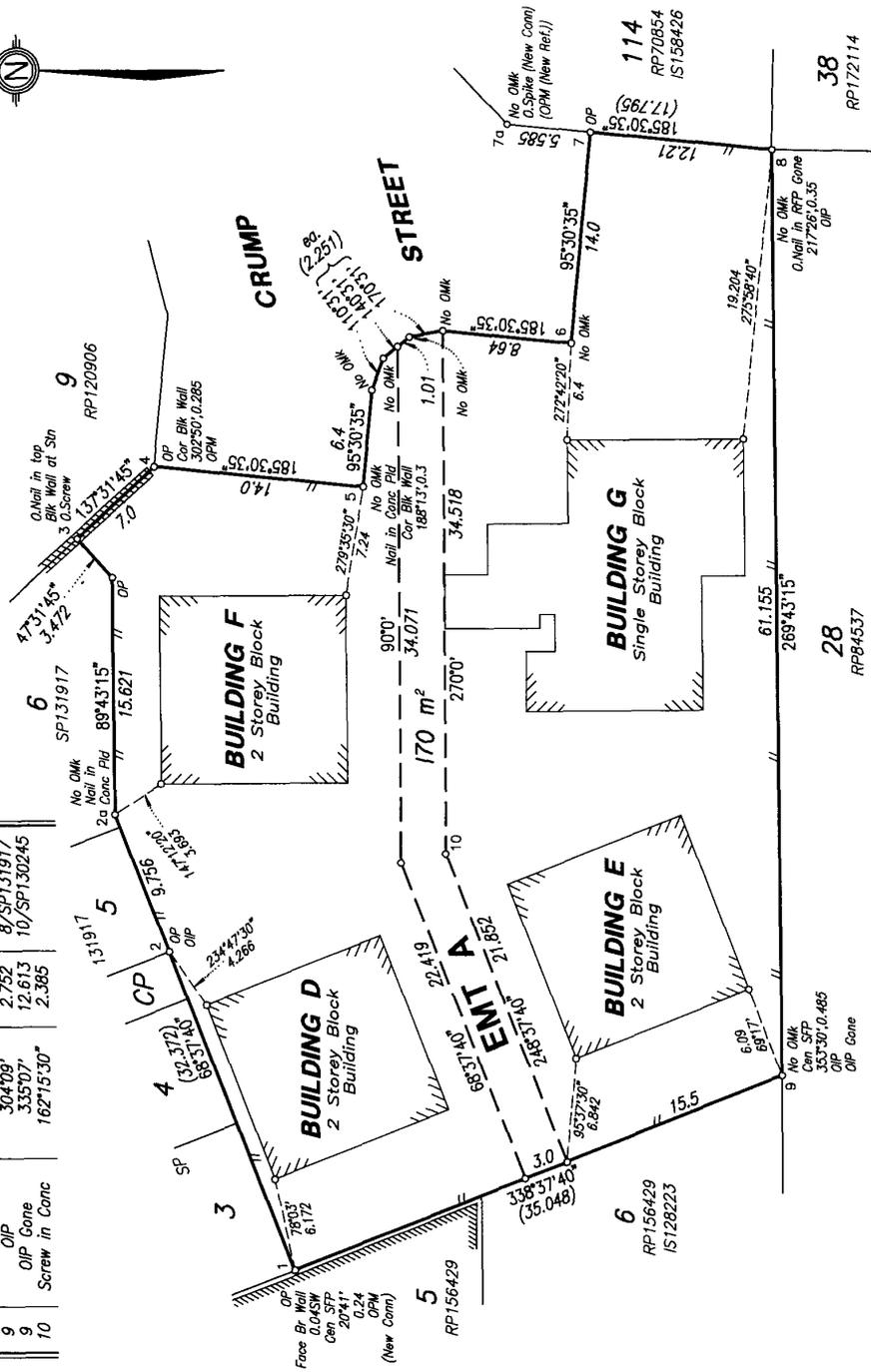
SURVEY PLAN

Sheet 1 of 3

PERMANENT MARKS		REMARKS	
PM	BRG	DIST	No.
1-OPM	4°03'20"	114.737	40240
4-OPM	94°14'05"	21.12	124676
7a-OPM	22°36'	11824	134143

(New Conn.)
OPM is O.Spike in Kerb as shown in Ref. Mark Table

REFERENCE MARKS		REMARKS	
STN	TO	BRG	DIST
1	Pin	76°37'	1.31
2	O.P	210°52'	1.33
2a	Nail in Conc	233°26'	5.04
3	O.Screw in top	227°31'45"	1.6
5	Pin	80°55'40"	2.063
5	Screw in Kerb	41°18'	5.176
6	Screw in Kerb	60°43'	5.092
7a	O.Spike in Kerb	22°36'	11.824
8	O.P	269°43'15"	0.976
8	O.P	304°09'	2.752
9	O.P	335°07'	12.613
10	Screw in Conc	162°15'30"	2.385



Base Parcel Area . . . 2355 m²

Peg placed at all new & original corners unless shown otherwise.

We Pike Miris McKnulty Pty Ltd ACN 010370448 hereby certify that the Company has surveyed the land comprised in this plan by Stephen Richard HUGHES Lic. Surv and John Stewart HARKER Surv. Grad. for whose work the company accepts responsibility, that these work is accurate, that the said survey was performed in accordance with the Surveyors Act 1977 and the Surveyors Regulation 1992 and that the said plan was completed on 17/8/2000.

Director & Licensed Surveyor.
Director
Date 28.8.00

PLAN OF
**LOTS 7-14, COMMON PROPERTY
AND EMT A IN COMMON PROPERTY**
Cancelling Lot 100 on SPI31917
PARISH: YEERONGPILLY COUNTY: Stanley
Meridian: of SPI30245

Scale: 1 : 300
Format: BUILDING
SP131923
Plan Status:

F/N's: NO

**WARNING : Folded or Mutilated Plans will not be accepted.
Plans may be rolled.
Information may not be placed in the outer margins.**

704300620

\$652.00
08/09/2000 14:40

BE 400 NT

Registered

5. Lodged by

BENNETT CARROLL & GIBBONS
PO Box 6030
UPPER MT KILGATTT 4122.
33431566
bcandg@powerup.com.au

(Include address, phone number, reference, and Lodger Code)

1. Certificate of Registered Owners or Lessees.

We SOUTHSIDE VILLA CONSTRUCTIONS PTY LTD
A.C.N. 065 159 408

(Names in full)

*as Registered Owners of this land agree to this plan and dedicate the Public Use Land as shown hereon in accordance with Section 50 of the Land Title Act 1994.

*as Lessees of this land agree to this plan.

D.A. Jones

Signature of *Registered Owners ~~*Lessees~~

For Southside Villa Constructions Pty. Ltd ACN 065 159 408 by its duly authorised attorney David Anthony Jones under power of attorney No. 700773395.

* Rule out whichever is inapplicable

2. Local Government Approval.

* **BRISBANE CITY COUNCIL**
hereby approves this plan in accordance with the :

% **INTEGRATED PLANNING ACT 1997**

Correction(s) made 21/12/06 in accordance with Section 15 Land Title Act 1994 / Section 261 Land Act 1994
see Drawing No. 710163997

for hothe
R.C. 21/12/2006



Existing			Created		
Title Reference	Lot	Plan	Lots	Emts	Road
50323739	100	SP131917	7-14 & Common Property	A	-

Dated this 6th day of September, 2000

LLH
LESLIE HOWARD ACWORTH
Appointed Officer

* Insert the name of the Local Government % Insert Integrated Planning Act 1997 or
Insert designation of signatory or delegation Local Government (Planning & Environment) Act 1990

3. Plans with Community Management Statement :

CMS Number : 28421
Name : '13 HAMEL ROAD'

4. References :

Dept File :
Local Govt :
Surveyor : 5479

Orig Lots

7. Portion Allocation : 431

8. Map Reference :
9542-44412

9. Locality : HOLLAND PARK WEST
Ferragindi

10. Local Government :
Brisbane City Council

11. Passed & Endorsed :

By : Pike Mirs McKnulty Pty Ltd
Date : 7.9.00
Signed : *[Signature]*
Designation : Liaison Officer/Delegate

12. Building Format Plans only.

I certify that :
* As far as it is practical to determine, no part of the building shown on this plan encroaches onto adjoining lots or road;

~~Part of the building shown on this plan encroaches onto adjoining lots and road~~

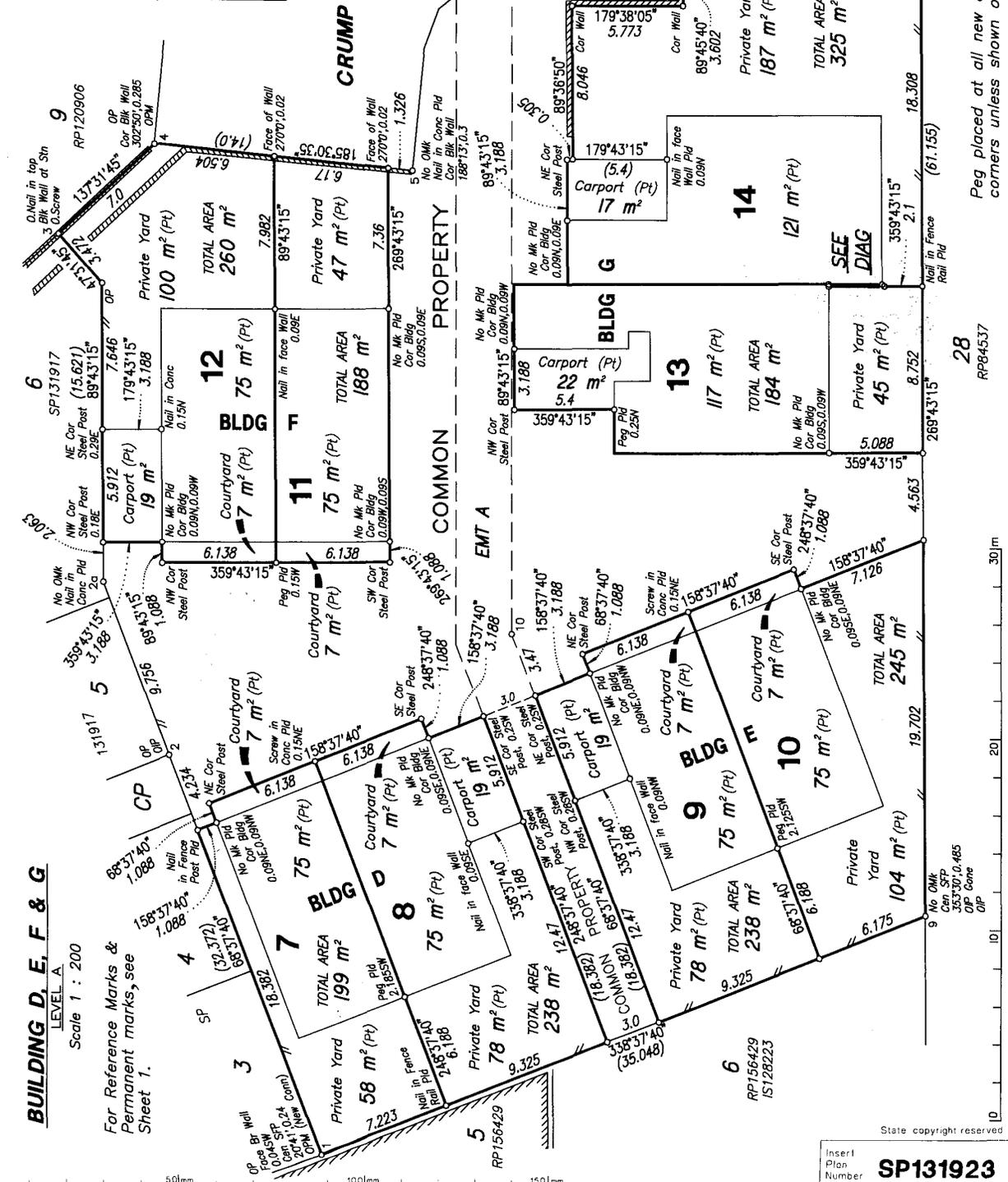
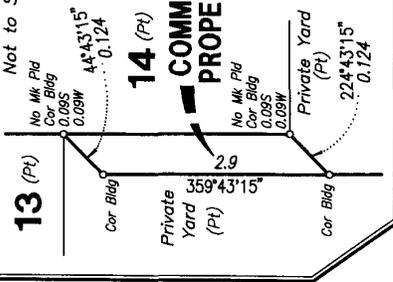
Licensee Surveyor/Director Date
* delete words not required

13. Lodgement Fees :

Survey Deposit \$ 236
Lodgement \$ 96
New Titles \$ 320
Photocopy \$
Postage \$
TOTAL \$ 652

14. Insert Plan Number **SP131923**

DIAGRAM
Not to Scale



BUILDING D, E, F & G
LEVEL A

Scale 1 : 200

For Reference Marks & Permanent marks, see Sheet 1.

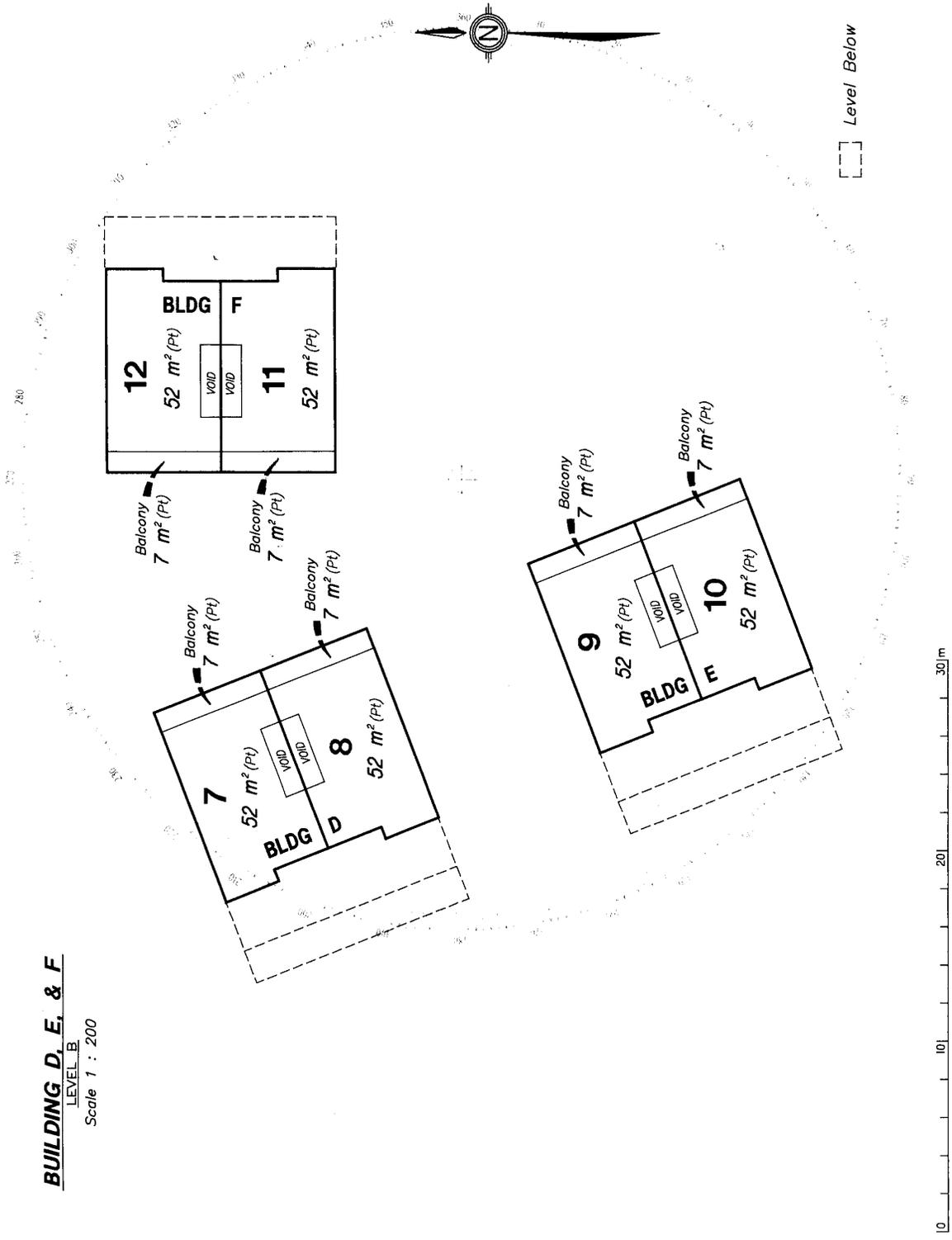
Peg placed at all new & original corners unless shown otherwise.

State copyright reserved

Insert Plan Number **SP131923**

0 50mm 100mm 150mm

0 10 20 30m



BUILDING D, E, & F

LEVEL B
Scale 1 : 200

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

GENERAL REQUEST

12
QUEENSLAND LAND REGISTRY
Page 1 of 1

Dealing No.

Stamp Duty Imprint

 **704300632**
\$50.00
08/09/2000 14:43
BE 470

1. Nature of request	Lodger Name, address & phone number	Lodger Code
TO REGISTER NEW COMMUNITY MANAGEMENT STATEMENT 13 HAMEL ROAD, COMMUNITY TITLES SCHEME 28421	BENNETT, CARROLL & GIBBONS SOLICITORS 33 SANDERS STREET UPPER MT GRAVATT 4122	97

2. Description of Lot	County	Parish	Title Reference
COMMON PROPERTY OF 13 HAMEL ROAD COMMUNITY TITLES SCHEME 28421	STANLEY	YEERONGPILLY	

3. Registered Proprietor/Crown Lessee
BODY CORPORATE FOR 13 HAMEL ROAD, COMMUNITY TITLES SCHEME 28421

4. Interest
FEE SIMPLE

5. Applicant
BODY CORPORATE FOR 13 HAMEL ROAD, COMMUNITY TITLES SCHEME 28421

6. Request
I hereby request that: YOU REGISTER THE NEW COMMUNITY MANAGEMENT STATEMENT LODGED HERewith FOR 13 HAMEL ROAD, COMMUNITY TITLES SCHEME 28421 AND THAT PO BOX 539 CLEVELAND, QUEENSLAND 4163 BE RECORDED AS THE ADDRESS FOR SERVICE OF THE BODY CORPORATE FOR THE SCHEME AND THAT YOU AMEND SCHEDULE A AND B

7. Execution by applicant

Execution Date

Applicant's or Solicitor's Signature

8/9/00


GUY AUSTIN GIBBONS

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

FIRST/NEW COMMUNITY MANAGEMENT STATEMENT

THIS STATEMENT MUST BE LODGED TOGETHER

This statement incorporates and must include the following:

28421

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

1. Name of community titles scheme	2. Regulation module
13 HAMEL ROAD COMMUNITY TITLES SCHEME 28421	STANDARD MODULE

3. Name of body corporate
BODY CORPORATE FOR 13 HAMEL ROAD COMMUNITY TITLES SCHEME 28421

4. Scheme land	<i>* COMMON PROPERTY OF 13 HAMEL ROAD ON COMMUNITY TITLES SCHEME 28421</i>		
Description of Lot	County	Parish	Title Reference
<i>Lots 1 to 6 on SP 131917</i>	STANLEY	YEERONGPILLY	50323732
<i>Lots 7 to 14 on SP 131923</i>	STANLEY	YEERONGPILLY	50323734
AND COMMON PROPERTY OF 13 HAMEL ROAD ON COMMUNITY TITLES SCHEME 28421	STANLEY	YEERONGPILLY	50323735
<i>LOT 5 ON SP 131917</i>	STANLEY	YEERONGPILLY	50323736
<i>LOT 6 ON SP 131917</i>	STANLEY	YEERONGPILLY	50323737
<i>LOTS 7-14 ON SP 131923</i>	STANLEY	YEERONGPILLY	50323738
			50323739

5. Name and address of original owner #	6. Reference to plan lodged with this statement
<i>SOUTHSIDE VILLA CONSTRUCTIONS PTY LTD (ACN 065 159 408) 34 GREENWOOD CLOSE, BUDEFIM QLD 4556 NOT APPLICABLE.</i>	SP 131923
# first community management statement only	

7. Local Government community management statement notation

.....signed

NOT APPLICABLE PURSUANT TOname and designation

SECT. 54(4) OF THE BODY CORPORATE AND COMMUNITY MANAGEMENT ACT 1997name of Local Government

8. Execution by original owner/Consent of body corporate

Execution Date
6-19-100
14/9/00

*Execution

David Anthony Jones

The Common Seal of
BODY CORPORATE FOR 13 HAMEL ROAD COMMUNITY TITLES SCHEME BY ITS AUTHORISED OFFICER

For Southside Villa Constructions Pty. Ltd ACN 065 159 408 by its duly authorised attorney David Anthony Jones under power of attorney No. 40773395.

SCHEDULE A SCHEDULE OF LOT ENTITLEMENTS

Lot on Plan	Contribution	Interest
Lot 1 on SP 131917	1	1
Lot 2 on SP 131917	1	1
Lot 3 on SP 131917	1	1
Lot 4 on SP 131917	1	1
Lot 5 on SP 131917	1	1
Lot 6 on SP 131917	1	1
Lot 7 on SP 131923	1	1
Lot 8 on SP 131923	1	1
Lot 9 on SP 131923	1	1
Lot 10 on SP 131923	1	1
Lot 11 on SP 131923	1	1
Lot 12 on SP 131923	1	1
Lot 13 on SP 131923	1	1
Lot 14 on SP 131923	1	1
TOTALS	14	14

SCHEDULE B EXPLANATION OF THE DEVELOPMENT OF SCHEME LAND

1. The scheme has been developed in two stages.
2. The first stage comprised Lots 1 to 6 and common property, with a further Lot 100, being the remainder lot incorporating the area which now comprises Lots 7 to 14 inclusive, and common property.
3. In stage two of the scheme, Lots 7 to 14 and common property have been created from the original lot 100.
4. The scheme now comprises Lots 1 to 14 inclusive and common property.

SCHEDULE C BY-LAWS

BY-LAWS

1. COMMITTEE'S POWER TO EMPLOY AGENTS AND SERVANTS

The Committee of 13 Hamel Road, Holland Park, PLAN SP 131923, may employ for and on behalf of the Body Corporate such agents and servants as it thinks fit in powers, authorities, duties and functions of the Body Corporate.

2. NOTICE BOARD

The Committee shall cause a notice board to be affixed to some part of the common property.

3. MEETINGS AND DELEGATION OF POWERS AND DUTIES

The Committee may:-

- a.meet together for the conduct of business, adjourn and otherwise regulate its meetings as it thinks fit;

PROVIDED THAT it shall meet when the Secretary or, in his absence, any member of the Committee at the request of not less than one-third of the members of the Committee gives, within the period of time, if any, specified in the request to the other members not less than seven (7) days notice of a meeting proposed by him specifying the reason for calling such meeting and, where a member of the Committee other than the Secretary is requested to convene a meeting of the Committee, under this By-Law, he may give, on behalf of the Committee, the notice required to be given under By-Law 4;

b. subject to any restriction imposed or direction given at a general meeting, delegate to one or more of its members such of its powers and duties as it thinks fit and at any time remove such delegation.

4. NOTICE OF COMMITTEE MEETINGS

For not less than seven (7) days ending immediately before a Committee holds a meeting it shall cause a notice of its intention to hold the meeting, containing the agenda for the meeting, to be sent to all owners.

5. VOTING IN WRITING BY MEMBERS OF COMMITTEE

Where:-

- a. By-Law 4 has been complied with in relation to any meeting:
- b. The Committee has caused to be served on each member of the Committee a copy of any motion for a proposed resolution to be submitted at that meeting; and
- c. Any such resolution has been approved in writing by a majority of the members of the Committee, the resolution shall, subject to Section 45(3) be as valid as if it had been duly passed at a duly convened meeting of the Committee, notwithstanding that the meeting was not held.

6. MINUTE OF CERTAIN RESOLUTIONS TO BE INCLUDED IN COMMITTEE'S MINUTES

The Committee shall cause to be included in its minutes a minute of all resolutions passed pursuant to By-Law 5.

7. ACTS, ETC., OF COMMITTEE VALID NOTWITHSTANDING VACANCIES

Any act or proceedings of a Committee done in good faith is, notwithstanding that at the time when the act or proceedings was done taken or commenced there was:-

- a. a vacancy in the office of member of the Committee, or
- b. a defect in the appointment, or a disqualification of a member,

as valid as if the vacancy, defect or disqualification did not exist and the Committee was fully and properly constituted.

8. POWERS AND DUTIES OF SECRETARY

The powers and duties of a Secretary of a Body Corporate include:-

- a. the preparation and distribution of minutes of meetings of the Body Corporate and the submissions of a motion for confirmation of the minutes of any meeting of the Body Corporate at the next such meeting;
- b. the giving on behalf of the Body Corporate and of the Committee of the notices required to be given under this Act;
- c. the maintenance of the roll;
- d. the supply of information on behalf of the Body Corporate in accordance with Section 40(1)(a) and (b);

- e. the answering of communications addressed to the Body Corporate;
- f. the calling of nominations of candidates for election as Chairman, Secretary and Treasurer of the Body Corporate and other members of the Committee; and
- g. subject to Section 29(1), (6) and (7), the convening of meetings of the Body Corporate and of the Committee.

9. POWERS AND DUTIES OF TREASURER

The powers and duties of a Treasurer of a Body Corporate include:-

- a. the notifying of proprietors of any contributions levied pursuant to this Act;
- b. the receipt, acknowledgment and banking of and the accounting for any money paid to the Body Corporate;
- c. the preparation of any certificate applied for under Section 40(1) (c); and
- d. the keeping of the books of account referred to in section 38(1)(g) and the preparation of the statement of accounts referred to in Section 38(1)(h).

10. NOISE

A proprietor or occupier of a lot shall not upon the parcel create any noise likely to interfere with the peaceful enjoyment of the proprietor or occupier of another lot or of any person lawfully using common property.

11. VEHICLES

- a. The occupier of a lot must not, without the body corporate's written approval -
 - i. park a vehicle, or allow a vehicle to stand, on the common property; or
 - ii. permit an invitee to park a vehicle, or allow a vehicle to stand, on the common property, except for the designated visitor parking which must remain available at all times for the sole use of visitors vehicles.
- b. An approval under subsection (a) must state the period for which it is given, with the exception of designated visitor parking.
- c. However, the body corporate may cancel the approval by giving 7 days written notice to the occupier, with the exception of designated visitor parking.

12. OBSTRUCTION

A proprietor or occupier of a lot shall not obstruct lawful use of common property by any person.

13. DAMAGE TO LAWNS, ETC., ON COMMON PROPERTY

A proprietor or occupier of a lot shall not:-

- a. damage any lawn, garden, tree, shrub, plant or flower being part of or situated upon common property; or
- b. except with the consent in writing of the Body Corporate, use for his own purposes as a garden any portion of the common property.

14. DAMAGE TO COMMON PROPERTY

A proprietor or occupier of a lot shall not mark, paint, drive nails or screws or the like into or otherwise damage or deface, any structure that forms part of the common property except with the consent in writing of the Body Corporate but this By-Law does not prevent a proprietor or person authorised by him from installing:-

- a. any locking or other safety device for protection of his lot against intruders; or
- b. any screen or other device to prevent entry of animals or insects upon his lot.

15. BEHAVIOUR OF INVITEES

A proprietor or occupier of a lot shall take all reasonable steps to ensure that his invitees do not behave in a manner likely to interfere with the peaceful enjoyment of the proprietor or occupier of another lot or of any person lawfully using common property.

16. DEPOSITING RUBBISH, ETC., ON COMMON PROPERTY

A proprietor or occupier of a lot shall not deposit or throw upon the common property any rubbish, dirt, dust or other material likely to interfere with the peaceful enjoyment of the proprietor or occupier of another lot or of any person lawfully using the common property.

17. APPEARANCE OF BUILDING

In the case of a building units plan, a proprietor or occupier of a lot shall not, except with the consent in writing of the Body Corporate, hang any washing, towel, bedding or other article or display any sign, advertisement, placard, banner, pamphlet or like matter on any part of his lot in such a way as to be visible from outside the building.

18. STORAGE OF FLAMMABLE LIQUIDS, ETC.

A proprietor or occupier of a lot shall not, except with the consent in writing of the Body Corporate, use or store upon his lot or upon the common property any flammable, chemical, liquid or gas or other flammable material, other than chemicals, liquids, gases or other material used or intended to be used for domestic purposes, or any such chemical, liquid, gas or other material in a fuel tank of a motor vehicle or internal combustion engine.

19. GARBAGE DISPOSAL

A proprietor or occupier of a lot shall:-

- a. save where the Body Corporate provides some other means of disposal of garbage, maintain within this lot, or on such part of the common property as may be authorised by the Body Corporate, in clean and dry condition and adequately covered, a receptacle for garbage;
- b. comply with all local authority By-Laws and ordinances relating to the disposal of garbage;
- c. ensure that the health, hygiene and comfort of the proprietor or occupier of any other lot is not adversely affected by his disposal of garbage.

20. KEEPING OF ANIMALS

A proprietor or occupier of a lot shall not keep any animal upon his lot or the common property unless such proprietor or occupier has requested in writing and received approval in writing from the Committee, and such animal can not be replaced without further written request to the Committee and written acceptance gained from the Committee. If any proprietor or occupier of a lot complains in writing about the behaviour of an animal that is being kept within the lot or common property, the committee has the right to serve notice to such owner or keeper of such animal to remove the animal forthwith.

21. ILLEGAL USE OF LOT PROHIBITED

A proprietor or occupier of a lot shall not use his lot for any purpose which may be illegal or injurious to the reputation of the parcel.

22. AIR-CONDITIONING

A proprietor shall not install air conditioning unless:

- a. the air-conditioner to be installed is internally ducted split system installed in such a manner that no portion (save and except air-conditioning piping) shall protrude from the external walls of the building.
- b. The Body Corporate shall approve the location and property covering paint, enclosing or landscaping of pipes and compressor units if they are located on common area.
- c. Any alternative system of air-conditioning shall first have the consent in writing of the Body Corporate.

23. CLOTHES LINES

A proprietor or occupier of a lot shall not allow laundry, clothing or other materials to be hung or otherwise placed on or about the exterior of any building other than on clothes lines provided for the hanging of laundry.

24. TERMITE CONTROL

The committee of the Body Corporate shall have the authority to engage on behalf of the Body Corporate, such qualified pest control agents and servants to inspect and report on the buildings, comprising the Body Corporate for the control of termites, as required under the Building Code of Australia, each five (5) years and such costs to be included in the Administration Fund Budget for that year, proprietors must inspect quarterly and report each year on any termite activity.

25. POWERS OF ATTORNEY AND RELATED MATTERS

25.01 Each person comprising the Purchaser of a lot:

- (a) will for a period one (1) year after the Community Management Statement is established permit the original Proprietor to exercise as its proxy to the exclusion of the Purchaser all the Purchaser's voting rights at general meetings of the Body corporate to the fullest extent permitted by law;
- (b) in order, amongst other things, to secure to the original Proprietor compliance by the original Proprietor with the Purchaser's obligations under paragraph (a), must on or before completion deliver to the original Proprietor a power of attorney in the form annexed, completed as to the necessary detail.

25.02 If for any reason the original Proprietor is unable to exercise the rights granted to it by or the power of attorney, the Purchaser must exercise as the original Proprietor directs, but only in relation to the matters set out in the power of attorney, the Purchaser's voting rights at general meetings of the Body Corporate.

25.03 The Purchaser will not dispose of or transfer the Land Sold or any share in the Land Sold without first obtaining at the Purchaser's cost and delivering to the original Proprietor:-

- (a) a power of attorney in the same terms, of the same duration and to the same persons as that given here; and
- (b) a deed by which the disponee covenants with the original Proprietor in the same terms mutatis mutandis as Clause 25.01 and 25.02 and this clause.

26. EXCLUSIVE USE

Not applicable

SCHEDULE D OTHER DETAILS REQUIRED/PERMITTED TO BE INCLUDED

Nil

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

Not Applicable

GENERAL CONSENT

1. Description of Lot	County	Parish	Title Reference
Lot 100 n SP 131917	Stanley	Yeerongpilly	50323739

2. Instrument being consented to

Instrument type SP131923.....

Dated 28/8/00

Names of parties SOUTHSIDE VILLA CONSTRUCTIONS PTY LTD ACN 065 159 408.....

3. Instrument under which consent required

Dealing Type MORTGAGE.....

Dealing No. 703979393.....

Name of consenting party AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED ACN 005 357 522

4. Execution by consenting party

The party identified in item 3 consents to the registration of the instrument identified in item 2.

Witnessing Officer

Execution Date

Consenting Party's Signature

.....signature

8/9/00

AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED
A.C.N. 005 357 522 by its Attorney

.....EDWARD THOMAS RYAN name
J.P. (QUAL) REG. NO 32621
.....qualification

as per Schedule 1 of Land Title Act 1994 (eg Legal Practitioner, JP, C.Dec)


.....
ACTING MANAGER SECURITIES
UNDER POWER OF ATTORNEY
NO. L311347N

MINUTES
OF THE
PROPRIETORS
OF
13 HAMEL ROAD, HOLLAND PARK

TO BE HELD AT: 227 PRINCESS STREET, CLEVELAND

DATE OF MEETING: 13 September 2000

TIME OF MEETING: 12.00 am

PRESENT: Mr D. Jones as the Company Nominee and Attorney for Registered Proprietors

PRESENT BY INVITATION: Mr D. Saunders (B & D Body Corporate)

QUORUM: Mr D. Jones as the Company Nominee (The original proprietor and attorney for the current proprietors) was present there was a quorum.

CHAIRMAN: Mr D. Jones

IT IS PROPOSED

1. That an easement in favour of the Brisbane City Council in the attached form be granted over the Common Property.

CARRIED

There being no further business the meeting closed at 12.20 am

CHAIRMAN

I, DONALD SAUNDERS A MEMBER OF THE COMMITTEE OF THE BODY CORPORATE FOR 13 HAMEL ROAD, DO HEREBY CERTIFY THIS IS A TRUE AND CORRECT COPY OF THE ORIGINAL RESOLUTION



The Whittles logo consists of the word "Whittles" in a white, bold, sans-serif font, set against a dark blue rectangular background with a slight gradient.

Better communities.
The Whittles way.

Cleveland Central
Level 1, 91 Middle Street
Cleveland QLD 4163

07 3479 9300
whittles.com.au

07/11/25

Whittles Australia Pty Ltd
ABN 78 139 486 678

SURCH IT PTY LTD
6/400 QUEEN STREET
BRISBANE, QLD, 4000

Dear Sir/Madam

Please find attached the Information Certificate as requested for Lot 7 "13 HAMEL ROAD CTS 28421", 13 HAMEL ROAD, HOLLAND PARK WEST. Your reference CTS 28421 Lot 7.

Specific Information To This Lot:

No information

Upon settlement please ensure that a BCCM Form 8 is promptly supplied to Whittles at info.cleveland@whittles.com.au to ensure invoices are sent to the correct address.

Please include the buyer's current postal address, email address and phone numbers if possible and also if the property is being let the rental agent's details and where levy notices should be sent.

Yours faithfully

A handwritten signature in black ink, appearing to read "Mporch", written in a cursive style.

Matthew Porch
Body Corporate Manager

**Body corporate certificate***Body Corporate and Community Management Act 1997, section 205(4)*

This form is effective from 1 August 2025

For the sale of a lot included in a community titles scheme under the Body Corporate and Community Management Act 1997 (other than a lot to which the Body Corporate and Community Management (Specified Two-lot Schemes Module) Regulation 2011 applies).

WARNING - Do not sign a contract to buy a property in a community titles scheme until you have read and understood the information in this certificate. Obtain independent legal advice if needed.

You may rely on this certificate against the body corporate as conclusive evidence of matters stated in the certificate, except any parts where the certificate contains an error that is reasonably apparent.

This certificate contains important information about the lot and community titles scheme named in the certificate, including:

- becoming an owner and contacting the body corporate ..Page 2
- details of the property and community titles scheme ..Page 3
- by-laws and exclusive use areas ..Page 4
- lot entitlements and financial information ..Page 5
- owner contributions and amounts owing ..Page 6
- common property and assets ..Page 8
- insurance ..Page 9
- contracts and authorisations ..Page 10

This certificate does not include information about:

- physical defects in the common property or buildings in the scheme;
- body corporate expenses and liabilities for which the body corporate has not fixed contributions;
- current, past or planned body corporate disputes or court actions;
- orders made against the body corporate by an adjudicator, a tribunal or a court;
- matters raised at recent committee meetings or body corporate meetings; or
- the lawful use of lots, including whether a lot can be used for short-term letting.

Search applicable planning laws, instruments and documents to find out what your lot can be used for. If you are considering short-term letting your lot, contact your solicitor, the relevant local government or other planning authority to find out about any approvals you will need or if there are any restrictions on short-term letting. It is possible that lots in the community titles scheme are being used now or could in future be used lawfully or unlawfully for short-term or transient accommodation.

The community management statement

Each community titles scheme has a community management statement (CMS) recorded with Titles Queensland, which contains important information about the rights and obligations of the owners of lots in the scheme. The seller must provide you with a copy of the CMS for the scheme before you sign a contract.

The Office of the Commissioner for Body Corporate and Community Management

The Office of the Commissioner for Body Corporate and Community Management provides an information and education service and a dispute resolution service for those who live, invest or work in community titles schemes. Visit www.qld.gov.au/bodycorporate.

You can ask for a search of adjudicators orders to find out if there are any past or current dispute applications lodged for the community titles scheme for the lot you are considering buying www.qld.gov.au/searchofadjudicatorsorders.

The information in this certificate is issued on 07/11/2025.

Becoming an owner

When you become an owner of a lot in a community titles scheme, you:

- automatically become a member of the body corporate and have the right to participate in decisions about the scheme;
- must pay contributions towards the body corporate's expenses in managing the scheme; and
- must comply with the body corporate by-laws.

You must tell the body corporate that you have become the owner of a lot in the scheme within 1 month of settlement. You can do this by using the BCCM Form 8 - Information for body corporate roll. Fines may apply if you do not comply.

How to get more information

You can inspect the body corporate records which will provide important information about matters not included in this certificate. To inspect the body corporate records, you can contact the person responsible for keeping body corporate records (see below), or you can engage the services of a search agent. Fees will apply.

Planning and development documents can be obtained from the relevant local government or other planning authority. 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.

Contacting the body corporate

The body corporate is an entity made up of each person who owns a lot within a community titles scheme.

Name and number of the community titles scheme (Example - Seaview CTS 1234)

13 HAMEL ROAD CTS 28421

Body corporate manager

Bodies corporate often engage a body corporate manager to handle administrative functions.

Is there a body corporate manager for the scheme?

YES. The body corporate manager is:

Whittles Australia Pty Ltd
Matthew Porch
PO Box 539
Cleveland QLD 4163
info.cleveland@whittles.com.au
07 3479-9300

Accessing records

Who is currently responsible for keeping the body corporate's records?

The body corporate manager named above.

Property and community titles scheme details

Lot and plan details

Lot Number: 7

Plan type and number: SP 131923

Plan of subdivision: Standard Format Building Format Volumetric Format

The plan of subdivision applying to a lot determines maintenance and insurance responsibilities

Regulation module

There are 5 regulation modules for community titles schemes in Queensland. The regulation module that applies to the scheme determines matters such as the length of service contracts and how decisions are made.

More information is available from www.qld.gov.au/buyingbodycorporate.

The regulation module that applies to this scheme is the:

Standard Module

NOTE: If the regulation module that applies to the scheme is the Specified Two-lot Schemes Module, then BCCM Form 34 should be used.

Layered arrangements of community titles schemes

A layered arrangement is a grouping of community titles schemes, made up of a principal scheme and one or more subsidiary schemes. Find more information at www.qld.gov.au/buyingbodycorporate.

Is the scheme part of a layered arrangement of community titles schemes?

Yes

No

If yes, you should investigate the layered arrangement to obtain further details about your rights and obligations. The name and number of each community titles scheme part of the layered arrangement should be listed in the community management statement for the scheme given to you by the seller.

Building management statement

A building management statement is a document, which can be put in place in certain buildings, that sets out how property and shared facilities are accessed, maintained and paid for by lots in the building. It is an agreement between lot owners in the building that usually provides for supply of utility services, access, support and shelter, and insurance arrangements. A lot can be constituted by a community titles scheme's land.

Does a building management statement apply to the community titles scheme?

Yes

No

If yes, you can obtain a copy of the statement from Titles Queensland: ww.titlesqld.com.au. You should seek legal advice about the rights and obligations under the building management statement before signing the contract - for example, this can include costs the body corporate must pay in relation to shared areas and services.

By-laws and exclusive use areas

The body corporate may make by-laws (rules) about the use of common property and lots included in the community titles scheme. You must comply with the by-laws for the scheme. By-laws can regulate a wide range of matters, including noise, the appearance of lots, carrying out work on lots (including renovations), parking, requirements for body corporate approval to keep pets, and whether smoking is permitted on outdoor areas of lots and the common property. However, by-laws cannot regulate the type of residential use of lots that may lawfully be used for residential purposes. You should read the by-laws before signing a contract.

What by-laws apply?

The by-laws that apply to the scheme are specified in the community management statement for the scheme provided to you by the seller.

The community management statement will usually list the by-laws for the scheme. If the statement does not list any by-laws, Schedule 4 of the Body Corporate and Community Management Act 1997 will apply to the scheme.

In some older schemes, the community management statement may state that the by-laws as at 13 July 2000 apply. In these cases, a document listing the by-laws in consolidated form must be given with this certificate.

General by-laws

The community management statement includes the complete set of by-laws that apply to the scheme.

The community management statement specifies the by-laws in Schedule 4 of the Body Corporate and Community Management Act 1997 apply to the scheme.

A consolidated set of the by-laws for the scheme is given with this certificate.

Exclusive use areas

Individual lots may be granted exclusive use of common property or a body corporate asset, for example, a courtyard, car park or storage area. The owner of a lot to whom exclusive use rights are given will usually be required to maintain the exclusive use area unless the exclusive use by-law or other allocation of common property provides otherwise.

Are there any exclusive use by-laws or other allocations of common property in effect for the community titles scheme?

Yes

No

If yes, the exclusive use by-laws or other allocations of common property for the schemes are: (select all that apply)

listed in the community management statement.

given with this certificate.

Lot entitlements and financial information

Lot entitlements are used to determine the proportion of body corporate expenses each lot owner is responsible for. The community management statement contains two schedules of lot entitlements - a contribution schedule of lot entitlements and an interest schedule of lot entitlements, outlining the entitlements for each lot in the scheme. The contribution schedule lot entitlement for a lot (as a proportion of the total for all lots) is used to calculate the lot owner's contribution to most body corporate expenses, and the interest schedule lot entitlement for a lot (as a proportion of the total for all lots) is used to calculate the lot owner's contribution to insurance expenses in some cases. Lots may have different lot entitlements and therefore may pay different contributions to the body corporate's expenses.

You should consider the lot entitlements for the lot compared to the lot entitlements for other lots in the scheme before you sign a contract of sale.

Contribution schedule

Contribution schedule lot entitlement for the lot: 1

Total contribution schedule lot entitlements for all lots: 14

Interest schedule

Interest schedule lot entitlement for the lot: 1

Total interest schedule lot entitlements for all lots: 14

Statement of accounts

[x] The most recent statement of accounts prepared by the body corporate for the notice of the annual general meeting for the scheme is given with this certificate.

Owner contributions (levies)

The contributions (levies) paid by each lot owner towards body corporate expenses is determined by the budgets approved at the annual general meeting of the body corporate.

You need to pay contributions to the body corporate's **administrative fund** for recurrent spending and the **sinking fund** for capital and non-recurrent spending.

If the Commercial Module applies to the community titles scheme, there may also be a promotion fund that owners of lots have agreed to make payments to.

WARNING: You may have to pay a special contribution if a liability arises for which no or inadequate provision has been made in the body corporate budgets.

The contributions payable by the owner of the lot that this certificate relates to are listed over the page.

Body corporate debts

If any contributions or other body corporate debt (including penalties or reasonably incurred recovery costs) owing in relation to the lot are not paid before you become the owner of the property, YOU WILL BE LIABLE TO PAY THEM TO THE BODY CORPORATE. Before signing the contract, you should make sure that the contract addresses this or provides for an appropriate adjustment at settlement.

Owner contributions and amounts owing

Administrative fund contributions

Total amount of contributions (before any discount) for lot 7 for the current financial year: \$1,767.00

Number of instalments: 4 (outlined below)

Monthly penalty for overdue contributions (if applicable): 2.50%

Discount for on-time payments (if applicable): 0.00%

Lot 00007 has no amounts currently payable.

Administrative Fund	Amount	Due Date	Discount	If Paid By	Date Paid
01/07/25 to 30/09/25	\$420.00	01/07/25	\$0.00	01/07/25	02/07/25
01/10/25 to 31/12/25	\$449.00	01/11/25	\$0.00	01/11/25	31/10/25
01/01/26 to 31/03/26	\$449.00	01/01/26	\$0.00	01/01/26	
01/04/26 to 30/06/26	\$449.00	01/04/26	\$0.00	01/04/26	
01/07/26 to 30/09/26 - Interim	\$449.00	01/07/26	\$0.00	01/07/26	

Sinking fund contributions

Total amount of contributions (before any discount) for lot 7 for the current financial year: \$2,732.00

Number of instalments: 4 (outlined below)

Monthly penalty for overdue contributions (if applicable): 2.50%

Discount for on-time payments (if applicable): 0.00%

Lot 00007 has no amounts currently payable.

Sinking Fund	Amount	Due Date	Discount	If Paid By	Date Paid
01/07/25 to 30/09/25	\$683.00	01/07/25	\$0.00	01/07/25	02/07/25
01/10/25 to 31/12/25	\$683.00	01/11/25	\$0.00	01/11/25	31/10/25
01/01/26 to 31/03/26	\$683.00	01/01/26	\$0.00	01/01/26	
01/04/26 to 30/06/26	\$683.00	01/04/26	\$0.00	01/04/26	
01/07/26 to 30/09/26 - Interim	\$683.00	01/07/26	\$0.00	01/07/26	

Special contributions (IF ANY)

N/A

Other amounts payable by the lot owner

For the current financial year there are:

- No other amounts payable for the lot.
- Amounts payable under exclusive use by-laws.
- Amounts payable under service agreements (that are not included in body corporate contributions for the lot).
- Other amounts payable.

Summary of amounts due but not paid by the current owner

At the date of this certificate:

- All payments for the lot are up to date.
- The following amounts are due but not yet paid for the lot.

Annual Contributions, Administration Fund	\$0.00
Annual Contributions, Sinking Fund	\$0.00
Special Contributions	\$0.00
Other Payments	\$0.00
Penalties	\$0.00
Total amount overdue	\$0.00

Common property and assets

When you buy a lot in a community titles scheme, you also own a share in the common property and assets for the scheme. Common property can include driveways, lifts and stairwells, and shared facilities. Assets can include gym equipment and pool furniture.

The body corporate is usually responsible for maintaining common property in a good and structurally sound condition. An owner is usually responsible for maintaining common property or assets that their lot has been allocated exclusive use of, or for maintaining improvements to common property or utility infrastructure that is only for the benefit of their lot. The body corporate may have additional maintenance responsibilities, depending on the plan of subdivision the scheme is registered under. For more information, visit www.qld.gov.au/buyingbodycorporate.

Sinking fund forecast and balance - maintenance and replacement of common property / assets

The body corporate must have a sinking fund to pay for future capital expenses, such as repairs or replacement of common property and assets. The body corporate must raise enough money in its sinking fund budget each year to provide for spending for the current year and to reserve an amount to meet likely spending for 9 years after the current year. If there is not enough money in the sinking fund at the time maintenance is needed, lot owners will usually have to pay additional contributions.

Prior to signing a contract, you should consider whether the current sinking fund balance is appropriate to meet likely future capital expenditure.

Does the body corporate have a current sinking fund forecast that estimates future capital expenses and how much money needs to be accumulated in the sinking fund?

- Yes - you can obtain a copy from the body corporate records.
 No

Current sinking fund balance (as at date of certificate): \$40,885.20CR

Improvements to common property the lot owner is responsible for

A lot owner may make improvements to the common property for the benefit of their lot if authorised by the body corporate or under an exclusive use by-law. The owner of the lot is usually responsible for maintenance of these improvements, unless the body corporate authorises an alternative maintenance arrangement or it is specified in the relevant by-law.

There are no authorised improvements to the common property that the owner of the lot is responsible for maintaining in good condition.

Details of authorised improvements to the common property that the owner of the lot is responsible for maintaining in good condition are given with this certificate.

Body corporate assets

The body corporate must keep a register of all body corporate assets worth more than \$1,000.

- The body corporate does not have any assets that it is required to record in its register.
 A copy of the body corporate register of assets is given with this certificate.

Insurance

The body corporate must insure the common property and assets for full replacement value and public risk.

The body corporate must insure, for full replacement value, the following buildings where the lots in the scheme are created:

- under a building format plan of subdivision or volumetric format plan of subdivision - each building that contains an owner's lot (e.g. a unit or apartment); or
- under a standard format plan of subdivision - each building on a lot that has a common wall with a building on an adjoining lot.

Body corporate insurance policies

Details of each current insurance policy held by the body corporate including, for each policy, the:

- type of policy;
- name of the insurer;
- sum insured;
- amount of premium (\$11,760.00)
- excess payable on a claim

are given with this certificate.

Alternative insurance

Where the body corporate is unable to obtain the required building insurance, an adjudicator may order that the body corporate take out alternative insurance. Information about alternative insurance is available from www.qld.gov.au/buyingbodycorporate.

Does the body corporate currently hold alternative insurance approved under an alternative insurance order?

Yes

No

Lot owner and occupier insurance

The occupier is responsible for insuring the contents of the lot and any public liability risks which might occur within the lot.

The owner is responsible for insuring buildings that do not share a common wall if the scheme is registered under a standard format plan of subdivision, unless the body corporate has set up a voluntary insurance scheme and the owner has opted-in.

More information about insurance in community titles schemes is available from your solicitor or www.qld.gov.au/buyingbodycorporate.

Contracts and authorisations

Caretaking service contractors and letting agents -
Accommodation Module, Commercial Module and Standard Module

A body corporate may engage service contractors to provide services to the body corporate to assist in the management of the scheme.

If the Standard Module, Accommodation Module, or Commercial Module apply to a community titles scheme, the body corporate may also authorise a person to conduct a letting agent business for the scheme, that is, to act as the agent of owners of lots in the scheme who choose to use the person's services for the letting of their lot.

A service contractor who is also authorised to be a letting agent for the scheme is called a caretaking service contractor. Together, an agreement to engage a person as a caretaking service contractor and authorise a person as a letting agent is typically referred to as 'management rights'.

The maximum term of a service contract or authorisation entered into by a body corporate is:

- 10 years if the Standard Module applies to the scheme; and
- 25 years if the Accommodation Module or Commercial Module applies to the scheme.

You may inspect the body corporate records to find information about any engagements or authorisations entered into by the body corporate, including the term of an engagement or authorisation and, for an engagement, duties required to be performed and remuneration payable by the body corporate.

Has the body corporate engaged a caretaking services contractor for the scheme?

Yes - Name of caretaking service contractor engaged:

No

Has the body corporate authorised a letting agent for the scheme?

Yes - Name of authorised letting agent:

No

Embedded network electricity supply

Is there an arrangement to supply electricity to occupiers in the community titles scheme through an embedded network?

Yes

No

More information about embedded networks in community titles schemes is available from www.qld.gov.au/buyingbodycorporate.

Body corporate authority

This certificate is signed and given under the authority of the body corporate.



Matthew Porch

Body Corporate Manager

07/11/2025

Copies of documents given with this certificate:

- by-laws for the scheme in consolidated form (if applicable)
- details of exclusive use by-laws or other allocations of common property (if applicable)
- the most recent statement of accounts
- details of amounts payable to the body corporate for another reason (if applicable)
- details of improvements the owner is responsible for (if applicable)
- the register of assets (if applicable)
- insurance policy details

TAX INVOICE

07/11/2025

Whittles Australia Pty Ltd
ABN 78 139 486 678
PO Box 539
Cleveland QLD 4163

Surch IT Pty Ltd
6/400 QUEEN STREET
BRISBANE QLD 4000

DESCRIPTION: Searching and completing document for provisions of Section 206,
Body Corporate and Community Management Act 1997,
Lot 00007 at 13 HAMEL ROAD, HOLLAND PARK WEST

13 HAMEL ROAD CTS 28421

FEE:	As prescribed	\$84.10	PAID
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TOTAL DUE:		\$84.10	PAID
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OWNER:	Y Vo
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With Compliments

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

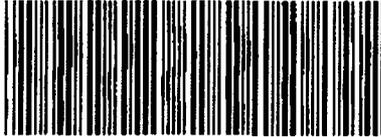
GENERAL REQUEST

12
QUEENSLAND LAND REGISTRY
Page 1 of 1

Dealing No.

Stamp Duty Imprint

704300632



BE 470

\$50.00
08/09/2000 14:43

LATEST CMS
AS OF 11/7/05.

1. Nature of request	Lodger Name, address & phone number	Lodger Code
TO REGISTER NEW COMMUNITY MANAGEMENT STATEMENT 13 HAMEL ROAD, COMMUNITY TITLES SCHEME 28421	BENNETT, CARROLL & GIBBONS SOLICITORS 33 SANDERS STREET UPPER MT GRAVATT 4122	97

2. Description of Lot	County	Parish	Title Reference
COMMON PROPERTY OF 13 HAMEL ROAD COMMUNITY TITLES SCHEME 28421	STANLEY	YEERONGPILLY	

3. Registered Proprietor/Crown Lessee
BODY CORPORATE FOR 13 HAMEL ROAD, COMMUNITY TITLES SCHEME 28421

4. Interest
FEE SIMPLE

5. Applicant
BODY CORPORATE FOR 13 HAMEL ROAD, COMMUNITY TITLES SCHEME 28421

6. Request
I hereby request that: YOU REGISTER THE NEW COMMUNITY MANAGEMENT STATEMENT LODGED HERewith FOR 13 HAMEL ROAD, COMMUNITY TITLES SCHEME 28421 AND THAT PO BOX 539 CLEVELAND, QUEENSLAND 4163 BE RECORDED AS THE ADDRESS FOR SERVICE OF THE BODY CORPORATE FOR THE SCHEME AND THAT YOU AMEND SCHEDULE A AND B

7. Execution by applicant

Execution Date

Applicant's or Solicitor's Signature

8/9/00

[Signature]
GUY ADSTIN GIBBONS

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

FIRST/NEW COMMUNITY MANAGEMENT STATEMENT

THIS STATEMENT MUST BE LODGED TOGETHER

This statement incorporates and must include the following:

28421

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

1. Name of community titles scheme
13 HAMEL ROAD COMMUNITY TITLES SCHEME
28421

2. Regulation module
STANDARD MODULE

3. Name of body corporate
BODY CORPORATE FOR 13 HAMEL ROAD COMMUNITY TITLES SCHEME 28421

4. Scheme land **COMMON PROPERTY OF 13 HAMEL ROAD ON COMMUNITY TITLES SCHEME 28421*

Description of Lot	County	Parish	Title Reference
<i>* Lots 1 to 6 on SP 131917</i>	STANLEY	YEERONGPILLY	50323732
<i>* Lots 7 to 14 on SP 131923</i>	STANLEY	YEERONGPILLY	50323733
<i>AND COMMON PROPERTY OF 13 HAMEL ROAD ON COMMUNITY TITLES SCHEME 28421</i>	STANLEY	YEERONGPILLY	50323734
<i>LOT 5 ON SP 131917</i>	STANLEY	YEERONGPILLY	50323735
<i>LOT 6 ON SP 131917</i>	STANLEY	YEERONGPILLY	50323736
<i>LOT 5 ON SP 131917</i>	STANLEY	YEERONGPILLY	50323737
<i>LOT 6 ON SP 131917</i>	STANLEY	YEERONGPILLY	50323738
<i>LOTS 7-14 ON SP 131923</i>			50323739

5. Name and address of original owner #
SOUTHSIDE VILLA CONSTRUCTIONS PTY LTD
(ACN 065 159 408) 34 GREENWOOD CLOSE,
BUDERIM QLD 4556 NOT APPLICABLE.

6. Reference to plan lodged with this statement
SP 131923

first community management statement only

7. Local Government community management statement notation

.....signed

NOT APPLICABLE PURSUANT TO.....name and designation

SECT. 54(4) OF THE BODY CORPORATE AND COMMUNITY MANAGEMENT ACT 1997.....name of Local Government

8. Execution by original owner/Consent of body corporate

Execution Date

6-19-00
14/9/00

*Execution

[Signature]

The Common Seal
of
BODY CORPORATE FOR 13 HAMEL ROAD
COMMUNITY TITLES SCHEME BY ITS AUTHORISED OFFICER

[Signature]
a. Jones *[Signature]*

For Southside Villa Constructions Pty.
Ltd ACN 065 159 408 by its duly
authorised attorney David Anthony
Jones under power of attorney No.
40773395.

SCHEDULE A SCHEDULE OF LOT ENTITLEMENTS

Lot on Plan	Contribution	Interest
Lot 1 on SP 131917	1	1
Lot 2 on SP 131917	1	1
Lot 3 on SP 131917	1	1
Lot 4 on SP 131917	1	1
Lot 5 on SP 131917	1	1
Lot 6 on SP 131917	1	1
Lot 7 on SP 131923	1	1
Lot 8 on SP 131923	1	1
Lot 9 on SP 131923	1	1
Lot 10 on SP 131923	1	1
Lot 11 on SP 131923	1	1
Lot 12 on SP 131923	1	1
Lot 13 on SP 131923	1	1
Lot 14 on SP 131923	1	1
TOTALS	14	14

SCHEDULE B EXPLANATION OF THE DEVELOPMENT OF SCHEME LAND

1. The scheme has been developed in two stages.
2. The first stage comprised Lots 1 to 6 and common property, with a further Lot 100, being the remainder lot incorporating the area which now comprises Lots 7 to 14 inclusive, and common property.
3. In stage two of the scheme, Lots 7 to 14 and common property have been created from the original lot 100.
4. The scheme now comprises Lots 1 to 14 inclusive and common property.

SCHEDULE C BY-LAWS

BY-LAWS

1. COMMITTEE'S POWER TO EMPLOY AGENTS AND SERVANTS

The Committee of 13 Hamel Road, Holland Park, PLAN SP 131923, may employ for and on behalf of the Body Corporate such agents and servants as it thinks fit in powers, authorities, duties and functions of the Body Corporate.

2. NOTICE BOARD

The Committee shall cause a notice board to be affixed to some part of the common property.

3. MEETINGS AND DELEGATION OF POWERS AND DUTIES

The Committee may:-

- a.meet together for the conduct of business, adjourn and otherwise regulate its meetings as it thinks fit;

PROVIDED THAT it shall meet when the Secretary or, in his absence, any member of the Committee at the request of not less than one-third of the members of the Committee gives, within the period of time, if any, specified in the request to the other members not less than seven (7) days notice of a meeting proposed by him specifying the reason for calling such meeting and, where a member of the Committee other than the Secretary is requested to convene a meeting of the Committee, under this By-Law, he may give, on behalf of the Committee, the notice required to be given under By-Law 4;

b. subject to any restriction imposed or direction given at a general meeting, delegate to one or more of its members such of its powers and duties as it thinks fit and at any time remove such delegation.

4. NOTICE OF COMMITTEE MEETINGS

For not less than seven (7) days ending immediately before a Committee holds a meeting it shall cause a notice of its intention to hold the meeting, containing the agenda for the meeting, to be sent to all owners.

5. VOTING IN WRITING BY MEMBERS OF COMMITTEE

Where:-

a. By-Law 4 has been complied with in relation to any meeting:

b. The Committee has caused to be served on each member of the Committee a copy of any motion for a proposed resolution to be submitted at that meeting; and

c. Any such resolution has been approved in writing by a majority of the members of the Committee, the resolution shall, subject to Section 45(3) be as valid as if it had been duly passed at a duly convened meeting of the Committee, notwithstanding that the meeting was not held.

6. MINUTE OF CERTAIN RESOLUTIONS TO BE INCLUDED IN COMMITTEE'S MINUTES

The Committee shall cause to be included in its minutes a minute of all resolutions passed pursuant to By-Law 5.

7. ACTS, ETC., OF COMMITTEE VALID NOTWITHSTANDING VACANCIES

Any act or proceedings of a Committee done in good faith is, notwithstanding that at the time when the act or proceedings was done taken or commenced there was:-

a. a vacancy in the office of member of the Committee, or

b. a defect in the appointment, or a disqualification of a member,

as valid as if the vacancy, defect or disqualification did not exist and the Committee was fully and properly constituted.

8. POWERS AND DUTIES OF SECRETARY

The powers and duties of a Secretary of a Body Corporate include:-

a. the preparation and distribution of minutes of meetings of the Body Corporate and the submissions of a motion for confirmation of the minutes of any meeting of the Body Corporate at the next such meeting;

b. the giving on behalf of the Body Corporate and of the Committee of the notices required to be given under this Act;

c. the maintenance of the roll;

d. the supply of information on behalf of the Body Corporate in accordance with Section 40(1)(a) and (b);

- e. the answering of communications addressed to the Body Corporate;
- f. the calling of nominations of candidates for election as Chairman, Secretary and Treasurer of the Body Corporate and other members of the Committee; and
- g. subject to Section 29(1), (6) and (7), the convening of meetings of the Body Corporate and of the Committee.

9. POWERS AND DUTIES OF TREASURER

The powers and duties of a Treasurer of a Body Corporate include:-

- a. the notifying of proprietors of any contributions levied pursuant to this Act;
- b. the receipt, acknowledgment and banking of and the accounting for any money paid to the Body Corporate;
- c. the preparation of any certificate applied for under Section 40(1) (c); and
- d. the keeping of the books of account referred to in section 38(1)(g) and the preparation of the statement of accounts referred to in Section 38(1)(h).

10. NOISE

A proprietor or occupier of a lot shall not upon the parcel create any noise likely to interfere with the peaceful enjoyment of the proprietor or occupier of another lot or of any person lawfully using common property.

11. VEHICLES

- a. The occupier of a lot must not, without the body corporate's written approval -
 - i. park a vehicle, or allow a vehicle to stand, on the common property; or
 - ii. permit an invitee to park a vehicle, or allow a vehicle to stand, on the common property, except for the designated visitor parking which must remain available at all times for the sole use of visitors vehicles.
- b. An approval under subsection (a) must state the period for which it is given, with the exception of designated visitor parking.
- c. However, the body corporate may cancel the approval by giving 7 days written notice to the occupier, with the exception of designated visitor parking.

12. OBSTRUCTION

A proprietor or occupier of a lot shall not obstruct lawful use of common property by any person.

13. DAMAGE TO LAWNS, ETC., ON COMMON PROPERTY

A proprietor or occupier of a lot shall not:-

- a. damage any lawn, garden, tree, shrub, plant or flower being part of or situated upon common property; or
- b. except with the consent in writing of the Body Corporate, use for his own purposes as a garden any portion of the common property.

14. DAMAGE TO COMMON PROPERTY

A proprietor or occupier of a lot shall not mark, paint, drive nails or screws or the like into or otherwise damage or deface, any structure that forms part of the common property except with the consent in writing of the Body Corporate but this By-Law does not prevent a proprietor or person authorised by him from installing:-

- a. any locking or other safety device for protection of his lot against intruders; or
- b. any screen or other device to prevent entry of animals or insects upon his lot.

15. BEHAVIOUR OF INVITEES

A proprietor or occupier of a lot shall take all reasonable steps to ensure that his invitees do not behave in a manner likely to interfere with the peaceful enjoyment of the proprietor or occupier of another lot or of any person lawfully using common property.

16. DEPOSITING RUBBISH, ETC., ON COMMON PROPERTY

A proprietor or occupier of a lot shall not deposit or throw upon the common property any rubbish, dirt, dust or other material likely to interfere with the peaceful enjoyment of the proprietor or occupier of another lot or of any person lawfully using the common property.

17. APPEARANCE OF BUILDING

In the case of a building units plan, a proprietor or occupier of a lot shall not, except with the consent in writing of the Body Corporate, hang any washing, towel, bedding or other article or display any sign, advertisement, placard, banner, pamphlet or like matter on any part of his lot in such a way as to be visible from outside the building.

18. STORAGE OF FLAMMABLE LIQUIDS, ETC.

A proprietor or occupier of a lot shall not, except with the consent in writing of the Body Corporate, use or store upon his lot or upon the common property any flammable, chemical, liquid or gas or other flammable material, other than chemicals, liquids, gases or other material used or intended to be used for domestic purposes, or any such chemical, liquid, gas or other material in a fuel tank of a motor vehicle or internal combustion engine.

19. GARBAGE DISPOSAL

A proprietor or occupier of a lot shall:-

- a. save where the Body Corporate provides some other means of disposal of garbage, maintain within this lot, or on such part of the common property as may be authorised by the Body Corporate, in clean and dry condition and adequately covered, a receptacle for garbage;
- b. comply with all local authority By-Laws and ordinances relating to the disposal of garbage;
- c. ensure that the health, hygiene and comfort of the proprietor or occupier of any other lot is not adversely affected by his disposal of garbage.

20. KEEPING OF ANIMALS

A proprietor or occupier of a lot shall not keep any animal upon his lot or the common property unless such proprietor or occupier has requested in writing and received approval in writing from the Committee, and such animal can not be replaced without further written request to the Committee and written acceptance gained from the Committee. If any proprietor or occupier of a lot complains in writing about the behaviour of an animal that is being kept within the lot or common property, the committee has the right to serve notice to such owner or keeper of such animal to remove the animal forthwith.

21. ILLEGAL USE OF LOT PROHIBITED

A proprietor or occupier of a lot shall not use his lot for any purpose which may be illegal or injurious to the reputation of the parcel.

22. AIR-CONDITIONING

A proprietor shall not install air conditioning unless:

- a. the air-conditioner to be installed is internally ducted split system installed in such a manner that no portion (save and except air-conditioning piping) shall protrude from the external walls of the building.
- b. The Body Corporate shall approve the location and property covering paint, enclosing or landscaping of pipes and compressor units if they are located on common area.
- c. Any alternative system of air-conditioning shall first have the consent in writing of the Body Corporate.

23. CLOTHES LINES

A proprietor or occupier of a lot shall not allow laundry, clothing or other materials to be hung or otherwise placed on or about the exterior of any building other than on clothes lines provided for the hanging of laundry.

24. TERMITE CONTROL

The committee of the Body Corporate shall have the authority to engage on behalf of the Body Corporate, such qualified pest control agents and servants to inspect and report on the buildings, comprising the Body Corporate for the control of termites, as required under the Building Code of Australia, each five (5) years and such costs to be included in the Administration Fund Budget for that year, proprietors must inspect quarterly and report each year on any termite activity.

25. POWERS OF ATTORNEY AND RELATED MATTERS

25.01 Each person comprising the Purchaser of a lot:

- (a) will for a period one (1) year after the Community Management Statement is established permit the original Proprietor to exercise as its proxy to the exclusion of the Purchaser all the Purchaser's voting rights at general meetings of the Body corporate to the fullest extent permitted by law;
- (b) in order, amongst other things, to secure to the original Proprietor compliance by the original Proprietor with the Purchaser's obligations under paragraph (a), must on or before completion deliver to the original Proprietor a power of attorney in the form annexed, completed as to the necessary detail.

25.02 If for any reason the original Proprietor is unable to exercise the rights granted to it by or the power of attorney, the Purchaser must exercise as the original Proprietor directs, but only in relation to the matters set out in the power of attorney, the Purchaser's voting rights at general meetings of the Body Corporate.

25.03 The Purchaser will not dispose of or transfer the Land Sold or any share in the Land Sold without first obtaining at the Purchaser's cost and delivering to the original Proprietor:-

- (a) a power of attorney in the same terms, of the same duration and to the same persons as that given here; and
- (b) a deed by which the disponee covenants with the original Proprietor in the same terms mutatis mutandis as Clause 25.01 and 25.02 and this clause.

26. EXCLUSIVE USE

Not applicable

Administrative Fund Statement of Income & Expenditure

13 HAMEL ROAD CTS 28421

13 Hamel Road HOLLAND PARK WEST QLD 4121

1 July 2024 to 30 June 2025

Printed 06/08/25 11:56

	YTD Actual	YTD Budget	Variance	Last Year
FUND INCOME				
Contributions	23,142.00	23,142.00	0.00	22,008.00
Recoverable costs	0.00	0.00	0.00	250.00
TOTAL FUND INCOME	23,142.00	23,142.00	0.00	22,258.00
FUND EXPENDITURE				
Common property	286.00	500.00	214.00	1,083.00
Debt collection fees	44.00	0.00	(44.00)	88.00
Debt collection fees recovery	0.00	0.00	0.00	(88.00)
Grounds	1,870.00	2,400.00	530.00	2,007.50
Gutters & downpipes	1,441.00	1,100.00	(341.00)	0.00
Insurance renewals	12,520.00	12,520.00	0.00	10,925.00
Management - Additional services fee	1,057.50	600.00	(457.50)	954.00
Management - Agreed Services	3,244.86	3,244.83	(0.03)	3,049.80
Management - Asset Maintenance Services	272.97	280.00	7.03	252.00
Management - Disbursement Fees	1,202.49	1,201.20	(1.29)	1,144.77
Pest control	2,550.00	2,650.00	100.00	2,605.00
Reports	0.00	650.00	650.00	0.00
Utilities-Electricity	0.00	500.00	500.00	421.09
TOTAL FUND EXPENDITURE	24,488.82	25,646.03	1,157.21	22,442.16
FUND SURPLUS (DEFICIT)	(1,346.82)	(2,504.03)	1,157.21	(184.16)

Administrative Fund Statement of Assets & Liabilities

13 HAMEL ROAD CTS 28421

13 Hamel Road HOLLAND PARK WEST QLD 4121

30 June 2025

Printed 06/08/25 11:56

	YTD Actual	Last Year
OWNERS FUNDS		
Balance Brought Forward	2,992.28	3,176.44
Surplus/(Deficit) For Period	(1,346.82)	(184.16)
TOTAL FUNDS	1,645.46	2,992.28
ASSETS		
Cash at Bank (MBL)	10,131.26	6,533.18
Sundry Receivables	0.00	(3.90)
TOTAL ASSETS	10,131.26	6,529.28
LIABILITIES		
Accrued Expenses	2,550.00	0.00
Levies In Advance	5,040.00	3,537.00
Unallocated Advances	895.80	0.00
TOTAL LIABILITIES	8,485.80	3,537.00
NET ASSETS	1,645.46	2,992.28

Sinking Fund Statement of Income & Expenditure

13 HAMEL ROAD CTS 28421

13 Hamel Road HOLLAND PARK WEST QLD 4121

1 July 2024 to 30 June 2025

Printed 06/08/25 11:56

	YTD Actual	YTD Budget	Variance	Last Year
FUND INCOME				
Contributions	38,248.00	38,248.00	0.00	30,786.00
Interest-External Accounts	756.17	0.00	756.17	0.00
TOTAL FUND INCOME	39,004.17	38,248.00	756.17	30,786.00
FUND EXPENDITURE				
Common property	1,321.86	32,000.00	30,678.14	2,211.09
TOTAL FUND EXPENDITURE	1,321.86	32,000.00	30,678.14	2,211.09
FUND SURPLUS (DEFICIT)	37,682.31	6,248.00	31,434.31	28,574.91

Sinking Fund Statement of Assets & Liabilities

13 HAMEL ROAD CTS 28421

13 Hamel Road HOLLAND PARK WEST QLD 4121

30 June 2025

Printed 06/08/25 11:56

	YTD Actual	Last Year
OWNERS FUNDS		
Balance Brought Forward	83,873.06	55,298.15
Surplus/(Deficit) For Period	37,682.31	28,574.91
TOTAL FUNDS	121,555.37	83,873.06
ASSETS		
Cash at Bank (MBL)	53,995.20	89,587.86
Investment Account 1	75,756.17	0.00
TOTAL ASSETS	129,751.37	89,587.86
LIABILITIES		
Levies In Advance	8,196.00	5,714.80
TOTAL LIABILITIES	8,196.00	5,714.80
NET ASSETS	121,555.37	83,873.06

Consolidated Statement of Assets & Liabilities

13 HAMEL ROAD CTS 28421

13 Hamel Road HOLLAND PARK WEST QLD 4121

30 June 2025

Printed 06/08/25 11:56

	YTD Actual	Last Year
OWNERS FUNDS		
Balance Brought Forward	86,865.34	58,474.59
Surplus/(Deficit) For Period	36,335.49	28,390.75
TOTAL FUNDS	123,200.83	86,865.34
ASSETS		
Cash at Bank (MBL)	64,126.46	96,121.04
Sundry Receivables	0.00	(3.90)
Investment Account 1	75,756.17	0.00
TOTAL ASSETS	139,882.63	96,117.14
LIABILITIES		
Accrued Expenses	2,550.00	0.00
Levies In Advance	13,236.00	9,251.80
Unallocated Advances	895.80	0.00
TOTAL LIABILITIES	16,681.80	9,251.80
NET ASSETS	123,200.83	86,865.34

Notes to the Financial Statements
 13 HAMEL ROAD CTS 28421
 13 Hamel Road HOLLAND PARK WEST QLD 4121
 30 June 2025
 Printed 06/08/25 11:56

Investments

Investment	Fund	Bank	Bank Account	Maturity	Amount	Interest
1	Sinking	NAB	511628983	22/10/25	75,756.17	4.75%

Total Investments 75,756.17

The following balances relate to amounts received or owing as at 30/06/2025

Receivables - Owner Arrears Nil

Debtors Nil

Allocated Advance Payments

Unit/Lot Details	Admin		Sinking	Total
	Contributions	Contributions	Contributions	
00001	420.00	683.00	1,103.00	
00002	420.00	683.00	1,103.00	
00004	420.00	683.00	1,103.00	
00005	420.00	683.00	1,103.00	
00006	420.00	683.00	1,103.00	
00008	420.00	683.00	1,103.00	
00009	420.00	683.00	1,103.00	
00010	420.00	683.00	1,103.00	
00011	420.00	683.00	1,103.00	
00012	420.00	683.00	1,103.00	
00013	420.00	683.00	1,103.00	
00014	420.00	683.00	1,103.00	
Totals	5,040.00	8,196.00	13,236.00	

Outstanding Creditors Nil

Unallocated Advance Payments

Unit/Lot Details	Admin
00002	175.80-
00012	720.00-
Totals	895.80-

Notes to the Financial Statements

13 HAMEL ROAD CTS 28421

13 Hamel Road HOLLAND PARK WEST QLD 4121

30 June 2025

Printed 06/08/25 11:56

Remuneration

Commissions received by Whittles are disclosed in the Services Agreement between the Body Corporate and Whittles

Commissions received by Whittles for the financial year of the body corporate: \$1,223.57

Summary of Significant Accounting Policies

13 HAMEL ROAD CTS 28421

13 Hamel Road HOLLAND PARK WEST QLD 4121

1 July 2024 to 30 June 2025

Printed 06/08/25 11:56

Basis of Preparation

The Body Corporate agent has prepared the financial statements on the basis that the Body Corporate is a non-reporting entity because there are no users dependent on general purpose financial statements. These financial statements are therefore special purpose financial statements that have been prepared to meet the information needs of members.

The financial statements have been prepared in accordance with the significant accounting policies disclosed below, which the Body Corporate agent has determined are appropriate to meet the purposes of preparation. Such accounting policies are consistent with the prior period unless otherwise stated.

Basis of Accounting

The financial statements have been prepared on a modified accruals basis and are based on historical costs. Income has been recorded when receivable from the owners and the expenses are recorded when approved for payment, unless otherwise stated. Further manual accruing of expenses may occur as instructed.

Cash and cash equivalents

Cash and cash equivalents comprise deposits held on call with banks and other short-term highly liquid investments which are readily convertible to known amounts of cash and which are subject to an insignificant risk of change in value.

Goods and Services Tax

Income, expenditure and assets of the Corporation are recognised net of the amount of Goods and Services Tax (GST), except where the GST incurred is not recoverable from the Australian Taxation Office (ATO).

Receivables and payables are stated inclusive of GST.

The net amount of GST payable to, or recoverable from, the ATO is presented as the GST Control Account on the Statement of Assets and Liabilities.

Income Tax

The income tax expense charged to the Statement of Income and Expenditure comprises current income tax expense (income) and is the tax payable on taxable income calculated using applicable income tax rates enacted, or substantially enacted, as at the end of the reporting period.

Current tax liabilities (assets) are therefore measured at amounts expected to be paid to (recovered from) the ATO.

Only the non-member income of the Corporation is assessable for income tax purposes, as member income is excluded under the principle of mutuality.



Certificate of Insurance

ABN 29 008 096 277

Matthew Porch
Body Corporate 13 Hamel Road CTS 28421
C/- Whittles Body Corporate Services
PO Box 539
CLEVELAND QLD 4163

Date: 08.07.2025
Invoice No: I4815545

This document certifies that the policy referred to below is currently intended to remain in force until 4:00pm on the expiry date shown and will remain in force until that date, unless the policy is cancelled, lapsed, varied or otherwise altered in accordance with the relevant policy conditions.

Class Residential Strata/Community Corporation

Insurer CHU Underwriting Agencies Pty Ltd
GPO Box 3120
BRISBANE QLD 4000

Period 11.08.2025 to 11.08.2026

Policy No. 856930

Important Notice

This certificate does not reflect in detail the policy terms and conditions and merely provides a brief summary of the insurance that is, to the best of our knowledge, in existence at the date we have issued this certificate. If you wish to obtain details of the policy terms, conditions, restrictions, exclusions or warranties, you must refer to the policy contract.

Disclaimer

In arranging this certificate, we do not guarantee that the insurance outlined will continue to remain in force for the period referred to as the policy may be cancelled or altered by either party to the contract at any time in accordance with the terms and conditions of the policy. We accept no responsibility or liability to advise any party who may be relying on this certificate of such alteration to, or cancellation of the policy of insurance.

MGA Insurance Brokers Pty. Ltd.

ABN 29 008 096 277
Level 2, 15 Carnaby Street
MAROOCHYDORE
QLD 4558

Phone: 07 5409 3450
PO Box 1952
SUNSHINE PLAZA QLD 4558

COVERAGE SUMMARY

Body Corporate 13 Hamel Road CTS 28421
Residential Strata/Community Corporation

RESIDENTIAL STRATA/COMMUNITY CORPORATION

INSURED:

Body Corporate for 13 Hamel Road CTS 28421

SITUATION:

13 Hamel Road, Holland Park Qld 4121

INTEREST INSURED:

Building Sum Insured	\$	6,701,875
Common Contents Sum Insured	\$	0
Loss of Rent/Temporary Accommodation	\$	1,005,281

Catastrophe/Emergency Cover **30%**

Flood	Insured
Storm Surge	Not Insured

Glass Insured

Theft Insured

Public Liability \$ 30,000,000

Voluntary Workers Insured

Weekly Benefit \$ 2,000

Capital Benefit \$ 200,000

Fidelity \$ 250,000

Office Bearers Liability \$ 5,000,000

Machinery Breakdown Not Insured

Government Audit Costs \$ 25,000

Appeal expenses - common property health and safety breaches \$ 100,000

Legal Defence Expenses \$ 50,000

Lot owners fixtures and fixings \$ 250,000

Floating floors Insured

Loss of Market Value Not Insured

EXCESS:

Standard Excess \$2,000

Water Damage \$5,000

Exploratory Costs - Burst Pipes \$5,000

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Residential Strata/Community Corporation

Flood Excess	\$2,000
Storm Surge Excess	Not Applicable
Public Liability Excess	Nil
Voluntary Workers Excess	Nil
Fidelity Excess	Nil
Office Bearers Liability Excess	Nil
Machinery Breakdown Excess	Not Applicable
Government Audit Excess	\$1,000
Appeal Expenses Excess	\$1,000
Legal Defence Expenses Excess	\$1,000
Other excesses payable are shown in the Policy Wording	

ADDITIONAL POLICY BENEFITS AND CONDITIONS:

Not Applicable

MAJOR EXCLUSIONS :Terrorism
Others As Per Policy

This Document is a Summary of Cover Only. Please refer to the Product Disclosure Statement for Full Policy Limitations and Additional Excesses

UNDERWRITING INFORMATION:

Year Built	2000
Primary Wall Construction	Rendered Masonry
Secondary Wall Construction	Fibre Cement - No Asbestos
Roof Construction	Tin / Iron
Floor Construction	Concrete
Aluminium Composite Panels	No
Primary External Cladding:	
N/A	
Secondary External Cladding:	
N/A	
Heritage Listed	No
Fire Protection	
Sprinkler systems in the complex basement/carpark?	No
Sprinkler systems in the complex units?	No
Fire hose reels located throughout the complex?	No
Number of Units	14
Number of Levels	2
Number of Basements	0
Number of Lifts	0
Number of Pools/Spas	0
Number of Gyms	0
Number of Playgrounds	0
Number of Water Features	0
Number of Jetties/Wharfs	0
Number of Separate Buildings	7

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% of EPS

0 %

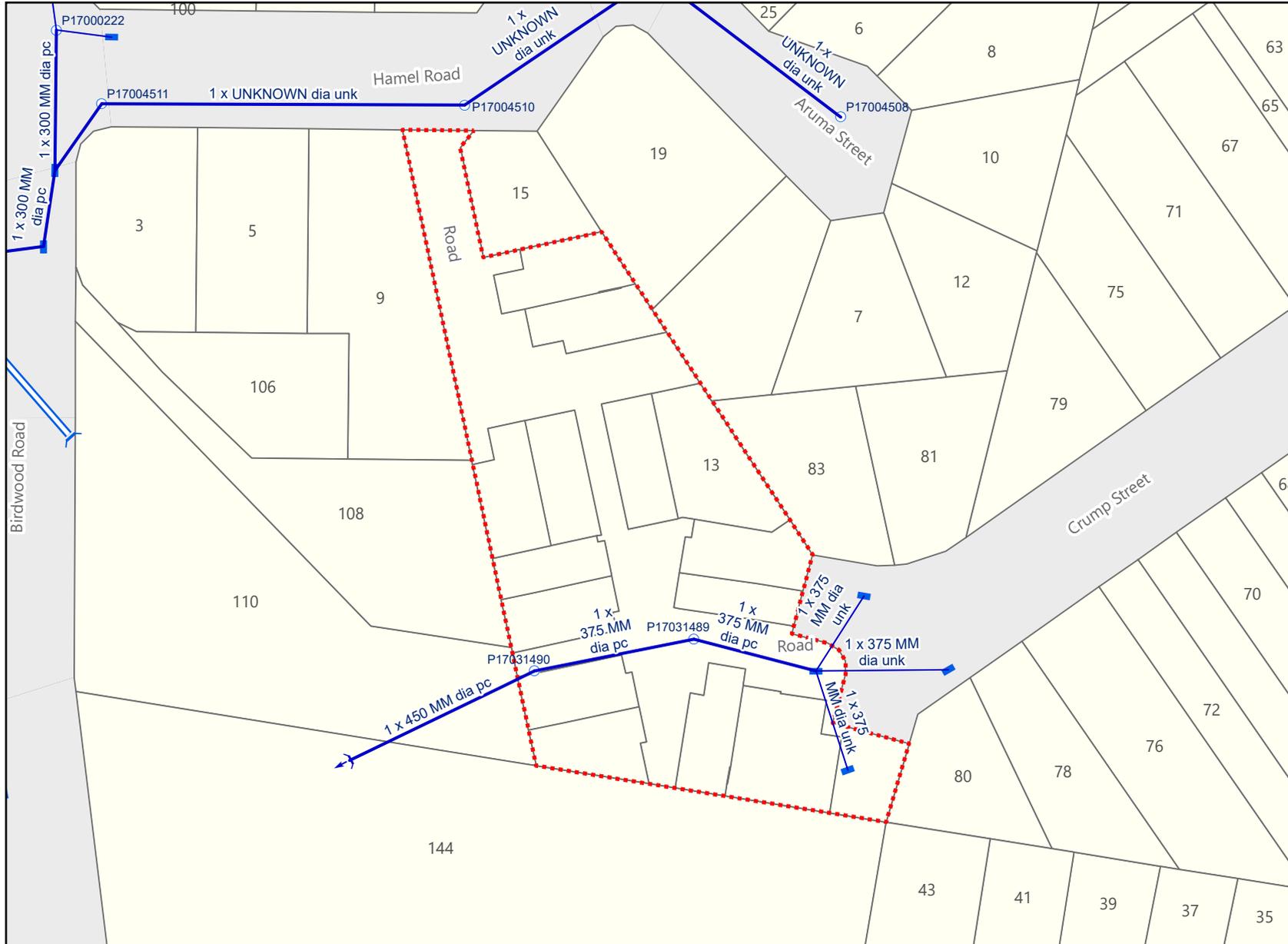
% Commercial Tenants

No %

Valuation: 24th September 2019



Job # 51591758
Seq # 263592246
 Provider: Brisbane City Council
 Telephone: (07) 3403 8888



Legend

- BYDA Enquiry
- Stormwater Network**
- Stormwater Drain
- Stormwater Gully / Roofwater Connection
- Stormwater Maintenance Hole
- Stormwater Gully Pit
- Stormwater Culvert
- Pipe End Outlet

Disclaimer:
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 In consideration of Council, and the copyright owners listed below, permitting the use of this data, you acknowledge and agree that Council, and the copyright owners, give no warranty in relation to the data (including accuracy, reliability, completeness, currency or suitability) and accept no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage), relating to any use of this data.
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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
 03/11/25 (valid for 30 days)

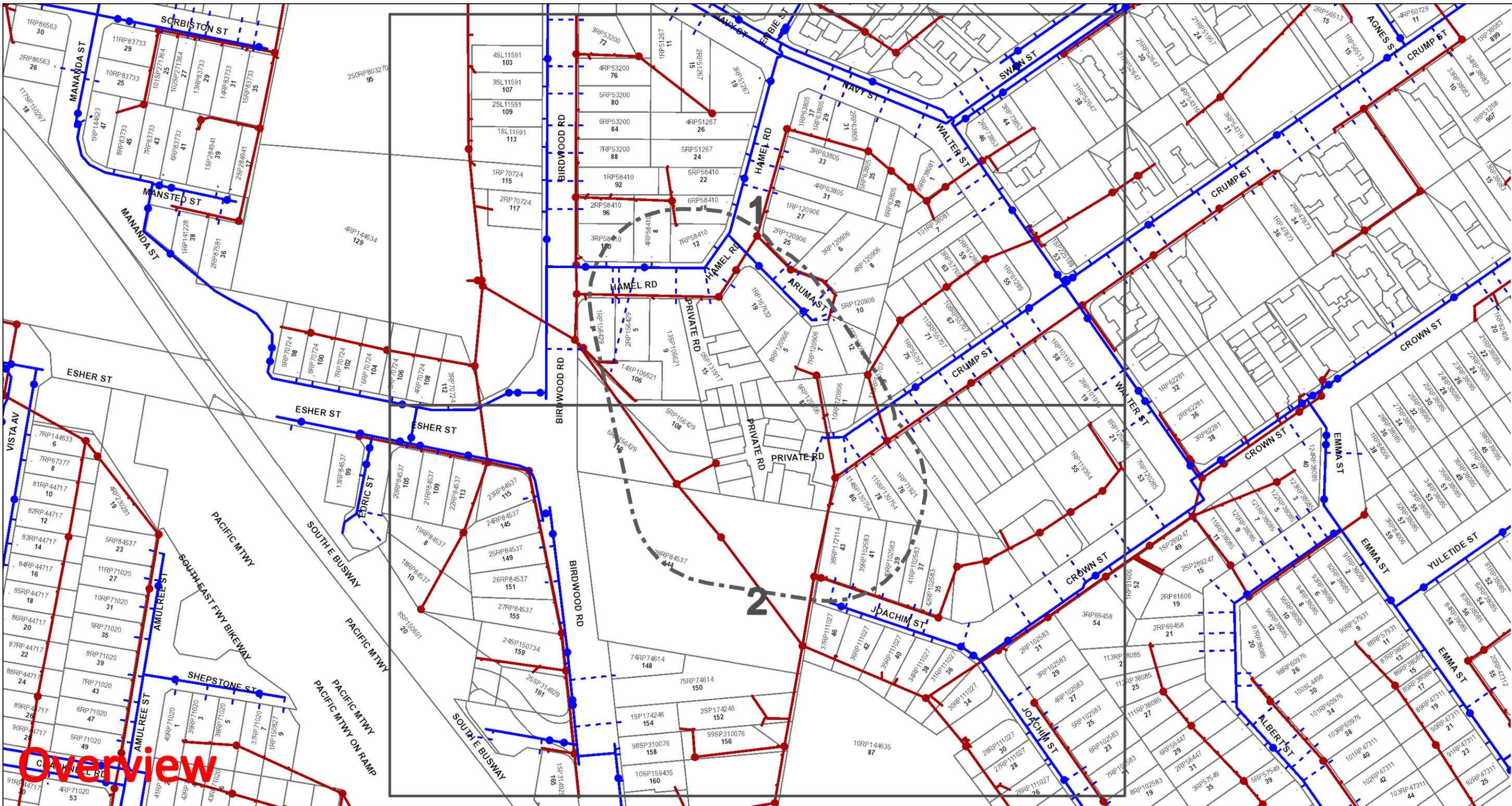


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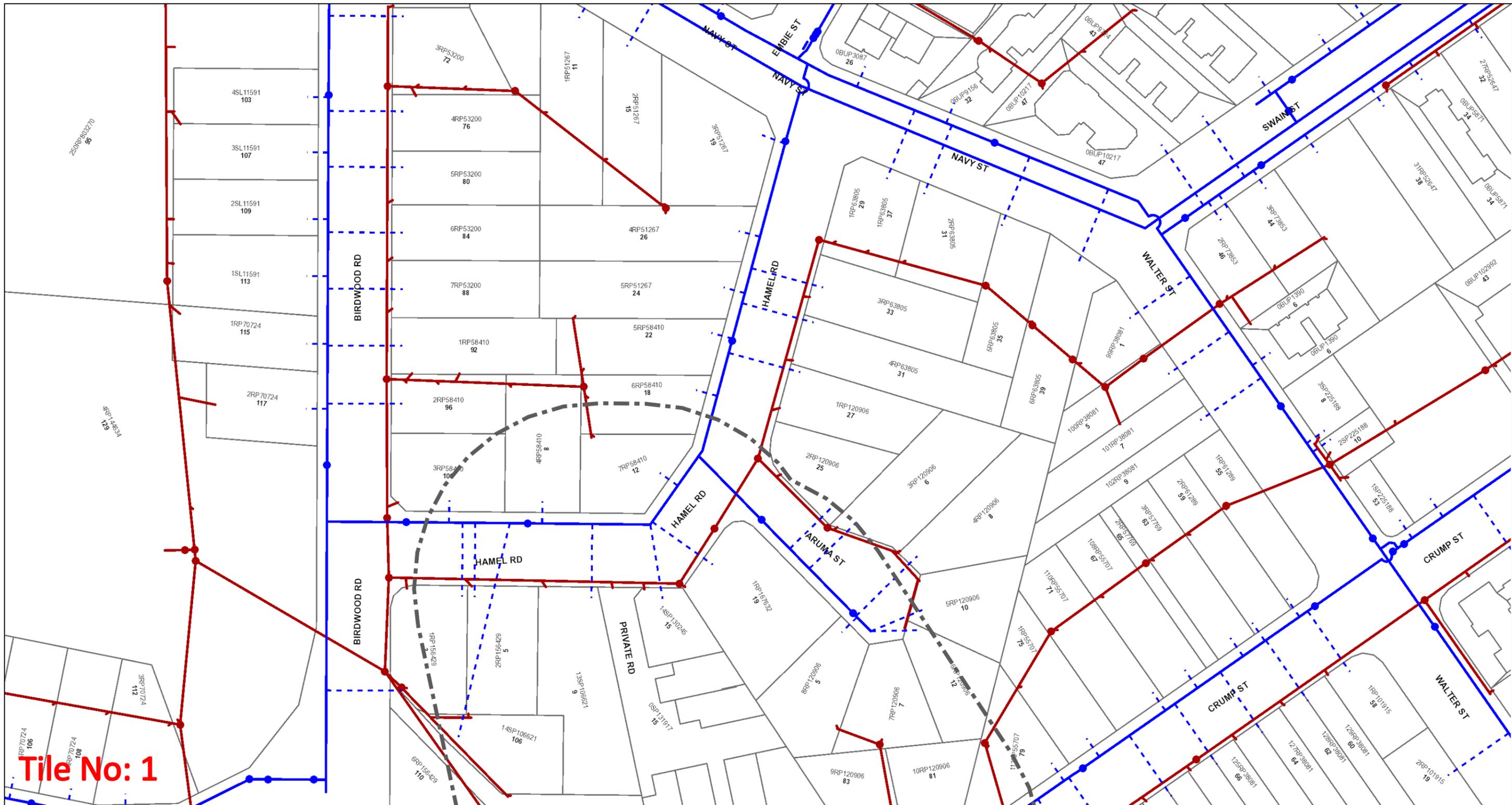
Plans generated by SmarterWX™ Automate

Urban Utilities - Water, Recycled Water and Sewer Infrastructure



 <p>UrbanUtilities</p> <p>N</p> <p>Map Scale 1:2050</p>	<p>Before You Dig Australia- Urban Utilities Water, Recycled Water and Sewer Infrastructure</p> <p>BYDA Reference No: 263592248</p> <p>Date BYDA Ref Received: 03/11/2025 Date BYDA Job to Commence: 03/11/2025 Date BYDA Map Produced: 02/11/2025</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). www.urbanutilities.com.au</p> <p>ABN 86 673 835 011</p>
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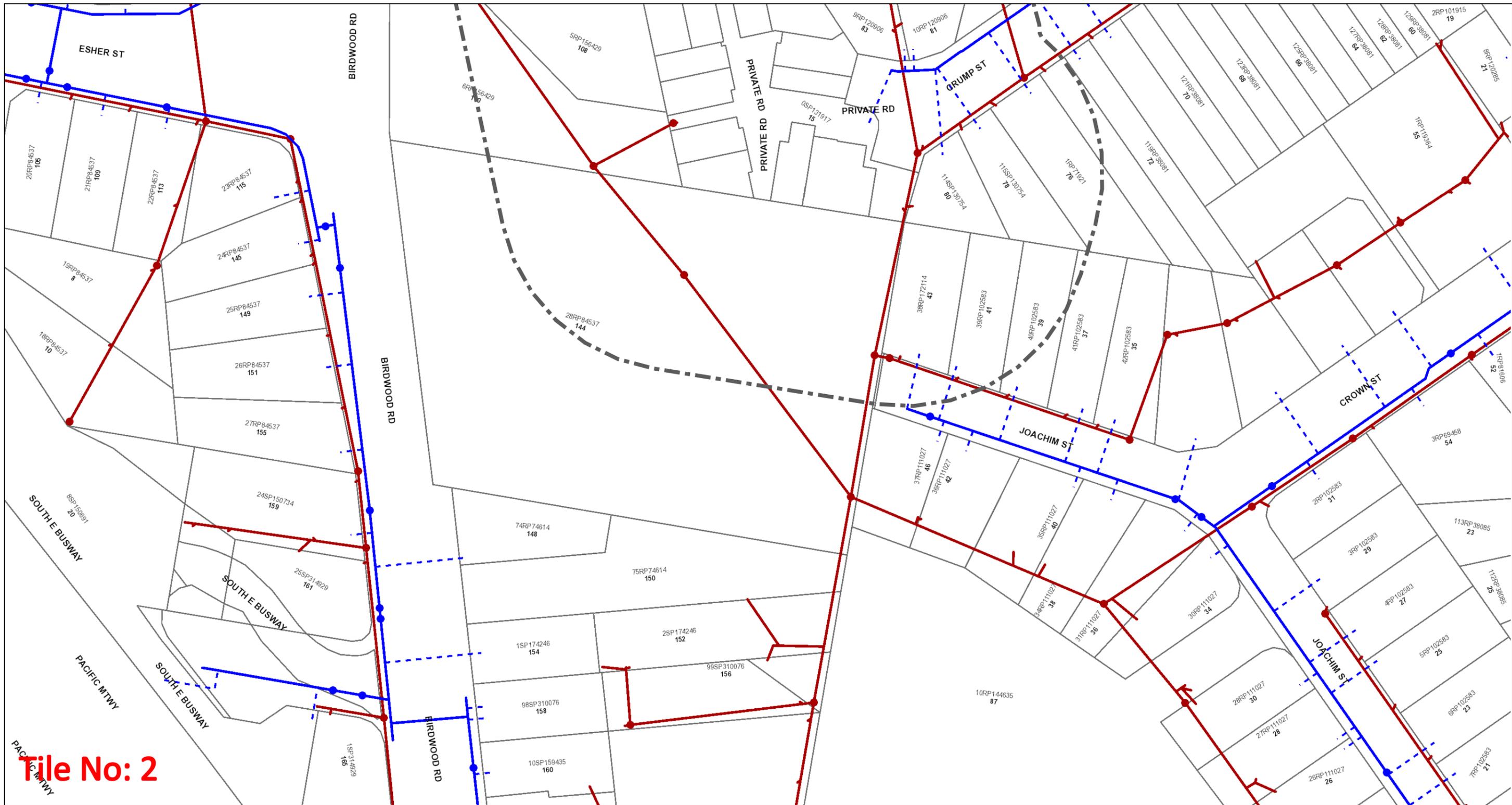
Urban Utilities - Water, Recycled Water and Sewer Infrastructure



Tile No: 1

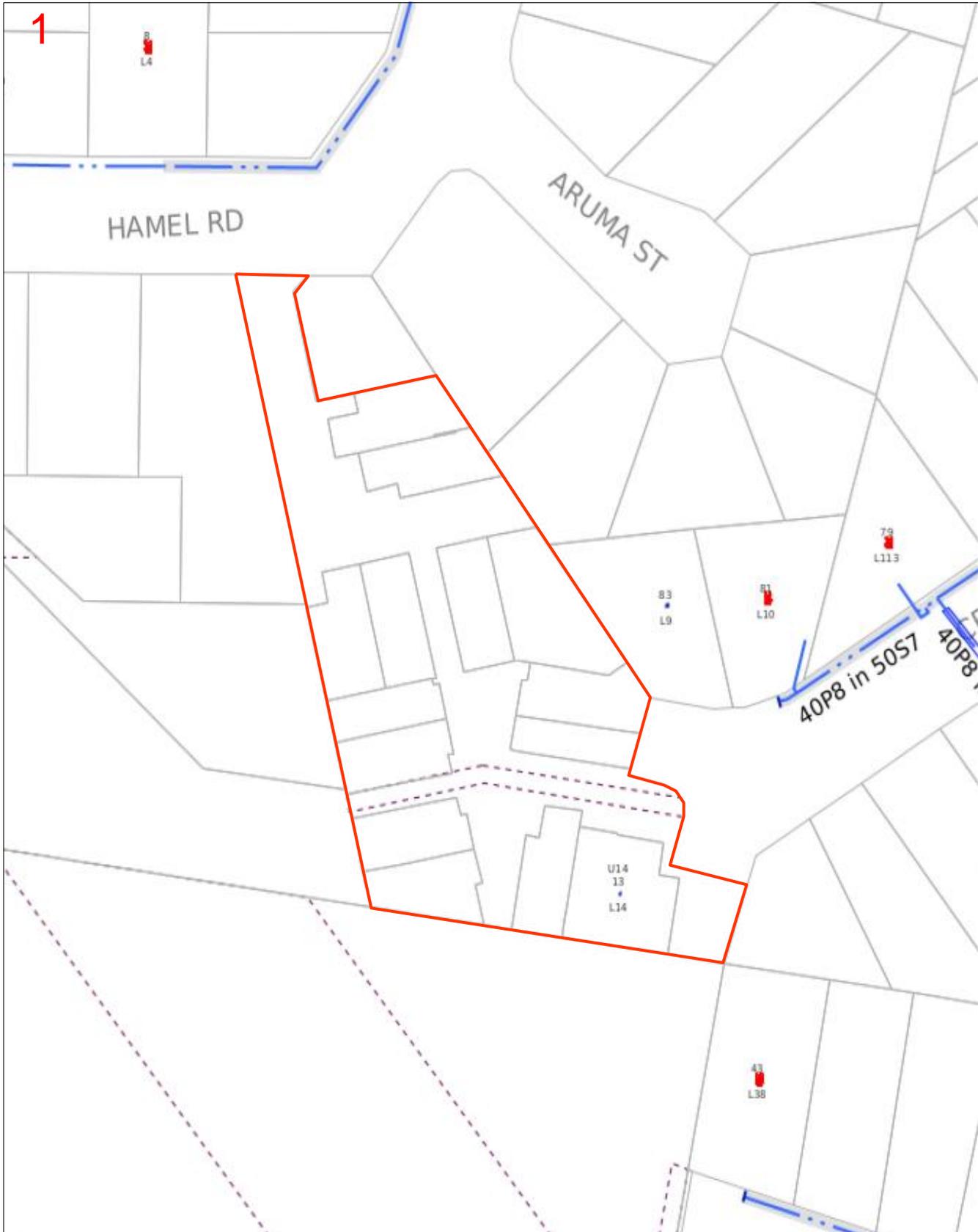
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Urban Utilities - Water, Recycled Water and Sewer Infrastructure



Tile No: 2

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Scale 1: 700

Map Sources: Esri, Garmin, HERE, FAO, NOAA, USGS,
© OpenStreetMap contributors, and the GIS User Community



Enquiry Area



Map Key Area



Legend

<p>Pipe</p> <p>Low pressure </p> <p>Medium pressure </p> <p>High pressure </p> <p>Transmission pressure </p> <p>Critical main (behind pipe) </p> <p>Proposed (pressure by colour) </p> <p>LPG (pressure by colour) </p> <p>Hydrogen blended (pressure by colour) </p> <p>Abandoned </p> <p>Idle/inactive </p> <p>Sleeve </p> <p>Casing (behind pipe) </p>	<p>Pipe code and material</p> <p>C* (for example, C2) Cast iron</p> <p>CU Copper</p> <p>N2 Nylon</p> <p>P* Polyethylene (PE)</p> <p>P3 Polyvinyl chloride (PVC)</p> <p>P6, P7, P9–P12 Medium density PE</p> <p>P2, P4, P8 High density PE</p> <p>S* Steel</p> <p>W2 Wrought galv iron</p> <p>W3 PE coat wrought galv iron</p>	<p>Object</p> <p>Valve </p> <p>Buried valve </p> <p>Regulator </p> <p>Gas supplied = yes </p> <p>CP rectifier terminal </p> <p>CP test station </p> <p>CP anode </p> <p>CP bond wire </p> <p>Syphon </p> <p>Trace wire point </p>
<p>Area</p> <p>BYDA area of interest </p>	<p>Abbreviation</p> <p>BoK Back of kerb</p> <p>C Depth of cover</p> <p>CP Cathodic protection</p> <p>FoK Front of kerb</p> <p>Galv Galvanized</p> <p>NTI Not tied in</p>	
<p>Example</p>		
<p>Pipe</p> <p> 40P6 in 80C2</p> <p> 63S8</p>	<p>40 mm high pressure medium density poly in an 80 mm cast iron casing</p> <p>63 mm medium pressure steel</p>	<p>Pipe code</p> <p>Pipe diameter in millimetres is shown before pipe code.</p> <p>40P6 = 40 mm nominal diameter</p>

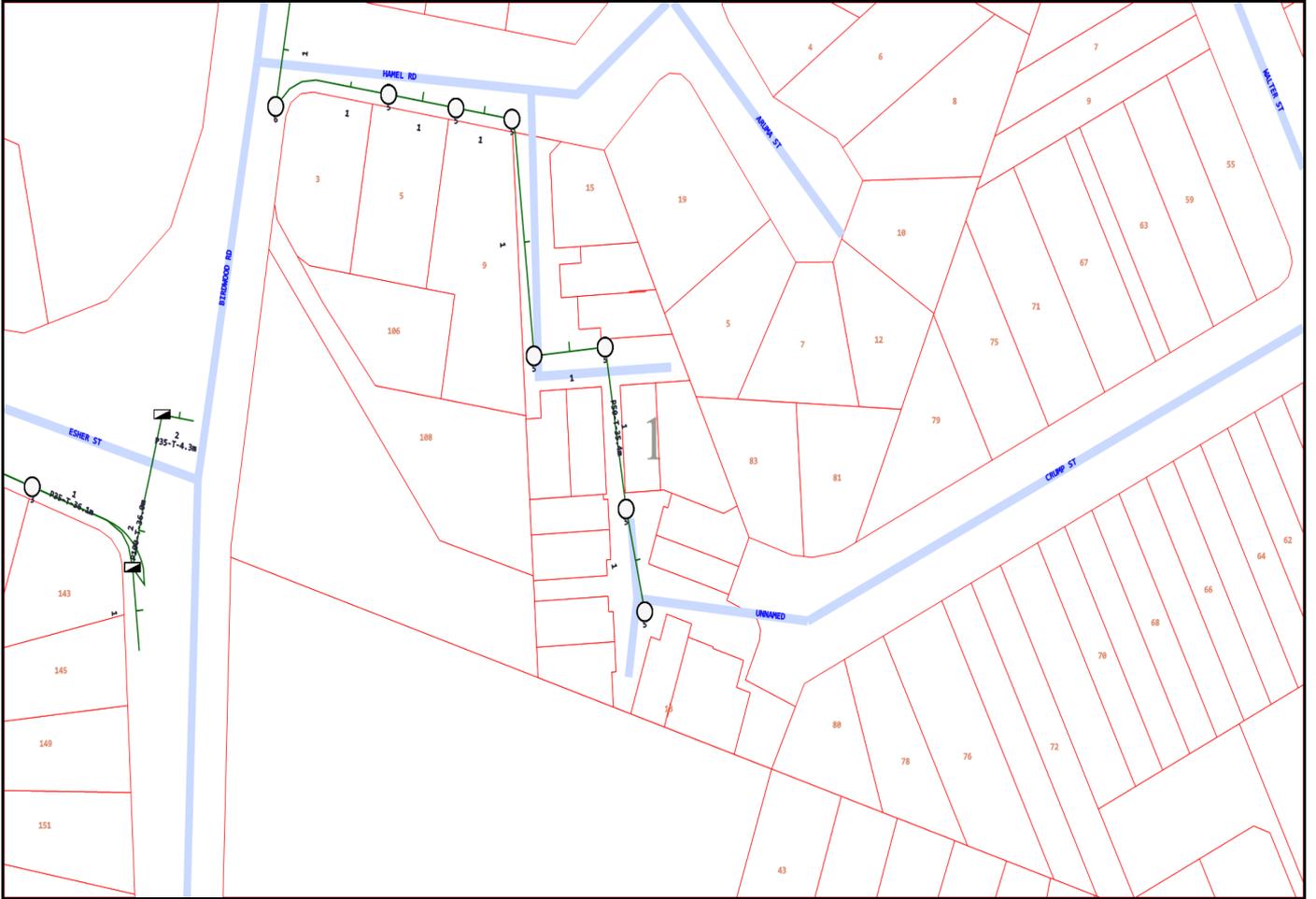
This map was created in colour and should be printed in colour



LEGEND



	Parcel and the location
	Pit with size "5"
	Power Pit with size "2E". Valid PIT Size: e.g. 2E, 5E, 6E, 8E, 9E, E, null.
	Manhole
	Pillar
	Cable count of trench is 2. One "Other size" PVC conduit (PO) owned by Telstra (-T-), between pits of sizes, "5" and "9" are 25.0m apart. One 40mm PVC conduit (P40) owned by NBN, between pits of sizes, "5" and "9" are 20.0m apart.
	2 Direct buried cables between pits of sizes, "5" and "9" are 10.0m apart.
	Trench containing any INSERVICE/CONSTRUCTED (Copper/RF/Fibre) cables.
	Trench containing only DESIGNED/PLANNED (Copper/RF/Fibre/Power) cables.
	Trench containing any INSERVICE/CONSTRUCTED (Power) cables.
	Road and the street name "Broadway ST"
Scale	 Meters 1:2000 1 cm equals 20 m



Emergency Contacts

You must immediately report any damage to the **nbn**™ network that you are/become aware of. Notification may be by telephone - 1800 626 329.