

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 SARAH CATHERINE CRENNAN

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

7/ 25 Ellis St, Stones Corner QLD 4120

Lot on plan
description

LOT 7 BUILDING UNIT PLAN 9304

Community titles scheme or
BUGTA scheme:

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

Yes

No

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

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

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

Title details

The seller gives or has given the buyer the following

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

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

**Registered
encumbrances**

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

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

<p>Unregistered encumbrances(excluding statutory encumbrances)</p>	<p>There are encumbrances not registered on the title that will continue to affect the property after settlement. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>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.</p> <p>Unregistered lease (if applicable)</p> <p>If the unregistered encumbrance is an unregistered lease, the details of the agreement are as follows:</p> <p>the start and end day of the term of the lease: <input type="text"/></p> <p>the amount of rent and bond payable: <input type="text"/></p> <p>whether the lease has an option to renew: <input type="text"/></p> <p>Other unregistered agreement in writing (if applicable)</p> <p>If the unregistered encumbrance is created by an agreement in writing, and is not an unregistered lease, a copy of the agreement is <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No given, together with relevant plans, if any.</p> <p>Other unregistered agreement in writing (if applicable)</p> <p>Unregistered oral agreement (if applicable)</p> <p>If the unregistered encumbrance is created by an oral agreement, and is not an unregistered lease, the details of the agreement are as follows:</p> <div style="border: 1px solid black; height: 150px; width: 100%;"></div>
<p>Statutory encumbrances</p>	<p>There are statutory encumbrances that affect the property. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes, the details of any statutory encumbrances are as follows:</p> <div style="border: 1px solid black; padding: 5px;"> <p>Gas Infrastructure (APA), and any applicable statutory rights to access the lot to repair or maintain that infrastructure.</p> </div>
<p>Residential tenancy or rooming accommodation agreement</p>	<p>The property has been subject to a residential tenancy agreement or a rooming accommodation agreement under the Residential Tenancies and Rooming Accommodation Act 2008 during the last 12 months. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If 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) <input type="text" value="2/11/2024"/></p> <p>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.</p> <p>As the owner of the property, you may need to provide evidence of the day of the last rent increase. You should ask the seller to provide this evidence to you prior to settlement.</p>

Part 3 Land use, planning and environment

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

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): <input style="width: 100%;" type="text" value="Low-Medium Density Residential"/>
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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="\$ 550.80"/> Date Range: <input type="text" value="01/07/2025 to 30/09/2025"/>
	Or	
	The property is currently a rates exempt lot.**	<input type="checkbox"/>
	Or	
	The property is not rates exempt but no separate assessment of rates is issued by a local government for the property	<input type="checkbox"/>

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

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

Water	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="\$ 294.25"/> Date Range: <input type="text" value="09/05/2025 to 04/08/2025"/>
	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



22/09/2025, 14:04

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.
SARAH CATHERINE CRENNAN

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: 53298781
Search Date: 09/09/2025 16:25

Title Reference: 17344082
Date Created: 20/06/1989

Previous Title: 13356023

REGISTERED OWNER

Dealing No: 713831176 03/05/2011

SARAH CATHERINE CRENNAN

ESTATE AND LAND

Estate in Fee Simple

LOT 7 BUILDING UNIT PLAN 9304
Local Government: BRISBANE CITY
COMMUNITY MANAGEMENT STATEMENT 6011

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 19506148 (POR 109)
2. MORTGAGE No 720897882 28/06/2021 at 15:46
BENDIGO AND ADELAIDE BANK LIMITED A.C.N. 068 049 178

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

Building Units and Group Titles Act 1980 — 1984 1988
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980
(Form 1)

Regulation 8(1)
Sheet No. 1 of 9 Sheets

NAME OF BUILDING: " LYNWICK "

BUILDING UNITS PLAN NO. 9304

SIGNATURE OF REGISTERED PROPRIETOR:

D. J. R. Lynn

Christine Lynn

NAME OF REGISTERED PROPRIETOR: DAVID GEOFFREY RAYMOND LYNN
& CHRISTINE ROBYN LYNN
AS JOINT TENANTS

ADDRESS: "GERALLA"
GRAHAM'S VALLEY
VIA GLENCOE NSW 2365

REFERENCE TO TITLE: VOLUME 3356 , FOLIO 23

DESCRIPTION OF PARCEL: LOT 260 ON R.P. 137602

COUNTY: STANLEY

PARISH: BULIMBA

CITY: BRISBANE

NAME OF BODY CORPORATE: THE PROPRIETORS " LYNWICK " **9304**
BUILDING UNITS PLAN No.

ADDRESS at which documents
may be served: "GERALLA"
GRAHAM'S VALLEY
VIA GLENCOE NSW 2365

BUILDING UNITS PLAN No.: **9304**

REGISTERED:

16 JUN 1989

at 2:35 pm

J. C. ...

REGISTRAR OF TITLES



BUP9304

CMS6011

Surveyor's Reference: 9982
Local Authority Reference:

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

Shire
Clerk
Town

CISP

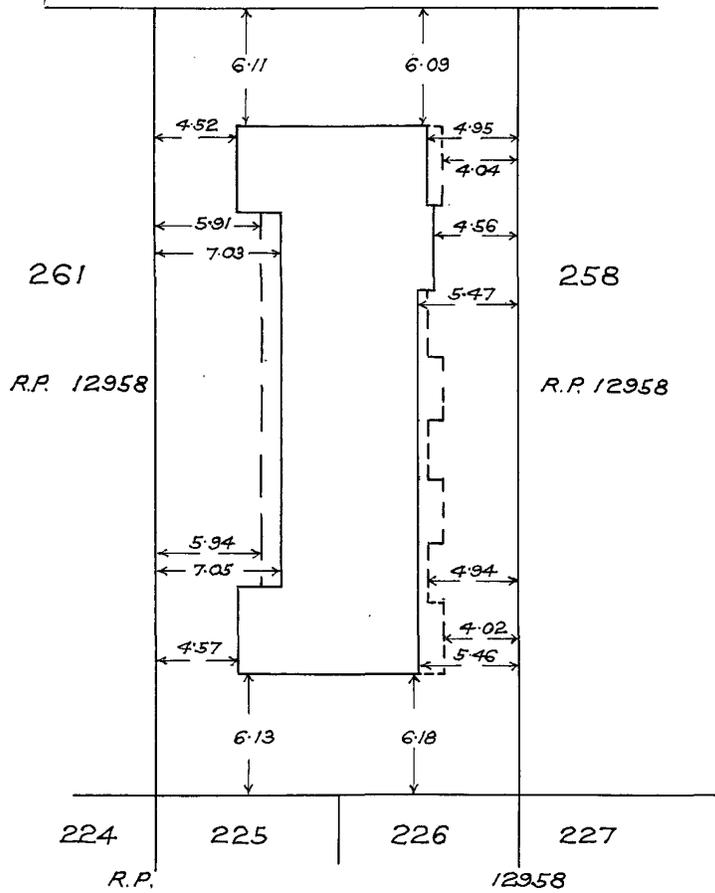
Name of Building: "LYNWICK"

Regulation 8(1)
Sheet No. 2 of 9 Sheets

BUILDING UNITS PLAN NO. 9304



ELLIS ST.



SCALE: 1:250.

B. W. Hicks Shire Clerk
B. W. HICKS Deputy Town
APPOINTED OFFICER
BRISBANE CITY COUNCIL

Name of Building: " LYNWICK "

Regulation 8(1)
Sheet No. 3 of 9 Sheets

BUILDING UNITS PLAN NO. 9304

I, **JAMES VENNING LAWSON**, of **BRISBANE**

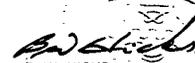
licensed surveyor registered under the Surveyors Act 1977-1987 hereby certify that:-

- (a) The building shown on the "building units plan/~~building units plan of subdivision~~ to which this certificate is annexed is within the external surface boundaries of the parcel the subject of the said plan subject to paragraph (b) of this certificate;
- (b) (i) Where eaves or guttering project beyond such boundaries an appropriate easement has been granted as an appurtenance of the parcel; and
(ii) Where that projection is over a road the local authority has consented thereto pursuant to the ordinances or by-laws as the case may be.

DATED this **FOURTH** day of **NOVEMBER** 19 **88**


LICENSED SURVEYOR

*Delete whichever is inapplicable



B. W. HICKS Deputy
APPOINTED OFFICER Deputy
BRISBANE CITY COUNCIL
Shire
Clerk
Town

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

Name of Building: " LYNWICK "

Regulation 8(1)
Sheet No. 4 of 9 Sheets

BUILDING UNITS PLAN NO. 9304

CERTIFICATE OF LOCAL AUTHORITY

Brisbane City Council hereby certifies that the proposed subdivision of the parcel as illustrated in the abovementioned plan has been approved by the Brisbane City Council and that all the requirements of the City of Brisbane Act 1924 — 1987/City of Brisbane Town Planning Act 1964 — 1986 as modified by the Building Units and Group Titles Act 1980 - 1988 have been complied with in regard to the subdivision.

DATED this

15

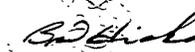
day of

March

, 19 *87*

~~Lord Mayor~~

~~Deputy Town Clerk~~


B. W. HICKS
APPOINTED OFFICER
Brisbane City Council

Name of Building: " LYNWICK "

Regulation 8(1)
Sheet No 5 of 9 Sheets

BUILDING UNITS PLAN NO. 9304

I, *ROBERT MARK WARREN*, of *BRISBANE*

~~*an architect within the meaning of the Architects Act 1965~~

~~*a building surveyor appointed by the Council+~~

*a building inspector appointed by the Council+ *Brisbane City Council*

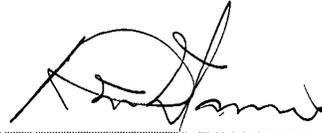
hereby certify that the building shown on the *building units plan/~~building units plan of resubdivision~~

to which this certificate is annexed has been substantially completed in accordance with plans

and specifications approved by *the Council + *Brisbane City Council*

~~/a designated officer of the Council~~

DATED this *Twenty second* day of *February*, 19*89*.



*Architect/Building surveyor/Building inspector.

* Delete whichever is inapplicable

+ Insert name of local authority

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

~~Shire~~
~~Clock~~
~~Town~~

Building Units and Group Titles Act 1980 — 1984/1988
 BUILDING UNITS AND GROUP TITLES REGULATIONS 1980
 (Form 8)

Name of Building: " LYNWICK " Regulation 8(1)
 Sheet No. 6 of 9 Sheets

BUILDING UNITS PLAN NO. 9304

SCHEDULE OF LOT ENTITLEMENTS AND REFERENCE TO
 CURRENT CERTIFICATE OF TITLE

Lot No.	Level	Entitlement	Current C's T.		Lot No.	Level	Entitlement	Current C's T.	
			Vol.	Fol.				Vol.	Fol.
1	A&B	1	7344	76					
2	A&B	1		77					
3	A&B	1		78					
4	A&B	1		79					
5	A&C	1		80					
6	A&C	1		81					
7	A&C	1		82					
8	A&C	1		83					
AGGREGATE		8			AGGREGATE				

SIGNATURE OF REGISTERED PROPRIETOR:

D. P. Ryan

Christine Lynn



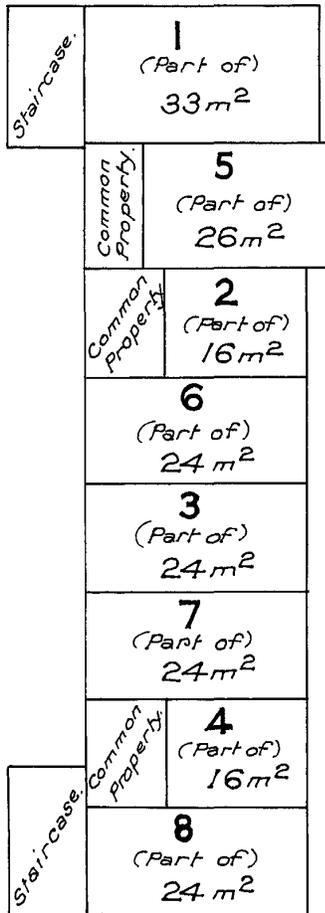
B. W. Hicks
 B. W. HICKS
 APPPOINTED OFFICER
 Deputy
 BRISBANE CITY COUNCIL

Name of Building: " LYNWICK "

Regulation 8(1)
Sheet No. 7 of 9 Sheets

BUILDING UNITS PLAN NO. 9304

LEVEL A.



Scale: 1:150.

Floor areas are approximate only.

SIGNATURE OF REGISTERED PROPRIETOR:

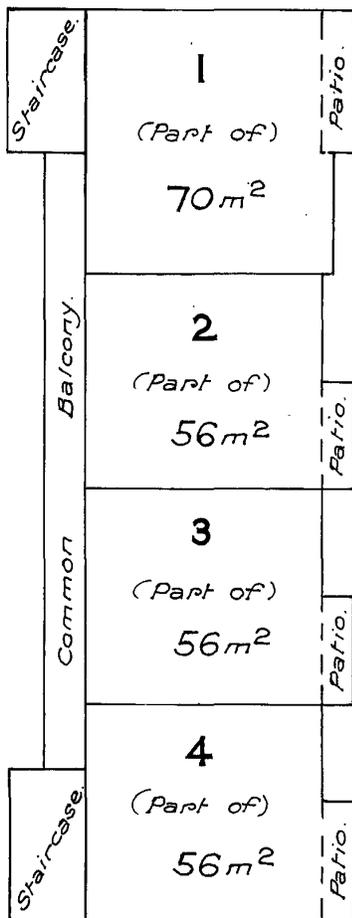
B. W. HICKS - Shire Clerk
Deputy
APPOINTED OFFICER
BRISBANE CITY COUNCIL

Name of Building: " LYNWICK "

Regulation 8(1)
Sheet No. 8 of 9 Sheets

BUILDING UNITS PLAN NO. 9304

LEVEL B.



Scale: 1:150.

Floor areas are approximate only.

SIGNATURE OF REGISTERED PROPRIETOR:

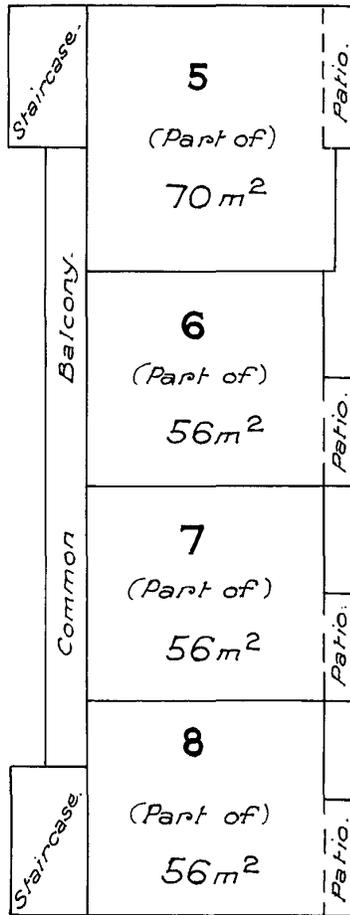
B. W. HICKS — Shire —
Deputy APPPOINTED OFFICER — Town —
BRISBANE CITY COUNCIL

Name of Building: " LYNWICK "

Regulation 8(1)
Sheet No 9 of 9 Sheets

BUILDING UNITS PLAN NO. 9304

LEVEL C.



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

Scale: 1:150.

Floor areas are approximate only.

SIGNATURE OF REGISTERED PROPRIETOR:

B. W. HICKS
Deputy
APPOINTED OFFICER
Brisbane City Council

BRISBANE CITY COUNCIL

TELEPHONE 221 7449
FAX 221 7128

PERRY HOUSE
131 ELIZABETH STREET
BRISBANE, Q. 4000

9982
IN REPLY PLEASE QUOTE. JVL:RLC

4 April 1989

9304

Registrar of Titles,
G.P.O. Box 1442,
BRISBANE. Q. 4001.

Dear Sir,

RE: BUILDING UNITS PLAN "LYNWICK"
Location : 25 Ellis Street STONES CORNER
R.P.D. : Lot 260 on RP 137602.

I, JAMES VENNING LAWSON, Licensed Surveyor of the above address hereby certify that, as at the date of the signing of my Certificate in Form 2 of the Building Units and Group Titles Regulations 1980, I had physically inspected the building known as 'LYNWICK' and certify that:-

it conforms to the Building Units Plan as submitted herewith;

the Lots are numbered in accordance with the numbering on the Building Units Plan;

areas designated as parts of Lots (including garages) have been suitably identified and structurally divided;

all Lots in the building are physically connected to each other in an approved manner.

Yours faithfully,
J.V. LAWSON & ASSOCIATES PTY LTD.,



J.V. Lawson
Licensed Surveyor.
4 April 1989.



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



19 September 2025

LYNWICK CTS 6011
Not registered for GST

ABN: 59 904 544 688

Ms S Crennan
24 Hipwood Avenue
Coorparoo QLD 4151

Ref

Re	Lot	7	LYNWICK CTS 6011
Fee	110.00		Paid

This certificate contains the following information:

Name of the Scheme / Community Title Number / Lot Information / Financial Information pertaining to Lot.

IMPORTANT: This document has been provided in good faith and with all information provided to this office. We accept no liability for any claim due to information not provided to this office either by a previous owner or manager of the body corporate records.

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

Before settlement, please go to www.stratamax.com.au/cert and enter your Access ID provided to obtain any updates on the figures contained in the attached certificate.

Your access ID: 6011 EAGLE 799772.

A fee of \$44.00 applies for this service which is payable online. The above Access ID will expire one month from the date of this letter. If you wish to obtain an update directly from us, a fee will apply.

Eagle Body Corporate Management

BCCM**Form 33**

Department of Justice

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
- details of the property and community titles scheme
- by-laws and exclusive use areas
- lot entitlements and financial information
- owner contributions and amounts owing
- common property and assets
- insurance
- contracts and authorisations

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 19/09/2025

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

LYNWICK

CTS No. **6011**

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:

Name: **Riley Hodgson**

Phone: **07 3517 1900**

Company: **Eagle Body Corporate Management Pty Ltd**

Email: **reception@eaglebodycorporate.com.au**

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: **9304**

Plan of subdivision: **BUILDING FORMAT PLAN**

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

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?

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?

No

If yes, you can obtain a copy of the statement from Titles Queensland: www.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.

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?

No

If yes, the exclusive use by-laws or other allocations of common property for the schemes are:

Date of Resolution	Lot Description	Conditions
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Lot entitlements and financial information

Lot entitlementments

Lot entitlementments 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 entitlementments – a contribution schedule of lot entitlementments and an interest schedule of lot entitlementments, outlining the entitlementments for each lot in the scheme. The contribution schedule lot entitlementment 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 entitlementment 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 entitlementments and therefore may pay different contributions to the body corporate’s expenses.

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

Contribution schedule

Contribution schedule lot entitlementment for the lot: **1**

Total contribution schedule lot entitlementments for all lots: **8**

Interest schedule

Interest schedule lot entitlementment for the lot: **1**

Total interest schedule lot entitlementments for all lots: **8**

Statement of accounts

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: \$ **1,750.00**

Number of instalments: **4** (outlined below)

Discount for on-time payments (if applicable): **0** %

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

Due date	Amount due	Amount due if discount applied	Paid
01/09/24	421.88	421.88	20/08/24
05/12/24	442.71	442.71	18/11/24
01/03/25	442.71	442.71	21/02/25
01/06/25	442.70	442.70	28/05/25
01/09/25	437.50	437.50	29/08/25
01/12/25	437.50	437.50	
		Amount overdue	Nil
	Amount Unpaid including amounts billed not yet due		Nil

Sinking fund contributions

Total amount of contributions (before any discount) for lot **7** for the current financial year: \$ **687.52**

Number of instalments: **4** (outlined below)

Discount for on-time payments (if applicable): **0** %

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

Due date	Amount due	Amount due if discount applied	Paid
01/09/24	171.88	171.88	20/08/24
05/12/24	171.88	171.88	18/11/24
01/03/25	171.88	171.88	21/02/25
01/06/25	171.88	171.88	28/05/25
01/09/25	171.88	171.88	29/08/25
01/12/25	171.88	171.88	
		Amount overdue	Nil
	Amount Unpaid including amounts billed not yet due		Nil

Special contributions - Administrative Fund (IF ANY)

Date determined: (Access the body corporate records for more information).

Total amount of contributions (before any discount) **Nil**

Number of instalments: **0** (outlined below)

Discount for on-time payments (if applicable): **0** %

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

Due date	Amount due	Amount due if discount applied	Paid
----------	------------	--------------------------------	------

Amount overdue **Nil**
Amount Unpaid including amounts billed not yet due **Nil**

Special contributions - Sinking Fund (IF ANY)

Date determined: (Access the body corporate records for more information).

Total amount of contributions (before any discount) **Nil**

Number of instalments: **0** (outlined below)

Discount for on-time payments (if applicable): **0** %

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

Due date	Amount due	Amount due if discount applied	Paid
----------	------------	--------------------------------	------

Amount overdue **Nil**
Amount Unpaid including amounts billed not yet due **Nil**

Other amounts payable by the lot owner

Purpose	Fund	Amount	Due date	Amount
---------	------	--------	----------	--------

No other amounts payable for the lot.

Summary of amounts due but not paid by the current owner

At the date of this certificate

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

(An amount in brackets indicates a credit or a payment made before the due date)

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

Current sinking fund balance (as at date of certificate): \$ 42,953.09

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.

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 below

Date	Description	Conditions
------	-------------	------------

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

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, are given with this certificate.

TYPE/COMPANY	POLICY NO.	SUM INSURED	PREMIUM	DUE DATE	EXCESS
WORKCOVER POLICY WORKCOVER QLD	WAA960136055		200.00	30/06/26	NIL
BUILDING HUTCH UNDERWRITING PTY LTD	HRS11072063	3,287,448.00	5,447.32	03/06/26	\$2,000 Standard \$500 in addition Earthquake Excess
PUBLIC LIABILITY HUTCH UNDERWRITING PTY LTD	HRS11072063	20,000,000.00		03/06/26	\$1,000
OFFICE BEARERS HUTCH UNDERWRITING PTY LTD	HRS11072063	1,000,000.00		03/06/26	\$1,000
BUILDING CATASTROPHE HUTCH UNDERWRITING PTY LTD	HRS11072063	939,271.00		03/06/26	\$1,000
COMMON CONTENTS HUTCH UNDERWRITING PTY LTD	HRS11072063	32,874.00		03/06/26	\$1,000
LOSS OF RENT HUTCH UNDERWRITING PTY LTD	HRS11072063	493,117.00		03/06/26	\$1,000
VOLUNTARY WORKERS HUTCH UNDERWRITING PTY LTD	HRS11072063	\$200,000/\$2,000		03/06/26	\$1,000
FIDELITY GUARANTEE HUTCH UNDERWRITING PTY LTD	HRS11072063	100,000.00		03/06/26	\$1,000
LEGAL EXPENSES HUTCH UNDERWRITING PTY LTD	HRS11072063	50,000.00		03/06/26	\$1,000 plus 10% contribution in addition
LOT OWNERS FIXTURES HUTCH UNDERWRITING PTY LTD	HRS11072063	328,745.00		03/06/26	\$1,000
GOVERNMENT AUDIT COS HUTCH UNDERWRITING PTY LTD	HRS11072063	25,000.00		03/06/26	\$1,000
APPEAL EXPENSES (H & HUTCH UNDERWRITING PTY LTD	HRS11072063	100,000.00		03/06/26	\$1,000

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?

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?

No

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

No

Embedded network electricity supply

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

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.

Name/s Eagle Body Corporate Management Pty Ltd

Positions/s held Body Corporate Manager

Date 19/09/2025

Signature/s _____

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

CONTRACTS REGISTER LYNWICK CTS 6011

Contractor Name and Address Eagle Body Corporate 206 Logan Rd Woolloongabba, QLD 4102	Details of Duties Administration	Delegated Powers As per contract	Basis of Remuneration \$225.50 per lot per annum including GST, together with Fixed Disbursements in the amount of \$50.00 per lot per annum including GST
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No	01/11/24 1 Year Fixed Y	Termination Date Finance Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	
Contractor Name and Address 	Details of Duties 	Delegated Powers 	Basis of Remuneration
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No		Termination Date Finance Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	
Contractor Name and Address 	Details of Duties 	Delegated Powers 	Basis of Remuneration
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No		Termination Date Finance Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	
Contractor Name and Address 	Details of Duties 	Delegated Powers 	Basis of Remuneration
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No		Termination Date Finance Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	
Contractor Name and Address 	Details of Duties 	Delegated Powers 	Basis of Remuneration
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No		Termination Date Finance Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	

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

GENERAL REQUEST

Stamp Duty Imposed

QUEENSLAND LAND REGISTRY



704155678

\$50.00
05/07/2000 12:47

BE 470

1. Nature of Request
REQUEST TO RECORD NEW COMMUNITY
MANAGEMENT STATEMENT FOR LYNWICK
COMMUNITY TITLES SCHEME 6011

Lodger Name, address & phone number
BODY CORPORATE FOR
LYNWICK COMMUNITY MANAGEMENT
SCHEME 6011,
C/- EAGLE REAL ESTATE
44 ESHER ST
TARRAGINDI QLD 4121 PH 3394 1077
Lodger Code
NIL

2. Description of Lot
COMMON PROPERTY OF LYNWICK CTS
6011

County
STANLEY
Parish
BULIMBA
Title Reference
19209304

3. Registered Proprietor / Crown Lessee
BODY CORPORATE FOR LYNWICK COMMUNITY TITLES SCHEME 6011

4. Interest
FEE SIMPLE

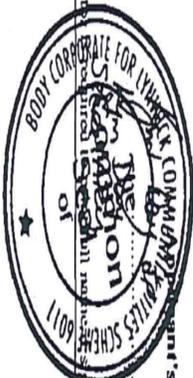
5. Applicant
BODY CORPORATE FOR LYNWICK COMMUNITY TITLES SCHEME 6011

6. Request
I hereby request that: THE NEW COMMUNITY MANAGEMENT STATEMENT DEPOSITED HERewith WHICH
AMENDS SCHEDULE C OF THE EXISTING CMS BE RECORDED AS THE COMMUNITY MANAGEMENT
STATEMENT FOR LYNWICK COMMUNITY TITLE SCHEME 6011

7. Execution by applicant

Execution Date
29/06/2000

Note: A Solicitor's Signature
Signature of Applicant



Solicitor's Signature
Dawn Appleby Taylor

6011

CMS LABEL NUMBER

This statement incorporates and must include the following:
 Schedule A - Schedule of lot entitlements
 Schedule B - Explanation of development of scheme land
 Schedule C - By-laws
 Schedule D - Any other details
 Schedule E - Allocation of exclusive use areas

1. Name of community titles scheme
 LYNWICK COMMUNITY TITLES SCHEME 6011

2. Regulation module
 STANDARD MODULE

3. Name of body corporate
 BODY CORPORATE FOR LYNWICK COMMUNITY TITLES SCHEME 6011

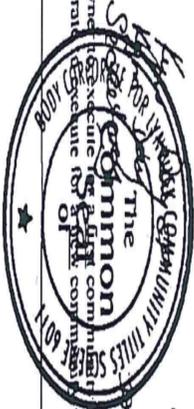
4. Scheme Land Description of Lot	County	Parish	Title Reference
LOT 1 ON BUP 9304	STANLEY	BULLIMBA	17344076
LOT 2 ON BUP 9304	STANLEY	BULLIMBA	17344077
LOT 3 ON BUP 9304	STANLEY	BULLIMBA	17344078
LOT 4 ON BUP 9304	STANLEY	BULLIMBA	17344079
LOT 5 ON BUP 9304	STANLEY	BULLIMBA	17344080
LOT 6 ON BUP 9304	STANLEY	BULLIMBA	17344081
LOT 7 ON BUP 9304	STANLEY	BULLIMBA	17344082
LOT 8 ON BUP 9304	STANLEY	BULLIMBA	17344083
COMMON PROPERTY OF LYNWICK COMMUNITY TITLES SCHEME 6011	STANLEY	BULLIMBA	19209304

5. Name and address of original owner #
 NOT APPLICABLE
 # first community management statement only

6. Reference to plan lodged with this statement
 NOT APPLICABLE

7. Local Government community management statement notation
 NOT APPLICABLE PURSUANT TO SECTION 54 (4) OF THE BODY CORPORATE AND COMMUNITY MANAGEMENT ACT 1997

8. Execution by original owner/Consent of body corporate
 Execution Date
 29 / 06 / 2000



Execution
 CHAERLEEN TAYLOR
 CHAIRMAN
 Original owner/Consent of body corporate
 Body Corporate

SCHEDULE A SCHEDULE OF LOT ENTITLEMENTS

Lot on Plan	Contribution	Interest
LOT 1 ON BUP 9304	1	1
LOT 2 ON BUP 9304	1	1
LOT 3 ON BUP 9304	1	1
LOT 4 ON BUP 9304	1	1
LOT 5 ON BUP 9304	1	1
LOT 6 ON BUP 9304	1	1
LOT 7 ON BUP 9304	1	1
LOT 8 ON BUP 9304	1	1
TOTALS	8	8

SCHEDULE B EXPLANATION OF THE DEVELOPMENT OF SCHEME LAND NOT APPLICABLE.

SCHEDULE C BY-LAWS LYNWICK BODY CORPORATE

1. Noise:

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

2. Vehicles:

- (1) The occupier of a lot must not, without the body corporate's written approval --
 - (a) park a vehicle, or allow a vehicle to stand, on the common property; or
 - (b) permit an invitee to park a vehicle, or allow a vehicle to stand, on the common property, other than the designated visitor carparking spaces as per the plan.
 - (2) An approval under subsection (1) must state the period for which it is given.
 - (3) However, the body corporate may cancel the approval by giving 7 days written notice to the occupier.
- 3. Obstruction:**
- The occupier of a lot must not obstruct the lawful use of the common property by someone else.

4. Damage To Lawn etc:

- (1) The occupier of a lot must not, without the body corporate's written approval –
 - (a) damage a lawn, garden, tree, shrub, plant or flower on the common property; or
 - (b) use a part of the common property as a garden.

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

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

5. Damage To Common Property:

- (1) An occupier of a lot must not, without the body corporate's written approval, mark, paint, drive nails, screws or other objects into, or otherwise damage or deface a structure that forms part of the common property.

- (2) However, an occupier may install a locking or safety device to protect the lot against intruders, or a screen to prevent entry of animals or insects, if the device or screen is soundly built and is consistent with the colour, style and materials of the building.

- (3) The owner of a lot must keep a device installed under subsection (2) in good order and repair.

6. Behaviour of Invitees:

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

7. Leaving of Rubbish etc. on Common Property:

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

8. Appearance of Lot:

- (1) The occupier of a lot must not, without the body corporate's written approval, make a change to the external appearance of the lot unless the change is minor and does not detract from the amenity of the lot and its surrounds.

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

- (a) hang washing, bedding, or another cloth article if the article is visible from another lot or the common property, or from outside the scheme land; or
 - (b) display a sign, advertisement, placard, banner, pamphlet or similar article if the article is visible from another lot or the common property, or from outside the scheme land.

- (3) This section does not apply to a lot created under a standard format plan of subdivision.

101

9. Storage of Flammable materials:

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

10. Garbage Disposal:

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

11. Keeping of Animals:

- (1) The occupier of a lot may with the body corporate's written approval -
 - (a) bring or keep a cat or small dog on the lot or the common property; or
 - (b) permit an invitee to bring or keep a cat or small dog on the lot or the common property.Provided that the said animal does not create any disturbance to the occupiers of the building or any damage to any lot or common property.
- (2) The occupier must obtain the body corporate's written approval before bringing, or permitting an invitee to bring, an animal onto the lot or the common property.

³⁸ However, section 143 of the Act provides as follows -

Guide Dogs:

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



Title Reference 19209304

SCHEDULE D

OTHER DETAILS REQUIRED/PERMITTED TO BE INCLUDED

N/A

SCHEDULE E

DESCRIPTION OF LOTS ALLOCATED EXCLUSIVE USE AREAS OF COMMON PROPERTY

N/A

10/

Building Units and Group Titles Act 1980 — 4964 /788
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980
(Form 1)

Regulation 8(1)
Sheet No. 1 of 9 Sheets

NAME OF BUILDING: **LYNWICK**

BUILDING UNITS PLAN NO. **9304**

SIGNATURE OF REGISTERED PROPRIETOR:

D. J. R. Lynn
Christine Lynn

NAME OF REGISTERED PROPRIETOR: DAVID GEOFFREY RAYMOND LYNN
& CHRISTINE ROBYN LYNN
AS JOINT TENANTS

ADDRESS: "GERALLA"
GRAHAM'S VALLEY
VIA GLENCOE NSW 2365

REFERENCE TO TITLE: VOLUME 3356 FOLIO 23

DESCRIPTION OF PARCEL: LOT 260 ON R.P. 137602

COUNTY: STANLEY

PARISH: BULIMBA

CITY: BRISBANE

NAME OF BODY CORPORATE: THE PROPRIETORS "LYNWICK"
BUILDING UNITS PLAN No. **9304**

ADDRESS at which documents
may be served:

"GERALLA"
GRAHAM'S VALLEY
VIA GLENCOE NSW 2365
BUILDING UNITS PLAN No.:

9304

REGISTERED: 16 JUN 1989
REGISTRAR OF TITLES
at 2.35pm



CMS6011

Surveyor's Reference: 9982
Local Authority Reference:

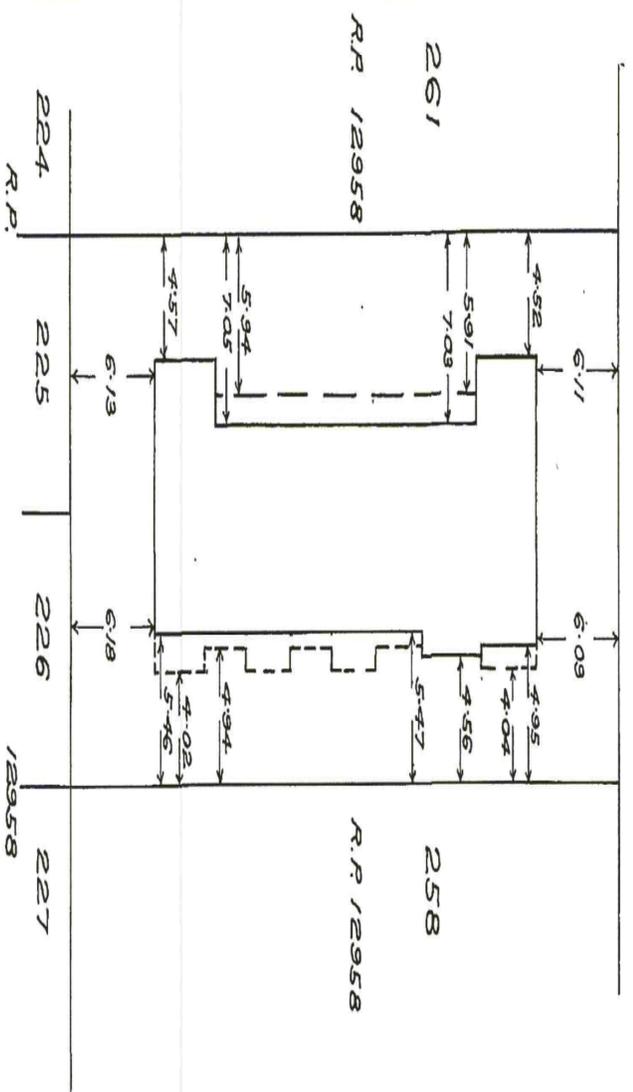
[Signature]
BRIAN HICKS
APPOINTED DEPUTY
CLERK
BRISBANE CITY COUNCIL



Building Units and Group Titles Act 1980 — 1984/1985
 BUILDING UNITS AND GROUP TITLES REGULATIONS 1980
 Name of Building: "LYNWICK"
 Regulation 8(1) of 9 Sheets
 Sheet No. 2
BUILDING UNITS PLAN NO. 9304

ELLIS

ST.



SCALE: 1" = 250'

B. W. HICKS
 DEPUTY
 APPOINTED PLANNING OFFICER
 SHIRE OF
 TOWN OF
 COUNCIL

Name of Building: " LYNWICK "

Regulation 8(1) 9 Sheets
Sheet No. 3 of

BUILDING UNITS PLAN NO. 9304

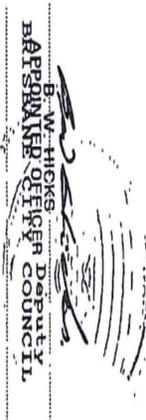
I, **JAMES VENNING LAWSON**, of **BRISBANE**,
licensed surveyor registered under the Surveyors Act 1977-1987 hereby certify that:-

- (a) The building shown on the "building units plan/building units plan of subdivision" to which this certificate relates is within the boundaries of the parcel the subject of the said plan subject to paragraph (b) of this certificate;
- (b) (i) Where eaves or guttering project beyond such boundaries an appropriate easement has been granted as an appurtenance of the parcel; and
(ii) Where that projection is over a road the local authority has consented thereto pursuant to the ordinances or by-laws as the case may be.

DATED this **FOURTH** day of **NOVEMBER** 19 **88**


LICENSED SURVEYOR

*Delete whichever is inapplicable


B. W. HICKS Deputy
REGISTRAR OF TITLES
APPOINTED OFFICER
COUNCIL
Shire of **Sturt**
Town

Building Units and Group Titles Act 1980 — 1989-1995
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980
(Form 3)

Name of Building: "LYNWICK" Regulation 8(1) 9 Sheets
Sheet No. 4 of

BUILDING UNITS PLAN NO. 9304

CERTIFICATE OF LOCAL AUTHORITY

Brisbane City Council hereby certifies that the proposed subdivision of the parcel as illustrated in the above mentioned plan has been approved by the Brisbane City Council and that all the requirements of the Brisbane Town Planning Act 1964-1980 as modified by the Building Units and Group Titles Act 1980-1988 have been complied with in regard to the subdivision.

DATED this 15th day of March 1989

Lord Meyer

Deputy Town Clerk

B. W. HICKS
APPOINTED OFFICER
Brisbane City Council

Name of Building:

" LYNNWICK "

Regulation 8(1)
Sheet No 5 of 9

Sheets

BUILDING UNITS PLAN NO. 9304

I, ~~ROBERT MARK WARREN~~ of ~~BRISBANE~~
~~an architect within the meaning of the Architects Act 1965~~
~~a building surveyor appointed by the Council~~
a building inspector appointed by the Council
hereby certify that the building shown on the building units plan/building units plan of subdivision
to which this certificate is annexed has been substantially completed in accordance with plans
and specifications approved by the Council + Brisbane City Council
~~a designated officer of the Council~~

DATED this

Twenty second

day of

February

. 1989.

[Signature]
Architect/Building surveyor/Building Inspector.

* Delete whichever is inapplicable
+ Insert name of local authority

[Signature]
B. W. HICKS
Deputy
APPOINTING OFFICER
COUNCIL

Shire
Town
Clerk

Building Units and Group Titles Act 1980 — 1994 / 1995
 BUILDING UNITS AND GROUP TITLES REGULATIONS 1980
 (Form 8)

Regulation 8(1)
 Sheet No. 6 of 9 Sheets

Name of Building. "LYNWICK"
BUILDING UNITS PLAN NO. 9304

SCHEDULE OF LOT ENTITLEMENTS AND REFERENCE TO
 CURRENT CERTIFICATE OF TITLE

Lot No.	Level	Entitlement	Current C's T.		Lot No.	Level	Entitlement	Current C's T.	
			Vol.	Fol.				Vol.	Fol.
1	A&B	1	7344	76					
2	A&B	1		77					
3	A&B	1		78					
4	A&B	1		79					
5	A&C	1		80					
6	A&C	1		81					
7	A&C	1		82					
8	A&C	1		83					
AGGREGATE		8			AGGREGATE				

SIGNATURE OF REGISTERED PROPRIETOR:

[Handwritten Signature]

[Handwritten Signature]

B. W. HICKS
 APPOINTED OFFICER
 BRISBANE CITY COUNCIL



Sheet 6 of 9

Name of Building:

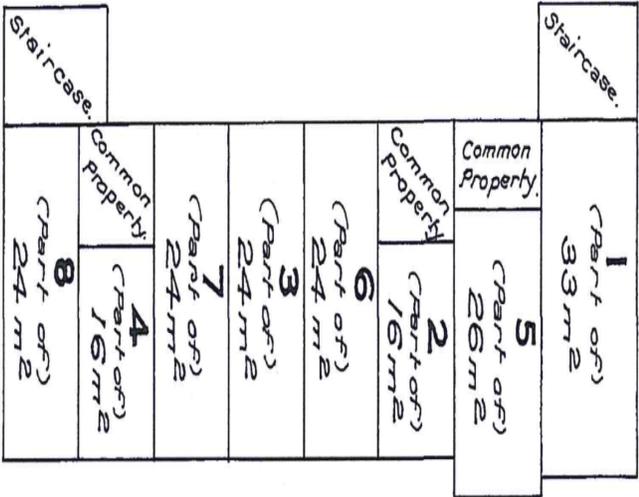
" LYNWICK "

Regulation 8(1)
 Sheet No. 7 of 9

Sheets

BUILDING UNITS PLAN NO. 9304

LEVEL A.



Floor areas are approximate only.

Scale: 1:150.

SIGNATURE OF REGISTERED PROPRIETOR:

[Handwritten signature]

[Handwritten signature]

BRISBANE CITY COUNCIL

B. W. HIGGS
 APPOINTED OFFICER

Shire Clerk

Building Units and Group Titles Act 1980 — 1984/1985
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980
(Form 9)

Name of Building:

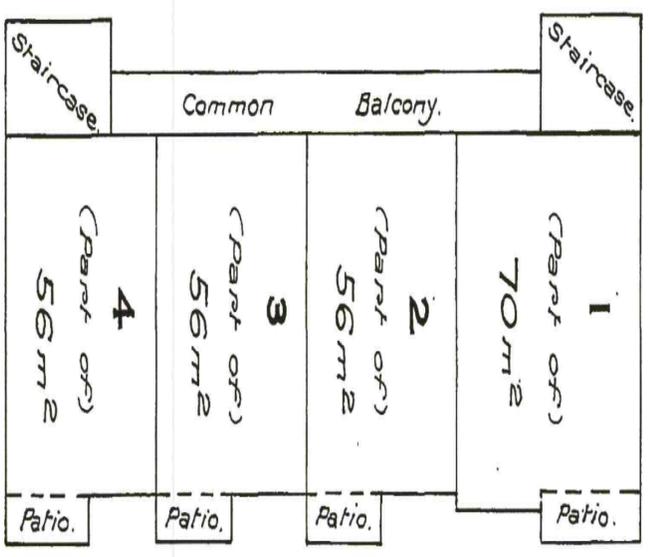
" LYNWICK "

Regulation 8(1) of 9
Sheet No. 8

Sheets

BUILDING UNITS PLAN NO. 9304

LEVEL B.



Floor areas are approximate only.

Scale: 1:150.

SIGNATURE OF REGISTERED PROPRIETOR:

Christine Lynn

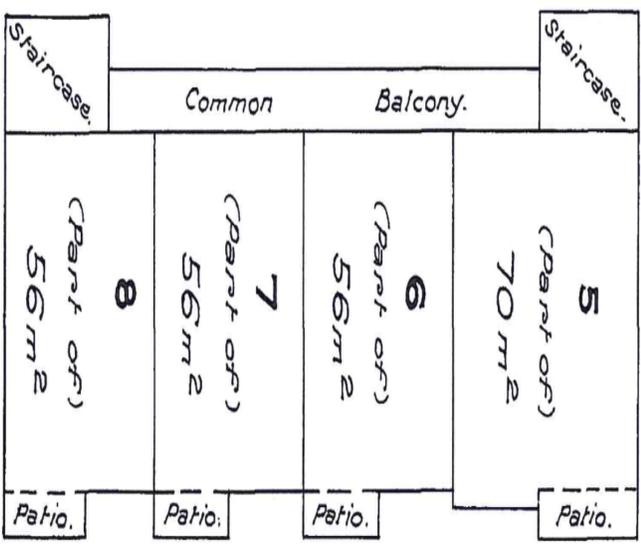
BRISBANE CITY COUNCIL

B. W. HICKS
APPOINTED OFFICER
Shrine - Check
Fawa - Check

Name of Building: "LYNWICK"
 Regulation 8(1) of 9 Sheets

BUILDING UNITS PLAN NO. 9304

LEVEL C.



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

Scale: 1:150.

Floor areas are approximate only.

SIGNATURE OF REGISTERED PROPRIETOR:

[Handwritten signature]

Christine Syme

BRISBANE CITY COUNCIL

B. W. HICKS
 APPOINTED OFFICER
 CLERK

J. V. LAWSON & ASSOCIATES PTY. LTD.

LICENSED SURVEYORS

TELEPHONE: 221 7448
FAX: 221 7128
9982
JVL:RLC

4 April 1989

FERRY HOUSE
121 ELIZABETH STREET
BUNSBANE Q. 4000

9304

REGISTERAR OF TITLES.
BRISSBANE. Q. 4001.

Dear Sir,

RE: BUILDING UNITS PLAN "LYNWICK".
Location: 25 ELLIE STREET STONES CORNER
R.F.D. Lot 200 on RP 19702.

I, JAMES VENNING LAWSON, Licensed Surveyor of the above address hereby certify that, as at the date of the signing of this instrument, I am the registered proprietor of the Building Units and Group of Lots in the Building Units Plan known as "LYNWICK" and certify that:—
it conforms to the Building Units Plan as submitted herewith;
the Lots are numbered in accordance with the numbering on the Building Units Plan;
areas designated as parts of Lots (including streets) have been suitably identified and substantially divided;
all Lots in the Building are physically connected to each other in an approved manner.

Yours faithfully,
J.V. LAWSON & ASSOCIATES PTY LTD..

J. V. Lawson
Licensed Surveyor.
4 April 1989.



LYNWICK CTS 6011

25 Ellis Street Stones Corner QLD 4120

BALANCE SHEET

AS AT 19 SEPTEMBER 2025

	ACTUAL 19/09/2025	ACTUAL 31/07/2025
<u>OWNERS FUNDS</u>		
Administrative Fund	3,250.90	1,298.47
Sinking Fund	42,953.09	41,578.05
<u>TOTAL</u>	<u>\$ 46,203.99</u>	<u>\$ 42,876.52</u>
<u>THESE FUNDS ARE REPRESENTED BY</u>		
<u>CURRENT ASSETS</u>		
Cash At Bank	46,204.43	46,097.65
Levies In Arrears	0.00	0.18
<u>TOTAL ASSETS</u>	<u>46,204.43</u>	<u>46,097.83</u>
<u>LIABILITIES</u>		
Creditors	0.00	2,611.93
Levies In Advance	0.44	609.38
<u>TOTAL LIABILITIES</u>	<u>0.44</u>	<u>3,221.31</u>
<u>NET ASSETS</u>	<u>\$ 46,203.99</u>	<u>\$ 42,876.52</u>



LYNWICK CTS 6011

25 Ellis Street Stones Corner QLD 4120

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 AUGUST 2025 TO 19 SEPTEMBER 2025

	ACTUAL	BUDGET	ACTUAL
	01/08/25-19/09/25	01/08/25-31/07/26	01/08/24-31/07/25
<u>ADMINISTRATIVE FUND</u>			
<u>INCOME</u>			
Levies - Administrative Fund	3,500.00	11,078.60	14,000.00
Interest On Overdue Levies	0.00	0.00	15.53
<u>TOTAL ADMIN. FUND INCOME</u>	3,500.00	11,078.60	14,015.53
<u>EXPENDITURE - ADMIN. FUND</u>			
Stratapay Trans/Svce	5.70	35.00	29.45
Electricity	308.87	400.00	1,019.94
Gardening	310.00	620.00	1,755.00
Insurance	0.00	5,400.00	5,447.32
Insurance Work Cover	200.00	200.00	200.00
Evacuation Drill	0.00	320.00	0.00
Post Valuation Notices	0.00	12.00	0.00
Broadband Cabling - Reports	0.00	18.00	0.00
Secretarial Fees -Work Orders	0.00	90.00	0.00
R & M - Electrical	0.00	375.00	0.00
R & M - Pest Control	0.00	910.00	1,124.99
R & M Keys	0.00	11.00	0.00
Maint. Report & Safety Audit	0.00	0.00	920.00
Stationery	0.00	60.00	0.00
Strata Management Fees	300.64	1,603.80	1,846.56
Strata Management Admin/Other	256.64	475.00	846.84
Strata Management Disbursement	66.72	261.80	371.04
Strata Management Extra Servs	99.00	0.00	1,020.45
Taxation Officer	0.00	132.00	0.00
Income Tax Preparation	0.00	0.00	176.00
Telephone -Std & Mobile	0.00	55.00	0.00
Telephone Conference	0.00	100.00	0.00
<u>TOTAL ADMIN. EXPENDITURE</u>	1,547.57	11,078.60	14,757.59
<u>SURPLUS / DEFICIT</u>	\$ 1,952.43	\$ 0.00	\$ (742.06)
Opening Admin. Balance	1,298.47	1,298.47	2,040.53
<u>ADMINISTRATIVE FUND BALANCE</u>	\$ 3,250.90	\$ 1,298.47	\$ 1,298.47



LYNWICK CTS 6011

25 Ellis Street Stones Corner QLD 4120

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 AUGUST 2025 TO 19 SEPTEMBER 2025

	ACTUAL	BUDGET	ACTUAL
	01/08/25-19/09/25	01/08/25-31/07/26	01/08/24-31/07/25
<u>SINKING FUND</u>			
<u>INCOME</u>			
Levies - Sinking Fund	1,375.04	6,047.00	5,500.16
<u>TOTAL SINKING FUND INCOME</u>	1,375.04	6,047.00	5,500.16
<u>EXPENDITURE - SINKING FUND</u>			
R & M - Building / Grounds	0.00	0.00	2,611.93
<u>TOTAL SINK. FUND EXPENDITURE</u>	0.00	0.00	2,611.93
<u>SURPLUS / DEFICIT</u>	\$ 1,375.04	\$ 6,047.00	\$ 2,888.23
Opening Sinking Fund Balance	41,578.05	41,578.05	38,689.82
<u>SINKING FUND BALANCE</u>	\$ 42,953.09	\$ 47,625.05	\$ 41,578.05



LYNWICK CTS 6011

ABN 59 904 544 688

STATEMENT

Ms S Crennan
Eagle Real Estate
964 Logan Rd
Holland Park QLD 4121

Transfer Date:
27/04/11

Statement Period			
01 Aug 24 to 19 Sep 25			
A/c No	7	Lot No	7
Page Number	1 of 2	Unit No	

Last Certificate Issued: 07/04/11

Date	Type	Details	Reference	Debit	Credit	Balance
01/08/24	Administrative Fund	Brought forward				0.00
01/08/24	Sinking Fund	01/09/24 To 30/11/24	I0001750	421.88		421.88
20/08/24	Receipt	01/09/24 To 30/11/24	I0001758	171.88		593.76
20/08/24	Receipt	Administrative Fund	R0000933		421.88	171.88
04/11/24	Administrative Fund	Sinking Fund	RA000933		171.88	0.00
04/11/24	Sinking Fund	01/12/24 To 28/02/25	I0001766	442.71		442.71
18/11/24	Receipt	01/12/24 To 28/02/25	I0001774	171.88		614.59
18/11/24	Receipt	Administrative Fund	R0000941		442.71	171.88
29/01/25	Administrative Fund	Sinking Fund	RA000941		171.88	0.00
29/01/25	Sinking Fund	01/03/25 To 31/05/25	I0001782	442.71		442.71
21/02/25	Receipt	01/03/25 To 31/05/25	I0001790	171.88		614.59
21/02/25	Receipt	Administrative Fund	R0000949		442.71	171.88
29/04/25	Administrative Fund	Sinking Fund	RA000949		171.88	0.00
29/04/25	Sinking Fund	01/06/25 To 31/08/25	I0001798	442.70		442.70
28/05/25	Receipt	01/06/25 To 31/08/25	I0001806	171.88		614.58
28/05/25	Receipt	Administrative Fund	R0000958		442.70	171.88
29/07/25	Administrative Fund	Sinking Fund	RA000958		171.88	0.00
29/07/25	Administrative Fund	01/09/25 To 30/11/25	I0001814	437.50		437.50
More details on next page...				\$2,875.02	\$2,437.52	\$437.50

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

Payment Options

	Tel: 1300 552 311 Ref: 1284 9526 3	Telephone: Call this number to pay by credit card. International: +613 8648 0158 (charges apply).	
	www.stratamax.com.au Ref: 1284 9526 3	Internet: Make credit card payments online (charges apply). Visit www.stratamax.com.au	
	www.stratapay.com/dds Ref: 1284 9526 3	Direct Debit: Make auto payments from your credit card* or bank account. Visit stratapay.com/dds to register *Credit card charges apply.	
	Bill Code: 74625 Ref: 1284 9526 3	BPAY: Contact your participating financial institution to make a payment from your cheque or savings account using BPAY. BPAY® Registered to BPAY Pty Ltd ABN 69 079 137 518	
	Billpay Code: 3599 Ref: 1284 9526 3	In Person: Present this bill in store at Australia Post to make cheque or EFTPOS payments.	
	Make cheque payable to: StrataPay 1284 9526 3	Mail: Send cheque with this slip by mail to: StrataPay, Locked Bag 9 GCMC, Bundall Qld 9726 Australia	
	BSB: 067-970 Acct No: 1284 9526 3 (Applies to this bill only)	Internet Banking - EFT: Use this BSB and Account Number to pay directly from your bank account in Australian Dollars (AUD). Account Name: StrataPay Bank: CBA, Sydney, Australia.	



StrataPay Reference

1284 9526 3

Amount	Due Date
\$0.00	19 Sep 25

EAGLE BODY CORP MANAGEMENT P/L
6011/02100007 Lot 7/

Ms S Crennan
Eagle Real Estate
964 Logan Rd
Holland Park QLD 4121



*3599 128495263



LYNWICK CTS 6011

STATEMENT

--

Ms S Crennan
Eagle Real Estate
964 Logan Rd
Holland Park QLD 4121

Statement Period			
01 Aug 24 to 19 Sep 25			
A/c No	7	Lot No	7
Page Number	2 of 2		

Date	Type	Details	Reference	Debit	Credit	Balance
29/07/25	Sinking Fund	Brought forward		2,875.02	2,437.52	437.50
29/08/25	Receipt	01/09/25 To 30/11/25	I0001822	171.88		609.38
29/08/25	Receipt	Administrative Fund	R0000967		437.50	171.88
		Sinking Fund	RA000967		171.88	0.00
				\$3,046.90	\$3,046.90	Nil

