

# Seller disclosure statement

Property Law Act 2023 section 99

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

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

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

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

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

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

## Part 1 Seller and property details

Seller

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

Lot on plan  
description

Community titles scheme or  
BUGTA scheme:

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

Yes

No

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

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

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

**Title details**

The seller gives or has given the buyer the following

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

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

**Registered  
encumbrances**

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

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

<p><b>Unregistered encumbrances(excluding statutory encumbrances)</b></p>	<p>There are encumbrances not registered on the title that will continue to affect the property after settlement. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p><b>Note</b>If the property is part of a community titles scheme or a BUGTA scheme it may be subject to and have the benefit of statutory easements that are <b>NOT</b> required to be disclosed.</p> <p><b>Unregistered lease (if applicable)</b></p> <p>If the unregistered encumbrance is an unregistered lease, the details of the agreement are as follows:</p> <p>the start and end day of the term of the lease: <input type="text"/></p> <p>the amount of rent and bond payable: <input type="text"/></p> <p>whether the lease has an option to renew: <input type="text"/></p> <p><b>Other unregistered agreement in writing (if applicable)</b></p> <p>If the unregistered encumbrance is created by an agreement in writing, and is not an unregistered lease, a copy of the agreement is <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No given, together with relevant plans, if any.</p> <p><b>Other unregistered agreement in writing (if applicable)</b></p> <p>Unregistered oral agreement (if applicable)</p> <p>If the unregistered encumbrance is created by an oral agreement, and is not an unregistered lease, the details of the agreement are as follows:</p> <div style="border: 1px solid black; height: 150px; width: 100%;"></div>
<p><b>Statutory encumbrances</b></p>	<p>There are statutory encumbrances that affect the property. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If <b>Yes</b>, the details of any statutory encumbrances are as follows:</p> <div style="border: 1px solid black; padding: 5px;"> <p>Other Carrier Telecommunications Cables/Asset (Telstra), Water Service, Sewer Network Pipeline, (Queensland Urban Utilities), Pit and Cables (NBN), and any applicable statutory rights to access the lot to repair or maintain that infrastructure. See attached Plan.</p> </div>
<p><b>Residential tenancy or rooming accommodation agreement</b></p>	<p>The property has been subject to a residential tenancy agreement or a rooming accommodation agreement under the Residential Tenancies and Rooming Accommodation Act 2008 during the last 12 months. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If <b>Yes</b>, when was the rent for the premises or each of the residents rooms last increased? (Insert date of the most recent rent increase for the premises or rooms) <input type="text" value="15/04/2025"/></p> <p><b>Note</b>Under the Residential Tenancies and Rooming Accommodation Act 2008 the rent for a residential premises may not be increased earlier than 12 months after the last rent increase for the premises.</p> <p>As the owner of the property, you may need to provide evidence of the day of the last rent increase. You should ask the seller to provide this evidence to you prior to settlement.</p>

## Part 3 Land use, planning and environment

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

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

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

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

<b>Swimming pool</b>	There is a relevant pool for the property.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	If a community titles scheme or a BUGTA scheme a shared pool is located in the scheme.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	Pool compliance certificate is given.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	OR Notice of no pool safety certificate is given.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<b>Unlicensed building work under owner builder permit</b>	Building work was carried out on the property under an owner builder permit in the last 6 years.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	A notice under section 47 of the Queensland Building and Construction Commission Act 1991 must be given by the seller and you may be required to sign the notice and return it to the seller prior to signing the contract.		
<b>Notices and orders</b>	There is an unsatisfied show cause notice or enforcement notice under the Building Act 1975, section 246AG, 247 or 248 or under the Planning Act 2016, section 167 or 168.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	The seller has been given a notice or order, that remains in effect, from a local, State or Commonwealth government, a court or tribunal, or other competent authority, requiring work to be done or money to be spent in relation to the property.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	If <b>Yes</b> , a copy of the notice or order must be given by the seller.		
<b>Building Energy Efficiency Certificate</b>	If the property is a commercial office building of more than 1,000m <sup>2</sup> , a Building Energy Efficiency Certificate is available on the Building Energy Efficiency Register.		
<b>Asbestos</b>	The seller does not warrant whether asbestos is present within buildings or improvements on the property. Buildings or improvements built before 1990 may contain asbestos. Asbestos containing materials (ACM) may have been used up until the early 2000s. Asbestos or ACM may become dangerous when damaged, disturbed, or deteriorating. Information about asbestos is available at the Queensland Government Asbestos Website ( <a href="http://asbestos.qld.gov.au">asbestos.qld.gov.au</a> ) including common locations of asbestos and other practical guidance for homeowners.		

## Part 5 Rates and services

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

<b>Rates</b>	<b>Whichever of the following applies</b>	
	The total amount payable* for all rates and charges (without any discount) for the property as stated in the most recent rate notice is:	
	Amount	<input type="text" value="\$ 548.82"/> Date Range: <input type="text" value="01/04/2026 to 30/06/2026"/>
	Or	
	The property is currently a rates exempt lot.**	<input type="checkbox"/>
	Or	
	The property is not rates exempt but no separate assessment of rates is issued by a local government for the property	<input type="checkbox"/>

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

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

<b>Water</b>	<b>Whichever of the following applies</b>	
	The total amount payable as charges for water services for the property as indicated in the most recent water services notice* is:	
	Amount	<input type="text" value="\$ 351.17"/> Date Range: <input type="text" value="30/10/2025 to 01/02/2026"/>
	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.**

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

**Signatures SELLER**

Signature of seller



23/04/2026, 10:02

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.  
GAYLE TERESA GIMPEL, PAUL GERARD GIMPEL & LYNNE PATRICIA GIMPEL

Name of seller

Date

Date

**Signatures BUYER**

**By signing this disclosure statement the buyer acknowledges receipt of this disclosure statement before entering into a contract with the seller for the sale of the lot.**

Signature of buyer

Signature of buyer

Name of buyer

Name of buyer

Date

Date

Queensland Titles Registry Pty Ltd  
ABN 23 648 568 101

<b>Title Reference:</b> 15620169	<b>Search Date:</b> 13/04/2026 09:32
<b>Date Title Created:</b> 07/03/1977	<b>Request No:</b> 55736943
<b>Previous Title:</b> 15613051	

### ESTATE AND LAND

Estate in Fee Simple

LOT 3 BUILDING UNIT PLAN 2409

Local Government: BRISBANE CITY

COMMUNITY MANAGEMENT STATEMENT 12727

### REGISTERED OWNER

### INTEREST

Dealing No: 723625807 25/10/2024

GAYLE TERESA GIMPEL  
PAUL GERARD GIMPEL  
LYNNE PATRICIA GIMPEL

TENANTS IN COMMON	1/2
JOINT TENANTS INTER SE AS TENANTS IN COMMON	1/2

### EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by  
Deed of Grant No. 19501091 (POR 156)

### ADMINISTRATIVE ADVICES

NIL

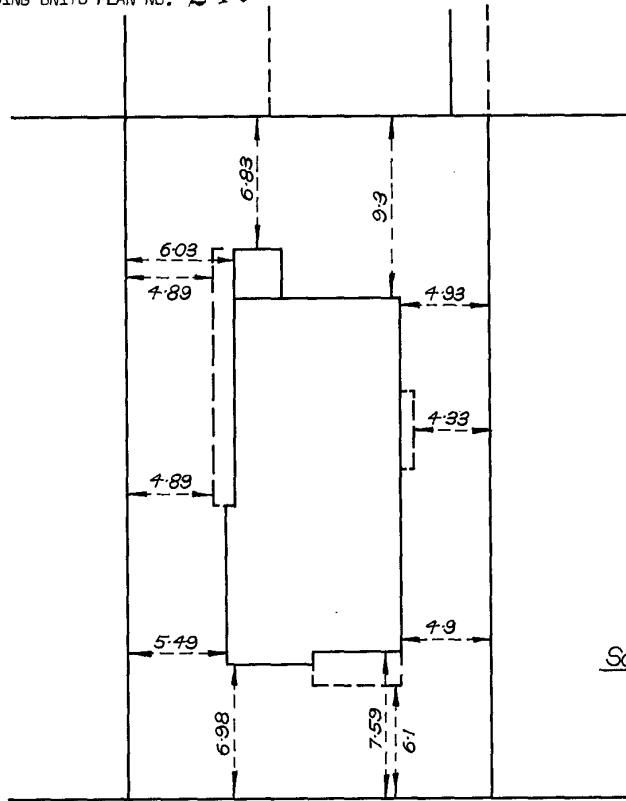
### UNREGISTERED DEALINGS

NIL

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

Catalogued  
checked on 19/12/2007  
8307 on RA 145902

NAME OF BUILDING UNITS... (Form 1) Regulation 5(a)  
"EBE COURT" Sheet 1 of 8 Sheets  
BUILDING UNITS PLAN NO. 2409



ADA ST

SIGNATURE OF REGISTERED PROPRIETORS:

*Marco Asnicar*  
MARCO ASNICAR

*D. Asnicar*  
DUILIO ASNICAR

NAME OF REGISTERED PROPRIETORS: Marco Asnicar and Duilio Asnicar as Joint Tenants

ADDRESS: 100 Brook Street, Windsor, 4030

DESCRIPTION OF PARCEL: Lot 1 on RP 145902

COUNTY: Stanley  
PARISH: Enoggera  
CITY: Brisbane

Building Units Plan No. 2409  
Registered this 2ND  
day of MAR 1977

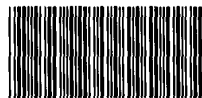
*Sumner*  
Registrar of Titles

REFERENCE TO TITLE: Volume: 488-5613  
Folio: 114 51

NAME OF BODY CORPORATE: The Proprietors "Ebe Court"  
ADDRESS AT WHICH DOCUMENTS MAY BE SERVED: BUILDING UNITS PLAN NO. 2409  
100 Brook Street,  
WINDSOR., 4030

*Richardson*  
DEPUTY TOWN CLERK:

Office reference only



BUP2409

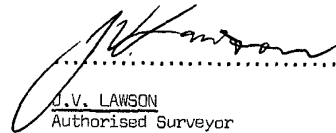
CMS12727




BUILDING UNITS PLAN NO. 2409

I, JAMES VENNING LAWSON of Brisbane, Authorised Surveyor under the "Land Surveyor's Acts, 1908 to 1916" do hereby certify that the building shown on the Building Units Plan to which this certificate is annexed is within the external surface boundaries of the parcel the subject of the Building Units Plan.

DATED THIS twenty third DAY OF August 1976

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

  
.....  
DEPUTY TOWN CLERK  
Brisbane City Council

BUILDING UNITS PLAN NO. 2409

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

BRISBANE CITY COUNCIL

  
.....  
PETER LYNCH  
LORD MAYOR

  
.....  
M. RICHARDSON  
DEPUTY TOWN CLERK

BUILDING UNITS PLAN NO. 2409

I, *R.A. PHILLIPS* of *BRISBANE.* a  
Building Inspector appointed by the Brisbane City Council do hereby  
certify that the Building shown on the Building Units Plan to which  
this certificate is annexed has been substantially completed in  
accordance with plans and specifications approved by the Brisbane  
City Council.

DATED THIS *13th.* DAY OF *JANUARY.* 197*4*7.

*R.A. Phillips*  
.....  
BUILDING INSPECTOR  
Brisbane City Council

*Richardson*  
.....  
DEPUTY TOWN CLERK  
Brisbane City Council

2409

SCHEDULE OF UNIT ENTITLEMENT AND REFERENCE TO  
CURRENT CERTIFICATE OF TITLE

Unit No.	Level	Entitle-ment	Current Volume	Current Folio
1	A & B	1	5620	167
2	A & B	1	5620	168
3	A & C	1	5620	169
4	A & C	1	5620	170
TOTAL		4		

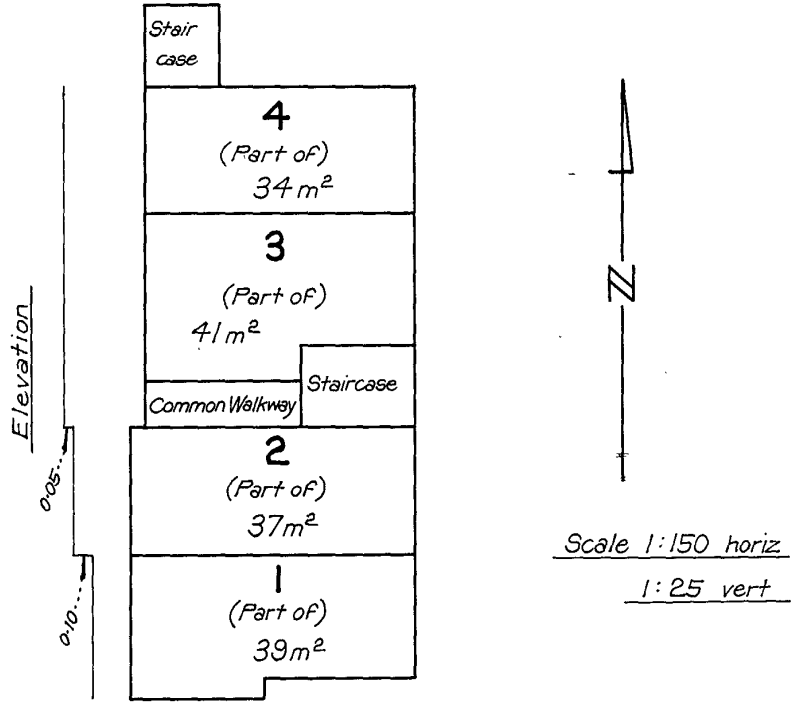
SIGNATURE OF REGISTERED PROPRIETORS:

*Marco Asnicar*  
.....  
MARCO ASNICAR

*D. Asnicar*  
.....  
DUILIO ASNICAR

*A. Perardoon*  
.....  
DEPUTY TOWN CLERK  
Brisbane City Council

LEVEL A



Floor areas are approximate only

SIGNATURE OF REGISTERED PROPRIETORS:

*Marco Asnicar*.....  
MARCO ASNICAR

*D. Asnicar*.....  
DUILIO ASNICAR

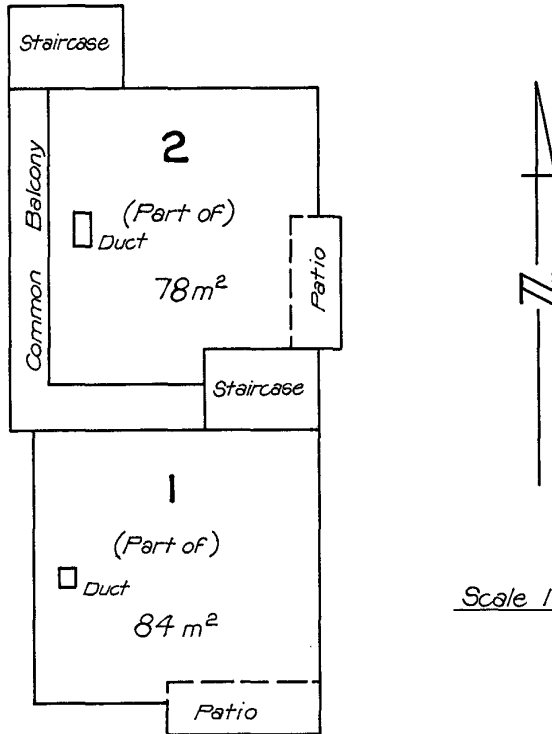
*Richardson*.....  
DEPUTY TOWN CLERK  
BrisbaneCity Council

BUILDING UNITS PLAN NO.

2409 (Form 5)

Regulation 15  
Sheet 7 of 8 Sheets

LEVEL B



Floor areas are approximate only

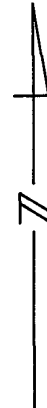
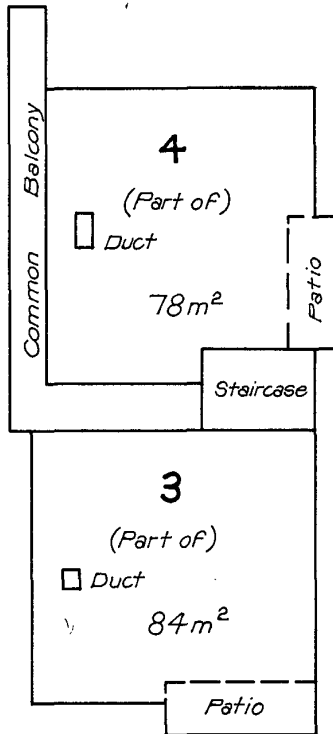
SIGNATURE OF REGISTERED PROPRIETORS:

*Marco Asnicar*  
 .....  
 MARCO ASNICAR

*D. Asnicar*  
 .....  
 DUILIO ASNICAR

*[Signature]*  
 .....  
 DEPUTY TOWN CLERK  
 Brisbane City Council

LEVEL C



Scale 1:150

It is stipulated that the uncovered parts of units 3 & 4 on this level extend to a height of 2.44 metres above the floor.

Floor areas are approximate only

SIGNATURE OF REGISTERED PROPRIETORS:

*Marco Asnicar*.....  
 MARCO ASNICAR

*D. Asnicar*.....  
 DUILIO ASNICAR

*[Signature]*.....  
 DEPUTY TOWN CLERK  
 Brisbane City Council



COMMONWEALTH TRADING BANK OF AUSTRALIA  
BRISBANE, QLD.

CABLE: "COMTRABANK"  
TELEPHONE: 31.0231

REPLY: THE MANAGER,  
BOX 1423, G.P.O., BRISBANE, QLD., 4001  
REFERENCES/Step Ext 241

The Registrar of Titles  
Titles Office  
BRISBANE QLD 4000

2409

Dear Sir

COMMONWEALTH TRADING BANK OF AUSTRALIA as Mortgagee under  
Bill of Mortgage No. E833373 over Lot 1 on Registered Plan  
No. 145902 containing 28 perches being the whole of the land  
referred to in Certificate of Title (Vol. 4001 Fol. 114) HEREBY  
CONSENTS to the registration of Buildings Units Plan No. 2409

*new*  
*5613*  
*51*

DATED at BRISBANE this First day of February 1977

COMMONWEALTH TRADING BANK OF AUSTRALIA  
By its Attorney  
FREDERICK MANLY LALLEN

*[Signature]*

Acting Assistant Manager at Brisbane Q

Witness

*[Signature]*

B. J. McLAUGHLIN, IVEY & CO.

SOLICITORS

BRIAN J McLAUGHLIN

COLIN T IVEY

OUR REF CI:RM:

YOUR REF.

554.560 LUTWYCHE ROAD.  
LUTWYCHE. 4030

(P.O. BOX 95)

PHONES: 57 3949  
57 3734

23rd February, 1977.

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

2409

Dear Sir,

re: REGISTRATION OF B.U.P. 2409 "EBE COURT"

We refer to your requisition of the 16th instant  
and now return amended Sheet 2.

We further advise that the name on the building  
now agrees with that on the Plan.

Your early advices concerning registration of the  
Plan would be appreciated.

Yours faithfully,  
B.J. McLAUGHLIN IVEY & CO





STANDARD COMMUNITY MANAGEMENT STATEMENT  
Section 285. Body Corporate and Community Management Act 1997

Dealing: 704186848  
Title Reference: 19202409  
Lodgment: 1070999  
Date: 15/07/2000 12:19:30

1. Name of Community Title Scheme

EBE COURT

2. Regulation Module

Body Corporate and Community Management (Standard Module) Regulation 1997

3. Name of Body Corporate

BODY CORPORATE FOR EBE COURT COMMUNITY TITLES SCHEME 12727

4. Address for service of documents on the body corporate

PO BOX 198  
MT GRAVATT CENTRAL QLD 4122

5. By-Laws

Taken to be those in effect as at 13 July 2000  
[section 285 (5)(a) Body Corporate and Community Management Act 1997]

6. Contribution Schedule      7. Interest Schedule

Lot	Entitlement	Lot	Entitlement
1 in BUP2409	1	1 in BUP2409	1
2 in BUP2409	1	2 in BUP2409	1
3 in BUP2409	1	3 in BUP2409	1
4 in BUP2409	1	4 in BUP2409	1

Total Lots: 4 Aggregate 4      Total Lots: 4 Aggregate 4

\*\*\*\*\* End \*\*\*\*\*

**Whittles**

Better communities.  
The Whittles way.

357 Logan Road  
Greenslopes QLD 4120

07 3917 6300  
whittles.com.au

21/04/26

Whittles Brisbane Pty Ltd  
ABN 18 116 746 340

SURCH IT PTY LTD  
145 EAGLE STREET  
BRISBANE, QLD, 4000

Dear Sir/Madam

Please find attached the Information Certificate as requested for Lot 3 "EBE COURT CTS 12727", 14 ADA STREET, WINDSOR.

**Specific Information To This Lot:**

**Upon settlement please ensure that a BCCM Form 8 is promptly supplied to Whittles at [info.brisbane@whittles.com.au](mailto:info.brisbane@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 be 'TE', with a long horizontal line extending to the right.

Timothy Egan  
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](http://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](http://www.qld.gov.au/searchofadjudicatorsorders).

The information in this certificate is issued on 21/04/2026.

## 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)

EBE COURT CTS 12727

### 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 Brisbane Pty Ltd  
Timothy Egan  
PO Box 709  
Coorparoo QLD 4151  
info.brisbane@whittles.com.au  
07 3917-6300

### 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: 3

Plan type and number: BUP2409

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](http://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](http://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](http://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: 4

### Interest schedule

Interest schedule lot entitlement for the lot: 1

Total interest schedule lot entitlements for all lots: 4

## 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 3 for the current financial year: \$3,200.00

Number of instalments: 4 (outlined below)

Monthly penalty for overdue contributions (if applicable): 0.00%

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

Lot 00003 has no amounts currently payable.

<b>Administrative Fund</b>	<b>Amount</b>	<b>Due Date</b>	<b>Discount</b>	<b>If Paid By</b>	<b>Date Paid</b>
01/09/25 to 30/11/25	\$800.00	01/09/25	\$0.00	01/09/25	28/08/25
01/12/25 to 28/02/26	\$800.00	21/12/25	\$0.00	21/12/25	19/12/25
01/03/26 to 31/05/26	\$800.00	01/03/26	\$0.00	01/03/26	27/02/26
01/06/26 to 31/08/26	\$800.00	01/06/26	\$0.00	01/06/26	
01/09/26 to 30/11/26 - interim	\$800.00	01/09/26	\$0.00	01/09/26	

**Sinking fund contributions**

Total amount of contributions (before any discount) for lot 3 for the current financial year: \$1,500.00

Number of instalments: 4 (outlined below)

Monthly penalty for overdue contributions (if applicable): 0.00%

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

Lot 00003 has no amounts currently payable.

<b>Sinking Fund</b>	<b>Amount</b>	<b>Due Date</b>	<b>Discount</b>	<b>If Paid By</b>	<b>Date Paid</b>
01/09/25 to 30/11/25	\$375.00	01/09/25	\$0.00	01/09/25	28/08/25
01/12/25 to 28/02/26	\$375.00	21/12/25	\$0.00	21/12/25	19/12/25
01/03/26 to 31/05/26	\$375.00	01/03/26	\$0.00	01/03/26	27/02/26
01/06/26 to 31/08/26	\$375.00	01/06/26	\$0.00	01/06/26	
01/09/26 to 30/11/26 - interim	\$375.00	01/09/26	\$0.00	01/09/26	

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](http://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): \$3,809.23CR

## 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 (\$4,335.00)
- 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](http://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](http://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](http://www.qld.gov.au/buyingbodycorporate).

**Body corporate authority**

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



Timothy Egan  
Body Corporate Manager  
21/04/2026

**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**

21/04/2026

**Whittles Brisbane Pty Ltd**  
**ABN 18 116 746 340**  
**PO Box 709**  
**Coorparoo QLD 4151**

Surch IT Pty Ltd  
145 EAGLE STREET  
BRISBANE QLD 4000

**DESCRIPTION:** Searching and completing document for provisions of Section 206,  
Body Corporate and Community Management Act 1997,  
Lot 00003 at 14 ADA STREET, WINDSOR

EBE COURT CTS 12727

<b>FEE:</b>	As prescribed	\$84.10	PAID
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<b>TOTAL DUE:</b>		\$84.10	PAID
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<b>OWNER:</b>	P, L & G Gimpel
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With Compliments

STANDARD COMMUNITY MANAGEMENT STATEMENT  
Section 285. Body Corporate and Community Management Act 1997

Dealing: 704186848  
Title Reference:19202409  
Lodgment: 1070999  
Date: 15/07/2000 12:19:30

1. Name of Community Title Scheme

EBE COURT

2. Regulation Module

Body Corporate and Community Management (Standard Module) Regulation 1997

3. Name of Body Corporate

BODY CORPORATE FOR EBE COURT COMMUNITY TITLES SCHEME 12727

4. Address for service of documents on the body corporate

PO BOX 198  
MT GRAVATT CENTRAL QLD 4122

5. By-Laws

Taken to be those in effect as at 13 July 2000  
[section 285 (5) (a) Body Corporate and Community Management Act 1997]

6. Contribution Schedule

7. Interest Schedule

Lot	Entitlement	Lot	Entitlement
1 in BUP2409	1	1 in BUP2409	1
2 in BUP2409	1	2 in BUP2409	1
3 in BUP2409	1	3 in BUP2409	1
4 in BUP2409	1	4 in BUP2409	1

Total Lots: 4 Aggregate 4 Total Lots: 4 Aggregate 4

\*\*\*\*\* End \*\*\*\*\*

# Administrative Fund Statement of Income & Expenditure

EBE COURT CTS 12727

14 Ada Street WINDSOR QLD 4030

1 September 2024 to 31 August 2025

Printed 12/09/25 08:51

	YTD Actual	Annual Budget	Variance	Last Year
<b>FUND INCOME</b>				
Contributions	12,800.00	12,800.00	0.00	12,600.00
<b>TOTAL FUND INCOME</b>	<b>12,800.00</b>	<b>12,800.00</b>	<b>0.00</b>	<b>12,600.00</b>
<b>FUND EXPENDITURE</b>				
Common property	0.00	150.00	150.00	127.32
Electrical	0.00	400.00	400.00	175.00
Fire systems	0.00	600.00	600.00	593.00
Grounds	3,517.00	4,000.00	483.00	3,936.00
Gutters & downpipes	561.00	0.00	(561.00)	0.00
Insurance renewals	4,335.00	5,000.00	665.00	4,605.00
Management - Additional services fee	286.30	500.00	213.70	0.00
Management - Agreed Services	1,327.00	1,327.00	0.00	1,276.00
Management - Asset Maintenance Services	64.20	65.00	0.80	62.40
Management - Disbursement Fees	328.44	328.40	(0.04)	328.44
Pest control	495.00	495.00	0.00	495.00
Reconciliation Fee	198.00	198.00	0.00	198.00
Utilities-Electricity	0.00	375.00	375.00	353.04
<b>TOTAL FUND EXPENDITURE</b>	<b>11,111.94</b>	<b>13,438.40</b>	<b>2,326.46</b>	<b>12,149.20</b>
<b>FUND SURPLUS (DEFICIT)</b>	<b>1,688.06</b>	<b>(638.40)</b>	<b>2,326.46</b>	<b>450.80</b>

## Administrative Fund Statement of Assets & Liabilities

EBE COURT CTS 12727  
14 Ada Street WINDSOR QLD 4030  
31 August 2025  
Printed 12/09/25 08:51

	YTD Actual	Last Year
<b>OWNERS FUNDS</b>		
Balance Brought Forward	909.20	458.40
Surplus/(Deficit) For Period	1,688.06	450.80
<b>TOTAL FUNDS</b>	<b>2,597.26</b>	<b>909.20</b>
<b>ASSETS</b>		
Cash at Bank (MBL)	5,003.46	2,319.76
Sundry Receivables	0.00	990.00
<b>TOTAL ASSETS</b>	<b>5,003.46</b>	<b>3,309.76</b>
<b>LIABILITIES</b>		
Accrued Expenses	6.20	0.56
Levies In Advance	2,400.00	2,400.00
<b>TOTAL LIABILITIES</b>	<b>2,406.20</b>	<b>2,400.56</b>
<b>NET ASSETS</b>	<b>2,597.26</b>	<b>909.20</b>

# Sinking Fund Statement of Income & Expenditure

EBE COURT CTS 12727

14 Ada Street WINDSOR QLD 4030

1 September 2024 to 31 August 2025

Printed 12/09/25 08:51

	YTD Actual	Annual Budget	Variance	Last Year
<b>FUND INCOME</b>				
Contributions	5,600.00	5,600.00	0.00	4,400.00
<b>TOTAL FUND INCOME</b>	<b>5,600.00</b>	<b>5,600.00</b>	<b>0.00</b>	<b>4,400.00</b>
<b>FUND EXPENDITURE</b>				
Common property	5,103.45	0.00	(5,103.45)	14,590.36
Contingencies	0.00	5,000.00	5,000.00	0.00
Electrical	0.00	0.00	0.00	1,890.30
Grounds	0.00	0.00	0.00	2,717.00
Painting	2,970.00	0.00	(2,970.00)	0.00
Plumbing	0.00	0.00	0.00	1,024.43
<b>TOTAL FUND EXPENDITURE</b>	<b>8,073.45</b>	<b>5,000.00</b>	<b>(3,073.45)</b>	<b>20,222.09</b>
<b>FUND SURPLUS (DEFICIT)</b>	<b>(2,473.45)</b>	<b>600.00</b>	<b>(3,073.45)</b>	<b>(15,822.09)</b>

## Sinking Fund Statement of Assets & Liabilities

EBE COURT CTS 12727  
14 Ada Street WINDSOR QLD 4030  
31 August 2025  
Printed 12/09/25 08:51

	YTD Actual	Last Year
<b>OWNERS FUNDS</b>		
Balance Brought Forward	2,345.68	18,167.77
Surplus/(Deficit) For Period	(2,473.45)	(15,822.09)
<b>TOTAL FUNDS</b>	<b>(127.77)</b>	<b>2,345.68</b>
<b>ASSETS</b>		
Cash at Bank (MBL)	997.23	3,170.68
<b>TOTAL ASSETS</b>	<b>997.23</b>	<b>3,170.68</b>
<b>LIABILITIES</b>		
Levies In Advance	1,125.00	825.00
<b>TOTAL LIABILITIES</b>	<b>1,125.00</b>	<b>825.00</b>
<b>NET ASSETS</b>	<b>(127.77)</b>	<b>2,345.68</b>

## Consolidated Statement of Assets & Liabilities

EBE COURT CTS 12727  
14 Ada Street WINDSOR QLD 4030  
31 August 2025  
Printed 12/09/25 08:51

	YTD Actual	Last Year
<b>OWNERS FUNDS</b>		
Balance Brought Forward	3,254.88	18,626.17
Surplus/(Deficit) For Period	(785.39)	(15,371.29)
<b>TOTAL FUNDS</b>	<b>2,469.49</b>	<b>3,254.88</b>
<b>ASSETS</b>		
Cash at Bank (MBL)	6,000.69	5,490.44
Sundry Receivables	0.00	990.00
<b>TOTAL ASSETS</b>	<b>6,000.69</b>	<b>6,480.44</b>
<b>LIABILITIES</b>		
Accrued Expenses	6.20	0.56
Levies In Advance	3,525.00	3,225.00
<b>TOTAL LIABILITIES</b>	<b>3,531.20</b>	<b>3,225.56</b>
<b>NET ASSETS</b>	<b>2,469.49</b>	<b>3,254.88</b>

## Notes to the Financial Statements

EBE COURT CTS 12727  
14 Ada Street WINDSOR QLD 4030  
31 August 2025  
Printed 12/09/25 08:51

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**Investments** Nil

The following balances relate to amounts received or owing as at 31/08/2025

**Receivables - Owner Arrears** Nil

**Debtors** Nil

### Allocated Advance Payments

Unit/Lot Details	Admin	Sinking	Total
	Contributions	Contributions	
00001	800.00	375.00	1,175.00
00003	800.00	375.00	1,175.00
00004	800.00	375.00	1,175.00
<b>Totals</b>	<b>2,400.00</b>	<b>1,125.00</b>	<b>3,525.00</b>

**Outstanding Creditors** Nil

**Unallocated Advance Payments** Nil

### 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: \$457.06

## Summary of Significant Accounting Policies

EBE COURT CTS 12727

14 Ada Street WINDSOR QLD 4030

1 September 2024 to 31 August 2025

Printed 12/09/25 08:51

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### 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

Timothy Egan  
Body Corporate Ebe Court CTS 12727  
Whittles Body Corporate Services  
P O Box 709  
COORPAROO QLD 4151

**Date:** 04.11.2025  
**Invoice No:** I4884337

**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** Strata Community Insurance Agencies Pty Ltd  
PO Box 881  
SPRING HILL QLD 4004

**Period** 03.11.2025 to 29.06.2026

**Policy No.** QRSC23004619

### 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 Ebe Court CTS 12727  
Residential Strata/Community Corporation

### RESIDENTIAL STRATA/COMMUNITY CORPORATION

**INSURED:**

Body Corporate for Ebe Court CTS 12727

**SITUATION:**

14 Ada Street, Windsor QLD 4030

**INTEREST INSURED:**

Building Sum Insured	\$	2,256,000
Common Contents Sum Insured	\$	22,560
Loss of Rent/Temporary Accommodation	\$	338,400

Catastrophe/Emergency Cover 30%

Flood Not 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 \$ 100,000

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 \$ 300,000

Floating floors Insured

Loss of Market Value Not Insured

Workers Compensation (ACT, WA & TAS ONLY) Not Insured

**EXCESS:**

Standard Excess \$ 1,000

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SUNSHINE PLAZA QLD 4558

## COVERAGE SUMMARY

Body Corporate Ebe Court CTS 12727  
Residential Strata/Community Corporation

Flood Excess	Not Applicable
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	Nil
Appeal Expenses Excess	Nil
Legal Defence Expenses Excess	\$1,000 + 10% contribution
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	1977
Primary Wall Construction	Brick
Secondary Wall Construction	Not Applicable
Roof Construction	Tin / Iron
Floor Construction	Concrete
Aluminium Composite Panels	No
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	4
Number of Levels	3
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	1
% of EPS	0 %
% Commercial Tenants	0 %
Additional Construction Comments:	

Valuation: 31.10.2025

# 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

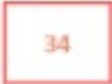




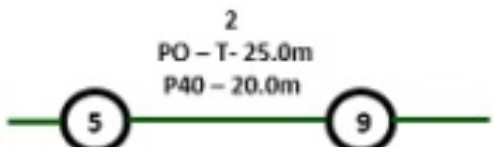
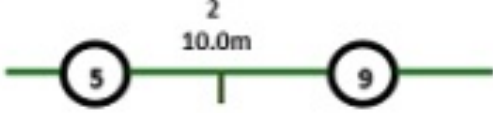




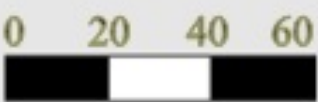
## COVERAGE SUMMARY

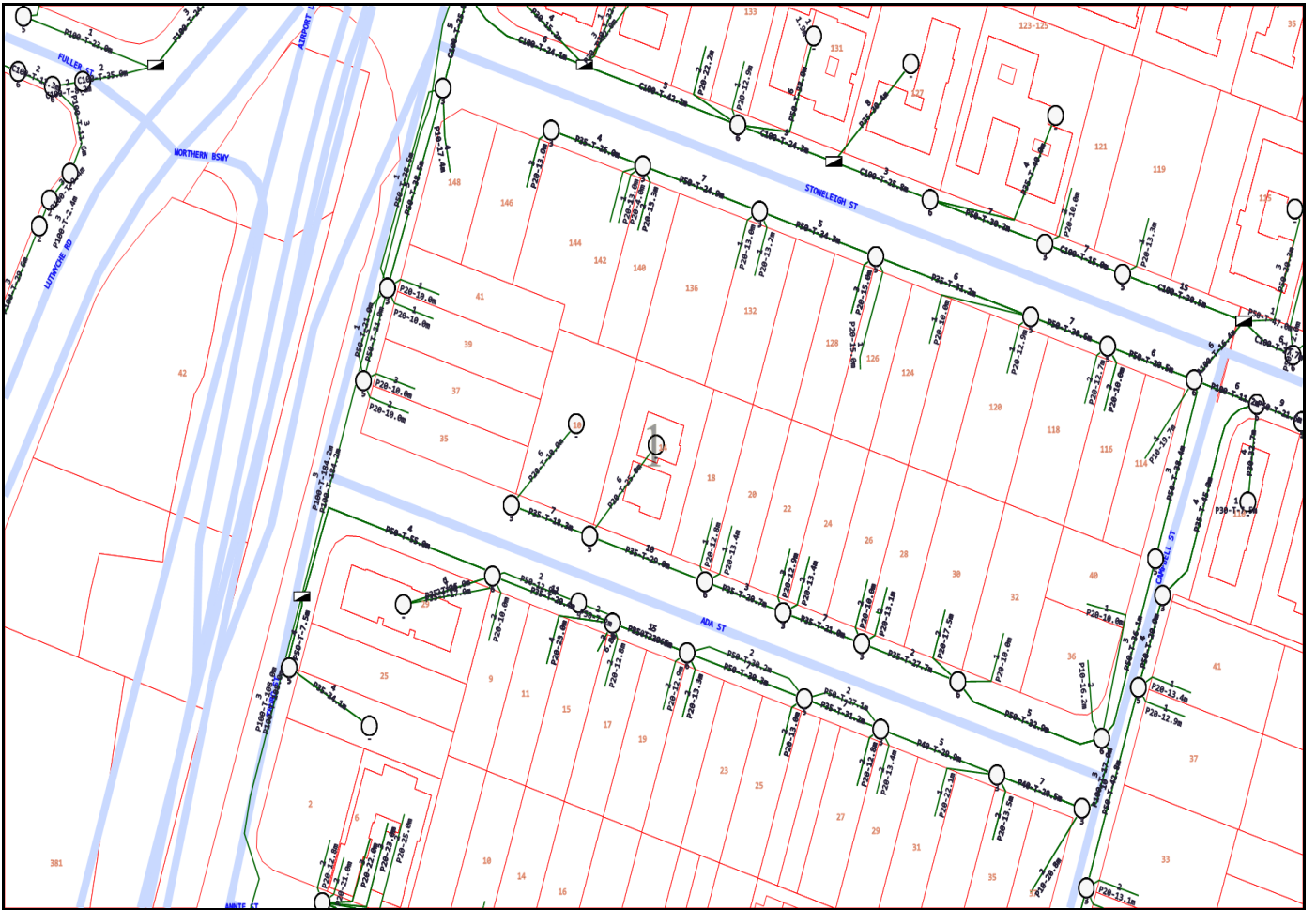
Body Corporate Ebe Court CTS 12727  
Residential Strata/Community Corporation



## LEGEND



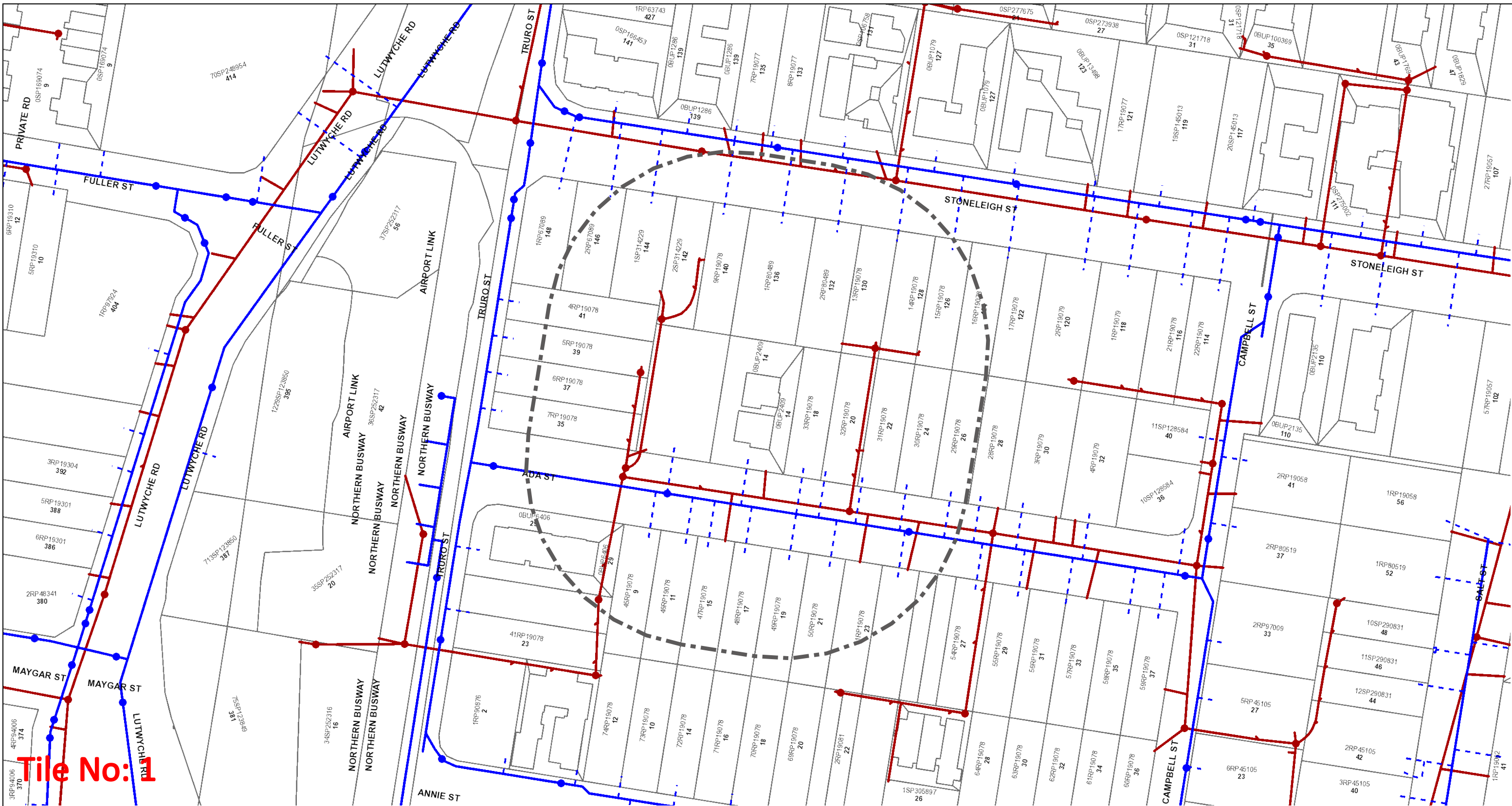
	Parcel and the location
	Pit with size "5"
	Power Pit with size "2E". Valid PIT Size: e.g. 2E, 5E, 6E, 8E, 9E, E, null.
	Manhole
	Pillar
	Cable count of trench is 2. One "Other size" PVC conduit (PO) owned by Telstra (-T-), between pits of sizes, "5" and "9" are 25.0m apart. One 40mm PVC conduit (P40) 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 <b>INSERVICE/CONSTRUCTED</b> (Copper/RF/Fibre) cables.
	Trench containing only <b>DESIGNED/PLANNED</b> (Copper/RF/Fibre/Power) cables.
	Trench containing any <b>INSERVICE/CONSTRUCTED</b> (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.

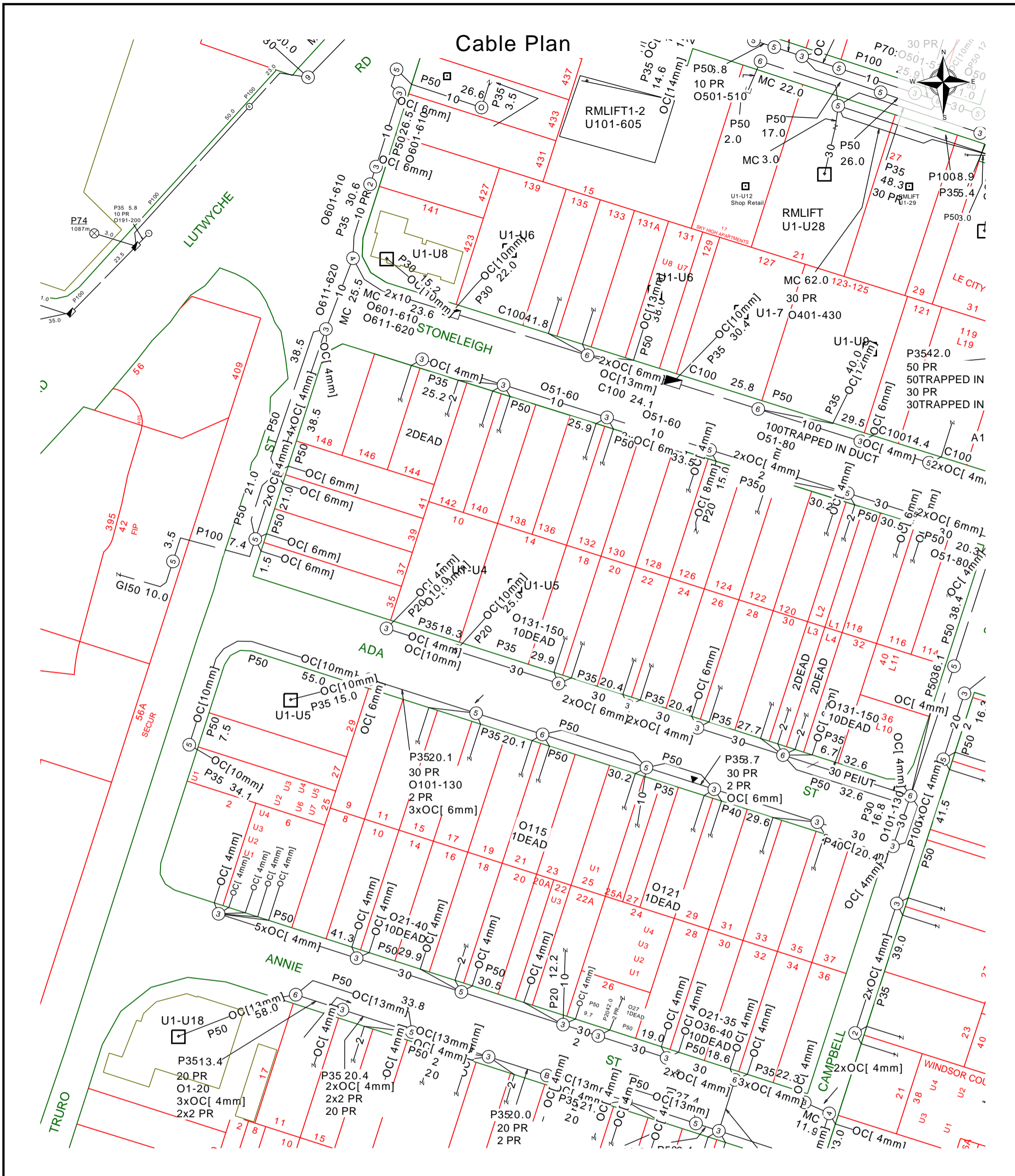
# Urban Utilities - Water, Recycled Water and Sewer Infrastructure



Tile No: 1

 <p><b>UrbanUtilities</b></p> <p>N</p> <p>Map Scale 1:1000</p>	<p><b>Before You Dig Australia- Urban Utilities Water, Recycled Water and Sewer Infrastructure</b></p> <p><b>BYDA Reference No: 271144794</b></p> <p>Date BYDA Ref Received: 13/04/2026</p> <p>Date BYDA Job to Commence: 13/04/2026</p> <p>Date BYDA Map Produced: 13/04/2026</p> <p>This Map is valid for 30 days      Produced By: Urban Utilities</p>	<p><b>Sewer</b></p> <ul style="list-style-type: none"> <li>● Infrastructure</li> <li>◆ Major Infrastructure</li> <li>— Network Pipelines</li> <li>▨ Network Structures</li> </ul>	<p><b>Water</b></p> <ul style="list-style-type: none"> <li>● Infrastructure</li> <li>◆ Major Infrastructure</li> <li>— Network Pipelines</li> <li>▨ Network Structures</li> <li>- - - Water Service (Indicative only)</li> </ul>	<p><b>Recycled Water</b></p> <ul style="list-style-type: none"> <li>● Infrastructure</li> <li>◆ Major Infrastructure</li> <li>— Network Pipelines</li> <li>▨ Network Structures</li> </ul>	<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).</p> <p><a href="http://www.urbanutilities.com.au">www.urbanutilities.com.au</a></p>
	<p>ABN 86 673 835 011</p>				

# Cable Plan



Report Damage: <https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra/>  
 Ph - 13 22 03  
 Email - Telstra.Plans@team.telstra.com  
 Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries

Sequence Number: 271144796

TELSTRA LIMITED A.C.N. 086 174 781  
 Generated On 13/04/2026 09:36:01

**CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact InfraCo Plan Services should you require any assistance.**

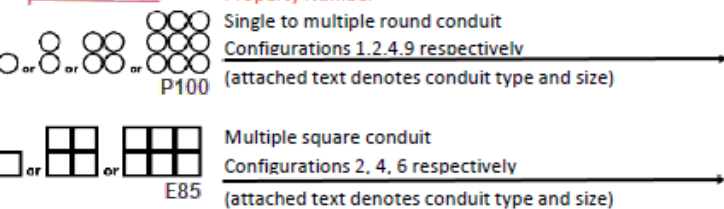
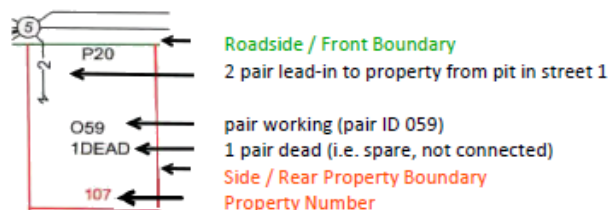
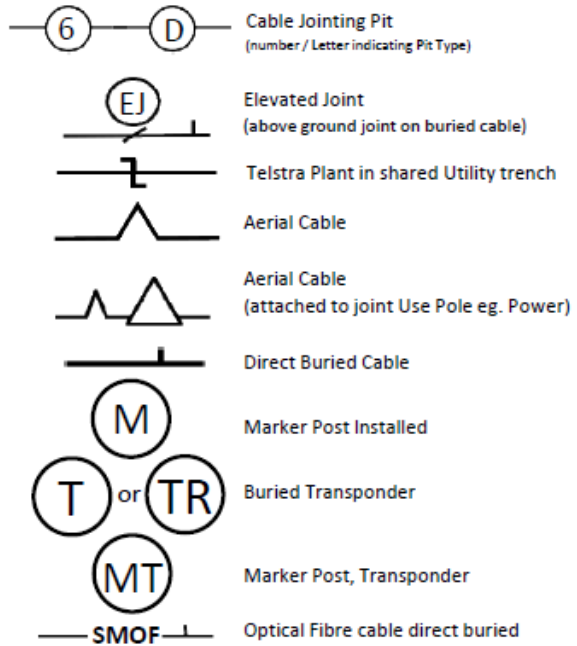
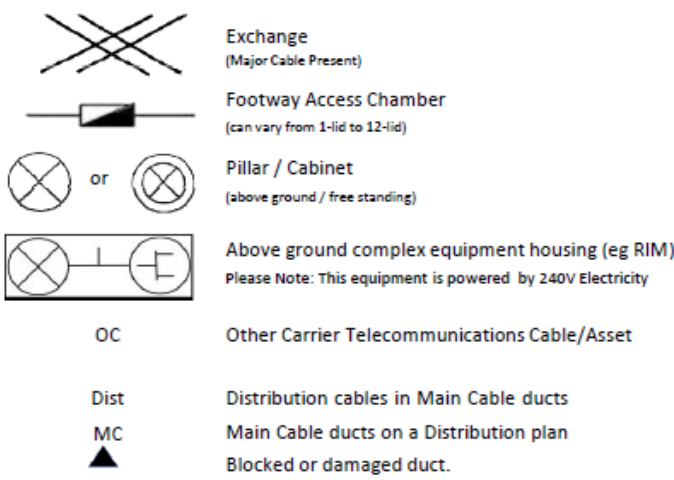
The above plan must be viewed in conjunction with the Mains Cable Plan on the following page

**WARNING**  
 Telstra plans and location information conform to Quality Level "D" of the Australian Standard AS 5488-Classification of Subsurface Utility Information. As such, Telstra supplied location information is indicative only. Spatial accuracy is not applicable to Quality Level D. Refer to AS 5488 for further details. The exact position of Telstra assets can only be validated by physically exposing it. Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy. Further on site investigation is required to validate the exact location of Telstra plant prior to commencing construction work. A Certified Locating Organisation is an essential part of the process to validate the exact location of Telstra assets and to ensure the asset is protected during construction works.

See the Steps- Telstra Duty of Care that was provided in the email response.



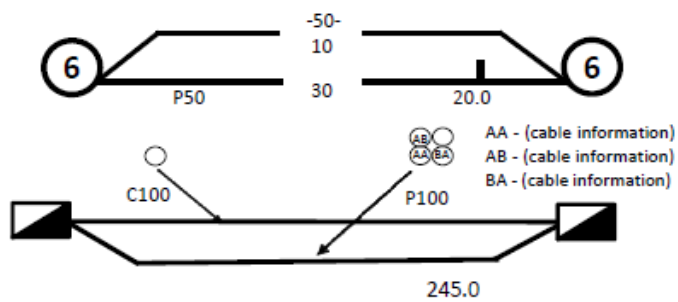
# LEGEND



Some examples of conduit type and size:

A - Asbestos cement, P - PVC / Plastic, C - Concrete,  
GI - Galanised iron, E - Earthenware  
Conduit sizes *nominally* range from 20mm to 100mm  
P50 50mm PVC conduit  
P100 100mm PVC conduit  
A100 100mm asbestos cement conduit

## Some Examples of how to read Telstra Plans



One 50mm PVC conduit (P50) containing a 50-pair and a 10-pair cable between two 6-pits. approximately 20.0m apart, with a direct buried 30-pair cable along the same route

Two separate conduit runs between two footway access chambers (manholes) approximately 245m apart A nest of four 100mm PVC conduits (P100) containing assorted cables in three ducts (one being empty) and one empty 100mm concrete duct (C100) along

## Protect our Network:

by maintaining the following distances from our assets:

- 1.0m Mechanical Excavators, Farm Ploughing, Tree Removal
- 500mm Vibrating Plate or Wacker Packer Compactor
- 600mm Heavy Vehicle Traffic (over 3 tonnes) not to be driven across Telstra ducts or plant.
- 1.0m Jackhammers/Pneumatic Breakers
- 2.0m Boring Equipment (in-line, horizontal and vertical)

For more info contact a [CERTLOC Certified Locating Organisation \(CLO\)](#) or Telstra Location Intelligence Team 1800 653 935