

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 GRANIA RACHEL SHEEHAN

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

7/34 Cordeaux St, West End QLD 4101

Lot on plan
description

LOT 7 BUILDING UNIT PLAN 6211

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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes, the details of any statutory encumbrances are as follows:</p> <div style="border: 1px solid black; padding: 10px;"> <p>NO STATUTORY ENCUMBRANCES</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="10/02/2025"/></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):
	Low-Medium Density Residential (2 Or 3 Storey Mix)

Transport proposals and resumptions	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
	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
	If Yes , a copy of the notice, order, proposal or correspondence must be given by the seller.

* *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	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
	The following notices are, or have been, given:
	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
	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
	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

Trees	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
	If Yes , a copy of the order or application must be given by the seller.

Heritage	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
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Flooding	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.
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Vegetation, habitats and protected plants	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
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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.		
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.		

Part 5 Rates and services

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

Rates	Whichever of the following applies	
	The total amount payable* for all rates and charges (without any discount) for the property as stated in the most recent rate notice is:	
	Amount	<input type="text" value="\$ 548.82"/> Date Range: <input type="text" value="01/01/2026 to 31/03/2026"/>
	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*.

Water	Whichever of the following applies	
	The total amount payable as charges for water services for the property as indicated in the most recent water services notice* is:	
	Amount	<input type="text" value="\$ 388.02"/> Date Range: <input type="text" value="03/01/2025 to 06/04/2025"/>
	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

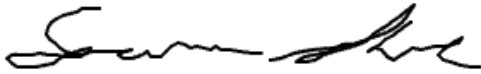
(If the property is part of a community titles scheme or a BUGTA scheme this Part must be completed)

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



13/04/2026, 11:53

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.
GRANIA RACHEL SHEEHAN

Name of seller

Date

Date

Signatures BUYER

Signature of buyer

Signature of buyer

Name of buyer

Name of buyer

Date

Date

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	16637249	Search Date:	27/03/2026 14:09
Date Title Created:	31/07/1984	Request No:	55580906
Previous Title:	16513249		

ESTATE AND LAND

Estate in Fee Simple

LOT 7 BUILDING UNIT PLAN 6211

Local Government: BRISBANE CITY

COMMUNITY MANAGEMENT STATEMENT 9008

REGISTERED OWNER

Dealing No: 700347809 17/11/1994

GRANIA RACHEL SHEEHAN

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 19553080 (WSA 45)
2. MORTGAGE No 715992039 03/09/2014 at 11:10
MECU LIMITED A.B.N. 21 087 651 607

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

CATALOGUED NOTED ON R.P. 189592
CHARTED ON C.C. 117 03/08/84

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

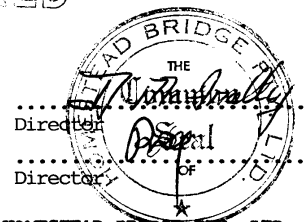
Regulation 8(1)
Sheet No. 1 of 9 Sheets
Annexure 1 to Sheet. 1
made 12.10.1984.

NAME OF BUILDING: "LAUREL VIEW"

BUILDING UNITS PLAN NO. **6211**

ENTERED

SIGNATURE OF REGISTERED PROPRIETOR:
GIVEN under the Common Seal of HOMESTEAD)
BRIDGE PTY. LTD. this 10th day of April,)
1984 by a resolution of the Board of)
Directors in the presence of the Directors:)



Director
Director

NAME OF REGISTERED PROPRIETOR:

HOMESTEAD BRIDGE PTY. LTD.

ADDRESS:

6TH FLOOR
141 QUEEN STREET,
BRISBANE QLD. 4000

REFERENCE TO TITLE:

VOLUME 6513 FOLIO 249

DESCRIPTION OF PARCEL :

LOT 1 ON REGISTERED PLAN 189592

COUNTY:

STANLEY

PARISH:

SOUTH BRISBANE

CITY:

BRISBANE

NAME OF BODY CORPORATE:

THE PROPRIETORS, LAUREL VIEW,
BUILDING UNITS PLAN NO.

6211

ADDRESS at which documents may
be served: 34 Cordeaux Street,
MRS Kym DAY Hill End, Q. 4101.
Eagle Real Estate
44 Escher Street
TARRAGINDI QLD 4121

~~G. McINALLY ASTILL & CO.,~~
~~SOLICITORS~~
~~G.P.O. BOX 1966~~
~~BRISBANE QLD. 4001~~

Building Units Plan No. **6211**

REGISTERED:

6211
11. 42 ~ 2

27 JUL 1984

REGISTRAR OF TITLES

CMS9608

BUP6211

Surveyor's Reference:
Local Authority Reference:

Deputy TOWN CLERK
BRISBANE CITY COUNCIL



6211

6513
/ 249

RECEIVED
ES

184



601178912

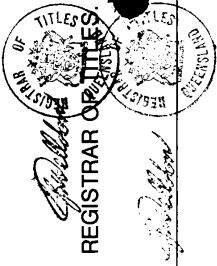
H332453

DATA TAKEON

9274.6

Receipt No.		12391	
Lodgement	10	00	
(7) New Titles	147	00	
Endts on N/Ts			
Photocopies	57	60	
Total	\$ 274	60	
TIME			
<i>deed. mtgee's consent</i>			
<i>Westpac</i>			
<i>M. Grady-Justill</i>			
<i>etc.</i>			

ANNEXURE / TO SHEET NO. 1 OF BUILDING UNITS PLAN NO. 6211 ON 12 Oct 1984



No. H408730 NOTIFICATION OF CHANGE OF BY LAWS RECORDED 12 Oct 1984.

N° 702076346 NOTIFICATION OF CHANGE OF ADDRESS RECORDED

17 JUL 1987

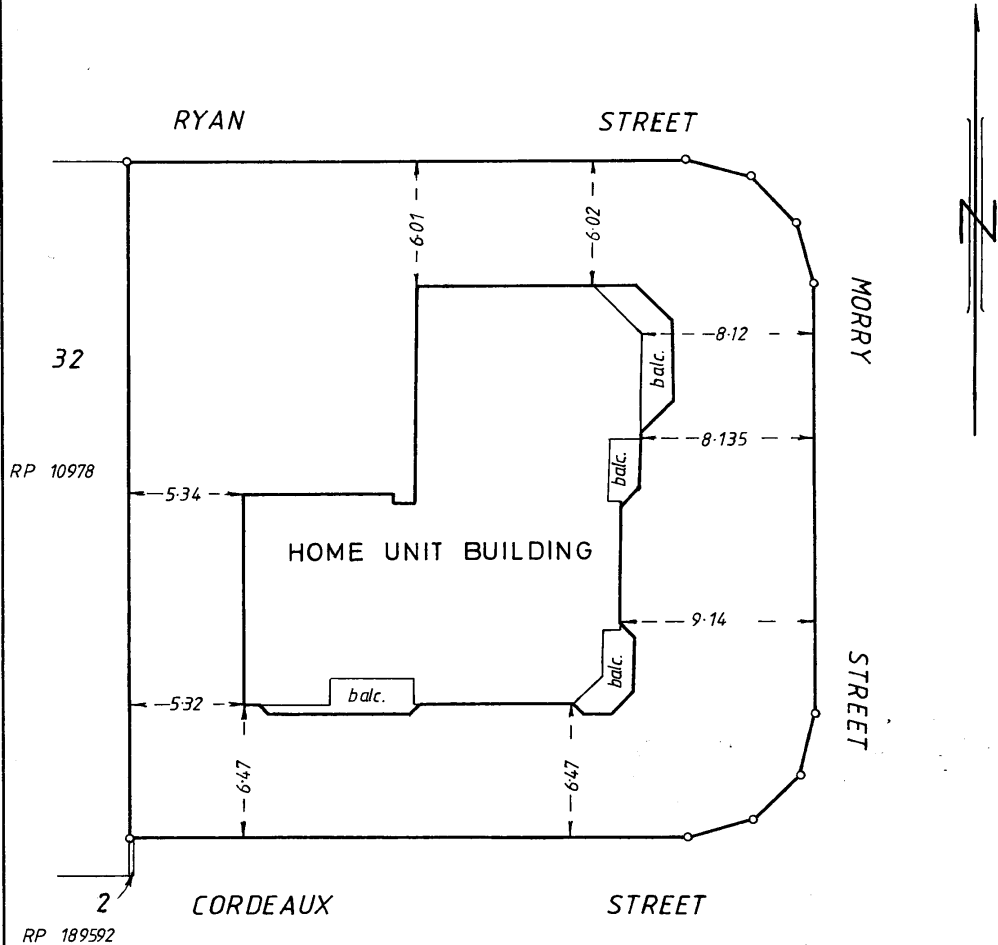
Series of horizontal lines for recording details.

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

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

" LAUREL VIEW "

BUILDING UNITS PLAN NO. **6211**



Scale: 1: 250

GIVEN under the Common Seal of)
 HOMESTEAD BRIDGE PTY. LTD. this)
 10th day of April, 1984 by a)
 resolution of the Board of)
 Directors in the presence of)
 the Directors:)

[Signature]
 Director
[Signature]
 Director

[Signature]
 Deputy TOWN CLERK
 BRISBANE CITY COUNCIL

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

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

" LAUREL VIEW "

BUILDING UNITS PLAN NO. **6211**

I, JOHN WILLIAM KING of 60 Nottingham Road, Calamvale, licensed surveyor registered under the Surveyors Act 1977-1980 hereby certify that:-

- (a) 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 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

8th

day of

March

1984

John W. King

LICENSED SURVEYOR

Mr. [Signature]
Deputy TOWN CLERK
BRISBANE CITY COUNCIL

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

" LAUREL VIEW "

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

BUILDING UNITS PLAN NO. **6211**

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 - 1980/City of Brisbane Town Planning Act 1964 - 1980 as modified by the Building Units and Group Titles Act 1980 have been complied with in regard to the subdivision.

DATED this *Twentyeighth* day of *June* 1984.

Ken Ardill
Acting LORD MAYOR
BRISBANE CITY COUNCIL

W. M. ...
Deputy TOWN CLERK

Building Units and Group Titles Act 1980
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980
(Form 6)

Regulation 8(1)
Sheet No. 5 of 9 Sheets

" LAUREL VIEW "

BUILDING UNITS PLAN NO. **6211**

I, *John Graham Nicholls*, of *Brisbane*
Brisbane City

a building inspector appointed by the Council 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 *Twenty Second* day of *June*. 1984.

J.G. Nicholls
BUILDING INSPECTOR

Wrayson
Deputy TOWN CLERK
BRISBANE CITY COUNCIL

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

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

BUILDING UNITS PLAN NO. 6211

SCHEDULE OF LOT ENTITLEMENTS AND REFERENCE TO
 CURRENT CERTIFICATE OF TITLE

LOT NO.	LEVEL	ENTITLEMENT	CURRENT C's T.	
			VOL.	FOL.
1	A	1	6637	243
2	A&B	1	6637	244
3	A&B	1	6637	245
4	A&B	1	6637	246
5	A&C	1	6637	247
6	A&C	1	6637	248
7	A&C	1	6637	249
AGGREGATE				
		7		


SIGNATURE OF REGISTERED PROPRIETOR:

[Signature]
 Deputy TOWN CLERK
 BRISBANE CITY COUNCIL

GIVEN under the Common Seal of
 HOMESTEAD BRIDGE PTY. LTD. this
 10th day of April, 1984 by a
 resolution of the Board of
 Directors in the presence of
 the Directors:

..... *[Signature]*
 Director

..... *[Signature]*
 Director



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

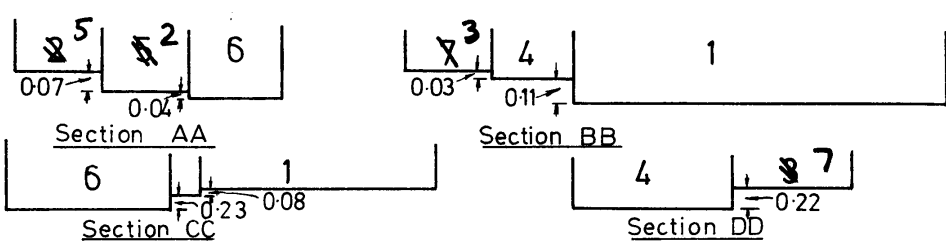
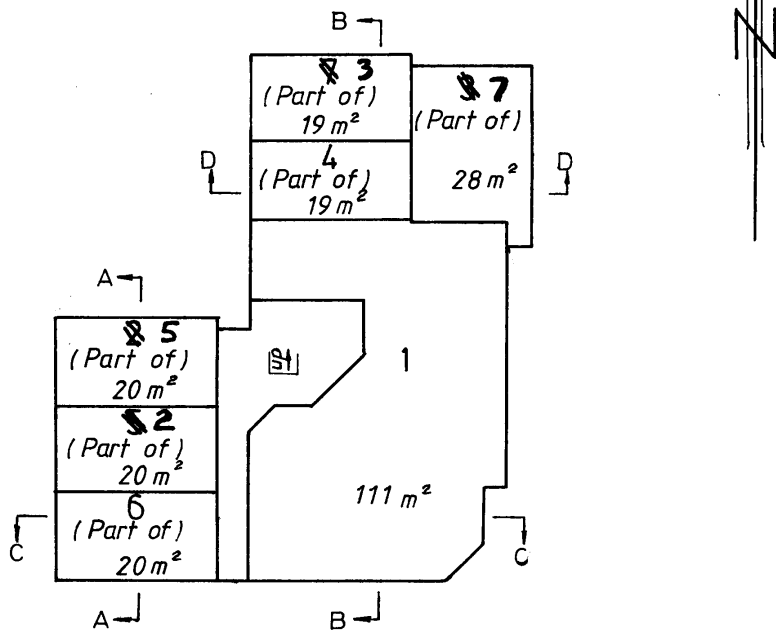
(Form 9)

" LAUREL VIEW "

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

BUILDING UNITS PLAN NO. **6211**

LEVEL A



Floor areas are approximate only.

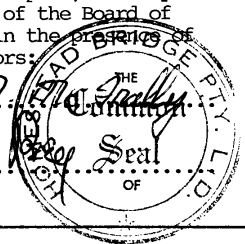
Scale: 1:200

SIGNATURE OF REGISTERED PROPRIETOR:

GIVEN under the Common Seal of
 HOMESTEAD BRIDGE PTY. LTD. this
 10th day of April, 1984 by a
 resolution of the Board of
 Directors in the presence of
 the Directors:

.....
 Director

.....
 Director



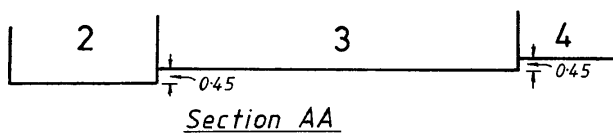
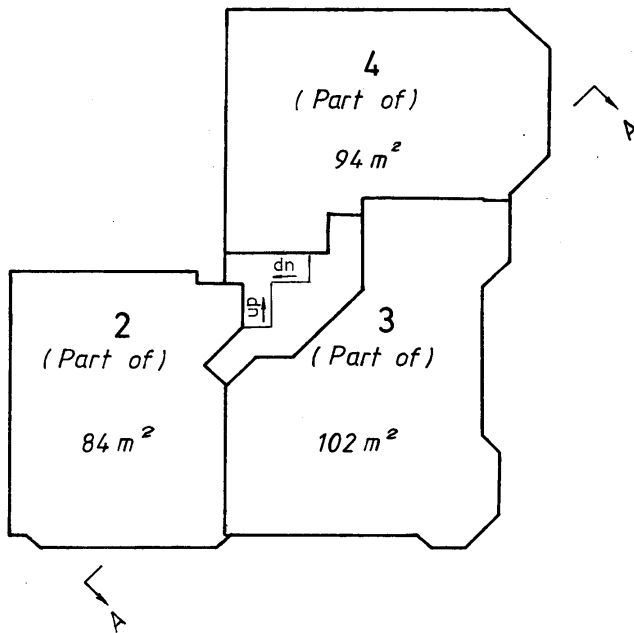
Wrayburn
 Deputy TOWN CLERK
 BRISBANE CITY COUNCIL

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

" LAUREL VIEW "

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

BUILDING UNITS PLAN NO. **6211**
LEVEL B



Scale: 1:200

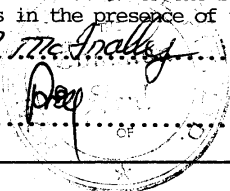
Floor areas are approximate only.

SIGNATURE OF REGISTERED PROPRIETOR:
GIVEN under the Common Seal of HOMESTEAD
BRIDGE PTY. LTD. this 10th day of April,
1984 by a resolution of the Board of
Directors in the presence of the Directors:

.....
Director

.....
Director

.....
Deputy TOWN CLERK
BRISBANE CITY COUNCIL



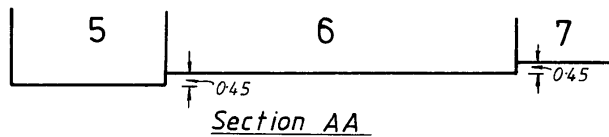
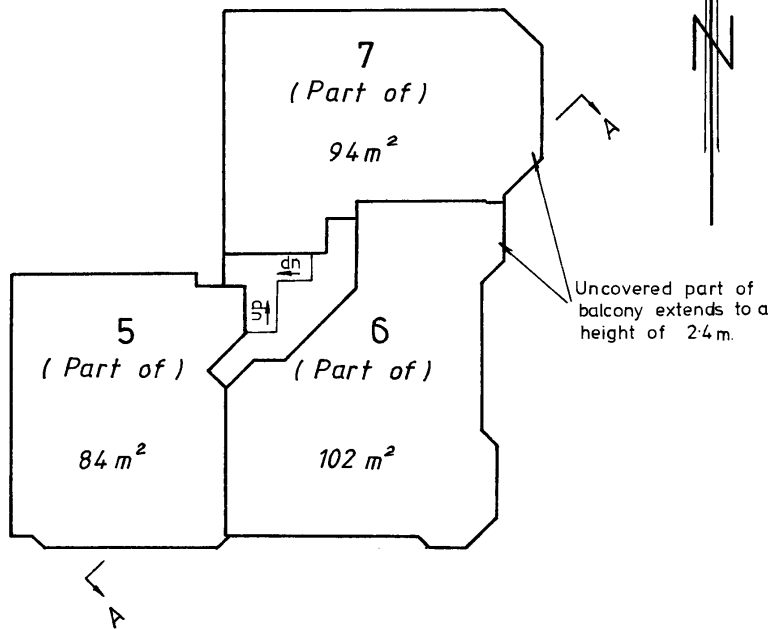
Building Units and Group Titles Act 1980
 BUILDING UNITS AND GROUP TITLES REGULATIONS 1980
 (Form 9)

" LAUREL VIEW "

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

BUILDING UNITS PLAN NO. **6211**

LEVEL C



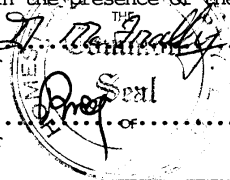
Scale: 1:200

Floor areas are approximate only.

SIGNATURE OF REGISTERED PROPRIETOR:
 GIVEN under the Common Seal of HOMESTEAD
 BRIDGE PTY. LTD. this 10th day of April,
 1984 by a resolution of the Board of Dir-
 ectors in the presence of the Directors:

.....
 Director

 Director



[Signature]
 Deputy TOWN CLERK
 BRISBANE CITY COUNCIL

Sheet No. 5 where indicated.
Arrangements should be made to have
units open for inspection at the convenience
of this office.

6211

Aug 18 7 57

\$5.00 Reqn. Fee and Postage
F. 62065
See No. 2297/84

Inspection OK

Register Aug 25.7.84

10/7/84

6211

Westpac Banking Corporation

6211

First Bank in Australia

260 Queen Street, Brisbane
G.P.O. Box 2237, Brisbane
Qld. 4001 Australia
Telephone: 227 2222

Legal Administration Section, Qld.
Chief State Manager's Office

The Registrar,
Real Property Office,
BRISBANE QLD 4000

6211

6 July 1984


Dear Sir,

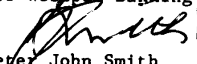
Bill of Mortgage No. H188637 Homestead Bridge Pty Ltd to Bank
over the whole of the land described in Certificate of Title
Volume 6513 Folio 249.

WESTPAC BANKING CORPORATION as Mortgagee under the abovementioned
Bill of Mortgage No. H188637 hereby consents to the registration
of Building Units Plan ^{NO 6211} 'Laurel View' 34 Cordcaux Street, Hill
End.

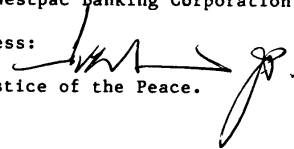
DATED the Sixth day of July, 1984.

WESTPAC BANKING CORPORATION
By its Attorneys


Gordon John White
Acting in place of Manager Legal,
for Westpac Banking Corporation


Peter John Smith
Manager Services
for Westpac Banking Corporation

Witness:


A Justice of the Peace.

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 02/04/2026

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

LAUREL VIEW

CTS No. **9008**

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: **Strata Management Group**

Company: **Strata Management Group P/L**

Phone: **07 3267 1888**

Email: **admin@stratamg.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: **6211**

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?

Yes

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

given with this certificate

Lot entitlements and financial information

Lot entitlements

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: **7**

Interest schedule

Interest schedule lot entitlement for the lot: **1**
Total interest schedule lot entitlements for all lots: **7**

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: \$ **4,142.86**

Number of instalments: **2** (outlined below)

Discount for on-time payments (if applicable): **10** %

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

Period	Due date	Amount due	Amount due if discount applied	Paid
01/10/25 to 31/03/26	01/10/25	2,000.00	1,800.00	03/10/25
01/04/26 to 30/09/26	01/04/26	2,142.86	1,928.57	
01/10/26****31/03/27	01/10/26	2,071.43	1,864.29	
			Amount overdue	\$2,142.86
			Amount Unpaid including amounts billed not yet due	\$2,142.86

Sinking fund contributions

Total amount of contributions (before any discount) for lot **7** for the current financial year: \$ **1,285.71**

Number of instalments: **2** (outlined below)

Discount for on-time payments (if applicable): **10** %

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

Period	Due date	Amount due	Amount due if discount applied	Paid
01/10/25 to 31/03/26	01/10/25	642.86	578.57	03/10/25
01/04/26 to 30/09/26	01/04/26	642.85	578.56	
01/10/26****31/03/27	01/10/26	642.86	578.57	
			Amount overdue	\$642.85
			Amount Unpaid including amounts billed not yet due	\$642.85

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** %

Period	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
			Amount Unpaid including amounts billed not yet due
			Nil
			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		\$2,785.71
Special contributions		Nil
Other contributions		Nil
Other payments		Nil
Penalties		Nil
Total amount overdue	(Total Amount Unpaid including not yet due \$2,785.71)	\$2,785.71

(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): \$ 13,322.20

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 is responsible for maintaining in good condition

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	WAA920760047	Accident Policy	200.00	30/06/26	NIL
BUILDING HUTCH UNDERWRITING PTY LTD	HRS11064279	3,891,284.00	6,614.56	18/05/26	Standard \$1,000 Earthquake Excess \$500 in addition
PUBLIC LIABILITY HUTCH UNDERWRITING PTY LTD	HRS11064279	30,000,000.00		18/05/26	Liability Imposed Excess \$1,000
OFFICE BEARERS LIAB. HUTCH UNDERWRITING PTY LTD	HRS11064279	500,000.00		18/05/26	Imposed Excess - \$1,000
BUILDING CATASTROPHE HUTCH UNDERWRITING PTY LTD	HRS11064279	1,167,385.00		18/05/26	
COMMON AREA CONTENTS HUTCH UNDERWRITING PTY LTD	HRS11064279	38,913.00		18/05/26	Standard \$1,000 Earthquake Excess \$500 in addition
LOSS OF RENT/TEMP AC HUTCH UNDERWRITING PTY LTD	HRS11064279	583,693.00		18/05/26	Standard \$1,000 Earthquake Excess \$500 in addition
VOLUNTARY WORKERS HUTCH UNDERWRITING PTY LTD	HRS11064279	\$200,000/\$2,000		18/05/26	Voluntary Workers Imposed Excess \$1,000
FIDELITY GUARANTEE HUTCH UNDERWRITING PTY LTD	HRS11064279	100,000.00		18/05/26	Fidelity Guarantee Imposed Excess \$1,000
LOT FIXTURES/IMPROV HUTCH UNDERWRITING PTY LTD	HRS11064279	389,128.00		18/05/26	

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
GOVT. AUDIT COST HUTCH UNDERWRITING PTY LTD	HRS11064279	25,000.00		18/05/26	Government Audit Expenses \$1,000
H&S LEGAL EXPENCE HUTCH UNDERWRITING PTY LTD	HRS11064279	100,000.00		18/05/26	Health & Safety Legal Expenses \$1,000
LEGAL DEFENCE EXPENS HUTCH UNDERWRITING PTY LTD	HRS11064279	50,000.00		18/05/26	Legal Expenses \$1,000 plus 10% contribution in addition
MACHINERY BREAKDOWN HUTCH UNDERWRITING PTY LTD	HRS11064279	NOT SELECTED		18/05/26	
FLOOD HUTCH UNDERWRITING PTY LTD	HRS11064279	NOT SELECTED		18/05/26	
CYBER HUTCH UNDERWRITING PTY LTD	HRS11064279	10,000.00		18/05/26	

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 Andrew Peters

Positions/s held Director

Date 02/04/2026

Signature/s

Signed by:

Andrew Peters

B54D01F79FC3474...

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

4

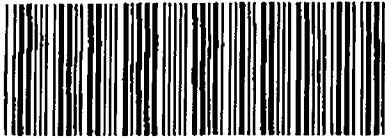
FORM 14 Version 2
Land Title Act 1994 and Land Act 1994

QUEENSLAND LAND REGISTRY

GENERAL REQUEST

Dealing No.

Stamp Duty Imprint



704301007

\$50.00

08/09/2000 15:34

BE 470

1. Nature of Request	Lodger Name, address & phone number	Lodger Code
REQUEST TO RECORD NEW COMMUNITY MANAGEMENT STATEMENT FOR LAUREL VIEW COMMUNITY TITLES SCHEME 9008.	BODY CORPORATE FOR LAUREL VIEW COMMUNITY MANAGEMENT SCHEME 9008, C/- EAGLE REAL ESTATE 44 ESHER ST TARRAGINDI QLD 4121	NIL

2. Description of Lot	County	Parish	Title Reference
COMMON PROPERTY ^{OF} OF CTS 9008	STANLEY	SOUTH BRISBANE	19206211

3. Registered Proprietor / Crown Lessee
BODY CORPORATE FOR LAUREL VIEW COMMUNITY TITLES SCHEME 9008

4. Interest
FEE SIMPLE

5. Applicant
BODY CORPORATE FOR LAUREL VIEW COMMUNITY TITLES SCHEME 9008

6. Request
I hereby request that: THE NEW COMMUNITY MANAGEMENT STATEMENT DEPOSITED HERewith WHICH AMENDS SCHEDULE C AND E OF THE EXISTING CMS BE RECORDED AS THE COMMUNITY MANAGEMENT STATEMENT FOR LAUREL VIEW COMMUNITY TITLE SCHEME 9008.

7. Execution by applicant



Expiry Date

12000

Applicant's or Solicitor's Signature

Kynd Day cp. Pauline Collier
Ann Day PHILLIPS Secretary/Committee member
Shaenna/Committee member

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

NEW COMMUNITY MANAGEMENT STATEMENT

THIS STATEMENT MUST BE LODGED TOGETHER WITH

This statement incorporates and must include the following:

9008

- 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

LAUREL VIEW COMMUNITY TITLE SCHEME 9008

2. Regulation module

STANDARD ~~SCHEMES~~ MODULE

3. Name of body corporate

BODY CORPORATE FOR LAUREL VIEW COMMUNITY TITLE SCHEME 9008

4. Scheme land Description of Lot	County	Parish	Title Reference
LOT 1 ON BUP 6211	STANLEY	SOUTH BRISBANE	16637243
LOT 2 ON BUP 6211	STANLEY	SOUTH BRISBANE	16637244
LOT 3 ON BUP 6211	STANLEY	SOUTH BRISBANE	16637245
LOT 4 ON BUP 6211	STANLEY	SOUTH BRISBANE	16637246
LOT 5 ON BUP 6211	STANLEY	SOUTH BRISBANE	16637247
LOT 6 ON BUP 6211	STANLEY	SOUTH BRISBANE	16637248
LOT 7 ON BUP 6211	STANLEY	SOUTH BRISBANE	16637249
COMMON PROPERTY OF LAUREL VIEW COMMUNITY TITLE S SCHEME 9008	STANLEY	SOUTH BRISBANE	19206211

5. Name and address of original owner #

NOT APPLICABLE

Interest

6. Reference to plan lodged with this statement

NOT APPLICABLE

first community management statement only

7. Local Government community management statement notation

NOT APPLICABLE PURSUANT TO SECTION 54 (4) OF THE *BODY CORPORATE AND COMMUNITY MANAGEMENT ACT 1997*

.....signed

.....name and designation

.....name of Local Government

8. Execution by original owner/Consent of Body Corporate

Execution by

3



Lynda Day
Chairman/Committee Member

Body corporate to execute for a new community management statement

*Execution

Pauline Collins
Secretary (Committee Member)

Title Reference 19206211

SCHEDULE A SCHEDULE OF LOT ENTITLEMENTS

Lot on Plan	Contribution	Interest
LOT 1 ON BUP 6211	1	1
LOT 2 ON BUP 6211	1	1
LOT 3 ON BUP 6211	1	1
LOT 4 ON BUP 6211	1	1
LOT 5 ON BUP 6211	1	1
LOT 6 ON BUP 6211	1	1
LOT 7 ON BUP 6211	1	1
TOTALS	7	7

SCHEDULE B EXPLANATION OF THE DEVELOPMENT OF SCHEME LAND

NOT APPLICABLE

SCHEDULE C BY-LAWS

LAUREL VIEW BODY CORPORATE

BY-LAWS

1. Noise:

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

2. Vehicles:

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

- (a) park a vehicle, or allow a vehicle to stand, on the common property; or
- (b) permit an invitee to park a vehicle, or allow a vehicle to stand, on the common property, other than the designated visitor carparking spaces as per the plan.

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

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

*WS
PL*

Title Reference 19206211**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.

WD
PB

Title Reference 19206211

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

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 and 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.

12. EXCLUSIVE USE.

The Body Corporate shall grant to the proprietors of Unit 1 the exclusive right to use that part of the common property as marked with the letter "A" as shown on the site plan marked "Plan of Exclusive Use" attached to this by-law, and referred to in Schedule E, provided that the said proprietor to whom exclusive use is given pursuant to this by-law and all persons using the exclusive use area shall not litter the same or so use the same as to create a nuisance, and that such proprietor shall be responsible for the performance of the duties of the Body Corporate to maintain the said common area under the provisions of the *Body Corporate and Community Management Act* to maintain that portion of the common property to which he has been granted the said right of exclusive use and shall be responsible for the payment of all outgoings and expenses to the said common property and shall indemnify the Body Corporate in relation to such expenses and outgoings.

WJ
Pb

Title Reference 19206211

However, section 143 of the Act provides as follows –

Guide Dogs:

143.(1) A person mentioned in the *Guide Dogs Act 1972*, section 5, who is entitled to be on a lot included in a community titles scheme, or on the common property, is entitled to be accompanied by a guide dog while on the lot or common property.

(2) Also, a person mentioned in subsection (1) who is the owner or occupier of a lot included in a community title scheme is entitled to keep a guide dog on the lot.

(3) A by-law cannot exclude or restrict a right given by this section.

10
PK

Title Reference 19206211

SCHEDULE D	OTHER DETAILS REQUIRED/PERMITTED TO BE INCLUDED
-------------------	--

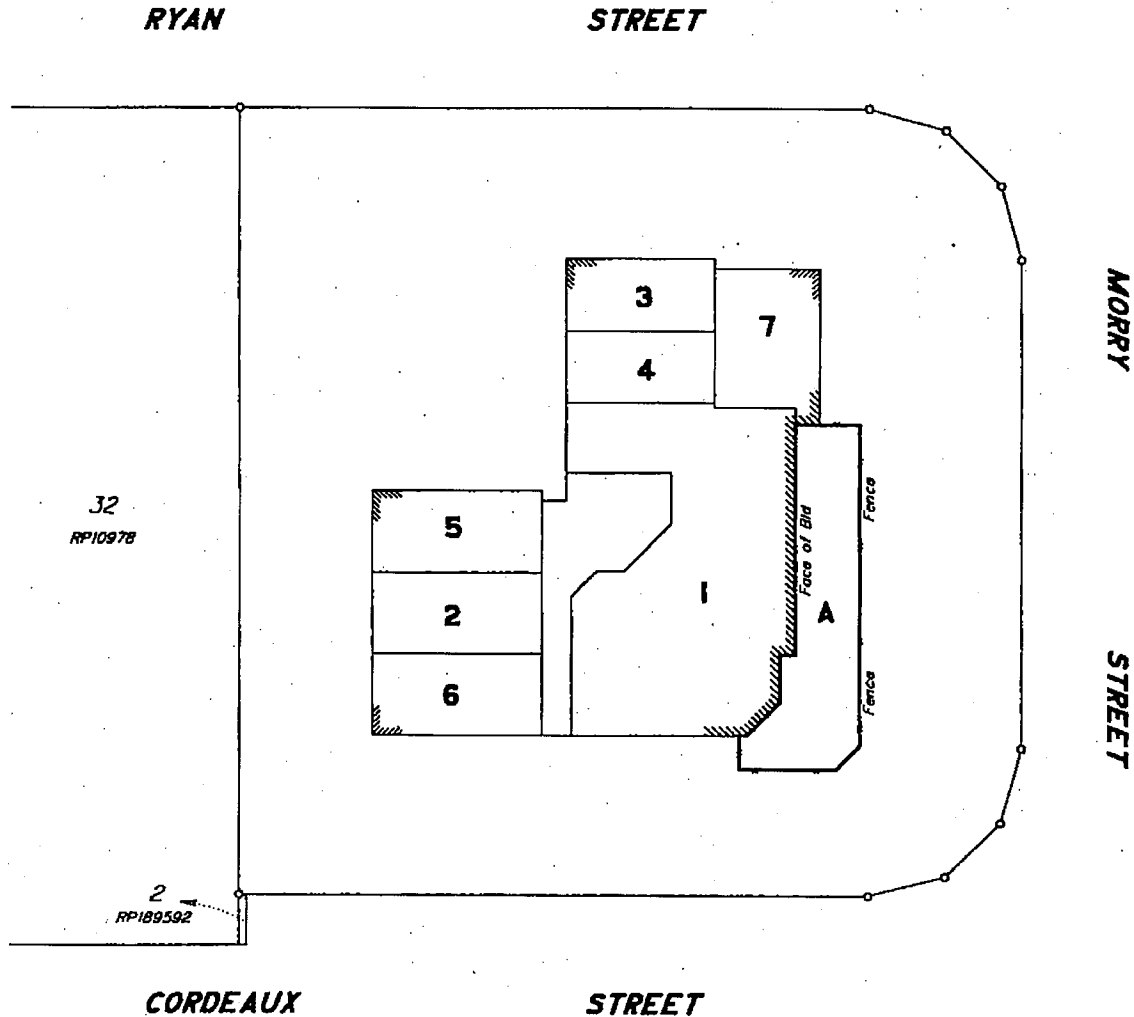
Nil.

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

LOT 1 ON BUP 6211 The area marked "A" on the sketch marked "Plan of Exclusive Use"

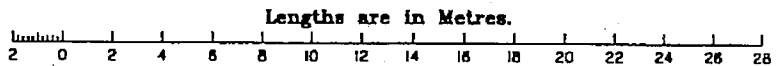
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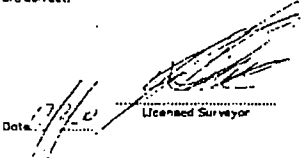
PLAN OF EXCLUSIVE USE



**LEVEL A
BUP 6211
LAUREL VIEW - CMS9008**

NOTE:
Exclusive Use Areas defined by structural elements.



<p>I, John Richard DAWSON Licensed Surveyor, hereby certify that the details shown on this sketch plan are correct.</p>  <p>Date: 17/1/99 Licensed Surveyor</p>	DESCRIPTION: SKETCH PLAN SHOWING EXCLUSIVE USE AREAS IN COMMON PROPERTY ON LEVEL A OF 'LAUREL VIEW' BUP6211 - CMS No.9008		DATE: 1/12/1999	REF: 1183
			TITLE REF: 19206211	
			MAP REF: 9543-33333	
	PARISH: SOUTH BRISBANE	COUNTY: Stanley	LOC.AUTH: BRISBANE C.C.	
JOHN DAWSON Consulting Surveyor 15 KARALISE DRIVE, ROCHEDALE. 4123 Ph: (07) 3841 2674. Mobile: 0411 656 274. Facs: (07) 3341 7949		EU LAUREL VIEW		



Head Office Level 11, 88 Tribune Street, South Brisbane QLD 4101
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 Aspley, Cleveland, Southport, Robina, Mooloolaba, Sippy Downs,
 Ipswich

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e: admin@stratamg.com.au

www.stratamg.com.au

LAUREL VIEW CTS 9008

BALANCE SHEET

AS AT 30 SEPTEMBER 2025

	ACTUAL 30/09/2025	ACTUAL 30/09/2024
<u>OWNERS FUNDS</u>		
Administrative Fund	(716.27)	(4,074.67)
Sinking Fund	37,920.86	31,140.73
<u>TOTAL</u>	<u>\$ 37,204.59</u>	<u>\$ 27,066.06</u>
<u>THESE FUNDS ARE REPRESENTED BY</u>		
<u>CURRENT ASSETS</u>		
Cash At Bank	49,408.39	29,275.78
Levies Billed Not Due	18,500.02	0.00
<u>TOTAL ASSETS</u>	<u>67,908.41</u>	<u>29,275.78</u>
<u>LIABILITIES</u>		
Creditors	0.00	220.00
Accruals	310.95	0.00
Next Year Discounts	(1,321.45)	(221.08)
Levies Billed Not Due	18,500.02	0.00
Levies In Advance	13,214.30	2,210.80
<u>TOTAL LIABILITIES</u>	<u>30,703.82</u>	<u>2,209.72</u>
<u>NET ASSETS</u>	<u>\$ 37,204.59</u>	<u>\$ 27,066.06</u>



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LAUREL VIEW CTS 9008

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 OCTOBER 2024 TO 30 SEPTEMBER 2025

	ACTUAL	BUDGET	VARIANCE	ACTUAL
	01/10/24-30/09/25	01/10/24-30/09/25	%	01/10/23-30/09/24
<u>ADMINISTRATIVE FUND</u>				
<u>INCOME</u>				
Administrative Fund Levy	28,000.00	28,000.00	100.00	23,213.40
Administrative Fund Discount	(2,357.84)	(2,800.00)	84.21	(1,989.72)
Interest On Overdue Levies	0.00	0.00	0.00	104.73
<u>TOTAL ADMIN. FUND INCOME</u>	25,642.16	25,200.00		21,328.41
<u>EXPENDITURE - ADMIN. FUND</u>				
Accountant - Tax Returns	462.55	0.00		0.00
Admin Fees & Charges	94.84	0.00		0.00
Bank Charges	79.67	25.00	318.68	21.85
Cleaning	935.04	1,000.00	93.50	894.40
Cleaning - Bins/Garbage Chutes	2,016.30	1,500.00	134.42	1,372.80
Compliance Reports	0.00	1,000.00	0.00	365.00
Computer/Internet Fees	121.66	0.00		0.00
Document Archival Fees	282.47	0.00		0.00
Electrical Repairs	574.31	0.00		267.97
Fire Protection	505.91	200.00	252.96	153.97
Garden/Lawn Maintenance	5,192.00	4,500.00	115.38	4,524.27
Insurance - Premium	6,114.75	6,500.00	94.07	6,198.64
Insurance - Premium Stamp Duty	509.33	0.00		0.00
Insurance - Work Cover	190.48	200.00	95.24	200.00
Management Fees	984.03	1,540.00	63.90	1,510.18
Management Fees - Additional	2,192.44	0.00		0.00
Management Fees - Disbursement	96.18	385.00	24.98	390.74
Minor Building Maintenance	0.00	450.00	0.00	650.65
Printing, Photocopying	75.28	0.00		0.00
Prior Management Additional	921.64	2,000.00	46.08	2,194.60
Telephone, Facsimile	38.50	0.00		0.00
Utilities - Electricity	896.38	800.00	112.05	759.97
<u>TOTAL ADMIN. EXPENDITURE</u>	22,283.76	20,100.00		19,505.04
<u>SURPLUS / DEFICIT</u>	\$ 3,358.40	\$ 5,100.00		\$ 1,823.37
Opening Admin. Balance	(4,074.67)	(4,074.67)	100.00	(5,898.04)
<u>ADMINISTRATIVE FUND BALANCE</u>	\$ (716.27)	\$ 1,025.33		\$ (4,074.67)



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LAUREL VIEW CTS 9008

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 OCTOBER 2024 TO 30 SEPTEMBER 2025

	ACTUAL 01/10/24-30/09/25	BUDGET 01/10/24-30/09/25	VARIANCE %	ACTUAL 01/10/23-30/09/24
<u>SINKING FUND</u>				
<u>INCOME</u>				
Sinking Fund Levies	8,999.97	9,000.00	100.00	4,375.28
Sinking Fund Discount	(899.99)	(900.00)	100.00	(375.00)
Special Sinking Fund Levy	0.00	0.00	0.00	15,400.00
<u>TOTAL SINKING FUND INCOME</u>	<u>8,099.98</u>	<u>8,100.00</u>		<u>19,400.28</u>
<u>EXPENDITURE - SINKING FUND</u>				
Building Maintenance	0.00	7,750.00	0.00	2,921.49
Garden/Lawn Maintenance	0.00	6,600.00	0.00	0.00
Plumbing	0.00	0.00	0.00	2,200.00
Roof - Maintenance	1,319.85	23,000.00	5.74	0.00
<u>TOTAL SINK. FUND EXPENDITURE</u>	<u>1,319.85</u>	<u>37,350.00</u>		<u>5,121.49</u>
<u>SURPLUS / DEFICIT</u>	<u>\$ 6,780.13</u>	<u>\$ (29,250.00)</u>		<u>\$ 14,278.79</u>
Opening Sinking Fund Balance	31,140.73	31,140.73	100.00	16,861.94
<u>SINKING FUND BALANCE</u>	<u>\$ 37,920.86</u>	<u>\$ 1,890.73</u>		<u>\$ 31,140.73</u>

8

FORM 14 Version 2

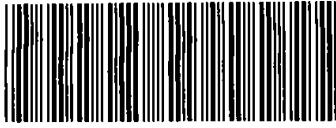
Land Title Act 1994 and Land Act 1994

GENERAL REQUEST

QUEENSLAND LAND REGISTRY

Dealing No.

Stamp Duty Imprint



704301007

\$50.00
08/09/2000 15:34

BE 470

1. Nature of Request	Lodger Name, address & phone number	Lodger Code
REQUEST TO RECORD NEW COMMUNITY MANAGEMENT STATEMENT FOR LAUREL VIEW COMMUNITY TITLES SCHEME 9008.	BODY CORPORATE FOR LAUREL VIEW COMMUNITY MANAGEMENT SCHEME 9008, C/- EAGLE REAL ESTATE 44 ESHER ST TARRAGINDI QLD 4121	NIL

2. Description of Lot	County	Parish	Title Reference
COMMON PROPERTY ^{OF} OF CTS 9008	STANLEY	SOUTH BRISBANE	19206211

3. Registered Proprietor / Crown Lessee

BODY CORPORATE FOR LAUREL VIEW COMMUNITY TITLES SCHEME 9008

4. Interest

FEE SIMPLE

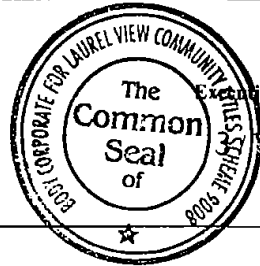
5. Applicant

BODY CORPORATE FOR LAUREL VIEW COMMUNITY TITLES SCHEME 9008

6. Request

I hereby request that: THE NEW COMMUNITY MANAGEMENT STATEMENT DEPOSITED HERewith WHICH AMENDS SCHEDULE C AND E OF THE EXISTING CMS BE RECORDED AS THE COMMUNITY MANAGEMENT STATEMENT FOR LAUREL VIEW COMMUNITY TITLE SCHEME 9008.

7. Execution by applicant



Execution Date

9/12/00

Applicant's or Solicitor's Signature

Karl Day CD. Karlina Collins
Community Planning Secretary/Committee
Chairman/Committee member Karlina

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

NEW COMMUNITY MANAGEMENT STATEMENT

THIS STATEMENT MUST BE LODGED TOGETHER WITH

This statement incorporates and must include the following:

9008

- 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

LAUREL VIEW COMMUNITY TITLE SCHEME 9008

2. Regulation module

STANDARD ~~SCHEMES~~ MODULE

3. Name of body corporate

BODY CORPORATE FOR LAUREL VIEW COMMUNITY TITLE SCHEME 9008

4. Scheme land

Description of Lot	County	Parish	Title Reference
LOT 1 ON BUP 6211	STANLEY	SOUTH BRISBANE	16637243
LOT 2 ON BUP 6211	STANLEY	SOUTH BRISBANE	16637244
LOT 3 ON BUP 6211	STANLEY	SOUTH BRISBANE	16637245
LOT 4 ON BUP 6211	STANLEY	SOUTH BRISBANE	16637246
LOT 5 ON BUP 6211	STANLEY	SOUTH BRISBANE	16637247
LOT 6 ON BUP 6211	STANLEY	SOUTH BRISBANE	16637248
LOT 7 ON BUP 6211	STANLEY	SOUTH BRISBANE	16637249
COMMON PROPERTY OF LAUREL VIEW COMMUNITY TITLE S SCHEME 9008	STANLEY	SOUTH BRISBANE	19206211

5. Name and address of original owner #

NOT APPLICABLE

Interest

6. Reference to plan lodged with this statement

NOT APPLICABLE

first community management statement only

7. Local Government community management statement notation

NOT APPLICABLE PURSUANT TO SECTION 54 (4) OF THE *BODY CORPORATE AND COMMUNITY MANAGEMENT ACT 1997*

.....signed

.....name and designation

.....name of Local Government

8. Execution by original owner/Consent of Body Corporate

Execution by

3



Pauline Collins
Chairman/Committee Member

Body corporate to execute for a new community management statement

*Execution

Pauline Collins
Pauline COLLINS
Secretary (Committee Member)

Title Reference 19206211

SCHEDULE A SCHEDULE OF LOT ENTITLEMENTS

Lot on Plan	Contribution	Interest
LOT 1 ON BUP 6211	1	1
LOT 2 ON BUP 6211	1	1
LOT 3 ON BUP 6211	1	1
LOT 4 ON BUP 6211	1	1
LOT 5 ON BUP 6211	1	1
LOT 6 ON BUP 6211	1	1
LOT 7 ON BUP 6211	1	1
TOTALS	7	7

SCHEDULE B EXPLANATION OF THE DEVELOPMENT OF SCHEME LAND

NOT APPLICABLE

SCHEDULE C BY-LAWS**LAUREL VIEW BODY CORPORATE****BY-LAWS****1. Noise:**

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

2. Vehicles:

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

60
PL

Title Reference 19206211

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
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W
Pb

Title Reference 19206211

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

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- (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
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 - (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.

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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.

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The Body Corporate shall grant to the proprietors of Unit 1 the exclusive right to use that part of the common property as marked with the letter "A" as shown on the site plan marked "Plan of Exclusive Use" attached to this by-law, and referred to in Schedule E, provided that the said proprietor to whom exclusive use is given pursuant to this by-law and all persons using the exclusive use area shall not litter the same or so use the same as to create a nuisance, and that such proprietor shall be responsible for the performance of the duties of the Body Corporate to maintain the said common area under the provisions of the *Body Corporate and Community Management Act* to maintain that portion of the common property to which he has been granted the said right of exclusive use and shall be responsible for the payment of all outgoings and expenses to the said common property and shall indemnify the Body Corporate in relation to such expenses and outgoings.

W
B

Title Reference 19206211

However, section 143 of the Act provides as follows –

Guide Dogs:

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(3) A by-law cannot exclude or restrict a right given by this section.

10
PK

Title Reference 19206211

SCHEDULE D	OTHER DETAILS REQUIRED/PERMITTED TO BE INCLUDED
-------------------	--

Nil.

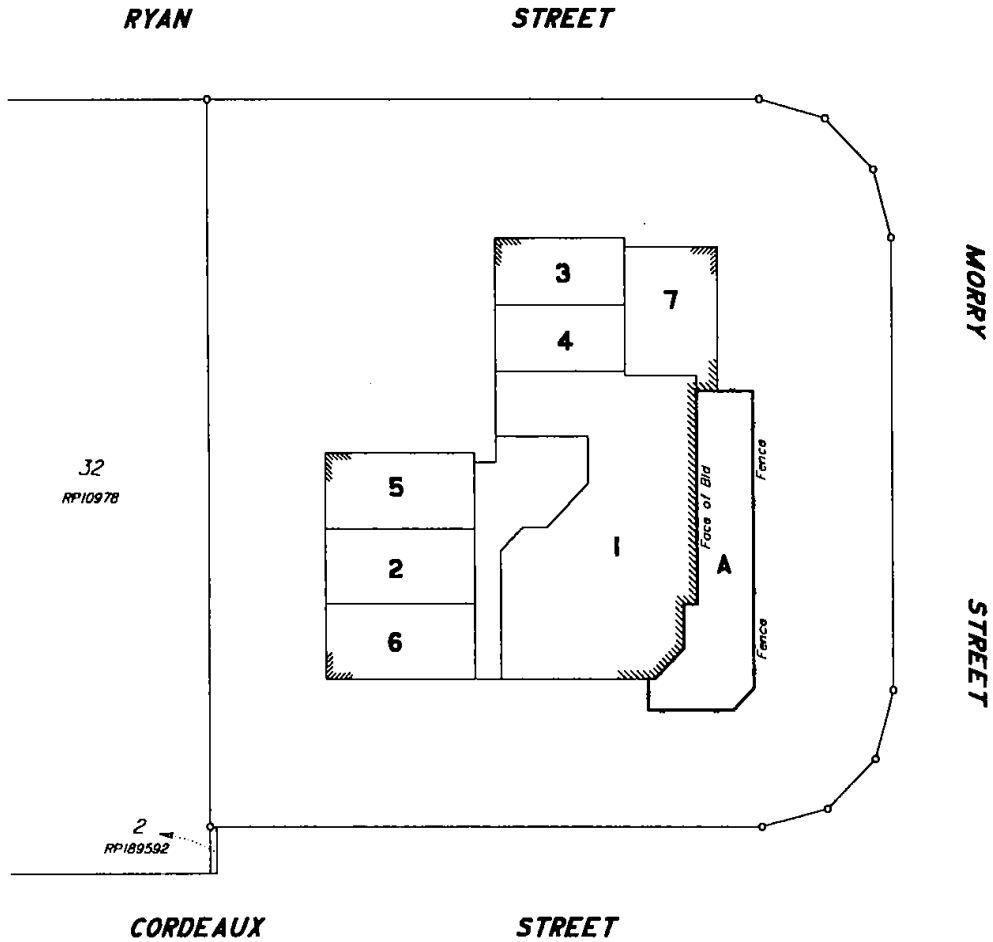
PA

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

LOT 1 ON BUP 6211 The area marked "A" on the sketch marked "Plan of Exclusive Use"

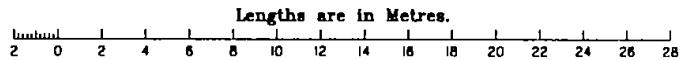
PA

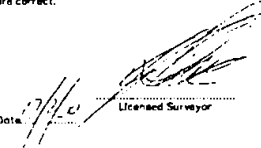
PLAN OF EXCLUSIVE USE



**LEVEL A
BUP 6211
LAUREL VIEW - CMS9008**

NOTE:
Exclusive Use Areas defined by structural elements.



<p>I, John Richard DAWSON Licensed Surveyor, hereby certify that the details shown on this sketch plan are correct.</p>  <p>Date: 17/12/99 Licensed Surveyor</p>	DESCRIPTION: SKETCH PLAN		DATE: 1/12/1999	REF: 1183	
	SHOWING EXCLUSIVE USE AREAS IN COMMON PROPERTY ON LEVEL A OF 'LAUREL VIEW' BUP6211 - CMS No.9008			TITLE REF: 19206211	
	PARISH SOUTH BRISBANE COUNTY Stanley LOC.AUTH BRISBANE C.C.			MAP REF: 9543-33333	
	JOHN DAWSON Consulting Surveyor 15 KARALISE DRIVE, ROCHEDALE. 4123 Ph: (07) 3841 2674. Mobile: 0411 656 274. Facs: (07) 3341 7949			EU LAUREL VIEW	