

# 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 IAN BRUCE RICHTERS

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

4/ Loloma, 123 Taylor St, Newtown QLD 4350

Lot on plan  
description

LOT 4 BUP 9894

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 ☒ **Yes**  
showing interests registered under that Act for the property.

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.

<b>Unregistered encumbrances(excluding statutory encumbrances)</b>	<p>There are encumbrances not registered on the title that will continue <input type="checkbox"/> <b>Yes</b> <input checked="" type="checkbox"/> <b>No</b> to affect the property after settlement.</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"/> <b>Yes</b> 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><div></div></div>
<b>Statutory encumbrances</b>	<p>There are statutory encumbrances that affect the property. <input checked="" type="checkbox"/> <b>Yes</b> <input type="checkbox"/> <b>No</b></p> <p>If <b>Yes</b>, the details of any statutory encumbrances are as follows:</p> <div><div>Sewer gravity main and manhole (Toowoomba Regional Council) and any applicable statutory rights to access the lot to repair or maintain that infrastructure. See attached Plan.</div></div>
<b>Residential tenancy or rooming accommodation agreement</b>	<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"/> <b>Yes</b> <input type="checkbox"/> <b>No</b></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="14-01-2025"/></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>LOW DENSITY RESIDENTIAL</div>
---------------	---

<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>
--	--

\* *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>
---	--

<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>
--------------	---

<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>
-----------------	--

<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>
-----------------	--

<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>
--	---

## 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>	<p>There is a relevant pool for the property. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>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</p> <p>Pool compliance certificate is given. <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>OR</p> <p>Notice of no pool safety certificate is given. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<b>Unlicensed building work under owner builder permit</b>	<p>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</p> <p>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.</p>
<b>Notices and orders</b>	<p>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</p> <p>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</p> <p>If <b>Yes</b>, a copy of the notice or order must be given by the seller.</p>
<b>Building Energy Efficiency Certificate</b>	<p>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.</p>
<b>Asbestos</b>	<p>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.</p>

## 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

\$ 1341.01

Date Range: 01/07/2025 to 31/12/2025

Or

The property is currently a rates exempt lot.\*\*

☐

Or

The property is not rates exempt but no separate assessment of rates is issued by a local government for the property

☐

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

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

### Water

#### Whichever of the following applies

The total amount payable for all rates and charges (without any discount) for the property as stated in the most recent rate notice\* is:

Amount

\$ 547.07

Date Range: 01/01/2025 to 30/06/2025

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 \$

Date Range:

\* 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>	<p>A copy of the most recent community management statement for the scheme as recorded under the Land Title Act 1994 or another Act is <input checked="" type="checkbox"/> Yes given to the buyer.</p> <p><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</p>
<b>Body Corporate Certificate</b>	<p>A copy of a body corporate certificate for the lot under the Body Corporate and Community Management Act 1997, section 205(4) is <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No given to the buyer.</p> <p>If <b>No</b> An explanatory statement is given to the buyer that states: <input type="checkbox"/> Yes</p> <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>	The property is included in a BUGTA scheme (If Yes, complete the information below) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>Body Corporate Certificate</b>	<p>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</p> <p>If <b>No</b> An explanatory statement is given to the buyer that states: <input type="checkbox"/> Yes</p> <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> <p><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.</p>

## *Signatures SELLER*

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



09/09/2025, 18:36

\_\_\_\_\_  
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.  
IAN BRUCE RICHTERS

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

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

## *Signatures BUYER*

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

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

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

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

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

CURRENT TITLE SEARCH  
QUEENSLAND TITLES REGISTRY PTY LTD

Request No: 53150768  
Search Date: 28/08/2025 08:50

Title Reference: 17479041  
Date Created: 12/03/1990

Previous Title: 17477161

REGISTERED OWNER

Dealing No: 717244694 12/05/2016

IAN BRUCE RICHTERS

ESTATE AND LAND

Estate in Fee Simple

LOT 4 BUILDING UNIT PLAN 9894  
Local Government: TOOWOOMBA  
COMMUNITY MANAGEMENT STATEMENT 5443

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by  
Deed of Grant No. 19506234 (POR 82)

ADMINISTRATIVE ADVICES - NIL  
UNREGISTERED DEALINGS - NIL

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

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



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

**COMPLETED**

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

NAME OF BUILDING: LOLOMA

**BUILDING UNITS PLAN NO. 9894**

SIGNATURE OF REGISTERED PROPRIETOR:



Director

Director

NAME OF REGISTERED PROPRIETOR: PATSONS PTY LTD

ADDRESS: 222 LUTWYCHE ROAD  
WINDSOR QLD 4030

REFERENCE TO TITLE: VOLUME <sup>1477</sup> ~~5074~~ FOLIO <sup>161</sup> ~~72~~  
~~5074~~ ~~73~~  
~~5074~~ ~~103~~

DESCRIPTION OF PARCEL: LOT 87 on RP16997

COUNTY: AUBIGNY

PARISH: DRAYTON

CITY: ~~TOOWOOMBA~~



**BUP9894**

**CMS5443**

NAME OF BODY CORPORATE: THE PROPRIETORS  
LOLOMA  
BUILDING UNITS PLAN NO. **9894**

ADDRESS at which documents  
may be served:

175 HUME STREET  
TOOWOOMBA  
QLD 4350

BUILDING UNITS PLAN No. **9894**

REGISTERED:

at 8:35 am

8 MAR 1990

*H. H. H. H.*

REGISTRAR OF TITLES

*Shire*  
Clerk  
Town

**THE COUNCIL OF THE CITY OF TOOWOOMBA**

Surveyor's Reference: C453/90

Local Authority Reference:

**CISP**

~~K-196734~~

~~1~~



601144497

K196735C

DATA TAKEON

George No.	
Lodgement	110 00
(S) New Titles	155 00
Briefs on N/Ts	
Prothonotaries	172 00
Total	\$ 337 00
REMARKS	
Reed of IR readings	
Lodged Lee Marshall	
Warmel (2X)	

Building Units and Group Titles Act 1980 — 1984  
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980

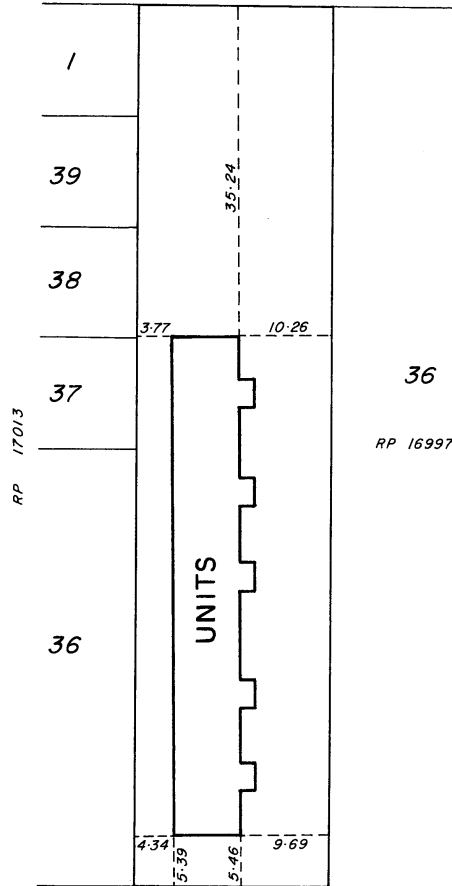
Name of Building: LOLOMA

Regulation 8(1)  
Sheet No. 2 of 7 Sheets

**BUILDING UNITS PLAN NO. 9894**

2

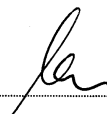
RP 203781



TAYLOR STREET

SCALE: 1 : 500



  
Shire Clerk  
Town  
THE COUNCIL OF THE CITY OF TOOWOOMBA

Building Units and Group Titles Act 1980 — 1988  
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980  
(Form 2)

Name of Building: LOLOMA

Regulation 8(1)  
Sheet No. 3 of 7 Sheets

**BUILDING UNITS PLAN NO. 9894**

We, HEILBRONN & PARTNERS PTY LTD, of PO BOX 130 SPRING HILL, QLD 4004  
licensed surveyor registered under the Surveyors Act 1977-1987 hereby certify that:-


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

DATED this 22 day of JANUARY 1990



LICENSED SURVEYOR / DIRECTOR  
LICENSED SURVEYOR / DIRECTOR

\*Delete whichever is inapplicable

  
Shire Clerk  
Town  
THE COUNCIL OF THE CITY OF TOOWOOMBA

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

Name of Building: LOLOMA

Regulation 8(1)  
Sheet No. 4 of 7 Sheets

**BUILDING UNITS PLAN NO. 9894**

CERTIFICATE OF LOCAL AUTHORITY

Council of The City of Toowoomba hereby certifies that the proposed subdivision of the parcel as illustrated in the abovementioned plan has been approved by the Council of The City of Toowoomba and that all the requirements of The Local Government Act 1936 to 1989 as modified by the Building Units and Group Titles Act 1980-1988 have been complied with in regard to the subdivision.

DATED this TWELFTH day of FEBRUARY, 1990

.....  
MAYOR

.....  
TOWN CLERK

**THE COUNCIL OF THE CITY OF TOOWOOMBA**

Council

Building Units and Group Titles Act 1980 — 1988  
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980  
(Form 6)

Name of Building: LOLOMA

Regulation 8(1)  
Sheet No. 5 of 7 Sheets

**BUILDING UNITS PLAN NO. 9894**

I, Yordan/ Stuart Adams, of Toowoomba  
\*an architect within the meaning of the Architects Act 1985.  
\*a building surveyor appointed by the Council + of the City of Toowoomba  
~~\*a building inspector appointed by the Council~~  
hereby certify that the building shown on the \*building units plan/~~building units plan of subdivision~~  
to which this certificate is annexed has been substantially completed in accordance with plans  
and specifications approved by \*the Council + of the City of Toowoomba  
~~+ a designated officer of the Council~~

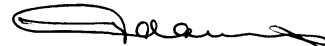
DATED this

twelfth

day of

February

, 19 90



\*Architect/Building surveyor/~~Building inspector~~.

\* Delete whichever is inapplicable  
+ Insert name of local authority



~~Shire~~  
Clerk  
Town

THE COUNCIL OF THE CITY OF TOOWOOMBA

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

Name of Building: LOLOMA Regulation 8(1)  
 Sheet No. 6 of 7 Sheets

# **BUILDING UNITS PLAN NO. 9894**

SCHEDULE OF LOT ENTITLEMENTS AND REFERENCE TO  
 CURRENT CERTIFICATE OF TITLE

Lot No.	Level	Entitlement	Current C's T.		Lot No.	Level	Entitlement	Current C's T.	
			Vol.	Fol.				Vol.	Fol.
1	A	1	7479	38					
2	A	1		39					
3	A	1		40					
4	A	1		41					
5	A	1		42					
AGGREGATE			5		AGGREGATE				

SIGNATURE OF REGISTERED PROPRIETOR:



Director  
Director

*len* Shire Clerk  
 Town  
**THE COUNCIL OF THE CITY OF TOOWOOMBA**

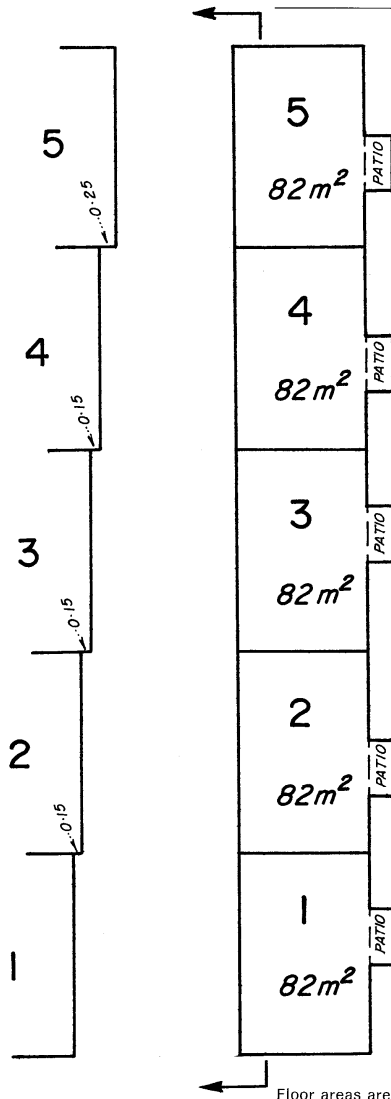
Building Units and Group Titles Act 1980 - 1983  
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980  
(Form 9)

Name of Building: LOLOMA

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

**BUILDING UNITS PLAN NO. 9894**

LEVEL A



Scale: 1 : 250

Floor areas are approximate only.

SIGNATURE OF REGISTERED PROPRIETOR:



Director

Director

THE COUNCIL OF THE CITY OF TOOWOOMBA

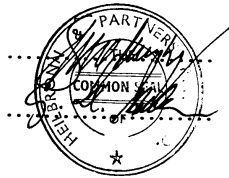
Shire Clerk  
Town



SURVEYOR'S CERTIFICATE

We, HEILBRONN & PARTNERS, Licensed Surveyor of P.O. Box 130, Spring Hill, 4004 hereby certify that, as at the date of the signing of my Certificate in Form 2 of the Building Units and Group Titles Regulations 1980, I had physically inspected the building known as LOLOMA and certify that -

- it conforms to the Building Units Plan as submitted herewith;
- the Lots are numbered in accordance with the numbering on the Building Units Plan;
- areas designated as parts of Lots (including garages) have been suitably identified and structurally divided;
- all Lots in the building are physically connected to each other in an approved manner.



Director

Licensed Surveyor/Director

Date: ..22/1/1990

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

Dealing: 704180599  
Title Reference: 19209894  
Lodgment: 1064750  
Date: 15/07/2000 11:12:10

1. Name of Community Title Scheme

LOLOMA

2. Regulation Module

Body Corporate and Community Management (Standard Module) Regulation 1997

3. Name of Body Corporate

BODY CORPORATE FOR LOLOMA COMMUNITY TITLES SCHEME 5443

4. Address for service of documents on the body corporate

175 HUME STREET  
TOOWOOMBA QLD 4350

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 BUP9894	1	1 in BUP9894	1
2 in BUP9894	1	2 in BUP9894	1
3 in BUP9894	1	3 in BUP9894	1
4 in BUP9894	1	4 in BUP9894	1
5 in BUP9894	1	5 in BUP9894	1

Total Lots: 5 Aggregate 5 Total Lots: 5 Aggregate 5

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



## Request Form

### Form 33/34 Body Corporate Certificate / Certificate of Currency

Date:	28/08/2025	CTS No:	5443
Body Corporate:	LOLOMA		
Person Requesting:	SURCH IT PTY LTD		
		Lot Number:	4

Please prepare and provide the following for the above-mentioned property.

Form 33/34 – Body Corporate Certificate		Certificate of Currency (please tick)	
<input type="checkbox"/>	<b>\$260.10 – Our office to complete</b> (\$84.10 Prescribed+\$176.00 Hourly Rate) – allow 3 business days	<input type="checkbox"/>	<b>\$44.00</b> – Standard Fee
<input type="checkbox"/>	<b>\$30.00</b> – Urgent Fee – allow 1 business day (additional)		
<input checked="" type="checkbox"/>	<b>\$84.10 – Form provided for completion</b> Enquirer to engage search agent (see list below)		

Recommended Search Agents	
<input checked="" type="checkbox"/>	Sam Bussa – 0414 804080

**Please note – our Office Hours are:**

9.00am – 4.00pm      Mon - Fri

ONLINE PORTAL – go to <a href="http://www.stratamax.com.au">www.stratamax.com.au</a> to log in to your owners portal – Owner to obtain	
Form 33 – Body Corporate Certificate \$84.10 – Owner to obtain	
Certificate of Currency - \$22.00 – Owner to obtain	

To expedite your request, please attach a copy of the payment remittance with your request form. Payment is required prior to issue.

Attached is my payment receipt in the amount of: \$ 84.10

**Bank account details:**

**Account Name:** Toowoomba Body Corporate Management

**BSB:** 084-846

**Account Number:** 761083939

*(Please note: payment is required before statement is issued, copy of remittance to be attached to this request)*

I would like the documents sent to:

orders@chube.com.au

Thank you

Signature: 



**TOOWOOMBA BODY CORPORATE  
MANAGERS & CONSULTANTS**

A.B.N. 14 050 400 809

P: 07 4639 3205

E: [admin@toowoombabodycorporate.com.au](mailto:admin@toowoombabodycorporate.com.au)

114 Campbell Street, Toowoomba QLD 4350

02 September 2025

LOLOMA CTS 5443  
Not registered for GST

ABN: 39 958 426 415

Surch IT Pty Ltd

Ref

Re Lot 4 LOLOMA CTS 5443

Fee 84.10 Paid

This certificate contains the following information:

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

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

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

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

Your access ID: 5443 TBCM 935987.

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

Toowoomba Body Corporate Management

**BCCM****Form 33**

Department of Justice

**Body corporate certificate***Body Corporate and Community Management Act 1997, section 205(4)**This form is effective from 1 August 2025*

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

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

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

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

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

This certificate does not include information about:

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

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

**The community management statement**

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

## The Office of the Commissioner for Body Corporate and Community Management

The Office of the Commissioner for Body Corporate and Community Management provides an information and education service and a dispute resolution service for those who live, invest or work in community titles schemes. Visit [www.qld.gov.au/bodycorporate](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 02/09/2025**

### Becoming an owner

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

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

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

### How to get more information

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

Planning and development documents can be obtained from the relevant local government or other planning authority. Some relevant documents, such as the development approval, may be available from the body corporate, depending on when and how the body corporate was established.

## Contacting the body corporate

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

### Name and number of the community titles scheme

**Loloma**

CTS No. **5443**

### 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: **Shana Lovett**

Company: **Toowoomba BCM**

Phone: **07 4639 3205**

Email: **admin@toowoombabodycorporate.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: **4**

Plan type and number: **9894**

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](http://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](http://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](http://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 specifies the by-laws in Schedule 4 of the Body Corporate and Community Management Act 1997 apply to the scheme.**

### Exclusive use areas

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

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

**No**

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

Date of Resolution	Lot	Description	Conditions
--------------------	-----	-------------	------------



## 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: **1.00**

Total contribution schedule lot entitlements for all lots: **5.00**

### Interest schedule

Interest schedule lot entitlement for the lot: **1.00**

Total interest schedule lot entitlements for all lots: **5.00**

### 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 **4** for the current financial year: \$ **\$2,399.99**

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

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

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

Due date	Amount due	Amount due if discount applied	Paid
01/01/25	425.00	425.00	03/12/24
20/04/25	658.33	658.33	27/03/25
01/07/25	658.33	658.33	03/06/25
01/10/25	658.33	658.33	
01/01/26	500.00	500.00	
01/04/26	500.00	500.00	
Amount overdue			<b>Nil</b>
Amount Unpaid including amounts billed not yet due			<b>\$658.33</b>

### Sinking fund contributions

Total amount of contributions (before any discount) for lot **4** for the current financial year: \$ **\$600.00**

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

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

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

Due date	Amount due	Amount due if discount applied	Paid
01/01/25	135.00	135.00	03/12/24
20/04/25	155.00	155.00	27/03/25
01/07/25	155.00	155.00	03/06/25
01/10/25	155.00	155.00	
01/01/26	175.00	175.00	
01/04/26	175.00	175.00	
Amount overdue			<b>\$0.00</b>
Amount Unpaid including amounts billed not yet due			<b>\$155.00</b>

### Special contributions - Administrative Fund (IF ANY)

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

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

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

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

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

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

Amount overdue **Nil**  
 Amount Unpaid including amounts billed not yet due **\$0.00**

### Special contributions - Sinking Fund (IF ANY)

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

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

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

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

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

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

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

### Other amounts payable by the lot owner

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

### Summary of amounts due but not paid by the current owner

At the date of this certificate

Annual contributions	<b>Nil</b>
Special contributions	<b>Nil</b>
Other contributions	<b>Nil</b>
Other payments	<b>Nil</b>
Penalties	<b>Nil</b>
Total amount overdue (Total Amount Unpaid including not yet due \$813.33)	<b>Nil</b>

(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](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**

**Current sinking fund balance (as at date of certificate): \$ 19,026.06**

### Improvements to common property the lot owner is responsible for

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

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

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

### Body corporate assets

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

The body corporate does not have any assets that it is required to record in its register

Description	Type	Acquisition	Supplier	Original Cost	Cost To Date	Market Value
-------------	------	-------------	----------	---------------	--------------	--------------

## 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
BUILDING STRATA COMMUNITY INSURANCE	QRSC20005071	1,728,913.00	3,624.00	15/10/25	\$1,000 Basic Excess
FIDELITY GUARANTEE STRATA COMMUNITY INSURANCE	QRSC20005071	100,000.00		15/10/25	\$1,000 Basic Excess
LOSS OF RENT STRATA COMMUNITY INSURANCE	QRSC20005071	259,337.00		15/10/25	\$1,000 Basic Excess
LOT OWNER'S IMPROV. STRATA COMMUNITY INSURANCE	QRSC20005071	300,000.00		15/10/25	\$1,000 Basic Excess
AUDIT COSTS STRATA COMMUNITY INSURANCE	QRSC20005071	25,000.00		15/10/25	\$1,000 Basic Excess
PUBLIC LIABILITY STRATA COMMUNITY INSURANCE	QRSC20005071	10,000,000.00		15/10/25	\$1,000 Basic Excess
VOLUNTARY WORKERS STRATA COMMUNITY INSURANCE	QRSC20005071	200,000/2,000		15/10/25	\$1,000 Basic Excess
APPEAL EXPENSES STRATA COMMUNITY INSURANCE	QRSC20005071	100,000.00		15/10/25	\$1,000 Basic Excess
LEGAL DEFENCE STRATA COMMUNITY INSURANCE	QRSC20005071	50,000.00		15/10/25	\$1,000 Basic Excess

## 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?**

**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?**

**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](http://www.qld.gov.au/buyingbodycorporate).

### **Body corporate authority**

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

**Name/s** Toowoomba BCM

**Positions/s held** Body Corporate Manager

**Date** 02/09/2025

**Signature/s** \_\_\_\_\_

#### **Copies of documents given with this certificate:**

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

# CONTRACTS REGISTER

## LOLOMA CTS 5443

Contractor Name and Address <b>Toowoomba Body Corporate Management</b> <b>114 Campbell Street</b> <b>Toowoomba City QLD 4350</b>	Details of Duties <b>Administration</b>	Delegated Powers <b>As per contract</b>	Basis of Remuneration <b>\$230.00 per lot per annum including GST together with fixed disbursements of \$55.00 per lot per annum including GST</b>
Commencement Date	<b>08/03/24</b>	Termination Date	
Term of Contract	<b>3 Years</b>	<b>Finance</b>	
Options	<b>Fixed</b>	Name of Financier	
Copy of Agreement on File	<b>Y</b>	Date of Advice from Financier	
Workers Comp No		Date of Withdrawal of Financier	

Contractor Name and Address	Details of Duties	Delegated Powers	Basis of Remuneration
Commencement Date		Termination Date	
Term of Contract		<b>Finance</b>	
Options		Name of Financier	
Copy of Agreement on File		Date of Advice from Financier	
Workers Comp No		Date of Withdrawal of Financier	

Contractor Name and Address	Details of Duties	Delegated Powers	Basis of Remuneration
Commencement Date		Termination Date	
Term of Contract		<b>Finance</b>	
Options		Name of Financier	
Copy of Agreement on File		Date of Advice from Financier	
Workers Comp No		Date of Withdrawal of Financier	

Contractor Name and Address	Details of Duties	Delegated Powers	Basis of Remuneration
Commencement Date		Termination Date	
Term of Contract		<b>Finance</b>	
Options		Name of Financier	
Copy of Agreement on File		Date of Advice from Financier	
Workers Comp No		Date of Withdrawal of Financier	

Contractor Name and Address	Details of Duties	Delegated Powers	Basis of Remuneration
Commencement Date		Termination Date	
Term of Contract		<b>Finance</b>	
Options		Name of Financier	
Copy of Agreement on File		Date of Advice from Financier	
Workers Comp No		Date of Withdrawal of Financier	

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

Dealing: 704180599  
 Title Reference: 19209894  
 Lodgment: 1064750  
 Date: 15/07/2000 11:12:10

1. Name of Community Title Scheme  
 LOLOMA

2. Regulation Module

Body Corporate and Community Management (Standard Module) Regulation 1997

3. Name of Body Corporate

BODY CORPORATE FOR LOLOMA COMMUNITY TITLES SCHEME 5443

4. Address for service of documents on the body corporate

175 HUME STREET PO Box 1926  
 TOOWOOMBA QLD 4350

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 BUP9894	1	1 in BUP9894	1
2 in BUP9894	1	2 in BUP9894	1
3 in BUP9894	1	3 in BUP9894	1
4 in BUP9894	1	4 in BUP9894	1
5 in BUP9894	1	5 in BUP9894	1

Total Lots: 5 Aggregate 5 Total Lots: 5 Aggregate 5

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



**Body Corporate and Community Management Act 1997 (Reprint No. 4)**  
**BY-LAWS**

**Noise**

1. The occupants 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.

**Vehicles**

2. (1) The occupier of a lot must not —
- (a) park a vehicle, or allow a vehicle to stand, in a regulated parking area; or
  - (b) without the approval of the body corporate, park a vehicle, or allow a vehicle to stand, on any other part of the common property; or
  - (c) permit an invitee to park a vehicle, or allow a vehicle to stand, on the common property, other than in a regulated parking area.
- (2) An approval under subsection (1)(b) 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.

**Obstruction**

3. The occupier of a lot must not obstruct the lawful use of the common property by someone else.

**Damage to lawns etc.**

4. (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 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.

**Damage to common property**

5. (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 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.

**Behaviour of invitees**

6. 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.

**Leaving of rubbish etc. on the common property**

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

**8. Appearance of lot**

- (1) The occupier of a lot must not, without the body corporate's written approval, make a change to the external appearance of the lot unless the change is minor and does not detract from the amenity of the lot and its surrounds.
- (2) The occupier of a lot must not, without the body corporate's written approval —
- (a) hang washing, bedding, or another cloth article if the article is visible from another lot or the common property, or from outside the scheme land; or
- (b) display a sign, advertisement, placard, banner, pamphlet or similar article if the article is visible from another lot or the common property, or from outside the scheme land.
- (3) Subsection (2)(b) does not apply to a real estate advertising sign for the sale or letting of the lot if the sign is of a reasonable size
- (4) This section does not apply to a lot created under a standard format plan of subdivision
- 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 purpose.
- (2) The occupier of a lot must —
- (a) comply with all of the following laws about the disposal of garbage —
- i) if the lot is in an urban development area — UDA by-laws, and any local laws that apply
- ii) if the lot is not in an urban development area — local laws; and

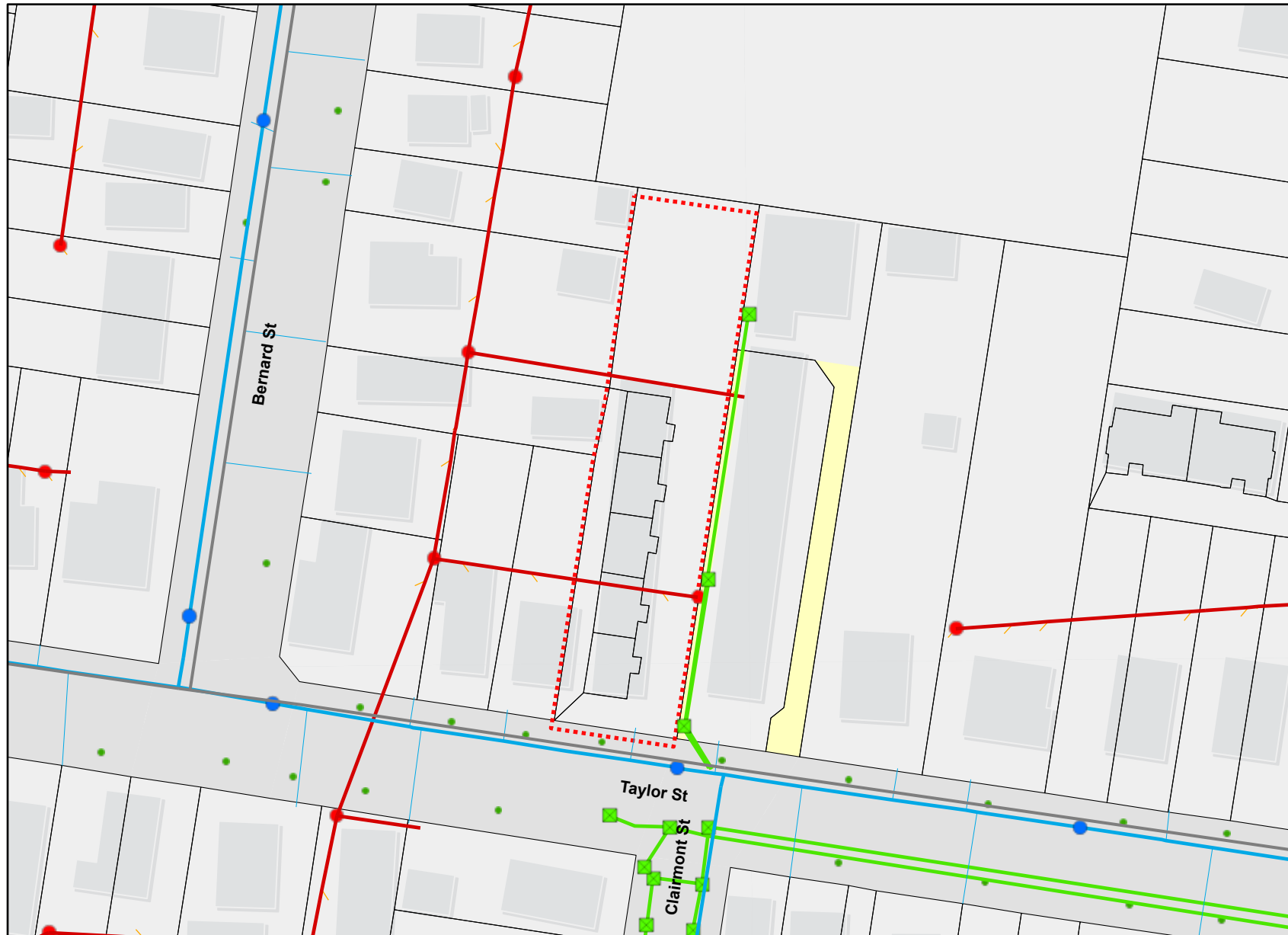
- (b) ensure that the occupier does not, in disposing of garbage, adversely affect the health, hygiene or comfort of the occupiers of other lots.

**Keeping of animals**

**11.**

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

- (a) bring or keep an animal on the lot or the common property; or
  - (b) permit an invitee to bring or keep an animal on the lot or the 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.



**Legend**

- BYDA Enquiry Area
- Abandoned Water Pipe
- Water Hydrant
- Reticulation Main
- Water Service
- Pit
- Stormwater Pipe
- Sewer Gravity Main
- Sewer Manhole
- Sewer Service
- Street Tree

Whilst all due care has been taken in the preparation of this plan / information, the accuracy of the provided information cannot be guaranteed.

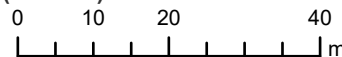
All information MUST be verified on site. Please refer any discrepancies to Toowoomba Regional Council by phoning 131 872.

No part of this plan is to be reproduced without Toowoomba Regional Council permission.

Refer to the attached Disclaimer for more information.

In an emergency contact Toowoomba Regional Council on 131 TRC (131 872)

28/08/25 (valid for 30 days)



Scale 1:1,000