



Application for a Disclosure statement

Date: 11/04/2022
Complex Name: Maher Place
Unit Number: 12 CTS Number: 48242
Applicant Name: Mark & Sarah Anderson
Address: 12 / 31-35 Maher Street, Zillmere, QLD 4034

Please note that before we can process your request, payment is due to our office for the required information. Should you be paying by direct deposit you can also send through a copy of your receipt so that we can process your request immediately:

Please advise which of the following:

- ☐ Non-urgent Disclosure Statement – \$110.00 (within 5 business days) & base CMS acknowledgement
- Or ☒ Urgent Disclosure Statement – \$132.00 (within 1 business day) & base CMS acknowledgement

Methods of payment (please tick accordingly):

- ☐ Cheque made out to Eagle Body Corporate Management Pty Ltd
- ☐ Australia Money Order made out to Eagle Body Corporate Management Pty Ltd
- ☒ Direct deposit into Eagle Body Corporate Management Pty Ltd General Account
BSB: 084 846 Account Number: 307609347
(Please attach a copy of your receipt if paid by this method and place your last name as your reference number)

Please deliver the required information to:

Attn: Mark & Sarah Anderson
Email: anderson.mark.b@gmail.com
Postal address: 35 Northern Avenue, West Beach, SA
Fax: _____
Real Estate Agency (if applicable): Image Property

Your request can be:

E-mailed to: reception@eaglebodycorporate.com.au

Or alternatively post to 206 Logan Road, Woolloongabba Qld 4102

INFORMATION FOR DISCLOSURE STATEMENT**as at 12 April 2022**

Body Corporate	Name of Scheme:	MAHER PLACE	
	Community Titles Scheme No:	48242	
	Lot Number:	12	Plan Number: SP 275989

Secretary	Name	.
	Address	C/- Eagle Body Corporate Management 206 Logan Road Woolloongabba QLD 4102
	Telephone	35171900 Facsimile

Body Corporate Manager	Name	Eagle Body Corporate Mgmt
	Address	206 Logan Road Woolloongabba QLD 4102
	Telephone	35171900 Facsimile

Contributions and Levies	Levies Determined by the Body Corporate for this Lot				
	Administrative Fund	Amount	Due Date	Discount	If paid by
	19/02/21 to 18/08/21	\$725.00	19/02/21	Nil	19/02/21
	19/08/21 to 18/02/22	\$725.00	19/08/21	Nil	19/08/21
	19/02/22****18/08/22	\$725.00	19/02/22	Nil	19/02/22
	Sinking Fund				
	19/02/21 to 18/08/21	\$195.00	19/02/21	Nil	19/02/21
	19/08/21 to 18/02/22	\$195.00	19/08/21	Nil	19/08/21
	19/02/22****18/08/22	\$195.00	19/02/22	Nil	19/02/22

Body Corporate	Name of Scheme:	MAHER PLACE
	Community Titles Scheme No:	48242
	Lot Number:	12 Plan Number: SP 275989

Improvements on Common Property for which Buyer will be Responsible	Any approved security, fly screens, updated door locks, awnings or any air conditioners.
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INFORMATION FOR DISCLOSURE STATEMENT (continued)

Body Corporate
Assets Required to
be Recorded on
Register

There are no assets required to be recorded.

Committee

Refer to resolution 15 of the last Annual General Meeting dated 20/04/2021.

Information
prescribed under
Regulation
Module

Nil

Signing

Rohan Dove

Seller/Sellers Agent

Witness

21-04-2022

Date

Buyers
Acknowledgement

The Buyer acknowledges having received and read this statement from the Seller before entering into the contract.

Buyer

Witness

Date

Additional Information

Body Corporate	Name of Scheme:		MAHER PLACE	
	Community Titles Scheme No:		48242	
	Lot Number:	12	Plan Number:	SP 275989

Lot Entitlements and Other Matters	Interest Schedule	Aggregate	13	Entitlement of Lot	1
	Contribution Schedule	Aggregate	13	Entitlement of Lot	1
	Balance of Sinking fund at end of last Financial Year		21,763.09	as at	31/01/22
	Insurance Levies not included in Administrative Fund Levies:				
	Monetary Liability under Exclusive Use By-Law				

Insurance	Type	Company	Policy No	Sum Insured	Due Date
	See Annexure -	Insurance Report			

Mortgages or Securities over Body Corporate Assets	Nil
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Additional Information (continued)

Body Corporate	Name of Scheme:	MAHER PLACE	
	Community Titles Scheme No:	48242	
	Lot Number:	12	Plan Number: SP 275989

Latent or Patent Defects in Common Property or Body Corporate Assets	Vendor to disclose
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Actual or Contingent or Expected Liabilities of Body Corporate	Vendor to disclose
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Circumstances in Relation to Affairs of the Body Corporate	Vendor to disclose
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Exceptions to Statements in Clause 7.4(2)	Vendor to disclose
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A search of the records should be completed for previous minutes and to check expenditure.

- Minutes of the last Annual General Meeting dated 20/04/2021, 5 pages attached.
- Community Management Statement, 14 pages attached.
- Building Plans, 8 pages attached.

DISCLOSURE STATEMENT (Continued)

Name of Scheme	MAHER PLACE			CTS No	48242
Lot No.	12	Type	BUILDING FORMAT PLAN	Plan No	SP 275989

ANNEXURE - LEVY DETAILS

[illegible]

INSURANCE REPORT

MAHER PLACE CTS 48242

33 - 35 Maher Street
Zillmere Qld 4034

Type WORKCOVER POLICY	Sum Insured	Premium \$200	Date Last Paid 21/09/21
Company/Broker WORKCOVER QUEENSLAND GPO BOX 2772 BRISBANE QLD 4001	Telephone 1300 362 128	Policy Number WCA160696676	Due Date 30 June 2022
	Facsimile	Excess/Comments	

Type BUILDING	Sum Insured \$6,013,546	Premium \$9,414.32	Date Last Paid 22/12/21
Company/Broker Allianz Direct Insurance Brokers 38 Brookes st Bowen Hills QLD 4006	Telephone 3866 5444	Policy Number TBACTS48242	Due Date 6 January 2023
	Facsimile	\$1,000 BASIC EXCESS	

Type PUBLIC LIABILITY	Sum Insured \$30 MILLION	Premium	Date Last Paid 22/12/21
Company/Broker Allianz Direct Insurance Brokers 38 Brookes st Bowen Hills QLD 4006	Telephone 3866 5444	Policy Number TBACTS48242	Due Date 6 January 2023
	Facsimile	\$1,000 BASIC EXCESS	

Type OFFICE BEARERS	Sum Insured \$1 MILLION	Premium	Date Last Paid 22/12/21
Company/Broker Allianz Direct Insurance Brokers 38 Brookes st Bowen Hills QLD 4006	Telephone 3866 5444	Policy Number TBACTS48242	Due Date 6 January 2023
	Facsimile	\$1,000 BASIC EXCESS	

Type BUILDING CATASTROPHE	Sum Insured \$1,804,064	Premium	Date Last Paid 22/12/21
Company/Broker Allianz Direct Insurance Brokers 38 Brookes st Bowen Hills QLD 4006	Telephone 3866 5444	Policy Number TBACTS48242	Due Date 6 January 2023
	Facsimile	\$1,000 BASIC EXCESS	

Type COMMON CONTENTS	Sum Insured \$60,135	Premium	Date Last Paid 22/12/21
Company/Broker Allianz Direct Insurance Brokers 38 Brookes st Bowen Hills QLD 4006	Telephone 3866 5444	Policy Number TBACTS48242	Due Date 6 January 2023
	Facsimile	\$1,000 BASIC EXCESS	

INSURANCE REPORT

MAHER PLACE CTS 48242

33 - 35 Maher Street
Zillmere Qld 4034

Type LOSS OF RENT	Sum Insured \$902,032	Premium	Date Last Paid 22/12/21
Company/Broker Allianz Direct Insurance Brokers 38 Brookes st Bowen Hills QLD 4006	Telephone 3866 5444 Facsimile	Policy Number TBACTS48242 Excess/Comments \$1,000 BASIC EXCESS	Due Date 6 January 2023

Type VOLUNTARY WORKERS	Sum Insured \$200k/\$2k	Premium	Date Last Paid 22/12/21
Company/Broker Allianz Direct Insurance Brokers 38 Brookes st Bowen Hills QLD 4006	Telephone 3866 5444 Facsimile	Policy Number TBACTS48242 Excess/Comments \$1,000 BASIC EXCESS	Due Date 6 January 2023

Type FIDELITY GUARANTEE	Sum Insured \$100,000	Premium	Date Last Paid 22/12/21
Company/Broker Allianz Direct Insurance Brokers 38 Brookes st Bowen Hills QLD 4006	Telephone 3866 5444 Facsimile	Policy Number TBACTS48242 Excess/Comments \$1,000 BASIC EXCESS	Due Date 6 January 2023

Type LEGAL EXPENSES	Sum Insured \$100,000	Premium	Date Last Paid 22/12/21
Company/Broker Allianz Direct Insurance Brokers 38 Brookes st Bowen Hills QLD 4006	Telephone 3866 5444 Facsimile	Policy Number TBACTS48242 Excess/Comments \$1,000 BASIC EXCESS	Due Date 6 January 2023

Type LOT OWNERS FIXTURES	Sum Insured \$300,000	Premium	Date Last Paid 22/12/21
Company/Broker Allianz Direct Insurance Brokers 38 Brookes st Bowen Hills QLD 4006	Telephone 3866 5444 Facsimile	Policy Number TBACTS48242 Excess/Comments \$1,000 BASIC EXCESS	Due Date 6 January 2023

Type GOVERNMENT AUDIT COS	Sum Insured \$25,000	Premium	Date Last Paid 22/12/21
Company/Broker Allianz Direct Insurance Brokers 38 Brookes st Bowen Hills QLD 4006	Telephone 3866 5444 Facsimile	Policy Number TBACTS48242 Excess/Comments \$1,000 BASIC EXCESS	Due Date 6 January 2023

INSURANCE REPORT

MAHER PLACE CTS 48242

33 - 35 Maher Street
Zillmere Qld 4034

Type		Sum Insured	Premium	Date Last Paid
APPEAL EXPENSES (H &		\$100,000		22/12/21
Company/Broker Allianz Direct Insurance Brokers 38 Brookes st Bowen Hills QLD 4006	Telephone	Policy Number	Due Date	
	3866 5444	TBACTS48242	6 January 2023	
	Facsimile	Excess/Comments		
		\$1,000 BASIC EXCESS		

Type		Sum Insured	Premium	Date Last Paid
Company/Broker	Telephone	Policy Number		Due Date
	Facsimile	Excess/Comments		

Type		Sum Insured	Premium	Date Last Paid
Company/Broker	Telephone	Policy Number	Due Date	
	Facsimile	Excess/Comments		

Type		Sum Insured	Premium	Date Last Paid
Company/Broker	Telephone	Policy Number		Due Date
	Facsimile	Excess/Comments		

Type		Sum Insured	Premium	Date Last Paid
Company/Broker	Telephone	Policy Number	Due Date	
	Facsimile	Excess/Comments		

Type		Sum Insured	Premium	Date Last Paid
Company/Broker	Telephone	Policy Number	Due Date	
	Facsimile	Excess/Comments		

MINUTES OF ANNUAL GENERAL MEETING 2021
"MAHER PLACE" CTS 48242 AGM DATED: 20/04/2021

DATE: TUESDAY 20TH APRIL 2021
VENUE: EAGLE REAL ESTATE & BY CONFERENCE CALL
TIME: THE CHAIRPERSON, MS S GOMES OPENED THE MEETING AT 10:30AM. AS A QUORUM WAS NOT ACHIEVED, THE MEETING WAS DEFERRED TO 27TH APRIL 2021 & REOPENED AT 10:30AM.

1. PRESENT / VOTING PAPER / PROXY
LOT 2: S GOMES - PRESENT BY PHONE 20/04/2021 & SUPPORTED BY VOTING PAPER 20/04/2021 & 27/04/2021
LOT 4: D RICHARDS & M RICHARDS - SUPPORTED BY VOTING PAPER 20/04/2021 & 27/04/2021
LOT 7: M ACEVEDO - SUPPORTED BY VOTING PAPER 20/04/2021 & 27/04/2021
LOT 11: S VAN DOORN & R VAN DOORN - SUPPORTED BY VOTING PAPER 20/04/2021 & 27/04/2021
BODY CORPORATE MANAGER: K DAY - PRESENT AND NON VOTING 20/04/2021 & 27/04/2021
2. APOLOGIES
LOT 2: S GOMES 27/04/2021
LOT 4: D RICHARDS & M RICHARDS 20/04/2021 & 27/04/2021
LOT 7: M ACEVEDO 20/04/2021 & 27/04/2021
LOT 11: S VAN DOORN & R VAN DOORN 20/04/2021 & 27/04/2021
3. ROLLS
WE NOTE A NEW OWNER TO LOT 10 SINCE THE LAST ANNUAL GENERAL MEETING.

ORDINARY RESOLUTION: **RESOLVED**

4. TO CONFIRM APPOINTMENT OF BODY CORPORATE MANAGER
EAGLE REAL ESTATE BC 2 PTY LTD FOR A TWELVE MONTHS TERM AT ANNUAL COST OF: \$1,968.00 PER ANNUM, MANAGEMENT FEE; POSTAGE, LEVIES & PHONE CALLS \$531.00 PER ANNUM, PAYABLE HALF YEARLY IN ADVANCE PLUS GST 10% PRO RATA \$196.80 MANAGEMENT FEE & \$53.10 SUNDRIES TO APPLY FROM 20/04/2021 TO 19/04/2022 & MONTHLY THEREAFTER UNTIL CHANGED IN GENERAL MEETING.

4 YES / 0 NO / 0 ABSTAIN

ORDINARY RESOLUTION: **RESOLVED**

- 5A. TO CONFIRM MINUTES OF LAST ANNUAL GENERAL MEETING 21ST APRIL 2020.

4 YES / 0 NO / 0 ABSTAIN

AND

ORDINARY RESOLUTION: **RESOLVED**

- 5B. TO CONFIRM MINUTES OF LAST EXTRAORDINARY GENERAL MEETING 28TH JULY 2020.

4 YES / 0 NO / 0 ABSTAIN

ORDINARY RESOLUTION: **RESOLVED**

6A. TO CONFIRM FINANCIAL STATEMENTS 01/02/2020 TO 31/01/2021

- **FOLLOW UP ARREARS**

4 YES / 0 NO / 0 ABSTAIN

WORKPLACE HEALTH & SAFETY REPORT COMPLETED 2018 - NEXT DUE 2023

SWITCHBOARD INSPECTION COMPLETED 2018 - NEXT DUE NOW

AND

ORDINARY RESOLUTION: **RESOLVED**

IT IS RECOMMENDED TO HAVE THE SWITCHBOARD INSPECTED 2 YEARLY:

6B. THAT THE BODY CORPORATE AGREE TO ENGAGE A SUITABLE CONTRACTOR TO CARRY OUT A SWITCHBOARD SAFETY INSPECTION EVERY TWO YEARS IN COMPLIANCE WITH THE WORKPLACE HEALTH AND SAFETY ACT AT APPROXIMATELY \$120.00 PER SWITCHBOARD, \$16.50 PER SAFETY SWITCHBOARD STICKER & \$225 FOR A NEW SAFETY SWITCH IF REQUIRED. PAYABLE FROM THE BODY CORPORATE SINKING FUND.

4 YES / 0 NO / 0 ABSTAIN

SPECIAL RESOLUTION: **RESOLVED**

7A. TO CONFIRM SPECIAL RESOLUTION OF NO AUDITING OF BOOKS OF ACCOUNT.

3 YES / 0 NO / 1 ABSTAIN

OR

ORDINARY RESOLUTION: **WITHDRAWN AS 7A IS RESOLVED**

7B. TO CONFIRM THAT I WISH THE BOOKS OF ACCOUNT TO BE AUDITED AT A COST OF \$1,300.00 BY PREFERRED AUDITOR: MR B HILEY OF PRIESTLEYS CHARTERED ACCOUNTANTS & PAYABLE BY SPECIAL LEVY OF \$100.00 PER LOT WHERE APPLICABLE & DUE WITHIN 7 DAYS OF DEMAND IN WRITING.

ORDINARY RESOLUTION: **RESOLVED**

8. TO ACCEPT LODGEMENT OF ABN TAXATION RETURN (AS APPLICABLE) & COMPILED BY TAX AGENT, BENTLEY'S CHARTERED ACCOUNTANTS FOR COST \$80.00 PLUS INCIDENTALS PLUS GST WHEN APPLICABLE.

4 YES / 0 NO / 0 ABSTAIN

ORDINARY RESOLUTION: **RESOLVED**

9A. TO ACCEPT LEVEL OF INSURANCE COVER:

BROKER:	DIRECT INSURANCE BROKERS P/L
COMPANY:	AIG AUSTRALIA LIMITED
BUILDINGS & COMMON PROPERTY:	\$5,838,395
LOSS OF RENT:	\$875,759
COMMON CONTENTS:	\$58,384
LOT OWNERS FIXTURES & FITTINGS:	\$250,000
BUILDING CATASTROPHE:	\$1,751,519
PUBLIC LIABILITY:	\$30 MILLION
FIDELITY GUARANTEE:	\$100,000
VOLUNTARY WORKERS:	\$200,000/\$2,000
OFFICE BEARER'S:	\$1 MILLION
MACHINERY BREAKDOWN:	\$100,000
LEGAL EXPENSES:	\$100,000
GOV'T AUDIT COSTS:	\$25,000

COST \$6,320.98 PAID YEAR: 2021 DUE DATE: 06/01/2022
TO ACCEPT THE LEVEL OF INSURANCE & AGREE TO CPI INCREASE & GST
AS APPROVED BY INSURER. SECTION EXCESSES TO APPLY -
BASIC GENERAL EXCESS \$1,000.00

OTHER QUOTES:

SCI/ALLIANZ:	\$8,460.11 WITH \$500 BASIC EXCESS
SUU/CGU:	\$8,993.73 WITH \$500 BASIC EXCESS
CHU/QBE:	\$10,154.93 WITH \$500 BASIC EXCESS

4 YES / 0 NO / 0 ABSTAIN

INSURANCE VALUATION REPORT COMPLETED - 2017 NEXT DUE 2022

AND

ORDINARY RESOLUTION: **RESOLVED**

9B. TO ACCEPT CURRENT COVER BUT ACCEPT THAT THE BODY CORPORATE MANAGER IN CONJUNCTION WITH THE COMMITTEE HAS THE RIGHT TO VARY/CHANGE THE INSURER OR INSURANCE AT THE TIME OF RENEWAL IF A SIMILAR COVER CAN BE OBTAINED AT MORE REASONABLE RATES.

4 YES / 0 NO / 0 ABSTAIN

ADMINISTRATION FUND BALANCE AS AT 31.01.2021 WAS -\$321.08 (IN DEFICIT):

ORDINARY RESOLUTION: **TO RAISE FUNDS: CURRENT LEVY \$725.00: RESOLVED**

10A. TO AGREE TO ADMINISTRATION LEVIES BASED AT \$755.00 PER LOT OF ENTITLEMENT PER HALF YEAR & PAYABLE HALF YEARLY IN ADVANCE FROM 19/08/2021 OR UNTIL CHANGED IN GENERAL MEETING.

3 YES / 0 NO / 1 ABSTAIN

AND

ORDINARY RESOLUTION: **SPECIAL LEVY: TO REMOVE DEFICIT & GIVE A SMALL SURPLUS: RESOLVED**

10B. TO AGREE TO A SPECIAL LEVY OF \$90.00 PER LOT OF ENTITLEMENT TO REMOVE CURRENT DEFICIT & GIVE A SMALL SURPLUS MADE DUE & PAYABLE BY THE 19/08/2021 OR A DATE TO BE DETERMINED BY THE MEETING AS

4 YES / 0 NO / 0 ABSTAIN

SINKING FUND BALANCE AS AT 31.01.2021 WAS \$17,655.59:

ORDINARY RESOLUTION: **AS PER CURRENT LEVY: RESOLVED**

11A. TO AGREE TO SINKING FUND LEVY BASED AT \$195.00 PER LOT OF ENTITLEMENT PER HALF YEAR & PAYABLE HALF YEARLY IN ADVANCE FROM 19/08/2021 OR UNTIL CHANGED IN GENERAL MEETING.

3 YES / 1 NO / 0 ABSTAIN

OR

ORDINARY RESOLUTION: **AS PER BUDGET: DEFEATED AS 11A IS RESOLVED**

11B. TO AGREE TO SINKING FUND LEVY BASED AT \$214.30 PER LOT OF ENTITLEMENT PER HALF YEAR & PAYABLE HALF YEARLY IN ADVANCE FROM 19/08/2021 OR UNTIL CHANGED IN GENERAL MEETING.

ORDINARY RESOLUTION: **RESOLVED**

12. TO CONFIRM SATISFACTION WITH THE CURRENT GARDEN SERVICE.

2 YES / 0 NO / 2 ABSTAIN

SPECIAL RESOLUTION: **RESOLVED**

13A. THAT THE BODY CORPORATE AGREES TO REDUCE THE QUORUM REQUIREMENT FOR ALL FUTURE BODY CORPORATE MEETINGS FROM 25% TO 10%.

3 YES / 1 NO / 0 ABSTAIN

AND

SPECIAL RESOLUTION: **RESOLVED**

13B. THAT THE BODY CORPORATE AGREES TO REDUCE THE QUORUM REQUIREMENT FOR ALL FUTURE BODY CORPORATE MEETINGS FROM TWO PEOPLE TO ONE PERSON.

2 YES / 1 NO / 1 ABSTAIN

ORDINARY RESOLUTION: **RESOLVED**

14. THAT THE BODY CORPORATE AGREES TO INCREASE THE COMMITTEE SPENDING LIMIT FROM \$200.00 PER LOT IN THE SCHEME TO \$500.00 PER LOT IN THE SCHEME.

4 YES / 0 NO / 0 ABSTAIN

ORDINARY RESOLUTION:

15. NOMINATIONS OF CANDIDATES FOR POSITIONS OF
CHAIRPERSON, SECRETARY, TREASURER, COMMITTEE MEMBER:

CHAIRPERSON: S GOMES
SECRETARY:
TREASURER:
COMMITTEE MEMBERS: M ACEVEDO

GENERAL BUSINESS:

- CHAPTER 3 PART 5 MEETING FOR MORE MEMBERS OF COMMITTEE.

THE NEXT ANNUAL GENERAL MEETING HAS BEEN SCHEDULED FOR WEDNESDAY 20TH APRIL 2022 TO BE HELD AT 10:30AM AT THE OFFICE OF EAGLE REAL ESTATE - 964 LOGAN ROAD, HOLLAND PARK AND BY CONFERENCE CALL.

PLEASE HAVE ALL AGENDA ITEMS AND COMMITTEE NOMINATIONS BACK TO THE OFFICE OF THE BODY CORPORATE MANAGER BY THE 31ST JANUARY 2022.

THERE BEING NO FURTHER BUSINESS THE MEETING WAS CLOSED AT 11:00AM.

QUEENSLAND TITLES REGISTRY
Land Title Act 1994, Land Act 1994 and Water Act 2000

GENERAL REQUEST

Duty Imprint

FORM 14 Version 4
Page 1 of 7



717020986

\$169.00
20/01/2016 11:58

BE 460

1. Nature of request

Request to record First Community Management
Statement for Maher Place Community Titles
Scheme

Lodger (Name, address, E-mail & phone number)

AUSSEM

CREDIT

Contract

Lodger
Code

176A

JPS

2. Lot on Plan Description

Lot 122 on Registered Plan 78259
Lot 123 on Registered Plan 78259

Title Reference

50062248
50062249

3. Registered Proprietor/State Lessee

LEOTIN CONSTRUCTIONS PTY. LTD. A.C.N. 061 912 169

4. Interest

FEE SIMPLE

5. Applicant

LEOTIN CONSTRUCTIONS PTY. LTD. A.C.N. 061 912 169

6. Request

I hereby request that: the first CMS deposited herewith be recorded as the CMS for Maher Place Community titles
Scheme and that Eagle Real Estate 946-966 Logan Road, Holland Park, Q. 4121 be recorded as
address for service on the body corporate for the scheme.

7. Execution by applicant

19/11/2016
Execution Date

GIUANNI PETRO BUSA
Applicant's or Solicitor's Signature

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

THIS STATEMENT MUST BE LODGED TOGETHER

This statement incorporates and must include the following:

48242

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
MAHER PLACE COMMUNITY TITLES SCHEME

2. Regulation module
STANDARD

3. Name of body corporate
BODY CORPORATE FOR MAHER PLACE COMMUNITY TITLES SCHEME

4. Scheme land

Lot on Plan Description
COMMON PROPERTY OF
MAHER PLACE COMMUNITY
TITLES SCHEME & LOTS
1-13 ON SP 275989

County

Parish

Title Reference
50062248 DEED TO ISSUE
50062249 DEED TO ISSUE

5. *Name and address of original owner
LEOTIN CONSTRUCTIONS PTY. LTD.
A.C.N. 061 912 169
Q SUPER CENTRE P.O. BOX 5289
MERMAID WATERS, Q 4218

6. Reference to plan lodged with this statement
SP 275989

first community management statement only

7. Local Government community management statement notation

G.K. Jooie signed
GIM JOOIE - TEAM MGR - EXPRESS SERVICES name and designation
BRISBANE CITY COUNCIL name of Local Government

8. Execution by original owner/Consent of body corporate

21/12/15
Execution Date

Leotin CONSTRUCTIONS PTY LTD.
ACN 061 912 169.
X [Signature] LEONARDO PATANE, DIRECTOR
X [Signature] TINA LOUISE PATANE, DIRECTOR
*Execution

*Original owner to execute for a first community management statement
*Body corporate to execute for a new community management statement

Privacy Statement

Collection of this information is authorised by the Body Corporate and Community Management Act 1997 and is used to maintain the publicly searchable registers in the land registry. For more information about privacy in DNRM see the Department's website.

CMS – FIRST COMMUNITY MANAGEMENT STATEMENT
Maher Place Community Titles Scheme

SCHEDULE A – SCHEDULE OF LOT ENTITLEMENTS

Lot on Plan	Contribution	Interest
Lot 1 on SP 275989	1	1
Lot 2 on SP 275989	1	1
Lot 3 on SP 275989	1	1
Lot 4 on SP 275989	1	1
Lot 5 on SP 275989	1	1
Lot 6 on SP 275989	1	1
Lot 7 on SP 275989	1	1
Lot 8 on SP 275989	1	1
Lot 9 on SP 275989	1	1
Lot 10 on SP 275989	1	1
Lot 11 on SP 275989	1	1
Lot 12 on SP 275989	1	1
Lot 13 on SP 275989	1	1
TOTAL	13	13

The Contribution Schedule Lot entitlements have been decided in accordance with the equity principle.

The Interest Schedule Lot Entitlements have been decided with the market value.

SCHEDULE B – EXPLANATION OF THE DEVELOPMENT OF SCHEME LAND

Not Applicable

SCHEDULE C – BY LAWS

CMS – FIRST COMMUNITY MANAGEMENT STATEMENT
Maher Place Community Titles Scheme

Definitions and Interpretations

- 1.1 In these By Laws unless the context otherwise requires:
- “Act” means the Body Corporate and Community Management Act 1997;
 - “Body Corporate” means the Body Corporate formed under the Act;
 - “Building” means the building or buildings and other structures erected on the Scheme Land;
 - “Committee” means the Committee of the Body Corporate elected in accordance with the Act;
 - “Common Property” means the property described as such in the Scheme;
 - “Lot” or “Lots” means a Lot in the Scheme;
 - “Guest” means any person or persons who is visiting an Occupier of a Lot in that Lot, in the Building or otherwise on the Scheme Land;
 - “Occupier” includes the Owner or Occupier of a Lot in whatever capacity;
 - “Owner” includes any person or corporation who owns or otherwise has ultimate control of a Lot.
 - “Scheme” means Community Titles Scheme
 - “Scheme Land” means the land in the Scheme.
 - “Vehicle” includes a motor car, truck, motor cycle, trailer, boat and caravan.
- 1.2 Headings are included for convenience only and are not to be used in the interpretation of these by laws.
- 1.3 Plurals will include singular and singular will include plural.
- 1.4 Reference to persons includes natural persons, bodies corporate, corporations sole and other bodies.
- 1.5 Reference to gender will include all other genders.
- 1.6 A reference to a by-law includes any variation or replacement of that by-law.
- 1.7 Where these by-laws provide that:
- (a) Something will not be done, an Owner or Occupier of a Lot is not to attempt to do that thing or permit that thing to be done.
 - (b) An Owner or Occupier of a Lot must obtain the consent of the Body Corporate, that consent may be given by the Committee.
- 1.8 Where a term of expression is used but is not defined in these by-laws, it will have the same meaning given to it in the Act.

CMS – FIRST COMMUNITY MANAGEMENT STATEMENT

Maher Place Community Titles Scheme

- 1.9 If any by-law or the application of it is or becomes invalid or unenforceable, the remaining by-laws will not be affected and each remaining by-law will be valid and enforceable to the fullest extent permitted by law.

Noise

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

Vehicles

- 3.1 The Occupier of a Lot must not, without the written approval of the Body Corporate;
- (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 except for the designated visitor parking which must remain available at all times for the sole use of the visitors' vehicles.
- 3.2 An approval under by 3.1 must state the period for which it is given, with the exception of designated visitor parking.
- 3.3 However the body Corporate may cancel the approval by giving seven (7) days written notice to the occupier, with the exception of designated visitor parking.
- 3.4 The driveway, associated landscaping and vehicle turning areas as shown on the approved plans of layout shall form part of the common property and are not designated for exclusive use of an dwelling.

Obstruction

4. The Occupier of a Lot must not obstruct the lawful use of the common property by someone else.

Damage to Lawns etc

- 5.1 The Occupier of a Lot must not, without the written approval of the Body Corporate:
- (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.
- 5.2 An approval under by-law 5.1 must state the period for which it is given.
- 5.3 However, the Body Corporate may cancel the approval by giving seven (7) days written notice to the Occupier.

Damage to Common Property

CMS – FIRST COMMUNITY MANAGEMENT STATEMENT

Maher Place Community Titles Scheme

- 6.1 An Occupier of a Lot must not, without the written approval of the Body Corporate, mark paint, drive nails, screws or other objects into, or otherwise damage or deface a structure that forms part of the Common Property.
- 6.2 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.
- 6.3 The Owner of a Lot must keep a device installed under by-law 6.2 in good order and repair.

Behaviour of Invitees, tenants, etc

- 7.1 An occupier of a Lot must take reasonable steps to ensure that the occupiers invitees do not behave in a way likely to interfere with the peaceful enjoyment of another Lot or the common property or in breach of these by-laws.
- 7.2 An Occupier of a Lot must, upon written demand, compensate the Body Corporate or damage caused to the Body Corporate Property by the Occupiers' invitees.
- 7.3 The Owner of a Lot not occupying that Lot must take all reasonable steps to make sure the person occupying it complies with these by-laws.

Leaving of rubbish etc on the Common Property

- 8. The Occupier of a Lot must not leave the rubbish or other materials on the Common Property in a way or place likely to interfere with the enjoyment of the Common Property by some one else.

Appearance of Lot & Common Property

- 9.1 The Occupier of a Lot must not, without the written approval of the Body Corporate, 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.
- 9.2 The Occupier of a Lot must not, without written approval of the Committee of the Body Corporate 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.
- 9.3 All balconies shown on the approved drawings and documents are to remain unenclosed with no shutters, glazing, louvers or similar permanent structures other than those consistent with the relevant Building Planning Scheme Codes/Policies and clearly depicted on the approved drawings.
- 9.4 The driveway, including any associated landscaping, visitor parking spaces, disabled parking space and vehicle turning areas as shown on the approved plans of layout shall form part of

CMS – FIRST COMMUNITY MANAGEMENT STATEMENT
Maher Place Community Titles Scheme

the common property and shall not be designated for the exclusive use of any unit. The visitor parking spaces are to remain available for use by all bonafide visitors, guests or invitees of the site's tenants.

- 9.5 Provision on site for a minimum of 3 visitor parking spaces to remain common property and shall not be included within an exclusive use area.
- 9.6 Maintain a directional visitor parking sign at the vehicle entrances to the site adjacent to or clearly visible from the vehicle entrance to the site.
- 9.7 The site entrance and visitor parking bays are not to be fitted with roller door, gate or similar device preventing access to visitor parking bays.
- 9.8 Screening for any externally mounted air conditioning or mechanical plant installations in accordance with the following requirements:
- (a) No unscreened installations on the proposed development are to be visible from the surrounding sites; and
 - (b) Any installations which are required to be located on roof, wall or garden areas are to be appropriately screened or shaped according to the acoustic requirements for this development package and so as to integrate in a complimentary manner with the overall design of the roof, wall or garden area in which the installation is to be located.
 - (c) All sealed traffic areas must be cleaned as necessary to prevent emissions of particulate matter.
 - (d) A suitable system of lighting must be installed and maintained to operate from dusk till dawn in areas where the public will be given access within the Multi-Unit Dwelling development.
 - (e) Maintain the acoustic damping of any metal grills, metal plates or similar subject to vehicular traffic to prevent environmental nuisance.
 - (f) All landscaped areas are to be maintained generally in accordance with the certified landscape plans.
 - (g) All trees on the site are to be retained and protected and written approval for removal must be obtained from the Landscape Architect, Development Assessment.
 - (h) Trees are to be maintained regularly to achieve their ultimate height and form in accordance with AS 4373.

Storage of Flammable Materials

CMS – FIRST COMMUNITY MANAGEMENT STATEMENT
Maher Place Community Titles Scheme

- 10.1 The Occupier of a Lot must not, without the written approval of the Body Corporate, store a flammable substance on the Common Property
- 10.2 The Occupier of a Lot must not, without the written approval of the Body Corporate, store a flammable substance on the Lot unless the substance is used or intended for use for domestic purposes.
- 10.3 However, this by-law 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 fuel is stored under the requirements of the law regulating the storage of flammable liquid.

Garbage Disposal

- 11.1 Unless the Body Corporate provides some other way of garbage disposal, the Occupier of a Lot must keep a receptacle for garbage and rubbish in a clean and dry condition and adequately covered on the Lot.
- 11.2 The Occupier of a Lot must:
- (a) comply with all local government local laws about disposal of garbage and rubbish; and
 - (b) ensure that the Occupier does not, in disposing of garbage and rubbish, adversely affect the health, hygiene or comfort of the occupiers of other Lots.

Keeping of Animals

- 12.1 Subject to Section 181 of the Act, the Occupier of a Lot must not, without the written approval of the Body Corporate:
- (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.
- 12.2 The Occupier must obtain the written approval of the Body Corporate before bringing, or permitting an invitee to bring an animal onto the Lot or the Common Property.

Water Apparatus

13. The water closets, conveniences and other water apparatus including waste pipes and rains must not be used for any purpose other than those for which they were constructed and no sweepings or rubbish or other unsuitable substance is to be placed in them. The cost of rectifying any damage or blockage which results from misuse or negligence of the same must be borne by the Owner of the respective Lot.

CMS – FIRST COMMUNITY MANAGEMENT STATEMENT
Maher Place Community Titles Scheme

Security System

- 14.1 The Body Corporate may, if it elects to do so, operate a security system under which:
- (a) parts of the Common Property are secured against entry by unauthorised persons; and
 - (b) locks and other security devices or procedures are used to implement the security system.
- 14.2 The Body Corporate is not liable for any loss or damage suffered to persons or property because:
- (a) the security system fails or there is unauthorised entry to any part of the common property; or
 - (b) the security system is not operating.

Notice

15. The Owner or Occupier of a Lot must give prompt notice to the Body Corporate of any accident to or defect in the water and other service pipes, electrical installations or fixtures in that Lot.

Auction Sale

16. An owner of a Lot must not permit any auction sale to be conducted or take place on the Common Property without the written consent of the Body Corporate, but this by-law does not prohibit an auction sale being conducted on the Lot.

Recover of Monies

17. Where the Body Corporate expends any of its funds to rectify any breach of any by-law or of these by-laws by an Owner or Occupier of a Lot, the Body Corporate may recover the amount spent as a debt from the Owner and/ Occupier of that Lot by commencing proceedings against that Owner and/or Occupier.

Legal Proceedings

18. The Body Corporate may commence or authorise the commencement or legal proceedings against the Owner and/or Occupier of a Lot who owes money to the Body Corporate.

Rules

19. The Body Corporate and the Committee may make rules about the Common Property and Body Corporate Assets not inconsistent with these by-laws. All such rules must be observed by the Owners and Occupiers of lots but such rules will be of no effect unless ratified by a majority resolution at a general meeting of the Owners held within 12 months of their commencement.

CMS – FIRST COMMUNITY MANAGEMENT STATEMENT
Maher Place Community Titles Scheme

Copy of By-Laws

20. An Owner of a lot must provide a copy of these by-laws to any Tenant or other Occupier of that Owner's Lot.

Interest

21. The Body Corporate may charge interest and recover interest at an annual rate determined by the Body Corporate by ordinary resolution in general meeting on any unpaid levies or other monies payable by an Owner to the Body Corporate.

Bicycles Etc.

22. An Occupier of a lot must not without the written approval of the Body Corporate ride or permit the riding of any bicycle, skateboard, roller blades or similar things on the Common Property.

Authorised Allocation

- 23.1 The Owner of a Lot will be entitled to the exclusive use and enjoyment of those parts of the Common Property which may be nominated in writing as an authorised allocation by the Original Owner to the Body Corporate within 12 months after the recording of the Community Management Statement which includes this by-law.
- 23.2 Each Occupier of a Lot to which an authorised allocation attaches must use it in a way not likely to interfere with the peaceful enjoyment of another Lot or the Common Property including another exclusive use area and must:
- (a) use it only for the purpose for which the allocation is made; and
 - (b) keep it tidy and free from rubbish.

Exclusive Use

- 24.1 The Owner of the Lot identified in Schedule E is entitled to exclusive use of the areas allocated in that Schedule and as identified on the sketch plans marked "Annexure A".
- 24.2 Each Occupier of that Lot to which exclusive use attaches must use it in a way not likely to interfere with the peaceful enjoyment of another lot or
- (a) the Common Property including another exclusive use area;
 - (b) use it only for the purposes for which the allocation is made; and
 - (c) keep it tidy and free from rubbish.

SCHEDULE D OTHER DETAILS REQUIRED /PERMITTED TO BE INCLUDED

CMS – FIRST COMMUNITY MANAGEMENT STATEMENT
Maher Place Community Titles Scheme

Pursuant to Section 66(1)(d)ii) of the Body Corporate and Community Management Act 1997, annexed and marked "B" is a Service location Diagram identifying all service easements for lots and common property created on SP 275989.

LOT Description	Statutory Easement
Lots 1,2,3,4,5, 6 7,8,9,10,11, 12, 13 on SP 275989	<p>Each Lot to the extent applicable and necessary having Lots in respect of each other, has the benefit and burden of the statutory easements for:</p> <ul style="list-style-type: none">• Support• Shelter• Projections• Utility services and infrastructure (including, but not limited to those easements described in the Services Location Diagram

Common Property: The Common Property, to the extent applicable and necessary having regard to the relative positioning of the Lots and the Common Property in respect of each other, has the benefit of statutory easements for:

- Support
- Shelter
- Projections
- Utility Services and infrastructure (including, but not limited to , those easements described in the Services Location Diagram

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

Lot on Plan	Exclusive Use	Purpose
Lot 1 on SP 27989	Area 1A on attached Plan "A"	Courtyard
Lot 2 on SP 275989	Area 2A on Attached Plan "A"	Courtyard

"MAHER PLACE" C.T.S.

Sheet of
11 12

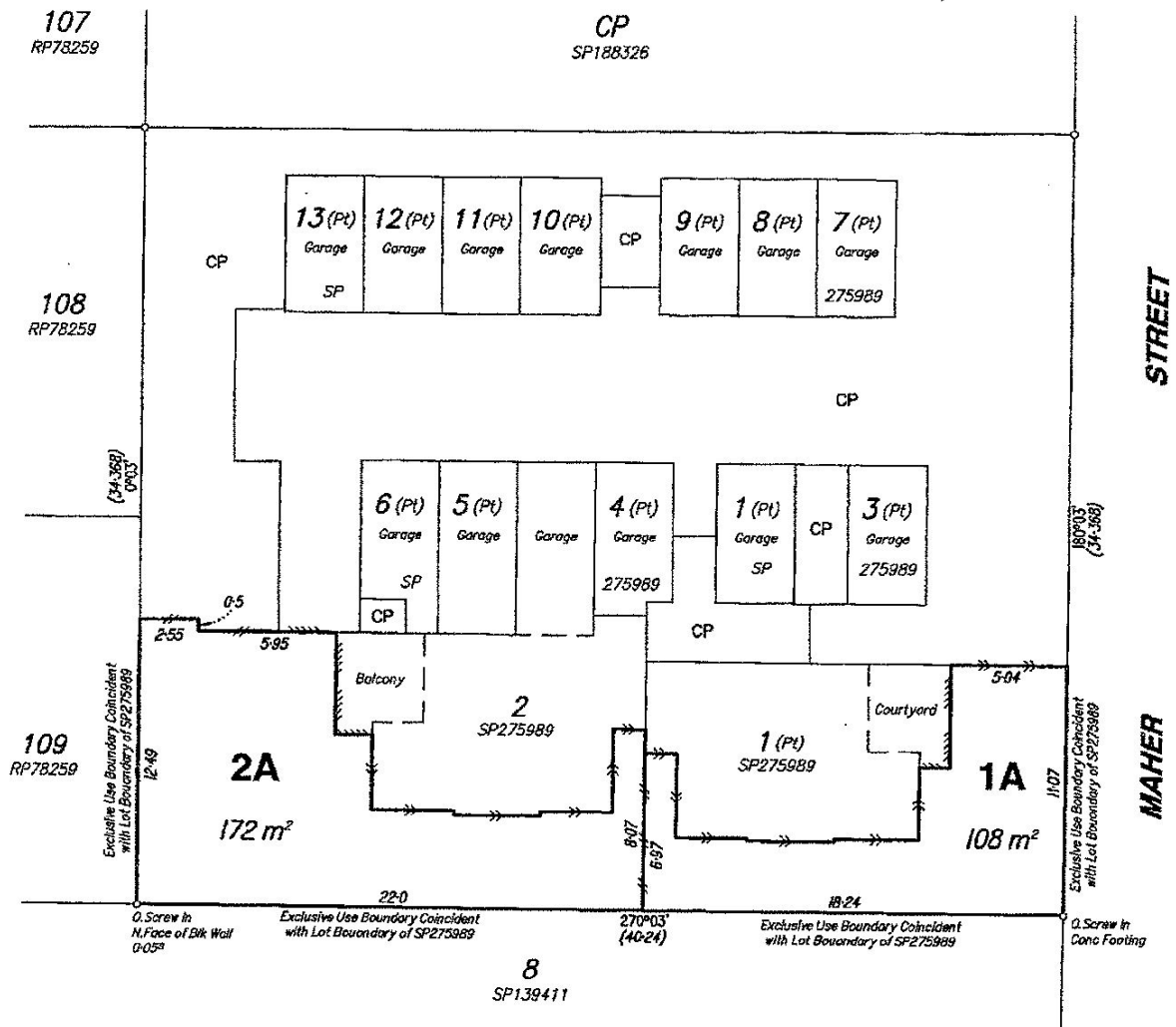
LEVEL A

LEGEND

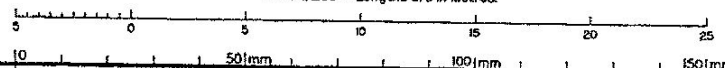
- CP Denotes Common Property on SP275989
- Denotes Centreline of Wall
- Denotes Fence
- Denotes Edge of Concrete



'A'



Scale 1:200 - Lengths are in Metres.



LAWSON GROUP PTY.LTD. (ACN 131 591 975)
Cadastral Surveyors certify that the details shown on this sketch are correct.

[Signature] 01/12/2015
Director/Cadastral Surveyor Date

SKETCH PLAN FOR EXCLUSIVE USE PURPOSES

Over part of Common Property on
Level A of "MAHER PLACE"

C.T.S.

Orig Por 237

PARISH. KEDRON COUNTY. STANLEY

LOCAL AUTHORITY BRISBANE CITY COUNCIL MAP REF 9543-34324 CHECKED BY SPK
MERIDIAN of SP275989 DWG FILE 17766XU LOCALITY ZILLMERE

LAWSON SURVEYS

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BARDON - BRISBANE
PH 33681234 FAX 33681414
Email : mail@lawsonsurveys.com.au
www.lawsonsurveys.com.au

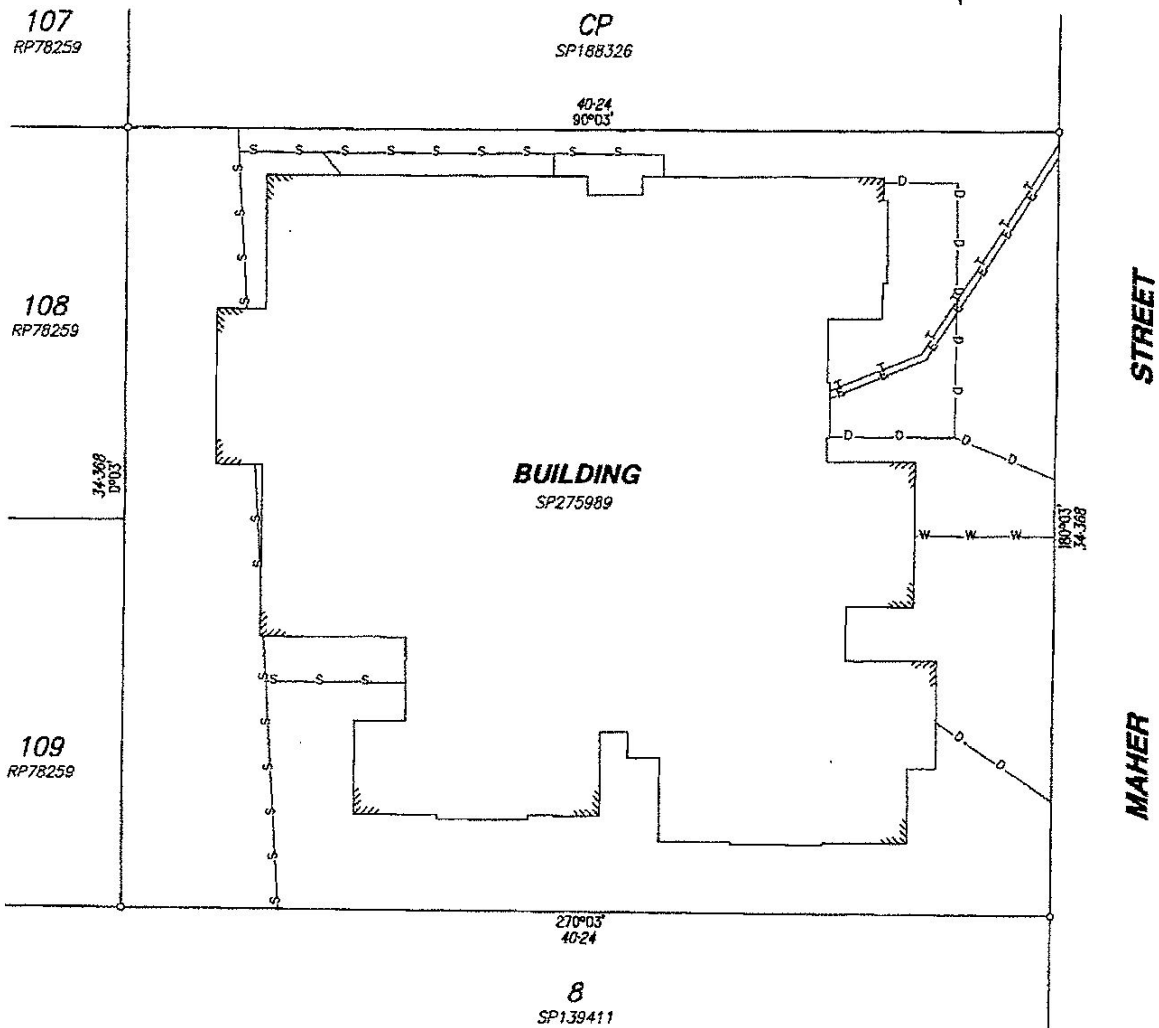


17766

"MAHER PLACE" C.T.S.

Sheet of
12 12

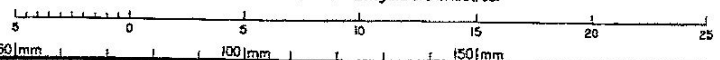
'B'



NOTE

Services taken from records of relevant authorities,
field location of visible services at the time of
construction and information supplied by builder.
Verification of underground services has not been
confirmed by survey.

Scale 1:200 - Lengths are in Metres.



LEGEND

ELECTRICITY —E—E—
WATER —W—W—
TELSTRA —T—T—
STORMWATER —D—D—
SEWERAGE —S—S—

SERVICE LOCATION DIAGRAM

Over Common Property in
"MAHER PLACE"
C.T.S.

Orig Por 237

PARISH KEDRON COUNTY STANLEY

LOCAL AUTHORITY BRISBANE CITY COUNCIL MAP REF 9543-34324 DATE 20/10/2015

MERIDIAN of SP275989 DWG FILE 17766SLD LOCALITY ZILLMERE

LAWSON SURVEYS



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Email : mail@lawsonsurveys.com.au
www.lawsonsurveys.com.au

17766

Title Reference [50062248 & 50062249]

Statement about alteration or minor correction to Land Registry Form

Form being altered or corrected: First Community Management Statement

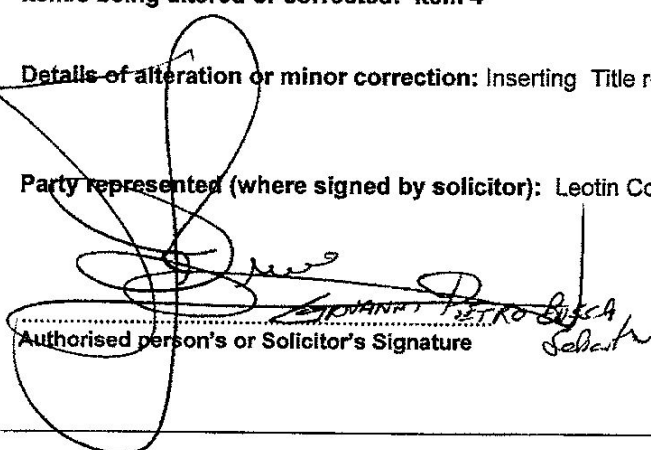
Name of authorised person or solicitor: Giovanni Pietro Busa

Name of authorised person's firm or employer (legal practice, commercial lender or settlement agency): John P. Busa & Co.

Item/s being altered or corrected: Item 4

Details of alteration or minor correction: Inserting Title references for originating lots and the words "deed to issue"

Party represented (where signed by solicitor): Leotin Constructions Pty. Ltd. A.C.N. 061 912 169


Authorised person's or Solicitor's Signature

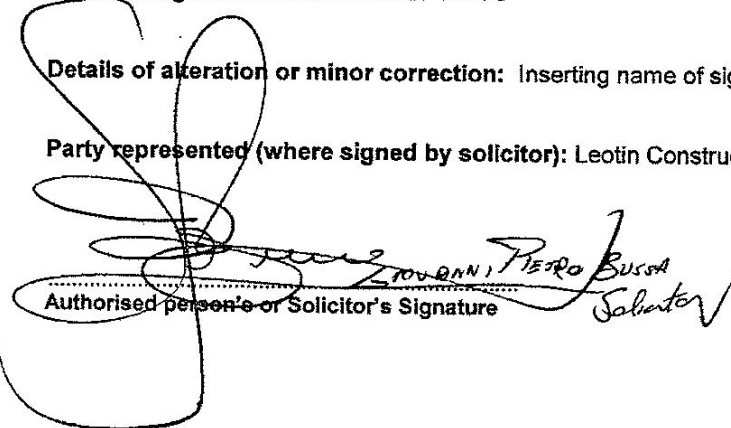
Name of authorised person or solicitor: Giovanni Pietro Busa

Name of authorised person's firm or employer (legal practice, commercial lender or settlement agency): John P. Busa & Co.

Item/s being altered or corrected: Item 8

Details of alteration or minor correction: Inserting name of signing Directors and their Designation

Party represented (where signed by solicitor): Leotin Constructions Pty. Ltd. A.C.N. 061 912 169


Authorised person's or Solicitor's Signature

"MAHER PLACE" C.T.S.

Sheet 11 of 12

LEVEL A

'A'

LEGEND

- CP Denotes Common Property on SP275989
- Denotes Centreline of Wall
- Denotes Fence
- Denotes Edge of Concrete



107
RP78259

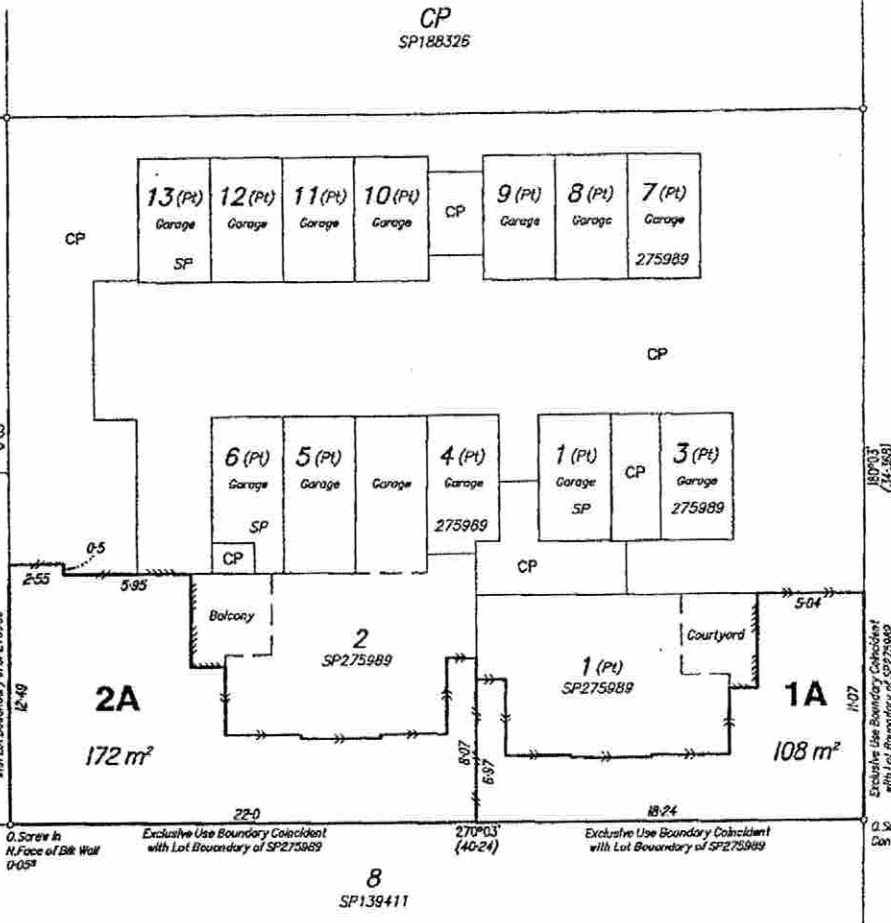
CP
SP188326

108
RP78259

(34.369)
DCC

109
RP78259

Exclusive Use Boundary Coincident
with Lot Boundary of SP275989
12.49



STREET

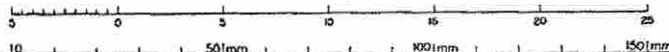
MAHER

(34.369)
DCC

Exclusive Use Boundary Coincident
with Lot Boundary of SP275989
12.49

8
SP139411

Scale 1:200 - Lengths are in Metres.



LAWSON GROUP PTY.LTD. (ACN 131 691 976)
Cadastral Surveyors on file that the details shown
on this sketch are correct.

[Signature]
Dy. Cad. Surveyor

0/12/2015
Cadastral

SKETCH PLAN FOR EXCLUSIVE USE PURPOSES

Over part of Common Property on
Level A of "MAHER PLACE"
C.T.S.
Orig Por 237

PARISH, KEDRON COUNTY, STANLEY

LOCAL AUTHORITY BRISBANE CITY COUNCIL MAP REF 3543-34324 CHECKED BY SPK
MERIDIAN of SP275989 DWG FILE 17766XU LOCALITY ZILLMERE

LAWSON SURVEYS

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Email : mail@lawsonsurveys.com.au
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17766

"MAHER PLACE" C.T.S.

Sheet of
1212

'B'



107
RP78259

CP
SP188326

40°24'
90°03'

108
RP78259

34°36'
190°31'

BUILDING
SP275989

STREET

MAHER

109
RP78259

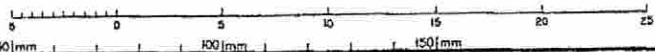
270°03'
40°24'

8
SP139411

NOTE

Services taken from records of relevant authorities,
field location of visible services at the time of
construction and information supplied by builder.
Verification of underground services has not been
confirmed by survey.

Scale 1:200 - Lengths are in Metres.



LEGEND

ELECTRICITY — F — E —
WATER — W — W —
TELSTRA — T — T —
STORMWATER — S — S —
SEWERAGE — S — S —

SERVICE LOCATION DIAGRAM

Over Common Property in
"MAHER PLACE"
C.T.S.

Orig Por 237

PARISH KEDRON COUNTY STANLEY

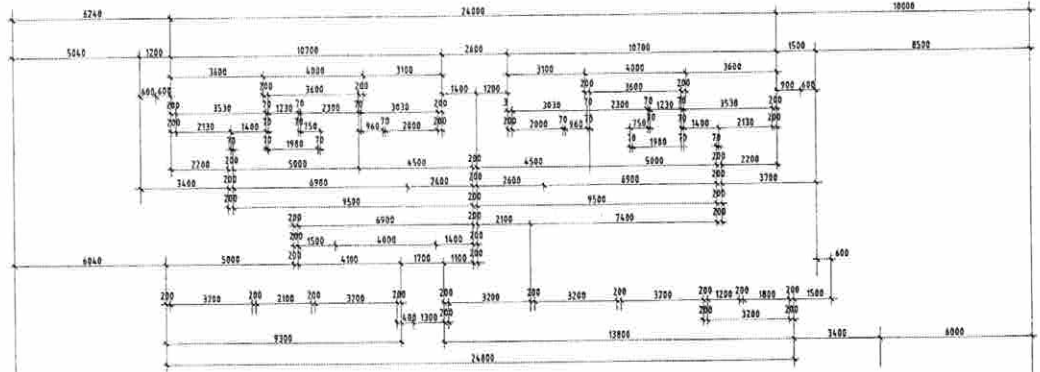
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MERIDIAN of SP275989 DWG FILE 17766SLD LOCALITY ZILLMERE

LAWSON SURVEYS

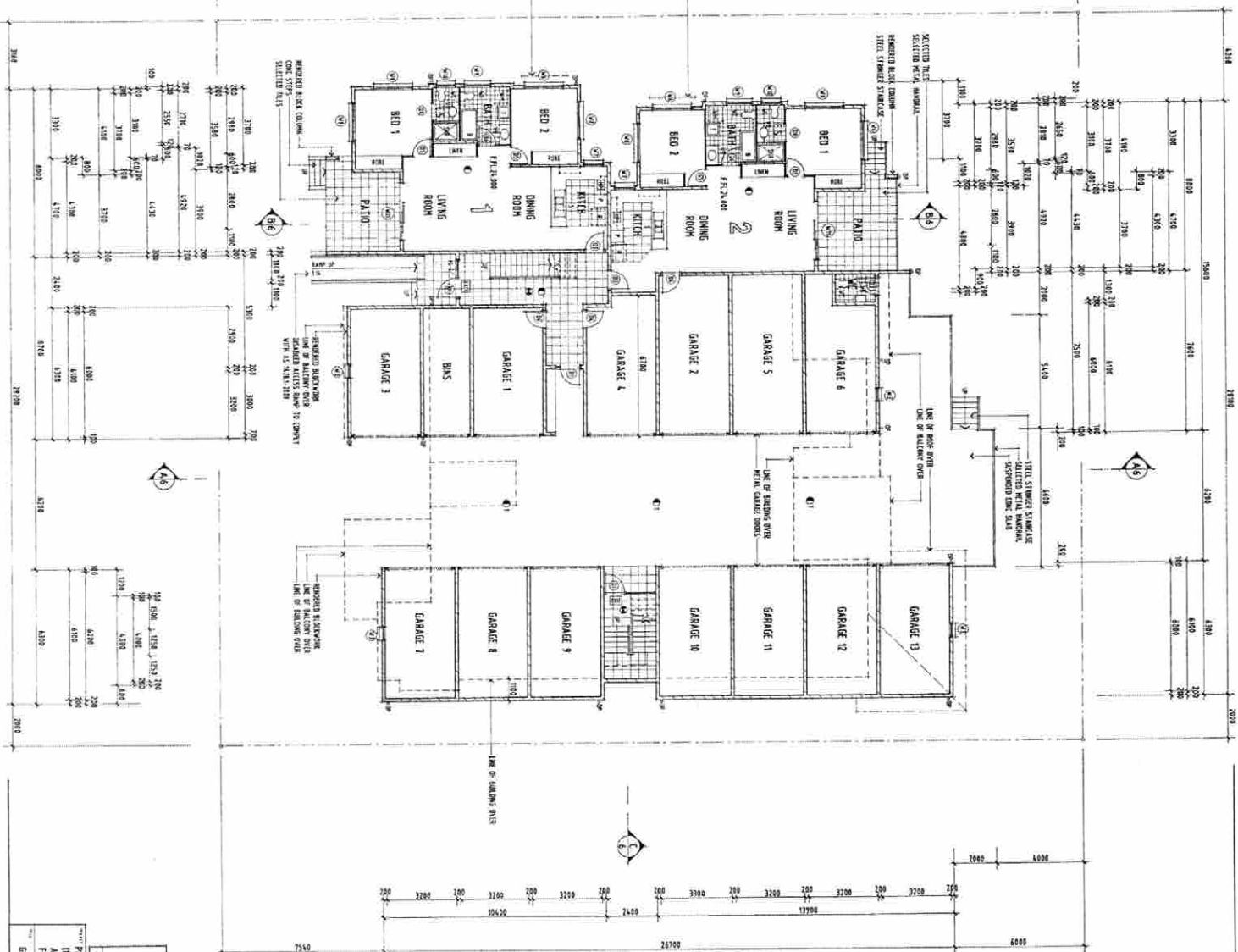


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17766



STANDARD TEST: 0.1% TO BE APPLIED TO ALL ACCESSIBLE DIMENSIONS.
 AS PER 2009 - LUMBER COMPLIANT
 ALL DIMENSIONS SHALL BE IN MILLIMETERS UNLESS OTHERWISE SPECIFIED.
 ALL DIMENSIONS SHALL BE TO THE FACE UNLESS OTHERWISE SPECIFIED.
 ALL DIMENSIONS SHALL BE TO THE FACE UNLESS OTHERWISE SPECIFIED.
 ALL DIMENSIONS SHALL BE TO THE FACE UNLESS OTHERWISE SPECIFIED.



NOTE:
 1. THE BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2009 NATIONAL BUILDING REGULATIONS.
 2. THE BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2009 NATIONAL BUILDING REGULATIONS.
 3. THE BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2009 NATIONAL BUILDING REGULATIONS.

- LEGEND:
- 1. BUILDING FOOTPRINT
 - 2. SETBACKS
 - 3. DRIVEWAYS
 - 4. PARKING SPACES
 - 5. LANDSCAPING
 - 6. FENCE
 - 7. GATE
 - 8. LIGHTS
 - 9. SIGNAGE
 - 10. OTHER

PRELIMINARY ONLY

PROPOSED MULTI-UNIT DWELLING
 10-11-12 WATER STREET, ZILBER
 FOR LETHBRIDGE CONSTRUCTION PVT. LTD.

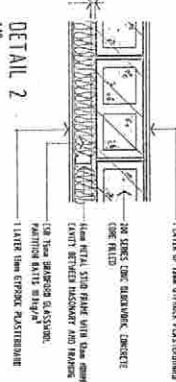
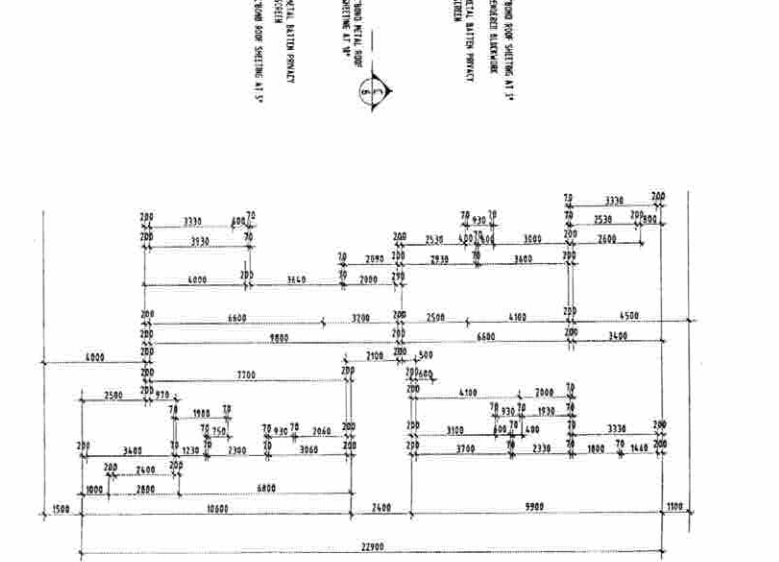
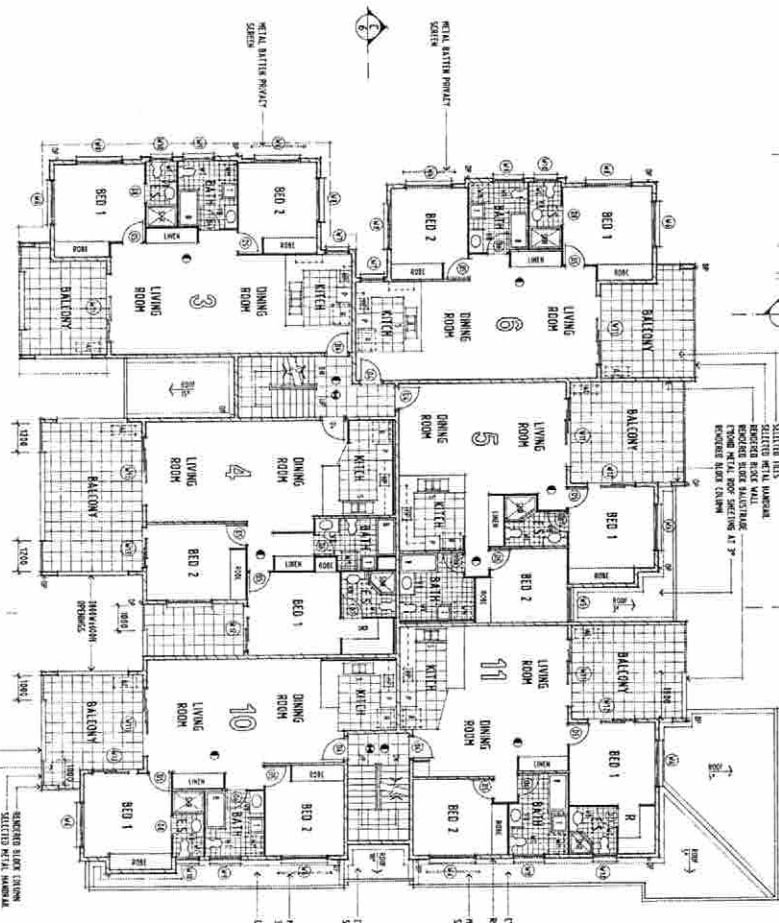
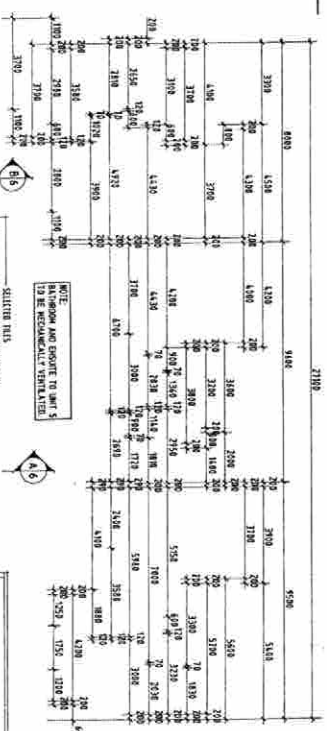
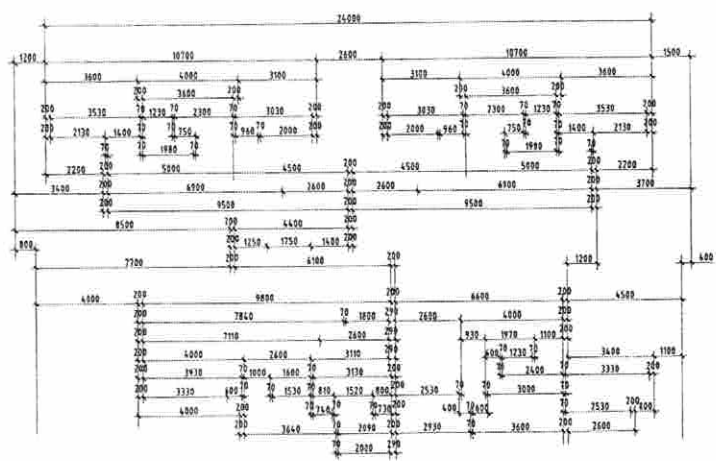
DATE: 10/11/12
 DRAWN BY: J. L. LEE
 CHECKED BY: J. L. LEE
 APPROVED BY: J. L. LEE

10/11/12



DETAIL 1

DETAIL OF DIVIDING WALL SEPARATING SOLE OCCUPANCY UNITS. (SOUND INSULATION PROVIDED = $R_w = Ctr$ OF NOT LESS THAN 50)



DETAIL OF DIVIN
1:10
ULTAIL 2

sanitary compartment, laundry or kitchen from a habitable room in an adjoining unit. Sound insulation provided = $R_w + C_{tr}$ of not less than 50 and of discontinuous construction.

LEGEND:

- [illegible]

NOTE:
SOME ALARMS AND THERMAL DETECTORS
TO BE LOCATED IN ACCORDANCE WITH
FAS 11811. INTERCONNECTED TO ACTIVATE
A COORDINATE ALARM AND NOT PROVIDE A
SOUND PRESSURE LEVEL OF NOT LESS
THAN 51 DB(A) AT THE COOR PROTECTIVE
ACCESS TO THE SAFE OCCUPANCY UNIT.

NOTE:
BATHROOM AND ENSUITE TO UNIT 4

REINFORCED POLYMER PLATE

NOTE:
THE BEDROOM WINDERS TO THE FIRST AND SECOND FLOORS

SCREENS ARE TO BE FITTED WITH AN EXTERNAL SCREEN THAT DOES NOT ALLOW A 25mm SPHERE TO PASS THROUGH AND MUST RESIST A HORIZONTAL OUTWARD FORCE OF 250 N. ADDITIONAL PRIVATE SCREENING IS TO BE PROVIDED AS SHOWN ON THE ELEVATIONS.

PRELIMINARY ONLY

A.	ISSUED FOR BUILDING CERTIFICATION
----	-----------------------------------

PROPOSED MULTI-UNIT DWELLING	DATE	01/10
------------------------------	------	-------

13: APARTMENT UNITS	DATE: 2014
AT: 33-35 MAHER STREET, ZILMERE	TIME: 1000 AM
END: ECOTEC CONSTRUCTIONS PTY LTD	

3rd	CONCRETE CONSTRUCTION T.I.C. S.M.	drawn	ELL
FIRST FLOOR PLAN		checked	
		128	A

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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CommBank app receipt Inbox x



Mark Anderson <anderson.mark.b@gmail.com>

to me ▼

Payment made

Amount: \$132.00

Receipt#: N241126165412

To: Eagle Body Corporate (084846 *****347)

Description: Anderson CTS48242

Reference:

Date: 11 Apr 2022 04:54 PM

Sent from my iPhone

CERTIFICATE OF COMPLETION

Date Generated: 21/04/2022



Document Details

Subject: SignAnything - Disclosure statement - 12/35 Maher Street Zillmere QLD 4034

Document Pages: 37

Certificate Pages: 1

Status: Signed

Exchanged by: Not Applicable

Exchange Date: Not Applicable

No. of Signatures: 1

Signature Logs

Signer: Rohan Dove

Email Address: rohan@imageproperty.com.au

Status: Signed

IP Address:

Supervised By:

Email Sent Date: 21/4/2022

Signed Date: 21/4/2022

Signature: *Rohan Dove*

Signer:

Email Address:

Status:

IP Address:

Supervised By:

Email Sent Date:

Signed Date:

Signature:

Signer:

Email Address:

Status:

IP Address:

Supervised By:

Email Sent Date:

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