

**Body corporate certificate***Body Corporate and Community Management Act 1997, section 205(4)*

This form is effective from 1 August 2025

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

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

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

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

- becoming an owner and contacting the body corporate ..Page 2
- details of the property and community titles scheme ..Page 3
- by-laws and exclusive use areas ..Page 4
- lot entitlements and financial information ..Page 5
- owner contributions and amounts owing ..Page 6
- common property and assets ..Page 8
- insurance ..Page 9
- contracts and authorisations ..Page 10

This certificate does not include information about:

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

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

The community management statement

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

The Office of the Commissioner for Body Corporate and Community Management

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

You can ask for a search of adjudicators orders to find out if there are any past or current dispute applications lodged for the community titles scheme for the lot you are considering buying www.qld.gov.au/searchofadjudicatorsorders.

The information in this certificate is issued on 03/09/2025.

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 (Example - Seaview CTS 1234)

RIVERCOVE EAGLEBY CTS 44000

Body corporate manager

Bodies corporate often engage a body corporate manager to handle administrative functions.

Is there a body corporate manager for the scheme?

YES. The body corporate manager is:

Whittles Brisbane Pty Ltd
Ben Crisci
PO Box 709
Coorparoo QLD 4151
info.brisbane@whittles.com.au
07 3917-6300

Accessing records

Who is currently responsible for keeping the body corporate's records?

☒ The body corporate manager named above.

Property and community titles scheme details

Lot and plan details

Lot Number: 10

Plan type and number: SP 248645

Plan of subdivision: ☐ Standard Format ☒ Building Format ☐ Volumetric Format

The plan of subdivision applying to a lot determines maintenance and insurance responsibilities

Regulation module

There are 5 regulation modules for community titles schemes in Queensland. The regulation module that applies to the scheme determines matters such as the length of service contracts and how decisions are made.

More information is available from www.qld.gov.au/buyingbodycorporate.

The regulation module that applies to this scheme is the:

☒ Accommodation Module

NOTE: If the regulation module that applies to the scheme is the Specified Two-lot Schemes Module, then BCCM Form 34 should be used.

Layered arrangements of community titles schemes

A layered arrangement is a grouping of community titles schemes, made up of a principal scheme and one or more subsidiary schemes. Find more information at www.qld.gov.au/buyingbodycorporate.

Is the scheme part of a layered arrangement of community titles schemes?

☐ Yes

☒ No

If yes, you should investigate the layered arrangement to obtain further details about your rights and obligations. The name and number of each community titles scheme part of the layered arrangement should be listed in the community management statement for the scheme given to you by the seller.

Building management statement

A building management statement is a document, which can be put in place in certain buildings, that sets out how property and shared facilities are accessed, maintained and paid for by lots in the building. It is an agreement between lot owners in the building that usually provides for supply of utility services, access, support and shelter, and insurance arrangements. A lot can be constituted by a community titles scheme's land.

Does a building management statement apply to the community titles scheme?

☐ Yes

☒ No

If yes, you can obtain a copy of the statement from Titles Queensland: ww.titlesqld.com.au. You should seek legal advice about the rights and obligations under the building management statement before signing the contract - for example, this can include costs the body corporate must pay in relation to shared areas and services.

By-laws and exclusive use areas

The body corporate may make by-laws (rules) about the use of common property and lots included in the community titles scheme. You must comply with the by-laws for the scheme. By-laws can regulate a wide range of matters, including noise, the appearance of lots, carrying out work on lots (including renovations), parking, requirements for body corporate approval to keep pets, and whether smoking is permitted on outdoor areas of lots and the common property. However, by-laws cannot regulate the type of residential use of lots that may lawfully be used for residential purposes. You should read the by-laws before signing a contract.

What by-laws apply?

The by-laws that apply to the scheme are specified in the community management statement for the scheme provided to you by the seller.

The community management statement will usually list the by-laws for the scheme. If the statement does not list any by-laws, Schedule 4 of the Body Corporate and Community Management Act 1997 will apply to the scheme.

In some older schemes, the community management statement may state that the by-laws as at 13 July 2000 apply. In these cases, a document listing the by-laws in consolidated form must be given with this certificate.

General by-laws

☒ The community management statement includes the complete set of by-laws that apply to the scheme.

☐ The community management statement specifies the by-laws in Schedule 4 of the Body Corporate and Community Management Act 1997 apply to the scheme.

☐ A consolidated set of the by-laws for the scheme is given with this certificate.

Exclusive use areas

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

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

☒ Yes

☐ No

If yes, the exclusive use by-laws or other allocations of common property for the schemes are: (select all that apply)

☒ listed in the community management statement.

☐ given with this certificate.

Lot entitlements and financial information

Lot entitlements are used to determine the proportion of body corporate expenses each lot owner is responsible for. The community management statement contains two schedules of lot entitlements - a contribution schedule of lot entitlements and an interest schedule of lot entitlements, outlining the entitlements for each lot in the scheme. The contribution schedule lot entitlement for a lot (as a proportion of the total for all lots) is used to calculate the lot owner's contribution to most body corporate expenses, and the interest schedule lot entitlement for a lot (as a proportion of the total for all lots) is used to calculate the lot owner's contribution to insurance expenses in some cases. Lots may have different lot entitlements and therefore may pay different contributions to the body corporate's expenses.

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

Contribution schedule

Contribution schedule lot entitlement for the lot: 1

Total contribution schedule lot entitlements for all lots: 59

Interest schedule

Interest schedule lot entitlement for the lot: 17

Total interest schedule lot entitlements for all lots: 1008

Statement of accounts

[x] The most recent statement of accounts prepared by the body corporate for the notice of the annual general meeting for the scheme is given with this certificate.

Owner contributions (levies)

The contributions (levies) paid by each lot owner towards body corporate expenses is determined by the budgets approved at the annual general meeting of the body corporate.

You need to pay contributions to the body corporate's **administrative fund** for recurrent spending and the **sinking fund** for capital and non-recurrent spending.

If the Commercial Module applies to the community titles scheme, there may also be a promotion fund that owners of lots have agreed to make payments to.

WARNING: You may have to pay a special contribution if a liability arises for which no or inadequate provision has been made in the body corporate budgets.

The contributions payable by the owner of the lot that this certificate relates to are listed over the page.

Body corporate debts

If any contributions or other body corporate debt (including penalties or reasonably incurred recovery costs) owing in relation to the lot are not paid before you become the owner of the property, YOU WILL BE LIABLE TO PAY THEM TO THE BODY CORPORATE. Before signing the contract, you should make sure that the contract addresses this or provides for an appropriate adjustment at settlement.

Owner contributions and amounts owing

Administrative fund contributions

Total amount of contributions (before any discount) for lot 10 for the current financial year: \$2,965.00

Number of instalments: 4 (outlined below)

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

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

Lot 00010 has no amounts currently payable.

Administrative Fund	Amount	Due Date	Discount	If Paid By	Date Paid
01/09/24 to 30/11/24	\$727.00	01/09/24	\$0.00	01/09/24	03/02/25
01/12/24 to 28/02/25	\$746.00	22/12/24	\$0.00	22/12/24	03/02/25
01/03/25 to 31/05/25	\$746.00	01/03/25	\$0.00	01/03/25	03/03/25
01/06/25 to 31/08/25	\$746.00	01/06/25	\$0.00	01/06/25	30/05/25
01/09/25 to 30/11/25 - interim	\$746.00	01/09/25	\$0.00	01/09/25	29/08/25

Sinking fund contributions

Total amount of contributions (before any discount) for lot 10 for the current financial year: \$372.00

Number of instalments: 4 (outlined below)

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

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

Lot 00010 has no amounts currently payable.

Sinking Fund	Amount	Due Date	Discount	If Paid By	Date Paid
01/09/24 to 30/11/24	\$93.00	01/09/24	\$0.00	01/09/24	03/02/25
01/12/24 to 28/02/25	\$93.00	22/12/24	\$0.00	22/12/24	03/02/25
01/03/25 to 31/05/25	\$93.00	01/03/25	\$0.00	01/03/25	03/03/25
01/06/25 to 31/08/25	\$93.00	01/06/25	\$0.00	01/06/25	30/05/25
01/09/25 to 30/11/25 - interim	\$93.00	01/09/25	\$0.00	01/09/25	29/08/25

Special contributions (IF ANY)

Total amount of contributions (before any discount) for lot 10 for the current financial year: \$796.00

Number of instalments: 4 (outlined below)

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

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

Lot 00010 has no amounts currently payable.

Insurance Fund	Amount	Due Date	Discount	If Paid By	Date Paid
01/09/24 to 30/11/24	\$178.00	01/09/24	\$0.00	01/09/24	03/02/25
01/12/24 to 28/02/25	\$206.00	22/12/24	\$0.00	22/12/24	03/02/25
01/03/25 to 31/05/25	\$206.00	01/03/25	\$0.00	01/03/25	03/03/25
01/06/25 to 31/08/25	\$206.00	01/06/25	\$0.00	01/06/25	30/05/25
01/09/25 to 30/11/25 - interim	\$206.00	01/09/25	\$0.00	01/09/25	29/08/25

Other amounts payable by the lot owner

For the current financial year there are:

- ☒ No other amounts payable for the lot.
☐ Amounts payable under exclusive use by-laws.
☐ Amounts payable under service agreements (that are not included in body corporate contributions for the lot).
☐ Other amounts payable.

Summary of amounts due but not paid by the current owner

At the date of this certificate:

- ☒ All payments for the lot are up to date.

Annual Contributions, Administration Fund	\$0.00
Annual Contributions, Sinking Fund	\$0.00
Special Contributions	\$0.00
Other Payments	\$0.00
Penalties	\$0.00
Total amount overdue	\$0.00

Common property and assets

When you buy a lot in a community titles scheme, you also own a share in the common property and assets for the scheme. Common property can include driveways, lifts and stairwells, and shared facilities. Assets can include gym equipment and pool furniture.

The body corporate is usually responsible for maintaining common property in a good and structurally sound condition. An owner is usually responsible for maintaining common property or assets that their lot has been allocated exclusive use of, or for maintaining improvements to common property or utility infrastructure that is only for the benefit of their lot. The body corporate may have additional maintenance responsibilities, depending on the plan of subdivision the scheme is registered under. For more information, visit www.qld.gov.au/buyingbodycorporate.

Sinking fund forecast and balance - maintenance and replacement of common property / assets

The body corporate must have a sinking fund to pay for future capital expenses, such as repairs or replacement of common property and assets. The body corporate must raise enough money in its sinking fund budget each year to provide for spending for the current year and to reserve an amount to meet likely spending for 9 years after the current year. If there is not enough money in the sinking fund at the time maintenance is needed, lot owners will usually have to pay additional contributions.

Prior to signing a contract, you should consider whether the current sinking fund balance is appropriate to meet likely future capital expenditure.

Does the body corporate have a current sinking fund forecast that estimates future capital expenses and how much money needs to be accumulated in the sinking fund?

- ☒ Yes - you can obtain a copy from the body corporate records.
☐ No

Current sinking fund balance (as at date of certificate): \$212,032.08CR

Improvements to common property the lot owner is responsible for

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

☒ There are no authorised improvements to the common property that the owner of the lot is responsible for maintaining in good condition.

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

Body corporate assets

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

- ☒ The body corporate does not have any assets that it is required to record in its register.
☐ A copy of the body corporate register of assets is given with this certificate.

Insurance

The body corporate must insure the common property and assets for full replacement value and public risk.

The body corporate must insure, for full replacement value, the following buildings where the lots in the scheme are created:

- under a building format plan of subdivision or volumetric format plan of subdivision - each building that contains an owner's lot (e.g. a unit or apartment); or
- under a standard format plan of subdivision - each building on a lot that has a common wall with a building on an adjoining lot.

Body corporate insurance policies

Details of each current insurance policy held by the body corporate including, for each policy, the:

- type of policy;
- name of the insurer;
- sum insured;
- amount of premium (\$46,190.00)
- excess payable on a claim

are given with this certificate.

Alternative insurance

Where the body corporate is unable to obtain the required building insurance, an adjudicator may order that the body corporate take out alternative insurance. Information about alternative insurance is available from www.qld.gov.au/buyingbodycorporate.

Does the body corporate currently hold alternative insurance approved under an alternative insurance order?

☐ Yes

☒ No

Lot owner and occupier insurance

The occupier is responsible for insuring the contents of the lot and any public liability risks which might occur within the lot.

The owner is responsible for insuring buildings that do not share a common wall if the scheme is registered under a standard format plan of subdivision, unless the body corporate has set up a voluntary insurance scheme and the owner has opted-in.

More information about insurance in community titles schemes is available from your solicitor or www.qld.gov.au/buyingbodycorporate.

Contracts and authorisations

Caretaking service contractors and letting agents -
Accommodation Module, Commercial Module and Standard Module

A body corporate may engage service contractors to provide services to the body corporate to assist in the management of the scheme.

If the Standard Module, Accommodation Module, or Commercial Module apply to a community titles scheme, the body corporate may also authorise a person to conduct a letting agent business for the scheme, that is, to act as the agent of owners of lots in the scheme who choose to use the person's services for the letting of their lot.

A service contractor who is also authorised to be a letting agent for the scheme is called a caretaking service contractor. Together, an agreement to engage a person as a caretaking service contractor and authorise a person as a letting agent is typically referred to as 'management rights'.

The maximum term of a service contract or authorisation entered into by a body corporate is:

- 10 years if the Standard Module applies to the scheme; and
- 25 years if the Accommodation Module or Commercial Module applies to the scheme.

You may inspect the body corporate records to find information about any engagements or authorisations entered into by the body corporate, including the term of an engagement or authorisation and, for an engagement, duties required to be performed and remuneration payable by the body corporate.

Has the body corporate engaged a caretaking services contractor for the scheme?

☒ Yes - Name of caretaking service contractor engaged: Rick Christie (Onsite Manager)

☐ No

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

☒ Yes - Name of authorised letting agent: Rick Christie (Onsite Manager)

☐ No

Embedded network electricity supply

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

☐ Yes

☒ No

More information about embedded networks in community titles schemes is available from www.qld.gov.au/buyingbodycorporate.

Body corporate authority

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

Ben Crisci

Strata Manager

03/09/2025

Copies of documents given with this certificate:

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

TAX INVOICE

03/09/2025

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

R K Sparkes
RIVERCOVE EAGLEBY
10 / 140 EAGLEBY ROAD
EAGLEBY QLD 4207

DESCRIPTION: Searching and completing document for provisions of Section 206,
Body Corporate and Community Management Act 1997,
Lot 00010 at 140 EAGLEBY ROAD, EAGLEBY

RIVERCOVE EAGLEBY CTS 44000

FEE:	As prescribed	\$114.10	PAID
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TOTAL DUE:		\$114.10	PAID
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OWNER:	R K Sparkes
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With Compliments

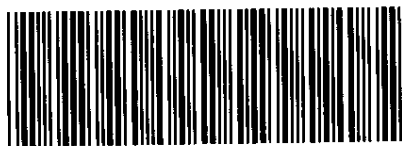
QUEENSLAND LAND REGISTRY
Land Title Act 1994, Land Act 1994 and Water Act 2000

GENERAL REQUEST

Form 14 Version 4
Page 1 of 25

Dealing Number

Duty Imprint



715204846

\$76.20

16/07/2013 13:22

GC 470

1. Nature of request

To register a new community management statement for
"Rivercove Eagleby" CTS 44000

Lodger (Name, address & phone number)

Johanson Lawyers
PO Box 6030
GOLD COAST MC QLD 9726
Ph: 5570 6688
Ref: RJ:100117Lodger
CodeGC996
644

2. Lot on Plan Description

County

Parish

Title Reference

Common Property of Rivercove Eagleby WARD
Community Titles Scheme 44000

BOYD

50891777

3. Registered Proprietor/State Lessee

BODY CORPORATE FOR RIVERCOVE EAGLEBY COMMUNITY TITLE SCHEME 44000

4. Interest

FEE SIMPLE

5. Applicant

BODY CORPORATE FOR RIVERCOVE EAGLEBY COMMUNITY TITLE SCHEME 44000

6. Request

I hereby request that: the New Community Management Statement deposited herewith be recorded as the
Community Management Statement for "RIVERCOVE EAGLEBY" CTS 44000 which amends schedules A, B, C, D &
E and item 4.

7. Execution by applicant

Execution Date

15/7/13

Applicant's or Solicitor's Signature

RODNEY GRAY JOHANSON

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

44000

This statement incorporates and must
include the following:

Since 2006 only
CMS LABEL NUMBER

- 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
"RIVERCOVE EAGLEBY" CTS 44000

2. Regulation module
ACCOMODATION

3. Name of body corporate
BODY CORPORATE FOR "RIVERCOVE EAGLEBY" CTS NO. 44000

4. Scheme land

Lot on Plan Description	County	Parish	Title Reference
REFER ENLARGED PANEL			

5. *Name and address of original owner

6. Reference to plan lodged with this statement
SP 254934

first community management statement only

7. Local Government community management statement notation

..... signed
MURRAY LANE - ACTING PROGRAM MANAGER - DAAS
..... name and designation
COUNCIL OF THE CITY OF LOGAN
..... name of Local Government

8. Execution by original owner/Consent of body corporate



/2013
Execution Date

BODY CORPORATE FOR "RIVERCOVE EAGLEBY"
CTS NO. 44000

Chairman, and Sole and Original Member
*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 NR&W see the Department's website.

"RIVERCOVE EAGLEBY" CTS No. 44000

ENLARGED PANEL

4. Scheme land

Lot on Plan Description	County	Parish	Title Reference
Common Property for "RIVERCOVE EAGLEBY" CTS No. 44000	WARD	BOYD	50891777
Lot 1 on SP 248645	WARD	BOYD	50891778
Lot 2 on SP 248645	WARD	BOYD	50891779
Lot 3 on SP 248645	WARD	BOYD	50891780
Lot 4 on SP 248645	WARD	BOYD	50891781
Lot 5 on SP 248645	WARD	BOYD	50891782
Lot 6 on SP 248645	WARD	BOYD	50891783
Lot 7 on SP 248645	WARD	BOYD	50891784
Lot 8 on SP 248645	WARD	BOYD	50891785
Lot 9 on SP 248645	WARD	BOYD	50891786
Lot 10 on SP 248645	WARD	BOYD	50891787
Lot 11 on SP 248645	WARD	BOYD	50891788
Lot 12 on SP 248645	WARD	BOYD	50891789
Lot 13 on SP 248645	WARD	BOYD	50891790
Lot 14 on SP 248645	WARD	BOYD	50891791
Lot 15 on SP 248645	WARD	BOYD	50891792
Lot 16 on SP 248645	WARD	BOYD	50891793
Lot 17 on SP 248645	WARD	BOYD	50891794
Lot 18 on SP 248645	WARD	BOYD	50891795
Lot 19 on SP 248645	WARD	BOYD	50891796
Lot 20 on SP 248645	WARD	BOYD	50891797
Lot 21 on SP 248645	WARD	BOYD	50891798
Lot 22 on SP 248645	WARD	BOYD	50891799
Lot 23 on SP 248645	WARD	BOYD	50891800
Lot 24 on SP 248645	WARD	BOYD	50891801
Lot 25 on SP 248646	WARD	BOYD	50900906
Lot 26 on SP 248646	WARD	BOYD	50900907
Lot 27 on SP 248646	WARD	BOYD	50900908
Lot 28 on SP 248646	WARD	BOYD	50900909
Lot 29 on SP 248646	WARD	BOYD	50900910
Lot 30 on SP 248646	WARD	BOYD	50900911
Lot 31 on SP 248646	WARD	BOYD	50900912
Lot 32 on SP 248646	WARD	BOYD	50900913
Lot 33 on SP 248646	WARD	BOYD	50900914
Lot 34 on SP 248646	WARD	BOYD	50900915
Lot 35 on SP 248646	WARD	BOYD	50900916
Lot 36 on SP 248646	WARD	BOYD	50900917
Lot 37 on SP 248646	WARD	BOYD	50900918
Lot 38 on SP 248646	WARD	BOYD	50900919
Lot 39 on SP 248646	WARD	BOYD	50900920
Lot 40 on SP 248646	WARD	BOYD	50900921
Lot 41 on SP 248646	WARD	BOYD	50900922
Lot 42 on SP 248646	WARD	BOYD	50900923
Lot 43 on SP 248647	WARD	BOYD	50901752
Lot 44 on SP 248647	WARD	BOYD	50901753
Lot 45 on SP 248647	WARD	BOYD	50901754
Lot 46 on SP 248647	WARD	BOYD	50901755
Lot 47 on SP 248647	WARD	BOYD	50901756
Lot 48 on SP 248647	WARD	BOYD	50901757
Lot 49 on SP 248647	WARD	BOYD	50901758
Lot 50 on SP 248647	WARD	BOYD	50901759
Lot 51 on SP 248647	WARD	BOYD	50901760
Lot 55 on SP 248647	WARD	BOYD	50901761
Lot 56 on SP 248647	WARD	BOYD	50901762
Lot 57 on SP 248647	WARD	BOYD	50901763
Lot 58 on SP 248647	WARD	BOYD	50901764
Lot 59 on SP 248647	WARD	BOYD	50901765

"RIVERCOVE EAGLEBY" CTS No. 44000

Lot 52 on SP 254934
Lot 53 on SP 254934
Lot 54 on SP 254934

WARD
WARD
WARD

BOYD
BOYD
BOYD

"RIVERCOVE EAGLEBY" CTS No. 44000

SCHEDULE A SCHEDULE OF LOT ENTITLEMENTS

Lot on Plan	Contribution	Interest
1 on SP 248645	1	17
2 on SP 248645	1	17
3 on SP 248645	1	17
4 on SP 248645	1	17
5 on SP 248645	1	17
6 on SP 248645	1	17
7 on SP 248645	1	17
8 on SP 248645	1	17
9 on SP 248645	1	17
10 on SP 248645	1	17
11 on SP 248645	1	17
12 on SP 248645	1	17
13 on SP 248645	1	17
14 on SP 248645	1	17
15 on SP 248645	1	17
16 on SP 248645	1	17
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18 on SP 248645	1	17
19 on SP 248645	1	17
20 on SP 248645	1	17
21 on SP 248645	1	17
22 on SP 248645	1	17
23 on SP 248645	1	17
24 on SP 248645	1	17
25 on SP 248646	1	22
26 on SP 248646	1	17
27 on SP 248646	1	17
28 on SP 248646	1	17
29 on SP 248646	1	17
30 on SP 248646	1	17
31 on SP 248646	1	17
32 on SP 248646	1	17
33 on SP 248646	1	17
34 on SP 248646	1	17
35 on SP 248646	1	17
36 on SP 248646	1	17
37 on SP 248646	1	17
38 on SP 248646	1	17
39 on SP 248646	1	17
40 on SP 248646	1	17
41 on SP 248646	1	17
42 on SP 248646	1	17

"RIVERCOVE EAGLEBY" CTS No. 44000

43 on SP 248647	1	17
44 on SP 248647	1	17
45 on SP 248647	1	17
46 on SP 248647	1	17
47 on SP 248647	1	17
48 on SP 248647	1	17
49 on SP 248647	1	17
50 on SP 248647	1	17
51 on SP 248647	1	17
55 on SP 248647	1	17
56 on SP 248647	1	17
57 on SP 248647	1	17
58 on SP 248647	1	17
59 on SP 248647	1	17
52 on SP 254934	1	17
53 on SP 254934	1	17
54 on SP 254934	1	17
TOTALS	59	1008

In accordance with Section 66 (1)(db) of *Body Corporate and Community Management Act* the Contribution Schedule Lot Entitlements have been decided using the *Equality principle*.

In accordance with Section 66 (1)(dc) of *Body Corporate and Community Management Act* the Interest Schedule Lot Entitlements have been decided using the *Market Value principle* and they reflect the respective market values of the lots.

SCHEDULE B	EXPLANATION OF THE DEVELOPMENT OF SCHEME LAND
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Section 66 (1)(f) & (g) of *Body Corporate and Community Management Act* do not apply - There is to be no further development of the scheme land.

SCHEDULE C	BY-LAWS
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"RIVERCOVE EAGLEBY" COMMUNITY TITLES PLAN NO 44000

Noise

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

Vehicles

2. (1) The occupier of a lot must not, without the body corporate's written approval:
 - (a) park a vehicle or allow a vehicle to stand, on the common property; or
 - (b) permit an invitee to park a vehicle, or allow a vehicle to stand, on the common property
- (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.

Obstruction

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

"RIVERCOVE EAGLEBY" CTS No. 44000**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 a part of the common property as a garden.
- (2) An approval under subsection (1) must state the period for which it is given.
- (3) However, the body corporate may cancel the approval by giving 7 days written notice to the occupier.

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 or screen is soundly built and is consistent with the colour, style and materials of the building.
- (3) The owner of a lot must keep a device installed under subsection (2) in good order and repairs.

Leaving of rubbish etc. on the common property

6. 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 peaceful enjoyment of another lot or the common property.

Appearance of lot

7. (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 other cloth article if the article is visible from another lot or the common property, or from outside the scheme land;
 - (b) or 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.

Storage of flammable liquids

8. (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.

Garbage disposal

9. (1) All rubbish shall be wrapped before consigning same to the garbage chute.
- (2) The occupier of a lot must:

"RIVERCOVE EAGLEBY" CTS No. 44000

- (a) comply with all local government local laws about disposal of garbage; and
- (b) ensure that the occupier does not, in disposing of garbage, adversely affect the health, hygiene or comfort of the occupiers of other lots.

Keeping of animals

10. (1) Subject to section 181 of the Act, 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.

Other common property

11. (1) The pathways, drives and other common property shall not be obstructed by any owner or the tenants, guests, servants, employees, agents, children, invitees, licensees of a owner or any of them or used by them for any purpose other than the reasonable ingress and egress to and from their respective lots or the parking areas provided. The occupier of a lot shall not:
- (a) permit any invitees' vehicles, boats or jet skis to be parked on the driveway forming part of the common area at any time. Any invitees shall park their vehicles in the visitors' parking bays on the common property, and shall use such area only for its intended purpose of casual parking;
 - (b) permit major mechanical work of any nature to be carried out on any vehicle in the driveway;
 - (c) permit the riding of skateboards, roller blades, skates, carts or any other similar means of transport on or over the common property, in driveways or on footpaths.

Correspondence

12. All complaints or applications to the body corporate or its Committee shall be addressed in writing to the secretary or the body corporate manager of the body corporate.

Right of Entry

13. An occupier, upon receiving reasonable notice from the Body Corporate, shall allow the Body Corporate or any contractors, sub-contractors, workmen or other person authorised by it, the right of access to his lot for the purpose of carrying out works or effecting repairs on mains, pipes, wires or connections of any water, sewerage, drainage, gas, electricity, telephone or other system or service, whether to his lot or to an adjoining lot.

Display Unit

14. While BAYCROWN PTY LTD ACN 062 665 883 remains the owners of any lot, it and its officers, servants and/or agents shall be entitled to use any lot of which they remain owners as a display lot and shall be entitled to allow prospective purchasers to inspect any such lot and for such purposes shall be entitled to use such signs advertising or display material in or about the lot and common property as it thinks fit, such signs shall be attractive and tasteful having regard to the general appearance of the development, and shall not at any time, and from time to time, be more in terms of number and size than is reasonably necessary.

Use of Lots

- 15.1 Subject to by law 15.2, the owner or occupier of a lot shall not use that lot or permit the same to be used otherwise than as a private residence nor for any purpose that may cause a nuisance or hazard or for any illegal or immoral purpose or for any other purpose that may endanger the safety or good reputation of persons residing within the parcel.
- 15.2 Provided the owner of proposed lot 25 (in stage 2) ("the Caretaker's Lot") has the written approval of the Body Corporate and any necessary governmental or semi-governmental consents, then the Caretaker's Lot may be used both for residential purposes and for the purpose of management of the Development and letting of Lots on behalf of the Owners and for the rendering of services to the occupants of Lots. The Owners or Occupiers of the Caretaker's Lot may without the consent of the Committee display signs or notices for the purpose of offering for lease or for the letting of any Lot and the provision of services to occupants of Lots.

"RIVERCOVE EAGLEBY" CTS No. 44000

15.3 Pending completion of construction of the Proposed Caretaker's Lot, the Caretaker may be entitled to occupy and reside in any lot within the first stage of the development that is acquired by, or made available for the caretaker.

15.4 Insofar as it is lawful to do so, the Body Corporate must:

- (1) not unreasonably or unlawfully interfere with any services provided by the Caretaker
- (2) not grant or authorise any other person or corporation to conduct any services provided by the Caretaker or any business of a similar nature on or from the Common Property and nor shall the Body Corporate conduct any such business itself whether directly or indirectly;
- (3) not make any part of the Common Property available to any person or corporation for the purpose of conducting any such business or any business of a similar nature;
- (4) use all reasonable endeavours to effect a termination of a competing business or service, in the event that a person or corporation other than the Caretaker attempts to use any part of the Common Property for the purpose of conducting a business or service in competition with the business of or services provided by the Caretaker; and
- (5) permit or authorise the Caretaker to display signs or notices on the Common Property in connection with the business or services provided by the Caretaker.

Radios

16. The owner or occupier of a lot shall not operate or permit to be operated upon the parcel any radio, two way radio, short wave radio, transmitter, telecommunications device or electronic equipment so as to interfere with any domestic appliance or apparatus (including a radio or television receiver) lawfully in use upon the common property or in any other lot.

Infectious Disease

17. In the event of any infectious disease which may require notification by virtue of any Statute Regulation or Ordinance happening in any lot the owner or occupier of such lot shall give written notice thereof and any other information which may be required relative thereto to the Committee and shall pay to the Committee the expenses incurred by the Committee of disinfecting the lot and any part of the common property required to be disinfected and replacing any articles or things the destruction of which may be rendered necessary by such disease.

Maintenance of Lots

18. (1) Each owner shall be responsible for the maintenance of his lot and shall ensure that his lot is so kept and maintained as not to be offensive in appearance to other lot owners through the accumulation of excess rubbish or otherwise.
- (2) An owner or occupier of a lot shall ensure that his car space is kept neat and tidy and that the appearance of the car space does not detract from the appearance of the complex.

Water closets

19. The water closets and conveniences and other water apparatus including waste pipes and drains shall not be used for any purposes other than those for which they were constructed and no sweepings or other rubbish or other unsuitable substance shall be deposited therein. Any damaged or blockage resulting to such water closets conveniences water apparatus waste pipes and drains from misuse or negligence shall be borne by the owner whether the same is caused by his own actions or those of his servants agents licensees or invitees.

Replacement of Glass

20. Windows shall be kept clean and promptly replaced by the owner or occupier of the lot at his expense with fresh glass of the same kind and weight as at present if broken or cracked. This by law does not prohibit an owner from making a claim on the Body Corporate insurance.

Copy of by-laws

"RIVERCOVE EAGLEBY" CTS No. 44000

21. Where any lot or common property is leased or rented, otherwise than to a owner of a lot, the lessor or, as the case may be, landlord shall produce or cause to be produced to the lessee or tenant for his inspection a copy of the by-laws for the time being in force in respect of the plan.

Behaviour of Invitees

22. (1) An owner or occupier of a lot shall take all reasonable steps to ensure that his invitees do not behave in a manner likely to interfere with the peaceful enjoyment of the owner or occupier of another lot or of any person lawfully using common property.
- (2) The owner or occupier of a lot shall be liable to compensate the body corporate in respect of all damage to the common property or personal property vested in it caused by such owner or occupier or their invitees.
- (3) The owner of a lot which is the subject of a lease or license agreement shall take all reasonable steps, including any action available to him under any such lease or license agreement, to ensure that any lessee or licensee or other occupier of the lot or their invitees comply with the provisions of the by-laws,
- (4) The duties and obligations imposed by these By-laws on a owner or occupier of a lot shall be observed not only by the owner or occupier but also by the guests, servants, employees, agents, children, invitees and licensees of such owner or occupier.
- (5) Where the Body Corporate expends money to make good damage caused by a breach of the Act, or of these By-laws by any owner or occupier of a lot or the guests, servants, employees, agents, children, invitees, or licensees of the owner or occupier of a lot or any of them, the Committee shall be entitled to recover the amount so expended as a debt in any action in any Court of competent jurisdiction from the owner of the lot at the time when the breach occurred.

Debt Recovery

23. (1) The owner (which expression shall extend to a mortgagee in possession) shall pay on demand the whole of the Body Corporate's costs and expenses (including Solicitor and own client costs) such amount to be deemed a liquidated debt incurred in:
- (a) recovering levies or monies duly levied upon that owner by the Body Corporate or otherwise payable to the Body Corporate pursuant to the Body Corporate & Community Management Act 1997 or pursuant to the By-laws of the Body Corporate;
- (b) all proceedings including legal proceedings concluded in favour of the Body Corporate taken by or against the owner or the lessee or occupier of the owner's lot, including but not limited to, applications for an Order by the Referee, appeals to the Tribunal and Appeals to the Court.
- (2) In the event that the owner (or his mortgagee in possession) fails to attend to the payment of such costs and expenses after demand is made for the payment of same, the Body Corporate may:
- (a) treat such costs and expenses as a liquidated debt and take action for the recovery of same in any Court of competent jurisdiction; and may
- (b) enter such costs and expenses against the levy account of such owner in which case the amount of same shall be paid to the Body Corporate upon a subsequent sale or disposal of the owner's lot failing which the purchaser of such lot shall be liable to the Body Corporate for the payment of same.

Notice of accident or defect

24. A owner or occupier of a lot shall as soon as practicable after becoming aware of any defect in the common property or in any personal property vested in the Body Corporate or of any accident associated therewith given notice to the Secretary or to the Body Corporate Manager of the Body Corporate.

Notices

25. A owner or occupier of a lot his servants agents licensees and invitees shall observe the terms of any notice displayed in the common area by authority of the of the Body Corporate or of any statutory authority.

Submission of Motions

"RIVERCOVE EAGLEBY" CTS No. 44000

26. That the Committee of the Body Corporate be empowered to submit motions to general meetings of the Body Corporate.

Exclusive Use**27. Courtyard and Car Parks**

The proprietor for the time being of the lot referred to in the first column of Schedule E hereto shall be entitled to the exclusive use and enjoyment of that part of the common property marked with the letter referred to in the second column of Schedule E as shown on the plans annexed hereto and marked:

- (a) "Plan of Exclusive Use Areas E1 - E24, E1A - E24A, E3B, E21B & E22B in part of the Common Property of "Rivercove Eagleby" CTS 44000";
- (b) "Plan of Exclusive Use Areas E25 - E42 & E25A - E42A in part of the Common Property of "Rivercove Eagleby" CTS 44000"; and
- (c) "Plan of Exclusive Use Areas E43 - E51, E43A - E51A, E55A - E59A, E55B, E56B & E59B in part of the Common Property of "Rivercove Eagleby" CTS 44000";
- (d) "Plan of Exclusive Use Areas E52 - E54 & E52A - E54A in part of the Common Property of "Rivercove Eagleby" CTS 44000";

for identification on the following conditions:

- (i) The owner shall not construct any structure in his Courtyard or Car Park without obtaining the consent of the body corporate;
- (ii) The owner is responsible for the expense of keeping his Courtyard or Car Park in a clean and tidy condition and, failing that, the body corporate may do so at the owner's expense;
- (iii) The owner must allow the body corporate access to the Courtyard or Car Park to enable inspection and maintenance if necessary.

SCHEDULE D OTHER DETAILS REQUIRED/PERMITTED TO BE INCLUDED**Statutory Easements**

Pursuant to Section 66(l)(d)(iii) of the *Body Corporate and Community Management Act 1997*, each of the following lots and common property is subject to and has the benefit of the following easements:

LOTS ON PLAN OR COMMON PROPERTY	STATUTORY EASEMENT	SERVICE LOCATION DIAGRAM AND SERVICE EASEMENTS
Common Property of "RIVERCOVE EAGLEBY" CTS 44000	Underground Electrical, Sewer, Water, Telephone, Stormwater, Communications / Data, Gas, Support, Shelter & Projection	Services Location Diagram "Rivercove Eagleby" CTS 44000 Plans B, D, F & H.
All lots in the scheme as shown in Schedule A (and all proposed lots as shown in Schedule B)	Underground Electrical, Sewer, Water, Telephone, Stormwater, Communications / Data, Gas, Support, Shelter & Projection	N/A

Services Location Diagram - Attached as Services Location Diagram "Rivercove Eagleby" CTS 44000 Plans B, D, F & H.

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

LOT DESCRIPTION	AREA ALLOCATED
Lot 1 SP 248645	Area E1 & E1A on Plan of Exclusive Use Areas E1 - E24, E1A - E24A, E3B, E21B & E22B in part of the Common Property of "Rivercove Eagleby" CTS 44000.
Lot 2 SP 248645	Area E2 & E2A on Plan of Exclusive Use Areas E1 - E24, E1A - E24A, E3B, E21B & E22B in part of the Common Property of "Rivercove Eagleby" CTS 44000.
Lot 3 SP 248645	Area E3, E3A & E3B on Plan of Exclusive Use Areas E1 - E24, E1A - E24A, E3B, E21B & E22B in part of the Common Property of "Rivercove Eagleby" CTS 44000.
Lot 4 SP 248645	Area E4 & E4A on Plan of Exclusive Use Areas E1 - E24, E1A - E24A, E3B, E21B & E22B in

"RIVERCOVE EAGLEBY" CTS No. 44000

[illegible]

"RIVERCOVE EAGLEBY" CTS No. 44000

	Common Property of "Rivercove Eagleby" CTS 44000.
Lot 36 SP 248646	Area E36 & E36A on Plan of Exclusive Use Areas E25 - E42 & E25A - E42A in part of the Common Property of "Rivercove Eagleby" CTS 44000.
Lot 37 SP 248646	Area E37 & E37A on Plan of Exclusive Use Areas E25 - E42 & E25A - E42A in part of the Common Property of "Rivercove Eagleby" CTS 44000.
Lot 38 SP 248646	Area E38 & E38A on Plan of Exclusive Use Areas E25 - E42 & E25A - E42A in part of the Common Property of "Rivercove Eagleby" CTS 44000.
Lot 39 SP 248646	Area E39 & E39A on Plan of Exclusive Use Areas E25 - E42 & E25A - E42A in part of the Common Property of "Rivercove Eagleby" CTS 44000.
Lot 40 SP 248646	Area E40 & E40A on Plan of Exclusive Use Areas E25 - E42 & E25A - E42A in part of the Common Property of "Rivercove Eagleby" CTS 44000.
Lot 41 SP 248646	Area E41 & E41A on Plan of Exclusive Use Areas E25 - E42 & E25A - E42A in part of the Common Property of "Rivercove Eagleby" CTS 44000.
Lot 42 SP 248646	Area E41 & E41A on Plan of Exclusive Use Areas E25 - E42 & E25A - E42A in part of the Common Property of "Rivercove Eagleby" CTS 44000.
Lot 43 SP 248647	Area E43 & E43A on Plan of Exclusive Use Areas E43 - E51, E43A - E51A, E55A - E59A, E55B, E56B & E59B in part of the Common Property of "Rivercove Eagleby" CTS 44000
Lot 44 SP 248647	Area E44 & E44A on Plan of Exclusive Use Areas E43 - E51, E43A - E51A, E55A - E59A, E55B, E56B & E59B in part of the Common Property of "Rivercove Eagleby" CTS 44000
Lot 45 SP 248647	Area E45 & E45A on Plan of Exclusive Use Areas E43 - E51, E43A - E51A, E55A - E59A, E55B, E56B & E59B in part of the Common Property of "Rivercove Eagleby" CTS 44000
Lot 46 SP 248647	Area E46 & E46A on Plan of Exclusive Use Areas E43 - E51, E43A - E51A, E55A - E59A, E55B, E56B & E59B in part of the Common Property of "Rivercove Eagleby" CTS 44000
Lot 47 SP 248647	Area E47 & E47A on Plan of Exclusive Use Areas E43 - E51, E43A - E51A, E55A - E59A, E55B, E56B & E59B in part of the Common Property of "Rivercove Eagleby" CTS 44000
Lot 48 SP 248647	Area E48 & E48A on Plan of Exclusive Use Areas E43 - E51, E43A - E51A, E55A - E59A, E55B, E56B & E59B in part of the Common Property of "Rivercove Eagleby" CTS 44000
Lot 49 SP 248647	Area E49 & E49A on Plan of Exclusive Use Areas E43 - E51, E43A - E51A, E55A - E59A, E55B, E56B & E59B in part of the Common Property of "Rivercove Eagleby" CTS 44000
Lot 50 SP 248647	Area E50 & E50A on Plan of Exclusive Use Areas E43 - E51, E43A - E51A, E55A - E59A, E55B, E56B & E59B in part of the Common Property of "Rivercove Eagleby" CTS 44000
Lot 51 SP 248647	Area E51 & E51A on Plan of Exclusive Use Areas E43 - E51, E43A - E51A, E55A - E59A, E55B, E56B & E59B in part of the Common Property of "Rivercove Eagleby" CTS 44000
Lot 55 SP 248647	Area E55, E55A & E55B on Plan of Exclusive Use Areas E43 - E51, E43A - E51A, E55A - E59A, E55B, E56B & E59B in part of the Common Property of "Rivercove Eagleby" CTS 44000
Lot 56 SP 248647	Area E56, E56A & E56B on Plan of Exclusive Use Areas E43 - E51, E43A - E51A, E55A - E59A, E55B, E56B & E59B in part of the Common Property of "Rivercove Eagleby" CTS 44000
Lot 57 SP 248647	Area E57 & E57A on Plan of Exclusive Use Areas E43 - E51, E43A - E51A, E55A - E59A, E55B, E56B & E59B in part of the Common Property of "Rivercove Eagleby" CTS 44000
Lot 58 SP 248647	Area E58 & E58A on Plan of Exclusive Use Areas E43 - E51, E43A - E51A, E55A - E59A, E55B, E56B & E59B in part of the Common Property of "Rivercove Eagleby" CTS 44000
Lot 59 SP 248647	Area E59, E59A & E59B on Plan of Exclusive Use Areas E43 - E51, E43A - E51A, E55A - E59A, E55B, E56B & E59B in part of the Common Property of "Rivercove Eagleby" CTS 44000
Lot 52 SP 254934	Area E52 & E52A on Plan of Exclusive Use Areas E52 - E54, E52A - E54A, E52B - E54B in part of the Common Property of "Rivercove Eagleby" CTS 44000
Lot 53 SP 254934	Area E53 & E53A on Plan of Exclusive Use Areas E52 - E54, E52A - E54A, E52B - E54B in part of the Common Property of "Rivercove Eagleby" CTS 44000
Lot 54 SP 254934	Area E54 & E54A on Plan of Exclusive Use Areas E52 - E54, E52A - E54A, E52B - E54B in part of the Common Property of "Rivercove Eagleby" CTS 44000

EAGLEBY ROAD

PLAN A

EXCLUSIVE USE PLAN

"RIVERCOVE EAGLEBY" CTS

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Rev	Date
A	Field Survey 31/05/2012

NOTES:
1. Drawn to Scale on A3 sheet
2. Community Titles Scheme
"RIVERCOVE EAGLEBY" CTS
3. Title Reference
4. Exclusive use boundaries are defined by

Denotes boundary along
fence line

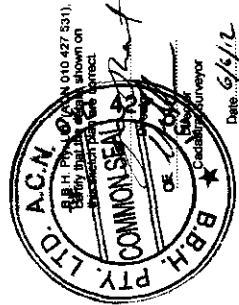
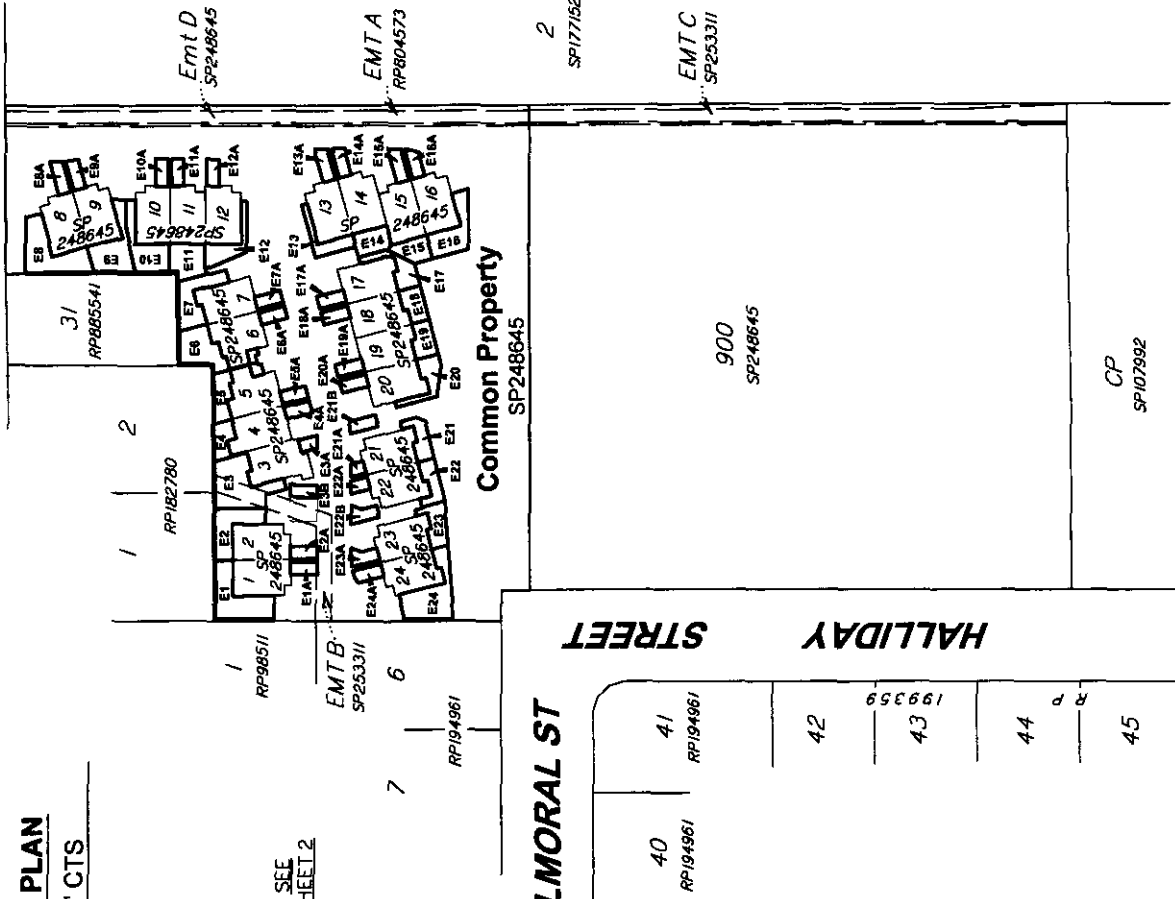
Denotes Boundary along courtyard /
porch / face of building / edge of
concrete driveway

5. Meridian of SP248645

TITLE Plan of
Exclusive Use Areas
E1-E24, E1A-E24A
E3B, E21B & E22B
in part of the Common Property of
"RIVERCOVE EAGLEBY" CTS

CLIENT BAYCROWN P/L

Drawn	SS	Parish	BOYD
Surv'd	WR	County	WARD
Authorised		Job Ref.	10267
LiBook		Comp File	
Date	2/6/10	Dwg File	10267EXC..A
SCALE	1:1000	PLAN No.	1
		Rev.	A





EAGLEBY ROAD



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IP SWITCH OFFICE
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SUNSHINE COAST OFFICE
Ph (07) 5438 8104

Rev	Date
1	11/11/11
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NOTES:

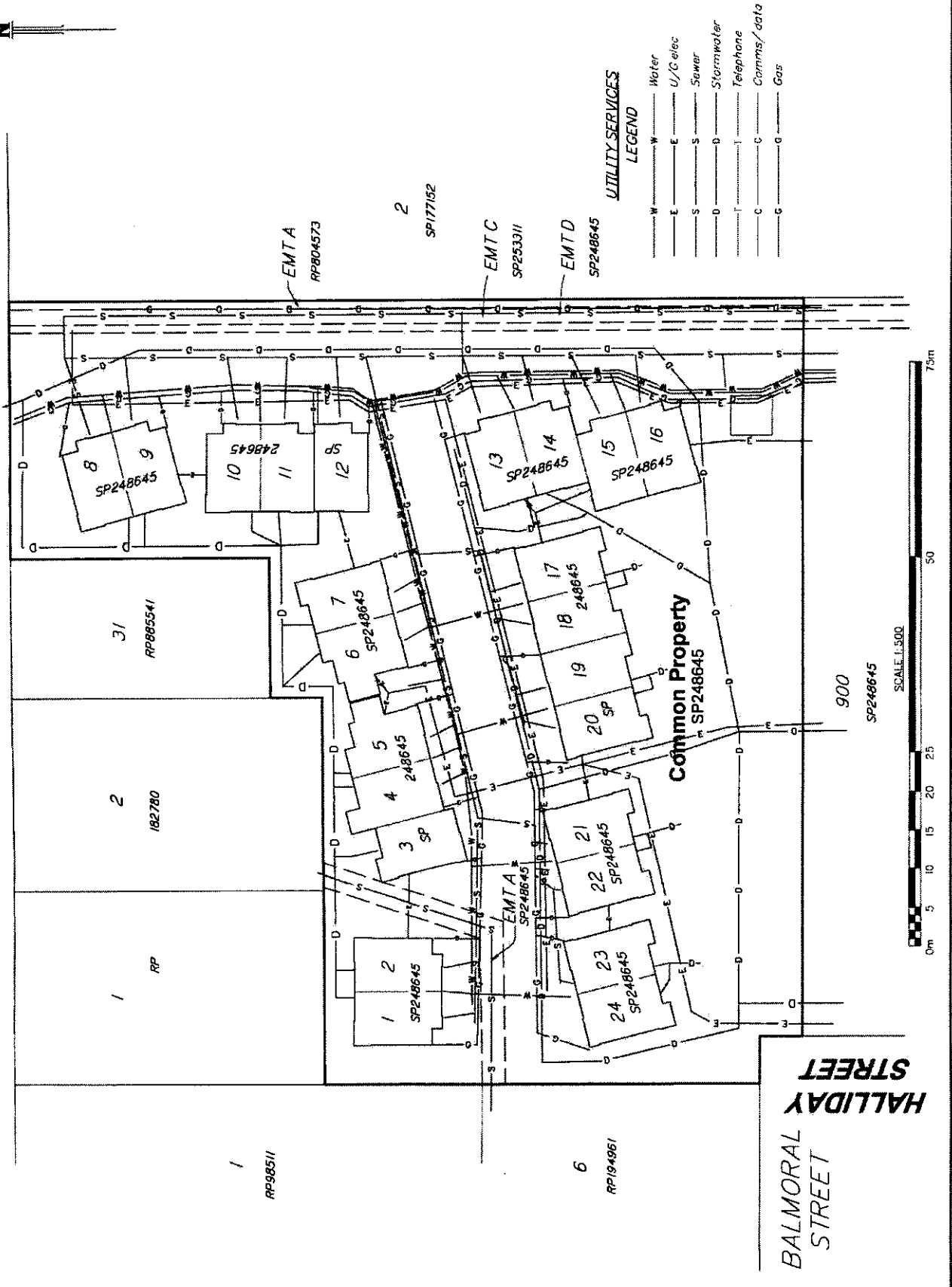
1. Drawn to Scale on A3 sheet
2. Community Titles Scheme - "RIVERCOVE EAGLEBY" CTS
3. This service location diagram shows the indicative location of utility services within the Common Property external to any building or structures as required by section 66(1) of the BCCM Act and should not be used for any other purpose.
4. Services shown are plotted from plans provided by the developer & not verified by field survey.

STAGE 1

TITLE	Services Location Diagram in the Common Property on SP248645 of "RIVERCOVE EAGLEBY" CTS
-------	--

CLIENT BAYCROWN P/

Drawn	JSC	Parish	BOYD
Surv'd	WR	County	WARD
Approved		Job Ref	
UBook		Comp File	I0267
Date	10/05/2012	Dwg File	I0267SLD.ccx
SCALE	1:500	PLAN No.	9
			Rev.



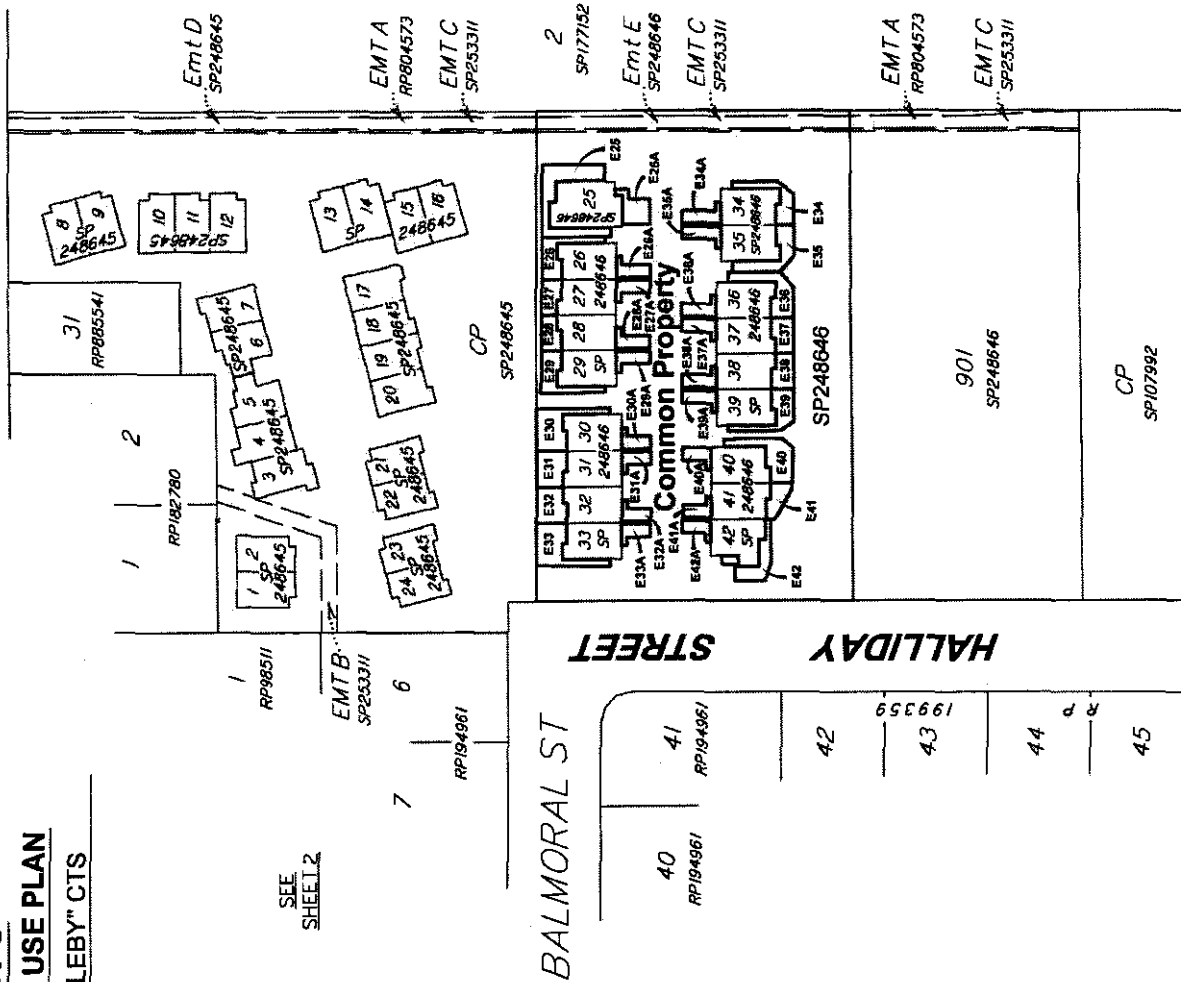
SCHEDULE E

QUEENSLAND LAND REGISTRY

EAGLEBY ROAD

PLAN C
EXCLUSIVE USE PLAN
"RIVERCOVE EAGLEBY" CTS

SEE
SHEET 2



SCALE 1:1000



Sheet
1 of 2



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BRIISBANE OFFICE
Ph (07) 3838 7200 Fax (07) 3839 7271

IPSWICH OFFICE
Ph (07) 3222 1876 Fax (07) 3202 1876

SUNSHINE COAST OFFICE
Ph (07) 540 9194

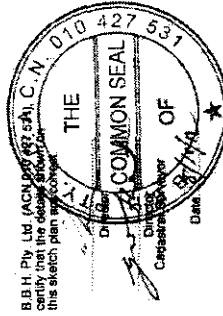
Rev	Date

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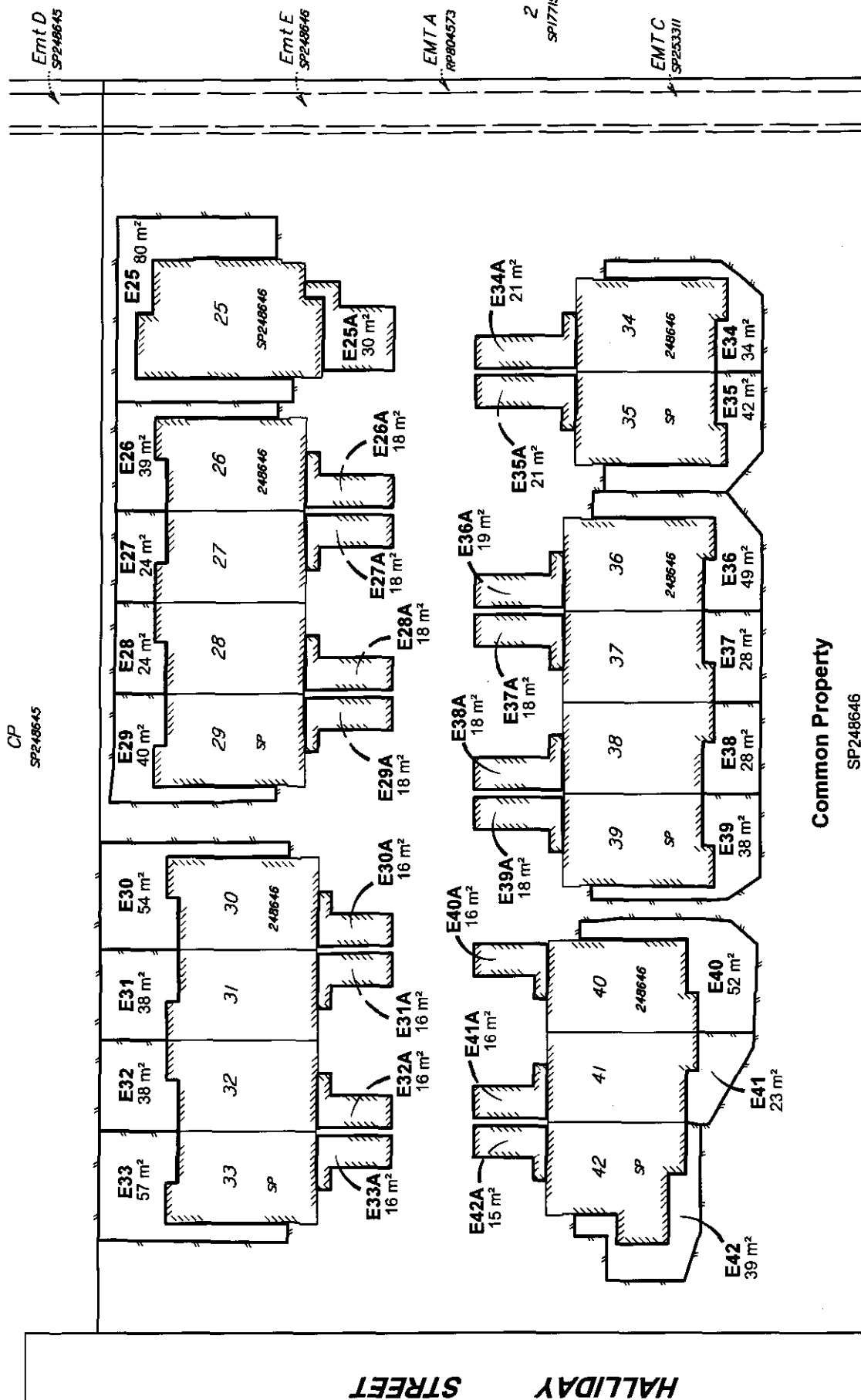
1. Drawn to Scale on A3 sheet
2. Community Titles Scheme ... "RIVERCOVE EAGLEBY" CTS44000
3. Title Reference ...
4. Exclusive use boundaries are defined by
 - Denotes boundary along fence line
 - Denotes Boundary along courtyard / porch / face of building / edge of concrete driveway
5. Meridian of SP248645

TITLE Plan of
Exclusive Use Areas
E25-E42 &
E25A-E42A
In part of the Common Property of
"RIVERCOVE EAGLEBY"
CTS44000

CLIENT	BAYCROWN P/L
Drawn	JSC BOYD
Sur'd	County WARD
Approved	Job Ref. 10267
Libeck	Comp File
Dwg File	10267EXC2
SCALE	1:1000
PLAN No.	11
Rev.	



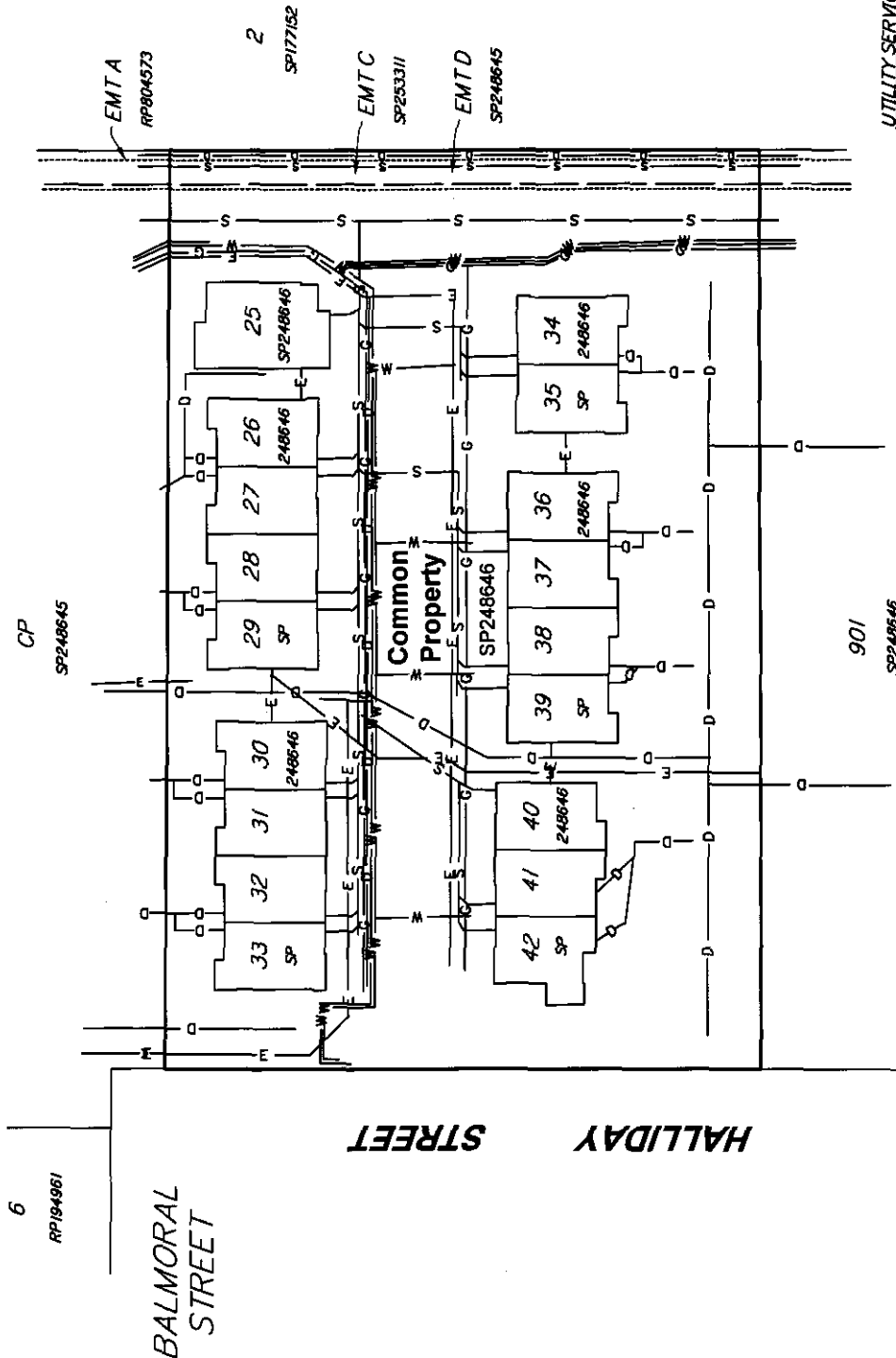
Sheet of
2 2



PLAN D

SERVICES LOCATION DIAGRAM

"RIVERCOVE EAGLEBY" CTS



UTILITY SERVICES

LEGEND

W	Water
E	U/G elec / Comms
S	Sewer
D	Stormwater
G	Gas

SCALE 1:500



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SWANSEA OFFICE
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SUNSHINE COAST OFFICE
Ph (07) 5438 5194

Rev	Date

NOTES:

1. Drawn to Scale on A3 sheet
2. Community Titles Scheme
3. "RIVERCOVE EAGLEBY" CTS44000
4. This service location diagram shows the indicative location of utility services within the Common Property external to any building or structures as required by section 66(1) of the BCCM Act and should not be used for any other purpose.
5. Services shown are plotted from plans provided by the developer & not verified by field survey.

STAGE 2

TITLE
Services Location Diagram
in the Common Property on
SP248646 of
"RIVERCOVE EAGLEBY"
CTS44000

CLIENT	BAYCROWN P/L
Drawn	JSC
Survd	BOYD
Approved	WR
U/Book	WARD
Comp File	10267
Dwg File	10267.CCX
Date	12/09/2012
SCALE	1:500
PLAN No.	12
Rev.	

PLANE

EXCLUSIVE USE PLAN

"RIVERCOVE EAGLEBY" CTS44000



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Alt mail to: PO Box 5021, GCMC, Qld 9728

mail@bernardbennell.com.au
Bernard Bennell Ltd A/C N 010 427 631

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Ph (07) 5573 6177 Fax (07) 5529 4342

GOLD COUNTY OFFICE

Ph (37) 6574 0733 Fax (37) 5574 0232

ISSUING OFFICE

PH (07) 3630 7200 FAX (07) 3630 7277



IPSWICH OFFICE
016 / 071 3202 1876 Fax / 071 3200 1876

ALUMINUM FILLS: 2000-2001

PH (07) 4438 8164

Rev	Date
1	1/1/1980
2	1/1/1980
3	1/1/1980
4	1/1/1980
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100	1/1/1980

NOTES:

1. Drawn to Scale on A3 sheet
2. Community Titles Scheme
3. DRIVERCOVE EAGLEBY™ CTS4000
4. Title Reference
5. Exclusive use boundaries are defined by
-  Denotes boundary along fence line
-  Denotes Boundary along courtyard / porch / face of building / edge of concrete driveway
5. Meridian of SP249647

TITLE

Plan of
Exclusive Use Areas
E43-E51, E55-E59, E43A-E51A,
E56A-E59A, E55B, E56B & E59B
in part of the common property of
"RIVERCOVE EAGLEBY"
CTS44000

CLIENT

BAYCROWN P/L

UAW	Patrol
-----	--------

JSC	BOYD
-----	------

WARD COUNTY

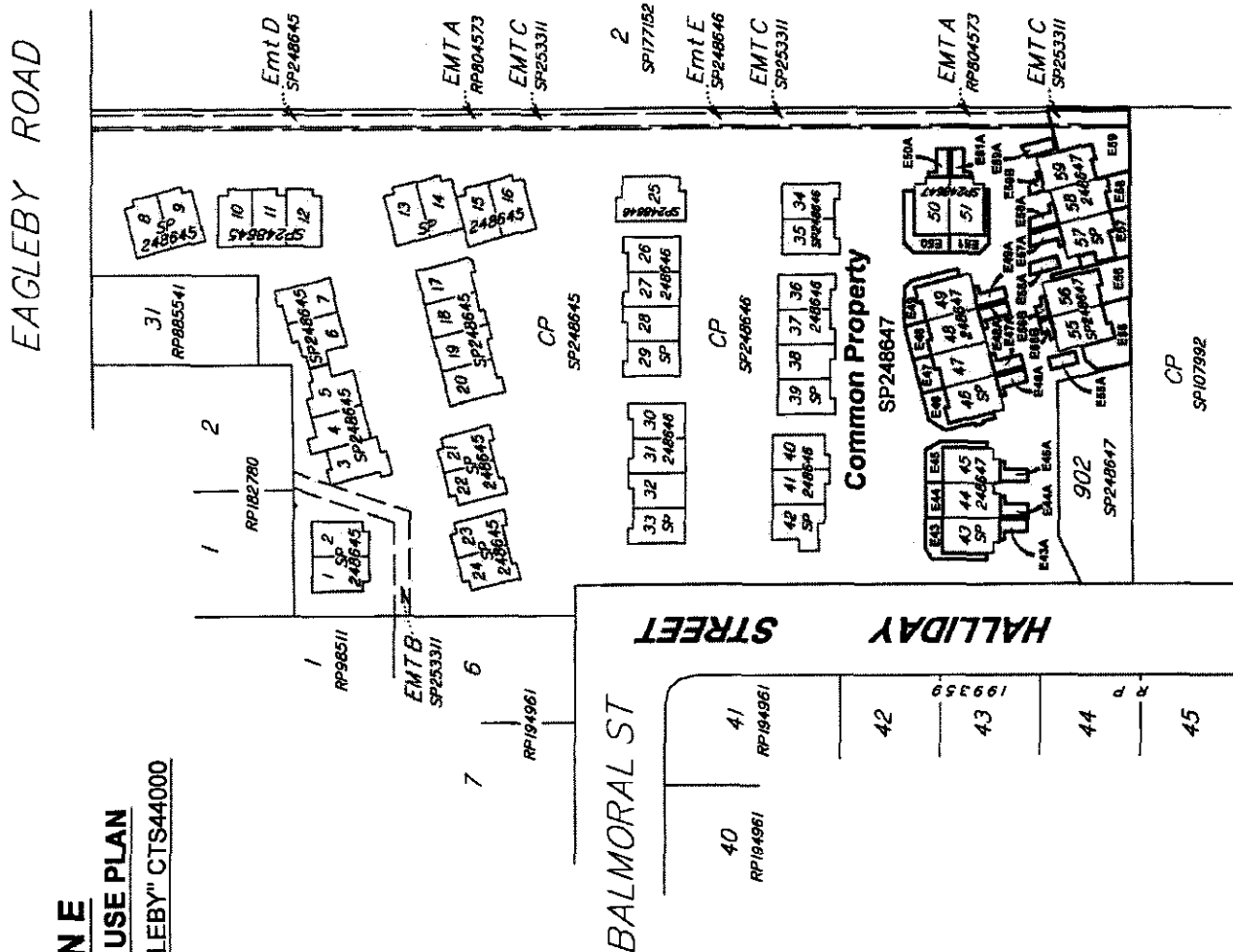
Approved	Job Ref. _____
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Doc	Comm File	10207
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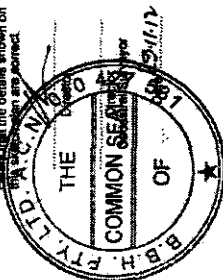
Journal of Management Education 34(3)

Date	Dwg File
2/11/2012	100677003

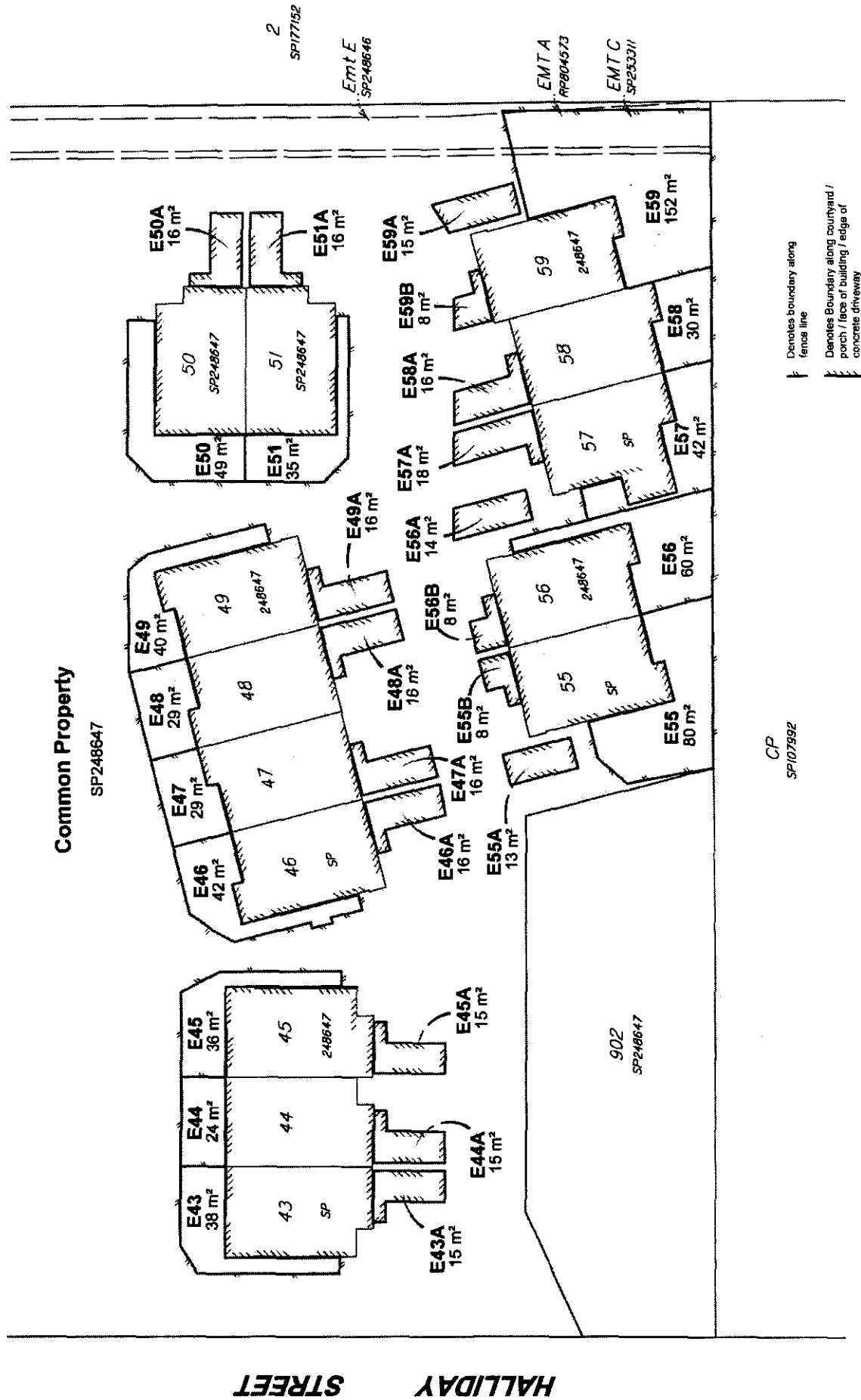
SCALE	PLAN No	ROW
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B. H. H. Pty. Ltd. (ACN 010 427 531),
certify that the details shown on
this certificate are correct.



SCALE 1:1000



PLAN F

SERVICES LOCATION DIAGRAM

"RIVERCOVE EAGLEBY" CTS44000

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BRISBANE OFFICE
Ph (07) 3838 7260 Fax (07) 3839 7277

WINNACH OFFICE
Ph (07) 3262 1671 Fax (07) 3202 1576

SUNSHINE COAST OFFICE
Ph (07) 5438 8164

Rev	Date

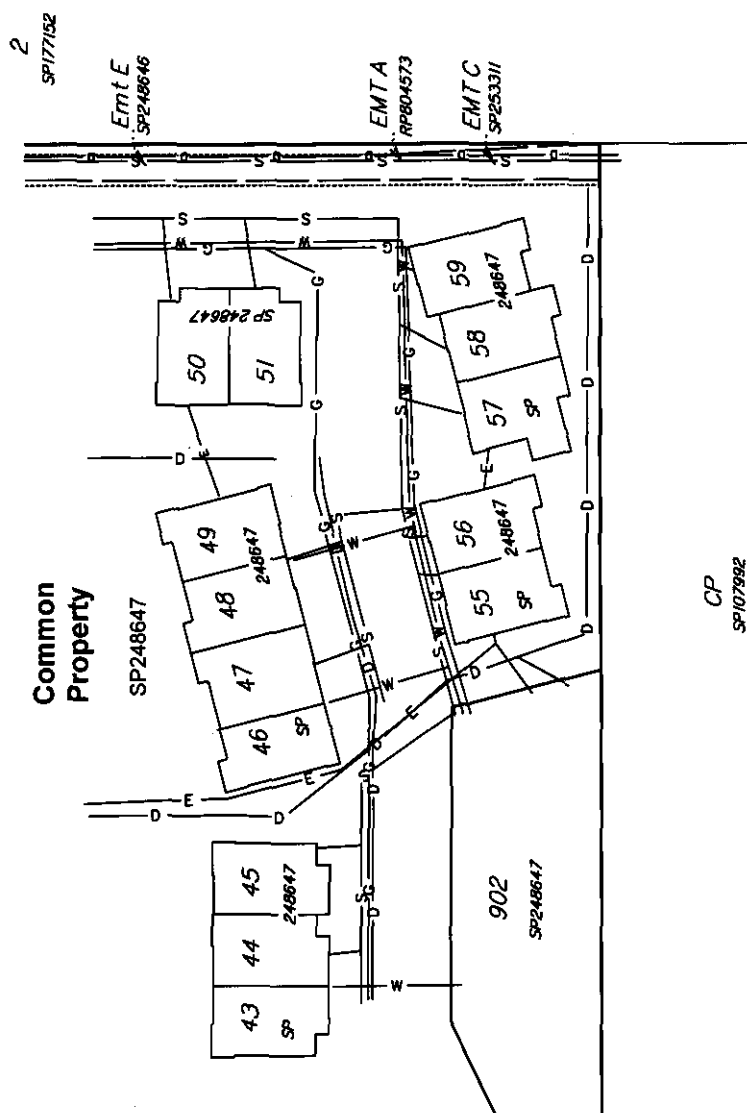
NOTES:

1. Drawn to Scale on A3 sheet
2. Community Titles Scheme
3. "RIVERCOVE EAGLEBY" CTS44000
This service location diagram shows the indicative location of utility services within the Common Property external to any building or structures as required by section 68(1) of the BCMA Act and should not be used for any other purpose.
4. Services shown are plotted from plans provided by the developer & not verified by field survey.

STAGE 3A

TITLE Services Location Diagram
in the Common Property on
SP248647 of
"RIVERCOVE EAGLEBY"
CTS44000

CLIENT	BAYCROWN P/L
Drawn	JSC
Survd	BOYD
Approved	WR
Job Ref.	10267
Comp File	10267.ccx
Dwg File	10267SLD3
SCALE	1:500
PLAN No.	14
Rev.	



UTILITY SERVICES LEGEND

— W —	Water
— E —	U/G Elec / Comms
— S —	Sewer
— G —	Gas

SCALE 1:500



SCHEDULE E

QUEENSLAND LAND REGISTRY

Sheet of
1 2

PLAN G
EXCLUSIVE USE PLAN

"RIVERCOVE EAGLEBY" CTS44000

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Surveyors + Planners

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Brisbane, 4059
Ph (07) 3839 7200

SPRINCH OFFICE
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5/11 Downs Street,
North Ipswich, 4356
Ph (07) 3302 1875

SUNSHINE COAST OFFICE
Suite 1,
20 Innovation Parkway,
Birtley, 4575
Ph (07) 5438 8104

NOTES:

1. Drawn to Scale on A3 sheet
2. Community Titles Scheme
3. "RIVERCOVE EAGLEBY" CTS44000
4. Exclusive use boundaries are defined by

Denotes boundary along
fence line

Denotes Boundary along courtyard /
porch / face of building / edge of
concrete driveway

5. Meridian of SP254934

TITLE

Plan of
Exclusive Use Areas
E52-E54 & E52A-E54A
in part of the common property of
"RIVERCOVE EAGLEBY"
CTS44000

CLIENT BAYCROWN P/L

Drawn JSC Parish BOYD

Surv'd BH County WARD

Approved Job Ref. 10267

Comp File

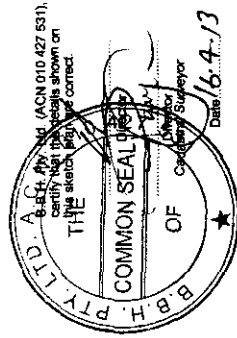
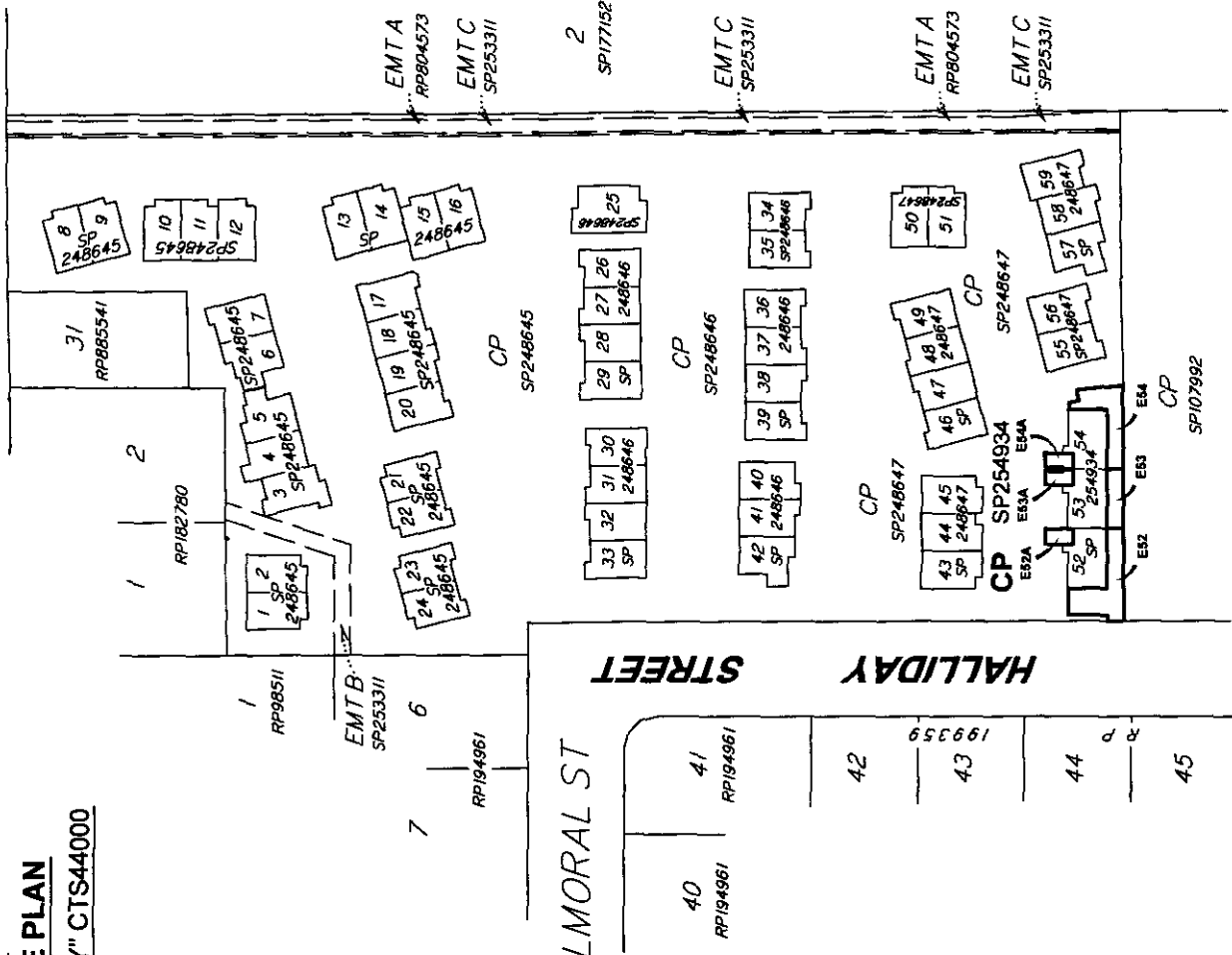
Date 12/12/2012 Dwg File 10267EXC4

SCALE 1:1000 PLAN No. 15 Rev.

EAGLEBY ROAD

BALMORAL ST

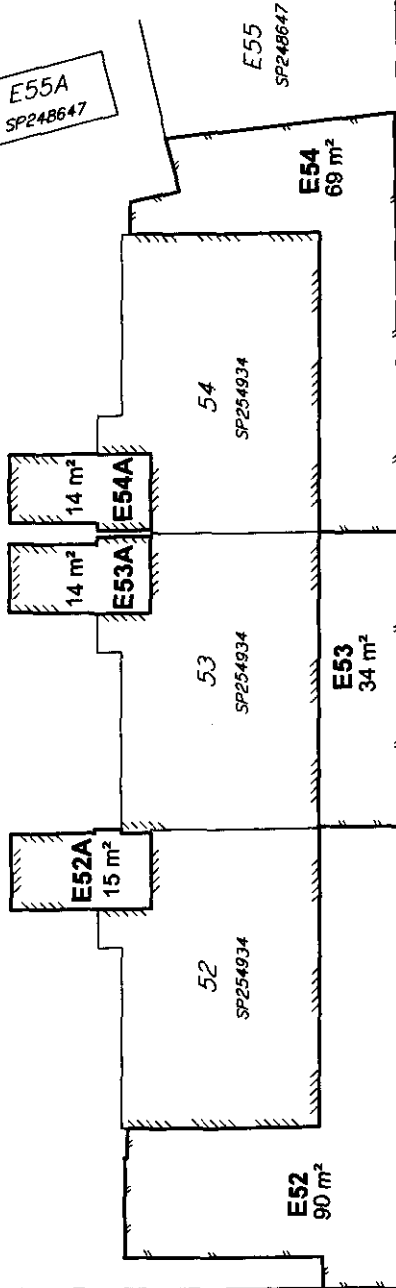
HALLIDAY STREET



CP
SP248647

Common Property

SP254934




Denotes boundary along fence line
Denotes Boundary along courtyard / porch / face of building / edge of concrete driveway

SCALE 1:200



HALLIDAY STREET

PLAN H
SERVICES LOCATION DIAGRAM
"RIVERCOVE EAGLEBY" CTS44000

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BEN Pty Ltd, A/CN 010 427 551

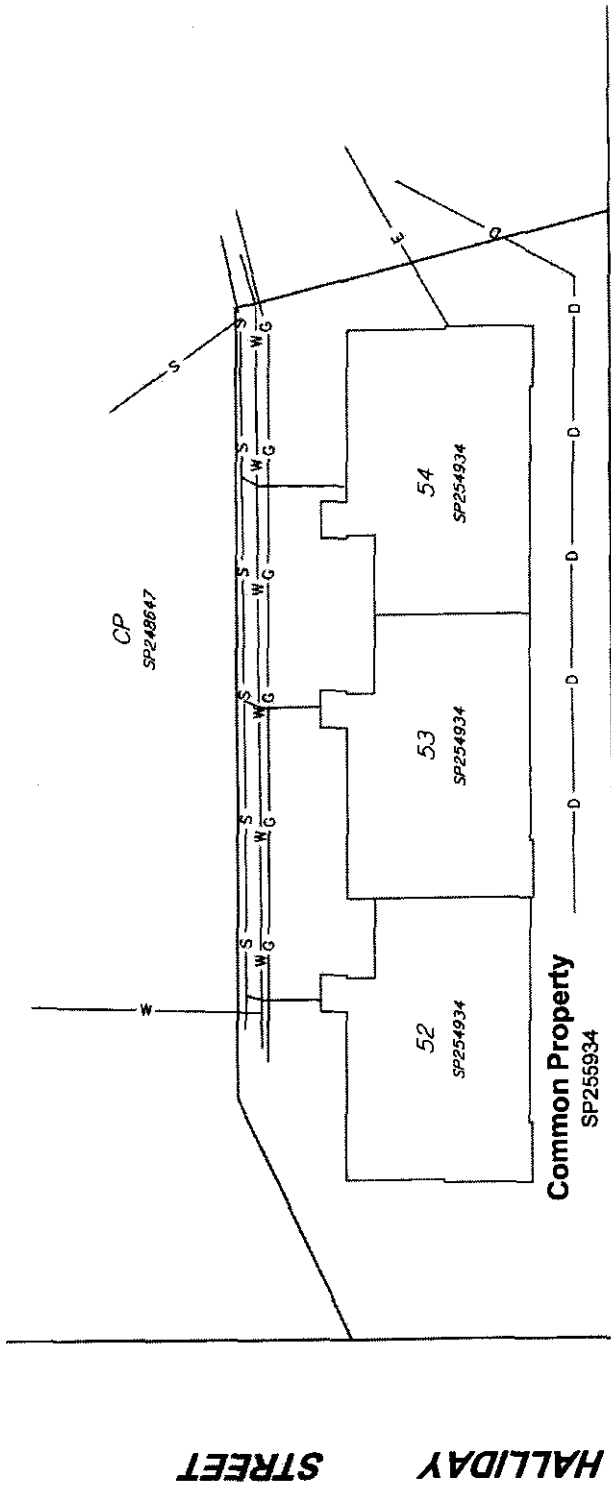
COOMERA OFFICE
9 Jowett Street, Coomera, 4209
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GOLD COAST OFFICE
Ph (07) 5574 0733 Fax (07) 5574 0202

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IPSWICH OFFICE
Ph (07) 3232 1878 Fax (07) 3202 1578

SUNSHINE COAST OFFICE
Ph (07) 5439 8104



UTILITY SERVICES
LEGEND

— W —	Water
— E —	U/G elec / Comms
— S —	Sewer
— G —	Stormwater
— G —	Gas



NOTES:

1. Drawn to Scale on A3 sheet
2. Community Titles Scheme ..
3. "RIVERCOVE EAGLEBY" CTS44000
4. This service location diagram shows the indicative location of utility services within the Common Property external to any building or structures as required by section 56(1) of the BCCM Act and should not be used for any other purpose.
5. Services shown are plotted from plans provided by the developer & not verified by field survey.

STAGE 3B

TITLE		Services Location Diagram	
		in the Common Property on SP254934 of "RIVERCOVE EAGLEBY" CTS44000	
CLIENT BYCROWN P/L			
Drawn	JSC	Parish	BOYD
Surv'd	WR	County	WARD
Approved		Job Ref	10267
L/Book		Comp File	10267.ccx
Date	18/12/2012	Dwg File	10267SLD3
SCALE	1:200	PLAN No.	16
		Rev.	

Admin Fund Statement of Income & Expenditure

RIVERCOVE EAGLEBY CTS 44000
140 Eagleby Road EAGLEBY QLD 4207
1 September 2023 to 31 August 2024
Printed 03/09/24 13:17

	YTD Actual	Annual Budget	Variance	Last Year
FUND INCOME				
Contributions	153,990.00	154,009.00	(19.00)	142,994.17
Special levy-Insurance renewal	36,222.78	36,185.20	37.58	28,138.20
TOTAL FUND INCOME	190,212.78	190,194.20	18.58	171,132.37
FUND EXPENDITURE				
Auditor fee	1,530.00	0.00	(1,530.00)	0.00
Caretaking	95,085.19	97,000.00	1,914.81	89,685.19
Common property	5,942.53	3,500.00	(2,442.53)	3,809.71
Debt collection fees	1,220.00	0.00	(1,220.00)	880.00
Debt collection fees recovery	(1,160.00)	0.00	1,160.00	(1,000.00)
Electrical	268.50	500.00	231.50	418.49
Fire systems	800.00	1,000.00	200.00	726.36
Gates	2,855.00	3,500.00	645.00	3,230.00
Grounds	840.00	1,500.00	660.00	1,015.30
Gutters & downpipes	1,885.00	1,000.00	(885.00)	0.00
Insurance claims	0.00	0.00	0.00	1,850.45
Insurance claims recovery	0.00	0.00	0.00	(1,805.00)
Insurance renewals	38,445.69	40,005.00	1,559.31	28,380.76
Keys & Fobs	0.00	1,000.00	1,000.00	979.36
Management - Additional services fee	3,094.23	1,500.00	(1,594.23)	1,180.00
Management - Agreed Services	12,743.24	12,743.24	0.00	11,799.28
Management - Asset Maintenance Services	1,061.99	1,062.00	0.01	700.24
Management - Disbursement Fees	6,243.92	6,244.00	0.08	5,300.00
Pest control	950.00	1,000.00	50.00	1,000.00
Plumbing	1,864.55	2,000.00	135.45	1,211.45
Pool/Spa	4,398.90	5,300.00	901.10	4,248.73
Reconciliation Fee	180.00	180.00	0.00	180.00
Reports	1,520.91	1,677.00	156.09	50.00
Rubbish	4,940.25	3,300.00	(1,640.25)	3,269.10
Security	186.37	800.00	613.63	770.68
Taxation	1,150.00	1,165.00	15.00	1,000.00
Utilities-Electricity	5,014.50	5,000.00	(14.50)	4,980.52
Utilities-Water	2,378.61	3,000.00	621.39	2,660.44
TOTAL FUND EXPENDITURE	193,439.38	193,976.24	536.86	166,521.06
FUND SURPLUS (DEFICIT)	(3,226.60)	(3,782.04)	555.44	4,611.31

Admin Fund Statement of Assets & Liabilities

RIVERCOVE EAGLEBY CTS 44000
140 Eagleby Road EAGLEBY QLD 4207
31 August 2024
Printed 03/09/24 13:17

	YTD Actual	Last Year
OWNERS FUNDS		
Balance Brought Forward	2,334.84	(2,276.47)
Surplus/(Deficit) For Period	(3,226.60)	4,611.31
TOTAL FUNDS	(891.76)	2,334.84
ASSETS		
Cash at Bank (MBL)	26,327.64	28,729.62
Prepayments	200.00	0.00
Receivables	6,437.00	3,905.00
TOTAL ASSETS	32,964.64	32,634.62
LIABILITIES		
Creditors	66.00	0.00
GST control account	(3,417.05)	(3,519.84)
Accrued Expenses	148.66	667.62
Levies In Advance	31,410.00	31,072.00
Unallocated Advances	2,317.11	2,080.00
Other Payables	3,331.68	0.00
TOTAL LIABILITIES	33,856.40	30,299.78
NET ASSETS	(891.76)	2,334.84

Sinking Fund Statement of Income & Expenditure

RIVERCOVE EAGLEBY CTS 44000
140 Eagleby Road EAGLEBY QLD 4207
1 September 2023 to 31 August 2024
Printed 03/09/24 13:17

	YTD Actual	Annual Budget	Variance	Last Year
FUND INCOME				
Contributions	19,953.80	19,952.72	1.08	24,941.66
TOTAL FUND INCOME	19,953.80	19,952.72	1.08	24,941.66
FUND EXPENDITURE				
Common property	420.00	20,000.00	19,580.00	19,653.27
Contingencies	0.00	10,000.00	10,000.00	0.00
Electrical	3,438.50	0.00	(3,438.50)	0.00
Gates	18,720.00	0.00	(18,720.00)	0.00
Grounds	100.00	0.00	(100.00)	0.00
Painting	0.00	130,000.00	130,000.00	0.00
Pest control	0.00	0.00	0.00	3,400.00
Plant and equipment	789.09	0.00	(789.09)	2,200.81
TOTAL FUND EXPENDITURE	23,467.59	160,000.00	136,532.41	25,254.08
FUND SURPLUS (DEFICIT)	(3,513.79)	(140,047.28)	136,533.49	(312.42)

Sinking Fund Statement of Assets & Liabilities

RIVERCOVE EAGLEBY CTS 44000
140 Eagleby Road EAGLEBY QLD 4207
31 August 2024
Printed 03/09/24 13:17

	YTD Actual	Last Year
OWNERS FUNDS		
Balance Brought Forward	232,438.21	232,750.63
Surplus/(Deficit) For Period	(3,513.79)	(312.42)
TOTAL FUNDS	228,924.42	232,438.21
ASSETS		
Cash at Bank (MBL)	231,298.42	235,321.21
Receivables	788.00	465.00
TOTAL ASSETS	232,086.42	235,786.21
LIABILITIES		
Levies In Advance	3,162.00	3,348.00
TOTAL LIABILITIES	3,162.00	3,348.00
NET ASSETS	228,924.42	232,438.21

Consolidated Statement of Assets & Liabilities

RIVERCOVE EAGLEBY CTS 44000
140 Eagleby Road EAGLEBY QLD 4207
31 August 2024
Printed 03/09/24 13:17

	YTD Actual	Last Year
OWNERS FUNDS		
Balance Brought Forward	234,773.05	230,474.16
Surplus/(Deficit) For Period	(6,740.39)	4,298.89
TOTAL FUNDS	228,032.66	234,773.05
ASSETS		
Cash at Bank (MBL)	257,626.06	264,050.83
Prepayments	200.00	0.00
Receivables	7,225.00	4,370.00
TOTAL ASSETS	265,051.06	268,420.83
LIABILITIES		
Creditors	66.00	0.00
GST control account	(3,417.05)	(3,519.84)
Accrued Expenses	148.66	667.62
Levies In Advance	34,572.00	34,420.00
Unallocated Advances	2,317.11	2,080.00
Other Payables	3,331.68	0.00
TOTAL LIABILITIES	37,018.40	33,647.78
NET ASSETS	228,032.66	234,773.05

Notes to the Financial Statements

RIVERCOVE EAGLEBY CTS 44000
140 Eagleby Road EAGLEBY QLD 4207
31 August 2024
Printed 03/09/24 13:17

Investments

Nil

The following balances relate to amounts received or owing as at 31/08/2024

Receivables - Owner Arrears

Unit/Lot Details	Admin				C/Fwd
	Contributions	Insurance renewal	Debt collection fees recovery	Final notice fee	
00006	23.00	178.00			201.00
00010	727.00	178.00			905.00
00025	1,454.00	460.00	374.00	22.00	2,310.00
00052	29.00	178.00		33.00	240.00
00054	2,181.00	534.00		66.00	2,781.00
Totals including GST (if applicable)	4,414.00	1,528.00	374.00	121.00	6,437.00

Receivables - Owner Arrears (continued)

Unit/Lot Details	Sinking		
	B/Fwd	Contributions	Total
00006	201.00	93.00	294.00
00010	905.00	93.00	998.00
00025	2,310.00	186.00	2,496.00
00052	240.00	93.00	333.00
00054	2,781.00	323.00	3,104.00
Totals including GST (if applicable)	6,437.00	788.00	7,225.00

Debtors

Nil

Allocated Advance Payments

Unit/Lot Details	Admin		Sinking	
	Contributions	Insurance renewal	Contributions	Total
00001	727.00	178.00	93.00	998.00
00002	727.00	178.00	93.00	998.00
00003	727.00	178.00	93.00	998.00
00004	640.00			640.00
00007	727.00	178.00	93.00	998.00
00008	727.00	178.00	93.00	998.00
00009	727.00	178.00	93.00	998.00
00011	727.00	178.00	93.00	998.00
00013	727.00	178.00	93.00	998.00
00014	727.00	178.00	93.00	998.00
00015	727.00	178.00	93.00	998.00
00016	727.00	178.00	93.00	998.00

Notes to the Financial Statements

RIVERCOVE EAGLEBY CTS 44000
140 Eagleby Road EAGLEBY QLD 4207
31 August 2024
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Allocated Advance Payments (continued)

Unit/Lot Details	Admin		Sinking	Total
	Contributions	Insurance renewal	Contributions	
00017	727.00	178.00	93.00	998.00
00019	727.00	178.00	93.00	998.00
00020	727.00	178.00	93.00	998.00
00022	727.00	178.00	93.00	998.00
00024	727.00	178.00	93.00	998.00
00026	727.00	178.00	93.00	998.00
00027	727.00	178.00	93.00	998.00
00028	727.00	178.00	93.00	998.00
00029	727.00	178.00	93.00	998.00
00030	727.00	178.00	93.00	998.00
00034	727.00	178.00	93.00	998.00
00035	727.00	178.00	93.00	998.00
00036	727.00	178.00	93.00	998.00
00037	727.00	178.00	93.00	998.00
00038	727.00	178.00	93.00	998.00
00041	727.00	178.00	93.00	998.00
00043	727.00	178.00	93.00	998.00
00046	727.00	178.00	93.00	998.00
00049	727.00	178.00	93.00	998.00
00053	727.00	178.00	93.00	998.00
00055	727.00	178.00	93.00	998.00
00057	727.00	178.00	93.00	998.00
00059	727.00	178.00	93.00	998.00
Totals	25,358.00	6,052.00	3,162.00	34,572.00

Outstanding Creditors

Creditor	Ref	Details	Account	Amount
SWIF04	060542	Debt recovery correspondence	A32000	66.00
Totals				66.00

Unallocated Advance Payments

Unit/Lot Details	Admin
00013	1,488.00-
00035	8.00-
00038	821.11-
Totals	2,317.11-

Notes to the Financial Statements

RIVERCOVE EAGLEBY CTS 44000
140 Eagleby Road EAGLEBY QLD 4207
31 August 2024
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Remuneration

Commissions received by Whittles are disclosed in the Services Agreement between the Body Corporate and Whittles

Commissions received by Whittles for the financial year of the body corporate: \$3,957.66

Summary of Significant Accounting Policies

RIVERCOVE EAGLEBY CTS 44000
140 Eagleby Road EAGLEBY QLD 4207
1 September 2023 to 31 August 2024
Printed 03/09/24 13:17

Basis of Preparation

The Body Corporate agent has prepared the financial statements on the basis that the Body Corporate is a non-reporting entity because there are no users dependent on general purpose financial statements. These financial statements are therefore special purpose financial statements that have been prepared to meet the information needs of members.

The financial statements have been prepared in accordance with the significant accounting policies disclosed below, which the Body Corporate agent has determined are appropriate to meet the purposes of preparation. Such accounting policies are consistent with the prior period unless otherwise stated.

Basis of Accounting

The financial statements have been prepared on a modified accruals basis and are based on historical costs. Income has been recorded when receivable from the owners and the expenses are recorded when approved for payment, unless otherwise stated. Further manual accruing of expenses may occur as instructed.

Cash and cash equivalents

Cash and cash equivalents comprise deposits held on call with banks and other short-term highly liquid investments which are readily convertible to known amounts of cash and which are subject to an insignificant risk of change in value.

Goods and Services Tax

Income, expenditure and assets of the Corporation are recognised net of the amount of Goods and Services Tax (GST), except where the GST incurred is not recoverable from the Australian Taxation Office (ATO).

Receivables and payables are stated inclusive of GST.

The net amount of GST payable to, or recoverable from, the ATO is presented as the GST Control Account on the Statement of Assets and Liabilities.

Income Tax

The income tax expense charged to the Statement of Income and Expenditure comprises current income tax expense (income) and is the tax payable on taxable income calculated using applicable income tax rates enacted, or substantially enacted, as at the end of the reporting period.

Current tax liabilities (assets) are therefore measured at amounts expected to be paid to (recovered from) the ATO.

Only the non-member income of the Corporation is assessable for income tax purposes, as member income is excluded under the principle of mutuality.



Certificate of Insurance

ABN 29 008 096 277

Aleksandra Drapinska
Body Corporate Rivercove Eagleby
CTS 44000
Whittles Body Corporate Services
PO Box 709
COORPAROO QLD 4151

Date: 06.08.2024
Invoice No: I4602306

This document certifies that the policy referred to below is currently intended to remain in force until 4:00pm on the expiry date shown and will remain in force until that date, unless the policy is cancelled, lapsed, varied or otherwise altered in accordance with the relevant policy conditions.

Class Residential Strata/Community Corporation

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

Period 26.09.2024 to 26.09.2025

Policy No. QRSC22005079

Important Notice

This certificate does not reflect in detail the policy terms and conditions and merely provides a brief summary of the insurance that is, to the best of our knowledge, in existence at the date we have issued this certificate. If you wish to obtain details of the policy terms, conditions, restrictions, exclusions or warranties, you must refer to the policy contract.

Disclaimer

In arranging this certificate, we do not guarantee that the insurance outlined will continue to remain in force for the period referred to as the policy may be cancelled or altered by either party to the contract at any time in accordance with the terms and conditions of the policy. We accept no responsibility or liability to advise any party who may be relying on this certificate of such alteration to, or cancellation of the policy of insurance.

MGA Insurance Brokers Pty. Ltd.

ABN 29 008 096 277
Level 2, 15 Carnaby Street
MAROOCHYDORE
QLD 4558

Phone: 07 5409 3450
PO Box 1952
SUNSHINE PLAZA QLD 4558

COVERAGE SUMMARY

Body Corporate Rivercove Eagleby
Residential Strata/Community Corporation

RESIDENTIAL STRATA/COMMUNITY CORPORATION

INSURED:

Body Corporate for Rivercove Eagleby Community Title Scheme 44000

SITUATION:

140-142 Eagleby Road, Eagleby QLD 4207

INTEREST INSURED:

Building Sum Insured	\$	29,862,000
Common Contents Sum Insured	\$	298,620
Loss of Rent/Temporary Accommodation	\$	4,479,300

Catastrophe/Emergency Cover		15%
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Flood	\$	Not Insured
Storm Surge		Not Insured

Glass		Insured
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Theft		Insured
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Public Liability	\$	30,000,000
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Voluntary Workers		Insured
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Weekly Benefit	\$	2,000
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Capital Benefit	\$	200,000
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Fidelity	\$	100,000
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Office Bearers Liability	\$	5,000,000
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Machinery Breakdown	\$	Not Insured
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Government Audit Costs	\$	25,000
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Appeal expenses - common property health and safety breaches	\$	100,000
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Legal Defence Expenses	\$	50,000
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Lot owners fixtures and fixings	\$	300,000
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Floating floors		Insured
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Loss of Market Value		Not Insured
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Workers Compensation (ACT, WA & TAS ONLY)		Not Insured
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EXCESS:

Standard Excess	\$	1,000
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COVERAGE SUMMARY

Body Corporate Rivercove Eagleby
Residential Strata/Community Corporation

Water Damage and/or Burst Pipes	\$	20,000
Flood Excess		Not Applicable
Storm Surge Excess		Not Applicable
Public Liability Excess		Nil
Voluntary Workers Excess		Nil
Fidelity Excess		Nil
Office Bearers Liability Excess		Nil
Machinery Breakdown Excess		Not Applicable
Government Audit Excess		Nil
Appeal Expenses Excess		Nil
Legal Defence Expenses Excess	\$	1000 + 10% contribution
Other excesses payable are shown in the Policy Wording		

ADDITIONAL POLICY BENEFITS AND CONDITIONS:

Not Applicable

MAJOR EXCLUSIONS :Terrorism
Others As Per Policy

This Document is a Summary of Cover Only. Please refer to the Product Disclosure Statement for Full Policy Limitations and Additional Excesses

UNDERWRITING INFORMATION:

Year Built	2012
Primary Wall Construction	Brick
Secondary Wall Construction	Fibre Cement - No Asbestos
Roof Construction	Tile
Floor Construction	Concrete
Concrete/ Timber Upper	

Aluminium Composite Panels	No
Primary External Cladding:	
N/A	
Secondary External Cladding:	
Fibre Cement Other	

Heritage Listed	No
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Fire Protection	
Sprinkler systems in the complex basement/carpark?	No
Sprinkler systems in the complex units?	No
Fire hose reels located throughout the complex?	No

Number of Units	59
Number of Levels	2
Number of Basements	0
Number of Lifts	0
Number of Pools/Spas	1
Number of Gyms	0
Number of Playgrounds	0
Number of Water Features	0

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COVERAGE SUMMARY

Body Corporate Rivercove Eagleby
Residential Strata/Community Corporation

Number of Jetties/Wharfs	0
Number of Separate Buildings	21
% of EPS	0 %
% Commercial Tenants	0 %

Additional Construction Comments:
Construction Type: Walls - Masonry, FC Sheeting and
Hardiplank Wall Cladding Floors - Concrete/Wood Roof -
Concrete Tile Valuation: November 2023