

Seller Disclosure Report

Vendor/s

ROBERT WILLIAM RALPH, BRANDI-LEA RALPH

Property Address

UNIT 605 152 MIDDLE ST, CLEVELAND QLD 4163

Prepared On

Friday, August 15, 2025

In This Report

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Disclosure Statement

Seller disclosure statement



Queensland
Government

Property Law Act 2023 section 99

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

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

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

This statement does not include information about:

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

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

Part 1 – Seller and property details

Seller ROBERT WILLIAM RALPH, BRANDI-LEA RALPH

Property address UNIT 605 152 MIDDLE ST, CLEVELAND QLD 4163
(referred to as the
“property” in this
statement)

Lot on plan description Lot 605 on SP324763

Community titles scheme
or BUGTA scheme:

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

☒ **Yes**

☐ **No**

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

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

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

Title details

The seller gives or has given the buyer the following—

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

☒ **Yes**

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

☒ **Yes**

Registered encumbrances	<p>Registered encumbrances, if any, are recorded on the title search, and may affect your use of the property. Examples include easements, statutory covenants, leases and mortgages.</p> <p>You should seek legal advice about your rights and obligations before signing the contract.</p>
Unregistered encumbrances (excluding statutory encumbrances)	<p>There are encumbrances not registered on the title that will continue <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No to affect the property after settlement.</p> <p>Note—If the property is part of a community titles scheme or a BUGTA scheme it may be subject to and have the benefit of statutory easements that are NOT required to be disclosed.</p> <p>Unregistered lease (if applicable)</p> <p>If the unregistered encumbrance is an unregistered lease, the details of the agreement are as follows:</p> <ul style="list-style-type: none"> » the start and end day of the term of the lease: » the amount of rent and bond payable: » whether the lease has an option to renew: <p>Other unregistered agreement in writing (if applicable)</p> <p>If the unregistered encumbrance is created by an agreement in writing, and is not an unregistered lease, a copy of the agreement is given, together with relevant plans, if any. <input type="checkbox"/> Yes</p> <p>Unregistered oral agreement (if applicable)</p> <p>If the unregistered encumbrance is created by an oral agreement, and is not an unregistered lease, the details of the agreement are as follows:</p>
Statutory encumbrances	<p>There are statutory encumbrances that affect the property. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><i>If Yes, the details of any statutory encumbrances are as follows:</i></p> <p>Please refer to the attached Statutory Encumbrance Report Annexure and Maps for further information.</p>
Residential tenancy or rooming accommodation agreement	<p>The property has been subject to a residential tenancy agreement or a rooming accommodation agreement under the <i>Residential Tenancies and Rooming Accommodation Act 2008</i> during the last 12 months. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes, when was the rent for the premises or each of the residents' rooms last increased? (<i>Insert date of the most recent rent increase for the premises or rooms</i>) <input type="text"/></p> <p>Note—Under the <i>Residential Tenancies and Rooming Accommodation Act 2008</i> the rent for a residential premises may not be increased earlier than 12 months after the last rent increase for the premises.</p> <p>As the owner of the property, you may need to provide evidence of the day of the last rent increase. You should ask the seller to provide this evidence to you prior to settlement.</p>

Part 3 – Land use, planning and environment

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

Zoning	<p>The zoning of the property is <i>(Insert zoning under the planning scheme, the Economic Development Act 2012; the Integrated Resort Development Act 1987; the Mixed Use Development Act 199; the State Development and Public Works Organisation Act 1971 or the Sanctuary Cove Resort Act 1985, as applicable)</i>:</p> <p>Medium Density Residential - MDR4 zone</p>		
Transport proposals and resumptions	<p>The lot is affected by a notice issued by a Commonwealth, State or local government entity and given to the seller about a transport infrastructure proposal* to: locate transport infrastructure on the property; or alter the dimensions of the property.</p> <p>The lot is affected by a notice of intention to resume the property or any part of the property.</p> <p><i>If Yes, a copy of the notice, order, proposal or correspondence must be given by the seller.</i></p>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Contamination and environmental protection	<p>The property is recorded on the Environmental Management Register or the Contaminated Land Register under the <i>Environmental Protection Act 1994</i>.</p> <p>The following notices are, or have been, given:</p> <p>A notice under section 408(2) of the <i>Environmental Protection Act 1994</i> (for example, land is contaminated, show cause notice, requirement for site investigation, clean up notice or site management plan).</p> <p>A notice under section 369C(2) of the <i>Environmental Protection Act 1994</i> (the property is a place or business to which an environmental enforcement order applies).</p> <p>A notice under section 347(2) of the <i>Environmental Protection Act 1994</i> (the property is a place or business to which a prescribed transitional environmental program applies).</p>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Trees	<p>There is a tree order or application under the <i>Neighbourhood Disputes (Dividing Fences and Trees) Act 2011</i> affecting the property.</p> <p><i>If Yes, a copy of the order or application must be given by the seller.</i></p>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Heritage	<p>The property is affected by the <i>Queensland Heritage Act 1992</i> or is included in the World Heritage List under the <i>Environment Protection and Biodiversity Conservation Act 1999</i> (Cwlth).</p>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Flooding	<p>Information about whether the property is affected by flooding or another natural hazard or within a natural hazard overlay can be obtained from the relevant local government and you should make your own enquires. Flood information for the property may also be available at the FloodCheck Queensland portal or the Australian Flood Risk Information portal.</p>		
Vegetation, habitats and protected plants	<p>Information about vegetation clearing, koala habitats and other restrictions on development of the land that may apply can be obtained from the relevant State government agency.</p>		

Part 4 – Buildings and structures

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

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

Part 5 – Rates and services

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

Rates	Whichever of the following applies—
The total amount payable* for all rates and charges (without any discount) for the property as stated in the most recent rate notice is:	
Amount: \$324.08	Date Range: 1/07/2025 to 30/09/2025
OR	
The property is currently a rates exempt lot.**	<input type="checkbox"/>
OR	
The property is not rates exempt but no separate assessment of rates is issued by a local government for the property.	<input type="checkbox"/>

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

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

	Whichever of the following applies—
Water	<p>The total amount payable as charges for water services for the property as indicated in the most recent water services notice* is:</p> <div> Amount: \$241.42 Date Range: 1/07/2025 to 30/09/2025 </div> <p>OR</p> <p>There is no separate water services notice issued for the lot; however, an estimate of the total amount payable for water services is:</p> <div> Amount: <input type="text"/> Insert estimated amount Date Range: <input type="text"/> Insert date range </div>

* A water services notices means a notice of water charges issued by a water service provider under the *Water Supply (Safety and Reliability) Act 2008*.

Part 6 – Community titles schemes and BUGTA schemes

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

WARNING TO BUYER – If the property is part of a community titles scheme or a BUGTA scheme and you purchase the property, you will become a member of the body corporate for the scheme with the right to participate in significant decisions about the scheme and you will be required to pay contributions towards the body corporate's expenses in managing the scheme. You will also be required to comply with the by-laws. By-laws will regulate your use of common property and the lot.

For more information about living in a body corporate and your rights and obligations, contact the Office of the Commissioner for Body Corporate and Community Management.

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

Building Units and Group Titles Act 1980	<p>The property is included in a BUGTA scheme <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p><i>(If Yes, complete the information below)</i></p>
Body Corporate Certificate	<p>A copy of a body corporate certificate for the lot under the <i>Building Units and Group Titles Act 1980</i>, section 40AA(1) is given to the buyer. <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><i>If No</i>— An explanatory statement is given to the buyer that states: <input type="checkbox"/> Yes</p> <ul style="list-style-type: none"> » a copy of a body corporate certificate for the lot is not attached; and » the reasons under section 7 of the <i>Property Law Regulation 2024</i> why the seller has not been able to obtain a copy of the body corporate certificate for the lot. <p>Note—If the property is part of a BUGTA scheme, you will be subject to by-laws approved by the body corporate and other by-laws that regulate your use of the property and common property.</p>

Signatures – SELLER

Signed by:
Robert Ralph
48EA7B4930479149

Signature of seller

Robert Ralph

Name of seller

15/08/2025 12:13 pm

Date

Signed by:
Brandi-lea Ralph
155C915124E77DAC

Signature of seller

Brandi-lea Ralph

Name of seller

15/08/2025 11:48 am

Date

Signatures – BUYER

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

Signature of buyer

Name of buyer

Date

Signature of buyer

Name of buyer

Date

Searches

CURRENT TITLE SEARCH
QUEENSLAND TITLES REGISTRY PTY LTD

Request No: 52946874
Search Date: 12/08/2025 11:02

Title Reference: 51290041
Date Created: 29/07/2022

Previous Title: 15583068
50135103

REGISTERED OWNER

Dealing No: 721897810 11/08/2022

ROBERT WILLIAM RALPH
BRANDI-LEA RALPH JOINT TENANTS

ESTATE AND LAND

Estate in Fee Simple

LOT 605 SURVEY PLAN 324763
Local Government: REDLAND
COMMUNITY MANAGEMENT STATEMENT 55226

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 19539113 (ALLOT 5 SEC 24)
Deed of Grant No. 19539114 (ALLOT 6 SEC 24)
2. MORTGAGE No 722628954 21/07/2023 at 14:08
AFSH NOMINEES PTY LTD A.C.N. 143 937 437

ADMINISTRATIVE ADVICES - NIL
UNREGISTERED DEALINGS - NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

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

721864751

EL 400 \$5,935.00 W/RE 721806198
28/07/2022 07:43:38

WARNING : Folded or Mutilated Plans will not be accepted.
Plans may be rolled.
Information may not be placed in the outer margins.

Sheet **2** of **12**

4. Lodged by

(Include address, phone number, reference, and Lodger Code)

Existing		Created		
Title Reference	Description	New Lots	Road	Secondary Interests
15583068	Lot 2 on RP154159	1,101-104,107,201-204,207,301-304, 307,401-404,407,501-503,505,601-603, 605, 701-703,705 & CP		
50135103	Lot 7 on RP903545	1-3,101,104-108,201,204-208,301, 304-308,401,404-408,501,503-506, 601,603-606,701,703-706 & CP		EMT B

BURDENING EASEMENT ALLOCATION TABLE

Easement	Lot to be Encumbered
720027775 (Emt. A on SP318062)	CP

MORTGAGE ALLOCATIONS

Mortgage	Lots Fully Encumbered	Lots Partially Encumbered
721374292	102,103,202,203,302,303, 402,403,502,602 & 702	1,101,104,107,201,204,207, 301,304,307,401,404,407, 501,503,505,601,603,605, 701,703 & 705

Survey Reinstatement Report.

Plans Used: RP154159, RP903545, IS220702, IS280981, SP204271, SP318062, SP113418

Base parcel boundaries reinstated in good agreement with IS280981. Stations 1 & 3 fixed by original marks, occupations and reference marks. Depth and side alignment confirmed by original rear occupations.

Date of Development Approval: 22nd July, 2020.

2,3,105,106,108,205,206,208,305,306,308, 405,406,408,504,506,604,606,704 & 706	Allot 5 Sec 24
102,103,202,203,302,303,402,403, 502,602 & 702	Allot 6 Sec 24
1,101,104,107,201,204,207,301,304,307, 401,404,407,501,503,505,601,603,605, 701,703,705 & CP	Allots 5 & 6 Sec 24
Lots	Orig

2. Orig Grant Allocation :

3. References :

Dept File :
Local Govt :
Surveyor : 7927-21

5. Passed & Endorsed :

By : STATEWIDE SURVEY GROUP PTY. LTD.

Date : 12-7-22

Signed : *W Mms*

Designation : CADASTRAL SURVEYOR/DIRECTOR

6. Building Format Plans only.

I certify that :

* As far as it is practical to determine, no part of the building shown on this plan encroaches onto adjoining lots or road;

* Part of the building shown on this plan encroaches onto adjoining * lots and road

W Mms 12-4-22

Cadastral Surveyor/Director * Date

* delete words not required

7. Lodgement Fees :

Survey Deposit \$
Lodgement \$
..... New Titles \$
Photocopy \$
Postage \$
TOTAL \$

8. Insert Plan Number

SP324763

7927-22 SSD VERSION 3 12-07-22

LEVEL A

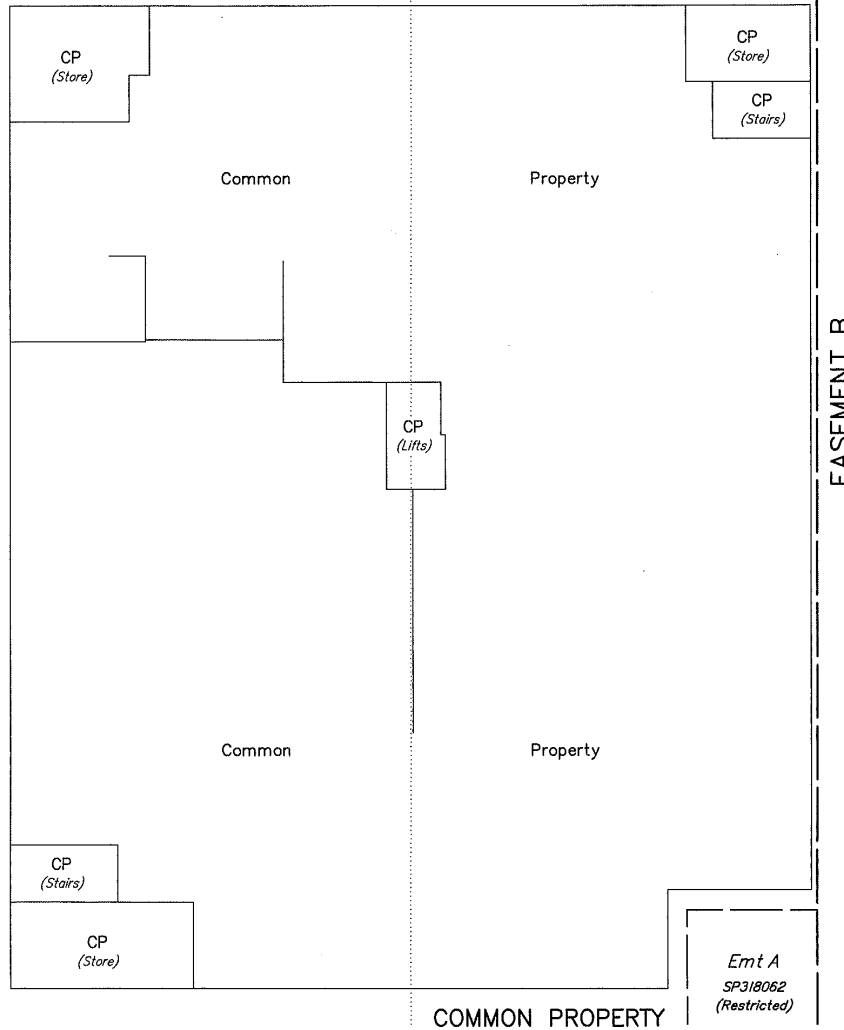
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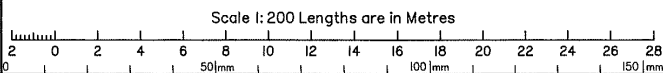
Allot 6 Sec 24

Allot 5 Sec 24

COMMON PROPERTY



CP — Denotes Common Property



State copyright reserved.

Insert
Plan
Number **SP324763**

LEVEL B

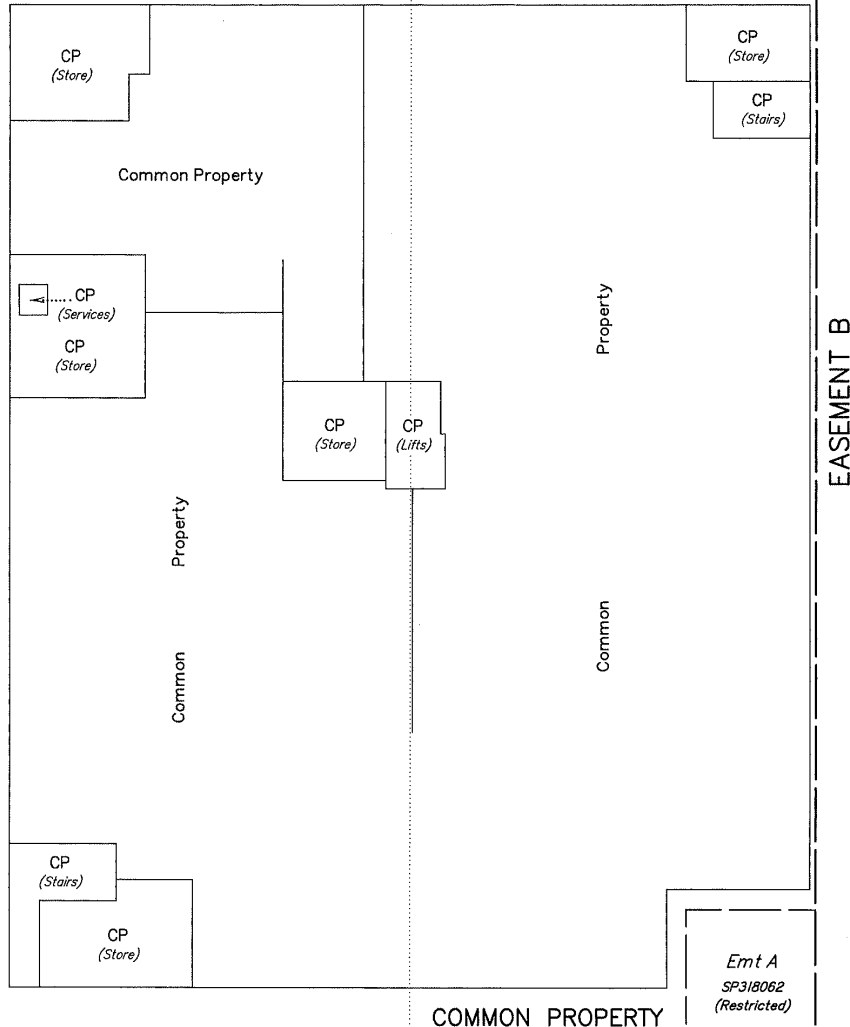
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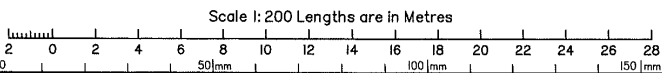
Allot 6 Sec 24

Allot 5 Sec 24

COMMON PROPERTY



CP - Denotes Common Property

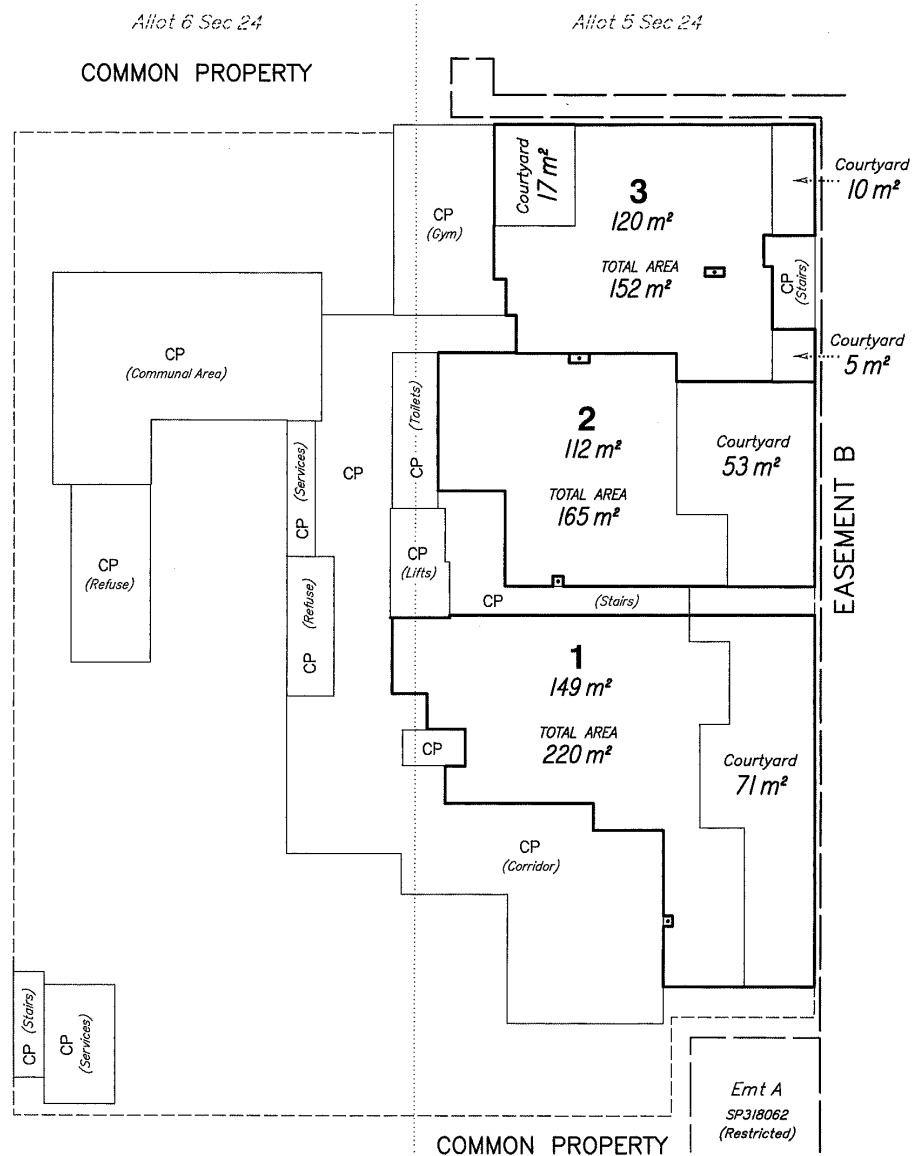


State copyright reserved

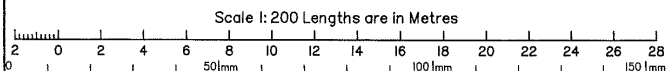
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LEVEL C

Scale 1 : 200



CP - Denotes Common Property
 - Denotes Duct (Common Property)
 ----- Denotes Level Below

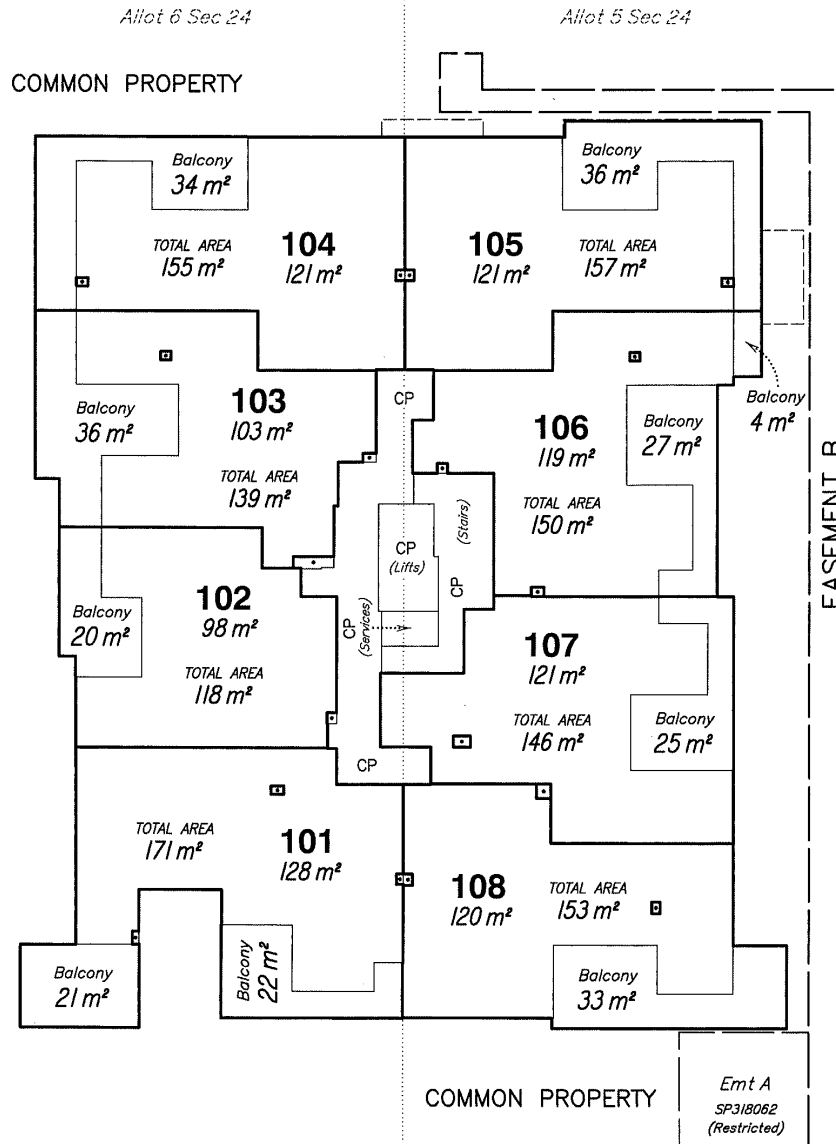


State copyright reserved

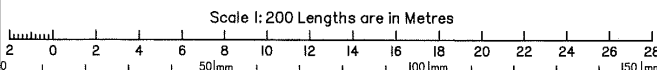
Insert Plan Number **SP324763**

LEVEL D

Scale 1 : 200



CP - Denotes Common Property
 □ - Denotes Duct (Common Property)
 ----- Denotes Level Below



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Insert Plan Number **SP324763**

LEVEL E

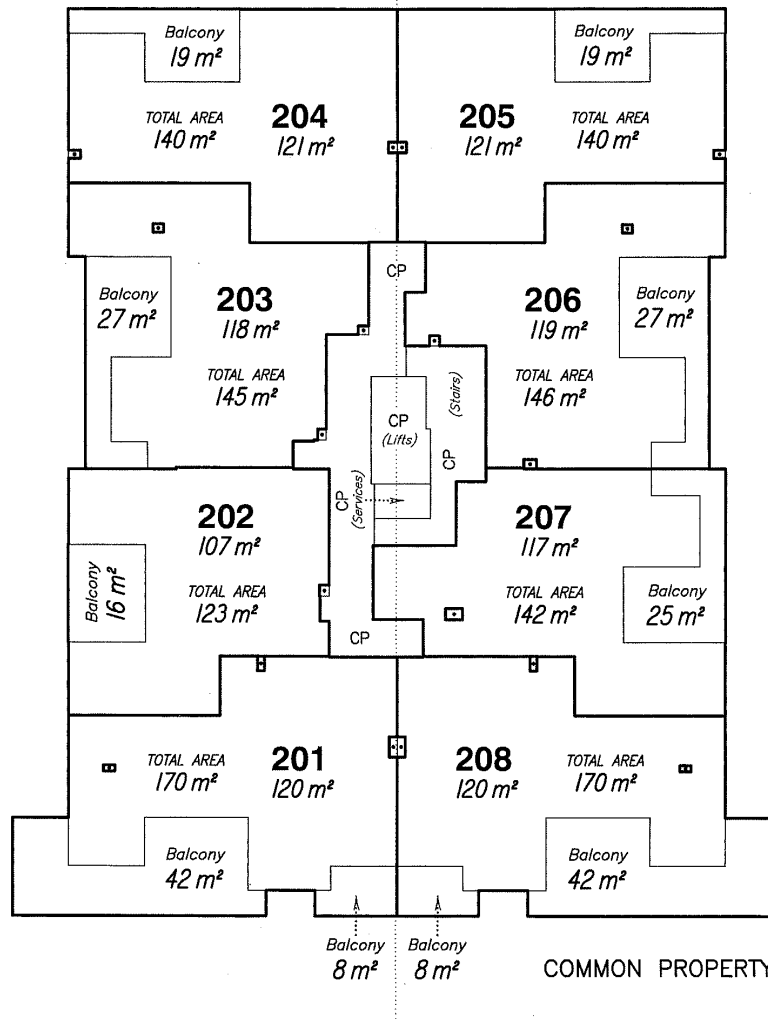
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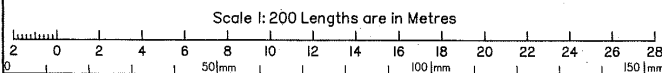
Allot 6 Sec 24

Allot 5 Sec 24

COMMON PROPERTY



CP - Denotes Common Property
 - Denotes Duct(Common Property)



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Insert Plan Number **SP324763**

7927-22 SSD VERSION 3 12-07-22

LEVEL F

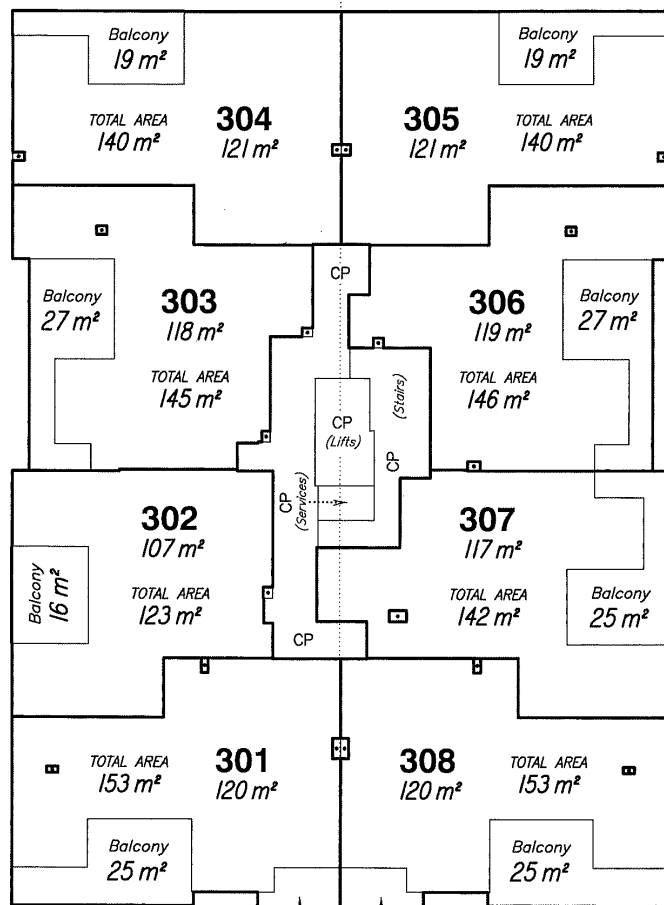
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Allot 6 Sec 24

Allot 5 Sec 24

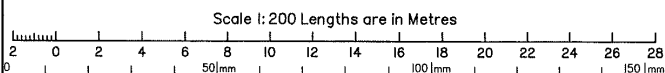
COMMON PROPERTY



EASEMENT B

COMMON PROPERTY

CP - Denotes Common Property
□ - Denotes Duct(Common Property)



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Insert Plan Number **SP324763**

7927-22 SSD Version 2 12-04-22

LEVEL G

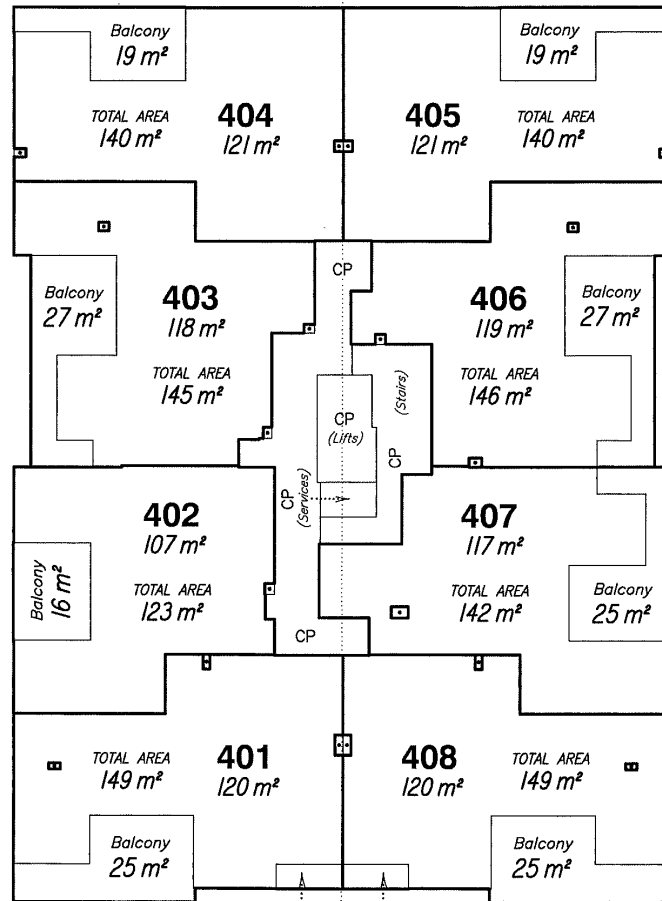
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Allot 6 Sec 24

Allot 5 Sec 24

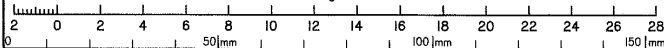
COMMON PROPERTY



COMMON PROPERTY

CP - Denotes Common Property
□ - Denotes Duct(Common Property)

Scale 1: 200 Lengths are in Metres

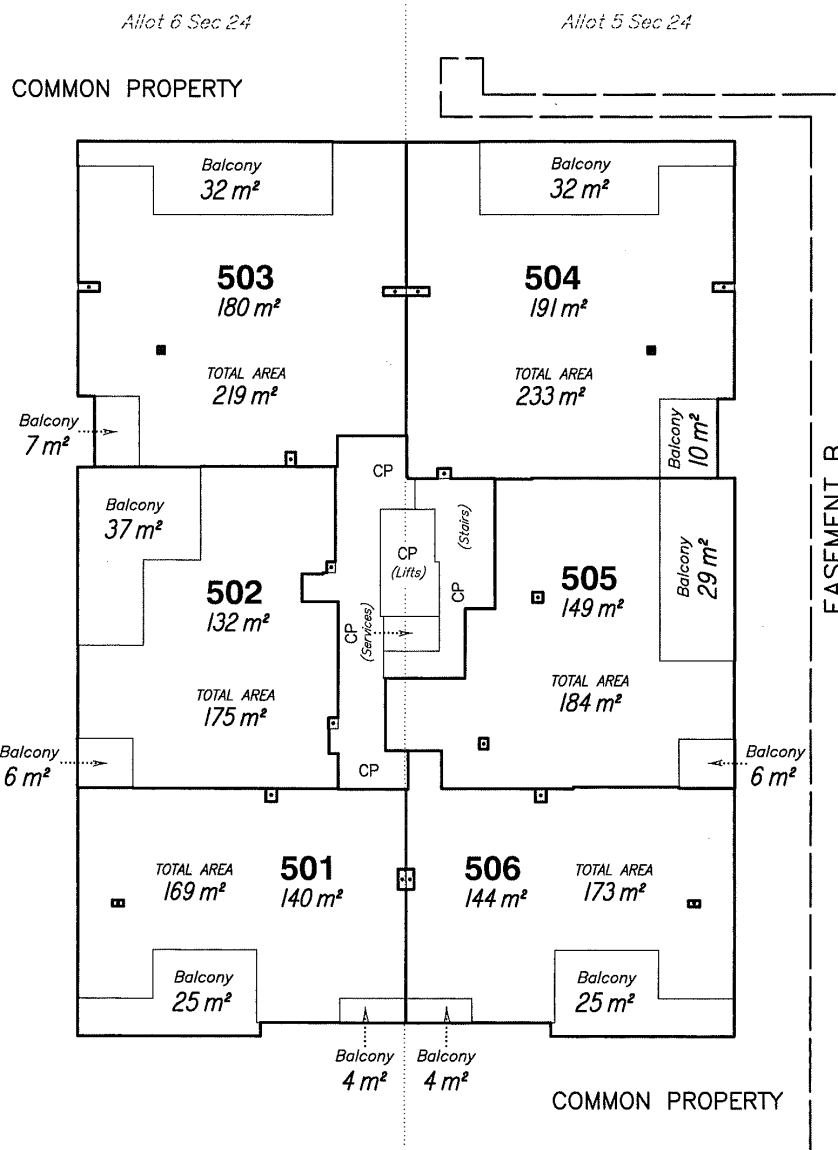


State copyright reserved.

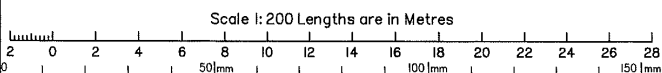
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Plan
Number **SP324763**

LEVEL H

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CP - Denotes Common Property
□ - Denotes Duct(Common Property)

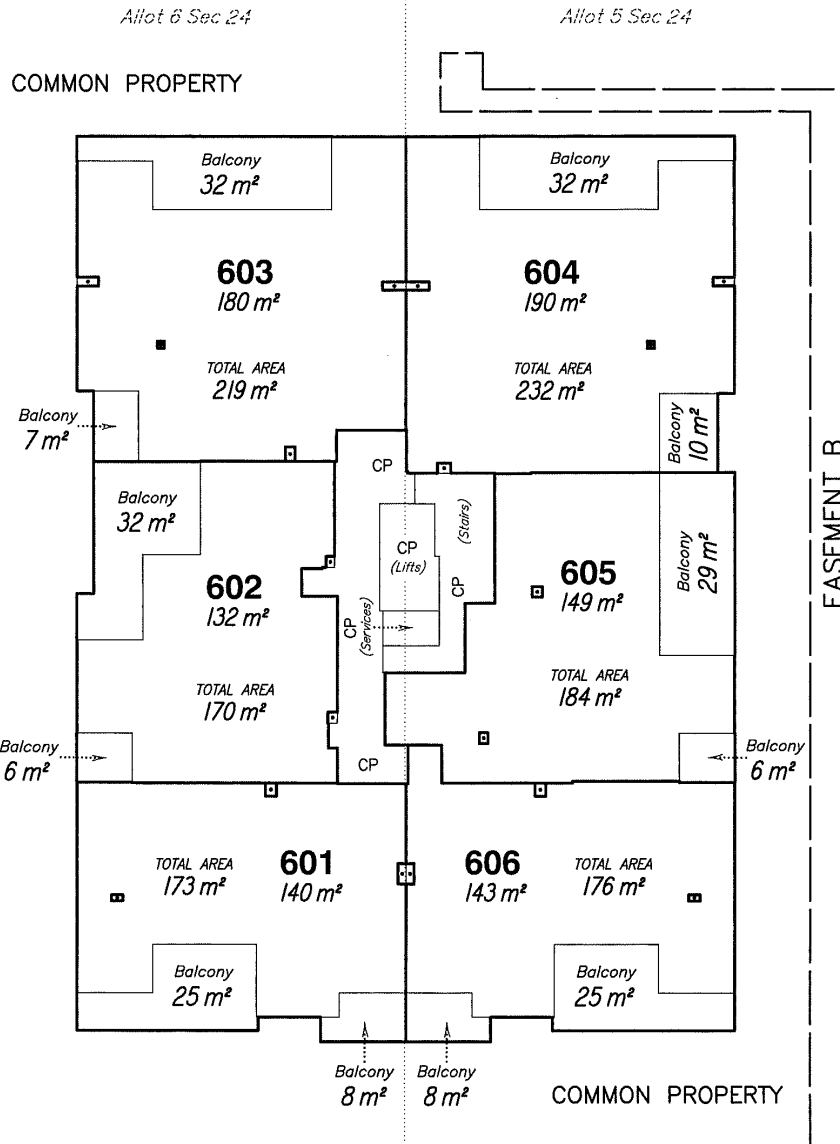


State copyright reserved

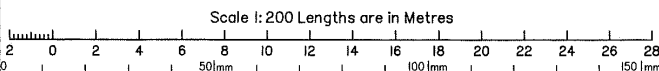
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LEVEL I

Scale 1: 200



CP - Denotes Common Property
□ - Denotes Duct (Common Property)

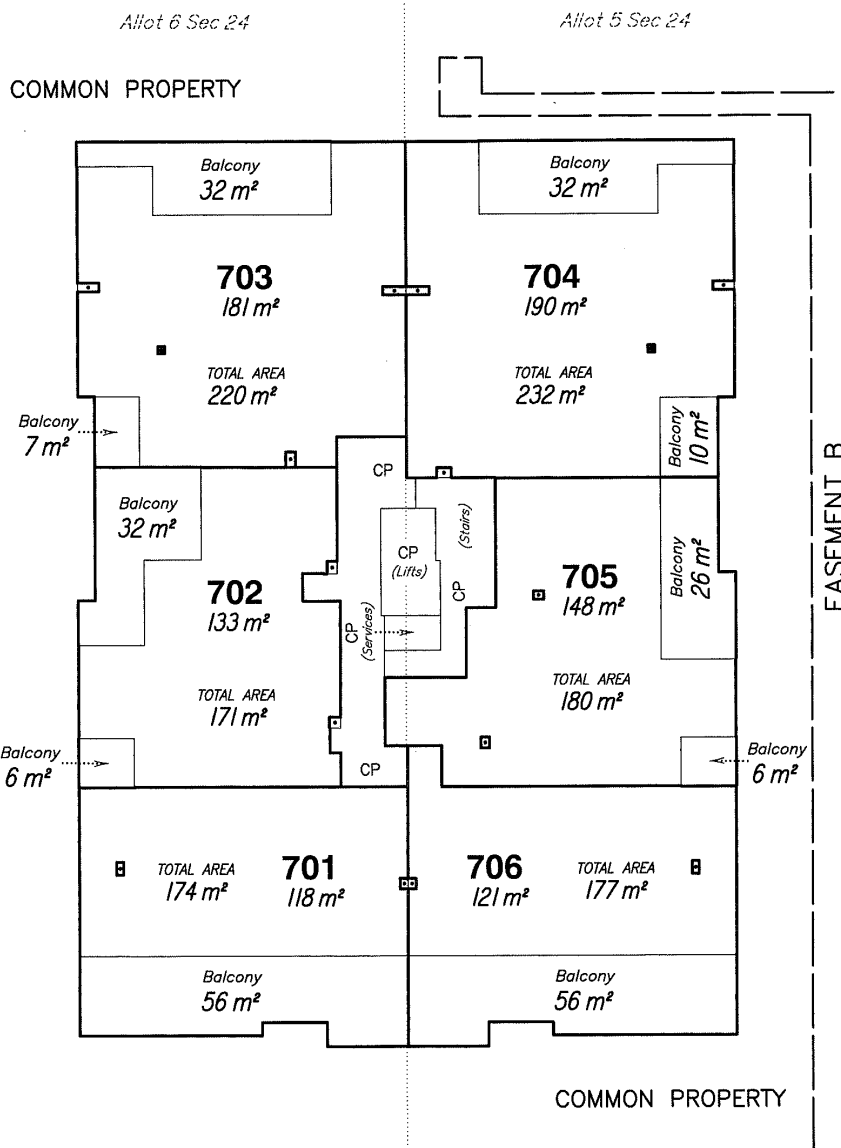


State copyright reserved.

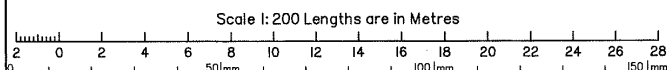
Insert Plan Number **SP324763**

LEVEL J

Scale 1 : 200



CP - Denotes Common Property
□ - Denotes Duct(Common Property)



State copyright reserved.

Insert Plan Number **SP324763**

Property Fact Pack

develo

u605/152 Middle Street
Cleveland QLD 4163

YOUR DIGITAL COPY



Easements



Flood History



Character



Flood Risk



Coastal Flood Risk



Historic Imagery



Overland Flow Flood Risk



Flood Planning Risk



Vegetation

At a glance

This report provides important property information and identifies the common considerations when buying property, building or renovating.



Easements



CONSIDERATIONS
IDENTIFIED



Flood Risk



CONSIDERATIONS
IDENTIFIED



Character



NO
CONSIDERATIONS
IDENTIFIED



Vegetation



NO
CONSIDERATIONS
IDENTIFIED



Environment



CONSIDERATIONS
IDENTIFIED



Bushfire Risk



NO
CONSIDERATIONS
IDENTIFIED



Noise



CONSIDERATIONS
IDENTIFIED

DATE OF REPORT

12th of August, 2025

ADDRESS

u605/152 MIDDLE STREET

LOT/PLAN

605/SP324763

COUNCIL

Redland

ZONING

- Medium Density Residential – Mdr4

UTILITIES

- Power
- Sewer
- Water

SCHOOL CATCHMENTS

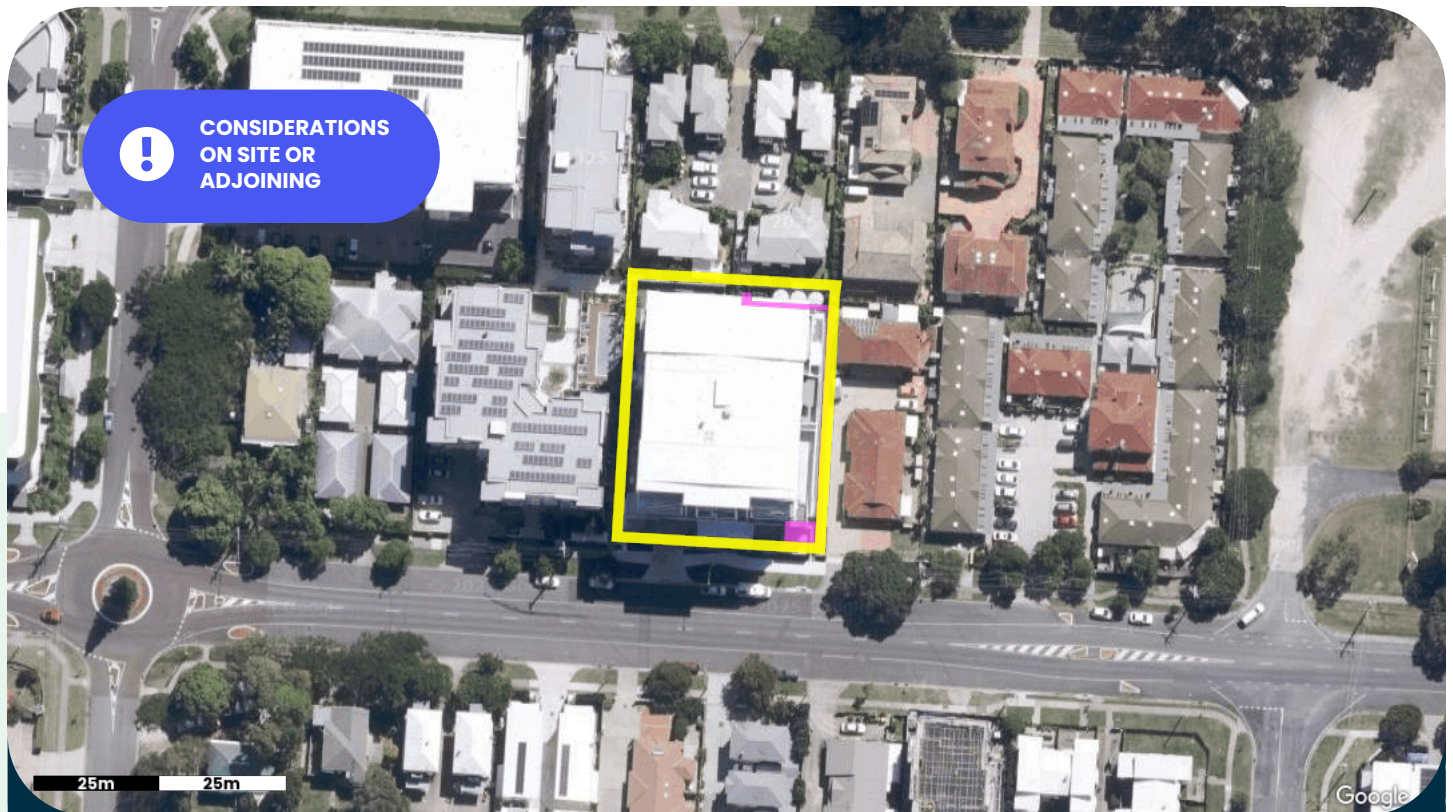
- Cleveland SS
- Cleveland District SHS

CLOSEST CITY

Logan City – 20km

Easements

What access rights exist over the property?



Sources: Qld Spatial

THINGS TO KNOW

Easements are legal rights allowing a person or government authority to access a specific portion of land for a particular purpose. They are commonly required for the maintenance of utilities including large water and sewer pipes, stormwater drains, and power lines. Easements are also created for shared vehicle access through a property or for maintenance of built to boundary walls.

Easements are recorded on a land title and agreed to by the landowner at the time of subdivision. The easement remains on the title even if the land is sold to someone else. Typically, a landowner cannot build permanent structures within an easement area or obstruct the access of the authorised party.

Before building within or over an easement, you must obtain approval from the easement owner and should speak to a building certifier to understand any specific considerations.

Note: The map identifies only publicly registered easements provided by the relevant authority and is not a definitive source of information. You should order a certificate of title & survey plan from the titles office to be sure. Although rare, private covenants or agreements over the land may exist. If you have specific concerns about land entitlements, please contact a solicitor.

Questions to ask

- Does the easement benefit or burden the property?
- Who is responsible for the land within the easement area?
- What other impacts does the easement have on the design of my building?

LEGEND

- Selected Property
- Easement

Flood Risk

Is the property in a potential flood area?



Sources: Redland City Council

THINGS TO KNOW

If your property is in a potential flood area, it's important to understand the possible risks, impacts and causes of flooding. Flooding commonly happens when prolonged or heavy rainfall causes waterways to rise, overflowing into nearby properties.

The likelihood of a flood is often described using Annual Exceedance Probability (AEP), which shows the chance of a flood happening in any given year. For example, a 1% AEP flood has a 1 in 100 chance of occurring annually.

Building, renovating, or developing in flood-prone areas may require government assessment. For instance, floor heights might need to be built above flood levels, or structures designed to allow water to flow beneath raised buildings.

It is important to check with your local authority (e.g. flood check report) to understand flood risks and access detailed information.

PROPERTY DUE DILIGENCE REPORT | u605/152 MIDDLE STREET

Note: Government flood risk models are broad guides that estimate flood probability and acceptable risk but don't guarantee site-specific accuracy or immunity. They are primarily developed by local authorities to govern future development on that sites to mitigate risks for residents. Newly subdivided lots may have already considered flooding risks and developed above acceptable flood risk levels rendering the mapping invalid. For specific concerns, consult your local authority, local flood check or a qualified professional.

Questions to ask

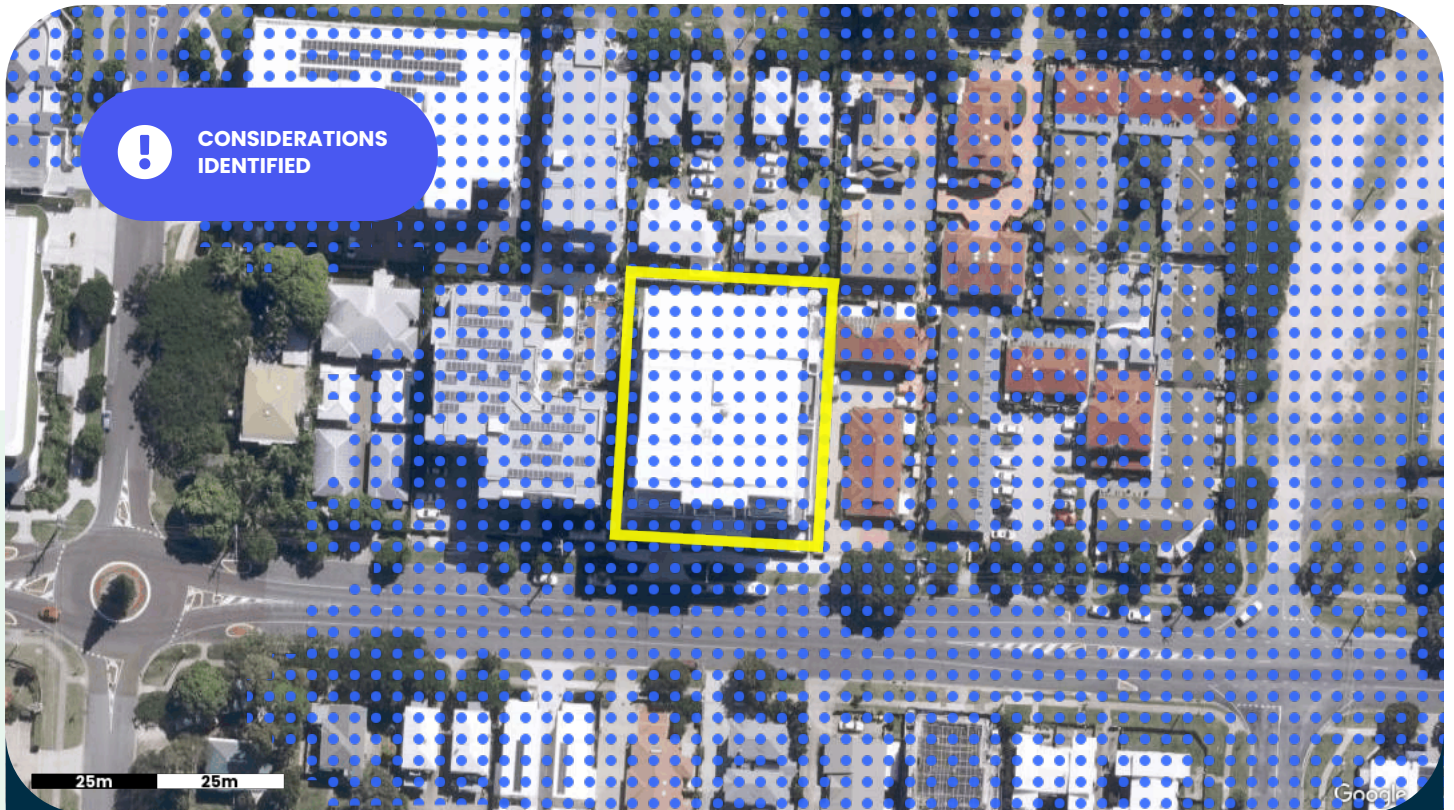
- What are the building requirements in a potential flood area?
- Can the flood risk be reduced through design measures?
- What is the probability of flooding and is this an acceptable risk for your plans?

LEGEND

-  Selected Property
-  Stormtide Inundation Area - 2016

Coastal Flood Risk

Are there any coastal impacts that impact my property?



Sources: Queensland Department Of Environment And Science

THINGS TO KNOW

Coastal flooding may occur when high tides, storm surges, or severe weather events push seawater inland. Rising sea levels and coastal erosion, caused by waves, tides, and human activities like vegetation removal, can make previously safe areas more vulnerable to flooding.

Building in a potential coastal flood area often requires government approval and mitigation measures. These can include raising floor heights, using materials resistant to saltwater, and installing erosion control features such as seawalls, revetments, or dune restoration.



It is important to check with your local authority (e.g. flood check and/or flood planning report) to understand flood risks and access detailed information.

Note: Government coastal flood risk models provide general guidance but don't account for site-specific conditions or guarantee protection from flooding. They are primarily developed by local authorities to govern future development on that sites to mitigate risks for residents. Newly subdivided lots may have already considered flooding risks and developed above acceptable flood risk levels, rendering the mapping invalid. Check with your local authority or a qualified professional for specific requirements.

Questions to ask

- What are the building restrictions in a coastal flood area?
- Can building designs reduce flood and erosion risks?
- How does coastal erosion impact your property, and what measures can help?

LEGEND

-  Selected Property
-  Moderate To Low Possibility (State)

Character

Is the property in a character or heritage area?



THINGS TO KNOW

Heritage and character places are generally to be retained or restored to preserve their unique character value and charm. Any extensions or alterations to existing heritage buildings should complement the traditional building style of the area. There may also be demolition restrictions for existing heritage buildings.

If a property is identified in a character area, any new houses or an extension to a house **may** need to be designed to fit in with the existing building character of the area.

Note: It is not only houses or buildings that are protected by heritage values, there may be structures or landscape features on site that are protected by heritage values. It is essential to consult with the local authority, town planner or a building certifier for guidance on heritage places.

Questions to ask

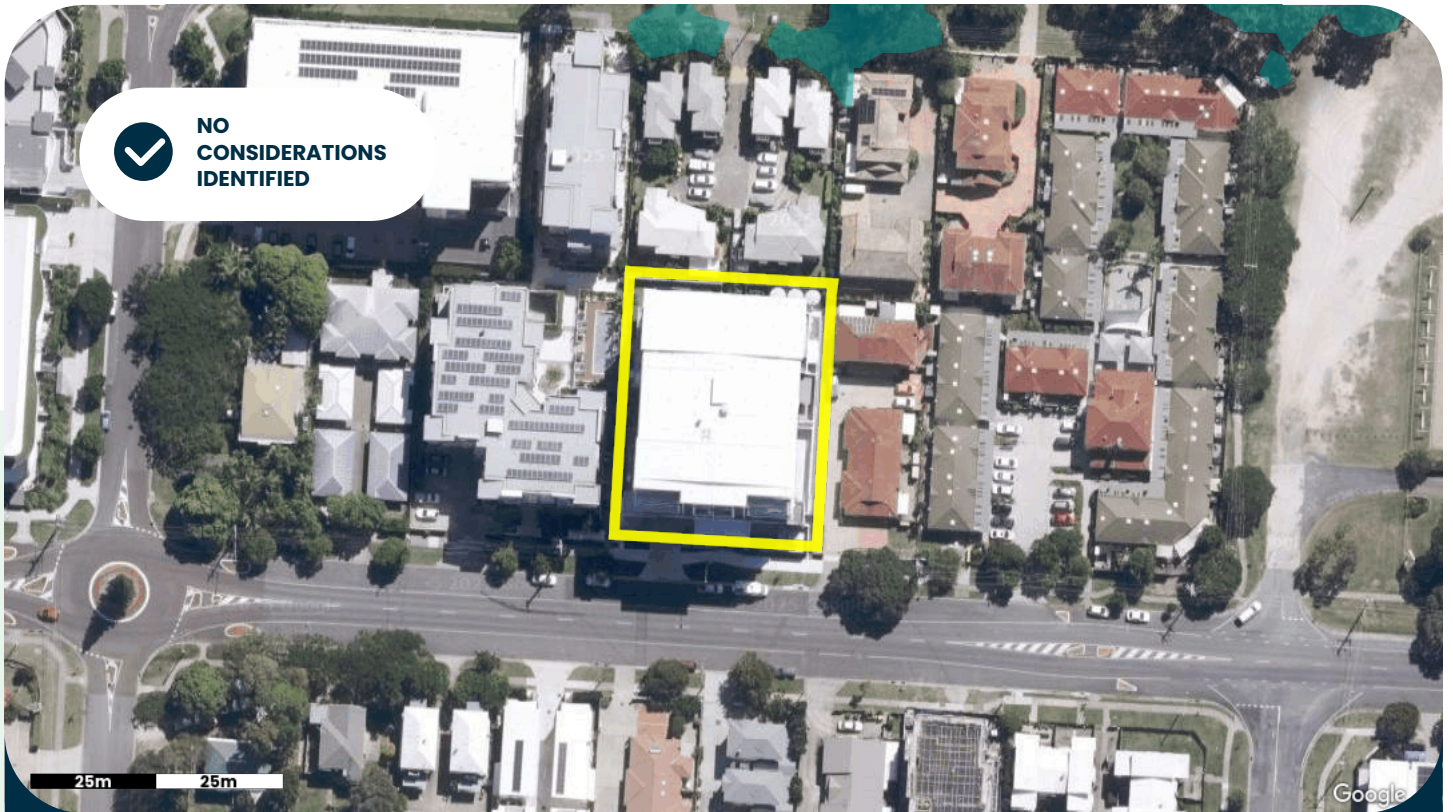
- Is the property protected by Character or Heritage restrictions?
- What impacts do these restrictions have on renovations, extensions, or new builds?
- Is approval required for works under Character or Heritage restrictions?
- How does this consideration positively or negatively impact the property?

LEGEND

 Selected Property

Vegetation

Is the property in an area with vegetation protection?



Sources: Redland City Council

THINGS TO KNOW

Properties located in protected vegetation areas may have tree clearing restrictions over the native vegetation or significant vegetation on the property. Your property may have vegetation protection if it:

- is located near a river, creek or a waterway corridor
- is located in a bushland area or rural area with native vegetation
- contains large significant trees even in an urban area
- the trees have heritage values and cultural sentiment

If these features are present, your property may contribute to the preservation of important environmental or cultural values. In these cases, planning controls may apply to help guide how vegetation is managed or how land can be developed.

Note: The map provided identifies areas that may have restrictions on tree clearing of native vegetation or significant. The mapping is based on broad modelling assumptions and does not assess each site individually. Newly subdivided lots may already have considered protected vegetation in the design of the subdivision and removal of vegetation approved by Council. To obtain accurate information about tree clearing and building on a site with protected vegetation considerations, it is recommended to contact your local Council or a local arborist for guidance.

Questions to ask

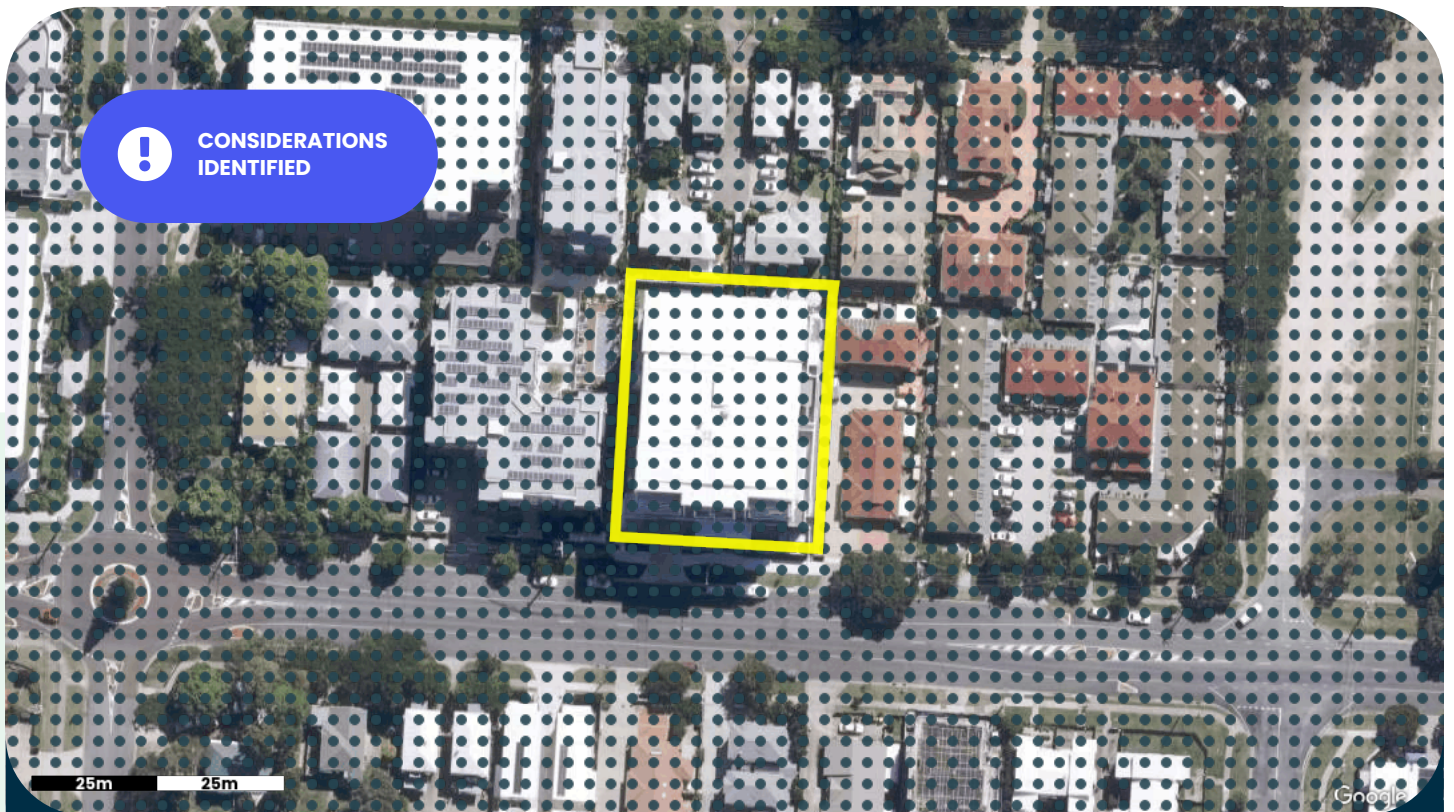
- Where is the protected vegetation located on the property?
- Is the identified vegetation "native" or an introduced species?
- How does this consideration positively or negatively impact the property?

LEGEND

-  Selected Property
-  Environmental Significance - Mles

Environment

Are there any environmental values present on the property?



Sources: Queensland Government

THINGS TO KNOW

Environmental values are areas identified by government authorities to help protect biodiversity through the planning system and environmental protection frameworks. These values may include:

- national parks and protected environmental areas
- protected species and their habitats
- important wetlands and waterways
- endangered or of concern regional ecosystems and riparian zones



If an environmental value is identified on your property, it's important to understand what this means for land use. In many cases, especially in urban or built-up areas, these values may not affect how you use or develop the land. However, they may place restrictions on construction or activities such as clearing native trees. To find out what implications these values have for your property, consult a qualified environmental professional or contact the relevant government authority.

Note: The accompanying map highlights areas where restrictions may apply to vegetation clearing or land use restrictions. It is based on broad modelling assumptions and does not assess each site individually. In newly subdivided areas, environmental values may have already been considered during the subdivision approval process.

Questions to ask

- Where are the areas with environmental value located on the property?
- What type of vegetation or habitat is protected, and how does it contribute to local biodiversity?
- How might these environmental values influence development or use of the property?

LEGEND

-  Selected Property
-  Koala Priority Area

Bushfire Risk

Is the property in a potential bushfire area?



THINGS TO KNOW

Being located in a bushfire risk area does not guarantee a bushfire occurrence but signifies that the property has been identified as having conditions conducive to supporting a bushfire. Factors such as a dry climate, dense surrounding vegetation, and steep landscapes all contribute to the impact and intensity of a bushfire.

If you plan to build or develop in a bushfire area, your construction may need to adhere to specific requirements to ensure resident safety. This could involve proper building siting, creating barriers and buffer zones around your home, and using appropriate building design and materials to minimise the impact of bushfires.

Note: The map provided is based on broad government modelling assumptions and does not assess each site individually or guarantee bushfire immunity.

Newly subdivided lots may have already considered bushfire risk in the design of the subdivision, potentially involving vegetation removal, and gained approval from the Council. You should speak with the Council or a building certifier to identify any relevant safety requirements for your site.

Questions to ask

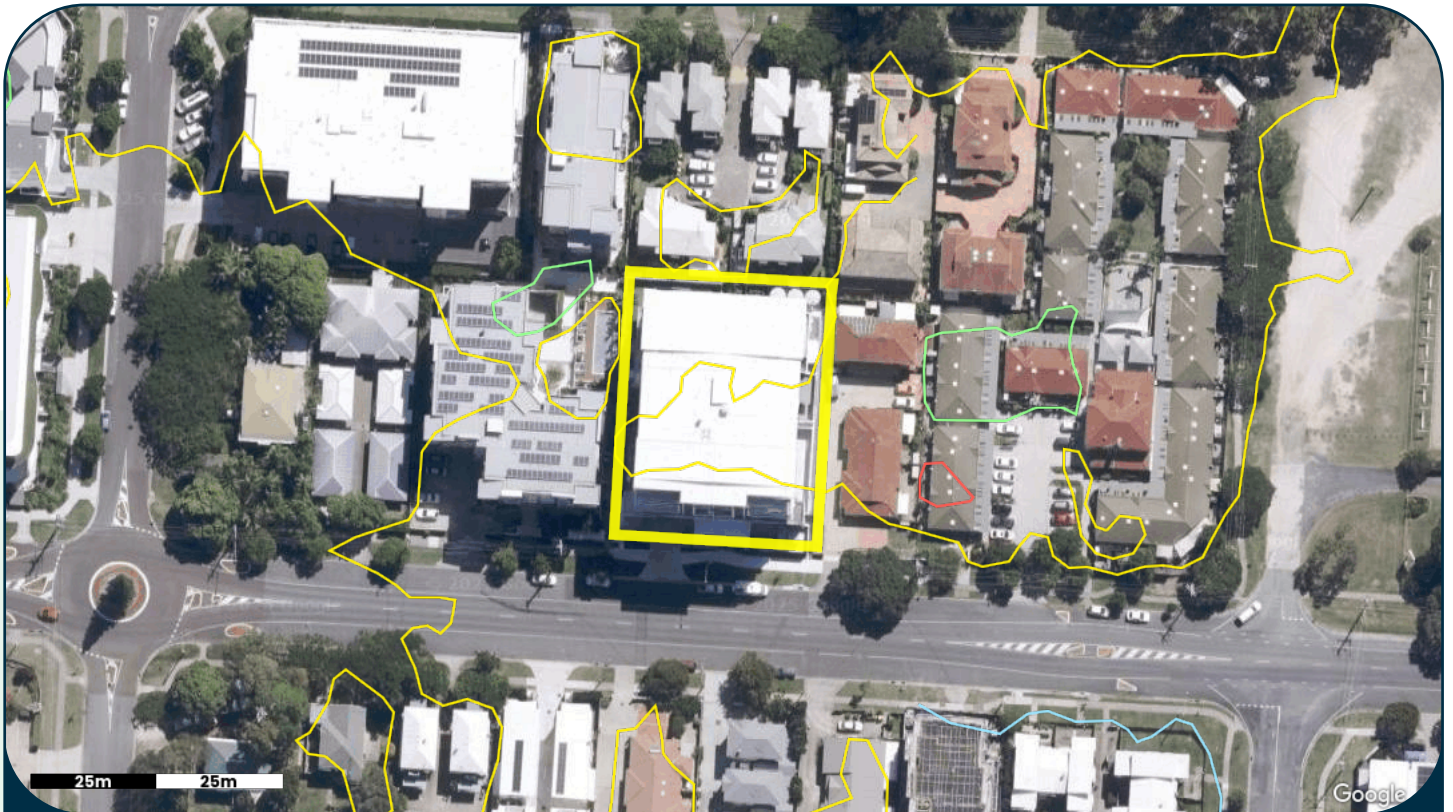
- What is the significance of the bushfire risk to the property?
- What can be built in a bushfire risk area?
- Can bushfire impacts be reduced through design?

LEGEND

 Selected Property

Steep Land

Is there significant slope on this property?



Sources: Department Of Resources

THINGS TO KNOW

Understanding how the land slopes on your property is important to know for building construction, soil and rainwater management purposes. A sloping block is a title of land that has varying elevations. Whether the slope is steep or gradual, knowing the land's topography helps in planning and building structures on site.

A flat block of land is generally easier to construct on but sloping land has other benefits if the building is designed well, such as improved views, drainage and ventilation. Properties with steep slopes pose challenges, particularly regarding soil stability. Retaining walls and other stabilisation measures may be necessary to prevent erosion and ensure the safety of structures.




For an accurate assessment of your property's slopes and suitability for construction, consult a surveyor or structural engineer.

Note: The information provided is based on general modelling assumptions and does not evaluate each site individually. Changes in the landscape such as retaining walls may have occurred. The contour lines provided show elevation measurement above sea level.

Questions to ask

- Where is the steep land and/or landslide risk located?
- How does this affect what can be built on the property?
- Can the steep land and/or landslide risk be improved?

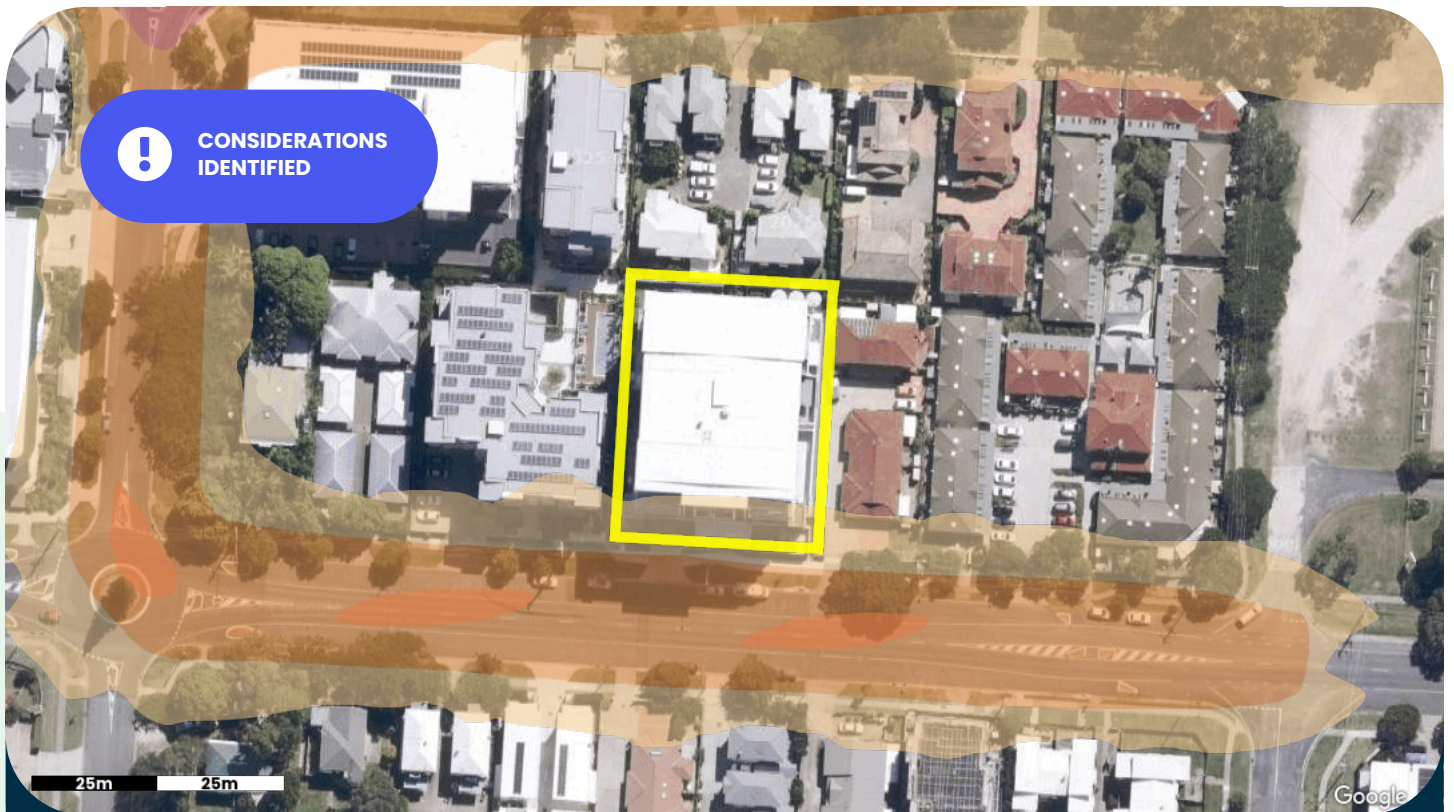
LEGEND

-  Selected Property
- Property Est. Fall: ~0m
-  Property High: ~3m
-  Property Low: ~3m



Noise

Is the property in a potential noise area?



Sources: Redland City Council

THINGS TO KNOW

Some properties may be located near uses that generate noise such as road, rail and airport traffic. These noise generating uses can cause some nuisance for the occupants of a building if it is loud and consistent. When building, extending or developing property in a noise affected area, you may be required to consider design features that reduce noise for the residents of the dwelling.





Common design features some local Councils may require include installing double glazing windows, noise attenuation doors and fences. You may wish to contact an acoustic engineer for more information.

Note: The map provided identifies noise based on government broad modelling assumptions and does not assess each site individually or any nearby sound barriers such as acoustic fences, buildings, vegetation, or earth mounds.

Questions to ask

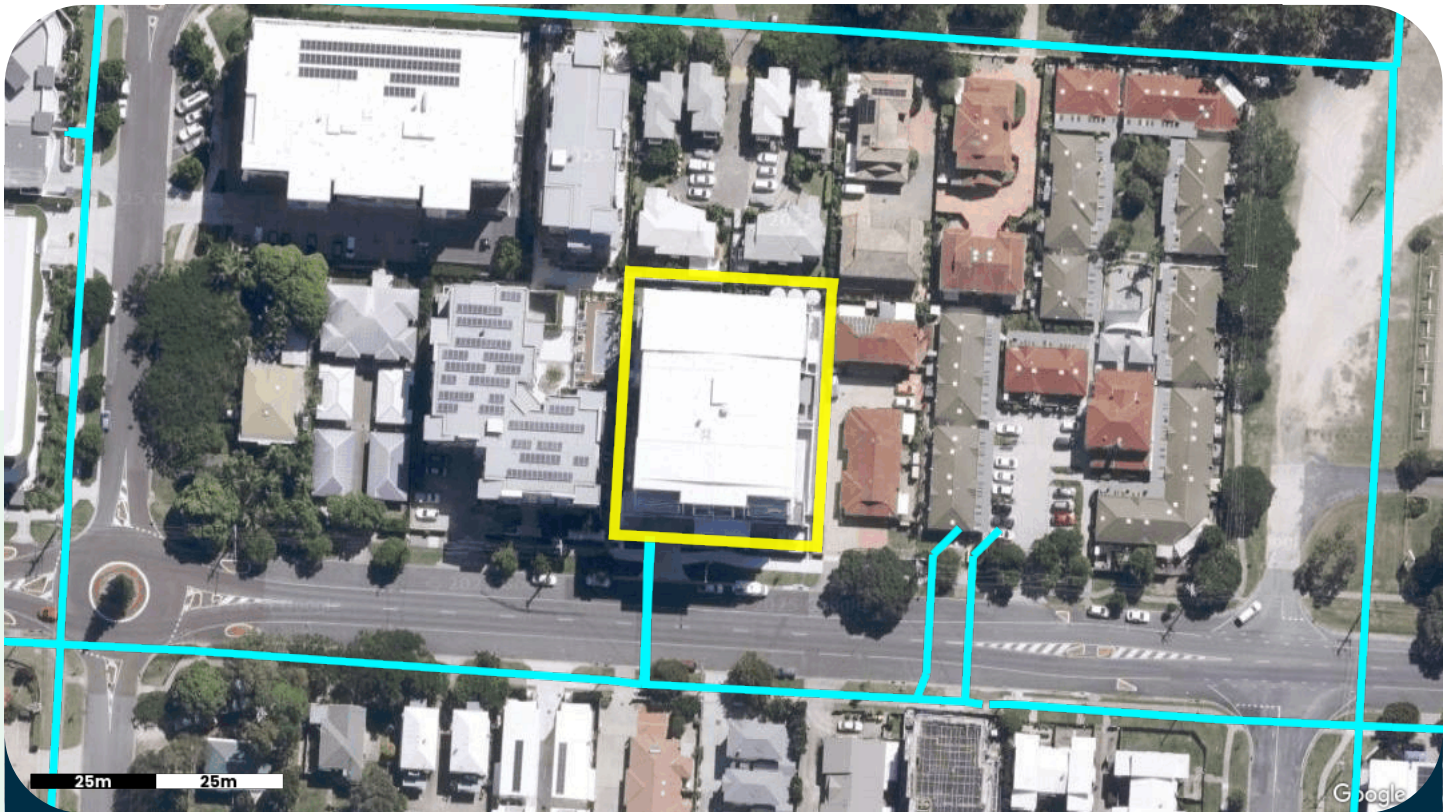
- What is the significance of the noise impacts?
- How do noise impacts affect renovations, extensions or new builds?
- How can noise impacts be reduced through design?
- How might you confirm the noise levels and whether they are acceptable?

LEGEND

-  Selected Property
-  Moderate Potential Noise Area - 68-73 DbA (Local Road)
-  Moderate To Low Potential Noise Area - 63-68 DbA (Local Road)
-  Low Potential Noise Area - <63 DbA (Local Road)

Water

Are there any water pipes nearby?



Sources: Redland City Council

THINGS TO KNOW

Water mains carry potable water from water treatment facilities to properties to use for drinking, washing and watering of gardens. These mains are owned by Council or a local Service Authority. It is important to locate these pipes before you start any underground work, to avoid costly damage to the mains.

If you are planning to develop or renovate a property and the building work is close to or over water and sewer mains, you may be required to obtain approval from local Council or the Service Authority. You should also contact a surveyor or register professional to identify any underground services before commencing any work.



Note: The information provided identifies the location of large government maintained pipes only and does not identify all privately owned pipes that may exist underground. The location of pipes in relation to the aerial or satellite image provided may be skewed because of the angle the imagery is captured from.

The indicative pipe location is provided as a guide only and not relied upon solely before undertaking work.

Questions to ask

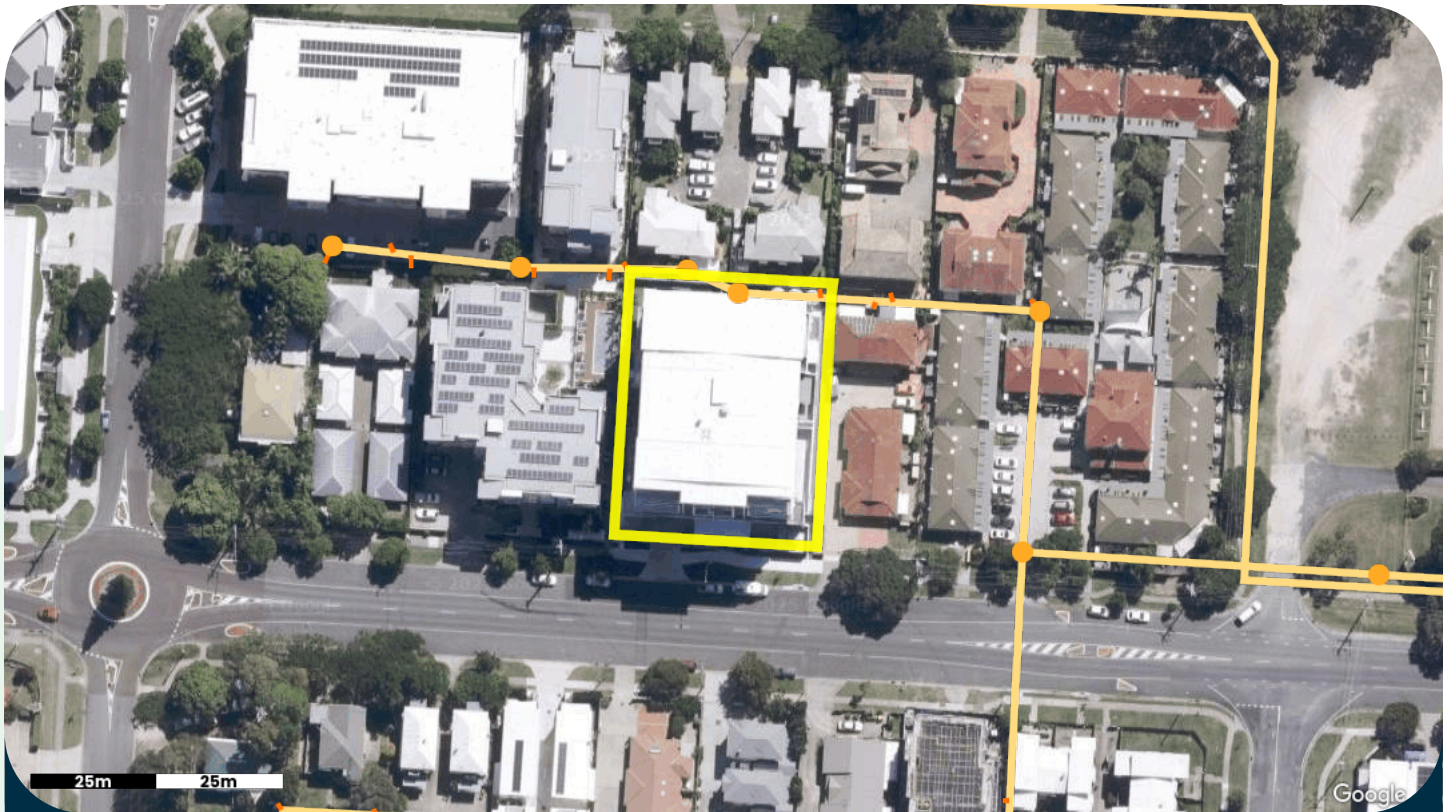
- Where is the water infrastructure located on the property?
- What impact might this have on renovations, extensions, new builds or redevelopment?
- What can be built over or near the identified water infrastructure?

LEGEND

-  Selected Property
-  Water Pipe

Sewer

Are there any sewer pipes nearby?



Sources: Redland City Council

THINGS TO KNOW

Sewer mains carry wastewater away from properties to sewage treatment facilities. These mains are owned by Council or a local Service Authority. It is important to locate these pipes before you start any underground work, to avoid costly damage to the mains.

If you are planning to develop or renovate a property and the building work is close to or over water and sewer mains, you may be required to obtain approval from local Council or the Service Authority. You should also contact a surveyor or register professional to identify any underground services before commencing any work.





Note: The information provided identifies the location of large government maintained pipes only and does not identify all privately owned pipes that may exist underground. The location of pipes in relation to the aerial or satellite image provided may be skewed because of the angle the imagery is captured from.

The indicative pipe location is provided as a guide only and not relied upon solely before undertaking work.

Questions to ask

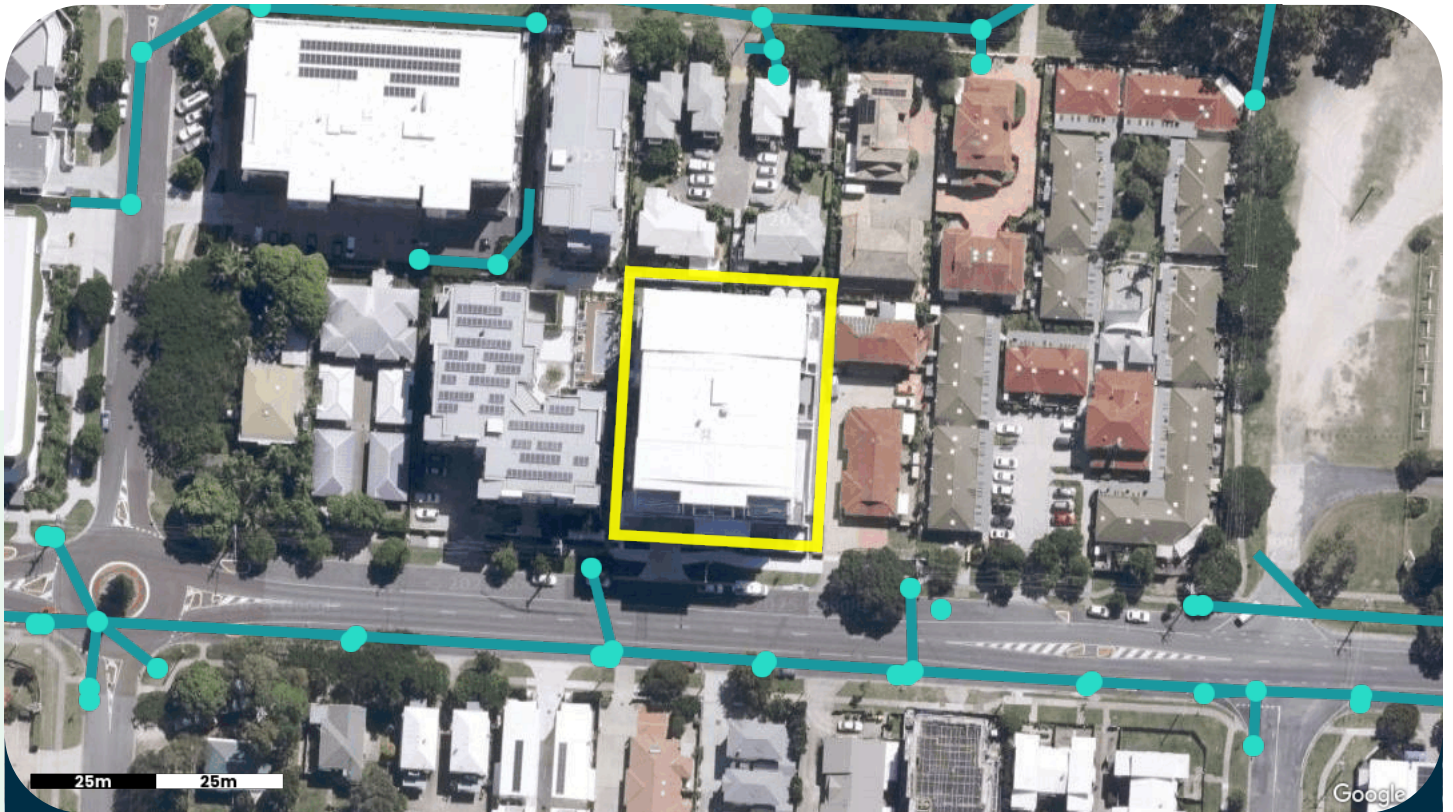
- Where is the sewer infrastructure located on the property?
- What impact might this have on renovations, extensions, new builds or redevelopment?
- What can be built over or near the identified sewer infrastructure?

LEGEND

-  Selected Property
-  Sewer Connection
-  Sewer Maintenance Structure
-  Sewer Pipes

Stormwater

Are there stormwater pipes on or near the property?



Sources: Redland City Council

THINGS TO KNOW

Council stormwater pipes collect piped roof water and surface water from a number of properties and direct flows away from buildings. These pipes are owned by Council and feed into large pipes which collect water from the street curb and channel.

You will need government approval to build over or near a large stormwater pipe. It is important to locate these pipes before digging to ensure they are not damaged. Please contact the local authority to access detailed plans that show the size and depth of pipes.




Note: The information provided identifies the location of large government maintained pipes only and does not identify all privately owned pipes that may exist underground.

The location of pipes in relation to the aerial or satellite image provided may be skewed because of the angle the imagery is captured from. The indicative pipe location is provided as a guide only and not relied upon solely before undertaking work.

Questions to ask

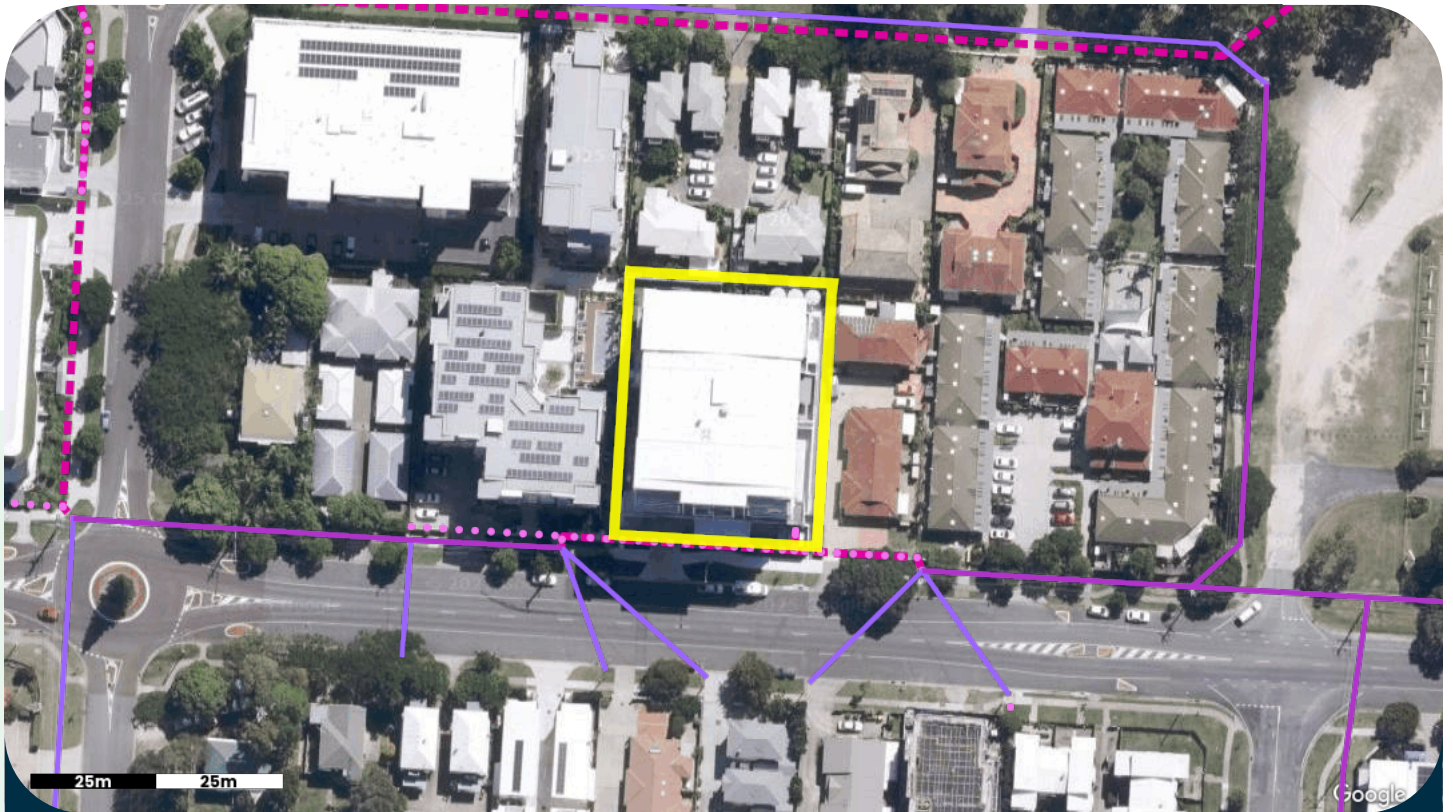
- Where is the stormwater infrastructure located on the property?
- Is there a lawful point of stormwater discharge available to the property?
- What impacts might this have on renovations, extensions, new builds or redevelopment?
- What can you build over or near the identified stormwater infrastructure?

LEGEND

-  Selected Property
-  Inlet Or Maintenance Structure
-  Stormwater Pipe

Power

Are there any power lines on or near the property?



Sources: Energex

THINGS TO KNOW






Power lines (overhead or underground) transmit electricity from power stations through cables to individual properties. It is important to locate these cables before digging or undertaking overhead work near power lines, to ensure they are not damaged or workers injured.

Note: The map provided identifies the general location of large power mains identified by the service authority. The location of cables and power lines in relation to the aerial or satellite image provided may be skewed because of the angle the imagery is captured from. The indicative cable location is provided as a guide only and not relied upon solely before undertaking work. Please contact the relevant Service Authority to find out further detailed information.

Questions to ask

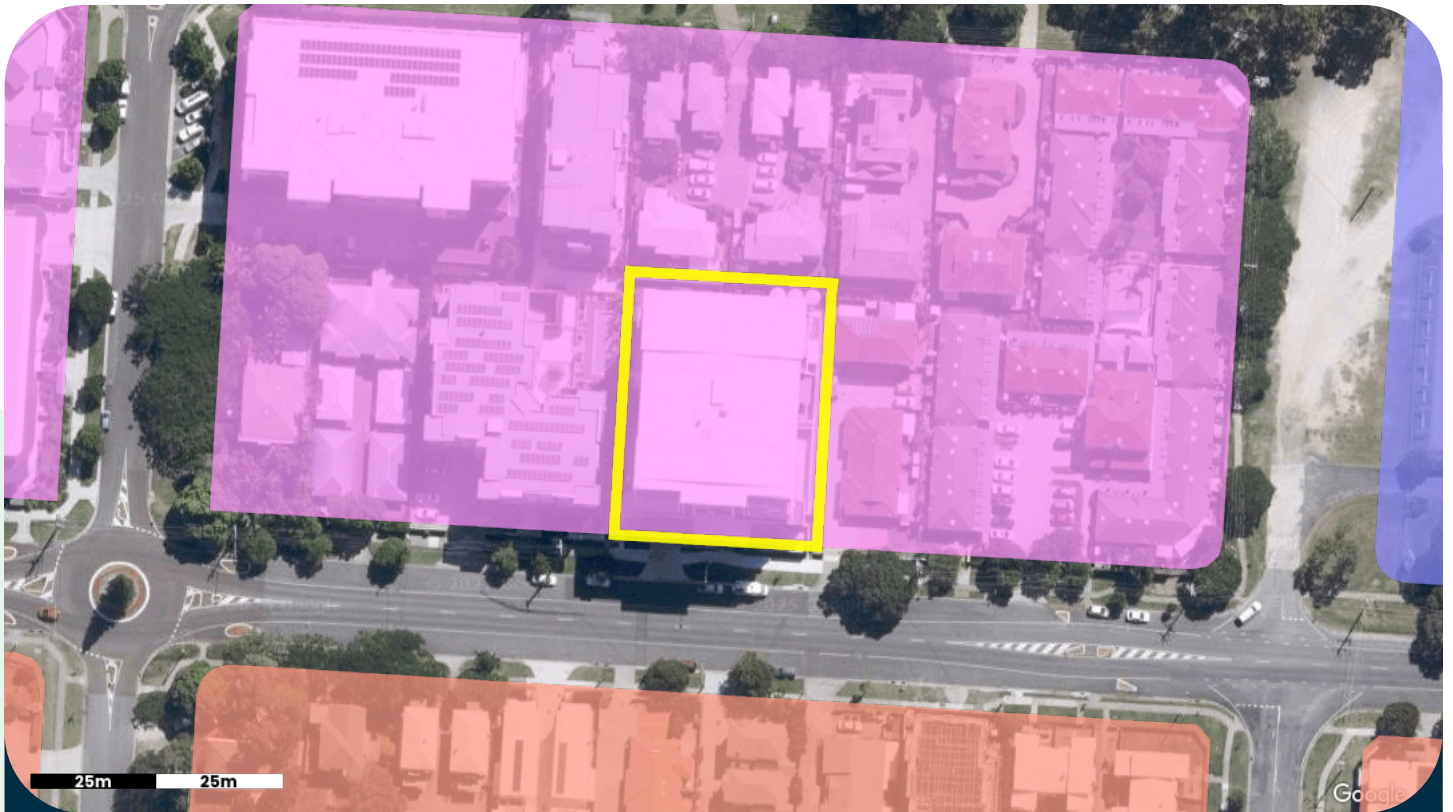
- Where is the power infrastructure located on the property?
- Is there an electricity connection available to the property?
- What impact might this have on renovations, extensions, new builds or redevelopment?

LEGEND

-  Selected Property
-  Overhead Power Line (HV)
-  Overhead Power Line (LV)
-  Underground Power Cable (HV)
-  Underground Power Cable (LV)

Zoning

What zone is my property?



Sources: Redland City Council

THINGS TO KNOW

Zoning helps organise cities and towns by dividing properties into specific land use types, such as commercial, residential, industrial, agricultural, and public-use. This structured approach prevents disorderly development, making cities and towns more livable, navigable, and attractive.

Zoning rules determine how land can be used and developed, including identifying desirable developments like townhouses or apartment units near public transport. Zoning may also impose restrictions on building heights to preserve local neighbourhood views.

Local area plans provide even more specific details to protect an area's unique character or encourage growth in suitable places. These plans can modify zoning rules and influence development possibilities, supporting economic growth, preserving local identity, providing open spaces, and improving transport routes.

Note: To determine the development possibilities for your property, it's essential to review the planning documents provided by local authorities, contact directly, or consult with a practising town planner.

Questions to ask

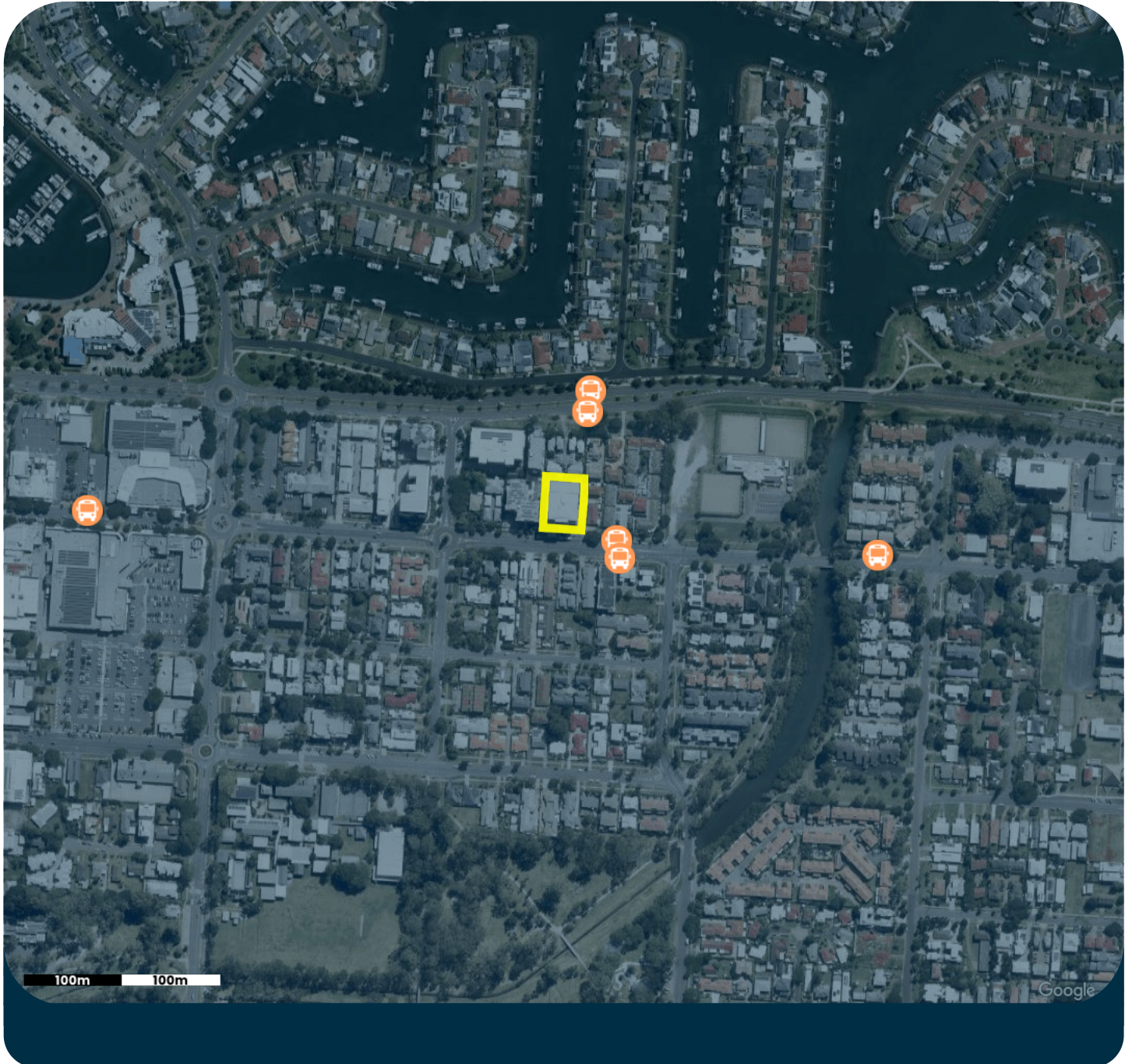
- What does the zoning and local plan mean for the property?
- What land uses are suitable for the applicable zone and/or local plan?

LEGEND

-  Selected Property
-  Medium Density Residential
-  Medium Density Residential - Mdr4
-  Recreation And Open Space

Public Transport

Is there any public transport stops nearby?



LEGEND

 Selected Property

 Bus Stop

Boundary

View your property boundaries



LEGEND

Selected Property

DISCLAIMER

This report is provided by Develo Pty Ltd as a general guide only and is intended to support due diligence when considering a property. While care is taken to compile and present information from a variety of reliable third-party sources, including government and regulatory datasets, Develo Pty Ltd makes no representations or warranties about the accuracy, currency, completeness, or suitability of the information provided.

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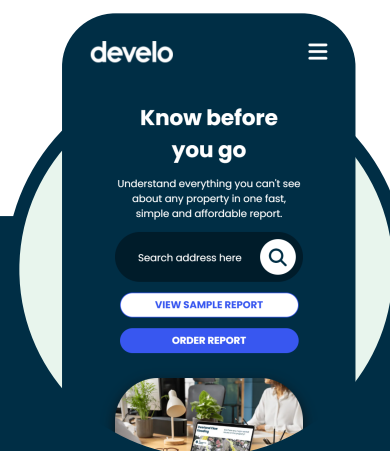
WHO ELSE COULD USE THIS REPORT

- ✓ Your mortgage broker and bank
- ✓ Your building and pest inspector
- ✓ Your conveyancing solicitor
- ✓ Your building professional consultant. eg. architect, designer and builder.

YOUR DIGITAL COPY



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Department of the Environment, Tourism, Science and Innovation (DETSI)
ABN 46 640 294 485
GPO Box 2454, Brisbane QLD 4001, AUSTRALIA
www.detsi.qld.gov.au

SEARCH RESPONSE
ENVIRONMENTAL MANAGEMENT REGISTER (EMR)
CONTAMINATED LAND REGISTER (CLR)

InfoTrack
PO Box 10314 Adelaide St Brisbane QLD 4001
Brisbane QLD 4001

Transaction ID: 51037168 EMR Site Id: 12 August 2025
Cheque Number:
Client Reference:

This response relates to a search request received for the site:
Lot: 605 Plan: SP324763
605/152 MIDDLE ST
CLEVELAND

EMR RESULT

The above site is NOT included on the Environmental Management Register.

CLR RESULT

The above site is NOT included on the Contaminated Land Register.

ADDITIONAL ADVICE

All search responses include particulars of land listed in the EMR/CLR when the search was generated.
The EMR/CLR does NOT include:-

1. land which is contaminated land (or a complete list of contamination) if DETSI has not been notified
2. land on which a notifiable activity is being or has been undertaken (or a complete list of activities) if DETSI has not been notified

If you have any queries in relation to this search please email emr.clr.registry@detsi.qld.gov.au

Administering Authority



QUEENSLAND
GOVERNMENT

Department of Transport and Main Roads

Property Search - Advice to Applicant

Property Search reference 936334

Date: 12/08/2025

Search Request reference: 170035411

Applicant details

Applicant: SearchX Ltd
orders@search-x.com.au

Buyer: SearchX Pty Ltd

Search response:

Your request for a property search on Lot 605 on Plan SP324763 at Unit 605 152 Middle St, Cleveland Qld 4163 has been processed.

At this point in time the Department of Transport and Main Roads has no land requirement from the specified property.

Note:

1. Development proposed on this property may require approval under the Planning Act. This may include referral to the State Assessment and Referral Agency for assessment of the impacts to state transport corridors and infrastructure.
2. New or changed access between this property and a state transport corridor will require approval under the Transport Infrastructure Act.
3. To see what other State Government planning has been identified in your area, please refer to the online DA Mapping system. Refer to the State Transport interests under the SARA layers to identify what interests TMR has in your locality.
< <https://planning.dsdmip.qld.gov.au/maps/sara-da> >
4. Any properties located in proximity to a current or future State transport corridor may be affected by noise. For existing corridors, refer to the online SPP interactive mapping system. Select the Information Purposes and refer to the Transport Infrastructure. If the property is located in a mandatory transport noise corridor then Mandatory Part 4.4 of the Queensland Development Code will apply.
< <https://planning.dsdmip.qld.gov.au/maps/spp> >

Disclaimer:

Any information supplied by this Department of Transport and Main Roads' (TMR) property search is provided on the basis that you will use your own judgement to independently evaluate, assess and verify the information's completeness, suitability, purpose and usefulness.

Without limitation, TMR is under no liability for any negligence, claim, loss or damage (including consequential or indirect loss or lost time, profits, savings, contracts, revenue, interest, business opportunities, goodwill or damage to reputation) however caused (whether by negligence or otherwise) that may be suffered or incurred or that may arise directly or indirectly out of any act or omission on its part in connection with the use and reliance upon, and the provision of this property search, including loss or damage caused by any delays in providing this property search to the party who requested the information or any errors, misdescriptions, incompleteness and inaccuracies in the information. TMR excludes all warranties, representations, terms, conditions and undertaking in respect of the completeness, quality, accuracy, suitability or fitness of the information contained in this property search for your purpose. You acknowledge that the information provided is indicative only and may be subject to change.

Privacy Statement:

The personal information collected on this property search is required to enable TMR to communicate with you regarding your enquiry. The information recorded will not be disclosed to a third party without your consent or unless required or authorised to do so by law.



Water Account Summary

General Enquiries: (07) 3829 8999
Email: rcc@redland.qld.gov.au
Web: www.redland.qld.gov.au

Property No. 450020
Property Location
Unit 605/152 Middle Street Cleveland QLD 4163
Lot 605 SP324763 Centra On Middle CTS

Mr Robert W Ralph &
Mrs Brandi-Lea Ralph
Unit 605/152 Middle Street
Cleveland QLD 4163

Billing Period
1 Jul 2025 - 30 Sep 2025

Your Water Meter Readings

Water Meter Serial	Previous Read Date	Current Read Date	Number of Days	Previous Reading	Current Reading	Consumption (kilolitres)	Is Reading Estimated?
20W114677	10/02/2025	15/05/2025	94	256	280	24	No

Local Government Distribution and Retail Price

Residential water consumption	\$	17.57
Residential boundary meter fixed water access 50mm	\$	12.67
Sewerage	\$	228.75

State Bulk Water Price

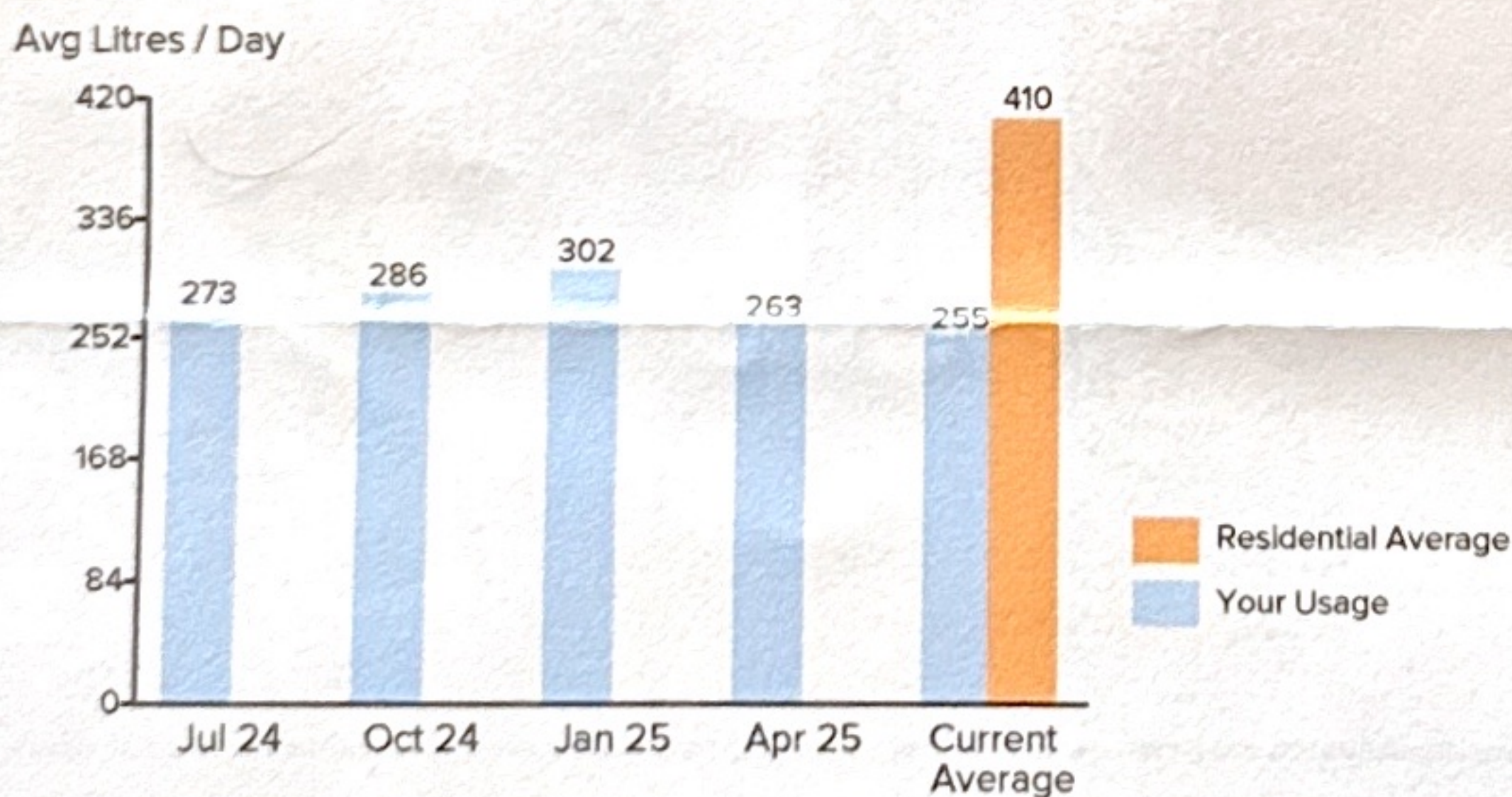
State Govt bulk water consumption	\$	82.66
-----------------------------------	----	-------

Total Water and Wastewater Charges	\$	341.65
---	-----------	---------------

This amount is included on your Rate Notice – DO NOT PAY SEPARATELY

For comparison, the total water and wastewater billed on your last Rate Notice \$333.96

Your Water Usage Comparison



Please refer to the back page of this summary for further information.

Billing Enquiry?

For billing enquiries please contact Redland City Council
Telephone: 3829 8999 Facsimile: 07 3829 8765

Cnr Bloomfield and Middle Streets, Cleveland Qld 4163
PO Box 21, Cleveland Qld 4163
email rcc@redland.qld.gov.au
web www.redland.qld.gov.au

For water and wastewater 24 hour service enquiries please contact Redland City Council
Telephone: 3829 8999

Water and Sewerage Charges

- The water fixed access charge is billed in advance and is a set charge (based on meter size).
- The sewerage charge is billed in advance and is a set charge.
- Water consumption is charged per kilolitre and is based on water meter readings taken over the quarter (1 kilolitre = 1,000 litres).

For the 2024-2025 financial year the following water consumption charges apply:

Consumption Type	State Govt Bulk Water Price per kilolitre \$	Redland City Council Price per kilolitre \$	Total Price \$
Residential	3.444	0.732	4.176
Non Residential	3.444	1.674	5.118

Ownership Change - Why am I Paying for Water used by the Previous Owner?

As part of the settlement of ownership transfer the majority of conveyance solicitors will request a water search in order to do a water charge adjustment for the purposes of financial settlement. The adjustment covers the previous owner's water usage up until settlement date. Therefore in the majority of instances the new owner is not paying the water used by the previous owner. However, should you have any concerns please contact your conveyance solicitor.

Checking for leaks

It is important to fix leaks or plumbing issues quickly. Locating and fixing leaks will save water and help reduce your water consumption charge. If your current water usage noted on the previous page appears abnormal, please check for leaks.

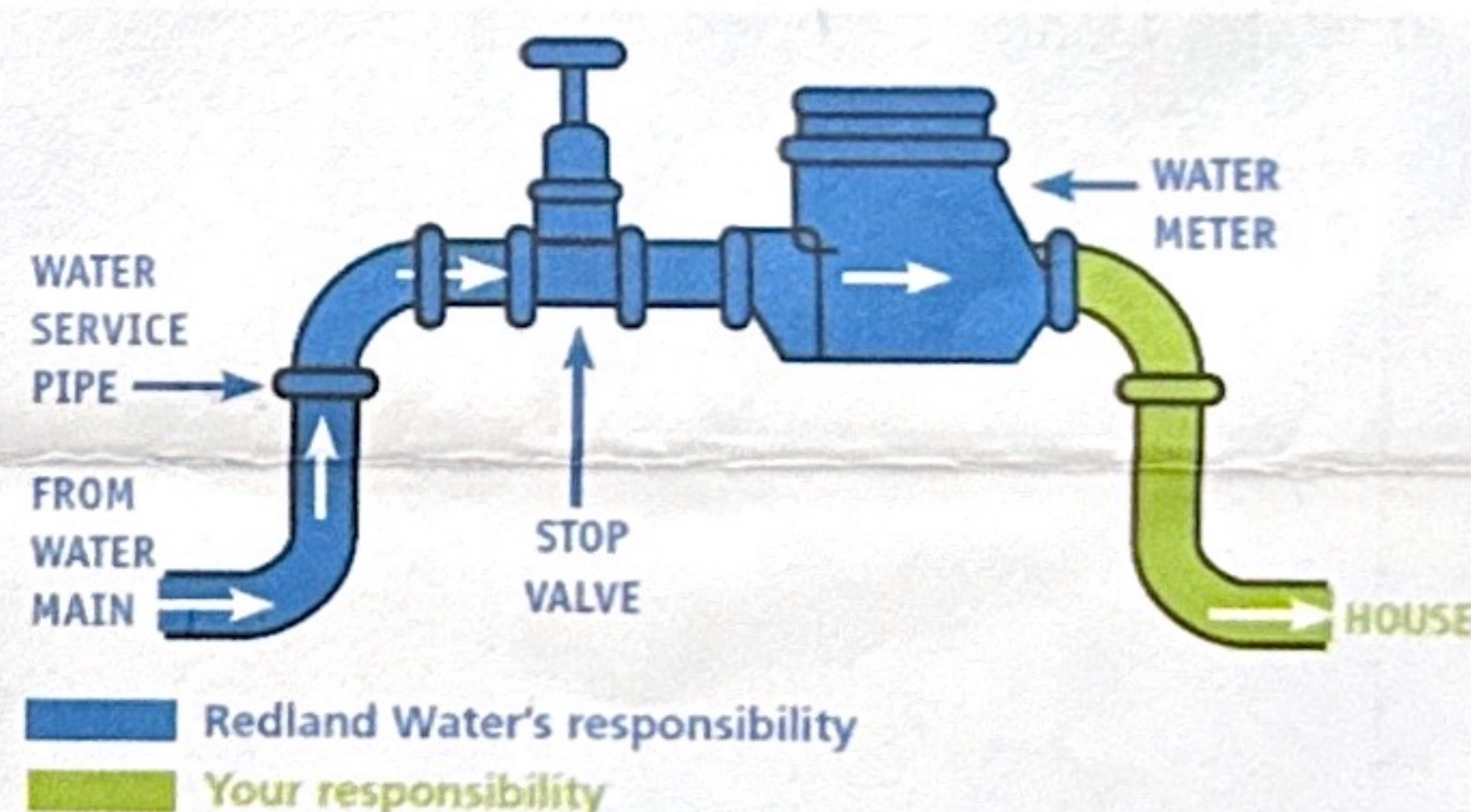
Do a test:

- Turn off all household water appliances and garden taps
- Read and record the black and red numbers on the water meter (or take a photo of the numbers with your smart phone). Your latest meter reading appears on the previous page.
- Wait an hour or two then check the meter reading again.

If any of the numbers have moved you may have a leak in your internal water infrastructure. If a leak is suspected you are encouraged to contact a licensed plumber.

Who owns the water meter?

Redland City Council owns the water meter, and the pipes that supply the services to the water meter.



Why am I charged a state bulk water price?

Since 2008, Seqwater has owned, operated and maintained bulk supply dams, reservoirs and water treatment plants. State Government legislation requires council to display the bulk water charges as a separate item on your water summary.

Estimated Readings

On occasion we may have trouble obtaining a meter reading for your property. Generally this happens in instances where the entry gate is locked, there is a dog or the meter is obstructed by vegetation. In these instances the meter reader will leave a self-read card in your letterbox if possible. You can avoid an estimated read by reading your water meter, completing the card and returning it to us as soon as possible.

If we have not received a meter reading we will estimate a reading based on your previous usage.



Rate Notice

ABN 86 058 929 428

General Enquiries: (07) 3829 8999

Email: rcc@redland.qld.gov.au

Web: www.redland.qld.gov.au



166221/B/017292 H D-038
Mr Robert W Ralph &
Mrs Brandi-Lea Ralph
Unit 605/152 Middle Street
Cleveland QLD 4163

Property No.	450020
Valuation 2025-2026	\$52,116
Rating Category	1a
Billing Period	1 Jul 2025 - 30 Sep 2025
Property Location	Unit 605/152 Middle Street Cleveland QLD 4163 Lot 605 SP324763 Centra On Middle CTS
Due Date	15 Aug 2025

Rate Account Balance B/Fwd
\$0.00

+

Current Levy
\$828.80

=

Total Amount Owning
\$828.80

Summary of Charges

Balance Brought Forward	\$	0.00
Council Rates and Charges	\$	424.25
Council Water and Sewerage Charges	\$	258.99
State Government Charges	\$	145.56

Total Amount Payable \$ **828.80**

Payments made after 30/06/2025 may not be included in the calculation of this rate notice.

See over the page for levy details and more payment options.

Sign up and save

Effective 01 October 2025, a Paper Notice Fee of \$1.70 (GST inclusive) will be introduced for quarterly rate notices if sent by mail. This charge helps cover the additional costs associated with issuing physical notices. To avoid this fee, make the switch to paperless billing before September 22, 2025, and receive your rate notice via email. By opting in, you'll also have the convenience of paying your rate notice online. See the enclosed flyer for more details on how you can make the switch and save, or email rcc@redland.qld.gov.au quoting your Property ID and address.

Payment By BPAY



Biller Code: 53058
Ref: 4500202

Telephone & Internet Banking – BPAY®

Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: www.bpay.com.au
* Using BPAY will not attract a card surcharge.

© Registered to BPAY Pty Ltd ABN 69 079 137 518

Payment Online



www.redland.qld.gov.au

Use your credit card to pay 24 hours 7 days per week.

Reference No: 4500202
* A card surcharge of 0.11% will apply

Payment By Phone



1300 300 943

Visa, Mastercard. 24 hours.
7 days per week.

Reference No: 4500202

* A card surcharge of 0.11% will apply

If you are experiencing financial hardship please contact us to discuss options on 3829 8999.



Remittance Advice By Mail

Post your payment with this cut-off slip to:

Redland City Council
PO Box 21
Cleveland Qld 4163



Pay in Person at any
Post Office



*2431 4500202

Account Summary

Property Number 450020

Mr Robert W Ralph &
Mrs Brandi-Lea Ralph

Total Amount **\$828.80**

	Amount
Redland City Council Charges & Rebates	
General rate category 1a Min	\$337.00
Environment & coastal management	\$64.50
Landfill remediation	\$19.40
Redland City SES administration	\$1.85
Rural fire brigade	\$1.50
State Government Charges & Rebates	
Emergency management levy – Class A Group 2	\$62.90

Important Notes

Future Issue & Due Dates:
Q2 Issue Date 13 Oct 25 / Due Date 14 Nov 25
Q3 Issue Date 15 Jan 26 / Due Date 17 Feb 26
Q4 Issue Date 13 Apr 26 / Due Date 15 May 26

Interest: From 1 July 2025 to 30 June 2026 compound interest at the rate of 12.12% is payable on all overdue rates and charges (excluding non-rate items). If overdue rates are included in the opening balance of this rate notice they are accruing interest.

Balance of Account: If you would like to discuss a balance outstanding on your account or discuss payment options please contact us on (07) 3829 8999.

This rate notice is issued in accordance with the Local Government Regulation 2012 and Council's budget resolutions.

Louise Rusan,
Chief Executive Officer.

Payment in Person Customer Service Centre's

Cleveland (Bloomfield St)
Weekdays 8:30am to 4:30pm

Capalaba (Moreton Bay Rd), and Victoria Point Library (High Street)
Weekdays 9am to 4:30pm

A card surcharge of 0.11% will apply to debit, credit and EFTPOS payments you make to Council for this rate notice. Using BPAY will not attract a surcharge.

Payment By Direct Debit

Download a Direct Debit Request from Council's website or phone (07) 3829 8999 to request a form.

Complete and return by email to : DirectDebitRates@redland.qld.gov.au **Or** By Post To Redland City Council, Direct Debit, PO Box 21, Cleveland QLD 4163

Use Centrepay to make regular Deductions from your Centrelink payments. Centrepay is a voluntary and easy payment option available to Centrelink customers. Go to humanservices.gov.au/Centrepay for more information and to set up your Centrepay Deductions.

Credit Card Slip

I hereby authorise the amount shown on this credit card slip to be charged against my credit card

Property No. 450020

☐ VISA ☐ MASTERCARD

Amount

\$

Expiry Date

Full Name on Card

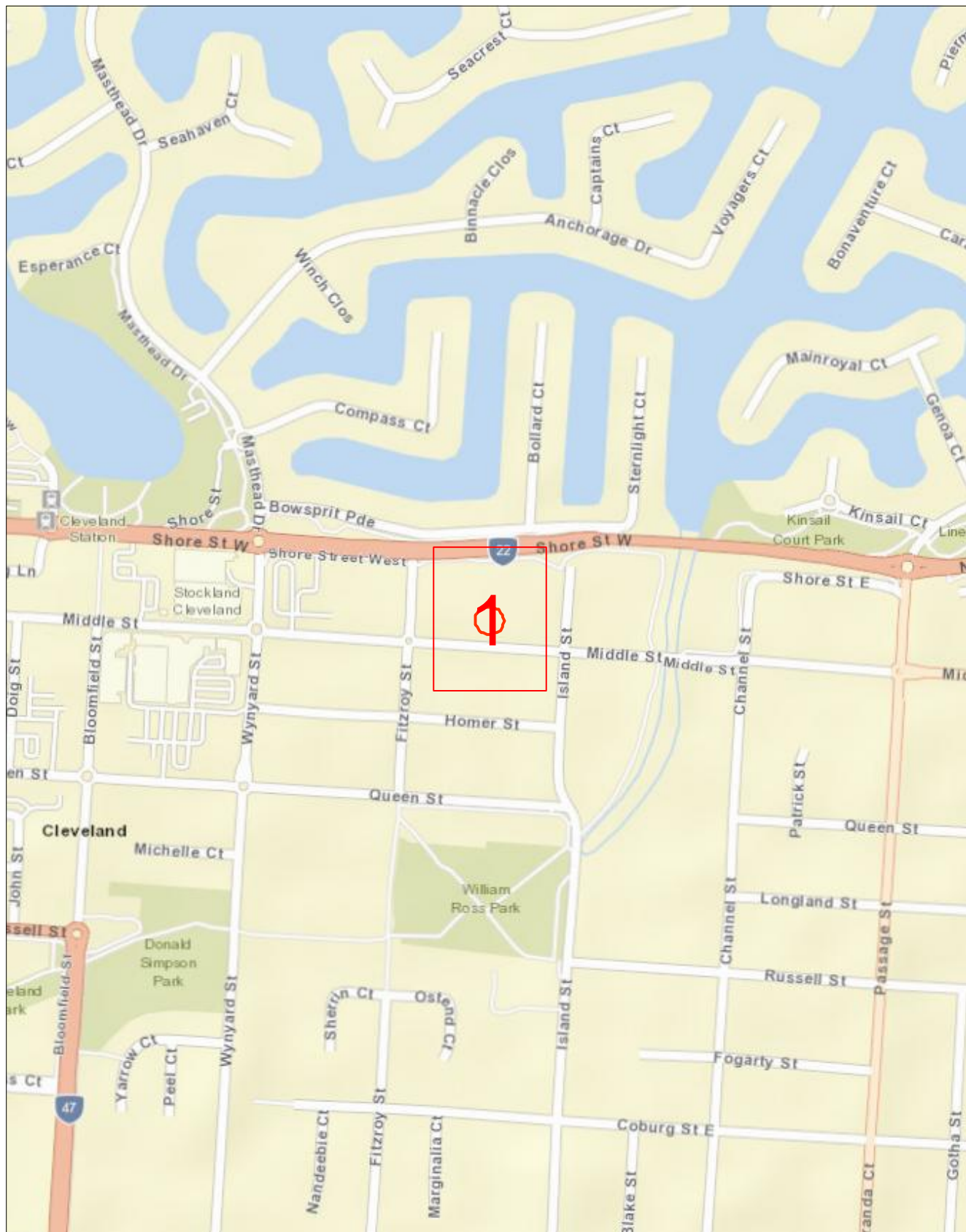
Signature

Daytime Phone No.

9,546
166221/B/017292

Site 152 Middle Street
Address: Cleveland
QLD 4163

Sequence 259404616
Number:



Scale 1: 6000

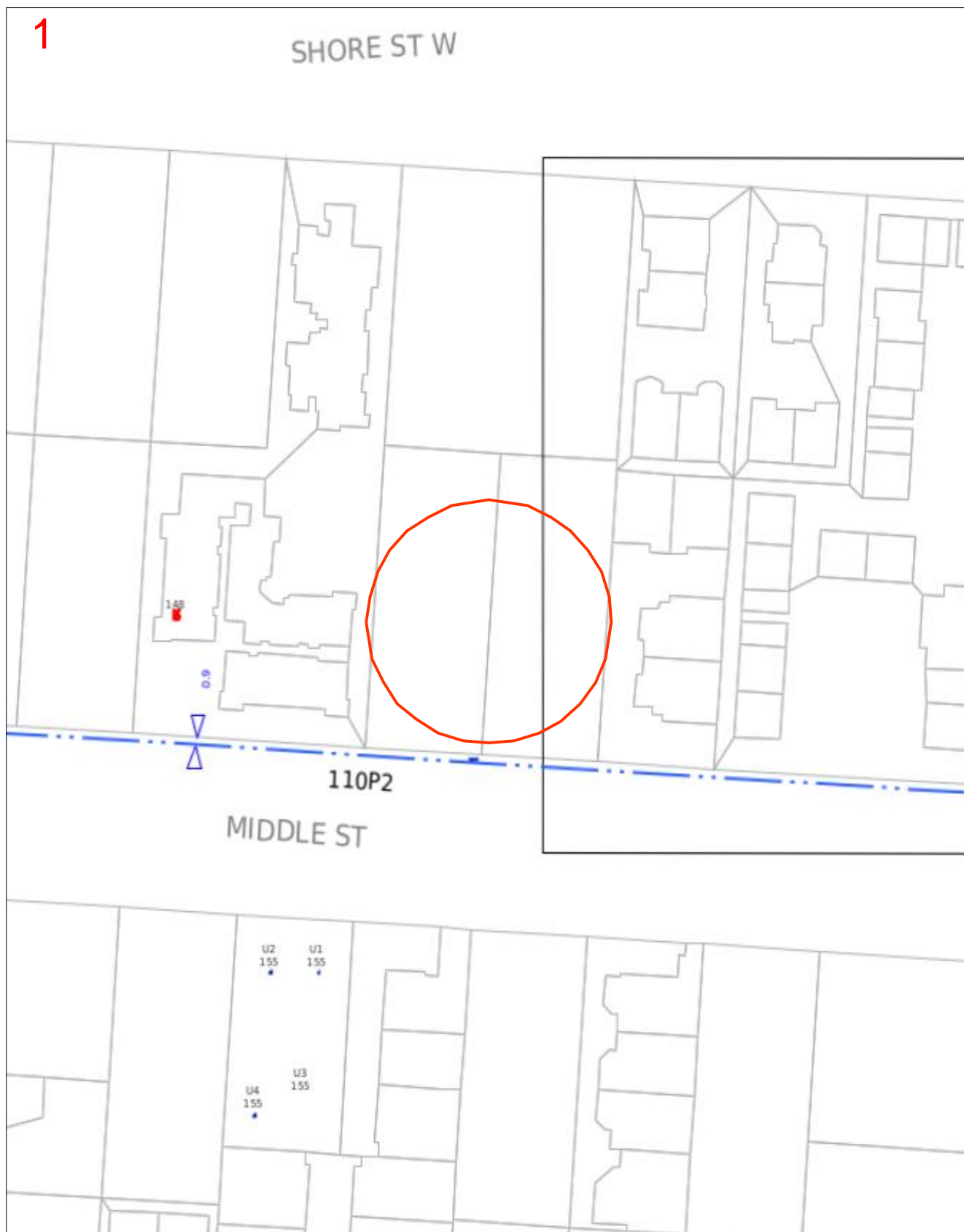
Map Sources: Esri, Garmin, HERE, FAO, NOAA, USGS,
© OpenStreetMap contributors, and the GIS User Community



Enquiry Area

Map Key Area





Scale 1: 700

Map Sources: Esri, Garmin, HERE, FAO, NOAA, USGS,
© OpenStreetMap contributors, and the GIS User Community



Enquiry Area

Map Key Area



Legend

Pipe	Pipe code and material	Object
Low pressure	C* (for example, C2) Cast iron	Valve
Medium pressure	CU Copper	Buried valve
High pressure	N2 Nylon	Regulator
Transmission pressure	P* Polyethylene (PE)	Gas supplied = yes
Critical main (behind pipe)	P3 Polyvinyl chloride (PVC)	CP rectifier terminal
Proposed (pressure by colour)	P6, P7, P9–P12 Medium density PE	CP test station
LPG (pressure by colour)	P2, P4, P8 High density PE	CP anode
Hydrogen blended (pressure by colour)	S* Steel	CP bond wire
Abandoned	W2 Wrought galv iron	Syphon
Idle/inactive	W3 PE coat wrought galv iron	Trace wire point
Sleeve		
Casing (behind pipe)		
Area	Abbreviation	
BYDA area of interest	BoK Back of kerb	FoK Front of kerb
	C Depth of cover	Galv Galvanized
	CP Cathodic protection	NTI Not tied in
Example		
Pipe 40P6 in 80C2 40 mm high pressure medium density poly in an 80 mm cast iron casing 63S8 63 mm medium pressure steel	Pipe code Pipe diameter in millimetres is shown before pipe code. 40P6 = 40 mm nominal diameter	<i>This map was created in colour and should be printed in colour</i>



BYDA

Sequence: 259404613
Date: 12/08/2025

Scale: 1:1025
Tile No: **OVERVIEW**

CAUTION - HIGH VOLTAGE

LEGEND

- Substation
- Cable Marker
- Pit
- Pole
- Pillar
- LV Cable (up to 1kV)
- HV Cable (1kV - <33kV)
- HV Cable (33kV and over)
- Pit Boundary
- Planned Work Area

AS5488 Category "D" Plan



DISCLAIMER: While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither Energex nor Pelican Corp shall have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan response or the information contained in it or the completeness or accuracy of such information. Use of such information is subject to and constitutes acceptance of these terms.

All underground cables shall be treated as being energised. Where a cable is located that is not represented on the ENERGEX BYDA map, then ENERGEX shall be contacted immediately.

For Emergency Situations
Please Call 13 19 62



BYDA

Sequence: 259404613
Date: 12/08/2025

Scale: 1:500
Tile No: **Tile No: 1**

**CAUTION - HIGH
VOLTAGE**

LEGEND

- Substation
- Cable Marker
- Pit
- Pole
- Pillar
- LV Cable (up to 1kV)
- HV Cable (1kV – <33kV)
- HV Cable (33kV and over)
- Pit Boundary
- Planned Work Area

AS5488 Category "D" Plan



DISCLAIMER: While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither Energex nor Pelican Corp shall have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan response or the information contained in it or the completeness or accuracy of such information. Use of such information is subject to and constitutes acceptance of these terms.



BYDA

Sequence: 259404613
Date: 12/08/2025

Scale: 1:500
Tile No: **Tile No: 2**

**CAUTION - HIGH
VOLTAGE**

LEGEND

- Substation
- Cable Marker
- Pit
- Pole
- Pillar
- LV Cable (up to 1kV)
- HV Cable (1kV - <33kV)
- HV Cable (33kV and over)
- Pit Boundary
- Planned Work Area

AS5488 Category "D" Plan



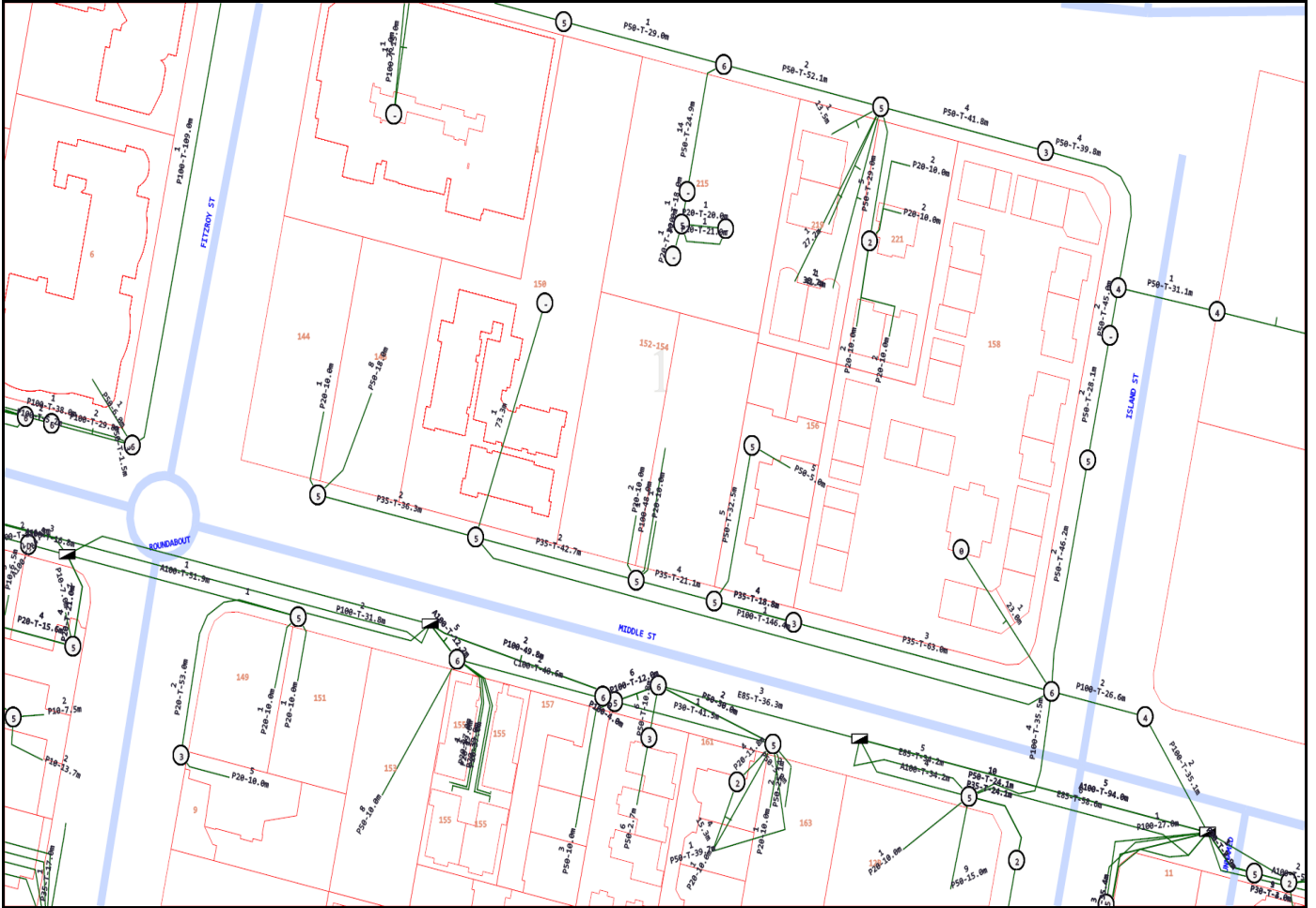
DISCLAIMER: While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither Energex nor Pelican Corp shall have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan response or the information contained in it or the completeness or accuracy of such information. Use of such information is subject to and constitutes acceptance of these terms.



LEGEND



	Parcel and the location
	Pit with size "5"
	Power Pit with size "2E". Valid PIT Size: e.g. 2E, 5E, 6E, 8E, 9E, E, null.
	Manhole
	Pillar
	Cable count of trench is 2. One "Other size" PVC conduit (PO) owned by Telstra (-T-), between pits of sizes, "5" and "9" are 25.0m apart. One 40mm PVC conduit (P40) owned by NBN, between pits of sizes, "5" and "9" are 20.0m apart.
	2 Direct buried cables between pits of sizes, "5" and "9" are 10.0m apart.
	Trench containing any INSERVICE/CONSTRUCTED (Copper/RF/Fibre) cables.
	Trench containing only DESIGNED/PLANNED (Copper/RF/Fibre/Power) cables.
	Trench containing any INSERVICE/CONSTRUCTED (Power) cables.
	Road and the street name "Broadway ST"
Scale	0 20 40 60 Meters 1:2000 1 cm equals 20 m



Emergency Contacts

You must immediately report any damage to the **nbn™** network that you are/become aware of. Notification may be by telephone - 1800 626 329.



Tile No: 1

WARNING: This document is confidential and may also be privileged. Confidentiality nor privilege is not waived or destroyed by virtue of it being transmitted to an incorrect addressee. Unauthorised use of the contents is therefore strictly prohibited. Any information contained in this document that has been extracted from our records is believed to be accurate, but no responsibility is assumed for any error or omission. Optus Plans and information supplied are valid for 30 days from the date of issue. If this timeline has elapsed, please raise a new enquiry.

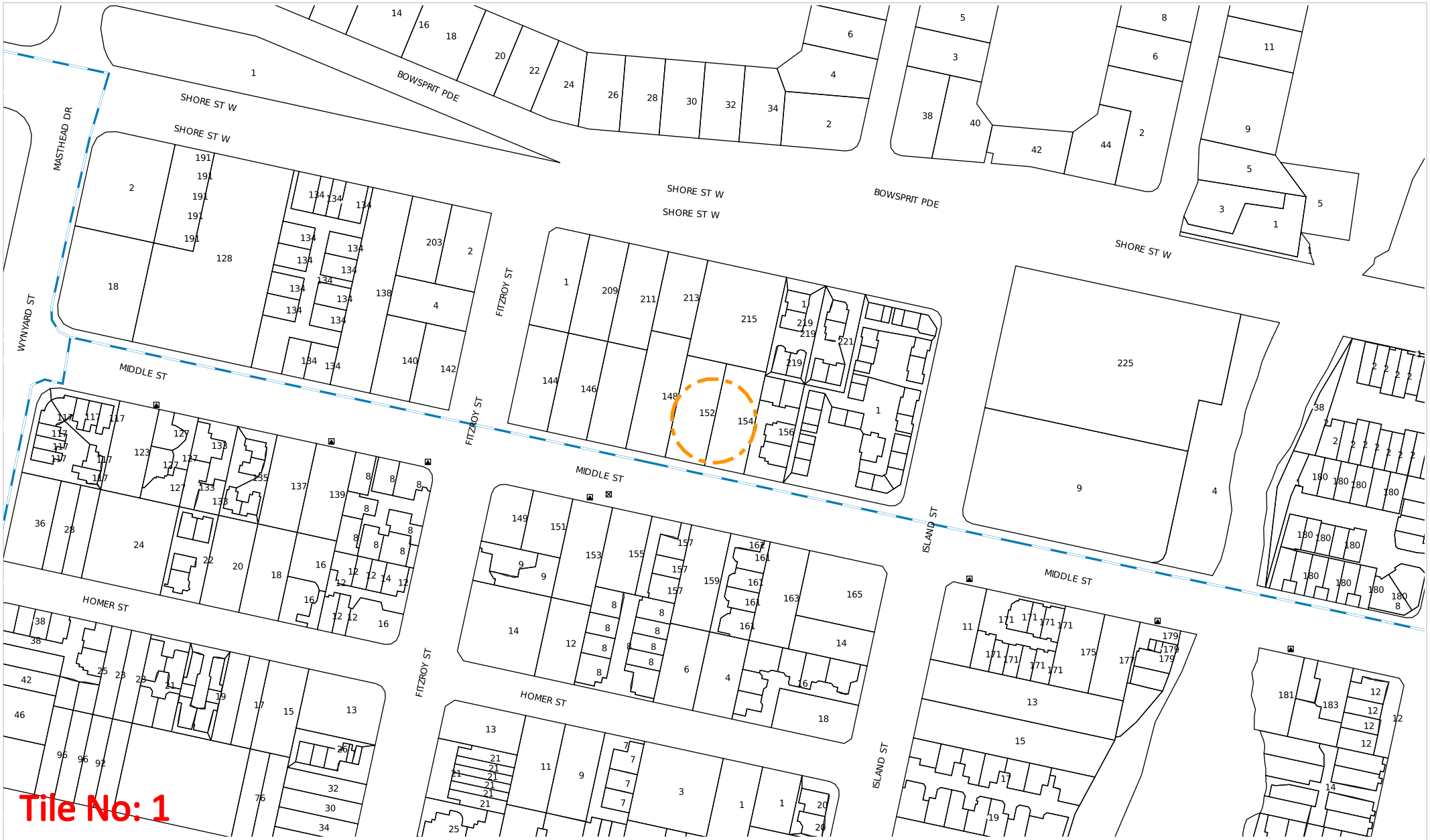
Sequence Number: 259404612

Date Generated: 12 Aug 2025



For all Optus DBYD plan enquiries –
Email: Fibre.Locations@optus.net.au
For urgent onsite assistance contact 1800 505 777
Optus Limited ACN 052 833 208





Uecomm Underground Cable

Scale: 1:2500

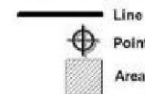
Printed on: 12 Aug 2025

Sequence Number: 259404612

Location: 152 Middle Street, Cleveland, QLD 4163



Job Location

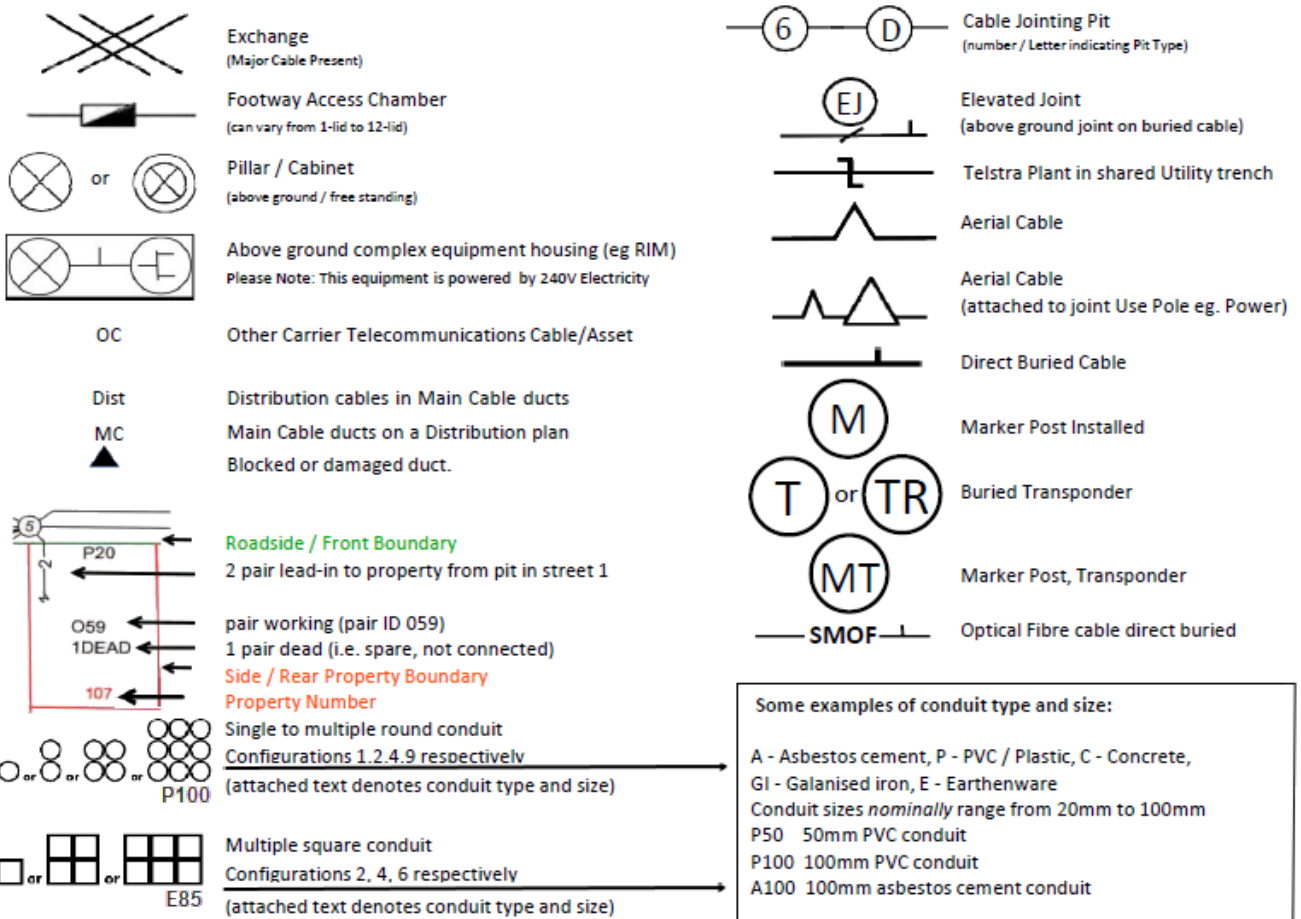


Underground Asset



This document is confidential and may also be privileged, and neither confidentiality nor privilege is waived lost or destroyed by virtue of it being transmitted to an incorrect addressee. Unauthorised use of the contents is therefore strictly prohibited. Any information contained in this document that has been extracted from our records is believed to be accurate, but no responsibility is assumed for any error or omission.

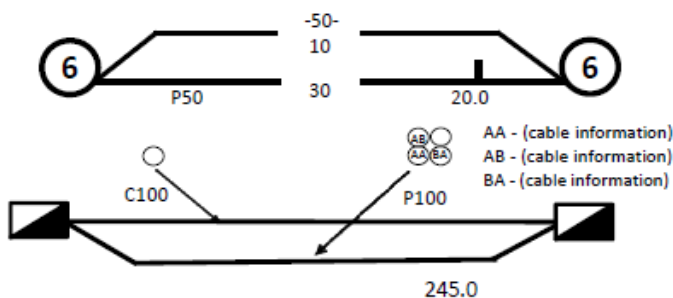
LEGEND



Some examples of conduit type and size:

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

Some Examples of how to read Telstra Plans



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

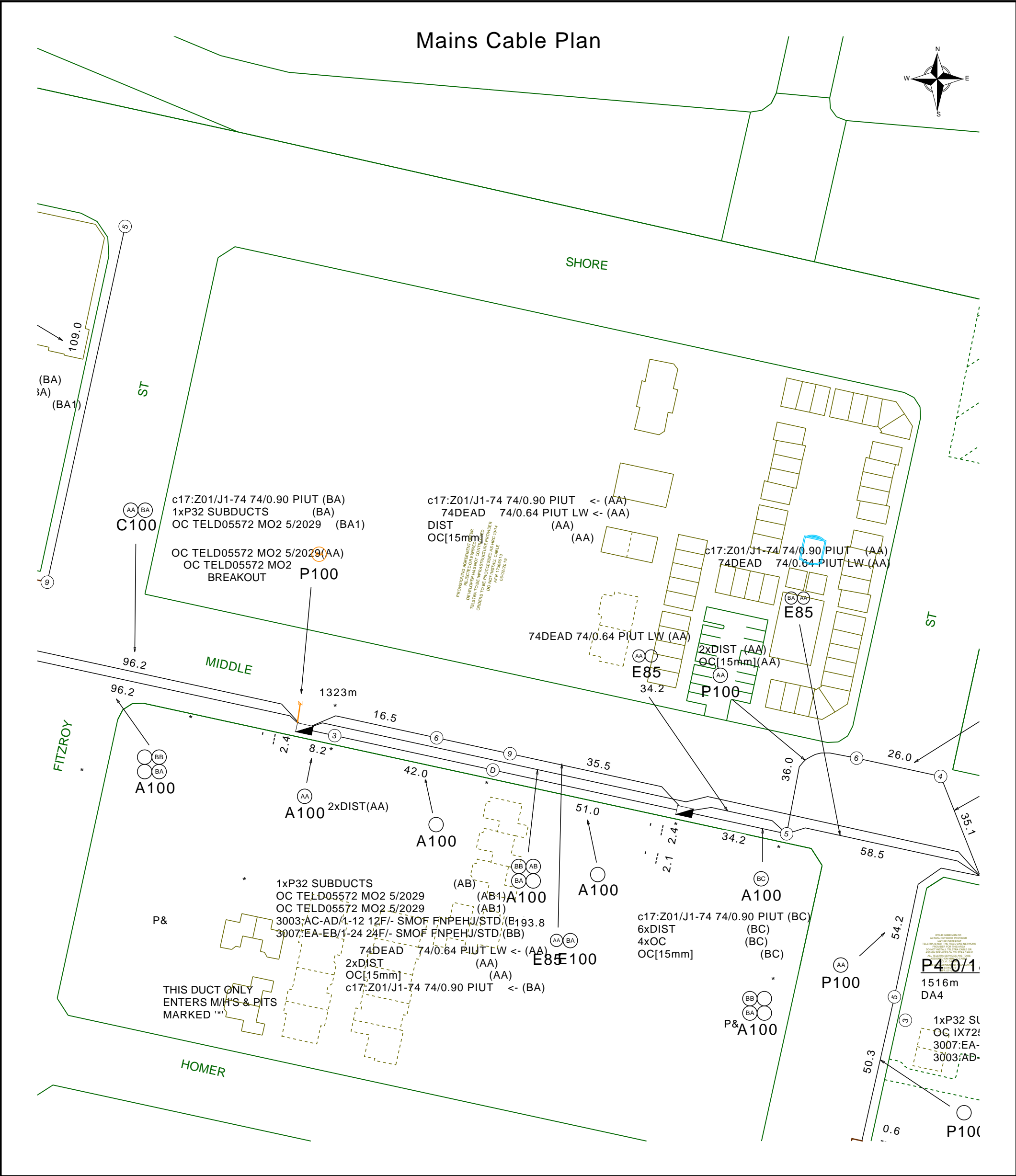
Two separate conduit runs between two footway access chambers (manholes) approximately 245m apart A nest of four 100mm PVC conduits (P100) containing assorted cables in three ducts (one being empty) and one empty 100mm concrete duct (C100) along


Protect our Network:

by maintaining the following distances from our assets:

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

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



	<p>Report Damage:https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra Ph - 13 22 03 Email - Telstra.Plans@team.telstra.com Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries</p>	<p>Sequence Number: 259404614</p>
<p>TELSTRA LIMITED A.C.N. 086 174 781 Generated On 12/08/2025 11:33:40</p>		<p>CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact Telstra Plan Services should you require any assistance.</p>

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

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

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

Before you Dig Australia – BEST PRACTISE GUIDES

The five Ps of safe excavation

<https://www.byda.com.au/before-you-dig/best-practice-guides/>

OPENING ELECTRONIC MAP ATTACHMENTS –

Telstra Cable Plans are generated automatically in either PDF or DWF file types.
Dependent on the site address and the size of area selected.
You may need to download and install free viewing software from the internet e.g.



DWF Map Files (all sizes over A3)
Autodesk Viewer (Internet Browser) <https://viewer.autodesk.com/> or
Autodesk Design Review <http://usa.autodesk.com/design-review/> for
DWF files. (Windows PC)



PDF Map Files (max size A3)
Adobe Acrobat Reader <http://get.adobe.com/reader/>



Telstra BYDA map related enquiries email Telstra.Plans@team.telstra.com
1800 653 935 (AEST Business Hours only)



REPORT ANY DAMAGE TO THE TELSTRA NETWORK IMMEDIATELY

Report online - <https://www.telstra.com.au/forms/report-damage-to-telstra-equipment>

Ph: 13 22 03

If you receive a message asking for a phone or account number say:
“I don’t have one” then say “Report Damage” then press 1 to speak to an operator.



Telstra New Connections / Disconnections
13 22 00



Telstra asset relocation enquiries: 1800 810 443 (AEST business hours only).
NetworkIntegrity@team.telstra.com
<https://www.telstra.com.au/consumer-advice/digging-construction>



Telstra Aerial Assets Group (overhead network)
1800 047 909



CERTLOC Certified Locating Organisation (CLO)
certloc.com.au/locators/

Only Telstra authorised personnel and CERTLOC Locators can access Telstra’s Pit and Pipe Network.

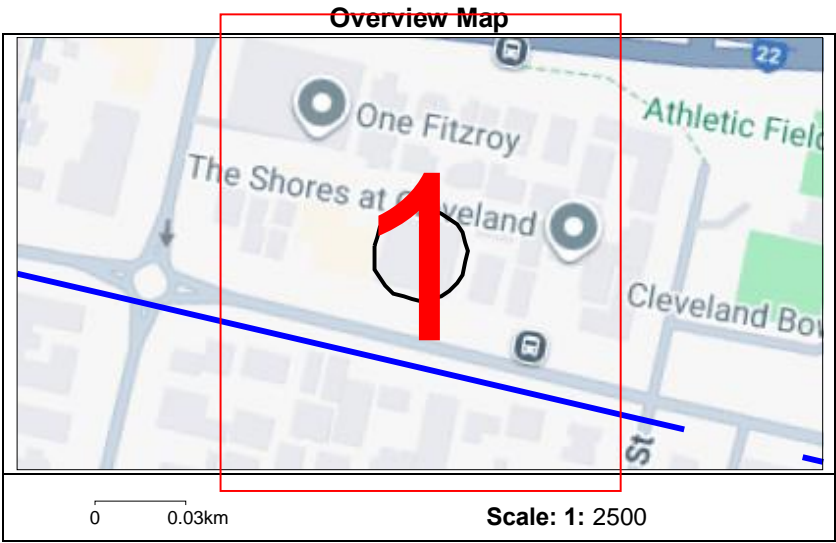
- Use suitably qualified and supervised professionals, particularly if you are working near assets that contain electricity cables or gas pipes.
- Ensure the below minimum clearance distances between the construction activities and the actual location of our assets are met. If you need clearance distances for our above ground assets, or if the below distances cannot be met, call **1800 786 306** to discuss.

Minimum assets clearance distances.

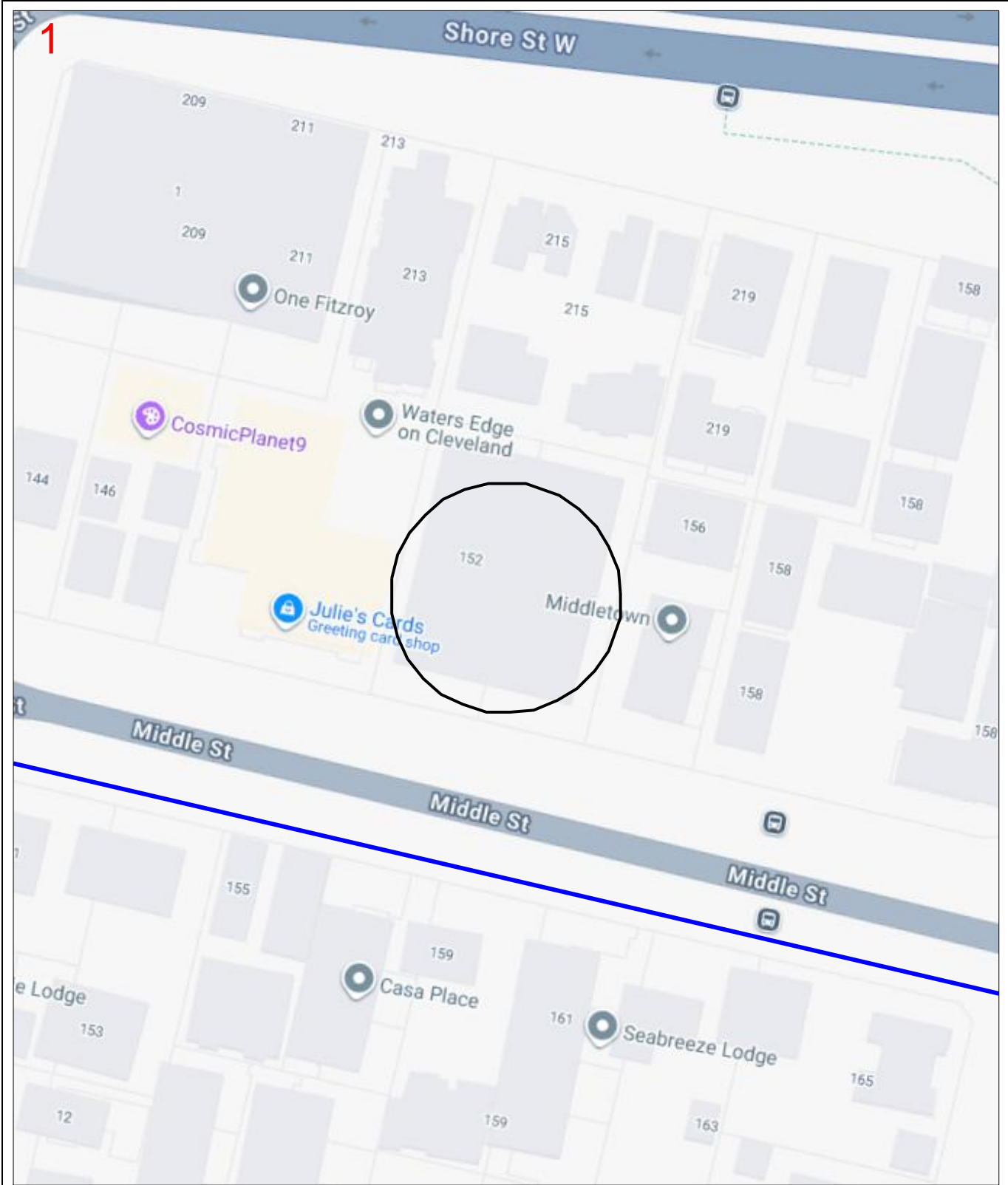
- 300mm when laying asset inline, horizontal or vertical.
 - 1000mm when operating vibrating equipment. Eg: vibrating plates. No vibrating equipment on top of asset.
 - 1000mm when operating mechanical excavators or jackhammers/pneumatic breakers.
 - 2000mm when performing directional bore in-line, horizontal and vertical.
 - No heavy vehicle over 3 tonnes to be driven over asset with less than 600mm of cover.
- Reinstate exposed TPG network infrastructure back to original state.

PRIVACY & CONFIDENTIALITY

- Privacy Notice – Your information has been provided to us by Before You Dig Australia to respond to your Before You Dig Australia enquiry. We will keep your personal information in accordance with TPG’s privacy policy, see www.tpg.com.au/about/privacy.
- Confidentiality – The information we have provided to you is confidential and is to be used only for planning and designing purposes in connection with your Before You Dig Australia enquiry. Please dispose of the information by shredding or other secure disposal method after use. We retain all intellectual property rights (including copyrights) in all our documents and plans.



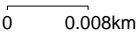

TPG Telecom Limited




Enquiry Number: 259404617













Map Sheet: 1

Scale: 1: 750



LEGEND

BYDA Work Area 

AAPT/PowerTel Pit		TransACT Pit	
AAPT/PowerTel Duct		TransACT Duct	
DDA Pit		SOUL Pattinson Telecoms Pit	
DDA Duct		SOUL Pattinson Telecoms Duct	
Agile/Adam Pit		PIPE Networks Pit	
Agile/Adam Duct		PIPE Networks Duct	

DISCLAIMER: No responsibility/liability is taken by TPG Telecom Limited for any inaccuracy, error, omission or action based on the information supplied in this correspondence. © 2022 TPG Telecom Limited.

Statutory Encumbrance Report

Property: Unit 605, 152 Middle St, Cleveland QLD 4163

This report details statutory encumbrances that directly impact the property.

1. **Energex** – Underground electrical infrastructure exists within the property boundaries, including energised underground cables and associated assets. Rights of access for operation, maintenance, inspection, and repair are reserved.
2. **NBN Co** – Telecommunications infrastructure is located within the property boundaries, including fibre optic cables and associated fittings. Rights of access for inspection, maintenance, repair, and upgrades are reserved.
3. **Telstra Corporation Ltd** – Underground telecommunications assets are present within the property boundaries, including conduits, cables, pits, and related equipment. Rights of access for inspection, maintenance, repair, and upgrade are reserved.
4. **Optus Networks Pty Ltd** – Telecommunications infrastructure is located within the property boundaries, including fibre optic cables and associated fittings. Rights of access for inspection, maintenance, repair, and upgrades are reserved.
5. **Uecomm/TPG Telecom** – Telecommunications infrastructure is located within the property boundaries, including ducts, pits, and fibre optic cables. Rights of access for inspection, maintenance, and repair are reserved.
6. **PIPE Networks Pty Ltd** – Telecommunications infrastructure is located within the property boundaries, including pits, ducts, and fibre optic cables. Rights of access for inspection, maintenance, repair, and upgrades are reserved.





**Better communities.
The Whittles way.**

Cleveland Central
Level 1, 91 Middle Street
Cleveland QLD 4163

07 3479 9300
whittles.com.au

14/08/25

Whittles Australia Pty Ltd
ABN 78 139 486 678

Dear Sir / Madam,

Please find attached a copy of the requested document. An exact copy has been requested and any dates in the pages that follow this cover letter are applicable to the original documents.

Any queries or concerns please do not hesitate to contact this office.

Yours faithfully,

A handwritten signature in black ink, appearing to read "Glen Nixon", written over a horizontal line.

Glen Nixon
Body Corporate Manager



Better communities.
The Whittles way.

Cleveland Central
Level 1, 91 Middle Street
Cleveland QLD 4163

07 3479 9300
whittles.com.au

14/08/25

Whittles Australia Pty Ltd
ABN 78 139 486 678

B & R W RALPH
CENTRA ON MIDDLE, 605 / 152 MIDDLE STREET
CLEVELAND, QLD, 4163

Dear Sir/Madam

Please find attached the Information Certificate as requested for Lot 605 "CENTRA ON MIDDLE CTS 55226", 152 MIDDLE STREET, CLEVELAND.

Specific Information To This Lot:

No information

Upon settlement please ensure that a BCCM Form 8 is promptly supplied to Whittles at info.cleveland@whittles.com.au to ensure invoices are sent to the correct address.

Please include the buyer's current postal address, email address and phone numbers if possible and also if the property is being let the rental agent's details and where levy notices should be sent.

Yours faithfully

A handwritten signature in black ink, appearing to read "Glen Nixon", written over a horizontal line.

Glen Nixon
Body Corporate Manager

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

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

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

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

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

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

This certificate does not include information about:

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

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

The community management statement

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

The Office of the Commissioner for Body Corporate and Community Management

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

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

The information in this certificate is issued on 13/08/2025.

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)

CENTRA ON MIDDLE CTS 55226

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 Australia Pty Ltd
Glen Nixon
PO Box 539
Cleveland QLD 4163
info.cleveland@whittles.com.au
07 3479-9300

Accessing records

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

☒ [X] The body corporate manager named above.

Property and community titles scheme details

Lot and plan details

Lot Number: 605

Plan type and number: SP 324763

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

☒ [X] 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?

☒ [x] Yes

☐ [] No

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

☒ [x] 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: 54

Total contribution schedule lot entitlements for all lots: 2516

Interest schedule

Interest schedule lot entitlement for the lot: 68

Total interest schedule lot entitlements for all lots: 3001

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 605 for the current financial year: \$4,990.00

Number of instalments: 4 (outlined below)

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

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

Lot 00605 has no amounts currently payable.

Administrative Fund	Amount	Due Date	Date Paid
01/07/24 to 30/09/24	\$1,135.00	01/07/24	02/07/24
01/10/24 to 31/12/24	\$1,285.00	01/11/24	05/11/24
01/01/25 to 31/03/25	\$1,285.00	01/01/25	23/12/24
01/04/25 to 30/06/25	\$1,285.00	01/04/25	04/04/25
01/07/25 to 30/09/25 - Interim	\$1,285.00	01/07/25	04/07/25

Sinking fund contributions

Total amount of contributions (before any discount) for lot 605 for the current financial year: \$1,538.00

Number of instalments: 4 (outlined below)

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

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

Lot 00605 has no amounts currently payable.

Sinking Fund	Amount	Due Date	Date Paid
01/07/24 to 30/09/24	\$374.00	01/07/24	02/07/24
01/10/24 to 31/12/24	\$388.00	01/11/24	05/11/24
01/01/25 to 31/03/25	\$388.00	01/01/25	23/12/24
01/04/25 to 30/06/25	\$388.00	01/04/25	04/04/25
01/07/25 to 30/09/25 - Interim	\$388.00	01/07/25	04/07/25

Special contributions (IF ANY)

Total amount of contributions (before any discount) for lot 605: \$881.00.

Number of instalments: 4 (outlined below)

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

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

Lot 00605 has no amounts currently payable.

Insurance Fund	Amount	Due Date	Date Paid
01/07/24 to 30/09/24	\$335.00	01/07/24	02/07/24
01/10/24 to 31/12/24	\$182.00	01/11/24	05/11/24
01/01/25 to 31/03/25	\$182.00	01/01/25	23/12/24
01/04/25 to 30/06/25	\$182.00	01/04/25	04/04/25
01/07/25 to 30/09/25 - Interim	\$182.00	01/07/25	04/07/25

Other amounts payable by the lot owner

For the current financial year there are:

☒ [X] 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:

☒ [X] 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): \$152,682.01CR

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.

[x] 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 (\$41,165.00)
- 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

[X] 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: Tim Stein & Tara Rowney

☐ No

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

☒ Yes - Name of authorised letting agent: Tim Stein & Tara Rowney

☐ 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.



Glen Nixon

Body Corporate Manager

13/08/2025

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

13/08/2025

Whittles Australia Pty Ltd
ABN 78 139 486 678
PO Box 539
Cleveland QLD 4163

B & R W Ralph
CENTRA ON MIDDLE
605 / 152 MIDDLE STREET
CLEVELAND QLD 4163

DESCRIPTION: Searching and completing document for provisions of Section 206,
Body Corporate and Community Management Act 1997,
Lot 00605 at 152 MIDDLE STREET, CLEVELAND

CENTRA ON MIDDLE CTS 55226

FEE:	As prescribed	\$114.10	PAID
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TOTAL DUE:		\$114.10	PAID
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OWNER:	B & R W Ralph
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With Compliments

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

GENERAL REQUEST

FORM 14 Version 4
Page 1 of 1

723858255

Sealing Number

Duty Imprint

EL 470 \$113.04
11/02/2025 16:03:39

OFFICE USE ONLY

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1. Nature of request

REQUEST TO RECORD NEW COMMUNITY
MANAGEMENT STATEMENT FOR CENTRA ON
MIDDLE COMMUNITY TITLES SCHEME 55226

Lodger (Name, address & phone number)

McCarthy Durie Lawyers
Po Box 178
Cleveland, Qld 4163
(07) 3370 5100
stepheng@mdl.com.au

**Lodger
Code**

BE223A

2. Lot on Plan Description

COMMON PROPERTY OF CENTRA
ON MIDDLE Community Titles Scheme
55226

Title Reference

51289995

3. Registered Proprietor/State Lessee

Body Corporate for CENTRA ON MIDDLE Community Titles Scheme 55226

4. Interest

NOT APPLICABLE

5. Applicant

Body Corporate for CENTRA ON MIDDLE Community Titles Scheme 55226

6. Request

I hereby request that: the NEW CMS deposited herewith which:

- a) Amends Schedule E of the existing CMS;
- b) Amends Schedule C of the existing CMS

be recorded as the CMS for CENTRA ON MIDDLE Community Titles Scheme 55226

7. Execution by applicant

11, 2, 25
Execution Date



Solicitor's Signature
Maxi-Lee Glancy

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

55226

IT BE LODGED TOGETHER
RAL REQUEST AND IN THE
CASE OF A NEW STATEMENT MUST BE LODGED
WITHIN THREE (3) MONTHS OF THE DATE OF
CONSENT BY THE BODY CORPORATE

Office use only
CMS LABEL NUMBER

**This statement incorporates and must
include the following:**

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

CENTRA ON MIDDLE Community Titles Scheme 55226

2. Regulation module

Accommodation Module

3. Name of body corporate

Body Corporate for CENTRA ON MIDDLE Community Titles Scheme 55226

4. Scheme land

Lot on Plan Description

Title Reference

SEE ENLARGED PANEL

5. #Name and address of original owner

Not Applicable

6. Reference to plan lodged with this statement

Not Applicable

7. New CMS exemption to planning body community management statement notation (if applicable*)

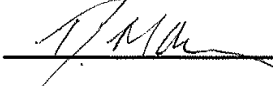
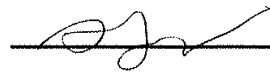
Insert exemption clause (if no exemption – insert 'N/A' or 'not applicable')

Exempt pursuant to section 60(6) of the Body Corporate and Community Management Act 1997

*If there is no exemption or for a first community management statement (CMS), a Form 18C must be deposited with the Request to record the CMS.

8. Execution by ~~original owner~~ Consent of body corporate

See Form 20 – BCCM Execution

1. Community Titles Scheme (CTS) Name	CTS Number
CENTRA ON MIDDLE Community Titles Scheme	55226
2. Module Type of BCCM Scheme	Instrument being executed (using this certificate)
Accommodation Module	New CMS
3. Execution by the Body Corporate for the above Scheme	
Signature 	Signature 
Signer Name <u>David Rose</u>	Signer Name <u>Shelley Gray</u>
Signer Authority <u>Chairperson</u>	Signer Authority <u>Secretary</u>
Entity (if applicable) _____	Entity (if applicable) _____
Execution Date <u>21 January 2025</u>	Execution Date <u>21 January 2025</u>

*By executing above the Body Corporate confirms it is in compliance with Section 96 of the *Body Corporate and Community Management Act 1997*.

When this Form should be used:

This form should be used for the execution by a Body Corporate of any Titles Instrument other than a Form 14.

Guidance

Please refer to Parts [45-2060] to [45-2081] of the Land Title Practice Manual for guidance on completion and execution of this form and refer to Part 45 generally for further guidance on titles instruments involving Community Titles Schemes. Some brief guidance on the completion of Item 3 has been included below for the quick reference of those who are already familiar with executions of titles instruments by a Body Corporate.

Signer Authority Guidance:

Representative of a Registered Owner means a natural person (individual) whose name is recorded on the body corporate's roll as the representative of the registered owner of a lot that is included in the scheme – Refer to Part [45-2070-1] of the Land Title Practice Manual.

Registered Owner – Individual means a natural person (individual) who is the registered owner of a lot that is included in the scheme. If a lot is owned by 2 or more people, it is acceptable for only one of the registered owners to sign the relevant certificate – Refer to Part [45-2070-2] of the Land Title Practice Manual.

Registered Owner - Corporation means the officeholder of the position of 'Director' or 'Secretary' for the corporate entity that is the registered owner of the lot. It is acceptable for only one office holder (Director or Secretary) of a Corporate Entity to execute on behalf of the Corporation in this instance, as by doing so they confirm they are signing as Agent on behalf of the Corporation and hold the requisite authority to do so – Refer to Part [45-2070-4] of the Land Title Practice Manual. The name and A.C.N of the corporation must be included in the 'Entity' field.

Body Corporate Manager under Chapter 3, Part 5 means a Body Corporate Manager appointed under Chapter 3, Part 5 of the respective Module Regulations to perform the functions of the body corporate committee. This is applicable only to Standard Module, Small Schemes Module and Accommodation Modules. This type of body corporate manager should not be confused with the more common type of body corporate manager that assists with the administration of the body corporate - Refer to Part [45-2070-5] of the Land Title Practice Manual.

Person specified as Signatory in the Body Corporate resolution authorising the transaction means the person identified (by name) and specifically authorised in the body corporate resolution, as the person who should execute the instrument. By signing in this way, the person signing confirms that they are one and the same person as is specified in the resolution to sign the instrument and that they have the authority to sign it. A copy of the resolution is not required to be deposited with this form to confirm this authority – Refer to Part [45-2060] of the Land Title Practice Manual.

Constructing Authority - Authorised Officer means the officer for the Constructing Authority that is authorised to execute on behalf of the Body Corporate pursuant to Section 12A of the *Acquisition of Land Act 1967* and Section 51 or 51A of the *Body Corporate and Community Management Act 1997*. The name of the Authorised Officer must be completed in the 'Signer Name' field, and the name of the Constructing Authority e.g. 'Department of Transport and Main Roads' must be entered into the 'Entity' section – Refer to Part [45-2068] of the Land Title Practice Manual.

Privacy Statement

Collection of information from this form is authorised by legislation and is used to maintain publicly searchable records. For more information see the Titles Queensland website.

4. Scheme land**Lot on Plan Description****Title Reference**

Lot 1	on	SP 324763	51289996
Lot 2	on	SP 324763	51289997
Lot 3	on	SP 324763	51289998
Lot 101	on	SP 324763	51289999
Lot 102	on	SP 324763	51290000
Lot 103	on	SP 324763	51290001
Lot 104	on	SP 324763	51290002
Lot 105	on	SP 324763	51290003
Lot 106	on	SP 324763	51290004
Lot 107	on	SP 324763	51290005
Lot 108	on	SP 324763	51290006
Lot 201	on	SP 324763	51290007
Lot 202	on	SP 324763	51290008
Lot 203	on	SP 324763	51290009
Lot 204	on	SP 324763	51290010
Lot 205	on	SP 324763	51290011
Lot 206	on	SP 324763	51290012
Lot 207	on	SP 324763	51290013
Lot 208	on	SP 324763	51290014
Lot 301	on	SP 324763	51290015
Lot 302	on	SP 324763	51290016
Lot 303	on	SP 324763	51290017
Lot 304	on	SP 324763	51290018
Lot 305	on	SP 324763	51290019
Lot 306	on	SP 324763	51290020
Lot 307	on	SP 324763	51290021
Lot 308	on	SP 324763	51290022
Lot 401	on	SP 324763	51290023
Lot 402	on	SP 324763	51290024
Lot 403	on	SP 324763	51290025
Lot 404	on	SP 324763	51290026
Lot 405	on	SP 324763	51290027
Lot 406	on	SP 324763	51290028
Lot 407	on	SP 324763	51290029
Lot 408	on	SP 324763	51290030
Lot 501	on	SP 324763	51290031
Lot 502	on	SP 324763	51290032
Lot 503	on	SP 324763	51290033
Lot 504	on	SP 324763	51290034
Lot 505	on	SP 324763	51290035
Lot 506	on	SP 324763	51290036
Lot 601	on	SP 324763	51290037
Lot 602	on	SP 324763	51290038

Lot	603	on	SP 324763	51290039
Lot	604	on	SP 324763	51290040
Lot	605	on	SP 324763	51290041
Lot	606	on	SP 324763	51290042
Lot	701	on	SP 324763	51290043
Lot	702	on	SP 324763	51290044
Lot	703	on	SP 324763	51290045
Lot	704	on	SP 324763	51290046
Lot	705	on	SP 324763	51290047
Lot	706	on	SP 324763	51290048
Common Property for CENTRA ON MIDDLE Community Titles Scheme 55226				51289995

SCHEDULE A	SCHEDULE OF LOT ENTITLEMENTS
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Lot on Plan				Contribution	Interest
Lot	1	on	SP 324763	53	65
Lot	2	on	SP 324763	46	60
Lot	3	on	SP 324763	45	62
Lot	101	on	SP 324763	51	43
Lot	102	on	SP 324763	34	41
Lot	103	on	SP 324763	40	43
Lot	104	on	SP 324763	45	45
Lot	105	on	SP 324763	47	46
Lot	106	on	SP 324763	43	43
Lot	107	on	SP 324763	42	43
Lot	108	on	SP 324763	45	44
Lot	201	on	SP 324763	51	45
Lot	202	on	SP 324763	36	42
Lot	203	on	SP 324763	42	48
Lot	204	on	SP 324763	41	49
Lot	205	on	SP 324763	41	50
Lot	206	on	SP 324763	42	47
Lot	207	on	SP 324763	41	46
Lot	208	on	SP 324763	51	47
Lot	301	on	SP 324763	45	50
Lot	302	on	SP 324763	36	43
Lot	303	on	SP 324763	42	51
Lot	304	on	SP 324763	41	53
Lot	305	on	SP 324763	41	53
Lot	306	on	SP 324763	43	53
Lot	307	on	SP 324763	41	51
Lot	308	on	SP 324763	45	53
Lot	401	on	SP 324763	44	55
Lot	402	on	SP 324763	36	43
Lot	403	on	SP 324763	42	53
Lot	404	on	SP 324763	41	58
Lot	405	on	SP 324763	41	58
Lot	406	on	SP 324763	43	55
Lot	407	on	SP 324763	41	54
Lot	408	on	SP 324763	44	56
Lot	501	on	SP 324763	50	64
Lot	502	on	SP 324763	51	60
Lot	503	on	SP 324763	65	68
Lot	504	on	SP 324763	67	69
Lot	505	on	SP 324763	54	63
Lot	506	on	SP 324763	50	66
Lot	601	on	SP 324763	51	68
Lot	602	on	SP 324763	50	64

Lot	603	on	SP 324763	65	73
Lot	604	on	SP 324763	67	75
Lot	605	on	SP 324763	54	68
Lot	606	on	SP 324763	51	70
Lot	701	on	SP 324763	52	71
Lot	702	on	SP 324763	50	69
Lot	703	on	SP 324763	65	79
Lot	704	on	SP 324763	67	81
Lot	705	on	SP 324763	53	72
Lot	706	on	SP 324763	52	73
TOTALS				2516	3001

Statement pursuant to ss 66(1)(db) and (dc) of the *Body Corporate and Community Management Act 1997* (Qld):

1. Contribution Schedule Lot Entitlements

The Contribution Schedule Lot Entitlement (CSLE) for the lots in the scheme have been decided in accordance with the relativity principle.

The relativity principle for deciding the CSLE for the lots in the scheme is the principle that the lot entitlements must clearly demonstrate the relationship between the lots by reference to one or more relevant factors. These relevant factors may only be any of the following:

- A. how the scheme was structured;
- B. the nature, features and characteristic of the lots included in the scheme;
- C. the purpose for which the lots are used;
- D. the impact the lots may have on the costs of maintaining the common property; and
- E. the market values of the lots included in the scheme.

In determining the CSLE for the lots in the scheme using the relativity principle, regard was had to the following relevant factors:

A. How the scheme was structured

The scheme is not part of a layered scheme and does not have mixed use lots, therefore the structure of the scheme does not effect the calculation of the CSLE.

B. The nature, features and characteristic of the lots included in the scheme

All lots are considered similar in their nature, features and characteristic and therefore this factor was not considered relevant in the calculation of the CSLE.

C. The purpose for which the lots are used

All lots are in the scheme are used for a similar purpose and therefore this factor was not considered relevant in the calculation of the CSLE.

D. The impact the lots may have on the costs of maintaining the common property.

The Body Corporate is part of a Building Format Plan and is responsible for the repair and maintenance of common property within the scheme. This includes the external walls and windows, roof, utility infrastructure and utility services. In allocating the CSLE the following features or characteristics of lots in the scheme

increase the burden that the lot places on the Body Corporate expenditure for the maintenance, cleaning and repair of the common property on the following basis:

- (a) The external windows and doors of the lot. Additional entitlements are added depending on whether the lot has five, six, seven or eight external windows and doors (for example) for which the Body Corporate has a duty to maintain and clean.
- (b) The level of the building on which the lot is situated. Additional entitlements are added depending on the level of the building in which the lot is located. The higher the lot in the building, the higher the cost of maintaining, cleaning and repairing windows, external walls, stairs and the higher the cost of maintaining the lift.

2. Interest Schedule Lot Entitlements

The Market Value Principle has been used to determine the Interest Schedule Lot Entitlements. The Interest Schedule Lot Entitlements reflect the respective market values of the lots.

SCHEDULE B	EXPLANATION OF THE DEVELOPMENT OF SCHEME LAND
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Section 66(1) (g) of the *Body Corporate and Community Management Act 1997* does not apply.

SCHEDULE C	BY-LAWS
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1 INTERPRETATION AND DEFINITIONS

1.1 In these by-laws unless the context indicates a contrary intention:

- 1.1.1 Headings throughout the By Laws are for guidance only and are not to be used as an aid in the interpretation of the By Laws;
- 1.1.2 Plurals shall include the singular and singular the plural;
- 1.1.3 References to either gender shall include a reference to the other gender;
- 1.1.4 A person includes their executor, administrators, successors, substitutes (eg: persons taking by novation) and assignors;
- 1.1.5 Words importing persons will include all bodies, corporations, associations, trusts, partnerships, instrumentalities and entities corporate or unincorporated and vice versa;
- 1.1.6 Any obligation on the part of or for the benefit of two or more persons will be deemed to bind or benefit as the case may be, any two or more of them jointly and each of them severally;
- 1.1.7 References to any legislation includes any legislation which amends or replaces that legislation;
- 1.1.8 A reference to any thing includes the whole or each part of it; and
- 1.1.9 In interpreting these by-laws no rules of construction will apply to the disadvantage of a party because that party was responsible for the drafting of these by-laws or any part of them.

1.2 Throughout these By Laws, the following terms will, where the context permits, have the following meanings:

- 1.2.1 "The Act" means the *Body Corporate and Community Management Act 1997* as amended from time to time.
- 1.2.2 "Body Corporate" means the Body Corporate of proprietors of the Community Titles Scheme referred to in Item 1 on page 1 of this CMS.

- 1.2.3 "Building" means a structure affixed to the Scheme Land of which the Lot or another Lot in the Scheme or the Common Property forms a part.
- 1.2.4 "Committee" means the committee of the Body Corporate elected in accordance with the Act.
- 1.2.5 "Common Property" means the common property, as defined in the Act and in the Plan.
- 1.2.6 "Invitee" means any person on the Scheme Land with the permission of an Occupier.
- 1.2.7 "Lot" means a Lot in the Community Titles Scheme and includes a unit constructed on the Lot.
- 1.2.8 "Original Owner" has the same meaning as in the Act.
- 1.2.9 "Owner or Occupier" means a person who is bound by the By Laws. It includes an Owner or Occupier of a Lot as those terms are defined in the Act.
- 1.2.10 "Scheme Land" has the same meaning as in the Act.

2 NOISE

- 2.1 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.

3 VEHICLES

- 3.1 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, except for the designated visitor parking which must remain available at all times for the sole use of visitors' vehicles.
- 3.2 An approval under subsection (3.1) must state the period for which it is given, with the exception of designated visitor parking.
- 3.3 The Body Corporate may cancel the approval by giving 7 days written notice to the Occupier, with the exception of designated visitor parking.

4 OBSTRUCTION

- 4.1 The Occupier of a Lot must not obstruct the lawful use of the Common Property by someone else.
- 4.2 No gates or security doors are to be placed at the entry of the scheme, preventing access to visitor car parking bays or Occupier's car parks.

5 DAMAGE TO LAWNS ETC.

- 5.1 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; or
 - (c) re-organise the gardens on the Common Property
- 5.2 An approval under subsection (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.

6 DAMAGE TO COMMON PROPERTY

- 6.1 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.
- 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 subsection 6.2 in good order and repair.

7 BEHAVIOUR OF INVITEES

- 7.1 An Occupier of a Lot must take reasonable steps to ensure that the Occupier's Invitees do not behave in a way likely to interfere with the peaceful enjoyment of another Lot or the Common Property.

8 LEAVING OF RUBBISH ETC. ON THE COMMON PROPERTY

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

9 APPEARANCE OF LOT

- 9.1 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.
- 9.2 The Occupier of a Lot must not, without the Body Corporate's written approval, 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 By Law 9.2 does not apply to a real estate advertising sign for the sale or letting of the Lot if the sign is of a reasonable size.
- 9.4 An Occupier of a Lot must not, without the Body Corporate's written approval, install an air-conditioning system or device, television antenna, satellite dish or radio aerial on the Lot or in any exclusive use area allocated to a Lot.
- 9.5 External air conditioning or mechanical plant installations installed pursuant to 9.4 above must be appropriately screened.
- 9.6 Screening for any externally mounted air conditioning or mechanical plant installations must be carried out in accordance with the following requirements:-
 - (a) Unscreened installations on the Scheme Land must not be visible from the Common Property or another Lot; and
 - (b) Any installations which are required to be located on roof, wall or garden areas must be appropriately screened or shaped according to the acoustic requirements of the Body Corporate and so as to integrate in a complementary manner with the overall design of the roof, wall or garden area in which the installation is to be located.
- 9.7 Any screens installed in accordance with subsection 9.6 may only be installed with the written approval of the body corporate in relation to the design and colour etc of the screen

10 STORAGE OF FLAMMABLE MATERIALS

- 10.1 The Occupier of a Lot must not, without the Body Corporate's written approval, store a flammable substance on the Common Property.
- 10.2 The Owner or Occupier of a Lot must not do or keep anything on his Lot which would increase the rate of fire insurance on the Building or any property on the subject land or which would conflict with the laws and / or regulations relating to fires or any insurance policy upon the Building or any property on the subject land, or the regulations or ordinances of any public authority for the time being in force.

10.3 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.

11 GARBAGE DISPOSAL

11.1 In this clause 11 these expressions have the meaning shown:-

- (a) **changeover area** means the designated bin coral located on the ground floor of the building.

11.2 Occupiers must:-

- (a) only place general waste in the bins located in the changeover area, either directly or by using the waste chute situated on each level of the Building
- (b) if the Lot is situated on a level in a Building that has a recycling bin storage area, place recyclable waste in the recycling bins stored in the recycling bin storage area situated on that level or in the recycling bins located in the changeover area.
- (c) not move any of the bins from the changeover area or the recycling bin storage area .
- (d) comply with all local government local laws about disposal of garbage;
- (e) ensure that the Occupier does not, in disposing of garbage, adversely affect the health, hygiene or comfort of the Occupiers of other lots;
- (f) comply with any conditions notified in the changeover area as to what articles may be placed within the general and recyclable refuse bins, or how they may be wrapped or contained to prevent damage to the bins or compactor, and with all local authority By-Laws and ordinances relating to the disposal of garbage

12 APPROVALS AND KEEPING OF ANIMALS

12.1 A Lot Owner or Occupier must not:

- (a) Keep or bring an animal on the Lot or Common Property; or
- (b) Permit an invitee to keep or bring an animal on the Lot or Common Property.

Without first obtaining written approval from the Body Corporate.

12.2 Conditions for Approval

12.2.1 Approval for keeping an animal is subject to the following conditions:

- (a) The animal's presence on the Scheme land must not contravene any laws.
- (b) Dogs and cats must be registered with a Local Council and microchipped.
- (c) The animal is not allowed on Common Property except for transit purposes in or out of the Schemes land.
- (d) The animal must be on a lead or adequately restrained while on Common Property.
- (e) Animals must be carried or wheeled through the entrance foyer or walked through the basement carpark when entering or leaving the building.
- (f) The animal must be kept in good health and free from fleas and parasites.
- (g) The animal must not cause a nuisance or unreasonably interfere with any person's use or enjoyment of another Lot or Common Property.

- (h) Any animal waste must be disposed of properly to avoid noxious odours or contamination of the Scheme.
- (i) Reasonable steps must be taken to minimise the transfer of airborne allergens from the animal, such as regular vacuuming and grooming.

- 12.3 The Body Corporate Committee may withdraw approval if the Lot Owner, Occupier, or their invitee fails to comply with any of the stated conditions. Upon withdrawal of approval, the animal must be removed from the Scheme land at the Owners cost.
- 12.4 The approval applies only to the specific animal in the application and does not permit the keeping of additional, replacement, or substitute animals on the Lot.
- 12.5 A person with a disability under the *Guide, Hearing and Assistance Dogs Act 2009* who relies on a guide, hearing or assistance dog and who has the right to be on a lot included in a Community Title Scheme, or on the Common Property, has the right to be accompanied by a guide, hearing or assistance dog while on the Lot or Common Property.
- 12.6 A person mentioned in subsection 12.5 who is the Owner or Occupier of a Lot included in a Community Titles Scheme has the right to keep a guide, hearing or assistance dog on the Lot.

13 DEBT RECOVERY

- 13.1 A person shall pay on demand the whole of the Body Corporate's costs and expenses (including solicitor and own client costs) such an amount deemed to be a liquidated debt due in recovery such levies or monies duly levied upon that person by the Body Corporate.

14 RECOVERY BY BODY CORPORATE

- 14.1 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 or by any of their guests, servants, employees, agents, children, Invitees and licensees, the Body Corporate shall be entitled to recover the amount so expended as a debt in an action in any court of competent jurisdiction from the Owner of the Lot at the time when the breach occurred.

15 AWARENESS OF BY-LAWS

- 15.1 All Occupiers must be advised of the requirements contained within this Community Management Statement.

16 COMPLAINTS AND APPLICATIONS

- 16.1 All complaints and applications to the Body Corporate or its Committee must be addressed in writing to the Secretary or to the Body Corporate Manager of the Body Corporate.

17 ENCLOSURE OF BALCONIES & TERRACES

- 17.1 Unless approved by the Body Corporate, all balconies and terraces shown on the approved drawings and documents, are to remain unenclosed with no shutters, glazing, louvers or similar permanent fixtures other than those consistent with the relevant Building Code and clearly depicted on the Approved Drawings.

18 DISPLAY UNIT

- 18.1 While the Original Owner remains an Owner of any Lots in the Building it and its officers, servants and/or agents shall be entitled to use any Lots of which it is registered Owner as a display units and shall be entitled to allow prospective purchasers to inspect such lots and for such purposes be able to use such signs advertising or display material in or about the Building and Common Property, as it thinks fit. Such signs shall be attractive and tasteful having regard to the general appearance of the Building, and shall not at any time, be more in terms of number and size, than is reasonably necessary PROVIDED HOWEVER that the Original Owner, its officers, servants and/or agents exercising its rights pursuant to this clause shall not cause any disruption or any inconvenience to any Owner in its use enjoyment and occupation of the Lots.

19 USE OF LOTS

- 19.1 Each Lot must be used for residential purposes only and not for any illegal, unlawful or immoral purpose.
- 19.2 While the Original Owner remains an Owner of any Lot in the Building it and its officers, servants and/or agents shall be entitled to use:
- 19.1.1 any Lot of which it is registered Owner for commercial and/or business purposes; and
- 19.1.2 the visitor car parks for staff and customer parking,

20 USE OF COMMON PROPERTY

- 20.1 An Owner or Occupier of a Lot or their Invitees must not smoke cigarettes, cigars or other tobacco or narcotic products or consume narcotic substances on the Common Property.

21 MAINTENANCE OF AIR CONDITIONING EQUIPMENT

- 21.1 The Owner or Occupier of a Lot must maintain at its own cost the air conditioning equipment for its own Lot in good working order and repair in a good condition and generally to the satisfaction of the Body Corporate.

22 AIR-CONDITIONING

- 22.1 Owners and Occupiers acknowledge and accept that:-
- (a) the Body Corporate has an obligation to recover the costs of it providing or procuring others to provide services or amenities from the users for those services or amenities;
 - (b) utility infrastructure comprising air-conditioning systems may be located on Common Property adjoining or proximate to lots in the Scheme or otherwise within boundaries of lots.
- 22.2 To the extent that air-conditioning equipment is located on and forms part of a lot (other than being located within a boundary structure) and supplies services to that lot, only the Owner of that lot acknowledges and accepts its obligations under the Act and Module to meet all costs of the operation, maintenance and replacement of the air-conditioning equipment.

23 REPAIRS

- 23.1 All repairs to lots will be carried out promptly and in a workmanlike manner by the Owners or Occupiers of the lots.

24 VISITORS' CAR PARK

- 24.1 Access to visitor spaces for bona fide visitors must not be restricted, other than for normal maintenance and repair.
- 24.2 An Owner or Occupier of a lot must not park or stand any motor vehicle or other vehicle upon areas set aside for visitor car parking.
- 24.3 An Owner or Occupier of a lot must ensure that their invitees use the visitor car parking area only for its intended purpose of casual parking within the rules set from time to time by the Committee of the Body Corporate (which rules must provide that areas of casual parking must not be used for more than three (3) hours at a time).
- 24.4 Visitor car parks required under a development approval for the Scheme Land cannot be the subject of an allocation of exclusive rights under these by-laws.

25 USE OF RECREATION FACILITIES

- 25.1 In relation to the use of the outdoor barbecue area and adjacent recreation areas (Recreation Facilities) an

Owner or Occupier must ensure:

- (a) that invitees and guests do not use the same or any of them unless accompanied by an Owner or Occupier;
- (b) that children below the age of thirteen (13) years are accompanied by an adult Owner or Occupier exercising effective control over them when using the Recreation Facilities;
- (c) that glass containers or receptacles of any type are not taken to or allowed to remain in or immediately around the pool situated in the Common Property;
- (d) that caution is exercised at all times and their behaviour and that of their invitees does not interfere with the use and enjoyment of the Recreation Facilities by other persons;
- (e) that no use is made of the Recreation Facilities between the hours of 10.00pm and 7.00am or other house set from time to time by the Committee of the Body Corporate;
- (f) that the Owner or Occupier and their invitees and guests are suitably attired at all times; and
- (g) that the Owner or Occupier and their invitees and guests obey any lawful direction given to them by the Body Corporate or the Manager or as noted on any notices/signs in or near the Recreation Facilities.

26 RULES – RECREATION FACILITIES

- 26.1 The Committee may make rules relating to the use of the Recreation Facilities (including booking systems) not inconsistent with these by-laws and those rules must be observed by Owners and Occupiers.

27 MAINTENANCE OF RECREATION FACILITIES

- 27.1 An Owner or Occupier of a lot must not without proper authority operate, adjust or interfere with the operation of any equipment associated with the Recreation Facilities.

28 INSTRUCTIONS TO CONTRACTORS ETC

- 28.1 Owners must not directly instruct any contractors or workmen engaged or employed by the Body Corporate unless authorised by the Body Corporate, the Committee or the Manager.

29 RIGHT OF ENTRY

- 29.1 An Owner or Occupier, upon receiving reasonable notice from the Committee, must allow the Body Corporate or any contractors, sub-contractors, workmen or other person authorised by it (including the Manager as service contractor to the Body Corporate) the right of access to the relevant lot for the purpose of carrying out works, maintenance, reading meters or effecting repairs on any utility infrastructure or utility service or other system or service, whether to the relevant lot, to an adjoining lot, to Common Property or for any other purposes permitted under these by-laws, the Act or the Module.
- 29.2 If in the reasonable opinion of the Committee there is a matter of sufficient emergency no notice will be necessary to access under By-Law 29.1. Works or repairs will be at the expense of the Owner or Occupier of the lot in the case where the need for such works or repairs is due to any act or default of the Owner or Occupier or their guests, servants or agents. Any access under this by-law does not constitute trespass. The Committee in exercising the powers under this by-law must ensure that its servants, agents and employees cause as little inconvenience to the Owner or Occupier of the lot as is reasonable in the circumstances or for any other purpose permitted under these by-laws, the Act or the Module.
- 29.3 Without limiting anything in these by-laws, the Act or the Module, an Owner and Occupier must allow access through their lot to other Owners and Occupiers in the case of an emergency to access fire stairs or other emergency exits.

30 FUNCTIONS OF BODY CORPORATE

30.1 The Body Corporate has the right in the exercise of its powers, duties and under the Act and the Module to:

- (a) Provide services and amenities or cause third parties to do so, for the benefit of Owners and Occupiers and the Common Property including a permanent on-site caretaker to provide caretaking duties in respect of the Common Property, and other areas or features adjacent to or neighbouring the Scheme Land in respect of which the Body Corporate holds rights); and
- (b) For the benefit of Owners and Occupiers authorise a person or entity to offer services and amenities to lot Owners and Occupiers on a voluntary basis including a letting service.

30.2 The Body Corporate is empowered under the Act and Module to enter into agreements in respect of the matters in By-Law 30.1 which may include any or all of the following and which may be established and be procured at the instigation of the Original Owner (subject to requirements under the Act and Module as to the terms and conditions of the relevant agreements):

- (a) an agreement or agreements for the caretaking, security, management and/or maintenance of the Common Property and the letting of lots in the Scheme on behalf of Owners;
- (b) an agreement or agreements for the appointment of a body corporate manager for the performance of (inter alia) certain duties and obligations of the secretary and treasurer of the Body Corporate and such other duties and obligations as the Body Corporate deems appropriate;
- (c) an agreement or agreements for the purpose of better seeing to the proper functioning operation and management of the Scheme or building comprising the Scheme Land or for the purpose of ensuring the proper functioning of the duties and powers for the Body Corporate and of the Committee of the Body Corporate including under any agreement with the Body Corporate;
- (d) an agreement with an energy provider and/or an energy resources consultant in relation to the provision of utility services to the Scheme Land and lots in the Scheme;
- (e) an agreement with the Original Owner in connection with the progressive development of the Scheme Land and the recording of new Community Management Statements in consequence of the progressive development of the Scheme Land;
- (f) an agreement with any person in relation to licensing or leasing any part of the Scheme Land or any other land outside of the Scheme Land;
- (g) an agreement in relation to allowing members of the Scheme to use facilities located on other land and for the Body Corporate to contribute to the costs of maintenance, repair and replacement of such facilities (as rights comprising Body Corporate Assets); and
- (h) an agreement or agreements for the provision of entertainment, telecommunication or other services and amenities to lots or the Common Property.

31 SECURITY

31.1 A security system may operate within the building in which Scheme Land is located and from within the Scheme Land. Utility infrastructure comprised in a security system may be Common Property for the Scheme or be the subject of utility infrastructure agreements under which ownership of the utility infrastructure is preserved to another party. Any security system may be part of an integrated services and communications system for the building in which the Scheme Land is located and be the subject of agreements with third parties in respect of the management and operation of the system and be controlled and regulated by those agreements or under the CMS.

31.2 The Body Corporate is not responsible to an Owner (and the Owner is not entitled to make any claim for compensation or damages) in the event of a failure of all or any of the security systems to operate in the manner in which they are intended (provided the Body Corporate has complied with its obligations in respect of maintenance of utility infrastructure for the system). Where the failure to operate arises from a malfunction

of the security equipment in a lot, then the Owner must allow the Body Corporate by its servants, agents or contractors to enter upon the lot (upon one (1) days notice) except in the case where the circumstances require immediate entry.

- 31.3 The Committee is entitled to make rules and regulations for the benefit of all Owners regulating the security system and the operation of it on the Scheme. Rules and regulations made by the Committee must not be inconsistent with these by-laws, the Act or Module. Owners must comply with and ensure compliance by Occupiers with rules and regulations made by the Committee and which are enforced from time to time.

32 EXCLUSIVE USE AND AUTHORISED ALLOCATIONS – CAR PARKING

- 32.1 Owners and Occupiers of lots have the exclusive use of or special rights about parts of the Common Property or areas the subject of rights comprising Body Corporate Assets for the purpose of car parking as described and identified in Schedule E and the relevant exclusive use plans annexed to this Community Management Statement.
- 32.2 The Original Owner or an agent of the Original Owner may allocate exclusive use of, or other special rights for, part of the Common Property or allocate rights comprising Body Corporate Assets to lots in the Scheme for the purpose of car parking.
- 32.3 The Original Owner or its agent, as the case requires, must provide details of authorised allocations to the Body Corporate within the time frames specified in the Act and ensure that the details of all authorised allocations made under this by-law are recorded in a new Community Management Statement as required under the Act and Module.
- 32.4 Areas the subject of an exclusive right under this by-law are to be used for car parking only and may, not be used for storage unless it is located within a built enclosure.
- 32.5 Owners and Occupiers must not create or allow a nuisance to be created in any such area.
- 32.6 Each Owner is responsible for keeping areas the subject of exclusive rights under this by-law clean from litter, residues, marks and oil.
- 32.7 The Original Owner or the Original Owners' agent (whichever authorised the allocation) may revoke the authorised allocation made under this by-law, but only with the written consent of the Owner of the lot that has the benefit of the authorised allocation.

33 EXCLUSIVE USE AND AUTHORISED ALLOCATIONS – STORAGE AREAS

- 33.1 Owners and Occupiers of lots have the exclusive use of or special rights about parts of the Common Property or areas the subject of rights comprising Body Corporate Assets for the purpose of storage as described and identified in Schedule E and the relevant exclusive use plans annexed to this Community Management Statement.
- 33.2 The Original Owner or an agent of the Original Owner may allocate exclusive use of or other special rights for parts of the Common Property or allocate rights comprising Body Corporate Assets to lots in the Scheme for the purpose of storage.
- 33.3 The Original Owner or its agent, as the case requires, must provide details of authorised allocations to the Body Corporate within the time frames specified in the Act and ensure that the details of all authorised allocations made under this by-law are recorded in a new Community Management Statement as required under the Act and the Module.
- 33.4 The areas the subject of the authorised allocation made under this by-law are to be used by the Occupiers of each lot as a storage space area only. The Occupier with the right to use the area the subject of the authorised allocation must comply with the terms of any by-law or other requirement (including those of government agencies) restricting the storage of flammable liquids, gases or other materials with respect to the storage space.

- 33.5** Each Owner is responsible for keeping their exclusive use storage space and storage device clean and in a neat and tidy condition and must be responsible for the maintenance, operating costs and upkeep of the exclusive use storage space areas and any locker, cage or enclosure on the storage space. If an Owner fails to undertake such obligations, the Body Corporate may attend to such works and recover the costs of such works from the Owner as a liquidated debt.

34 SMOKING/E-CIGARETTE BAN IN COMMON AND OUTDOOR AREAS

- 34.1** A Lot-Owner, Occupier, or their invitees must not smoke, or permit the smoking of a tobacco product, e-cigarette or any other substance;
- (a) Anywhere on the Common Property; or
- (b) In a Lot or on the balcony of a Lot, in circumstances where another person's use or enjoyment of another Lot of Common Property is unreasonably interfered with by the smoke drift.
- 34.2** A Lot Owner, Occupier or their invitees must not dispose of cigarette butts, ash or e-cigarette utensils by throwing such items from the balcony of a Lot and must dispose of by putting such items in a closed container in the Lot.
- For the purpose of this By-Law, the term e-cigarette includes devices commonly referred to as the following:
- Electronic cigarettes;
 - Electronic nicotine delivery systems (ENDS);
 - Electronic non-nicotine delivery systems (ENNDS);
 - Alternative nicotine delivery systems (ANDS);
 - Nicotine vaping products (NVP);
 - Personal vaporisers;
 - E-hookahs;
 - Vape pens;
 - Vapes.

35 E-BIKES AND E-SCOOTERS

- 35.1** To enhance the safety of residents and reduce the risk of property damage, an owner or occupier of a Lot must not, without the Body Corporate's prior written approval:
- (a) Bring onto the Common Property; or
- (b) Store or charge in a Lot.
- 35.2** An owner or occupier granted approval under this by-law must comply with all conditions of that approval, including but not limited to the following:
- (a) The E-Device shall be carried or wheeled by walking it across the Common Property except for the basement car parks where, if ridden, the E-Device shall not exceed a maximum speed of five (5) KPH.
- (b) In transporting the E-Device across the Common Property, the E-Device owner must ensure that it does not unreasonably interfere with or obstruct another person lawfully on the Common Property;
- (c) Providing copies of the E-Device documentation confirming the E-Device has a manufacturer-approved battery and charger with an output voltage that matches the E-Device's rated battery voltage as specified by the manufacturer;
- (d) The E-Device, its associated manufacturer-approved battery and charger and other related equipment shall;
- (i) comply with all ongoing relevant laws, standards and regulations; and,
- (ii) be kept and maintained in good condition.

- (e) The E-Device is not a device prohibited by legislation or regulation.
- (f) Charging the E-Device's battery must not occur:
 - (i) Within the Lot in a well-ventilated shaded area with reasonable space separating the E-Device from other chattels or flammable materials;
 - (ii) when the Owner, Occupier or E-Device owner is present. The E-Device shall not be left charging unattended for any time whatsoever; and
 - (iii) using the E-Device's manufacturer-approved charger and in accordance with the manufacturer's charging instructions.

35.3 If the owner or occupier fails to meet any of the approval conditions, the Body Corporate may withdraw its approval.

35.4 If the Body Corporate withdraws its approval, the owner or occupier must remove the E-Device from the scheme land at the Owners cost.

36 NUISANCE

36.1 A Lot Owner, occupier of a Lot, or their invitee must not use, or permit the use of, the Lot or the Common Property in a way that:

- (a) Causes a nuisance or hazard; or
- (b) Interferes unreasonably with the use or enjoyment of another Lot included in the scheme; or
- (c) Interferes unreasonably with the use or enjoyment of the Common Property by a person who is lawfully on the common property.

SCHEDULE D	OTHER DETAILS REQUIRED/PERMITTED TO BE INCLUDED
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Statutory Easements and Services Location Diagram

Pursuant to section 66 (1) (d) (iii) of the *Body Corporate and Community Management Act 1997* each of the following Lots and Common Property is subject to and has benefit of the following statutory easements.

Pursuant to section 66 (1) (d) (ii) of the *Body Corporate and Community Management Act 1997*, a Services Location Diagram is attached entitled "Services Location Diagram and marked "C" -

Lot on Plan				Statutory Easement	Services Location Diagram
Lot	1	on	SP 324763	Telstra, Electricity, Stormwater, Water, Sewer, Projections, Shelter, Support	C
Lot	2	on	SP 324763	Telstra, Electricity, Stormwater, Water, Sewer, Projections, Shelter, Support	C
Lot	3	on	SP 324763	Telstra, Electricity, Stormwater, Water, Sewer, Projections, Shelter, Support	C
Lot	101	on	SP 324763	Telstra, Electricity, Stormwater, Water, Sewer, Projections, Shelter, Support	C
Lot	102	on	SP 324763	Telstra, Electricity, Stormwater, Water, Sewer, Projections, Shelter, Support	C
Lot	103	on	SP 324763	Telstra, Electricity, Stormwater, Water, Sewer, Projections, Shelter, Support	C
Lot	104	on	SP 324763	Telstra, Electricity, Stormwater, Water, Sewer, Projections, Shelter, Support	C
Lot	105	on	SP 324763	Telstra, Electricity, Stormwater, Water, Sewer, Projections, Shelter, Support	C

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Lot	408	on	SP 324763	Telstra, Electricity, Stormwater, Water, Sewer, Projections, Shelter, Support	C
Lot	501	on	SP 324763	Telstra, Electricity, Stormwater, Water, Sewer, Projections, Shelter, Support	C
Lot	502	on	SP 324763	Telstra, Electricity, Stormwater, Water, Sewer, Projections, Shelter, Support	C
Lot	503	on	SP 324763	Telstra, Electricity, Stormwater, Water, Sewer, Projections, Shelter, Support	C
Lot	504	on	SP 324763	Telstra, Electricity, Stormwater, Water, Sewer, Projections, Shelter, Support	C
Lot	505	on	SP 324763	Telstra, Electricity, Stormwater, Water, Sewer, Projections, Shelter, Support	C
Lot	506	on	SP 324763	Telstra, Electricity, Stormwater, Water, Sewer, Projections, Shelter, Support	C
Lot	601	on	SP 324763	Telstra, Electricity, Stormwater, Water, Sewer, Projections, Shelter, Support	C
Lot	602	on	SP 324763	Telstra, Electricity, Stormwater, Water, Sewer, Projections, Shelter, Support	C
Lot	603	on	SP 324763	Telstra, Electricity, Stormwater, Water, Sewer, Projections, Shelter, Support	C
Lot	604	on	SP 324763	Telstra, Electricity, Stormwater, Water, Sewer, Projections, Shelter, Support	C
Lot	605	on	SP 324763	Telstra, Electricity, Stormwater, Water, Sewer, Projections, Shelter, Support	C
Lot	606	on	SP 324763	Telstra, Electricity, Stormwater, Water, Sewer, Projections, Shelter, Support	C
Lot	701	on	SP 324763	Telstra, Electricity, Stormwater, Water, Sewer, Projections, Shelter, Support	C
Lot	702	on	SP 324763	Telstra, Electricity, Stormwater, Water, Sewer, Projections, Shelter, Support	C
Lot	703	on	SP 324763	Telstra, Electricity, Stormwater, Water, Sewer, Projections, Shelter, Support	C
Lot	704	on	SP 324763	Telstra, Electricity, Stormwater, Water, Sewer, Projections, Shelter, Support	C
Lot	705	on	SP 324763	Telstra, Electricity, Stormwater, Water, Sewer, Projections, Shelter, Support	C
Lot	706	on	SP 324763	Telstra, Electricity, Stormwater, Water, Sewer, Projections, Shelter, Support	C
Common Property				Telstra, Electricity, Stormwater, Water, Sewer, Projections, Shelter, Support	C

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

Lot on Plan				Exclusive Use Area				Use
Carparking								
Lot	1	on	SP 324763	Area(s)	C43, C28	on Plan No	B	Carparking
Lot	2	on	SP 324763	Area(s)	C9	on Plan No	B	Carparking
Lot	3	on	SP 324763	Area(s)	C67	on Plan No	A	Carparking

Lot	101	on	SP 324763	Area(s)	C83, C79	on Plan No	A	Carparking
Lot	102	on	SP 324763	Area(s)	C41	on Plan No	B	Carparking
Lot	103	on	SP 324763	Area(s)	C42	on Plan No	B	Carparking
Lot	104	on	SP 324763	Area(s)	C94	on Plan No	A	Carparking
Lot	105	on	SP 324763	Area(s)	C84, C78	on Plan No	A	Carparking
Lot	106	on	SP 324763	Area(s)	C7 & C21	on Plan No	B	Carparking
Lot	107	on	SP 324763	Area(s)	C86, C76	on Plan No	A	Carparking
Lot	108	on	SP 324763	Area(s)	C24, C27	on Plan No	B	Carparking
Lot	201	on	SP 324763	Area(s)	C13 & C25	on Plan No	B	Carparking
Lot	202	on	SP 324763	Area(s)	C10 & C54	on Plan No	B	Carparking
Lot	203	on	SP 324763	Area(s)	C91	on Plan No	A	Carparking
Lot	204	on	SP 324763	Area(s)	C92 & C74	on Plan No	A	Carparking
Lot	205	on	SP 324763	Area(s)	C66 & C75	on Plan No	A	Carparking
Lot	206	on	SP 324763	Area(s)	C40 & C26	on Plan No	B	Carparking
Lot	207	on	SP 324763	Area(s)	C53 & C58	on Plan No	A	Carparking
Lot	208	on	SP 324763	Area(s)	C6 & C14	on Plan No	B	Carparking
Lot	301	on	SP 324763	Area(s)	C80, C81	on Plan No	A	Carparking
Lot	302	on	SP 324763	Area(s)	C82	on Plan No	A	Carparking
Lot	303	on	SP 324763	Area(s)	C93	on Plan No	A	Carparking
Lot	304	on	SP 324763	Area(s)	C87 & C90	on Plan No	A	Carparking
Lot	305	on	SP 324763	Area(s)	C85, C77	on Plan No	A	Carparking
Lot	306	on	SP 324763	Area(s)	C15	on Plan No	B	Carparking
Lot	307	on	SP 324763	Area(s)	C37, C30	on Plan No	B	Carparking
Lot	308	on	SP 324763	Area(s)	C8, C16	on Plan No	B	Carparking
Lot	401	on	SP 324763	Area(s)	C1	on Plan No	B	Carparking
Lot	402	on	SP 324763	Area(s)	C70	on Plan No	A	Carparking
Lot	403	on	SP 324763	Area(s)	C61	on Plan No	A	Carparking
Lot	404	on	SP 324763	Area(s)	C32, C33	on Plan No	B	Carparking
Lot	405	on	SP 324763	Area(s)	C31 & C34	on Plan No	B	Carparking
Lot	406	on	SP 324763	Area(s)	C59 & C60	on Plan No	A	Carparking
Lot	407	on	SP 324763	Area(s)	C55 & C71	on Plan No	A	Carparking
Lot	408	on	SP 324763	Area(s)	C29 & C96	on Plan No	A	Carparking
Lot	501	on	SP 324763	Area(s)	C50 & C49	on Plan No	A	Carparking
Lot	502	on	SP 324763	Area(s)	C88 & C89	on Plan No	A	Carparking
Lot	503	on	SP 324763	Area(s)	C19, C20 &	on Plan No	B	Carparking
Lot	504	on	SP 324763	Area(s)	C45 & C46	on Plan No	A	Carparking
Lot	505	on	SP 324763	Area(s)	C44 & C95	on Plan No	A	Carparking
Lot	506	on	SP 324763	Area(s)	C62 & C63	on Plan No	A	Carparking
Lot	601	on	SP 324763	Area(s)	C57 & C56	on Plan No	A	Carparking
Lot	602	on	SP 324763	Area(s)	C72	on Plan No	A	Carparking
Lot	603	on	SP 324763	Area(s)	C35 & C36	on Plan No	B	Carparking
Lot	604	on	SP 324763	Area(s)	C22 & C23	on Plan No	B	Carparking
Lot	605	on	SP 324763	Area(s)	C38 & C39	on Plan No	B	Carparking
Lot	606	on	SP 324763	Area(s)	C68, C69 & C73	on Plan No	A & B	Carparking
Lot	701	on	SP 324763	Area(s)	C51 & C52	on Plan No	A	Carparking
Lot	702	on	SP 324763	Area(s)	C47 & C48	on Plan No	A	Carparking

Lot	703	on	SP 324763	Area(s)	C11 & C12	on Plan No	B	Carparking
Lot	704	on	SP 324763	Area(s)	C3, C4, C5	on Plan No	B	Carparking
Lot	705	on	SP 324763	Area(s)	C17, C18	on Plan No	B	Carparking
Lot	706	on	SP 324763	Area(s)	C64 & C65	on Plan No	A	Carparking
Storage								
Lot	1	on	SP 324763	Area(s)	S43	on Plan No	B	Storage
Lot	2	on	SP 324763	Area(s)	S9	on Plan No	B	Storage
Lot	3	on	SP 324763	Area(s)	S67	on Plan No	A	Storage
Lot	101	on	SP 324763	Area(s)	S83	on Plan No	A	Storage
Lot	102	on	SP 324763	Area(s)	S41	on Plan No	B	Storage
Lot	103	on	SP 324763	Area(s)	S42	on Plan No	B	Storage
Lot	104	on	SP 324763	Area(s)	S94	on Plan No	A	Storage
Lot	105	on	SP 324763	Area(s)	S84	on Plan No	A	Storage
Lot	106	on	SP 324763	Area(s)	S21 & S25	on Plan No	B	Storage
Lot	107	on	SP 324763	Area(s)	S86	on Plan No	A	Storage
Lot	108	on	SP 324763	Area(s)	S24	on Plan No	B	Storage
Lot	201	on	SP 324763	Area(s)	S13	on Plan No	B	Storage
Lot	202	on	SP 324763	Area(s)	S10 & S50	on Plan No	B	Storage
Lot	203	on	SP 324763	Area(s)	S91	on Plan No	A	Storage
Lot	204	on	SP 324763	Area(s)	S92	on Plan No	A	Storage
Lot	205	on	SP 324763	Area(s)	S66	on Plan No	A	Storage
Lot	206	on	SP 324763	Area(s)	S40	on Plan No	B	Storage
Lot	207	on	SP 324763	Area(s)	S58	on Plan No	A	Storage
Lot	208	on	SP 324763	Area(s)	S14	on Plan No	B	Storage
Lot	301	on	SP 324763	Area(s)	S81	on Plan No	A	Storage
Lot	302	on	SP 324763	Area(s)	S82	on Plan No	A	Storage
Lot	303	on	SP 324763	Area(s)	S93	on Plan No	A	Storage
Lot	304	on	SP 324763	Area(s)	S87	on Plan No	A	Storage
Lot	305	on	SP 324763	Area(s)	S85	on Plan No	A	Storage
Lot	306	on	SP 324763	Area(s)	S15 & S28	on Plan No	B	Storage
Lot	307	on	SP 324763	Area(s)	S37	on Plan No	B	Storage
Lot	308	on	SP 324763	Area(s)	S16	on Plan No	B	Storage
Lot	401	on	SP 324763	Area(s)	S6 & S48	on Plan No	A & B	Storage
Lot	402	on	SP 324763	Area(s)	S70	on Plan No	A	Storage
Lot	403	on	SP 324763	Area(s)	S61	on Plan No	A	Storage
Lot	404	on	SP 324763	Area(s)	S33	on Plan No	B	Storage
Lot	405	on	SP 324763	Area(s)	S31, S34	on Plan No	B	Storage
Lot	406	on	SP 324763	Area(s)	S59 & S60	on Plan No	A	Storage
Lot	407	on	SP 324763	Area(s)	S71	on Plan No	A	Storage
Lot	408	on	SP 324763	Area(s)	S96	on Plan No	A	Storage
Lot	501	on	SP 324763	Area(s)	S49	on Plan No	A	Storage
Lot	502	on	SP 324763	Area(s)	S88	on Plan No	A	Storage
Lot	503	on	SP 324763	Area(s)	S19, S20, S51 & S52	on Plan No	A & B	Storage
Lot	504	on	SP 324763	Area(s)	S4	on Plan No	B	Storage

Lot	505	on	SP 324763	Area(s)	S44, S95 & S46	on Plan No	A	Storage
Lot	506	on	SP 324763	Area(s)	S62 & S63	on Plan No	A	Storage
Lot	601	on	SP 324763	Area(s)	S26	on Plan No	A	Storage
Lot	602	on	SP 324763	Area(s)	S72	on Plan No	A	Storage
Lot	603	on	SP 324763	Area(s)	S27, S29, S35 & S36	on Plan No	B	Storage
Lot	604	on	SP 324763	Area(s)	S22 & S23	on Plan No	B	Storage
Lot	605	on	SP 324763	Area(s)	S38 & S39	on Plan No	B	Storage
Lot	606	on	SP 324763	Area(s)	S47, S68 & S69	on Plan No	A & B	Storage
Lot	701	on	SP 324763	Area(s)	S32	on Plan No	B	Storage
Lot	702	on	SP 324763	Area(s)	S45	on Plan No	A	Storage
Lot	703	on	SP 324763	Area(s)	S11 & S12	on Plan No	B	Storage
Lot	704	on	SP 324763	Area(s)	S2	on Plan No	B	Storage
Lot	705	on	SP 324763	Area(s)	S17 & S18	on Plan No	B	Storage
Lot	706	on	SP 324763	Area(s)	S64, S65 & S30	on Plan No	A	Storage

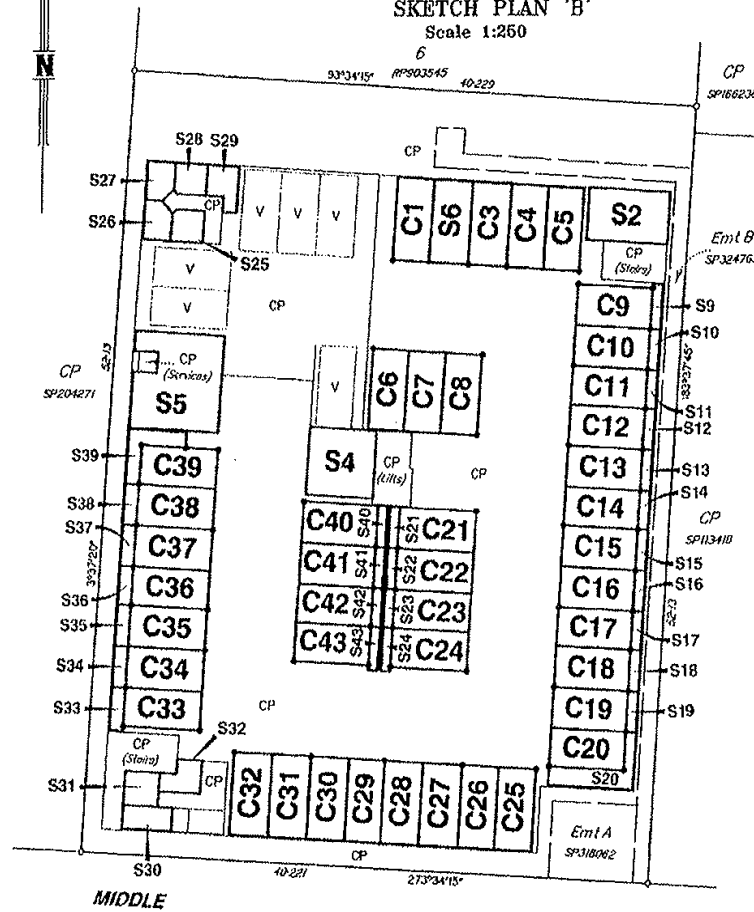
Parcel Name: CENTRA

CTS No 55226

Sheet 1 of 2
23 25

**PLAN SHOWING EXCLUSIVE USE AREAS FOR CARPARK &
STORAGE PURPOSES WITHIN COMMON PROPERTY
ON SP324763 (LEVEL B) (BASEMENT 1)**

SKETCH PLAN 'B'
Scale 1:250



Exclusive Use Areas are Fully defined by
marks and Structural elements, being
Block Walls, Columns and Metal Fencing.

**Statewide
survey group**
ABN 17 088 374 867
CONSULTING SURVEYORS
AND TOWN PLANNERS

3/123 Link Road, Victoria Park, QLD 4105
Phone: 1300 362 094 Fax: 070 184 091
Email: admin@statewidesurvey.com.au

I, Walter Traver NINDS, Chartered Surveyor,
hereby certify that the details shown on this
sketch plan are correct.

W. Traver
Chartered Surveyor

Date: 22.6.22

Scale 1:250 - Lengths are in Metres.

LEGEND

CP - Denotes Common Property
on draft SP324763
V - Denotes Visitor Carpark
• - Denotes Nail Pld In Conc

AREA TABLE	
EX. USE	TOTAL AREA
S34	3 m ²
S35	3 m ²
S36	3 m ²
S37	3 m ²
S38	3 m ²
S39	7 m ²
S40	2 m ²
S41	2 m ²
S42	2 m ²
S43	2 m ²

AREA TABLE	
EX. USE	TOTAL AREA
C1	14 m ²
C3	15 m ²
C4	14 m ²
C5	14 m ²
C6	14 m ²
C7	14 m ²
C8	14 m ²
C9	15 m ²
C10	15 m ²
C11	14 m ²
C12	15 m ²
C13	15 m ²
C14	14 m ²
C15	15 m ²
C16	15 m ²
C17	14 m ²
C18	15 m ²
C19	15 m ²
C20	14 m ²
C21	15 m ²
C22	15 m ²
C23	14 m ²
C24	14 m ²
C25	14 m ²
C26	14 m ²
C27	15 m ²
C28	15 m ²
C29	14 m ²
C30	15 m ²
C31	15 m ²
C32	14 m ²
C33	14 m ²
C34	15 m ²
C35	15 m ²
C36	14 m ²
C37	15 m ²
C38	15 m ²
C39	14 m ²
C40	15 m ²
C41	15 m ²
C42	14 m ²
C43	14 m ²
S1	33 m ²
S2	20 m ²
S4	22 m ²
S5	38 m ²
S6	15 m ²
S9	2 m ²
S10	2 m ²
S11	2 m ²
S12	2 m ²
S13	2 m ²
S14	2 m ²
S15	2 m ²
S16	2 m ²
S17	2 m ²
S18	2 m ²
S19	2 m ²
S20	10 m ²
S21	2 m ²
S22	2 m ²
S23	2 m ²
S24	2 m ²
S25	4 m ²
S26	5 m ²
S27	5 m ²
S28	4 m ²
S29	5 m ²
S30	5 m ²
S31	5 m ²
S32	5 m ²
S33	3 m ²

LOCAL: REDLAND CITY
GOVERNMENT: ...
LOCALITY: CLEVELAND

2022/22 SP324763 (LEVEL B) (BASEMENT 1)

Parcel Name: CENTRA

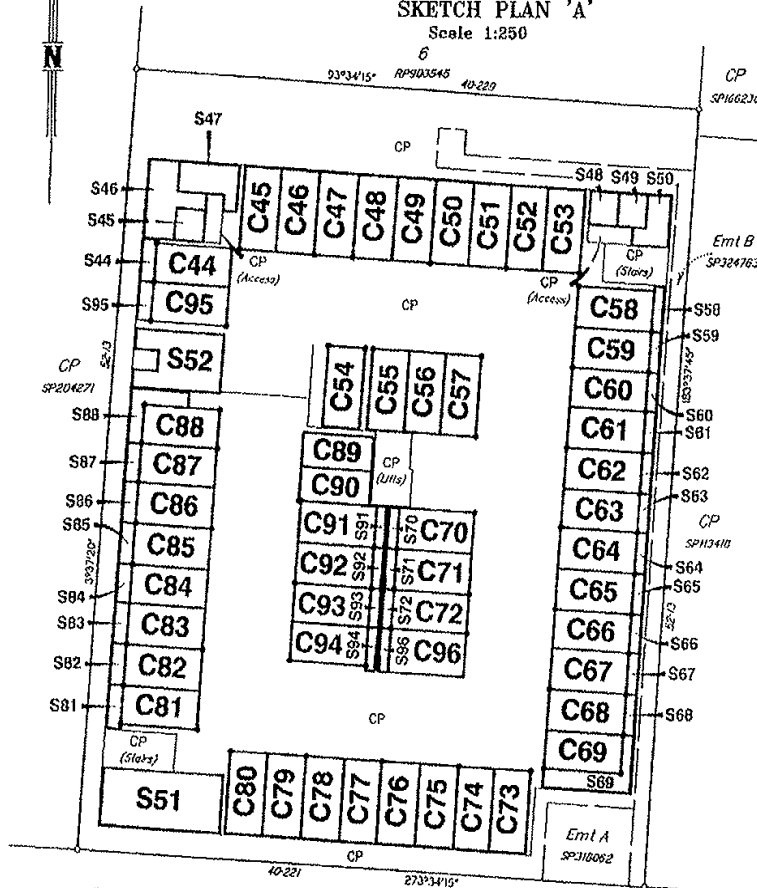
CTS No. S5226

24 of 25

**PLAN SHOWING EXCLUSIVE USE AREAS FOR CARPARK &
STORAGE PURPOSES WITHIN COMMON PROPERTY
ON SP324763 (LEVEL A) (BASEMENT 2)**

SKETCH PLAN 'A'

Scale 1:250



MIDDLE

STREET

Exclusive Use Areas are Fully defined by
marks and Structural elements, being
Block Walls, Columns and Metal Fencing.



**Statewide
survey group**
201 77 000 074 603
CONSULTING SURVEYORS
AND TOWN PLANNERS
3/123 13th Road Melbourne, VIC 3000
Phone: 03 9242 0044 Fax: 03 9242 788 014
Email: admin@statewidesurveygroup.com.au

I, Walter Trevor HUNTER, Cadastral Surveyor,
hereby certify that the details shown on this
sketch plan are correct.

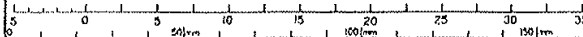
W. Hunter
Cadastral Surveyor

Date: 22-6-22

LEGEND

CP -- Denotes Common Property
on draft SP324763
-- Denotes Nail Pile in Conc

Scale 1:250 - Lengths are in Metres.



AREA TABLE

EX.USE	TOTAL AREA
C44	14 m ²
C45	15 m ²
C46	15 m ²
C47	15 m ²
C48	15 m ²
C49	15 m ²
C50	15 m ²
C51	15 m ²
C52	14 m ²
C53	14 m ²
C54	14 m ²
C55	14 m ²
C56	14 m ²
C57	14 m ²
C58	15 m ²
C59	15 m ²
C60	14 m ²
C61	15 m ²
C62	15 m ²
C63	14 m ²
C64	15 m ²
C65	15 m ²
C66	14 m ²
C67	15 m ²
C68	15 m ²
C69	14 m ²
C70	15 m ²
C71	15 m ²
C72	14 m ²
C73	14 m ²
C74	14 m ²
C75	15 m ²
C76	15 m ²
C77	14 m ²
C78	15 m ²
C79	15 m ²
C80	14 m ²
C81	14 m ²
C82	15 m ²
C83	15 m ²
C84	14 m ²
C85	15 m ²
C86	15 m ²
C87	14 m ²
C88	14 m ²
C89	12 m ²
C90	12 m ²
C91	15 m ²
C92	15 m ²
C93	14 m ²
C94	14 m ²
C95	14 m ²
C96	14 m ²
S44	3 m ²
S45	4 m ²
S46	13 m ²
S47	9 m ²
S48	5 m ²
S49	5 m ²
S50	6 m ²
S51	32 m ²
S52	22 m ²
S58	2 m ²
S59	2 m ²
S60	2 m ²
S61	2 m ²
S62	2 m ²
S63	2 m ²
S64	2 m ²
S65	2 m ²
S66	2 m ²
S67	2 m ²
S68	2 m ²
S69	10 m ²

LOCAL: REDLAND CITY
GOVERNMENT:
LOCALITY: CLEVELAND

1251/22-520 Version 2 12-04-22

Parcel Name: CENTRA

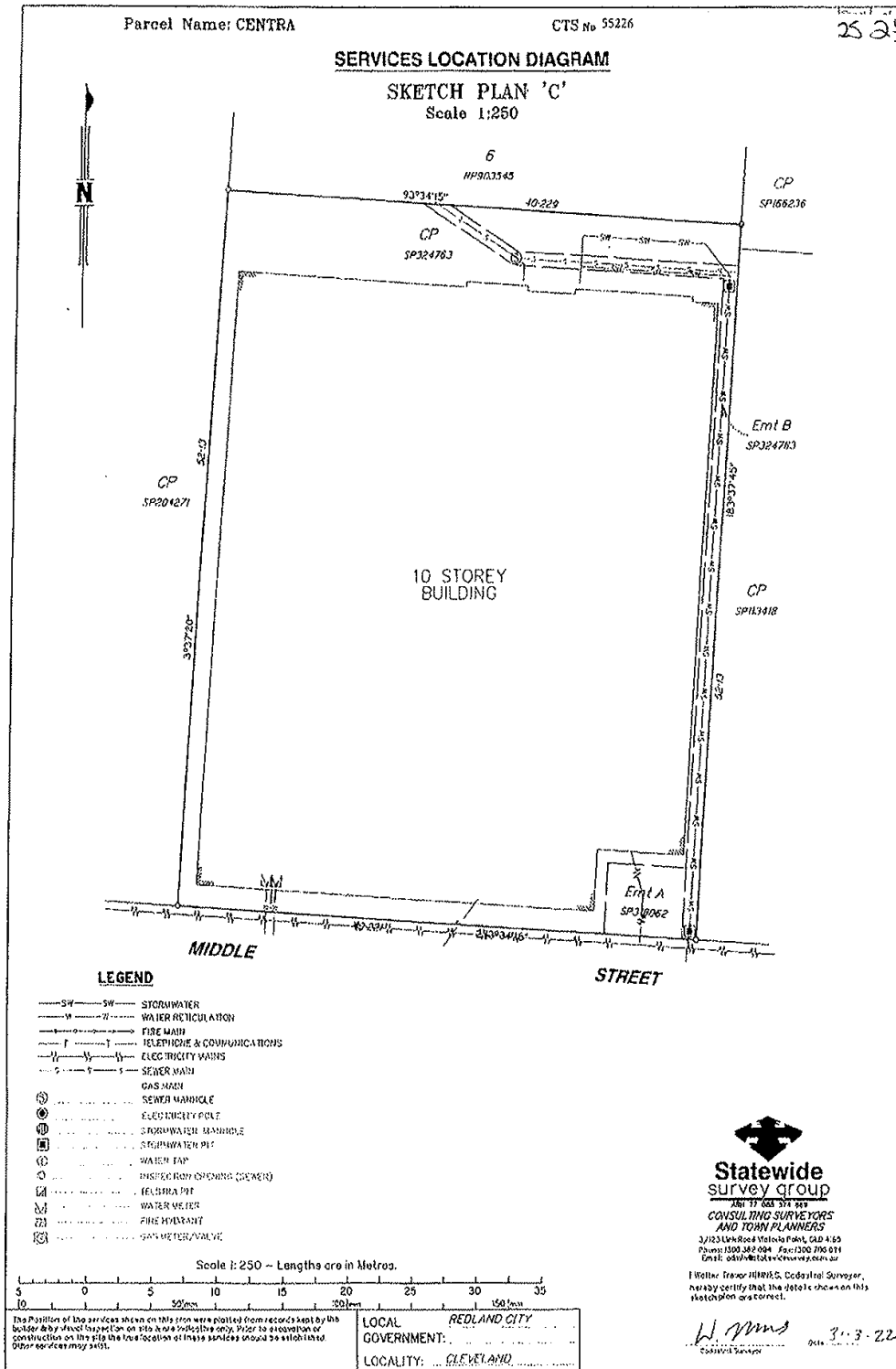
CTS No 35226

2525

SERVICES LOCATION DIAGRAM

SKETCH PLAN 'C'

Scale 1:250



Admin Fund Statement of Income & Expenditure

CENTRA ON MIDDLE CTS 55226
152 Middle Street CLEVELAND QLD 4163
1 July 2024 to 30 June 2025
Printed 11/07/25 14:14

	YTD Actual	YTD Budget	Variance	Last Year
FUND INCOME				
Contributions	211,381.85	211,349.00	32.85	183,259.25
Contributions-Insurance Fund	35,397.35	37,609.99	(2,212.64)	50,504.51
Interest-Contributions arrears	274.10	0.00	274.10	368.65
TOTAL FUND INCOME	247,053.30	248,958.99	(1,905.69)	234,132.41
FUND EXPENDITURE				
Air conditioning	981.80	380.00	(601.80)	1,250.00
Caretaking	99,653.14	110,704.00	11,050.86	103,420.45
Carpark	0.00	3,000.00	3,000.00	0.00
Cleaning	637.63	0.00	(637.63)	0.00
Common property	3,900.00	0.00	(3,900.00)	1,187.92
Debt collection fees	160.00	0.00	(160.00)	280.00
Debt collection fees recovery	(160.00)	0.00	160.00	(280.00)
Electrical	1,043.50	3,000.00	1,956.50	268.18
Fencing	200.24	0.00	(200.24)	204.26
Fire systems	10,883.87	13,340.00	2,456.13	9,647.17
Garage	0.00	2,400.00	2,400.00	0.00
Grounds	0.00	1,200.00	1,200.00	0.00
Health Club / Gym	814.00	1,000.00	186.00	0.00
Insurance renewals	37,670.29	37,610.00	(60.29)	45,322.85
Keys & Fobs	1,734.83	0.00	(1,734.83)	461.02
Legal fees	0.00	1,500.00	1,500.00	0.00
Lift	13,382.50	16,260.00	2,877.50	17,478.57
Local Government charges	102.76	0.00	(102.76)	0.00
Management - Additional services fee	243.02	1,000.00	756.98	706.64
Management - Agreed Services	7,141.16	9,416.26	2,275.10	9,019.33
Management - Asset Maintenance Services	727.68	861.68	134.00	855.25
Management - Disbursement Fees	2,895.83	4,134.00	1,238.17	3,921.42
Owner recovery	(1,406.49)	0.00	1,406.49	0.00
Pest control	400.00	600.00	200.00	400.00
Plumbing	1,068.91	2,200.00	1,131.09	595.45
Pool/Spa	2,237.50	2,360.00	122.50	2,221.22
Reports	0.00	0.00	0.00	1,120.91
Rubbish	19,307.06	19,000.00	(307.06)	17,737.96
Security	180.00	0.00	(180.00)	299.76
Taxation	650.00	1,150.00	500.00	1,150.00
Utilities-Electricity	19,759.29	18,000.00	(1,759.29)	11,927.53
Utilities-Water	139.19	1,000.00	860.81	321.68
Venue hire	0.00	0.00	0.00	181.82
Water Pumps	0.00	1,000.00	1,000.00	0.00
TOTAL FUND EXPENDITURE	224,347.71	251,115.94	26,768.23	229,699.39
FUND SURPLUS (DEFICIT)	22,705.59	(2,156.95)	24,862.54	4,433.02

Admin Fund Statement of Assets & Liabilities

CENTRA ON MIDDLE CTS 55226
152 Middle Street CLEVELAND QLD 4163
30 June 2025
Printed 11/07/25 14:14

	YTD Actual	Last Year
OWNERS FUNDS		
Balance Brought Forward	33,515.95	29,082.93
Surplus/(Deficit) For Period	22,705.59	4,433.02
TOTAL FUNDS	56,221.54	33,515.95
ASSETS		
Cash at Bank (MBL)	106,694.68	69,395.75
Receivables	1,309.50	1,734.15
TOTAL ASSETS	108,004.18	71,129.90
LIABILITIES		
Creditors	10,737.79	0.00
GST control account	(4,124.15)	(4,057.64)
Levies In Advance	42,863.00	41,018.00
Unallocated Advances	2,306.00	1,242.02
TOTAL LIABILITIES	51,782.64	38,202.38
NET ASSETS	56,221.54	32,927.52

Sinking Fund Statement of Income & Expenditure

CENTRA ON MIDDLE CTS 55226
152 Middle Street CLEVELAND QLD 4163
1 July 2024 to 30 June 2025
Printed 11/07/25 14:14

	YTD Actual	YTD Budget	Variance	Last Year
FUND INCOME				
Contributions	65,199.14	65,183.67	15.47	53,485.50
TOTAL FUND INCOME	65,199.14	65,183.67	15.47	53,485.50
FUND EXPENDITURE				
Common property	1,084.84	15,200.00	14,115.16	542.08
Lock	98.18	0.00	(98.18)	0.00
TOTAL FUND EXPENDITURE	1,183.02	15,200.00	14,016.98	542.08
FUND SURPLUS (DEFICIT)	64,016.12	49,983.67	14,032.45	52,943.42

Sinking Fund Statement of Assets & Liabilities

CENTRA ON MIDDLE CTS 55226
152 Middle Street CLEVELAND QLD 4163

30 June 2025

Printed 11/07/25 14:14

	YTD Actual	Last Year
OWNERS FUNDS		
Balance Brought Forward	72,208.81	19,265.39
Surplus/(Deficit) For Period	64,016.12	52,943.42
TOTAL FUNDS	136,224.93	72,208.81
ASSETS		
Cash at Bank (MBL)	147,347.93	82,582.74
Receivables	311.00	631.50
TOTAL ASSETS	147,658.93	83,214.24
LIABILITIES		
Levies In Advance	11,434.00	10,417.00
TOTAL LIABILITIES	11,434.00	10,417.00
NET ASSETS	136,224.93	72,797.24

Consolidated Statement of Assets & Liabilities

CENTRA ON MIDDLE CTS 55226
152 Middle Street CLEVELAND QLD 4163
30 June 2025
Printed 11/07/25 14:14

	YTD Actual	Last Year
OWNERS FUNDS		
Balance Brought Forward	105,724.76	48,348.32
Surplus/(Deficit) For Period	86,721.71	57,376.44
TOTAL FUNDS	192,446.47	105,724.76
ASSETS		
Cash at Bank (MBL)	254,042.61	151,978.49
Receivables	1,620.50	2,365.65
TOTAL ASSETS	255,663.11	154,344.14
LIABILITIES		
Creditors	10,737.79	0.00
GST control account	(4,124.15)	(4,057.64)
Levies In Advance	54,297.00	51,435.00
Unallocated Advances	2,306.00	1,242.02
TOTAL LIABILITIES	63,216.64	48,619.38
NET ASSETS	192,446.47	105,724.76

Notes to the Financial Statements

CENTRA ON MIDDLE CTS 55226
152 Middle Street CLEVELAND QLD 4163
30 June 2025
Printed 11/07/25 14:14

Investments

Nil

The following balances relate to amounts received or owing as at 30/06/2025

Receivables - Owner Arrears

Unit/Lot Details	Admin			Sinking	C/Fwd
	Contributions	Insurance Fund	Final notice fee	Contributions	
00105				9.00	9.00
00203	999.00	129.00	113.45	302.00	1,543.45
Totals including GST (if applicable)	999.00	129.00	113.45	311.00	1,552.45

Receivables - Owner Arrears (continued)

Unit/Lot Details	B/Fwd	Other	Total
00105	9.00	0.70	9.70
00203	1,543.45	67.35	1,610.80
Totals including GST (if applicable)	1,552.45	68.05	1,620.50

Debtors

Nil

Allocated Advance Payments

Unit/Lot Details	Admin		Sinking	Total
	Contributions	Insurance Fund	Contributions	
00002	1,095.00	161.00	331.00	1,587.00
00101	1,214.00	115.00	367.00	1,696.00
00102	809.00	110.00	245.00	1,164.00
00103	952.00	115.00	288.00	1,355.00
00104	1,071.00	121.00	324.00	1,516.00
00106	1,023.00	115.00	309.00	1,447.00
00108	1,071.00	118.00	324.00	1,513.00
00201	1,214.00	121.00	367.00	1,702.00
00202	857.00	113.00	259.00	1,229.00
00204	976.00	131.00	295.00	1,402.00
00205	976.00	134.00	295.00	1,405.00
00206	999.00	126.00	302.00	1,427.00
00207	976.00	123.00	295.00	1,394.00
00301	1,071.00	134.00	324.00	1,529.00
00303	999.00	137.00	302.00	1,438.00
00304	976.00	142.00	295.00	1,413.00
00305	976.00	142.00	295.00	1,413.00
00307	976.00	137.00	295.00	1,408.00

Notes to the Financial Statements

CENTRA ON MIDDLE CTS 55226
152 Middle Street CLEVELAND QLD 4163
30 June 2025
Printed 11/07/25 14:14

Allocated Advance Payments (continued)

Unit/Lot Details	Admin		Sinking	Total
	Contributions	Insurance Fund	Contributions	
00308	1,071.00	142.00	324.00	1,537.00
00403	999.00	142.00	302.00	1,443.00
00405	976.00	156.00	295.00	1,427.00
00406	1,023.00	148.00	309.00	1,480.00
00408	1,047.00	150.00	317.00	1,514.00
00502	1,214.00	161.00	367.00	1,742.00
00503	1,547.00	182.00	468.00	2,197.00
00504	1,594.00	185.00	482.00	2,261.00
00505	1,285.00	169.00	388.00	1,842.00
00506	1,190.00	177.00	360.00	1,727.00
00601	1,214.00	182.00	367.00	1,763.00
00602	1,190.00	172.00	360.00	1,722.00
00606	1,214.00	188.00	367.00	1,769.00
00702	1,190.00	185.00	360.00	1,735.00
00704	1,594.00	217.00	482.00	2,293.00
00706	1,237.00	196.00	374.00	1,807.00
Totals	37,816.00	5,047.00	11,434.00	54,297.00

Outstanding Creditors

Creditor	Ref	Details	Account	Amount
CPMU24	INV-0110	Caretaking 06/25	A27000	9,103.00
CPMU24	INV-0109	Cleaning 23/06/25	A28500	30.99
AIRS64	011978	Common property-Exhaust Fans 6 monthly...	A29021	1,375.00
GYMW62	00020219	Health Club / Gym-Maintenance equipment f...	A44003	228.80
Totals				10,737.79

Unallocated Advance Payments

Unit/Lot Details	Admin
00103	145.00-
00206	563.00-
00207	510.00-
00303	488.00-
00503	600.00-
Totals	2,306.00-

Notes to the Financial Statements

CENTRA ON MIDDLE CTS 55226
152 Middle Street CLEVELAND QLD 4163
30 June 2025
Printed 11/07/25 14:14

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: \$3,899.71

Summary of Significant Accounting Policies

CENTRA ON MIDDLE CTS 55226
152 Middle Street CLEVELAND QLD 4163
1 July 2024 to 30 June 2025
Printed 11/07/25 14:14

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.








Centra Register of Assets


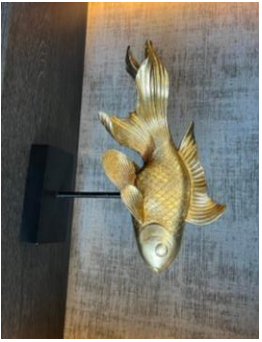





6/10/2022

Item no.	Description	Quantity	Picture
Formal Lounge			
1	Bookcases	3	
2	Cascading Pot Plant	6	
3	Cascading Pot Plant broad leaf	2	
4	Large Pot Plants	4	
5	Small Pot Plant	1	
6	2-Seater Grey Couches	4	







7	Cushions	13	
8	Grey Chairs	2	
9	Throws	3	
10	Orange Chairs	2	
11	Side Tables (Timber)	2	
12	Gold Display Bowls	3	
13	Coasters	16	



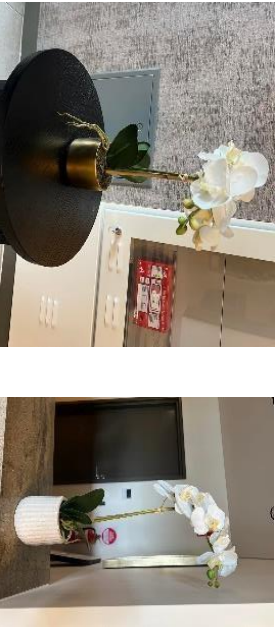



14	Small Fern Pot Plant	1	
15	Coffee Table	2	 
16	Small Candles	2	
17	Rugs	2	
18	Small Pot Plant	1	
19	Three Piece Side Table	1	
20	Long Side Table	1	
21	Ornamental Balls	3	


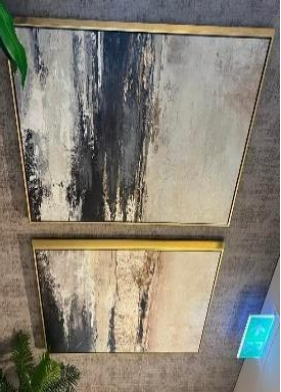





22	Mirror	1	
23	Samsung Frame TV	1	
24	Gold Candle Holders	3	
25	Display Table Long	1	
26	Cascading Pot Plant (Fine Leaf)	1	
27	Small Gold Display Pots	2	
28	Black Pineapple Book Ends	2	

29	Turquoise Pot & Plant	1	
30	Ornamental Goldfish	1	
31	Tall Grey & White Pot	1	
32	Medium Black & White Pot	1	
33	Gold Sculptures	2	 
34	Purple Pot	1	
35	Silver Sailing Boat	1	


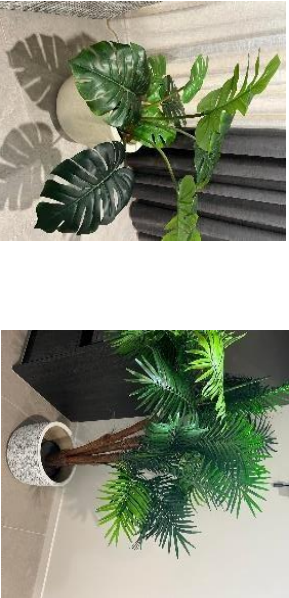




36	Small Black Pot Plant	1	
37	Globe Sculpture	1	
38	White Pineapple	1	
39	Square Turquoise Pot & Flowers	1	
40	Small White Pot Plant	1	
41	Large Red & Brown Vase	1	
42	Ornamental Clock	1	






43	Small White Pot Plant	1	
44	Head Sculpture	1	
45	Samsung Microwave	1	
46	Kettle	1	
47	Hisense Bar Fridge	1	
Lobby			
48	Grey Chairs	3	



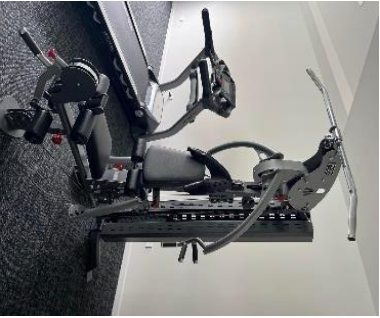


49	Cushions	9	
50	Small Side Table	1	
51	Small Pot Plants	2	
52	Tall Pot Plants	3	
53	Long Side Table	1	
54	Dark Timber Side Table	1	

55	Gold Leaf Display Plate	1	
56	Large Gold Frame Paintings	2	
57	Side Tables (Timber)	2	
58	2-Seater Leather Lounges	2	
59	Dark Round Side Tables	2	
60	Small Cream Pot & Flowers	1	
61	Medium Gold Framed Print	1	
Hall			






62	Construction Photos	9	
63	Large Gold Frame Paintings	2	 
Function Room			
64	L Shaped Cane Lounges	2	
65	Cushions	13	

66	Small Pot Plants	3	
67	Large Pot Plants	2	
68	2-Seater Cane Lounges	2	
69	Tall Alum. Tables	2	
70	Tall Alum. Charis	8	
71	Short Alum. Tables	3	



72	Short Alum. Chairs	12	
73	White Place Mats	3	
74	Glass Candle Holders	3	
75	Large Hisense Fridge	1	
76	Samsung Microwave	1	
Bathrooms			

77	Plants	2	
Gym			
78	Exercise Bike	1	
79	Combination Weights Machine	1	
80	Treadmill	1	
81	Weights Bench	1	

82	Floor Mat	1	
83	Weights Rack	1	
84	Various Dumbbells	14	
85	Medicine Balls	2	
86	Kettle Bells	2	
87	Gym Ball	1	

88	Display Trolley	1	
Outdoor Furniture			
89	Large White Pots	2	
90	Large Black Pots	6	
91	Short Alum. Tables	3	
92	Short Alum. Chairs	12	

93	Sun Beds	2	
94	Large Round Pots	2	
95	Large Square White Pots	5	
96	Low Round White Pots	12	
97	Large Square Grey Pots	3	

98	Large Round Black Pots	2		
99	Pool Sun Lounges	2		



Certificate of Insurance

ABN 29 008 096 277

Glen Nixon
Body Corporate Centra CTS 55226
C/- Whittles Body Corporate Services
PO Box 539
CLEVELAND QLD 4163

Date: 15.07.2024
Invoice No: I4587462

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 Longitude Insurance Pty Ltd
PO Box 1813
NORTH SYDNEY NSW 2059

Period 20.07.2024 to 20.07.2025

Policy No.

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 Centra CTS 55226
Residential Strata/Community Corporation

RESIDENTIAL STRATA/COMMUNITY CORPORATION

INSURED:

Body Corporate for Centra on Middle CTS 55226

SITUATION:

152 Middle Street, Cleveland QLD 4163

INTEREST INSURED:

Building Sum Insured	\$	43,829,100
Common Contents Sum Insured	\$	438,291
Loss of Rent/Temporary Accommodation	\$	6,574,365
Catastrophe/Emergency Cover		30%
Flood	\$	Not Insured
Storm Surge		Not Insured
Glass		Insured
Theft		Insured
Public Liability	\$	20,000,000
Voluntary Workers		Insured
Weekly Benefit	\$	2,000
Capital Benefit	\$	200,000
Fidelity	\$	100,000
Office Bearers Liability	\$	1,000,000
Machinery Breakdown		\$100000
Government Audit Costs	\$	30,000
Appeal expenses - common property health and safety breaches	\$	150,000
Legal Defence Expenses	\$	50,000
Lot owners fixtures and fixings	\$	300,000
Floating floors		Not Insured
Loss of Market Value		Not Insured
Workers Compensation (ACT, WA & TAS ONLY)		Not Insured

EXCESS:

Standard Excess \$2,000

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 Centra CTS 55226
Residential Strata/Community Corporation

Flood Excess	\$2,000
Storm Surge Excess	\$2,000
Public Liability Excess	\$2,000
Voluntary Workers Excess	7 Days
Fidelity Excess	\$2,000
Office Bearers Liability Excess	\$2,000
Machinery Breakdown Excess	\$2,000
Water Chiller and Power Generators	\$5,000
Central A/C Units	\$2,000
Small A/C Units and Lifts Excess	\$2,000
Government Audit Excess	\$ 500
Appeal Expenses Excess	\$ 500
Legal Defence Expenses Excess	\$1,000 + 10% contribution
Other excesses payable are shown in the Policy Wording	

ADDITIONAL POLICY BENEFITS AND CONDITIONS:

Storm Surge - cover granted if Storm Surge is caused by and immediately follows a named tropical cyclone, We will pay for loss, destruction or damage to Your Building and Common Contents as a result of Storm Surge. The maximum We will pay is \$2,000,000 or the Sum Insured for Buildings shown in Your Schedule, whichever is the lesser, any one Event and in the aggregate for all Events in the Period of Insurance.

EQUIPMENT BREAKDOWN SUBLIMIT ENDORSEMENT

It is noted and agreed that in respect to Section 5 Equipment Breakdown, the maximum limits applying to certain Additional Benefits have been amended as follows:

- 3.1 Expediting Expenses up to \$25,000
- 3.3 By-laws up to \$25,000
- 3.4 Hazardous Substances up to \$10,000
- 3.5 Data Coverage up to \$5,000

In all other respects the policy section remains unchanged.

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	2022
Primary Wall Construction	Concrete
Secondary Wall Construction	Not Applicable
Roof Construction	Colourbond
Floor Construction	Concrete

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

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 Centra CTS 55226
Residential Strata/Community Corporation

N/A

Heritage Listed No

Fire Protection

Sprinkler systems in the complex basement/carpark? No

Sprinkler systems in the complex units? No

Fire hose reels located throughout the complex? Yes

Number of Units 53

Number of Levels 8

Number of Basements 2

Number of Lifts 2

Number of Pools/Spas 1

Number of Gyms 1

Number of Playgrounds 0

Number of Water Features 0

Number of Jetties/Wharfs 0

Number of Separate Buildings 0

% of EPS 0 %

% Commercial Tenants 0 %

Additional Construction Comments:

Other facilities: Function Room & Communal Lounge

Valuation: September 2022

GENERAL REQUEST

723858255

Sealing Number

Duty Imprint

EL 470 \$113.04
11/02/2025 16:03:39

OFFICE USE ONLY

Collection of information from this form is authorised by legislation and is used to maintain the publicly searchable records. For more information see the Department's website.

1. Nature of request REQUEST TO RECORD NEW COMMUNITY MANAGEMENT STATEMENT FOR CENTRA ON MIDDLE COMMUNITY TITLES SCHEME 55226	Lodger (Name, address & phone number) McCarthy Durie Lawyers Po Box 178 Cleveland, Qld 4163 (07) 3370 5100 stepheng@mdl.com.au	Lodger Code BE223A
2. Lot on Plan Description COMMON PROPERTY OF CENTRA ON MIDDLE Community Titles Scheme 55226	Title Reference 51289995	
3. Registered Proprietor/State Lessee Body Corporate for CENTRA ON MIDDLE Community Titles Scheme 55226		
4. Interest NOT APPLICABLE		
5. Applicant Body Corporate for CENTRA ON MIDDLE Community Titles Scheme 55226		
6. Request I hereby request that: the NEW CMS deposited herewith which: a) Amends Schedule E of the existing CMS; b) Amends Schedule C of the existing CMS be recorded as the CMS for CENTRA ON MIDDLE Community Titles Scheme 55226		
7. Execution by applicant		

11, 12, 25
Execution DateSolicitor's Signature
Maxi-Lee Glancy

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

55226

IT BE LODGED TOGETHER
RAL REQUEST AND IN THE
CASE OF A NEW STATEMENT MUST BE LODGED
WITHIN THREE (3) MONTHS OF THE DATE OF
CONSENT BY THE BODY CORPORATE

Office use only
CMS LABEL NUMBER

**This statement incorporates and must
include the following:**

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

CENTRA ON MIDDLE Community Titles Scheme 55226

2. Regulation module

Accommodation Module

3. Name of body corporate

Body Corporate for CENTRA ON MIDDLE Community Titles Scheme 55226

4. Scheme land

Lot on Plan Description

Title Reference

SEE ENLARGED PANEL

5. #Name and address of original owner

Not Applicable

6. Reference to plan lodged with this statement

Not Applicable

7. New CMS exemption to planning body community management statement notation (if applicable*)

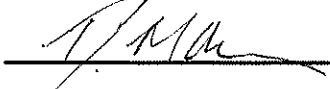
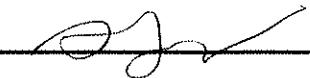
Insert exemption clause (if no exemption – insert 'N/A' or 'not applicable')

Exempt pursuant to section 60(6) of the Body Corporate and Community Management Act 1997

*If there is no exemption or for a first community management statement (CMS), a Form 18C must be deposited with the Request to record the CMS.

8. Execution by ~~original owner~~ Consent of body corporate

See Form 20 – BCCM Execution

1. Community Titles Scheme (CTS) Name		CTS Number	
CENTRA ON MIDDLE Community Titles Scheme		55226	
2. Module Type of BCCM Scheme		Instrument being executed (using this certificate)	
Accommodation Module		New CMS	
3. Execution by the Body Corporate for the above Scheme			
Signature		Signature	
Signer Name	David Rose	Signer Name	Shelley Gray
Signer Authority	Chairperson	Signer Authority	Secretary
Entity (if applicable)		Entity (if applicable)	
Execution Date	21 January 2025	Execution Date	21 January 2025

*By executing above the Body Corporate confirms it is in compliance with Section 96 of the *Body Corporate and Community Management Act 1997*.

When this Form should be used:

This form should be used for the execution by a Body Corporate of any Titles Instrument other than a Form 14.

Guidance

Please refer to Parts [45-2060] to [45-2081] of the Land Title Practice Manual for guidance on completion and execution of this form and refer to Part 45 generally for further guidance on titles instruments involving Community Titles Schemes. Some brief guidance on the completion of Item 3 has been included below for the quick reference of those who are already familiar with executions of titles instruments by a Body Corporate.

Signer Authority Guidance:

Representative of a Registered Owner means a natural person (individual) whose name is recorded on the body corporate's roll as the representative of the registered owner of a lot that is included in the scheme – Refer to Part [45-2070-1] of the Land Title Practice Manual.

Registered Owner – Individual means a natural person (individual) who is the registered owner of a lot that is included in the scheme. If a lot is owned by 2 or more people, it is acceptable for only one of the registered owners to sign the relevant certificate – Refer to Part [45-2070-2] of the Land Title Practice Manual.

Registered Owner - Corporation means the officeholder of the position of 'Director' or 'Secretary' for the corporate entity that is the registered owner of the lot. It is acceptable for only one office holder (Director or Secretary) of a Corporate Entity to execute on behalf of the Corporation in this instance, as by doing so they confirm they are signing as Agent on behalf of the Corporation and hold the requisite authority to do so – Refer to Part [45-2070-4] of the Land Title Practice Manual. The name and A.C.N of the corporation must be included in the 'Entity' field.

Body Corporate Manager under Chapter 3, Part 5 means a Body Corporate Manager appointed under Chapter 3, Part 5 of the respective Module Regulations to perform the functions of the body corporate committee. This is applicable only to Standard Module, Small Schemes Module and Accommodation Modules. This type of body corporate manager should not be confused with the more common type of body corporate manager that assists with the administration of the body corporate - Refer to Part [45-2070-5] of the Land Title Practice Manual.

Person specified as Signatory in the Body Corporate resolution authorising the transaction means the person identified (by name) and specifically authorised in the body corporate resolution, as the person who should execute the instrument. By signing in this way, the person signing confirms that they are one and the same person as is specified in the resolution to sign the instrument and that they have the authority to sign it. A copy of the resolution is not required to be deposited with this form to confirm this authority – Refer to Part [45-2060] of the Land Title Practice Manual.

Constructing Authority - Authorised Officer means the officer for the Constructing Authority that is authorised to execute on behalf of the Body Corporate pursuant to Section 12A of the *Acquisition of Land Act 1967* and Section 51 or 51A of the *Body Corporate and Community Management Act 1997*. The name of the Authorised Officer must be completed in the 'Signer Name' field, and the name of the Constructing Authority e.g. 'Department of Transport and Main Roads' must be entered into the 'Entity' section – Refer to Part [45-2068] of the Land Title Practice Manual.

Privacy Statement

Collection of information from this form is authorised by legislation and is used to maintain publicly searchable records. For more information see the Titles Queensland website.

4. Scheme land**Lot on Plan Description****Title Reference**

Lot 1	on	SP 324763	51289996
Lot 2	on	SP 324763	51289997
Lot 3	on	SP 324763	51289998
Lot 101	on	SP 324763	51289999
Lot 102	on	SP 324763	51290000
Lot 103	on	SP 324763	51290001
Lot 104	on	SP 324763	51290002
Lot 105	on	SP 324763	51290003
Lot 106	on	SP 324763	51290004
Lot 107	on	SP 324763	51290005
Lot 108	on	SP 324763	51290006
Lot 201	on	SP 324763	51290007
Lot 202	on	SP 324763	51290008
Lot 203	on	SP 324763	51290009
Lot 204	on	SP 324763	51290010
Lot 205	on	SP 324763	51290011
Lot 206	on	SP 324763	51290012
Lot 207	on	SP 324763	51290013
Lot 208	on	SP 324763	51290014
Lot 301	on	SP 324763	51290015
Lot 302	on	SP 324763	51290016
Lot 303	on	SP 324763	51290017
Lot 304	on	SP 324763	51290018
Lot 305	on	SP 324763	51290019
Lot 306	on	SP 324763	51290020
Lot 307	on	SP 324763	51290021
Lot 308	on	SP 324763	51290022
Lot 401	on	SP 324763	51290023
Lot 402	on	SP 324763	51290024
Lot 403	on	SP 324763	51290025
Lot 404	on	SP 324763	51290026
Lot 405	on	SP 324763	51290027
Lot 406	on	SP 324763	51290028
Lot 407	on	SP 324763	51290029
Lot 408	on	SP 324763	51290030
Lot 501	on	SP 324763	51290031
Lot 502	on	SP 324763	51290032
Lot 503	on	SP 324763	51290033
Lot 504	on	SP 324763	51290034
Lot 505	on	SP 324763	51290035
Lot 506	on	SP 324763	51290036
Lot 601	on	SP 324763	51290037
Lot 602	on	SP 324763	51290038

Lot	603	on	SP 324763	51290039
Lot	604	on	SP 324763	51290040
Lot	605	on	SP 324763	51290041
Lot	606	on	SP 324763	51290042
Lot	701	on	SP 324763	51290043
Lot	702	on	SP 324763	51290044
Lot	703	on	SP 324763	51290045
Lot	704	on	SP 324763	51290046
Lot	705	on	SP 324763	51290047
Lot	706	on	SP 324763	51290048
Common Property for CENTRA ON				51289995
MIDDLE Community Titles Scheme				
55226				

SCHEDULE A	SCHEDULE OF LOT ENTITLEMENTS
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Lot on Plan				Contribution	Interest
Lot	1	on	SP 324763	53	65
Lot	2	on	SP 324763	46	60
Lot	3	on	SP 324763	45	62
Lot	101	on	SP 324763	51	43
Lot	102	on	SP 324763	34	41
Lot	103	on	SP 324763	40	43
Lot	104	on	SP 324763	45	45
Lot	105	on	SP 324763	47	46
Lot	106	on	SP 324763	43	43
Lot	107	on	SP 324763	42	43
Lot	108	on	SP 324763	45	44
Lot	201	on	SP 324763	51	45
Lot	202	on	SP 324763	36	42
Lot	203	on	SP 324763	42	48
Lot	204	on	SP 324763	41	49
Lot	205	on	SP 324763	41	50
Lot	206	on	SP 324763	42	47
Lot	207	on	SP 324763	41	46
Lot	208	on	SP 324763	51	47
Lot	301	on	SP 324763	45	50
Lot	302	on	SP 324763	36	43
Lot	303	on	SP 324763	42	51
Lot	304	on	SP 324763	41	53
Lot	305	on	SP 324763	41	53
Lot	306	on	SP 324763	43	53
Lot	307	on	SP 324763	41	51
Lot	308	on	SP 324763	45	53
Lot	401	on	SP 324763	44	55
Lot	402	on	SP 324763	36	43
Lot	403	on	SP 324763	42	53
Lot	404	on	SP 324763	41	58
Lot	405	on	SP 324763	41	58
Lot	406	on	SP 324763	43	55
Lot	407	on	SP 324763	41	54
Lot	408	on	SP 324763	44	56
Lot	501	on	SP 324763	50	64
Lot	502	on	SP 324763	51	60
Lot	503	on	SP 324763	65	68
Lot	504	on	SP 324763	67	69
Lot	505	on	SP 324763	54	63
Lot	506	on	SP 324763	50	66
Lot	601	on	SP 324763	51	68
Lot	602	on	SP 324763	50	64

Lot	603	on	SP 324763	65	73
Lot	604	on	SP 324763	67	75
Lot	605	on	SP 324763	54	68
Lot	606	on	SP 324763	51	70
Lot	701	on	SP 324763	52	71
Lot	702	on	SP 324763	50	69
Lot	703	on	SP 324763	65	79
Lot	704	on	SP 324763	67	81
Lot	705	on	SP 324763	53	72
Lot	706	on	SP 324763	52	73
TOTALS				2516	3001

Statement pursuant to ss 66(1)(db) and (dc) of the *Body Corporate and Community Management Act 1997* (Qld):

1. Contribution Schedule Lot Entitlements

The Contribution Schedule Lot Entitlement (CSLE) for the lots in the scheme have been decided in accordance with the relativity principle.

The relativity principle for deciding the CSLE for the lots in the scheme is the principle that the lot entitlements must clearly demonstrate the relationship between the lots by reference to one or more relevant factors. These relevant factors may only be any of the following:

- A. how the scheme was structured;
- B. the nature, features and characteristic of the lots included in the scheme;
- C. the purpose for which the lots are used;
- D. the impact the lots may have on the costs of maintaining the common property; and
- E. the market values of the lots included in the scheme.

In determining the CSLE for the lots in the scheme using the relativity principle, regard was had to the following relevant factors:

A. How the scheme was structured

The scheme is not part of a layered scheme and does not have mixed use lots, therefore the structure of the scheme does not effect the calculation of the CSLE.

B. The nature, features and characteristic of the lots included in the scheme

All lots are considered similar in their nature, features and characteristic and therefore this factor was not considered relevant in the calculation of the CSLE.

C. The purpose for which the lots are used

All lots in the scheme are used for a similar purpose and therefore this factor was not considered relevant in the calculation of the CSLE.

D. The impact the lots may have on the costs of maintaining the common property.

The Body Corporate is part of a Building Format Plan and is responsible for the repair and maintenance of common property within the scheme. This includes the external walls and windows, roof, utility infrastructure and utility services. In allocating the CSLE the following features or characteristics of lots in the scheme

increase the burden that the lot places on the Body Corporate expenditure for the maintenance, cleaning and repair of the common property on the following basis:

- (a) The external windows and doors of the lot. Additional entitlements are added depending on whether the lot has five, six, seven or eight external windows and doors (for example) for which the Body Corporate has a duty to maintain and clean.
- (b) The level of the building on which the lot is situated. Additional entitlements are added depending on the level of the building in which the lot is located. The higher the lot in the building, the higher the cost of maintaining, cleaning and repairing windows, external walls, stairs and the higher the cost of maintaining the lift.

2. Interest Schedule Lot Entitlements

The Market Value Principle has been used to determine the Interest Schedule Lot Entitlements. The Interest Schedule Lot Entitlements reflect the respective market values of the lots.

SCHEDULE B	EXPLANATION OF THE DEVELOPMENT OF SCHEME LAND
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Section 66(1) (g) of the *Body Corporate and Community Management Act 1997* does not apply.

SCHEDULE C	BY-LAWS
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1 INTERPRETATION AND DEFINITIONS

1.1 In these by-laws unless the context indicates a contrary intention:

- 1.1.1 Headings throughout the By Laws are for guidance only and are not to be used as an aid in the interpretation of the By Laws;
- 1.1.2 Plurals shall include the singular and singular the plural;
- 1.1.3 References to either gender shall include a reference to the other gender;
- 1.1.4 A person includes their executor, administrators, successors, substitutes (eg: persons taking by novation) and assignors;
- 1.1.5 Words importing persons will include all bodies, corporations, associations, trusts, partnerships, instrumentalities and entities corporate or unincorporated and vice versa;
- 1.1.6 Any obligation on the part of or for the benefit of two or more persons will be deemed to bind or benefit as the case may be, any two or more of them jointly and each of them severally;
- 1.1.7 References to any legislation includes any legislation which amends or replaces that legislation;
- 1.1.8 A reference to any thing includes the whole or each part of it; and
- 1.1.9 In interpreting these by-laws no rules of construction will apply to the disadvantage of a party because that party was responsible for the drafting of these by-laws or any part of them.

1.2 Throughout these By Laws, the following terms will, where the context permits, have the following meanings:

- 1.2.1 "The Act" means the *Body Corporate and Community Management Act 1997* as amended from time to time.
- 1.2.2 "Body Corporate" means the Body Corporate of proprietors of the Community Titles Scheme referred to in Item 1 on page 1 of this CMS.

- 1.2.3 "Building" means a structure affixed to the Scheme Land of which the Lot or another Lot in the Scheme or the Common Property forms a part.
- 1.2.4 "Committee" means the committee of the Body Corporate elected in accordance with the Act.
- 1.2.5 "Common Property" means the common property, as defined in the Act and in the Plan.
- 1.2.6 "Invitee" means any person on the Scheme Land with the permission of an Occupier.
- 1.2.7 "Lot" means a Lot in the Community Titles Scheme and includes a unit constructed on the Lot.
- 1.2.8 "Original Owner" has the same meaning as in the Act.
- 1.2.9 "Owner or Occupier" means a person who is bound by the By Laws. It includes an Owner or Occupier of a Lot as those terms are defined in the Act.
- 1.2.10 "Scheme Land" has the same meaning as in the Act.

2 NOISE

- 2.1 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.

3 VEHICLES

- 3.1 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, except for the designated visitor parking which must remain available at all times for the sole use of visitors' vehicles.
- 3.2 An approval under subsection (3.1) must state the period for which it is given, with the exception of designated visitor parking.
- 3.3 The Body Corporate may cancel the approval by giving 7 days written notice to the Occupier, with the exception of designated visitor parking.

4 OBSTRUCTION

- 4.1 The Occupier of a Lot must not obstruct the lawful use of the Common Property by someone else.
- 4.2 No gates or security doors are to be placed at the entry of the scheme, preventing access to visitor car parking bays or Occupier's car parks.

5 DAMAGE TO LAWNS ETC.

- 5.1 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; or
 - (c) re-organise the gardens on the Common Property
- 5.2 An approval under subsection (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.

6 DAMAGE TO COMMON PROPERTY

- 6.1 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.
- 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 subsection 6.2 in good order and repair.

7 BEHAVIOUR OF INVITEES

- 7.1 An Occupier of a Lot must take reasonable steps to ensure that the Occupier's Invitees do not behave in a way likely to interfere with the peaceful enjoyment of another Lot or the Common Property.

8 LEAVING OF RUBBISH ETC. ON THE COMMON PROPERTY

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

9 APPEARANCE OF LOT

- 9.1 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.
- 9.2 The Occupier of a Lot must not, without the Body Corporate's written approval, 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 By Law 9.2 does not apply to a real estate advertising sign for the sale or letting of the Lot if the sign is of a reasonable size.
- 9.4 An Occupier of a Lot must not, without the Body Corporate's written approval, install an air-conditioning system or device, television antenna, satellite dish or radio aerial on the Lot or in any exclusive use area allocated to a Lot.
- 9.5 External air conditioning or mechanical plant installations installed pursuant to 9.4 above must be appropriately screened.
- 9.6 Screening for any externally mounted air conditioning or mechanical plant installations must be carried out in accordance with the following requirements:-
- (a) Unscreened installations on the Scheme Land must not be visible from the Common Property or another Lot; and
 - (b) Any installations which are required to be located on roof, wall or garden areas must be appropriately screened or shaped according to the acoustic requirements of the Body Corporate and so as to integrate in a complementary manner with the overall design of the roof, wall or garden area in which the installation is to be located.
- 9.7 Any screens installed in accordance with subsection 9.6 may only be installed with the written approval of the body corporate in relation to the design and colour etc of the screen

10 STORAGE OF FLAMMABLE MATERIALS

- 10.1 The Occupier of a Lot must not, without the Body Corporate's written approval, store a flammable substance on the Common Property.
- 10.2 The Owner or Occupier of a Lot must not do or keep anything on his Lot which would increase the rate of fire insurance on the Building or any property on the subject land or which would conflict with the laws and / or regulations relating to fires or any insurance policy upon the Building or any property on the subject land, or the regulations or ordinances of any public authority for the time being in force.

10.3 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.

11 GARBAGE DISPOSAL

11.1 In this clause 11 these expressions have the meaning shown:-

- (a) **changeover area** means the designated bin coral located on the ground floor of the building.

11.2 Occupiers must:-

- (a) only place general waste in the bins located in the changeover area, either directly or by using the waste chute situated on each level of the Building
- (b) if the Lot is situated on a level in a Building that has a recycling bin storage area, place recyclable waste in the recycling bins stored in the recycling bin storage area situated on that level or in the recycling bins located in the changeover area.
- (c) not move any of the bins from the changeover area or the recycling bin storage area .
- (d) comply with all local government local laws about disposal of garbage;
- (e) ensure that the Occupier does not, in disposing of garbage, adversely affect the health, hygiene or comfort of the Occupiers of other lots;
- (f) comply with any conditions notified in the changeover area as to what articles may be placed within the general and recyclable refuse bins, or how they may be wrapped or contained to prevent damage to the bins or compactor, and with all local authority By-Laws and ordinances relating to the disposal of garbage

12 APPROVALS AND KEEPING OF ANIMALS

12.1 A Lot Owner or Occupier must not:

- (a) Keep or bring an animal on the Lot or Common Property; or
- (b) Permit an invitee to keep or bring an animal on the Lot or Common Property.

Without first obtaining written approval from the Body Corporate.

12.2 Conditions for Approval

12.2.1 Approval for keeping an animal is subject to the following conditions:

- (a) The animal's presence on the Scheme land must not contravene any laws.
- (b) Dogs and cats must be registered with a Local Council and microchipped.
- (c) The animal is not allowed on Common Property except for transit purposes in or out of the Schemes land.
- (d) The animal must be on a lead or adequately restrained while on Common Property.
- (e) Animals must be carried or wheeled through the entrance foyer or walked through the basement carpark when entering or leaving the building.
- (f) The animal must be kept in good health and free from fleas and parasites.
- (g) The animal must not cause a nuisance or unreasonably interfere with any person's use or enjoyment of another Lot or Common Property.

- (h) Any animal waste must be disposed of properly to avoid noxious odours or contamination of the Scheme.
- (i) Reasonable steps must be taken to minimise the transfer of airborne allergens from the animal, such as regular vacuuming and grooming.

- 12.3 The Body Corporate Committee may withdraw approval if the Lot Owner, Occupier, or their invitee fails to comply with any of the stated conditions. Upon withdrawal of approval, the animal must be removed from the Scheme land at the Owners cost.
- 12.4 The approval applies only to the specific animal in the application and does not permit the keeping of additional, replacement, or substitute animals on the Lot.
- 12.5 A person with a disability under the *Guide, Hearing and Assistance Dogs Act 2009* who relies on a guide, hearing or assistance dog and who has the right to be on a lot included in a Community Title Scheme, or on the Common Property, has the right to be accompanied by a guide, hearing or assistance dog while on the Lot or Common Property.
- 12.6 A person mentioned in subsection 12.5 who is the Owner or Occupier of a Lot included in a Community Titles Scheme has the right to keep a guide, hearing or assistance dog on the Lot.

13 DEBT RECOVERY

- 13.1 A person shall pay on demand the whole of the Body Corporate's costs and expenses (including solicitor and own client costs) such an amount deemed to be a liquidated debt due in recovery such levies or monies duly levied upon that person by the Body Corporate.

14 RECOVERY BY BODY CORPORATE

- 14.1 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 or by any of their guests, servants, employees, agents, children, Invitees and licensees, the Body Corporate shall be entitled to recover the amount so expended as a debt in an action in any court of competent jurisdiction from the Owner of the Lot at the time when the breach occurred.

15 AWARENESS OF BY-LAWS

- 15.1 All Occupiers must be advised of the requirements contained within this Community Management Statement.

16 COMPLAINTS AND APPLICATIONS

- 16.1 All complaints and applications to the Body Corporate or its Committee must be addressed in writing to the Secretary or to the Body Corporate Manager of the Body Corporate.

17 ENCLOSURE OF BALCONIES & TERRACES

- 17.1 Unless approved by the Body Corporate, all balconies and terraces shown on the approved drawings and documents, are to remain unenclosed with no shutters, glazing, louvers or similar permanent fixtures other than those consistent with the relevant Building Code and clearly depicted on the Approved Drawings.

18 DISPLAY UNIT

- 18.1 While the Original Owner remains an Owner of any Lots in the Building it and its officers, servants and/or agents shall be entitled to use any Lots of which it is registered Owner as a display units and shall be entitled to allow prospective purchasers to inspect such lots and for such purposes be able to use such signs advertising or display material in or about the Building and Common Property, as it thinks fit. Such signs shall be attractive and tasteful having regard to the general appearance of the Building, and shall not at any time, be more in terms of number and size, than is reasonably necessary PROVIDED HOWEVER that the Original Owner, its officers, servants and/or agents exercising its rights pursuant to this clause shall not cause any disruption or any inconvenience to any Owner in its use enjoyment and occupation of the Lots.

19 USE OF LOTS

- 19.1 Each Lot must be used for residential purposes only and not for any illegal, unlawful or immoral purpose.
- 19.2 While the Original Owner remains an Owner of any Lot in the Building it and its officers, servants and/or agents shall be entitled to use:
- 19.1.1 any Lot of which it is registered Owner for commercial and/or business purposes; and
- 19.1.2 the visitor car parks for staff and customer parking,

20 USE OF COMMON PROPERTY

- 20.1 An Owner or Occupier of a Lot or their Invitees must not smoke cigarettes, cigars or other tobacco or narcotic products or consume narcotic substances on the Common Property.

21 MAINTENANCE OF AIR CONDITIONING EQUIPMENT

- 21.1 The Owner or Occupier of a Lot must maintain at its own cost the air conditioning equipment for its own Lot in good working order and repair in a good condition and generally to the satisfaction of the Body Corporate.

22 AIR-CONDITIONING

- 22.1 Owners and Occupiers acknowledge and accept that:-
- (a) the Body Corporate has an obligation to recover the costs of it providing or procuring others to provide services or amenities from the users for those services or amenities;
 - (b) utility infrastructure comprising air-conditioning systems may be located on Common Property adjoining or proximate to lots in the Scheme or otherwise within boundaries of lots.
- 22.2 To the extent that air-conditioning equipment is located on and forms part of a lot (other than being located within a boundary structure) and supplies services to that lot, only the Owner of that lot acknowledges and accepts its obligations under the Act and Module to meet all costs of the operation, maintenance and replacement of the air-conditioning equipment.

23 REPAIRS

- 23.1 All repairs to lots will be carried out promptly and in a workmanlike manner by the Owners or Occupiers of the lots.

24 VISITORS' CAR PARK

- 24.1 Access to visitor spaces for bona fide visitors must not be restricted, other than for normal maintenance and repair.
- 24.2 An Owner or Occupier of a lot must not park or stand any motor vehicle or other vehicle upon areas set aside for visitor car parking.
- 24.3 An Owner or Occupier of a lot must ensure that their invitees use the visitor car parking area only for its intended purpose of casual parking within the rules set from time to time by the Committee of the Body Corporate (which rules must provide that areas of casual parking must not be used for more than three (3) hours at a time.
- 24.4 Visitor car parks required under a development approval for the Scheme Land cannot be the subject of an allocation of exclusive rights under these by-laws.

25 USE OF RECREATION FACILITIES

- 25.1 In relation to the use of the outdoor barbecue area and adjacent recreation areas (Recreation Facilities) an

Owner or Occupier must ensure:

- (a) that invitees and guests do not use the same or any of them unless accompanied by an Owner or Occupier;
- (b) that children below the age of thirteen (13) years are accompanied by an adult Owner or Occupier exercising effective control over them when using the Recreation Facilities;
- (c) that glass containers or receptacles of any type are not taken to or allowed to remain in or immediately around the pool situated in the Common Property;
- (d) that caution is exercised at all times and their behaviour and that of their invitees does not interfere with the use and enjoyment of the Recreation Facilities by other persons;
- (e) that no use is made of the Recreation Facilities between the hours of 10.00pm and 7.00am or other house set from time to time by the Committee of the Body Corporate;
- (f) that the Owner or Occupier and their invitees and guests are suitably attired at all times; and
- (g) that the Owner or Occupier and their invitees and guests obey any lawful direction given to them by the Body Corporate or the Manager or as noted on any notices/signs in or near the Recreation Facilities.

26 RULES – RECREATION FACILITIES

- 26.1 The Committee may make rules relating to the use of the Recreation Facilities (including booking systems) not inconsistent with these by-laws and those rules must be observed by Owners and Occupiers.

27 MAINTENANCE OF RECREATION FACILITIES

- 27.1 An Owner or Occupier of a lot must not without proper authority operate, adjust or interfere with the operation of any equipment associated with the Recreation Facilities.

28 INSTRUCTIONS TO CONTRACTORS ETC

- 28.1 Owners must not directly instruct any contractors or workmen engaged or employed by the Body Corporate unless authorised by the Body Corporate, the Committee or the Manager.

29 RIGHT OF ENTRY

- 29.1 An Owner or Occupier, upon receiving reasonable notice from the Committee, must allow the Body Corporate or any contractors, sub-contractors, workmen or other person authorised by it (including the Manager as service contractor to the Body Corporate) the right of access to the relevant lot for the purpose of carrying out works, maintenance, reading meters or effecting repairs on any utility infrastructure or utility service or other system or service, whether to the relevant lot, to an adjoining lot, to Common Property or for any other purposes permitted under these by-laws, the Act or the Module.
- 29.2 If in the reasonable opinion of the Committee there is a matter of sufficient emergency no notice will be necessary to access under By-Law 29.1. Works or repairs will be at the expense of the Owner or Occupier of the lot in the case where the need for such works or repairs is due to any act or default of the Owner or Occupier or their guests, servants or agents. Any access under this by-law does not constitute trespass. The Committee in exercising the powers under this by-law must ensure that its servants, agents and employees cause as little inconvenience to the Owner or Occupier of the lot as is reasonable in the circumstances or for any other purpose permitted under these by-laws, the Act or the Module.
- 29.3 Without limiting anything in these by-laws, the Act or the Module, an Owner and Occupier must allow access through their lot to other Owners and Occupiers in the case of an emergency to access fire stairs or other emergency exits.

30 FUNCTIONS OF BODY CORPORATE

- 30.1 The Body Corporate has the right in the exercise of its powers, duties and under the Act and the Module to:
- (a) Provide services and amenities or cause third parties to do so, for the benefit of Owners and Occupiers and the Common Property including a permanent on-site caretaker to provide caretaking duties in respect of the Common Property, and other areas or features adjacent to or neighbouring the Scheme Land in respect of which the Body Corporate holds rights); and
 - (b) For the benefit of Owners and Occupiers authorise a person or entity to offer services and amenities to lot Owners and Occupiers on a voluntary basis including a letting service.
- 30.2 The Body Corporate is empowered under the Act and Module to enter into agreements in respect of the matters in By-Law 30.1 which may include any or all of the following and which may be established and be procured at the instigation of the Original Owner (subject to requirements under the Act and Module as to the terms and conditions of the relevant agreements):
- (a) an agreement or agreements for the caretaking, security, management and/or maintenance of the Common Property and the letting of lots in the Scheme on behalf of Owners;
 - (b) an agreement or agreements for the appointment of a body corporate manager for the performance of (inter alia) certain duties and obligations of the secretary and treasurer of the Body Corporate and such other duties and obligations as the Body Corporate deems appropriate;
 - (c) an agreement or agreements for the purpose of better seeing to the proper functioning operation and management of the Scheme or building comprising the Scheme Land or for the purpose of ensuring the proper functioning of the duties and powers for the Body Corporate and of the Committee of the Body Corporate including under any agreement with the Body Corporate;
 - (d) an agreement with an energy provider and/or an energy resources consultant in relation to the provision of utility services to the Scheme Land and lots in the Scheme;
 - (e) an agreement with the Original Owner in connection with the progressive development of the Scheme Land and the recording of new Community Management Statements in consequence of the progressive development of the Scheme Land;
 - (f) an agreement with any person in relation to licensing or leasing any part of the Scheme Land or any other land outside of the Scheme Land;
 - (g) an agreement in relation to allowing members of the Scheme to use facilities located on other land and for the Body Corporate to contribute to the costs of maintenance, repair and replacement of such facilities (as rights comprising Body Corporate Assets); and
 - (h) an agreement or agreements for the provision of entertainment, telecommunication or other services and amenities to lots or the Common Property.

31 SECURITY

- 31.1 A security system may operate within the building in which Scheme Land is located and from within the Scheme Land. Utility infrastructure comprised in a security system may be Common Property for the Scheme or be the subject of utility infrastructure agreements under which ownership of the utility infrastructure is preserved to another party. Any security system may be part of an integrated services and communications system for the building in which the Scheme Land is located and be the subject of agreements with third parties in respect of the management and operation of the system and be controlled and regulated by those agreements or under the CMS.
- 31.2 The Body Corporate is not responsible to an Owner (and the Owner is not entitled to make any claim for compensation or damages) in the event of a failure of all or any of the security systems to operate in the manner in which they are intended (provided the Body Corporate has complied with its obligations in respect of maintenance of utility infrastructure for the system). Where the failure to operate arises from a malfunction

of the security equipment in a lot, then the Owner must allow the Body Corporate by its servants, agents or contractors to enter upon the lot (upon one (1) days notice) except in the case where the circumstances require immediate entry.

- 31.3 The Committee is entitled to make rules and regulations for the benefit of all Owners regulating the security system and the operation of it on the Scheme. Rules and regulations made by the Committee must not be inconsistent with these by-laws, the Act or Module. Owners must comply with and ensure compliance by Occupiers with rules and regulations made by the Committee and which are enforced from time to time.

32 EXCLUSIVE USE AND AUTHORISED ALLOCATIONS – CAR PARKING

- 32.1 Owners and Occupiers of lots have the exclusive use of or special rights about parts of the Common Property or areas the subject of rights comprising Body Corporate Assets for the purpose of car parking as described and identified in Schedule E and the relevant exclusive use plans annexed to this Community Management Statement.
- 32.2 The Original Owner or an agent of the Original Owner may allocate exclusive use of, or other special rights for, part of the Common Property or allocate rights comprising Body Corporate Assets to lots in the Scheme for the purpose of car parking.
- 32.3 The Original Owner or its agent, as the case requires, must provide details of authorised allocations to the Body Corporate within the time frames specified in the Act and ensure that the details of all authorised allocations made under this by-law are recorded in a new Community Management Statement as required under the Act and Module.
- 32.4 Areas the subject of an exclusive right under this by-law are to be used for car parking only and may, not be used for storage unless it is located within a built enclosure.
- 32.5 Owners and Occupiers must not create or allow a nuisance to be created in any such area.
- 32.6 Each Owner is responsible for keeping areas the subject of exclusive rights under this by-law clean from litter, residues, marks and oil.
- 32.7 The Original Owner or the Original Owners' agent (whichever authorised the allocation) may revoke the authorised allocation made under this by-law, but only with the written consent of the Owner of the lot that has the benefit of the authorised allocation.

33 EXCLUSIVE USE AND AUTHORISED ALLOCATIONS – STORAGE AREAS

- 33.1 Owners and Occupiers of lots have the exclusive use of or special rights about parts of the Common Property or areas the subject of rights comprising Body Corporate Assets for the purpose of storage as described and identified in Schedule E and the relevant exclusive use plans annexed to this Community Management Statement.
- 33.2 The Original Owner or an agent of the Original Owner may allocate exclusive use of or other special rights for parts of the Common Property or allocate rights comprising Body Corporate Assets to lots in the Scheme for the purpose of storage.
- 33.3 The Original Owner or its agent, as the case requires, must provide details or authorised allocations to the Body Corporate within the time frames specified in the Act and ensure that the details of all authorised allocations made under this by-law are recorded in a new Community Management Statement as required under the Act and the Module.
- 33.4 The areas the subject of the authorised allocation made under this by-law are to be used by the Occupiers of each lot as a storage space area only. The Occupier with the right to use the area the subject of the authorised allocation must comply with the terms of any by-law or other requirement (including those of government agencies) restricting the storage of flammable liquids, gases or other materials with respect to the storage space.

- 33.5** Each Owner is responsible for keeping their exclusive use storage space and storage device clean and in a neat and tidy condition and must be responsible for the maintenance, operating costs and upkeep of the exclusive use storage space areas and any locker, cage or enclosure on the storage space. If an Owner fails to undertake such obligations, the Body Corporate may attend to such works and recover the costs of such works from the Owner as a liquidated debt.

34 SMOKING/E-CIGARETTE BAN IN COMMON AND OUTDOOR AREAS

- 34.1** A Lot-Owner, Occupier, or their invitees must not smoke, or permit the smoking of a tobacco product, e-cigarette or any other substance;
- (a) Anywhere on the Common Property; or
 - (b) In a Lot or on the balcony of a Lot, in circumstances where another person's use or enjoyment of another Lot of Common Property is unreasonably interfered with by the smoke drift.
- 34.2** A Lot Owner, Occupier or their invitees must not dispose of cigarette butts, ash or e-cigarette utensils by throwing such items from the balcony of a Lot and must dispose of by putting such items in a closed container in the Lot.
- For the purpose of this By-Law, the term e-cigarette includes devices commonly referred to as the following:
- Electronic cigarettes;
 - Electronic nicotine delivery systems (ENDS);
 - Electronic non-nicotine delivery systems (ENNDS);
 - Alternative nicotine delivery systems (ANDS);
 - Nicotine vaping products (NVP);
 - Personal vaporisers;
 - E-hookahs;
 - Vape pens;
 - Vapes.

35 E-BIKES AND E-SCOOTERS

- 35.1** To enhance the safety of residents and reduce the risk of property damage, an owner or occupier of a Lot must not, without the Body Corporate's prior written approval:
- (a) Bring onto the Common Property; or
 - (b) Store or charge in a Lot.
- 35.2** An owner or occupier granted approval under this by-law must comply with all conditions of that approval, including but not limited to the following:
- (a) The E-Device shall be carried or wheeled by walking it across the Common Property except for the basement car parks where, if ridden, the E-Device shall not exceed a maximum speed of five (5) KPH.
 - (b) In transporting the E-Device across the Common Property, the E-Device owner must ensure that it does not unreasonably interfere with or obstruct another person lawfully on the Common Property;
 - (c) Providing copies of the E-Device documentation confirming the E-Device has a manufacturer-approved battery and charger with an output voltage that matches the E-Device's rated battery voltage as specified by the manufacturer;
 - (d) The E-Device, its associated manufacturer-approved battery and charger and other related equipment shall;
 - (i) comply with all ongoing relevant laws, standards and regulations; and,
 - (ii) be kept and maintained in good condition.

- (e) The E-Device is not a device prohibited by legislation or regulation.
- (f) Charging the E-Device's battery must not occur:
 - (i) Within the Lot in a well-ventilated shaded area with reasonable space separating the E-Device from other chattels or flammable materials;
 - (ii) when the Owner, Occupier or E-Device owner is present. The E-Device shall not be left charging unattended for any time whatsoever; and
 - (iii) using the E-Device's manufacturer-approved charger and in accordance with the manufacturer's charging instructions.

35.3 If the owner or occupier fails to meet any of the approval conditions, the Body Corporate may withdraw its approval.

35.4 If the Body Corporate withdraws its approval, the owner or occupier must remove the E-Device from the scheme land at the Owners cost.

36 NUISANCE

36.1 A Lot Owner, occupier of a Lot, or their invitee must not use, or permit the use of, the Lot or the Common Property in a way that:

- (a) Causes a nuisance or hazard; or
- (b) Interferes unreasonably with the use or enjoyment of another Lot included in the scheme; or
- (c) Interferes unreasonably with the use or enjoyment of the Common Property by a person who is lawfully on the common property.

SCHEDULE D OTHER DETAILS REQUIRED/PERMITTED TO BE INCLUDED

Statutory Easements and Services Location Diagram

Pursuant to section 66 (1) (d) (iii) of the *Body Corporate and Community Management Act 1997* each of the following Lots and Common Property is subject to and has benefit of the following statutory easements.

Pursuant to section 66 (1) (d) (ii) of the *Body Corporate and Community Management Act 1997*, a Services Location Diagram is attached entitled "Services Location Diagram and marked "C" -

Lot on Plan				Statutory Easement	Services Location Diagram
Lot	1	on	SP 324763	Telstra, Electricity, Stormwater, Water, Sewer, Projections, Shelter, Support	C
Lot	2	on	SP 324763	Telstra, Electricity, Stormwater, Water, Sewer, Projections, Shelter, Support	C
Lot	3	on	SP 324763	Telstra, Electricity, Stormwater, Water, Sewer, Projections, Shelter, Support	C
Lot	101	on	SP 324763	Telstra, Electricity, Stormwater, Water, Sewer, Projections, Shelter, Support	C
Lot	102	on	SP 324763	Telstra, Electricity, Stormwater, Water, Sewer, Projections, Shelter, Support	C
Lot	103	on	SP 324763	Telstra, Electricity, Stormwater, Water, Sewer, Projections, Shelter, Support	C
Lot	104	on	SP 324763	Telstra, Electricity, Stormwater, Water, Sewer, Projections, Shelter, Support	C
Lot	105	on	SP 324763	Telstra, Electricity, Stormwater, Water, Sewer, Projections, Shelter, Support	C

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Lot	408	on	SP 324763	Telstra, Electricity, Stormwater, Water, Sewer, Projections, Shelter, Support	C
Lot	501	on	SP 324763	Telstra, Electricity, Stormwater, Water, Sewer, Projections, Shelter, Support	C
Lot	502	on	SP 324763	Telstra, Electricity, Stormwater, Water, Sewer, Projections, Shelter, Support	C
Lot	503	on	SP 324763	Telstra, Electricity, Stormwater, Water, Sewer, Projections, Shelter, Support	C
Lot	504	on	SP 324763	Telstra, Electricity, Stormwater, Water, Sewer, Projections, Shelter, Support	C
Lot	505	on	SP 324763	Telstra, Electricity, Stormwater, Water, Sewer, Projections, Shelter, Support	C
Lot	506	on	SP 324763	Telstra, Electricity, Stormwater, Water, Sewer, Projections, Shelter, Support	C
Lot	601	on	SP 324763	Telstra, Electricity, Stormwater, Water, Sewer, Projections, Shelter, Support	C
Lot	602	on	SP 324763	Telstra, Electricity, Stormwater, Water, Sewer, Projections, Shelter, Support	C
Lot	603	on	SP 324763	Telstra, Electricity, Stormwater, Water, Sewer, Projections, Shelter, Support	C
Lot	604	on	SP 324763	Telstra, Electricity, Stormwater, Water, Sewer, Projections, Shelter, Support	C
Lot	605	on	SP 324763	Telstra, Electricity, Stormwater, Water, Sewer, Projections, Shelter, Support	C
Lot	606	on	SP 324763	Telstra, Electricity, Stormwater, Water, Sewer, Projections, Shelter, Support	C
Lot	701	on	SP 324763	Telstra, Electricity, Stormwater, Water, Sewer, Projections, Shelter, Support	C
Lot	702	on	SP 324763	Telstra, Electricity, Stormwater, Water, Sewer, Projections, Shelter, Support	C
Lot	703	on	SP 324763	Telstra, Electricity, Stormwater, Water, Sewer, Projections, Shelter, Support	C
Lot	704	on	SP 324763	Telstra, Electricity, Stormwater, Water, Sewer, Projections, Shelter, Support	C
Lot	705	on	SP 324763	Telstra, Electricity, Stormwater, Water, Sewer, Projections, Shelter, Support	C
Lot	706	on	SP 324763	Telstra, Electricity, Stormwater, Water, Sewer, Projections, Shelter, Support	C
Common Property				Telstra, Electricity, Stormwater, Water, Sewer, Projections, Shelter, Support	C

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

Lot on Plan				Exclusive Use Area				Use
Carparking								
Lot	1	on	SP 324763	Area(s)	C43, C28	on Plan No	B	Carparking
Lot	2	on	SP 324763	Area(s)	C9	on Plan No	B	Carparking
Lot	3	on	SP 324763	Area(s)	C67	on Plan No	A	Carparking

Lot	101	on	SP 324763	Area(s)	C83, C79	on Plan No	A	Carparking
Lot	102	on	SP 324763	Area(s)	C41	on Plan No	B	Carparking
Lot	103	on	SP 324763	Area(s)	C42	on Plan No	B	Carparking
Lot	104	on	SP 324763	Area(s)	C94	on Plan No	A	Carparking
Lot	105	on	SP 324763	Area(s)	C84, C78	on Plan No	A	Carparking
Lot	106	on	SP 324763	Area(s)	C7 & C21	on Plan No	B	Carparking
Lot	107	on	SP 324763	Area(s)	C86, C76	on Plan No	A	Carparking
Lot	108	on	SP 324763	Area(s)	C24, C27	on Plan No	B	Carparking
Lot	201	on	SP 324763	Area(s)	C13 & C25	on Plan No	B	Carparking
Lot	202	on	SP 324763	Area(s)	C10 & C54	on Plan No	B	Carparking
Lot	203	on	SP 324763	Area(s)	C91	on Plan No	A	Carparking
Lot	204	on	SP 324763	Area(s)	C92 & C74	on Plan No	A	Carparking
Lot	205	on	SP 324763	Area(s)	C66 & C75	on Plan No	A	Carparking
Lot	206	on	SP 324763	Area(s)	C40 & C26	on Plan No	B	Carparking
Lot	207	on	SP 324763	Area(s)	C53 & C58	on Plan No	A	Carparking
Lot	208	on	SP 324763	Area(s)	C6 & C14	on Plan No	B	Carparking
Lot	301	on	SP 324763	Area(s)	C80, C81	on Plan No	A	Carparking
Lot	302	on	SP 324763	Area(s)	C82	on Plan No	A	Carparking
Lot	303	on	SP 324763	Area(s)	C93	on Plan No	A	Carparking
Lot	304	on	SP 324763	Area(s)	C87 & C90	on Plan No	A	Carparking
Lot	305	on	SP 324763	Area(s)	C85, C77	on Plan No	A	Carparking
Lot	306	on	SP 324763	Area(s)	C15	on Plan No	B	Carparking
Lot	307	on	SP 324763	Area(s)	C37, C30	on Plan No	B	Carparking
Lot	308	on	SP 324763	Area(s)	C8, C16	on Plan No	B	Carparking
Lot	401	on	SP 324763	Area(s)	C1	on Plan No	B	Carparking
Lot	402	on	SP 324763	Area(s)	C70	on Plan No	A	Carparking
Lot	403	on	SP 324763	Area(s)	C61	on Plan No	A	Carparking
Lot	404	on	SP 324763	Area(s)	C32, C33	on Plan No	B	Carparking
Lot	405	on	SP 324763	Area(s)	C31 & C34	on Plan No	B	Carparking
Lot	406	on	SP 324763	Area(s)	C59 & C60	on Plan No	A	Carparking
Lot	407	on	SP 324763	Area(s)	C55 & C71	on Plan No	A	Carparking
Lot	408	on	SP 324763	Area(s)	C29 & C96	on Plan No	A	Carparking
Lot	501	on	SP 324763	Area(s)	C50 & C49	on Plan No	A	Carparking
Lot	502	on	SP 324763	Area(s)	C88 & C89	on Plan No	A	Carparking
Lot	503	on	SP 324763	Area(s)	C19, C20 &	on Plan No	B	Carparking
Lot	504	on	SP 324763	Area(s)	C45 & C46	on Plan No	A	Carparking
Lot	505	on	SP 324763	Area(s)	C44 & C95	on Plan No	A	Carparking
Lot	506	on	SP 324763	Area(s)	C62 & C63	on Plan No	A	Carparking
Lot	601	on	SP 324763	Area(s)	C57 & C56	on Plan No	A	Carparking
Lot	602	on	SP 324763	Area(s)	C72	on Plan No	A	Carparking
Lot	603	on	SP 324763	Area(s)	C35 & C36	on Plan No	B	Carparking
Lot	604	on	SP 324763	Area(s)	C22 & C23	on Plan No	B	Carparking
Lot	605	on	SP 324763	Area(s)	C38 & C39	on Plan No	B	Carparking
Lot	606	on	SP 324763	Area(s)	C68, C69 & C73	on Plan No	A & B	Carparking
Lot	701	on	SP 324763	Area(s)	C51 & C52	on Plan No	A	Carparking
Lot	702	on	SP 324763	Area(s)	C47 & C48	on Plan No	A	Carparking

Lot	703	on	SP 324763	Area(s)	C11 & C12	on Plan No	B	Carparking
Lot	704	on	SP 324763	Area(s)	C3, C4, C5	on Plan No	B	Carparking
Lot	705	on	SP 324763	Area(s)	C17, C18	on Plan No	B	Carparking
Lot	706	on	SP 324763	Area(s)	C64 & C65	on Plan No	A	Carparking
Storage								
Lot	1	on	SP 324763	Area(s)	S43	on Plan No	B	Storage
Lot	2	on	SP 324763	Area(s)	S9	on Plan No	B	Storage
Lot	3	on	SP 324763	Area(s)	S67	on Plan No	A	Storage
Lot	101	on	SP 324763	Area(s)	S83	on Plan No	A	Storage
Lot	102	on	SP 324763	Area(s)	S41	on Plan No	B	Storage
Lot	103	on	SP 324763	Area(s)	S42	on Plan No	B	Storage
Lot	104	on	SP 324763	Area(s)	S94	on Plan No	A	Storage
Lot	105	on	SP 324763	Area(s)	S84	on Plan No	A	Storage
Lot	106	on	SP 324763	Area(s)	S21 & S25	on Plan No	B	Storage
Lot	107	on	SP 324763	Area(s)	S86	on Plan No	A	Storage
Lot	108	on	SP 324763	Area(s)	S24	on Plan No	B	Storage
Lot	201	on	SP 324763	Area(s)	S13	on Plan No	B	Storage
Lot	202	on	SP 324763	Area(s)	S10 & S50	on Plan No	B	Storage
Lot	203	on	SP 324763	Area(s)	S91	on Plan No	A	Storage
Lot	204	on	SP 324763	Area(s)	S92	on Plan No	A	Storage
Lot	205	on	SP 324763	Area(s)	S66	on Plan No	A	Storage
Lot	206	on	SP 324763	Area(s)	S40	on Plan No	B	Storage
Lot	207	on	SP 324763	Area(s)	S58	on Plan No	A	Storage
Lot	208	on	SP 324763	Area(s)	S14	on Plan No	B	Storage
Lot	301	on	SP 324763	Area(s)	S81	on Plan No	A	Storage
Lot	302	on	SP 324763	Area(s)	S82	on Plan No	A	Storage
Lot	303	on	SP 324763	Area(s)	S93	on Plan No	A	Storage
Lot	304	on	SP 324763	Area(s)	S87	on Plan No	A	Storage
Lot	305	on	SP 324763	Area(s)	S85	on Plan No	A	Storage
Lot	306	on	SP 324763	Area(s)	S15 & S28	on Plan No	B	Storage
Lot	307	on	SP 324763	Area(s)	S37	on Plan No	B	Storage
Lot	308	on	SP 324763	Area(s)	S16	on Plan No	B	Storage
Lot	401	on	SP 324763	Area(s)	S6 & S48	on Plan No	A & B	Storage
Lot	402	on	SP 324763	Area(s)	S70	on Plan No	A	Storage
Lot	403	on	SP 324763	Area(s)	S61	on Plan No	A	Storage
Lot	404	on	SP 324763	Area(s)	S33	on Plan No	B	Storage
Lot	405	on	SP 324763	Area(s)	S31, S34	on Plan No	B	Storage
Lot	406	on	SP 324763	Area(s)	S59 & S60	on Plan No	A	Storage
Lot	407	on	SP 324763	Area(s)	S71	on Plan No	A	Storage
Lot	408	on	SP 324763	Area(s)	S96	on Plan No	A	Storage
Lot	501	on	SP 324763	Area(s)	S49	on Plan No	A	Storage
Lot	502	on	SP 324763	Area(s)	S88	on Plan No	A	Storage
Lot	503	on	SP 324763	Area(s)	S19, S20, S51 & S52	on Plan No	A & B	Storage
Lot	504	on	SP 324763	Area(s)	S4	on Plan No	B	Storage

Lot	505	on	SP 324763	Area(s)	S44, S95 & S46	on Plan No	A	Storage
Lot	506	on	SP 324763	Area(s)	S62 & S63	on Plan No	A	Storage
Lot	601	on	SP 324763	Area(s)	S26	on Plan No	A	Storage
Lot	602	on	SP 324763	Area(s)	S72	on Plan No	A	Storage
Lot	603	on	SP 324763	Area(s)	S27, S29, S35 & S36	on Plan No	B	Storage
Lot	604	on	SP 324763	Area(s)	S22 & S23	on Plan No	B	Storage
Lot	605	on	SP 324763	Area(s)	S38 & S39	on Plan No	B	Storage
Lot	606	on	SP 324763	Area(s)	S47, S68 & S69	on Plan No	A & B	Storage
Lot	701	on	SP 324763	Area(s)	S32	on Plan No	B	Storage
Lot	702	on	SP 324763	Area(s)	S45	on Plan No	A	Storage
Lot	703	on	SP 324763	Area(s)	S11 & S12	on Plan No	B	Storage
Lot	704	on	SP 324763	Area(s)	S2	on Plan No	B	Storage
Lot	705	on	SP 324763	Area(s)	S17 & S18	on Plan No	B	Storage
Lot	706	on	SP 324763	Area(s)	S64, S65 & S30	on Plan No	A	Storage

Parcel Name: CENTRA

CTS No 55246

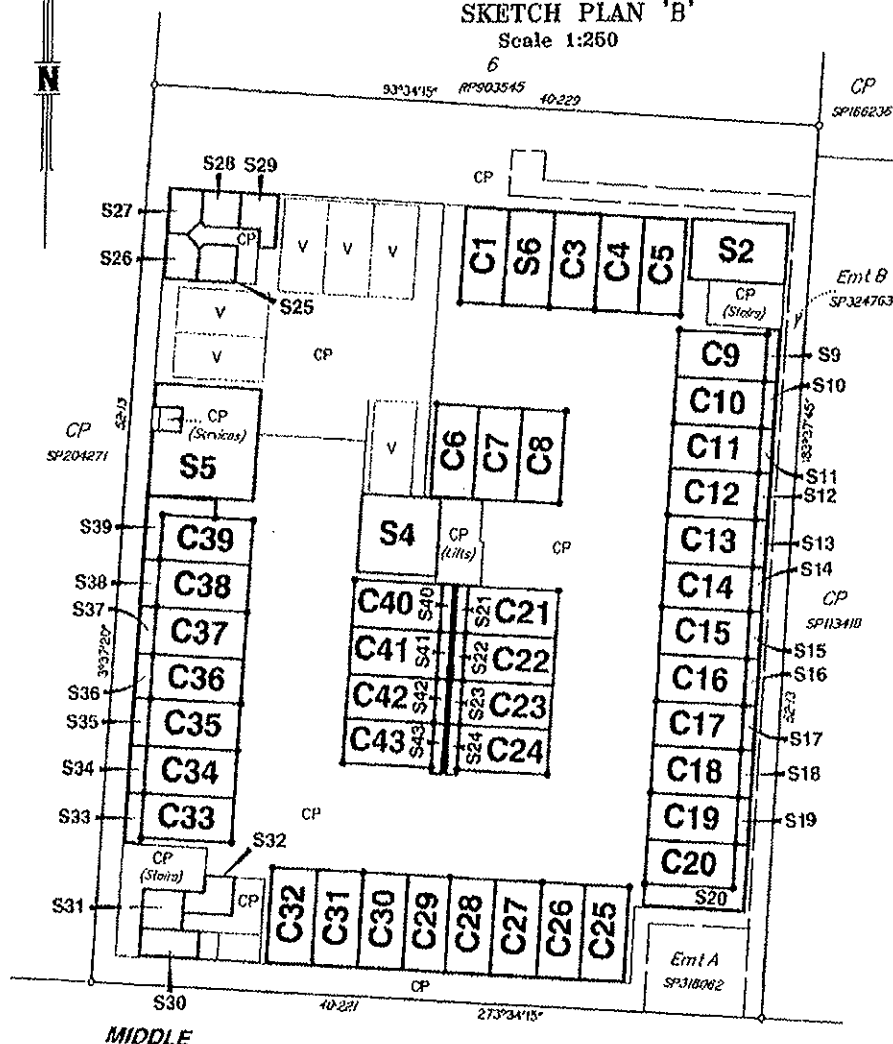
Sheet 1 of 2
23 25

**PLAN SHOWING EXCLUSIVE USE AREAS FOR CARPARK &
STORAGE PURPOSES WITHIN COMMON PROPERTY
ON SP324763 (LEVEL B) (BASEMENT 1)**

SKETCH PLAN 'B'

Scale 1:250

6



MIDDLE

STREET

Exclusive Use Areas are Fully defined by
marks and Structural elements, being
Block Walls, Columns and Metal Fencing.



**Statewide
survey group**

181 77 083 574 802
CONSULTING SURVEYORS
AND TOWN PLANNERS

3/123 Link Road Victoria Park, QLD 4103
Phone: 1500 362 004 Fax: 1500 788 004
Email: admin@statewidesurvey.com.au

I, Walter Trevor NIMES, Licensed Surveyor,
hereby certify that the details shown on this
sketch plan are correct.

W. Nimes
Licensed Surveyor

22.6.22

LEGEND

- CP - Denotes Common Property
on draft SP324763
- V - Denotes Visitor Carpark
- - - Denotes Not Pld In Conc

AREA TABLE

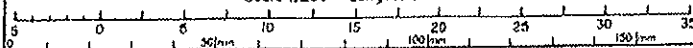
EX. USE	TOTAL AREA
S34	3 m ²
S35	3 m ²
S36	3 m ²
S37	3 m ²
S38	3 m ²
S39	7 m ²
S40	2 m ²
S41	2 m ²
S42	2 m ²
S43	2 m ²

AREA TABLE

EX. USE	TOTAL AREA
C1	14 m ²
C3	15 m ²
C4	14 m ²
C5	14 m ²
C6	14 m ²
C7	14 m ²
C8	14 m ²
C9	15 m ²
C10	15 m ²
C11	14 m ²
C12	15 m ²
C13	15 m ²
C14	14 m ²
C15	15 m ²
C16	15 m ²
C17	14 m ²
C18	15 m ²
C19	15 m ²
C20	14 m ²
C21	15 m ²
C22	15 m ²
C23	14 m ²
C24	14 m ²
C25	14 m ²
C26	14 m ²
C27	15 m ²
C28	15 m ²
C29	14 m ²
C30	15 m ²
C31	15 m ²
C32	14 m ²
C33	14 m ²
C34	15 m ²
C35	15 m ²
C36	14 m ²
C37	15 m ²
C38	15 m ²
C39	14 m ²
C40	15 m ²
C41	15 m ²
C42	14 m ²
C43	14 m ²
S1	33 m ²
S2	20 m ²
S4	22 m ²
S5	38 m ²
S6	15 m ²
S9	2 m ²
S10	2 m ²
S11	2 m ²
S12	2 m ²
S13	2 m ²
S14	2 m ²
S15	2 m ²
S16	2 m ²
S17	2 m ²
S18	2 m ²
S19	2 m ²
S20	10 m ²
S21	2 m ²
S22	2 m ²
S23	2 m ²
S24	2 m ²
S25	4 m ²
S26	5 m ²
S27	5 m ²
S28	4 m ²
S29	5 m ²
S30	5 m ²
S31	5 m ²
S32	5 m ²
S33	3 m ²

LOCAL: REDD, AND CITY
GOVERNMENT:
LOCALITY: CLEVELAND

Scale 1:250 - Lengths are in Metres.



15/12/22 SP324763 Version 2 15/04/22

Parcel Name: CENTRA

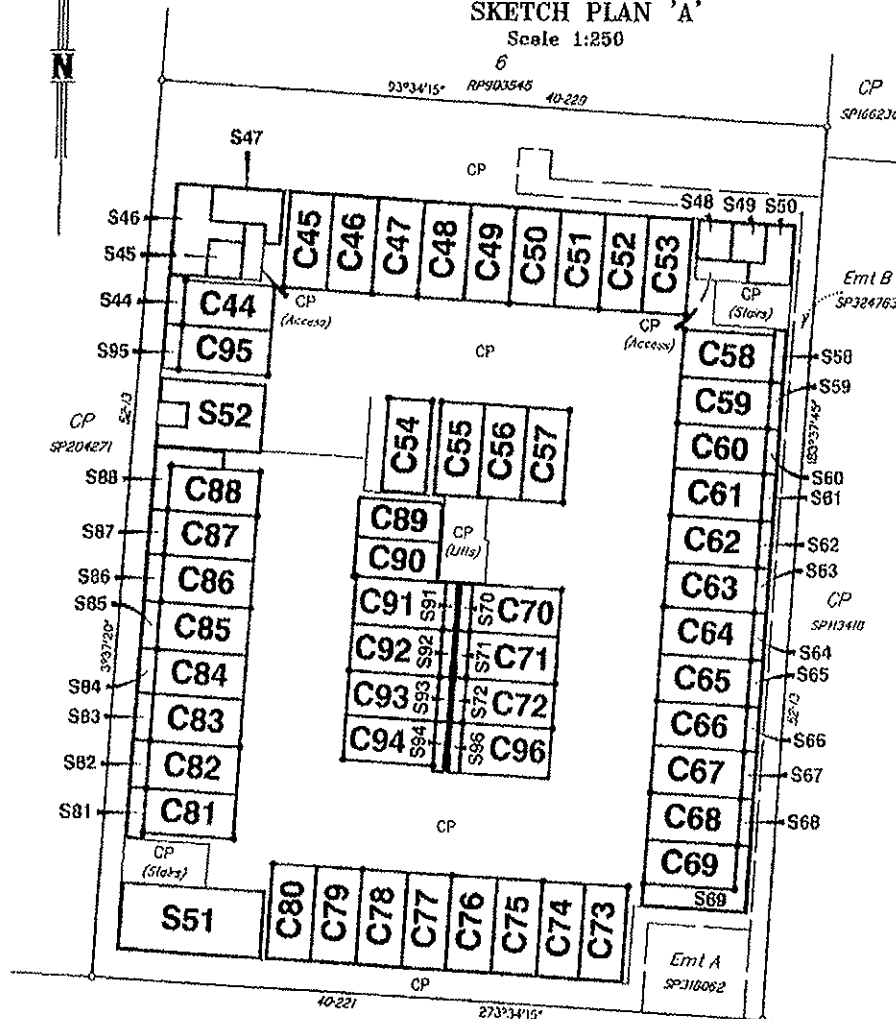
CTS No. 55226

24 25

PLAN SHOWING EXCLUSIVE USE AREAS FOR CARPARK & STORAGE PURPOSES WITHIN COMMON PROPERTY ON SP324763 (LEVEL A) (BASEMENT 2)

SKETCH PLAN 'A'

Scale 1:250



AREA TABLE

EX. USE	TOTAL AREA
C44	14 m ²
C45	15 m ²
C46	15 m ²
C47	15 m ²
C48	15 m ²
C49	15 m ²
C50	15 m ²
C51	15 m ²
C52	14 m ²
C53	14 m ²
C54	14 m ²
C55	14 m ²
C56	14 m ²
C57	14 m ²
C58	15 m ²
C59	15 m ²
C60	14 m ²
C61	15 m ²
C62	14 m ²
C63	14 m ²
C64	15 m ²
C65	15 m ²
C66	14 m ²
C67	15 m ²
C68	15 m ²
C69	14 m ²
C70	15 m ²
C71	15 m ²
C72	14 m ²
C73	14 m ²
C74	14 m ²
C75	15 m ²
C76	15 m ²
C77	14 m ²
C78	15 m ²
C79	15 m ²
C80	14 m ²
C81	14 m ²
C82	15 m ²
C83	15 m ²
C84	14 m ²
C85	15 m ²
C86	15 m ²
C87	14 m ²
C88	14 m ²
C89	12 m ²
C90	12 m ²
C91	15 m ²
C92	15 m ²
C93	14 m ²
C94	14 m ²
C95	14 m ²
C96	14 m ²
S44	3 m ²
S45	4 m ²
S46	13 m ²
S47	9 m ²
S48	5 m ²
S49	5 m ²
S50	6 m ²
S51	32 m ²
S52	22 m ²
S53	2 m ²
S54	2 m ²
S55	2 m ²
S56	2 m ²
S57	2 m ²
S58	2 m ²
S59	2 m ²
S60	2 m ²
S61	2 m ²
S62	2 m ²
S63	2 m ²
S64	2 m ²
S65	2 m ²
S66	2 m ²
S67	2 m ²
S68	2 m ²
S69	10 m ²

MIDDLE

Exclusive Use Areas are Fully defined by marks and Structural elements, being Block Walls, Columns and Metal Fencing.

STREET

AREA TABLE

EX. USE	TOTAL AREA
S70	2 m ²
S71	2 m ²
S72	2 m ²
S81	3 m ²
S82	3 m ²
S83	3 m ²
S84	3 m ²
S85	3 m ²
S86	3 m ²
S87	2 m ²
S88	7 m ²
S91	2 m ²
S92	2 m ²
S93	2 m ²
S94	2 m ²
S95	3 m ²
S96	2 m ²

LEGEND

CP - Denotes Common Property on draft SP324763
 - - Denotes Nail Pld In Conc



Statewide survey group
 ADV 77 000 714 049
 CONSULTING SURVEYORS
 AND TOWN PLANNERS

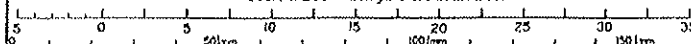
3/123 York Road Mordialloc, VIC 3195
 Phone: (03) 9402 0011 Fax: (03) 9402 0111
 Email: admin@statewide.vic.gov.au

I, Walter Trevor HUNTER, Cadastral Surveyor,
 hereby certify that the details shown on this
 sketch plan are correct.

W. Hunter
 Cadastral Surveyor

Date: 22-6-22

Scale 1:250 - Lengths are in Metres.



LOCAL GOVERNMENT: REDLAND CITY
 LOCALITY: CLEVELAND

758732 SP324763 Version 2 12-06-22

Parcel Name: CENTRA

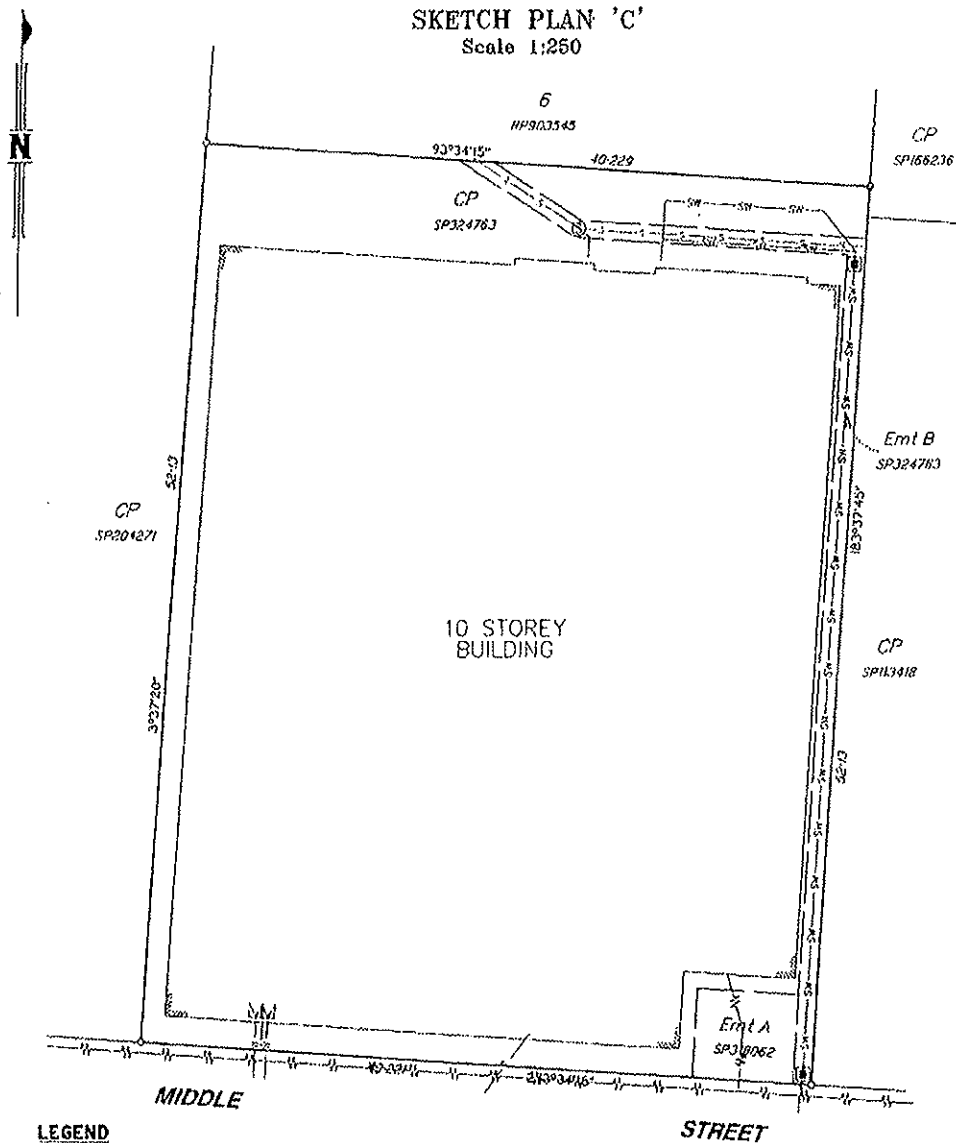
CTS No 55226

25 25

SERVICES LOCATION DIAGRAM

SKETCH PLAN 'C'

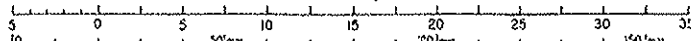
Scale 1:250



LEGEND

- SW — SW — STORMWATER
- W — W — WATER RETICULATION
- F — F — FIRE MAIN
- T — T — TELEPHONE & COMMUNICATIONS
- E — E — ELECTRICITY MAINS
- S — S — SEWER MAIN
- G — G — GAS MAIN
- (S) — (S) — SEWER MANHOLE
- (E) — (E) — ELECTRICITY POLE
- (M) — (M) — STORMWATER MANHOLE
- (P) — (P) — STORMWATER PIT
- (T) — (T) — WATER TAP
- (I) — (I) — INSPECTION OPENING (SEWER)
- (H) — (H) — FIRE HYDRANT
- (V) — (V) — GAS METER/VALVE

Scale 1:250 — Lengths are in Metres.



The Position of the services shown on this plan were plotted from records kept by the holder of the title. It is the responsibility of the holder of the title to ensure that the services shown on this plan are correct. Prior to excavation or construction on the site the true location of these services should be established. Other services may exist.

LOCAL GOVERNMENT: REDLAND CITY
LOCALITY: CLEVELAND



Statewide
survey group

Unit 11 008 574 909
CONSULTING SURVEYORS
AND TOWN PLANNERS
3/123 Link Road, Malvern East, VIC 3015
Phone: 1300 367 094 Fax: 1300 796 014
Email: admin@statewidesurveygroup.com.au

I, Walter Francis HARRIS, Cadastral Surveyor,
hereby certify that the details shown on this
sketch plan are correct.

W. Harris 3.3.22
Cadastral Surveyor

1927-02-SSO-Volume 1 of 35-22

CENTRA ON MIDDLE CTS 55226

ABN: 63559956645

152 Middle Street

CLEVELAND QLD 4163

Accounts enquiries: (07) 3479 9300

Accounts email: accounts.cleveland@whittles.com.au

Your account number

RALP00

Date of issue

21 May 2025

Total amount payable

\$1855.00

New charges due for payment

1 Jul 2025

TAX INVOICE

B & R W Ralph
Unit 605
152 Middle Street
CLEVELAND QLD 4163

Property Address

Lot 605, 152 Middle Street
CLEVELAND QLD 4163

Lot number

605

Unit number

605

Details	Period	Amount	GST Incl	Total
Admin Fund Contributions	01/07/25 to 30/09/25	1285.00	116.82	1285.00
Admin Fund Contributions-Insurance Fund	01/07/25 to 30/09/25	182.00	16.55	182.00
Sinking Fund Contributions	01/07/25 to 30/09/25	388.00	35.27	388.00
				1855.00

TOTAL DUE IF PAID BY 01/07/25 (Includes GST of \$168.64) **\$1855.00**

Interest at the rate of 30% per annum is payable on overdue levies



DEFT Reference Number

2514130016055

Date due

1 Jul 2025

Amount due

\$1855.00

Plan: 055226

Lot: 00605

Account: RALP00



*496 251413001 6055

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Biller code: 96503

Contact your financial institution to make a payment from your cheque, savings or credit card. Please use your DEFT Reference number when making your payment.



Australia Post

Present this bill at any Post Office to make cheque or EFTPOS payments.

Vendor/s

ROBERT WILLIAM RALPH, BRANDI-LEA RALPH

Property Address

UNIT 605 152 MIDDLE ST, CLEVELAND QLD 4163
