

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 Gemma Elizabeth Carter and Mackay Paul Stanley

Property address 21/11 Lyons Terrace, Windsor, QLD 4030
(referred to as the
“property” in this
statement)

Lot on plan description 21 on SP266515

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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p><i>If Yes, the details of any statutory encumbrances are as follows:</i></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></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	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 1993; the State Development and Public Works Organisation Act 1971 or the Sanctuary Cove Resort Act 1985, as applicable)</i> : HDR1 - High Density Residential		
Transport proposals and resumptions	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.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	The lot is affected by a notice of intention to resume the property or any part of the property.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	<i>If Yes, a copy of the notice, order, proposal or correspondence must be given by the seller.</i>		
Contamination and environmental protection	The property is recorded on the Environmental Management Register or the Contaminated Land Register under the <i>Environmental Protection Act 1994</i> .	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	The following notices are, or have been, given:		
	A notice under section 408(2) of the <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).	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	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).	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	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).	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Trees	There is a tree order or application under the <i>Neighbourhood Disputes (Dividing Fences and Trees) Act 2011</i> affecting the property.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	<i>If Yes, a copy of the order or application must be given by the seller.</i>		
Heritage	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).	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Flooding	Information about whether the property is affected by flooding or another natural hazard or within a natural hazard overlay can be obtained from the relevant local government and you should make your own enquires. Flood information for the property may also be available at the FloodCheck Queensland portal or the Australian Flood Risk Information portal.		
Vegetation, habitats and protected plants	Information about vegetation clearing, koala habitats and other restrictions on development of the land that may apply can be obtained from the relevant State government agency.		

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: 448.10	Date Range: 01/07/25-30/09/25
OR	
The property is currently a rates exempt lot.**	<input type="checkbox"/>
OR	
The property is not rates exempt but no separate assessment of rates is issued by a local government for the property.	<input type="checkbox"/>

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

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

Water	Whichever of the following applies—
	<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: 302.93 Date Range: 30/01/25-06/05/25 </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: 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



Signature of seller

Signature of seller

Mackay Stanley

Gemma Carter

Name of seller

Name of seller

04-08-2025

04-08-2025

Date

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

Signature of buyer

Name of buyer

Name of buyer

Date

Date

CURRENT TITLE SEARCH
QUEENSLAND TITLES REGISTRY PTY LTD

Request No: 52736314

Search Date: 25/07/2025 14:30

Title Reference: 50953022

Date Created: 24/06/2014

Previous Title: 14142186

REGISTERED OWNER

Dealing No: 721923822 23/08/2022

GEMMA ELIZABETH CARTER

MACKAY PAUL STANLEY JOINT TENANTS

ESTATE AND LAND

Estate in Fee Simple

LOT 21 SURVEY PLAN 266515
Local Government: BRISBANE CITY
COMMUNITY MANAGEMENT STATEMENT 46094

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 19556002 (ALLOT 13)
2. MORTGAGE No 721923823 23/08/2022 at 14:47
ING BANK (AUSTRALIA) LIMITED A.C.N. 000 893 292

ADMINISTRATIVE ADVICES - NIL

UNREGISTERED DEALINGS - NIL

Caution - Charges do not necessarily appear in order of priority

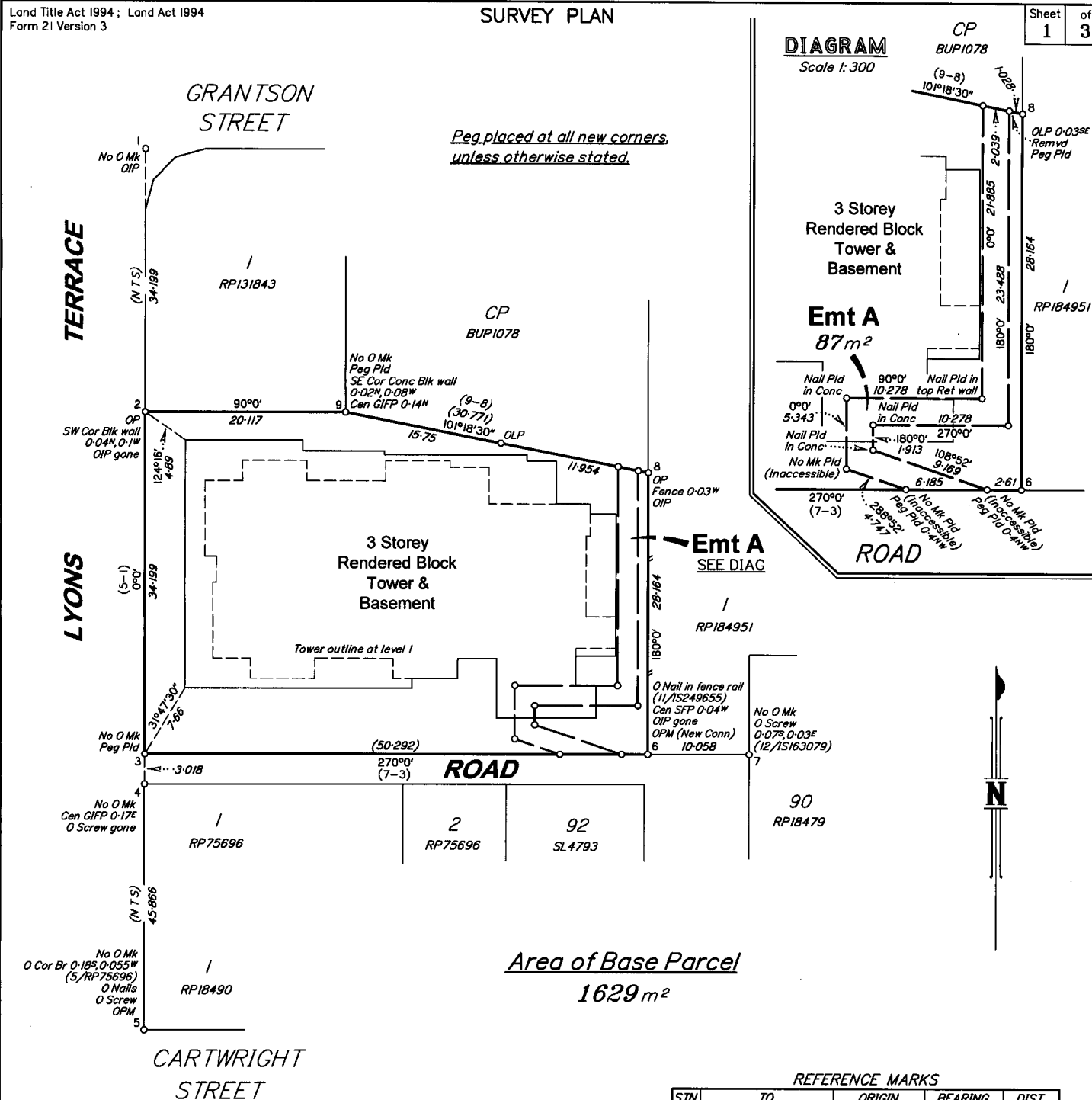
** End of Current Title Search **

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

Land Title Act 1994; Land Act 1994
Form 21 Version 3

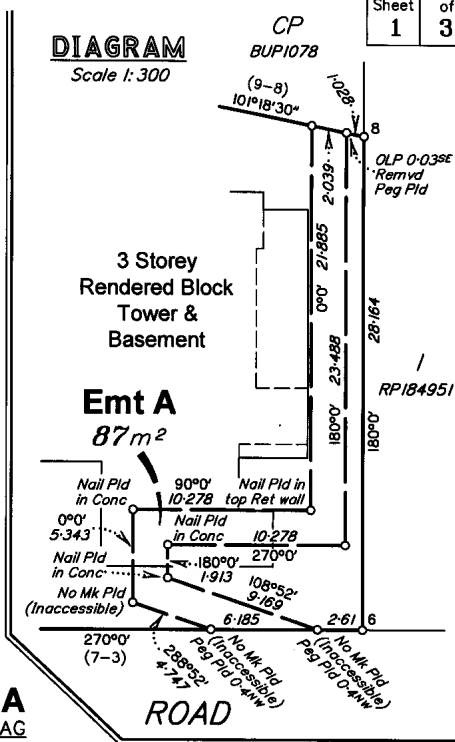
SURVEY PLAN

Sheet 1 of 3



DIAGRAM

Scale 1:300



Area of Base Parcel

1629 m²

PERMANENT MARKS

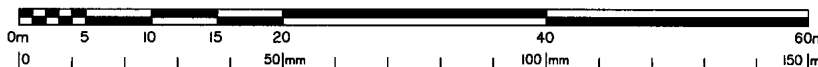
PM	ORIGIN	BEARING	DIST	NO	TYPE
5-OPM	7/1S249655	234°11'	20-832	31205	
6-OPM	1/SP141562	130°50'45"	93-59	34676	

(New Conn)

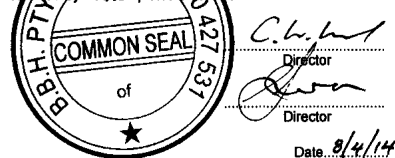
REFERENCE MARKS

STN	TO	ORIGIN	BEARING	DIST
1	OIP	1/RP100978	315°0'	1-137
2	OIP gone	4/1S249655	249°54'	2-08
4	O Screw in Kb gone	6/1S249655	281°01'	15-937
4	Nail in Kb		286°04'	16-218
5	O Nail in Kb	7/1S249655	224°06'	1-13
5	O Screw in Kb	7/1S249655	228°05'	2-734
5	O Nail in Conc	1/1S163079	252°17'30"	2-937
6	OIP gone	11/1S249655	207°48'	1-15
8	OIP	13/1S249655	257°17'	2-405

SCALE 1:400



B.B.H. PTY. LTD. (ACN 010 427 531) hereby certify that the land comprised in this plan was surveyed by the corporation, by Benjamin George Maynard, Surveying Graduate, for whose work the corporation accepts responsibility, under the supervision of Craig William Wood, Cadastral Surveyor, and that the plan is accurate. The survey was performed in accordance with the Survey and Mapping Infrastructure Act 2003 and Surveyors Act 2003 and associated Regulations and Standards and that the said survey was completed on 2/2/2014.



Plan of Lots 1-32 & Common Property and Easement A in Common Property

Cancelling Lot 2 on RP100978

LOCAL GOVERNMENT:
BRISBANE CITY COUNCIL

LOCALITY:
WINDSOR

Meridian: 1S249655

Survey Records: No

Scale: 1:400

Format: BUILDING



SP266515

Bennett + Bennett (1328187P_B.DWG) SS 1/11/2013 Rev. B 14/5/2014 ARS

715828412

BE 400 NT

\$3008.20
12/06/2014 16:21

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

5. Lodged by

DSS LAW
PO Box 15500
CITY EAST QLD 4002

BE197A

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

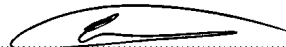
1. Certificate of Registered Owners or Lessees.

I/We BARTILOMO FAMILY INVESTMENTS PTY LTD
A.C.N. 117 830 305
TRUSTEE UNDER INSTRUMENT 715043406

(Names in full)

* as Registered Owners of this land agree to this plan and dedicate the Public Use
Land as shown hereon in accordance with Section 50 of the Land Title Act 1994.

* as Lessees of this land agree to this plan.

 *Sale Director*
Signature of *Registered Owners *Lessees

* Rule out whichever is inapplicable

2. Planning Body Approval.

* BRISBANE CITY COUNCIL

hereby approves this plan in accordance with the:

% SUSTAINABLE PLANNING ACT 2009

Dated this 12th day of June, 2014

Vernein #
Helen Nwin #
Delegate #

* Insert the name of the Planning Body.
Insert designation of signatory or delegation

% Insert applicable approving legislation.

3. Plans with Community Management Statement:

CMS Number: 46093 46094
Name: 11 LYONS

4. References:

Dept File:
Local Govt:
Surveyor: 13281

6. Existing		Created		
Title Reference	Description	New Lots	Road	Secondary Interests
14142186	Lot 2 on RP100978	1-32 & CP	—	Emt A

MORTGAGE ALLOCATIONS

Mortgage	Lots Fully Encumbered	Lots Partially Encumbered
715043408	1-32	—

Development Approval: 8/2/2013

1-32 & CP	Allot 13
Lots	Orig

7. Orig Grant Allocation:

8. Map Reference:
9543-33423

9. Parish:
ENOGGERA

10. County:
STANLEY

11. Passed & Endorsed:

By: B.B.H PTY LTD ACN 010 427 531
Date: 8/4/14 15/5/14
Signed: Edna C. L. L.
Designation: Cadastral Surveyor/Director

12. 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~~

C. L. L. 8/4/14
Cadastral Surveyor/Director * Date
* delete words not required

13. Lodgement Fees:

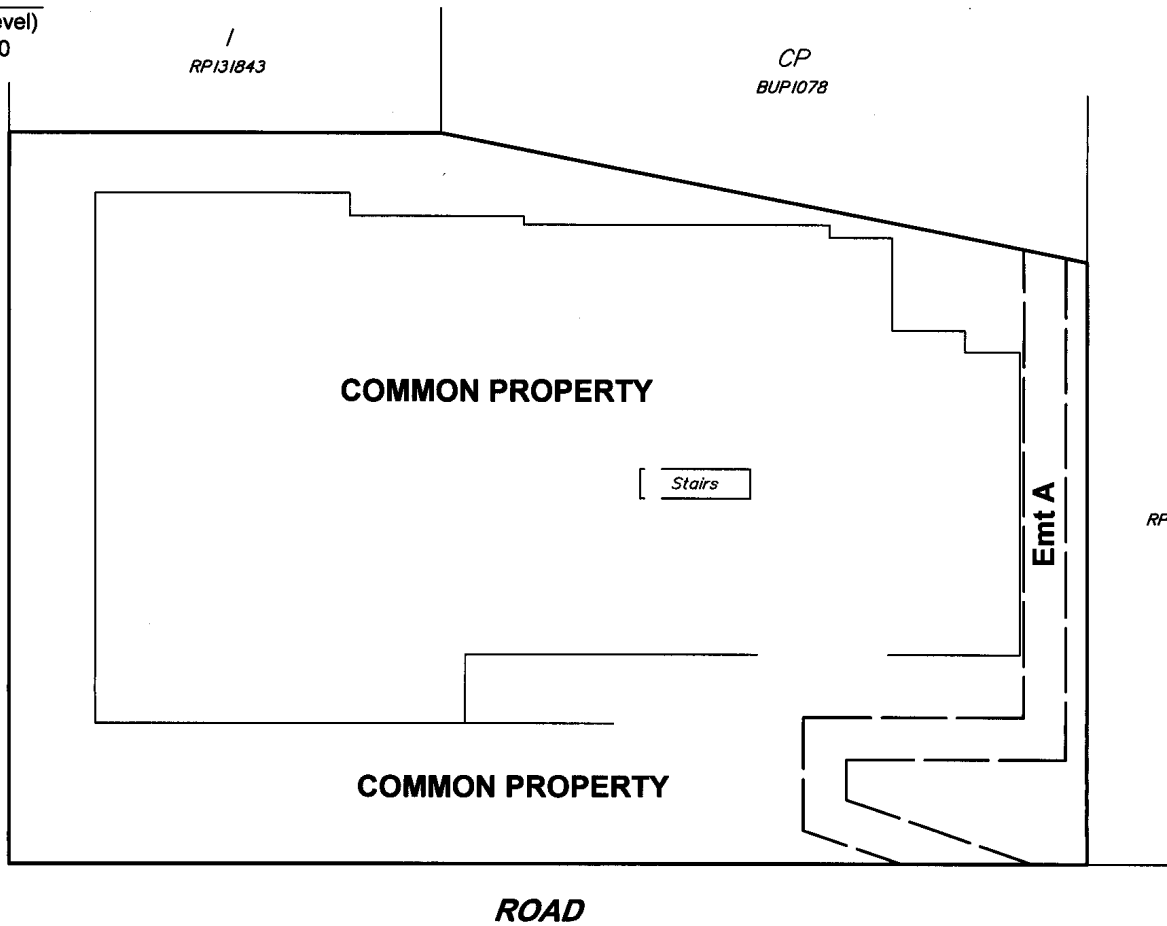
Survey Deposit \$
Lodgement \$
..... New Titles \$
Photocopy \$
Postage \$
TOTAL \$

14. Insert
Plan
Number SP266515

LEVEL A

(Basement Level)
Scale 1:250

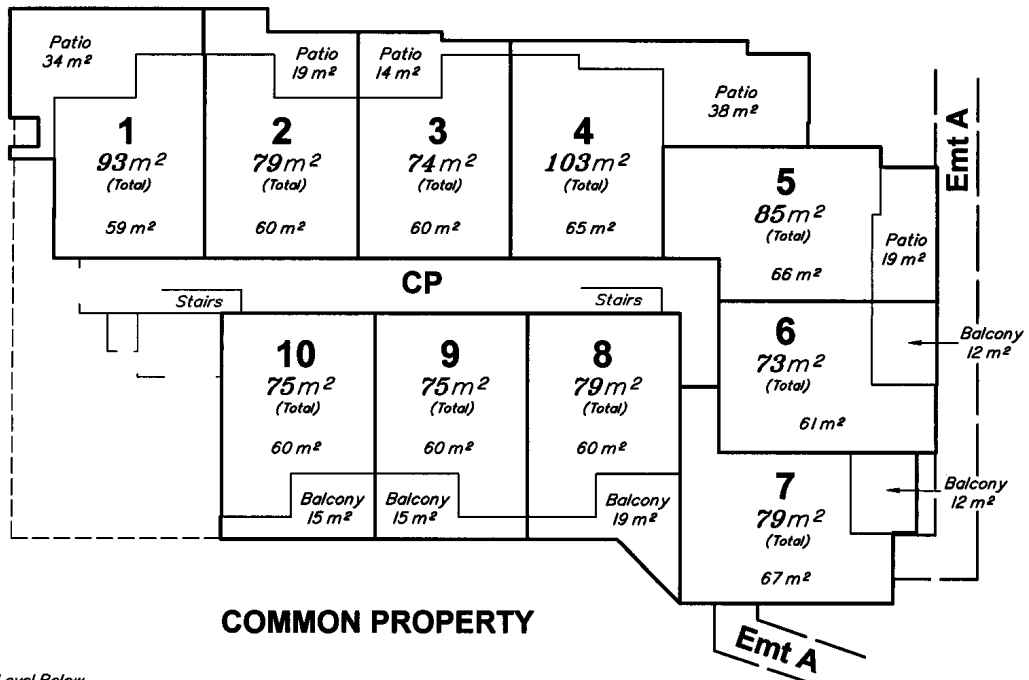
LYONS TERRACE



LEVEL B

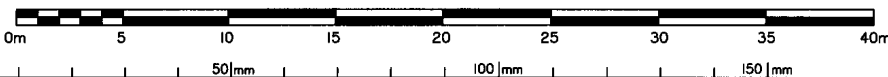
(Ground Level)
Scale 1:250

COMMON PROPERTY



--- Denotes Level Below

SCALE 1:250



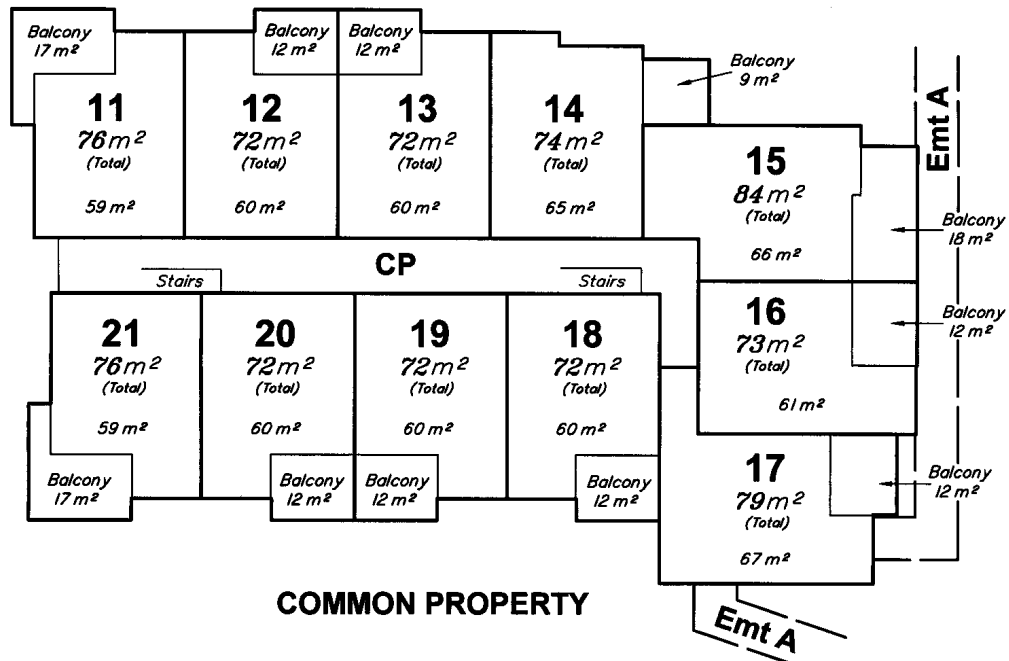
State copyright reserved.

Insert Plan Number SP266515

LEVEL C

(Level 1)
Scale 1:250

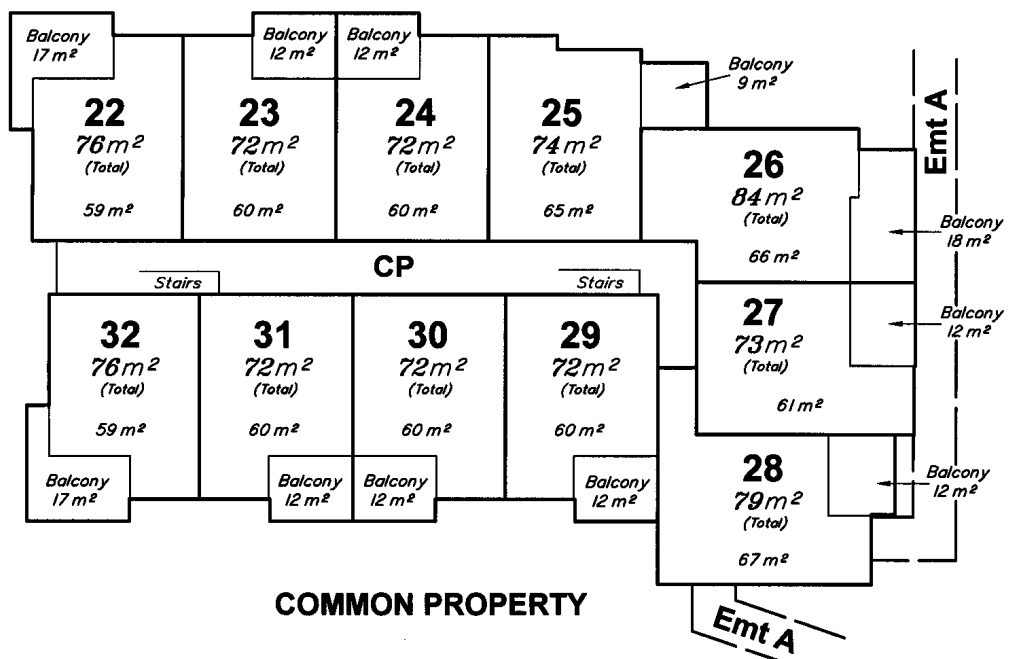
COMMON PROPERTY



LEVEL D

(Level 2)
Scale 1:250

COMMON PROPERTY



SCALE 1:250



State copyright reserved.

Insert Plan Number
SP266515

BODY CORPORATE CERTIFICATE

The information in this certificate is issued on **04/08/2025**.

Name of Scheme	11 Lyons CTS 46094	Lot	21
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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.

For the sale of a lot included in a community titles scheme under the *Body Corporate and Community Management Act 1997*. 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;
- the lawful use of lots, including whether a lot can be used for short-term letting; or
- *for schemes under specified two-lot schemes module*, body corporate decisions made by lot owner agreements (other than lot owner agreements about agreed body corporate expenses).

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.

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.

For schemes under specified two-lot schemes module, a body corporate under the Body Corporate and Community Management (Specified Two-lot Schemes Module) Regulation 2011 consists of the owners of the two lots in the scheme. The two lot owners make body corporate decisions by agreement (called 'lot owner agreements').

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 community titles scheme	11 Lyons CTS 46094
Address of community titles scheme	11 Lyons Terrace, Windsor QLD 4030
Body corporate manager	<p>Bodies corporate often engage a body corporate manager to handle administrative functions.</p> <p>The body corporate manager for the scheme: DCS Management Pty Ltd ABN: 89 151 736 266 PO Box 253 CLONTARF QLD 4019 Ph: 07 3733 1300 admin@dcsmangement.au</p>
Accessing records	<p>Who is responsible for keeping the body corporate's records?</p> <p>- The body corporate manager named above.</p>

Property and community titles scheme details

Lot number	21
Plan number	SP266515
Plan of subdivision	<p>Building Format Plan</p> <p>The plan of subdivision applying to a lot determines maintenance and insurance responsibilities.</p>
Regulation module	<p>Standard</p> <p>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.</p>
Layered arrangements of community titles schemes	<p>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.</p> <p>Is the scheme part of a layered arrangement of community titles schemes?</p> <p>- NO</p> <p>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.</p>
Building management statement	<p>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.</p> <p>Does a building management statement apply to the community titles scheme?</p> <p>- NO</p> <p>If yes, you can obtain a copy of the statement from Titles Queensland at www.titlesqld.com.au. You should seek legal advice about the rights and obligations under the building management statement before signing the contract – for example, this can include costs the body corporate must pay in relation to shared areas and services.</p>

By-laws and exclusive use areas

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

What by-laws apply?

The by-laws that apply to the scheme are specified in the community management statement for the scheme provided to you by the seller. The community management statement will usually list the by-laws for the scheme. If the statement does not list any by-laws, Schedule 4 of the *Body Corporate and Community Management Act 1997* will apply to the scheme. In some older schemes, the community management statement may state that the by-laws as at 13 July 2000 apply. In these cases, a document listing the by-laws in consolidated form must be given with this certificate.

General by-laws	The by-laws are listed in the community management statement, or a consolidated set of by-laws is given with this certificate.
Exclusive use areas	<p>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.</p> <p>Are there any exclusive use by-laws or other allocations of common property in effect for the community titles scheme?</p> <p>YES</p> <p>If yes, the exclusive use by-laws or other allocations of common property for the schemes are listed in the community management statement.</p>

Lot entitlements and financial information

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

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

Contribution schedule	Contribution schedule lot entitlement for the lot: 1 Total contribution schedule lot entitlements for all lots: 32
Interest schedule	Interest schedule lot entitlement for the lot: 1 Total interest schedule lot entitlements for all lots: 32
Statement of accounts	The most recent statement of accounts prepared by the body corporate for the notice of the annual general meeting for the scheme is given with this certificate.
Owner contributions (levies)	<ul style="list-style-type: none">- 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	<p>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.</p> <p>Before signing the contract, you should make sure that the contract addresses this or provides for an appropriate adjustment at settlement.</p>

Owner contributions and amounts owing

Administrative fund contributions

Total amount of contributions (before any discount) for Lot 21 for the current financial year	\$1,875.00
Number of instalments	4
Monthly penalty for overdue contributions (if applicable)	2.5%
Discount for on-time payments (if applicable)	N/A

Due Date	Details	Amount	Discount	Paid
01/06/2024	Standard Levy Contribution Schedule (01/06/2024 - 31/08/2024)	\$468.75	\$0.00 if paid by 01/06/2024	Fully Paid
01/12/2024	Standard Levy Contribution Schedule (01/12/2024 - 28/02/2025)	\$468.75	\$0.00 if paid by 01/12/2024	Fully Paid
11/10/2024	Standard Levy Contribution Schedule (01/09/2024 - 30/11/2024)	\$468.75	\$0.00 if paid by 11/10/2024	Fully Paid
01/03/2025	Standard Levy Contribution Schedule (01/03/2025 - 31/05/2025)	\$468.75	\$0.00 if paid by 01/03/2025	Fully Paid
01/06/2025	Standard Levy Contribution Schedule (01/06/2025 - 31/08/2025) - INTERIM LEVY AGM 12-08-2025	\$468.75	\$0.00 if paid by 01/06/2025	Fully Paid

Sinking fund contributions

Total amount of contributions (before any discount) for Lot 21 for the current financial year	\$1,173.10
Number of instalments	4
Monthly penalty for overdue contributions (if applicable)	2.5%
Discount for on-time payments (if applicable)	N/A

Due Date	Details	Amount	Discount	Paid
01/06/2024	Standard Levy Contribution Schedule (01/06/2024 - 31/08/2024)	\$288.10	\$0.00 if paid by 01/06/2024	Fully Paid
01/12/2024	Standard Levy Contribution Schedule (01/12/2024 - 28/02/2025)	\$295.00	\$0.00 if paid by 01/12/2024	Fully Paid
11/10/2024	Standard Levy Contribution Schedule (01/09/2024 - 30/11/2024)	\$295.00	\$0.00 if paid by 11/10/2024	Fully Paid
01/03/2025	Standard Levy Contribution Schedule (01/03/2025 - 31/05/2025)	\$295.00	\$0.00 if paid by 01/03/2025	Fully Paid
01/06/2025	Standard Levy Contribution Schedule (01/06/2025 - 31/08/2025) - INTERIM LEVY AGM 12-08-2025	\$295.00	\$0.00 if paid by 01/06/2025	Fully Paid

Special contributions (if any)

You can access the body corporate records for more information.

Total amount of contributions (before any discount) for Lot 21	\$114.10
Monthly penalty for overdue contributions (if applicable)	2.5%
Discount for on-time payments (if applicable)	N/A

Due Date	Details	Amount	Discount	Paid
01/08/2025	Urgent Form 33	\$114.10	\$0.00 if paid by 01/08/2025	Fully Paid

Other amounts payable by the lot owner (if any)

For the current financial year there are:

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 (see explanation given with this certificate)	

Summary of amounts due but not paid by the current owner

At the date of this certificate 04/08/2025, the following amounts are due but not yet paid for the lot.

A \$0.00 or Nil balance indicates that all payments for the lot are up to date.

Overdue annual contributions	\$0.00
Overdue special contributions	\$0.00
Penalties on overdue contributions	\$0.00
Other amounts due but not paid	
Total amounts due but not paid	\$0.00
Total amount in credit (if applicable) Credit balance on the lot and payments made before due date.	\$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)	<p>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.</p> <p>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?</p> <p>- YES</p> <p>If yes, you can obtain a copy from the body corporate records.</p> <p>Current sinking fund balance (as at date of certificate): \$150,548.45</p>
Improvements to common property the lot owner is responsible for	<p>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.</p> <p>Are there any authorised improvements to the common property that the owner of the lot is responsible for maintaining in good condition?</p> <p>- No</p> <p>If yes, details given with this certificate.</p>
Body corporate assets	<p>The body corporate must keep a register of all body corporate assets worth more than \$1,000.</p> <p>- A copy of the body corporate register of assets is given with this certificate (if any).</p>

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	<p>Details of each current insurance policy held by the body corporate are given with this certificate. This includes, for each policy, the:</p> <ul style="list-style-type: none">- type of policy: Residential Strata- name of the insurer: Strata Community Insurance- sum insured: \$10,591,620- amount of premium: \$13,840.05- excess: \$2,000
Alternative insurance	<p>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.</p> <p>Does the body corporate currently hold alternative insurance approved under an alternative insurance order?</p> <p>- NO</p>
Lot owner and occupier insurance	<p>The occupier is responsible for insuring the contents of the lot and any public liability risks which might occur within the lot.</p> <p>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.</p>

Contracts and authorisations

Caretaking service contractors and letting agents	<p>A body corporate may engage service contractors to provide services to the body corporate to assist in the management of the scheme.</p> <p>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.</p> <p>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'.</p> <p>The maximum term of a service contract or authorisation entered into by a body corporate is:</p> <ul style="list-style-type: none">- 1 year if the Specified Two-lot Schemes Module applies to the scheme;- 10 years if the Standard Module applies to the scheme; and- 25 years if the Accommodation Module or Commercial Module applies to the scheme. <p>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.</p> <p>Has the body corporate engaged a caretaking services contractor for the scheme?</p> <p>- No If yes, name of caretaking service contractor engaged:</p> <p>Has the body corporate authorised a letting agent for the scheme?</p> <p>- No If yes, name of authorised letting agent:</p>
Embedded network electricity supply	<p>Are there arrangement/s to supply electricity to occupiers in the community titles scheme through an embedded network?</p> <p>Electricity: NO</p> <p>More information about embedded networks in community titles schemes is available from www.qld.gov.au/buyingbodycorporate.</p>

Body corporate authority

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

Name/s	Donald Caslick
Position/s held	Body Corporate Manager
Signature/s	
Date	04/08/2025

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

Statement of Financial Affairs

Prepared for Owners of Community Title Scheme 46094

"11 Lyons"

11 Lyons Terrace Windsor QLD 4030

For the Financial Period 01/06/24 to 31/05/25

Balance Sheet - C.T.S. 46094
"11 LYONS"
11 LYONS TERRACE, WINDSOR, QLD 4030
For the Financial Period 01/06/2024 to 31/05/2025

Administrative Fund	TOTAL THIS YEAR	Last Year Actual
Assets		
Cash At Bank		
11 Lyons CTS 46094	\$25,202.93	\$25,104.29
46094-11 LYONS CTS 46094	\$0.00	\$0.00
Levies Receivable	\$0.00	\$461.11
Prepaid Expenses	\$1,017.06	\$1,021.12
Total Assets	\$26,219.99	\$26,586.52
Liabilities		
Accrued Expenses	\$1,152.20	\$1,316.56
Paid in Advance	\$9,843.75	\$12,302.81
Total Liabilities	\$10,995.95	\$13,619.37
Net Assets	\$15,224.04	\$12,967.15
Owners Funds		
Opening Balance	\$12,967.15	\$14,416.14
Net Income For The Period	\$2,256.89	\$(1,448.99)
Total Owners Funds	\$15,224.04	\$12,967.15

Balance Sheet - C.T.S. 46094
"11 LYONS"
11 LYONS TERRACE, WINDSOR, QLD 4030
For the Financial Period 01/06/2024 to 31/05/2025

Sinking Fund	TOTAL THIS YEAR	Last Year Actual
Assets		
Cash At Bank		
11 Lyons CTS 46094	\$67,635.39	\$56,053.26
46094-11 LYONS CTS 46094	\$77,911.23	\$75,374.32
Levies Receivable	\$0.00	\$288.09
	<hr/>	
Total Assets	\$145,546.62	\$131,715.67
Liabilities		
Accounts Payable (GST Free)	\$170.50	\$1,490.00
Paid in Advance	\$6,195.00	\$6,626.30
	<hr/>	
Total Liabilities	\$6,365.50	\$8,116.30
	<hr/>	
Net Assets	\$139,181.12	\$123,599.37
Owners Funds		
Opening Balance	\$123,599.37	\$213,330.39
Net Income For The Period	\$15,581.75	\$(89,731.02)
	<hr/>	
Total Owners Funds	\$139,181.12	\$123,599.37
	<hr/>	

Balance Sheet - C.T.S. 46094
"11 LYONS"
11 LYONS TERRACE, WINDSOR, QLD 4030
For the Financial Period 01/06/2024 to 31/05/2025

Totals	TOTAL THIS YEAR	Last Year Actual
Assets		
Cash At Bank		
11 Lyons CTS 46094	\$92,838.32	\$81,157.55
46094-11 LYONS CTS 46094	\$77,911.23	\$75,374.32
Levies Receivable	\$0.00	\$749.20
Prepaid Expenses	\$1,017.06	\$1,021.12
Total Assets	\$171,766.61	\$158,302.19
Liabilities		
Accounts Payable (GST Free)	\$170.50	\$1,490.00
Accrued Expenses	\$1,152.20	\$1,316.56
Paid in Advance	\$16,038.75	\$18,929.11
Total Liabilities	\$17,361.45	\$21,735.67
Net Assets	\$154,405.16	\$136,566.52
Owners Funds		
Opening Balance	\$136,566.52	\$227,746.53
Net Income For The Period	\$17,838.64	\$(91,180.01)
Total Owners Funds	\$154,405.16	\$136,566.52

Income and Expenditure Statement - C.T.S. 46094 "11 LYONS"

11 LYONS TERRACE, WINDSOR, QLD 4030

For the Financial Period 01/06/2024 to 31/05/2025

Administrative Fund

	TOTAL THIS YEAR	This Year Budget	Last Year Actual
Income			
Interest on Overdues	\$104.90	\$0.00	\$0.00
Levy Fees - normal	\$0.00	\$0.00	\$60,000.00
Levy Income	\$60,000.00	\$60,000.00	\$0.00
Revenue - certificates	\$0.00	\$0.00	\$330.00
Total Administrative Fund Income	\$60,104.90	\$60,000.00	\$60,330.00
Expenses			
Accountant - audit fees	\$952.00	\$650.00	\$1,595.00
Accountant - company tax returns	\$264.00	\$250.00	\$352.00
Admin fees & charges - document archival fees	\$0.00	\$100.00	\$110.00
Admin fees & charges - software	\$440.00	\$600.00	\$583.23
Bank Fees - transfer fees	\$55.00	\$50.00	\$55.00
Body Corporate Manager	\$8,430.00	\$8,430.00	\$8,185.00
Body Corporate Manager - additional services	\$0.00	\$550.00	\$0.00
Body Corporate Manager - certificate fees	\$0.00	\$500.00	\$330.00
Cleaning Service	\$11,206.03	\$21,630.00	\$21,232.95
Cleaning Service - bins, garbage chutes	\$1,332.80	\$1,550.00	\$1,770.50
Cleaning Service - carpets	\$0.00	\$1,200.00	\$726.00
Cleaning Service - steam, pressure	\$1,149.01	\$0.00	\$0.00
Debt Collection Service	\$0.00	\$200.00	\$0.00
Electrical Repairs	\$635.25	\$1,000.00	\$1,155.00
Electricity	\$4,106.25	\$2,500.00	\$3,421.51
Fire Protection Services	\$1,102.92	\$3,000.00	\$1,326.47
Garage - door maintenance	\$0.00	\$1,000.00	\$374.10
Garden/Lawn Maintenance	\$4,943.76	\$1,000.00	\$120.00
Insurance Premiums	\$12,200.61	\$13,200.00	\$13,314.82
Insurance Premiums - stamp duty component	\$946.68	\$0.00	\$0.00
Intercom & Security - fobs	\$(253.00)	\$0.00	\$0.00
Lock & Key - maintenance	\$63.25	\$500.00	\$1,021.35
Minor Building Maintenance	\$792.03	\$1,000.00	\$687.50
Pest Control Services	\$858.00	\$1,600.00	\$990.00
Plumbing - back flow testing	\$0.00	\$500.00	\$275.00
Plumbing - maintenance	\$1,551.00	\$500.00	\$0.00
Roof - gutter cleaning	\$891.00	\$0.00	\$0.00
Taxes, Fees & Charges - PAYG instalments	\$1,158.00	\$0.00	\$0.00
Taxes, Fees & Charges - backflow renewal fee	\$298.00	\$150.00	\$0.00

Income and Expenditure Statement - C.T.S. 46094
"11 LYONS"

11 LYONS TERRACE, WINDSOR, QLD 4030

For the Financial Period 01/06/2024 to 31/05/2025

Administrative Fund

	TOTAL THIS YEAR	This Year Budget	Last Year Actual
Taxes, Fees & Charges - income tax	\$1,233.00	\$200.00	\$459.00
Water	\$3,492.42	\$3,400.00	\$3,694.56
Total Administrative Fund Expenses	\$57,848.01	\$65,260.00	\$61,778.99
Administrative Fund Surplus/Deficit	\$2,256.89	\$(5,260.00)	\$(1,448.99)
Opening Balance for the period	\$12,967.15	\$0.00	\$14,416.14
Closing Balance for the period	\$15,224.04	\$(5,260.00)	\$12,967.15

Income and Expenditure Statement - C.T.S. 46094 "11 LYONS"

11 LYONS TERRACE, WINDSOR, QLD 4030

For the Financial Period 01/06/2024 to 31/05/2025

Sinking Fund

	TOTAL THIS YEAR	This Year Budget	Last Year Actual
Income			
Interest on Overdues	\$68.02	\$0.00	\$0.00
Investment Transactions - interest received	\$2,536.91	\$3,000.00	\$5,664.36
Levy Fees - normal	\$0.00	\$0.00	\$36,272.64
Levy Income	\$37,539.20	\$37,539.20	\$0.00
Total Sinking Fund Income	\$40,144.13	\$40,539.20	\$41,937.00
Expenses			
Car Park - stormwater drainage	\$0.00	\$0.00	\$236.50
Consultant - Sinking Fund Forecast	\$0.00	\$880.00	\$0.00
Doors & Windows	\$1,537.18	\$3,000.00	\$0.00
Electrical Circuits	\$0.00	\$3,800.00	\$0.00
Fire Protection Equipment	\$3,478.20	\$4,000.00	\$4,537.50
Future Works - contingency	\$0.00	\$6,400.00	\$0.00
Garage - door operators	\$0.00	\$0.00	\$759.00
Garage - roller doors	\$0.00	\$0.00	\$3,295.50
Intercom & Security	\$3,679.50	\$0.00	\$0.00
Intercom & Security - CCTV	\$13,568.50	\$0.00	\$0.00
Investment Transactions - fees paid	\$0.00	\$0.00	\$371.33
Lock & Key	\$0.00	\$0.00	\$7,015.80
Minor Building Maintenance	\$0.00	\$0.00	\$463.10
Painting	\$0.00	\$0.00	\$114,989.29
Plumbing - drainage	\$0.00	\$4,000.00	\$0.00
Valuer	\$0.00	\$600.00	\$0.00
Waterproofing	\$2,299.00	\$0.00	\$0.00
Total Sinking Fund Expenses	\$24,562.38	\$22,680.00	\$131,668.02
Sinking Fund Surplus/Deficit	\$15,581.75	\$17,859.20	\$(89,731.02)
Opening Balance for the period	\$123,599.37	\$0.00	\$213,330.39
Closing Balance for the period	\$139,181.12	\$17,859.20	\$123,599.37

11 LYONS CTS 46094
NOTES TO AND FORMING PART OF THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MAY 2025

1. STATEMENT OF ACCOUNTING POLICIES

Basis of Financial Statements

The Body Corporate committee have determined that the body corporate is not a reporting entity as it is unlikely that users exist who are unable to command the preparation of reports tailored so as to satisfy specifically all of their information needs.

These Accounts are therefore "Special Purpose Financial Reports" that have been prepared solely to meet the *Body Corporate and Community Management Act 1997* requirements. No Accounting Standards or other professional requirements have mandatory applicability and consequently none have been adopted except as stated within these accounts.

The financial statements have been prepared in accordance with the significant accounting policies disclosed below, which the Body Corporate has determined are appropriate to meet the needs of the owners and relevant legislation. Such accounting policies are consistent with the previous period unless stated otherwise.

The financial statements have been prepared on an accruals basis and are based on historical costs unless otherwise stated in the notes.

Taxation

The liability method of tax effect accounting has been adopted.

Income tax is payable by the Body Corporate on income received which is not mutual income of the Body Corporate such as interest received, and rental of common property. Tax is payable on that income at the rate of 30%.



DICKFOS DUNN ADAM

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11 LYONS CTS 46094 INDEPENDENT AUDITOR'S REPORT TO THE OWNERS OF 11 LYONS CTS 46094

Opinion

We have audited the accompanying financial report, being a special purpose financial report of 11 Lyons CTS 46094 which comprises the Balance Sheet as at 31 May 2025, the Profit and Loss Statement of the Administrative Fund and Sinking Fund for the year then ended and notes to the financial statements.

In our opinion, the accompanying financial report presents fairly, in all material respects, the financial position of 11 Lyons CTS 46094 as at 31 May 2025, and its financial performance for the year then ended in accordance with the accounting policies disclosed within the supporting notes and the *Body Corporate and Community Management Act 1997*.

Basis for Opinion

We conducted our audit in accordance with Australian Auditing Standards. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Report section of our report. We are independent of the Body Corporate in accordance with the ethical requirements of the Accounting Professional and Ethical Standards Board's APES 110 Code of Ethics for Professional Accountants (the Code) that are relevant to our audit of the financial report in Australia. We have also fulfilled our other ethical responsibilities in accordance with the Code.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Emphasis of Matter – Basis of Accounting

We draw attention to Note 1 to the financial report, which describes the basis of accounting. The financial report has been prepared to assist 11 Lyons CTS 46094 to meet the requirements of the *Body Corporate and Community Management Act 1997*. As a result, the financial report may not be suitable for another purpose. Our opinion is not modified in respect of this matter.

Responsibilities of Those Charged with Governance for the Financial Report

The Body Corporate Manager has been delegated the responsibility for the preparation and fair presentation of the financial report in accordance with the financial reporting requirements of the *Body Corporate and Community Management Act 1997*.

The committees' responsibility includes such internal control as the committee determines is necessary to enable the preparation of a financial report that gives a true and fair view and is free from material misstatement, whether due to fraud or error.

In preparing the financial report, the committee are responsible for assessing the schemes' ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting. Those charged with governance are responsible for overseeing 11 Lyons CTS 46094 financial reporting process.

Audit and Assurance

Registered Company Auditors
Tracey Adam, Gavin Dunn.
Liability limited under a scheme
approved under Professional
Standards Legislation.

11 LYONS CTS 46094
INDEPENDENT AUDITOR'S REPORT TO THE OWNERS OF
11 LYONS CTS 46094

Auditor's Responsibilities for the Audit of the Financial Report

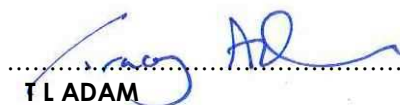
Our objectives are to obtain reasonable assurance about whether the financial report as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with the Australian Auditing Standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material, if, individual or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of this financial report.

As part of an audit in accordance with the Australian Auditing Standards, we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial report, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the scheme's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Body Corporate Manager.
- Evaluate the overall presentation, structure and content of the financial report, including the disclosures, and whether the financial report represents the underlying transactions and events in a manner that achieves fair presentation.

We communicate with the Body Corporate Manager and Committee regarding, among other matters, significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

DICKFOS DUNN ADAM
Audit & Assurance


T L ADAM

Dated: 26 June 2025
SOUTHPORT



CERTIFICATE OF CURRENCY

THE INSURED

POLICY NUMBER	QRSC23004016
PDS AND POLICY WORDING	Residential Strata Product Disclosure Statement and Policy Wording SCI034-Policy-RS-PPW-02/2021 Supplementary Product Disclosure Statement SCIA-036_SPDS_RSC-10/2021
THE INSURED SITUATION	Body Corporate for 11 Lyons Community Title Scheme 46094 11 Lyons Terrace, Windsor, QLD, 4030
PERIOD OF INSURANCE	Commencement Date: 4:00pm on 23/06/2025 Expiry Date: 4:00pm on 23/06/2026
INTERMEDIARY	Honan Insurance Group Pty Ltd
ADDRESS	PO Box 2614, Brisbane City, QLD, 4001
DATE OF ISSUE	27/06/2025

POLICY LIMITS / SUMS INSURED

SECTION 1	PART A	1. Building	\$10,591,620
		Common Area Contents	\$105,916
	PART B	2. Terrorism Cover under Section 1 Part A2	Applies
		Loss of Rent/Temporary Accommodation	\$1,588,743
	OPTIONAL COVERS	1. Flood	Not Included
		2. Floating Floors	Included
SECTION 2	Liability		\$10,000,000
SECTION 3	Voluntary Workers		Included
SECTION 5	Fidelity Guarantee		\$100,000
SECTION 6	Office Bearers' Liability		Not Included
SECTION 7	Machinery Breakdown		Not Included
SECTION 8	Catastrophe		\$1,588,743
SECTION 9	PART A	Government Audit Costs – Professional Fees	\$25,000
	PART B	Appeal Expenses	\$100,000
	PART C	Legal Defence Expenses	\$50,000
SECTION 10	Lot Owners' Fixtures and Improvements		\$300,000
SECTION 11	Loss of Lot Market Value		Not Included

This certificate of currency has been issued by Strata Community Insurance Agencies Pty Ltd, ABN 72 165 914 009, AFSL 457787 on behalf of the insurer Allianz Australia Insurance Limited, ABN 15 000 122 850, AFSL 234708 and confirms that on the Date of Issue a policy existed for the Period of Insurance and sums insured shown herein. The Policy may be subsequently altered or cancelled in accordance with its terms after the Date of Issue of this notice without further notice to the holder of this notice. It is issued as a matter of information only and does not confer any rights on the holder.

This certificate does not amend, extend, replace, negate or override the benefits, terms, conditions and exclusions as described in the Schedule documents together with the Product Disclosure Statement and insurance policy wording.

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Search Date: 04/08/2025 16:11

Request No: 52847890

SCHEME NAME

11 LYONS COMMUNITY TITLES SCHEME 46094

BODY CORPORATE ADDRESS

DCS MANAGEMENT PTY LTD
PO BOX 253
CLONTARF QLD
4019

COMMUNITY MANAGEMENT STATEMENT No: 46094

Title	Lot	Plan	Title	Lot	Plan
50953001	CP	SP 266515	50953002	1	SP 266515
50953003	2	SP 266515	50953004	3	SP 266515
50953005	4	SP 266515	50953006	5	SP 266515
50953007	6	SP 266515	50953008	7	SP 266515
50953009	8	SP 266515	50953010	9	SP 266515
50953011	10	SP 266515	50953012	11	SP 266515
50953013	12	SP 266515	50953014	13	SP 266515
50953015	14	SP 266515	50953016	15	SP 266515
50953017	16	SP 266515	50953018	17	SP 266515
50953019	18	SP 266515	50953020	19	SP 266515
50953021	20	SP 266515	50953022	21	SP 266515
50953023	22	SP 266515	50953024	23	SP 266515
50953025	24	SP 266515	50953026	25	SP 266515
50953027	26	SP 266515	50953028	27	SP 266515
50953029	28	SP 266515	50953030	29	SP 266515
50953031	30	SP 266515	50953032	31	SP 266515
50953033	32	SP 266515			

COMMUNITY MANAGEMENT STATEMENT Dealing No: 715828400

** End of Community Titles Scheme Search **

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

GENERAL REQUEST

Duty Imprint

Form 14 Version 4
Page 1 of 1



715828400

\$157.40

12/06/2014 16:19

BE 460

1. Nature of request

REQUEST TO RECORD A FIRST COMMUNITY
MANAGEMENT STATEMENT FOR 11 LYONS
COMMUNITY TITLES SCHEME

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

DSS Law
'Matisse Tower'
Level 13, 110 Mary Street
Brisbane QLD 4000
Tel: 07 3210 2373 Ref: DSS:RAP:130055
Email: epost@dsslaw.com.au

Lodger
Code

BE197A

2. Lot on Plan Description

LOT 2 ON RP100978

County

STANLEY

Parish

ENOGGERA

Title Reference

14142186

3. Registered Proprietor/State Lessee

BARTILOMO FAMILY INVESTMENTS PTY LTD ACN 117830305 AS TRUSTEE UNDER INSTRUMENT NO.
715043406

4. Interest

FEE SIMPLE

5. Applicant

BARTILOMO FAMILY INVESTMENTS PTY LTD ACN 117830305 AS TRUSTEE UNDER INSTRUMENT NO.
715043406

6. Request

I hereby request that: the first Community Management Statement deposited herewith be recorded as the Community Management Statement for 11 Lyons Community Titles Scheme and that C/- DCS Management of PO Box 305, Sherwood QLD 4075 be recorded as the address for service of the body corporate for the scheme.

7. Execution by applicant

12/06/2014

Execution Date

Applicant's or Solicitor's Signature

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

David Steven Sorban
Solicitor

FIRST COMMUNITY MANAGEMENT STATEMENT

THI
WI1
CA:
WI1
CO

46094

This statement incorporates and must include the following:

- Rule A - Schedule of lot entitlements
- Rule B - Explanation of development of scheme land
- Rule C - By-laws
- Rule D - Any other details
- Rule E - Allocation of exclusive use areas

1. Name of community titles scheme

11 Lyons Community Titles Scheme

2. Regulation module

Standard Module

3. Name of body corporate

Body Corporate for 11 Lyons Community Titles Scheme

4. Scheme land

Lot on Plan Description
Lots 1 - 32 on SP266515
Common Property for 11 Lyons
Community Titles Scheme

County
Stanley

Parish
Enoggera

Title Reference
To issue from
14142186

5. *Name and address of original owner

Bartilomo Family Investment Pty Ltd A.C.N. 117 830 305
as trustee under instrument no. 710797820
C/- PO Box 1520
MILTON QLD 4064

6. Reference to plan lodged with this statement
SP 266515

first community management statement only

7. Local Government community management statement notation

MARK INNIS PRINCIPAL PLANNER
BRISBANE CITY COUNCIL

 signed

name and designation

name of Local Government

8. Execution by original owner/Consent of body corporate

Bartilomo Family Investment Pty Ltd A.C.N. 117 830 305
as trustee under instrument no. 710797820

05/05/14
Execution Date

 Sole Director

*Execution

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

Privacy Statement

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

SCHEDULE A SCHEDULE OF LOT ENTITLEMENTS

Lot on Plan	Contribution	Interest
Lot 1 on SP266515	1	1
Lot 2 on SP266515	1	1
Lot 3 on SP266515	1	1
Lot 4 on SP266515	1	1
Lot 5 on SP266515	1	1
Lot 6 on SP266515	1	1
Lot 7 on SP266515	1	1
Lot 8 on SP266515	1	1
Lot 9 on SP266515	1	1
Lot 10 on SP266515	1	1
Lot 11 on SP266515	1	1
Lot 12 on SP266515	1	1
Lot 13 on SP266515	1	1
Lot 14 on SP266515	1	1
Lot 15 on SP266515	1	1
Lot 16 on SP266515	1	1
Lot 17 on SP266515	1	1
Lot 18 on SP266515	1	1
Lot 19 on SP266515	1	1
Lot 20 on SP266515	1	1
Lot 21 on SP266515	1	1
Lot 22 on SP266515	1	1
Lot 23 on SP266515	1	1
Lot 24 on SP266515	1	1
Lot 25 on SP266515	1	1
Lot 26 on SP266515	1	1
Lot 27 on SP266515	1	1
Lot 28 on SP266515	1	1
Lot 29 on SP266515	1	1
Lot 30 on SP266515	1	1
Lot 31 on SP266515	1	1
Lot 32 on SP266515	1	1
TOTALS	32	32

The contribution schedule lot entitlements for the scheme have been decided in accordance with the equity principle under s46 (7) of the *Body Corporate and Community Management Act 1997*.

The contribution schedule lot entitlements for all lots in the scheme are equal.

The Interest schedule lot entitlements reflect the market values of the lots in the scheme.

SCHEDULE B EXPLANATION OF THE DEVELOPMENT OF SCHEME LAND

Sections 66(1) (f) and (g) of the *Body Corporate and Community Management Act 1997* are not applicable.

SCHEDULE C BY-LAWS**1. NOISE**

- (a) An Occupier must not create any noise likely to interfere with the peaceful enjoyment of a person lawfully on another Lot or the Common Property.
- (b) Occupiers leaving or returning to Lots late at night or early in the morning must do so with minimum noise.
- (c) The Occupier must request Invitees leaving after 11 pm to leave quietly.

2. VEHICLES

- (1) The Occupier of a Lot must not, without the Body Corporate's written approval:-
 - (i) Park a vehicle, or allow a vehicle to stand, on the Common Property; or
 - (ii) 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.
- (2) An Approval under subsection (1) must state the period for which it is given, with the exception of designated visitor parking.
- (3) However, the body corporate may cancel the approval by giving 7 days written notice to the occupier, with the exception of designated visitor parking.

3. OBSTRUCTION / NUISANCE

- (a) An Occupier must not obstruct lawful use of Common Property by any other person.
- (b) An Occupier must not cause a nuisance or act in such a way so as to interfere with the peaceful enjoyment of a person lawfully on another Lot or using the Common Property.

4. DEPOSITING RUBBISH, ETC ON COMMON PROPERTY

- (a) An Occupier must keep a receptacle for garbage in a clean and dry condition and adequately covered on the Lot, or on a part of the Common Property designated by the Body Corporate for that purpose, unless the Body Corporate provides for some other way of garbage disposal.
- (b) The Occupier must:
 - (i) Comply with all local government requirements about disposal of garbage, including the City Waste Clearance; and
 - (ii) Ensure that in disposing garbage, the hygiene, health and comfort of other Occupiers is not adversely affected.
 - (iii) Ensure that any perishable items such as meat, fish, fruit etc, are not placed in receptacles for periods longer than 24 hours prior to local authority collection.
 - (iv) Except where it is a duty of the manager/caretaker, ensure that the receptacles for household refuse are removed from the footpath and returned to their area as soon as possible after local authority collection

5. DAMAGE TO LAWNS ETC ON COMMON PROPERTY

An Occupier must not:

- (a) Damage any Common Property lawn, garden, tree, shrub, plant or flower, or
- (b) Use as a garden any portion of Common Property, except with the consent in writing of the Body Corporate Committee.

6. DAMAGE TO COMMON PROPERTY

- (a) An Occupier must not mark, paint, or drive nails or screws or the like into, or otherwise damage or deface a structure that forms part of the Common Property, except with the consent in writing of the Body Corporate Committee.
- (b) This by-law does not prevent an Owner from installing:
 - (i) Any lock or other safety device for the protection of a Lot against intruders, or
 - (ii) Any screen or other device to prevent entry of animals or insects to the Lot.
- (c) The locking, safety device, screen or other device must be constructed in a workman like manner and maintained in a state of good and serviceable repair by the Owner. It must not detract from the amenity of the Scheme Land.

7. ALTERATIONS TO A LOT

- (a) An Occupier must not make a change to the external appearance of a Lot or make any structural alterations to a Lot, except if Council approval has been granted if necessary and with the consent in writing of the Body Corporate Committee. These alterations will remain the Occupiers or Owners responsibility to repair and maintain.
- (b) A change to the external appearance or an structural alterations to a Lot includes but is not limited to the erection of aerials, satellite dish, external blinds and awnings, solar hot water system, the installation of an air conditioning unit or changes to utility infrastructure, subject to approval is necessary.

8. SECURITY

The licensed Letting agent for an owner is to accompany all persons, seeking to let a unit, whilst upon the Common Property, thereby assisting in the security and integrity of the scheme and the individuals property.

9. WINDOW COVERINGS

Window Coverings must not detract from the aesthetic appearance of the buildings on the Scheme Land.

10. APPEARANCE OF A LOT

- (a) An Occupier must not hang any washing, towel, bedding, clothing or other article (except on clothes lines provided for the purpose of hanging laundry) on any part of his Lot in such a way as to be visible from another Lot, the Common Property or outside the Scheme Land, except with the consent in writing of the Body Corporate Committee.
- (b) An Occupier must not display any sign, advertisement, placard, banner, pamphlet or like matter on any part of his Lot in such a way as to be visible from another Lot, the Common Property or outside the Scheme Land, except with the consent in writing of the Body Corporate Committee.
- (c) All balconies and terraces shown on the approved drawings and documents, are to remain unenclosed with no shutters, glazing, louvres or similar permanent structures other than clearly depicted on the approved drawings.

11. MAINTENANCE OF A LOT

Each Owner must ensure that his Lot is kept and maintained so as not to allow infestation by vermin or insects or be offensive in appearance to other Occupiers.

12. STORAGE OF FLAMMABLE LIQUIDS ETC.

An Occupier must not bring to, do or keep on a Lot anything which increases the rate of fire insurance on the Scheme Land, or which may conflict with any insurance policy upon the Scheme Land.

13. KEEPING ANIMALS

- (a) Subject to this by-law and the provisions of the Act, an Owner or Occupier of a lot must not keep any animal upon a Lot or the Common Property without the written consent of the Committee. An occupier of a Lot may keep dogs or cats in the Lot occupied by that Occupier provided that any such animal:
- (i) does not disturb other Occupiers or Guests; and
 - (ii) is a domesticated pet; and
 - (iii) is toilet trained.
- (b) Should an animal that is permitted under by-law 13(a) die, the Owner or Occupier shall not replace the animal without the written consent of the Committee obtained under by-law 13(a).
- (c) If challenged, the Occupier has the onus of proof (on the balance of probabilities) with respect to matters contained in this by-law 13. The Body Corporate or the Committee may order an animal to be removed from a Lot, the Building or the Common Property if the animal does not meet all the criteria set out in this by-law 13.
- (d) Any approval for the keeping of an animal granted by the Committee or by the Body Corporate may be granted with or without conditions. If conditions are imposed then the Owner or Occupier of a Lot shall comply with those conditions. Should the Owner or Occupier fail to comply with any conditions that are imposed, then the approval may be withdrawn at the discretion of the Committee or the Body Corporate.

14. RIGHT OF ENTRY

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

15. SPEED LIMITS

An Occupier or Invitee of a Lot will not exceed the speed limit nominated by the Body Corporate Committee from time to time, while driving any motor propelled vehicle on the common property.

16. SKATE BOARDS / ROLLER BLADES / BICYCLES

An Occupier or Invitee of a Lot will not use or allow to be used skateboards, roller blades or bicycles upon the common property.

17. BEHAVIOUR OF INVITEES

- (a) Occupiers must take all reasonable steps to ensure that their Invitees abide by the by-laws and do not behave in a manner likely to interfere with the peaceful enjoyment of a person lawfully on another Lot or the Common Property.
- (b) Owner will be liable to compensate the Body Corporate for all damage to the Common Property caused by their Occupiers and Invitees.

18. USE OF LOTS

18.1 Subject to sub clause 2, an owner or occupier of a Lot shall not use that Lot or permit their Lot to be used:

- (a) Otherwise than as a residence, save and except that the original owner may use or cause to be used any Lot for the purpose of a display unit;
- (b) For any purpose that may cause a nuisance or hazard or in any manner likely to interfere with the peaceful enjoyment of owners or occupiers of other Lots or any person lawfully using the Common Property;

- (c) For any illegal or immoral purpose or purposes that will interfere with the good reputation of the Scheme;
- (d) For storage purposes other than the storage of domestic household items normally held in residential community title accommodation; or
- (e) For any other purpose that may endanger the safety or good reputation of persons residing within the Scheme.

18.2 The Body Corporate may authorise an occupier to conduct a business from within a Lot, and shall not unreasonably refuse or revoke such approval, so long as:

- (a) Council approval is obtained;
- (b) The use is lawful; and
- (c) The use would not, in the reasonable opinion of the Committee interfere with the amenity of other occupiers of the Scheme.

18.3 Any authority under sub clause 2, may be given subject to conditions which may be varied at the direction of the Body Corporate and may be revoked if such conditions are not complied with.

19. RECOVERY BY BODY CORPORATE

Where the Body Corporate spends money to repair damage caused by a breach of the Act or of these by-laws by any Occupier or Invitee then the Body Corporate is entitled to recover the amount spent as a debt in any court action from the Owner of the Lot from which that Occupier or Invitee came.

20. RECOVERY OF COSTS

All owners must pay on demand the whole of the Body Corporate's costs and expenses (including solicitor and own client costs), such amount to be deemed a liquidated debt, incurred in:

- (a) recovering levies or any other money that the Body Corporate is entitled to received from the Owner; and
- (b) all proceedings, including legal proceedings, taken against the Owner concluded in favour of the Body Corporate including, but not limited to, applications for an order by the Commissioner.

21. AUTHORISED ALLOCATION OF OTHER EXCLUSIVE USE AREAS

21.1 The owner of a lot will be entitled to the exclusive use and enjoyment of those parts of the common property nominated in writing as an authorised allocation by the original proprietor to the body corporate within 12 months after the recording of the Community Management Statement which includes this by-law.

21.2 Each occupier of a lot to which an authorised allocation attaches must:-

- (a) Use it in a way not likely to interfere with the peaceful enjoyment of another lot or the common property including another exclusive use area;
- (b) Use it only for the purpose for which the allocation was granted; and
- (c) Keep it tidy and free from rubbish.

22. EXCLUSIVE AREAS

22.1 The Body Corporate grants to the owners for the time being of lots in the Community Titles Scheme bearing the number in the first column hereunder the exclusive use for themselves and their licensees of the area bearing the letter in the second column hereunder and as identified in Schedule E.

23. BRISBANE CITY COUNCIL MANDATED CONDITIONS

[insert (If applicable)]

24. INTERPRETATION

24.1 In these by-laws, except where inconsistent with the context, the following terms have the following meanings:

- (a) **'the Act'** means the Body Corporate and Community Management Act 1997 and includes all related regulation and the Regulation Module;
- (b) **'the Body Corporate'** means the body corporate identified in Item 3 of this Community Management Statement;
- (c) **'the Building'** means the building containing the lots and includes where the context permits and requires, any other buildings or improvements on the Scheme Land;
- (d) **'Common Property'** means all land contained in the Community Titles Scheme that is not included in a Lot;
- (e) **'Lot'** means a lot in the Community Titles Scheme;
- (f) **'Original Owner'** means the original owner identified in Item 5 of the first community management statement for the Scheme and includes any successor or assign of any undeveloped lot;
- (g) **'Owner'** means an Owner of a Lot in the Scheme;
- (h) **'Regulation Module'** means the regulation module identified in Item 1 of this Community Management Statement;
- (i) **'Scheme'** means the community titles scheme identified in Item 1 of this Community Management Statement;
- (j) **'Scheme Land'** means the scheme land identified in Item 4 of this Community Management Statement and includes, when the context permits or requires, all improvements thereon.

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

Statutory Easements and Services Locations Diagrams

The Lots affected, or proposed to be affected, by a statutory easement, and the type of statutory easement, are set out in the following table:

LOT ON PLAN	STATUTORY EASEMENT	SERVICES LOCATION DIAGRAM
Lot 1 on SP 266515	Support, Electricity, Water, Telephone, Gas, Comms/Data, Stormwater, Sewerage, Shelter	Attached and Marked 'C'
Lot 2 on SP 266515	Support, Electricity, Water, Telephone, Gas, Comms/Data, Stormwater, Sewerage, Shelter	Attached and Marked 'C'
Lot 3 on SP 266515	Support, Electricity, Water, Telephone, Gas, Comms/Data, Stormwater, Sewerage, Shelter	Attached and Marked 'C'
Lot 4 on SP 266515	Support, Electricity, Water, Telephone, Gas, Comms/Data, Stormwater, Sewerage, Shelter	Attached and Marked 'C'
Lot 5 on SP 266515	Support, Electricity, Water, Telephone, Gas, Comms/Data, Stormwater, Sewerage, Shelter	Attached and Marked 'C'
Lot 6 on SP 266515	Support, Electricity, Water, Telephone, Gas, Comms/Data, Stormwater, Sewerage, Shelter	Attached and Marked 'C'
Lot 7 on SP 266515	Support, Electricity, Water, Telephone, Gas, Comms/Data, Stormwater, Sewerage, Shelter	Attached and Marked 'C'
Lot 8 on SP 266515	Support, Electricity, Water, Telephone, Gas, Comms/Data, Stormwater, Sewerage, Shelter	Attached and Marked 'C'

[illegible]

Title Reference [Title Reference]

Lot 31 on SP 266515	Support, Electricity, Water, Telephone, Gas, Comms/Data, Stormwater, Sewerage, Shelter	Attached and Marked 'C'
Lot 32 on SP 266515	Support, Electricity, Water, Telephone, Gas, Comms/Data, Stormwater, Sewerage, Shelter	Attached and Marked 'C'
Common Property	Support, Electricity, Water, Telephone, Gas, Comms/Data, Stormwater, Sewerage, Shelter	Attached and Marked 'C'

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

LOT ON PLAN	EXCLUSIVE USE AREA
Lot 1 on SP 266515	Area1 (Car Park) on Plan Showing Exclusive Use Areas on plan marked "A" and Area C1 (Courtyard) on Plan Showing Exclusive Use Areas on plan marked "B"
Lot 2 on SP 266515	Area2 (Car Park) on Plan Showing Exclusive Use Areas on plan marked "A" and Area C2 (Courtyard) on Plan Showing Exclusive Use Areas on plan marked "B"
Lot 3 on SP 266515	Area 3 (Car Park) on Plan Showing Exclusive Use Areas on plan marked "A" and Area C3 (Courtyard) on Plan Showing Exclusive Use Areas on plan marked "B"
Lot 4 on SP 266515	Area 4 (Car Park) on Plan Showing Exclusive Use Areas on plan marked "A" and Area C4 (Courtyard) on Plan Showing Exclusive Use Areas on plan marked "B"
Lot 5 on SP 266515	Area 5 (Car Park) on Plan Showing Exclusive Use Areas on plan marked "A" and Area C5 (Courtyard) on Plan Showing Exclusive Use Areas on plan marked "B"
Lot 6 on SP 266515	Area 6 (Car Park) on Plan Showing Exclusive Use Areas on plan marked "A"
Lot 7 on SP 266515	Area 30 (Car Park) on Plan Showing Exclusive Use Areas on plan marked "A"
Lot 8 on SP 266515	Area 8 (Car Park) on Plan Showing Exclusive Use Areas on plan marked "A"
Lot 9 on SP 266515	Area 9 (Car Park) on Plan Showing Exclusive Use Areas on plan marked "A"
Lot 10 on SP 266515	Area 10 (Car Park) on Plan Showing Exclusive Use Areas on plan marked "A"
Lot 11 on SP 266515	Area 11 (Car Park) on Plan Showing Exclusive Use Areas on plan marked "A"
Lot 12 on SP 266515	Area 12 (Car Park) on Plan Showing Exclusive Use Areas on plan marked "A"
Lot 13 on SP 266515	Area 13 (Car Park) on Plan Showing Exclusive Use Areas on plan marked "A"
Lot 14 on SP 266515	Area 14 (Car Park) on Plan Showing Exclusive Use Areas on plan marked "A"

Lot 15 on SP 266515	Area 15 (Car Park) on Plan Showing Exclusive Use Areas on plan marked "A"
Lot 16 on SP 266515	Area 16 (Car Park) on Plan Showing Exclusive Use Areas on plan marked "A"
Lot 17 on SP 266515	Area 29 (Car Park) on Plan Showing Exclusive Use Areas on plan marked "A"
Lot 18 on SP 266515	Area 18 (Car Park) on Plan Showing Exclusive Use Areas on plan marked "A"
Lot 19 on SP 266515	Area 19 (Car Park) on Plan Showing Exclusive Use Areas on plan marked "A"
Lot 20 on SP 266515	Area 20 (Car Park) on Plan Showing Exclusive Use Areas on plan marked "A"
Lot 21 on SP 266515	Area 21 (Car Park) on Plan Showing Exclusive Use Areas on plan marked "A"
Lot 22 on SP 266515	Area 22 (Car Park) on Plan Showing Exclusive Use Areas on plan marked "A"
Lot 23 on SP 266515	Area 23 (Car Park) on Plan Showing Exclusive Use Areas on plan marked "A"
Lot 24 on SP 266515	Area 24 (Car Park) on Plan Showing Exclusive Use Areas on plan marked "A"
Lot 25 on SP 266515	Area 25 (Car Park) on Plan Showing Exclusive Use Areas on plan marked "A"
Lot 26 on SP 266515	Area 26 (Car Park) on Plan Showing Exclusive Use Areas on plan marked "A"
Lot 27 on SP 266515	Area 27 (Car Park) on Plan Showing Exclusive Use Areas on plan marked "A"
Lot 28 on SP 266515	Area 28 (Car Park) on Plan Showing Exclusive Use Areas on plan marked "A"
Lot 29 on SP 266515	Area 17 (Car Park) on Plan Showing Exclusive Use Areas on plan marked "A"
Lot 30 on SP 266515	Area 7 (Car Park) on Plan Showing Exclusive Use Areas on plan marked "A"
Lot 31 on SP 266515	Area 31 (Car Park) on Plan Showing Exclusive Use Areas on plan marked "A"
Lot 32 on SP 266515	Area 32 (Car Park) on Plan Showing Exclusive Use Areas on plan marked "A"

SCHEDULE E

QUEENSLAND LAND REGISTRY

PLAN A

EXCLUSIVE USE PLAN

"11 LYONS" CTS

CMS Sheet of
Plan / /

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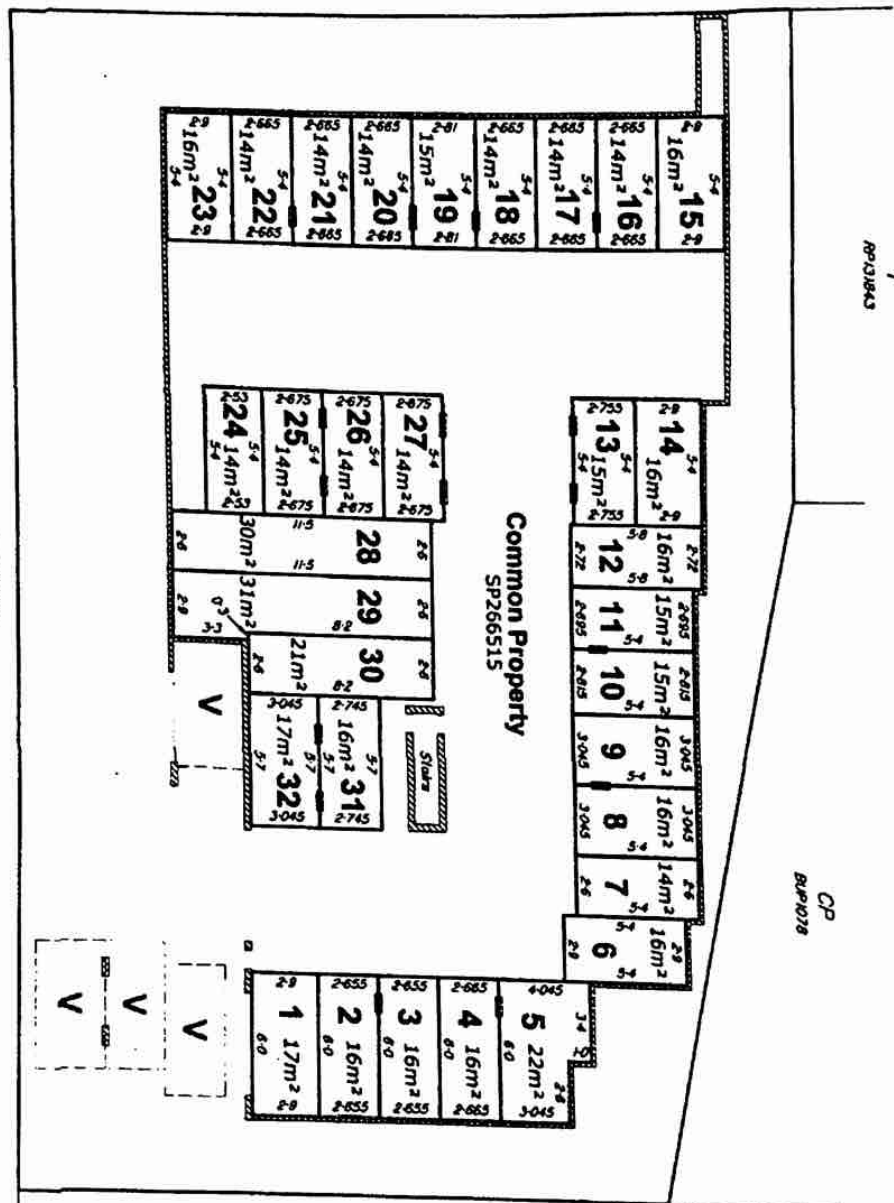
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WARRAWONG OFFICE
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WARRAWONG OFFICE
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LYONS TERRACE



ROAD

D.B.H. Pty. Ltd. (ACN 010 427 531),
certify that the facts shown on
this plan are true and correct.

Director
Calvin Bragg
Date: 24/11

SCALE 1:500
0m 2 4 6 8 10 20 30m

RP266515

- NOTES
1. Drawn to Scale on A3 sheet
 2. Common Property Scheme
 3. Referendum of SP266515

TIME
Plan of Exclusive Use
Areas 1-32
over part of the Common
Property in Level A
(Basement Level) on
SP266515
"11 LYONS" CTS

Client	BARTOLOMO
Local Government	BRISBANE CITY COUNCIL
Locality	WINDSOR
Comp Plan	
Drawn	SS
Scale	1:1200
Date	1/11/13
Scale	1:1200
Plan No.	2
Rev.	B
Approved	ANW

SCHEDULE E

QUEENSLAND LAND REGISTRY

PLAN B

EXCLUSIVE USE PLAN

"11 LYONS" CTS

CMS Sheet of

Pion Sheet of

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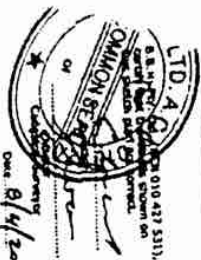
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LYONS TERRACE

Common Property
SP265515

ROAD



TIME
Plan of Exclusive Use
Areas C1-C5
in part of the Common
Property on Level B
(Ground Level) on SP265515
"11 LYONS" CTS

- NOTES**
1. Drawn to Scale on A3 sheet
 2. Community Titles Scheme
 3. "11 LYONS" CTS
 4. Herdman of SP265515
 5. Exclusive use boundaries that refer to structural features are shown ...
- Denotes boundary through
concrete of fence
- Denotes boundary along edge of
concrete

Client	BARTLOHO
Local Government	BRISBANE CITY COUNCIL
Locality	WINDSOR
Comp File	
Drawn	SS
Survey	BM
Approved	CW
Date	1/11/13
Scale	1:200
Plot No.	3
Year	B



PLAN C

SERVICES LOCATION DIAGRAM

"11 LYONS" CTS

RP131843

CP
BP1078

UTILITY SERVICES LEGEND

W	Water
E	U/G elec
S	Sewer
D	Stormwater
T	Telephone
C	Comms/data
G	Gas

CMS Sheet of	1
Plan Sheet of	1

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TITLE

Services Location
Diagram
in the Common Property
on SP266515
"11 LYONS" CTS

Client
BARTILOMO

Local Government
BRISBANE CITY COUNCIL

Locality
WINDSOR

Comp File

Drawn
SS

Date
1/11/13

SCALE @ A3
1:200

Surv'd
13281

Approved
ARW

PLAN No.
4

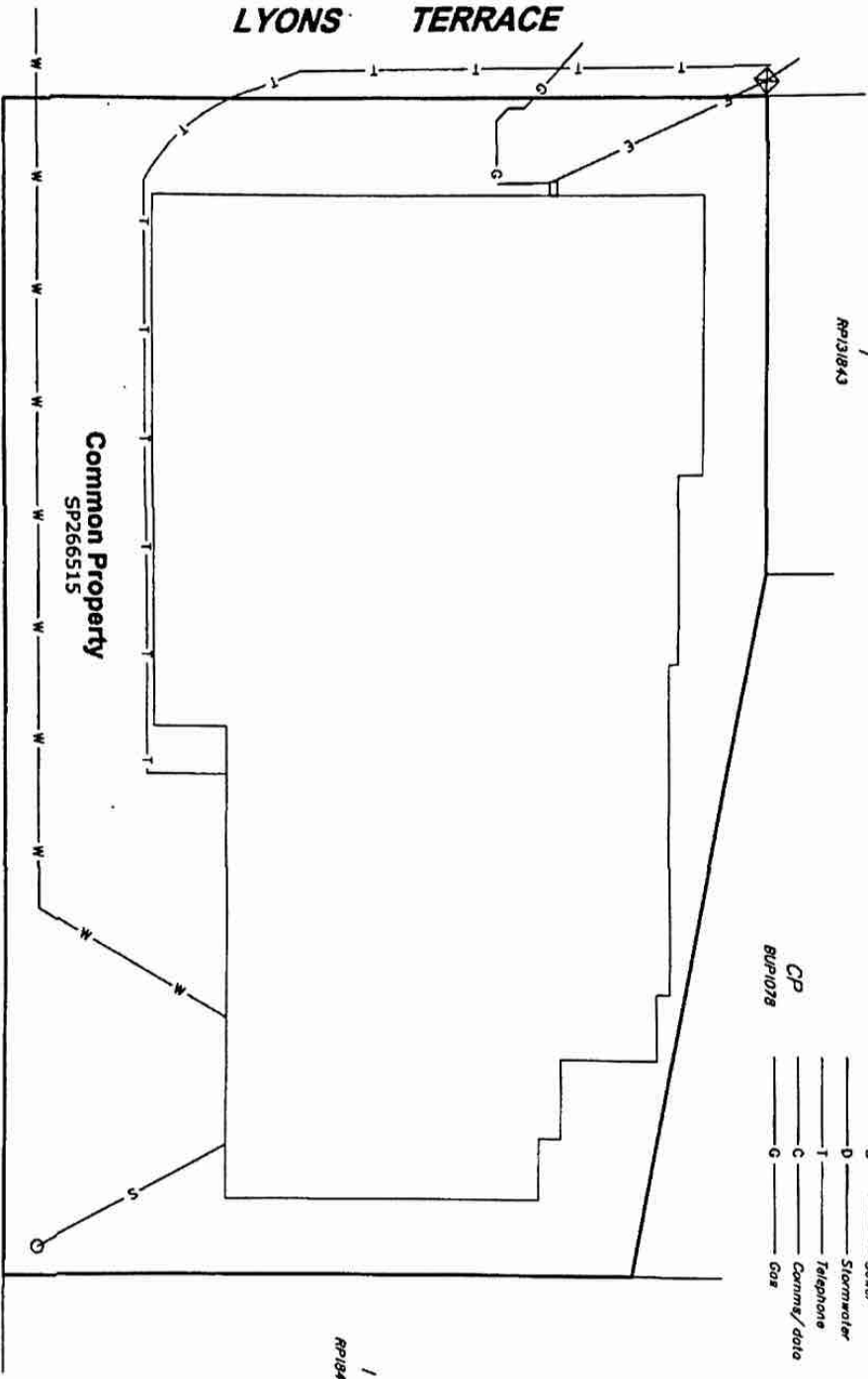
Rev.
A



ROAD

Common Property
SP266515

LYONS TERRACE



RP184951



CERTIFICATE OF COMPLETION

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Status: Signed

IP Address: 2001:8004:55c0:7b3:7c21:8e5e:2165:a3f1

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