

**BCCM****Form 33**

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 06/08/2025.

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)

LUCIA CHERMSIDE CTS 55537

Body corporate manager

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

Is there a body corporate manager for the scheme?

YES. The body corporate manager is:

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

Accessing records

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

☒ The body corporate manager named above.

Property and community titles scheme details

Lot and plan details

Lot Number: 22

Plan type and number: LUCIA CHERMSIDE CTS 55537

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: www.titlesqld.com.au. You should seek legal advice about the rights and obligations under the building management statement before signing the contract - for example, this can include costs the body corporate must pay in relation to shared areas and services.

By-laws and exclusive use areas

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

What by-laws apply?

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

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

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

General by-laws

☒ [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: 37

Total contribution schedule lot entitlements for all lots: 1005

Interest schedule

Interest schedule lot entitlement for the lot: 37

Total interest schedule lot entitlements for all lots: 1005

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 22 for the current financial year: \$2,863.00

Number of instalments: 4 (outlined below)

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

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

Lot 00022 has no amounts currently payable.

Administrative Fund	Amount	Due Date	Date Paid
01/12/24 to 28/02/25	\$685.00	01/12/24	30/01/25
01/03/25 to 31/05/25	\$726.00	01/03/25	06/03/25
01/06/25 to 31/08/25	\$726.00	01/06/25	11/06/25
01/09/25 to 30/11/25	\$726.00	01/09/25	
01/12/25 to 28/02/26 - Interim	\$726.00	01/12/25	

Sinking fund contributions

Total amount of contributions (before any discount) for lot 22 for the current financial year: \$1,379.00

Number of instalments: 4 (outlined below)

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

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

Lot 00022 has no amounts currently payable.

Sinking Fund	Amount	Due Date	Date Paid
01/12/24 to 28/02/25	\$284.00	01/12/24	30/01/25
01/03/25 to 31/05/25	\$365.00	01/03/25	06/03/25
01/06/25 to 31/08/25	\$365.00	01/06/25	11/06/25
01/09/25 to 30/11/25	\$365.00	01/09/25	
01/12/25 to 28/02/26 - Interim	\$365.00	01/12/25	

Special contributions (IF ANY)

Total amount of contributions (before any discount) for lot 22 for the current financial year: \$709.00.

Number of instalments: 4 (outlined below)

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

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

Lot 00022 has no amounts currently payable.

Insurance Fund	Amount	Due Date	Date Paid
01/12/24 to 28/02/25	\$208.00	01/12/24	30/01/25
01/03/25 to 31/05/25	\$167.00	01/03/25	06/03/25
01/06/25 to 31/08/25	\$167.00	01/06/25	11/06/25
01/09/25 to 30/11/25	\$167.00	01/09/25	
01/12/25 to 28/02/26 - Interim	\$167.00	01/12/25	

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): \$25,257.50CR

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.

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

Insurance

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

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

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

Body corporate insurance policies

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

- type of policy;
- name of the insurer;
- sum insured;
- amount of premium; and
- 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: Lumich Pty Ltd

☐ No

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

☒ Yes - Name of authorised letting agent: Lumich Pty Ltd

☐ 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.

A handwritten signature in black ink, appearing to be 'TE', with a long horizontal line extending to the right.

Timothy Egan
Body Corporate Manager
06/08/2025

Copies of documents given with this certificate:

- ☒ [X] by-laws for the scheme in consolidated form (if applicable)
- ☒ [X] details of exclusive use by-laws or other allocations of common property (if applicable)
- ☒ [X] 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)
- ☒ [X] insurance policy details

GENERAL REQUEST

722148200**EL 460 \$208.83****02/12/2022 12:07:53**

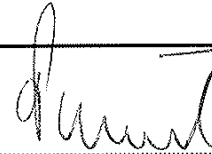
Sealing Number

Duty Imprint

OFFICE USE ONLYThis form is authorised by legislation and is
able records. For more information see

the Department's website.

1. Nature of request Request to record first community management statement for Lucia Chermside	Lodger (Name, address, email & phone number) PLASTIRAS LAWYERS GPO Box 2409 Brisbane QLD 4001 E-mail: con@plastiraslawyers.com Tel: 07 3220 2929 Ref: CMP/16102	Lodger Code BE058A
2. Lot on Plan Description Lot 3 on RP 83647 Lot 3 on RP71046	Title Reference 12950093 12568031	
3. Registered Proprietor/State Lessee Vecchio Enterprises Pty Ltd A.C.N. 137 905 045 as trustee under Instrument No. 718623758 and Vecchio Enterprises Pty Ltd ACN 137 905 045 as trustee under Instrument No. 718708465		
4. Interest Fee Simple		
5. Applicant Vecchio Enterprises Pty Ltd A.C.N. 137 905 045 as trustee under Instrument No. 718623758 and Vecchio Enterprises Pty Ltd ACN 137 905 045 as trustee under Instrument No. 718708465		
6. Request I hereby request that I hereby request that the first CMS deposited herewith be recorded as the CMS for Lucia Chermside and that C/- Whittles, 433 Logan Road, Greenslopes Qld 4120 be recorded as the address for service on the body corporate for the scheme.		
7. Execution by applicant		

2 11/2/22
Execution Date

Con Michael Plastiras

Applicant Solicitor's Signature

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

55537

ATED WITH:
AL REQUEST; AND

This statement incorporates and must
include the following:

- A FORM 18C (IF NO EXEMPTION TO THE
PLANNING BODY CMS NOTATION APPLIES).

A NEW CMS MUST BE LODGED WITHIN THREE (3)
MONTHS OF THE DATE OF CONSENT BY THE BODY
CORPORATE

Office use only
CMS LABEL NUMBER

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

1. Name of community titles scheme

Lucia Chermside Community Titles Scheme

2. Regulation module

Accommodation Module

3. Name of body corporate

The Body Corporate for Lucia Chermside Community Titles Scheme

4. Scheme land

Lot on Plan Description

Title Reference

Common Property for
Lucia Chermside Community
Titles Scheme

To issue

Lots 1 - 28 on SP 310673

To issue

5. #Name and address of original owner

6. Reference to plan lodged with this statement

Vecchio Enterprises Pty Ltd ACN 137 905 045 trustee SP 310673

under instrument 718 623 758 and

C/- Plastiras Lawyers

GPO Box 2409, Brisbane QLD 4001

Vecchio Enterprises Pty Ltd ACN 137 905 045 trustee
first community management statement only under instrument 718 708 465

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')

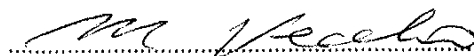
N/a

*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

25/11/2022
Execution Date

*Execution



Sole Director

Vecchio Enterprises Pty Ltd ACN 137 905 045

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

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 Department's website.

Title Reference 12950093

Statement about alteration or minor correction to Land Titles Form

Form being altered or corrected: First Community Management Statement

Name of authorised person or solicitor:

Katie Kennedy

Name of authorised person's firm or employer (legal practice, commercial lender or settlement agency):

Plastiras Lawyers

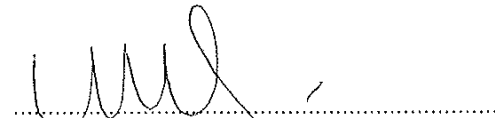
Item/s being altered or corrected:

Item 5

Details of alteration or minor correction:

Inserting "trustee under instrument 718623758 and Vecchio Enterprises Pty Ltd ACN 137 905 045 trustee under instrument 718708465"

Party represented (where signed by solicitor):



Authorised person's or Solicitor's Signature

Name of authorised person or solicitor:

Name of authorised person's firm or employer (legal practice, commercial lender or settlement agency):

Item/s being altered or corrected:

Details of alteration or minor correction:

Party represented (where signed by solicitor):

.....
Authorised person's or Solicitor's Signature

SCHEDULE A SCHEDULE OF LOT ENTITLEMENTS

Lot on Plan	Contribution	Interest
Lot 1 on SP 310673	37	37
Lot 2 on SP 310673	33	33
Lot 3 on SP 310673	37	37
Lot 4 on SP 310673	37	37
Lot 5 on SP 310673	33	33
Lot 6 on SP 310673	37	37
Lot 7 on SP 310673	37	37
Lot 8 on SP 310673	33	33
Lot 9 on SP 310673	37	37
Lot 10 on SP 310673	37	37
Lot 11 on SP 310673	33	33
Lot 12 on SP 310673	37	37
Lot 13 on SP 310673	37	37
Lot 14 on SP 310673	33	33
Lot 15 on SP 310673	37	37
Lot 16 on SP 310673	37	37
Lot 17 on SP 310673	37	37
Lot 18 on SP 310673	33	33
Lot 19 on SP 310673	37	37
Lot 20 on SP 310673	33	33
Lot 21 on SP 310673	37	37
Lot 22 on SP 310673	37	37
Lot 23 on SP 310673	33	33
Lot 24 on SP 310673	37	37
Lot 25 on SP 310673	41	41
Lot 26 on SP 310673	41	41
Lot 27 on SP 310673	41	41
Lot 28 on SP 310673	26	26
TOTALS	1005	1005

CONTRIBUTION SCHEDULE LOT ENTITLEMENTS ("CSLE")**Principles for Deciding the Contribution Lot Entitlement for a Lot**

The CSLE's for the scheme are not equal.

As required by Section 46A of the *Body Corporate and Community Management Act 1997*, the CSLE for the scheme are determined by either the **equality principle** or the **relativity principle**.

The CSLE for the scheme has been decided on the "relativity principle" as the term is defined in the *Body Corporate and Community Management Act 1997* ("BCCM"), which is the principle that the lot entitlements must clearly demonstrate the relationship between the lots by reference to 1 or more of the following factors. The relevant factors (**Factors**) being any of the following:

- how the community titles scheme is structured;
- the nature, features and characteristics of the lots;

- c) the purposes for which the lots are used;
- d) the impact the lots may have on the costs of maintaining the common property;
- e) the market values of the lots.

We discuss each of the of the Factors, and their applicability, below

a) HOW THE COMMUNITY TITLE SCHEME IS STRUCTURED

The scheme is not part of a layered arrangement. Therefore the structure of the scheme does not affect the calculation of the CSLE.

b) THE NATURE, FEATURES AND CHARACTERISITICS OF THE LOTS

The Body Corporate is responsible for the repair and maintenance of common property within the scheme. This includes the recreation facilities, foyers, lifts, external walls and windows, roof, utility infrastructure and utility services. In deciding the CSLE the following increases the burden that a particular lot places on the Body Corporate costs for the maintenance, repair and cleaning of the common property:

1. **The area of the Lot:** Additional CSLE's are allocate to a lot the greater the size of the lot because the larger the area of the lot the greater the demand on Body Corporate costs for support and shelter;
2. **The number of potential occupants:** Additional CSLE's are allocated to larger lots that can cater for a greater number of occupants have the potential to place a greater burden on common property and additional entitlements are added to reflect this.
3. **Use of Common Property:** Additional CSLE's are allocated to a Lot which is allocated exclusive use areas as those lots have the potential to place a greater burden on common property and additional entitlements are added to reflect this.

The relative difference in CSLE's recognizes that the above factors do not impact on how much each lot should contribute to certain Body Corporate costs such as secretarial fees, audit fees, printing, postage and outlays.

c) THE PURPOSES FOR WHICH THE LOTS ARE USED

All lots are used for residential purposes.

d) THE IMPACT THE LOTS HAVE ON THE COSTS OF MAINTAINING THE COMMON PROPERTY

The factors listed in item (b) *Nature, Features and Characteristics of the Lots* have been assessed as having an impact on the Body Corporates costs for the maintenance, cleaning and repair of the common property and additional entitlements are added to reflect this.

e) THE MARKET VALUE OF THE LOTS

In respect to the scheme it is not considered that the market value of the lots affect the CSLE.

INTEREST SCHEDULE LOT ENTITLEMENTS ("ISLE")

The market value principle for deciding the ISLE for the lots in the scheme is the principle that the lot entitlements must reflect the respective market values of the lots, except to the extent which it is just and equitable in the circumstances for them not to reflect the respective market values.

The ISLE for the lots in the scheme has been decided in accordance with the market value principle.

SCHEDULE B	EXPLANATION OF THE DEVELOPMENT OF SCHEME LAND
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Sections 66(1)(f) and (g) of the Body Corporate and Community Management Act 1997 are not applicable.

SCHEDULE C	BY-LAWS
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1. DEFINITIONS

1.1 Dictionary

Act	means the <i>Body Corporate and Community Management Act 1997</i> and the Regulation Module applying to the community titles scheme.
Body Corporate	means the body corporate created under the Act for the community titles scheme.
Committee	comprises the persons chosen at each annual general meeting of the Body Corporate, but subject to the provisions under the Accommodation Module Regulation relating to term of office, vacancies and the filling of casual vacancies.
Common Property	is the common property for the community titles scheme.
Invitee	means any person on the Scheme Land with the permission of an Occupier.
Lot	means a Lot under the <i>Land Title Act 1994</i> .
Occupier	of a Lot means a resident owner or resident tenant of a Lot, or someone else who lives on the Lot.
Owner	of a Lot means the person who is, or is entitled to be, the registered owner of the Lot, and includes a mortgagee in possession of the Lot and if, under the <i>Land Title Act 1994</i> , two or more persons are the registered owners, or are entitled to be the registered owners, of the lot – each of those persons.
Regulation Module	subject to the provisions of the Act, is the Regulation Module that is recorded on the community management statement in the Department of Environment and Resource Management as stated to apply to the community titles scheme.
Scheme Land	comprises all the Lots and the Common Property contained in the community titles scheme.
Utility Infrastructure	means cables, wires, pipes, sewers, drains, ducts, plant and equipment by which Lots or Common property are supplied with utility services, and a device for measuring the reticulation or supply of a utility service.
Window Coverings	means internal curtain, blind, shutter, roller shade or other similar covering for a window or door.

1.2 Rules for interpretation

In these by-laws, unless the context indicates a contrary intention –

- a) words denoting any gender include all genders
- b) the singular number includes the plural and vice versa
- c) a person includes their executors, administrators, successors, substitutes and assigns
- d) words importing persons will include all bodies, associations, trusts, partnerships, instrumentalities and entities corporate or unincorporated, and vice versa

- e) 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
- f) references to any legislation includes any legislation which amends or replaces that legislation
- g) for the purpose of by-law 1.1, any definition that is subsequently changed in the Act will have the meaning given to it by the Act
- h) headings are included for convenience only and will not affect the interpretation of these by-laws
- i) a reference to any thing includes the whole or each part of it, and
- j) 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.

2. NOISE OR NUISANCE

The Occupier of a Lot must not create noise or any other nuisance 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 Notwithstanding subsection 3.1 and 3.2, 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

The Occupier of a Lot must not obstruct the lawful use of the Common Property by someone else.

5. DAMAGE TO LAWNS ETC.

5.1 The Occupier of a Lot must not, without the Body Corporate's and any other relevant authority'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.

5.2 An approval under subsection 5.1 must state the period for which it is given.

5.3 Notwithstanding subsection 5.1 and 5.2, the Body Corporate may cancel the approval by giving 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 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

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 someone else's peaceful enjoyment of the Common Property.

8. TENANTS

- 8.1** The Owner of a Lot must upon notice from the Body Corporate provide the secretary or Body Corporate manager the full name(s) of the tenants residing in the Lot.
- 8.2** The Owner of a Lot must upon notice from the Body Corporate take the necessary steps to ensure their tenants are in adherence with the Body Corporate by-laws.

9. LEAVING OF RUBBISH ETC. ON THE COMMON PROPERTY

The Occupier of a Lot must not leave upon Common Property, or allow to fall from a balcony or window any rubbish or other material likely to interfere with the enjoyment of the Common Property or another lot by someone else.

10. APPEARANCE OF LOT

- 10.1** 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
- 10.2** No balconies/verandahs/terraces may be enclosed with solid balustrades, solid walls, fixed and/or operable, moveable or adjustable screening unless these features are clearly shown on the drawings and documents approved by the Brisbane City Council.
- 10.3** Window Coverings including curtain backings must remain neutral in colour and blend with those used in surrounding lots.
- 10.4** The Occupier of a Lot must not, without the Body Corporate's written approval –
- (a) hang washing, bedding or clothes or store any other article, other than furniture in use in good repair, on a balcony, in a courtyard or from a window if the article is visible from another lot or the Common Property, or from outside the Scheme Land, or
 - (b) display a sign, advertisement, placard, banner, pamphlet or similar article if the article is visible from another lot or the Common Property, or from outside the Scheme Land.
- 10.5** Subsection 10.4 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.

11. ALTERATIONS TO A LOT

The Owner of a Lot must observe the following whilst making alterations to the Lot:

- (a) structural alterations must only be made after approval from the Body Corporate and any other relevant authority.
- (b) installation of any new hard floor covering material such as, tiles, stone, timber, and laminates may only be done so after consultation with the Committee, who may impose reasonable guideline to ensure the new covering material is not likely to cause a noise or nuisance to another lot.
- (c) any works likely to cause noise, nuisance, or temporary disruption to the supply of services to any person or another lot must be notified to each resident likely to be affected five days in advance of the works commencing.

12. STORAGE OF FLAMMABLE MATERIALS

- 12.1** The Occupier of a Lot must not, without the Body Corporate's written approval, store a flammable substance on the Common Property.
- 12.2** The Occupier of a Lot must not, without the Body Corporate's written approval, store a flammable substance on the Lot unless the substance is used or intended for use for domestic purposes.
- 12.3** 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.

13. GARBAGE DISPOSAL

- 13.1** Unless the Body Corporate provides some other way of garbage disposal, the Occupier of a Lot must keep a receptacle for garbage in a clean and hygienic condition and adequately covered on the Lot, or on a part of the Common Property designated by the Body Corporate for the purpose.
- 13.2** The Occupier of a Lot must –
- (a) comply with all local government local laws about disposal of garbage, and
 - (b) ensure that the Occupier does not, in disposing of garbage, adversely affect the health, hygiene or comfort of the occupiers of other lots.

14. PETS

- 14.1** Subject to s181 of the Act and this by-law, the Occupier of a Lot may not keep or bring any animal on the Scheme Land. However, the Occupier may:
- (a) keep a fish in the Lot; and
 - (b) keep up to two dogs or cats in the Lot, as long as:
 - (A) the Occupier gives the Body Corporate prior notice of its intention to keep the animal and details of the type and size of the animal (including photographs of the animal, evidence of registration and vaccination certificates);
 - (B) the animal weighs less than 15 kilograms;
 - (C) the animal is a domesticated pet and is kept clean, quiet and controlled at all times;
 - (D) the animal is kept within the lot;
 - (E) the animal does not urinate or defecate whilst on the Common Property;
 - (F) the animal is identified by an identification tag detailing the owner's address and telephone number;
 - (G) the animal does not generally cause a nuisance to or disturb others.
- 14.2** The onus of proving that an animal complies with this by-law is on the Occupier.
- 14.3** An Occupier may not allow an animal permitted by this by-law onto the Common Property unless the animal is restrained and he or she is carrying the animal when in lobbies and lifts. However under no circumstances may the

animal be taken into the recreational facilities. A breach of this by-law 14.3 may result in the Occupier being responsible for a cleaning fee.

- 14.4** If the Body Corporate receives three (3) substantiated complaints about breaches of by-law 14.3, the Body Corporate has the right to direct the Occupier to remove the animal from the Scheme Land within 7 days.

15. RECREATIONAL FACILITIES

- 15.1** An Occupier must not use any recreational facilities on the Common Property between 10pm and 6am, except with the Committee's written approval.
- 15.2** All recreational facilities must be left clean and tidy after use.
- 15.3** Smoking is not permitted in, at or around recreational facilities.

16. SIGNAGE

The Occupier of a Lot and their guests must adhere to any reasonable signage in place upon the Common Property.

17. SAFETY

- 17.1** An Occupier of a Lot must ensure that their outdoor furnishings are not likely to cause a nuisance or safety concern. Where a Lot has a balcony above ground level, all furnishings should be safely affixed or secured where appropriate. Specifically, Occupiers in a high rise development should not use light furnishings such as aluminium deck chairs and the like unless they are securely anchored.
- 17.2** No object is to be stored upon a balustrade or railing that could fall to a lot below, Common Property, or an area otherwise likely to be occupied by people or animals.
- 17.3** Vehicles, whether motorised or not must not exceed 5km/h whilst travelling along any Common Property.
- 17.4** Roller blades, skateboards and the like are not to be used upon Common Property.

18. SUPPLY OF UTILITIES

- 18.1** The Body Corporate may provide a utility to a lot, in place of any other or external supplier. The utility may include, but is not limited to, electricity.
- 18.2** The Body Corporate must provide that utility at a cost at or below the market rate.
- 18.3** The Owner of the Lot shall be the recipient of any charges. The billing address shall be the same address as indicated in the Body Corporate roll for Body Corporate levies.
- 18.4** It is the Owner's responsibility to on-charge this cost (if they elect to do so) to any tenant or person who may have consumed the utility.
- 18.5** A Owner of the Lot shall pay in full the amount due within 14 days.
- 18.6** The Body Corporate may disconnect supply of that utility if payment for supply has not been received within 21 days.

19. RECOVERY BY BODY CORPORATE

- (a) Where the Committee or 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.
- (b) The Committee or a person nominated by the Committee may remove and store any item left on Common Property in breach of these by-laws and recover the reasonable costs of removal and storage of such item from the Occupier prior to releasing the item back to the Occupier.

20. RECOVERY OF COSTS

An Owner 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 recover from the Owner under the Act, any other statutory provision or at common law, and
- (b) all proceedings, including legal proceedings, taken against the Owner concluded in favour of the Body Corporate including, but not limited to, applications under the dispute resolution provisions of the Act.

21. EXCLUSIVE USE

The Owners for the time being of the Lots identified in Schedule E shall be entitled to the exclusive use for themselves and their licensees of the areas identified in Schedule E and on the attached sketch plan marked 'Plan A'. Each Owner to whom exclusive use is granted pursuant to this by-Law shall -

- (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 it was granted;
- (c) keep it tidy, clean, free from grease and oil and generally free from rubbish or storage (unless it is an allocated storage area; and
- (d) if it is for the use of car parking, the vehicle must be maintained and in a roadworthy state of repair.

SCHEDULE D OTHER DETAILS REQUIRED/PERMITTED TO BE INCLUDED
A. DETAILS REQUIRED BY THE REGULATION MODULE TO BE INCLUDED

Nil

B. SERVICE EASEMENTS AND STATUTORY EASEMENTS**1. Service Location Diagram**

A service location diagram, showing the location of all statutory easements for utility services and infrastructure for Lucia Chermside Body Corporate is attached and marked "A".

2. Statutory Easement

The following table identifies the lots affected, or to be affected, by statutory easements and states the type of easements affecting the relevant lots.

Statutory Easement	Lucia Chermside Body Corporate
Support	All Lots and common property
Water	All Lots and common property
Telstra	All Lots and common property
Communications	All Lots and common property
Electricity	All Lots and common property
Sewer	All Lots and common property
Stormwater	All Lots and common property
Shelter	All lots and common property

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

The following lot is allocated exclusive use of those parts of the common property specified below

Lot on Plan	Exclusive Use Area	Purpose
Lot 28 in SP 310673	Area "A" in Exclusive Use Plan "B"	Courtyard

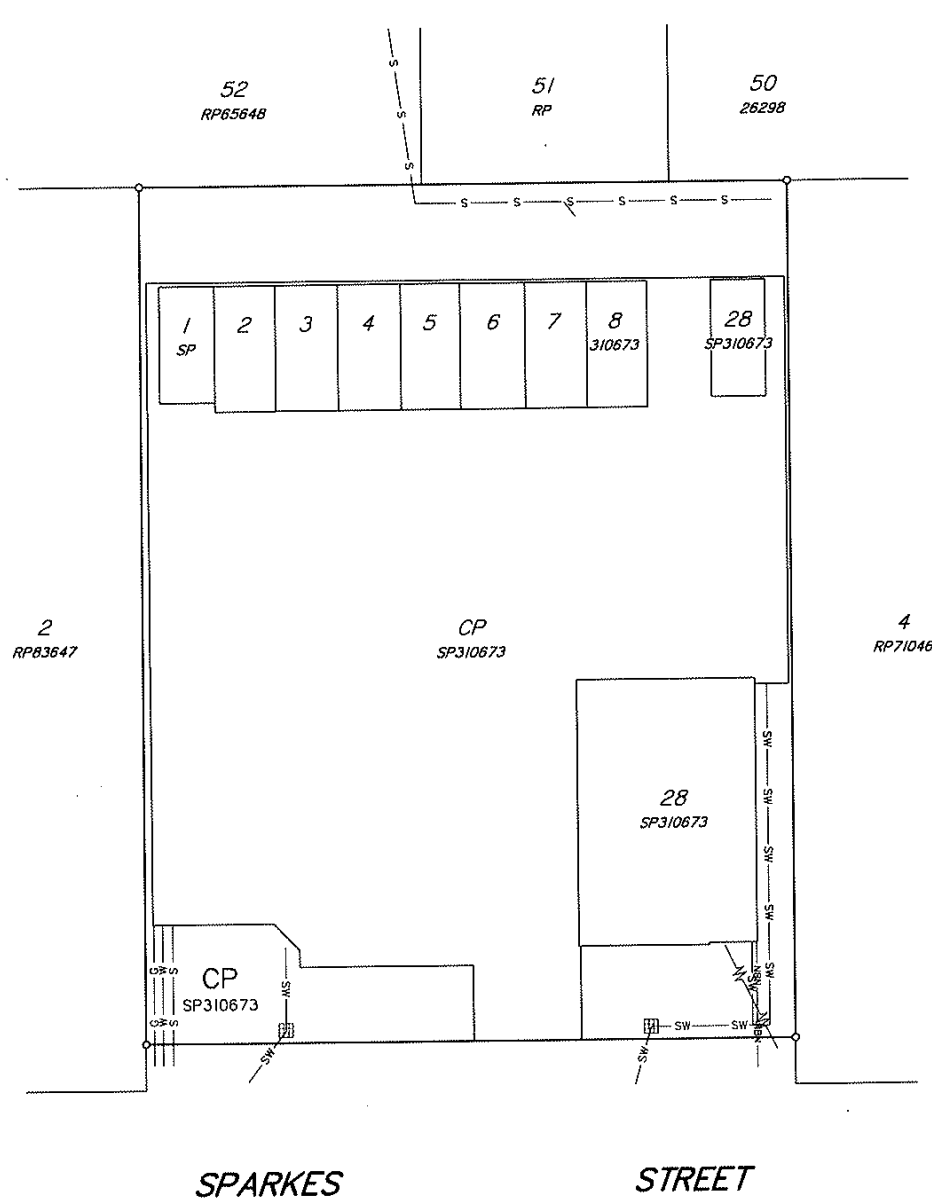
SERVICES LOCATION DIAGRAM 'A'

For Lots 1-28 & Common Property of
'Lucia Chermide' Community Titles Scheme

Locality of Chermide

NOTES:

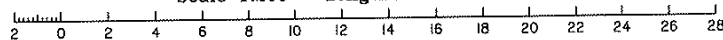
1. Plan drawn to scale on A3 sheet.
2. Plan prepared from information supplied by builder.



— SW — SW —	Stormwater
— S — S —	Sewer
— W — W —	Water
— — — —	Overhead Electricity
— NBN —	NBN
— G — G —	Gas

Scale 1:200

Scale 1:200 - Lengths are in Metres.



Date: 27/06/2022
Project: BNE170213
Acad: B170213Eut.dwg
A3-5704/A

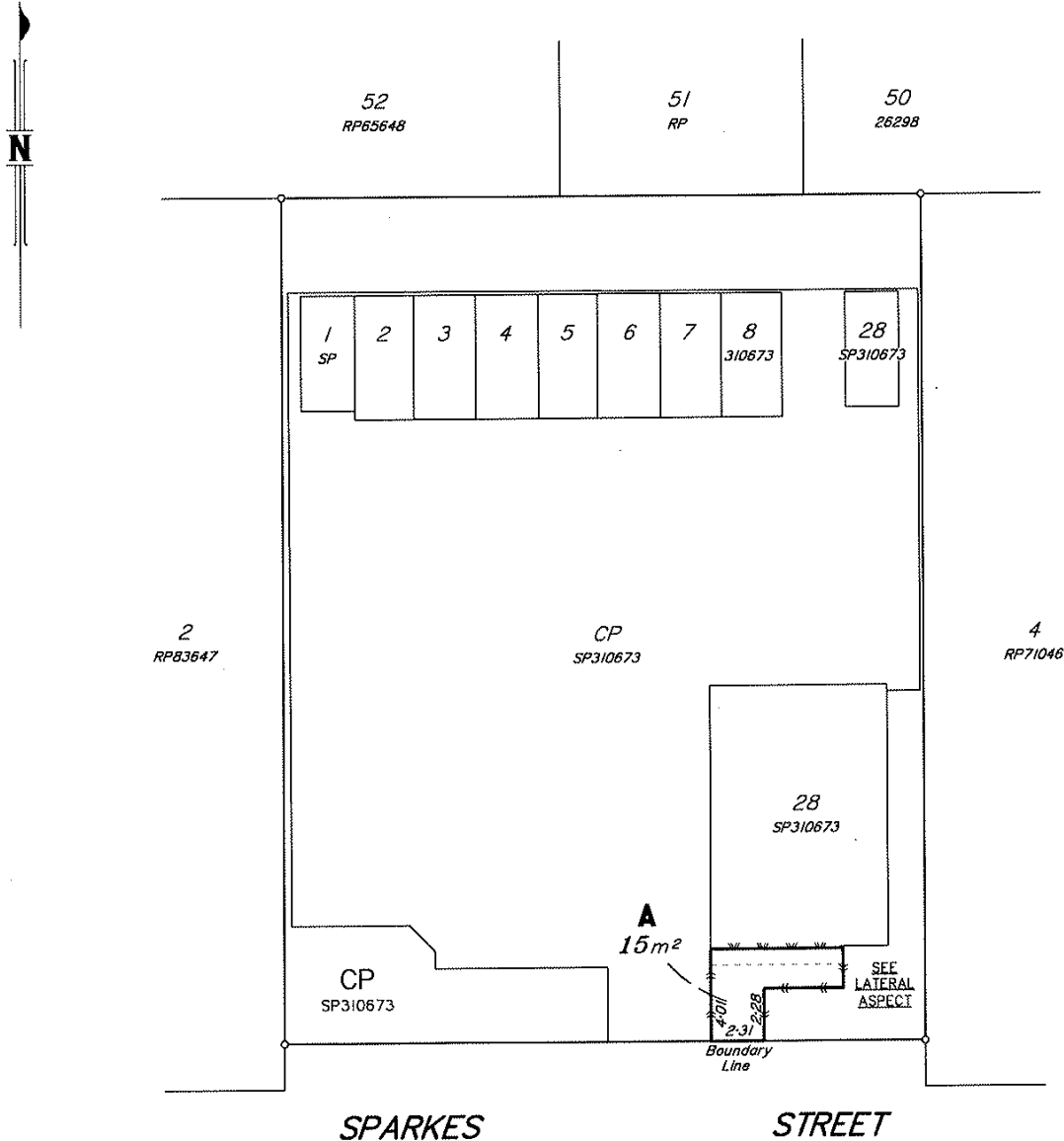
PLAN FOR EXCLUSIVE USE PURPOSES**SKETCH 'B'**

Exclusive Use Area A
Covering Part of Common Property of
'Lucia Chermide' Community Titles Scheme on Level 'B'

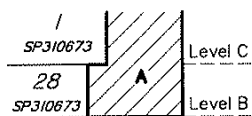
Locality of Chermide

NOTES:

1. Plan drawn to scale on A3 sheet.
2. Title Reference:
3. Centreline of Wall where shown: ————>————
4. Edge of Conc where shown: ————w———w———
5. Restricted to the underside of Level C where shown: - - - - -

**LATERAL ASPECT**

From the West
Not to Scale



Scale 1:200

DTS GROUP QLD PTY LTD ACN 010 000 843
Cadastral Surveyor, certify that the details on
this sketch plan are correct.



Director / Authorised Signatory

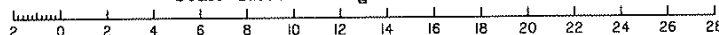
Director / Authorised Signatory

27/06/2022
Date

Scale 1:200

Date: 27/06/2022
Surveyor: BP
Drawn: AA
Project: BNE170213
Acad: B170213Eul.dwg
A3-5704/B

Scale 1:200 - Lengths are in Metres.



PLANNING BODY COMMUNITY MANAGEMENT STATEMENT NOTATION

QUEENSLAND TITLES REGISTRY
Body Corporate and Community Management Act 1997

FORM 18C Version 1
Page 1 of 1

1. Name of community titles scheme

Lucia Chermside

2. Reference to survey plan to be lodged with statement (if applicable)

SP310673

3. Planning body community management statement notation



signed

Christine Sutherland, Delegate

name and designation

Brisbane City Council

name of planning body

Planning Body Reference Number: A006100299

Privacy Statement

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Admin Fund Statement of Income & Expenditure

LUCIA CHERMSIDE CTS 55537
21-23 Sparkes Street CHERMSIDE QLD 4032
1 December 2023 to 30 November 2024
Printed 03/12/24 14:32

	YTD Actual	Annual Budget	Variance	Last Year
FUND INCOME				
Contributions	64,985.52	64,958.00	27.52	56,967.48
Contributions-Insurance Fund	17,198.95	17,177.30	21.65	7,105.12
TOTAL FUND INCOME	82,184.47	82,135.30	49.17	64,072.60
FUND EXPENDITURE				
Caretaking	34,085.17	32,293.08	(1,792.09)	29,901.74
Common property	665.00	820.00	155.00	820.00
Debt collection fees	40.00	0.00	(40.00)	20.00
Debt collection fees recovery	(40.00)	0.00	40.00	0.00
Document fees	0.00	0.00	0.00	56.00
Fire systems	3,928.64	4,545.44	616.80	0.00
Garage	0.00	0.00	0.00	50.00
Insurance renewals	17,254.77	18,500.00	1,245.23	17,398.22
Lift	5,254.89	6,854.56	1,599.67	3,375.57
Management - Additional services fee	701.00	1,000.00	299.00	2,565.50
Management - Agreed Services	4,368.00	4,452.00	84.00	4,199.98
Management - Asset Maintenance Services	165.48	165.44	(0.04)	165.44
Management - Disbursement Fees	2,688.00	2,688.00	0.00	2,389.36
Pest control	0.00	230.00	230.00	230.00
Plumbing	273.00	261.00	(12.00)	261.00
Reconciliation Fee	180.00	180.00	0.00	180.00
Taxation	1,150.00	1,150.00	0.00	1,000.00
Utilities-Electricity	5,108.69	4,200.00	(908.69)	4,103.21
Utilities-Water	2,462.24	1,100.00	(1,362.24)	1,051.03
TOTAL FUND EXPENDITURE	78,284.88	78,439.52	154.64	67,767.05
FUND SURPLUS (DEFICIT)	3,899.59	3,695.78	203.81	(3,694.45)

Admin Fund Statement of Assets & Liabilities

LUCIA CHERMSIDE CTS 55537
21-23 Sparkes Street CHERMSIDE QLD 4032
30 November 2024
Printed 03/12/24 14:32

	YTD Actual	Last Year
OWNERS FUNDS		
Balance Brought Forward	(3,694.45)	0.00
Surplus/(Deficit) For Period	3,899.59	(3,694.45)
TOTAL FUNDS	205.14	(3,694.45)
ASSETS		
Cash at Bank (MBL)	7,726.73	14,114.16
TOTAL ASSETS	7,726.73	14,114.16
LIABILITIES		
Creditors	12.82	0.00
GST control account	(1,253.23)	(1,503.56)
Accrued Expenses	0.00	2,990.17
Levies In Advance	8,762.00	16,322.00
TOTAL LIABILITIES	7,521.59	17,808.61
NET ASSETS	205.14	(3,694.45)

Sinking Fund Statement of Income & Expenditure

LUCIA CHERMSIDE CTS 55537
21-23 Sparkes Street CHERMSIDE QLD 4032
1 December 2023 to 30 November 2024
Printed 03/12/24 14:32

	YTD Actual	Annual Budget	Variance	Last Year
FUND INCOME				
Contributions	24,533.55	24,500.00	33.55	14,003.76
TOTAL FUND INCOME	24,533.55	24,500.00	33.55	14,003.76
FUND EXPENDITURE				
Common property	17,460.00	0.00	(17,460.00)	1,309.00
Common seal	0.00	0.00	0.00	92.50
Contingencies	0.00	14,000.00	14,000.00	0.00
Electrical	775.55	0.00	(775.55)	0.00
Fire systems	1,063.64	0.00	(1,063.64)	0.00
Garage	0.00	0.00	0.00	100.00
Gates	1,843.12	0.00	(1,843.12)	0.00
Lift	1,975.91	0.00	(1,975.91)	9,315.42
Plumbing	1,227.97	0.00	(1,227.97)	0.00
Reports	971.82	0.00	(971.82)	1,887.27
TOTAL FUND EXPENDITURE	25,318.01	14,000.00	(11,318.01)	12,704.19
FUND SURPLUS (DEFICIT)	(784.46)	10,500.00	(11,284.46)	1,299.57

Sinking Fund Statement of Assets & Liabilities

LUCIA CHERMSIDE CTS 55537
21-23 Sparkes Street CHERMSIDE QLD 4032
30 November 2024
Printed 03/12/24 14:32

	YTD Actual	Last Year
OWNERS FUNDS		
Balance Brought Forward	1,299.57	0.00
Surplus/(Deficit) For Period	(784.46)	1,299.57
TOTAL FUNDS	515.11	1,299.57
ASSETS		
Cash at Bank (MBL)	3,301.11	4,866.57
TOTAL ASSETS	3,301.11	4,866.57
LIABILITIES		
Levies In Advance	2,786.00	3,567.00
TOTAL LIABILITIES	2,786.00	3,567.00
NET ASSETS	515.11	1,299.57

Consolidated Statement of Assets & Liabilities

LUCIA CHERMSIDE CTS 55537
21-23 Sparkes Street CHERMSIDE QLD 4032
30 November 2024
Printed 03/12/24 14:32

	YTD Actual	Last Year
OWNERS FUNDS		
Balance Brought Forward	(2,394.88)	0.00
Surplus/(Deficit) For Period	3,115.13	(2,394.88)
TOTAL FUNDS	720.25	(2,394.88)
ASSETS		
Cash at Bank (MBL)	11,027.84	18,980.73
TOTAL ASSETS	11,027.84	18,980.73
LIABILITIES		
Creditors	12.82	0.00
GST control account	(1,253.23)	(1,503.56)
Accrued Expenses	0.00	2,990.17
Levies In Advance	11,548.00	19,889.00
TOTAL LIABILITIES	10,307.59	21,375.61
NET ASSETS	720.25	(2,394.88)

Notes to the Financial Statements
LUCIA CHERMSIDE CTS 55537
21-23 Sparkes Street CHERMSIDE QLD 4032
30 November 2024
Printed 03/12/24 14:32

Investments Nil

The following balances relate to amounts received or owing as at 30/11/2024

Receivables - Owner Arrears Nil

Debtors Nil

Allocated Advance Payments

Unit/Lot Details	Admin		Sinking	Total
	Contributions	Insurance Fund	Contributions	
00001	685.00	208.00	284.00	1,177.00
00003	685.00	208.00	284.00	1,177.00
00004	685.00	208.00	284.00	1,177.00
00006	685.00	208.00	284.00	1,177.00
00010	685.00	208.00	284.00	1,177.00
00012	685.00	208.00	284.00	1,177.00
00018	611.00	186.00	253.00	1,050.00
00025	759.00	231.00	315.00	1,305.00
00027	759.00	231.00	315.00	1,305.00
00028	481.00	146.00	199.00	826.00
Totals	6,720.00	2,042.00	2,786.00	11,548.00

Outstanding Creditors

Creditor	Ref	Details	Account	Amount
ORIG00	A-87077F43	Utilities-Electricity	A77001	12.82
Totals				12.82

Unallocated Advance Payments Nil

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: \$3,717.79

Summary of Significant Accounting Policies

LUCIA CHERMSIDE CTS 55537
21-23 Sparkes Street CHERMSIDE QLD 4032
1 December 2023 to 30 November 2024
Printed 03/12/24 14:32

Basis of Preparation

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

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

Basis of Accounting

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

Cash and cash equivalents

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

Goods and Services Tax

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

Receivables and payables are stated inclusive of GST.

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

Income Tax

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

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

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



Certificate of Insurance

ABN 29 008 096 277

Timothy Egan
Body Corporate Lucia Chermside
CTS 55537
C/- Whittles Body Corporate Services
PO Box 709
COORPAROO QLD 4151

Date: 25.07.2024
Invoice No: I4596034

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 26.08.2024 to 26.08.2025

Policy No. LNG-STR-20284907

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 Lucia Chermside
Residential Strata/Community Corporation

RESIDENTIAL STRATA/COMMUNITY CORPORATION

INSURED:

Body Corporate for Lucia Chermside CTS 55537

SITUATION:

21 Sparkes Street, Chermside QLD 4032

INTEREST INSURED:

Building Sum Insured	\$	13,283,550
Common Contents Sum Insured	\$	132,836
Loss of Rent/Temporary Accommodation	\$	1,992,533

Catastrophe/Emergency Cover	Not Insured
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Flood	Insured
Storm Surge	Not Insured

Glass	Insured
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Theft	Insured
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Public Liability	\$	50,000,000
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Voluntary Workers	Insured
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Weekly Benefit	\$	2,000
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Capital Benefit	\$	200,000
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Fidelity	\$	100,000
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Office Bearers Liability	Not Insured
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Machinery Breakdown	Not Insured
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Government Audit Costs	\$	30,000
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Appeal expenses - common property health and safety breaches	\$	150,000
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Legal Defence Expenses	\$	50,000
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Lot owners fixtures and fixings	\$	300,000
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Floating floors	Insured
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Paint and Wallpaper (NSW & ACT only)	Not Insured
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Loss of Market Value	Not Insured
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Workers Compensation (ACT, WA & TAS ONLY)	Not Insured
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COVERAGE SUMMARY

Body Corporate Lucia Chermide
Residential Strata/Community Corporation

EXCESS:

Standard Excess	\$	2,000
Flood Excess		Not Applicable
Storm Surge Excess	\$	2,000
Public Liability Excess	\$	2,000
Voluntary Workers Excess		7 Days
Fidelity Excess	\$	1,000
Office Bearers Liability Excess		Not Applicable
Machinery Breakdown Excess		Not Applicable
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.

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	Rendered Masonry
Secondary Wall Construction	Not Applicable
Roof Construction	Tin / Iron
Floor Construction	Concrete
Aluminium Composite Panels	No
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	28
Number of Levels	8
Number of Basements	0
Number of Lifts	1
Number of Pools/Spas	0
Number of Gyms	0
Number of Playgrounds	0

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COVERAGE SUMMARY

Body Corporate Lucia Chermide
Residential Strata/Community Corporation

Number of Water Features	0
Number of Jetties/Wharfs	0
Number of Separate Buildings	1
% of EPS	0 %
% Commercial Tenants	0 %
Additional Construction Comments:	

Valuation: 25.05.2023

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Search Date: 06/08/2025 11:26

Request No: 52876237

SCHEME NAME

LUCIA CHERMSIDE COMMUNITY TITLES SCHEME 55537

BODY CORPORATE ADDRESS

WHITTLES BRISBANE PTY LTD
PO BOX 709
COORPAROO
QLD
4151

COMMUNITY MANAGEMENT STATEMENT No: 55537

Title	Lot	Plan	Title	Lot	Plan
51303840	CP	SP 310673	51303841	1	SP 310673
51303842	2	SP 310673	51303843	3	SP 310673
51303844	4	SP 310673	51303845	5	SP 310673
51303846	6	SP 310673	51303847	7	SP 310673
51303848	8	SP 310673	51303849	9	SP 310673
51303850	10	SP 310673	51303851	11	SP 310673
51303852	12	SP 310673	51303853	13	SP 310673
51303854	14	SP 310673	51303855	15	SP 310673
51303856	16	SP 310673	51303857	17	SP 310673
51303858	18	SP 310673	51303859	19	SP 310673
51303860	20	SP 310673	51303861	21	SP 310673
51303862	22	SP 310673	51303863	23	SP 310673
51303864	24	SP 310673	51303865	25	SP 310673
51303866	26	SP 310673	51303867	27	SP 310673
51303868	28	SP 310673			

COMMUNITY MANAGEMENT STATEMENT Dealing No: 722148200

** End of Community Titles Scheme Search **