

BCCM**Form 33**

Department of Justice

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

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

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

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

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

- becoming an owner and contacting the body corporate
- 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 15/08/2025

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

BRUNSWICK COURT

CTS No. **16073**

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:

Name: **Strata Dynamics**

Company: **Strata Dynamics**

Phone: **07 3229 9185**

Email: **info@stratadynamics.com.au**

Accessing records

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

Strata Dynamics

Property and community titles scheme details

Lot and plan details

Lot number: **4**

Plan type and number: **104269**

Plan of subdivision: **BUILDING FORMAT PLAN**

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:

Standard

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?

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?

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

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

Exclusive use areas

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

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

Yes

If yes, the exclusive use by-laws or other allocations of common property for the schemes are:

listed in the community management statement & given with this certificate

Lot entitlements and financial information

Lot entitlements

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: **2.00**

Total contribution schedule lot entitlements for all lots: **23.00**

Interest schedule

Interest schedule lot entitlement for the lot: **2.00**

Total interest schedule lot entitlements for all lots: **23.00**

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)

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 **4** for the current financial year: \$ **\$2,260.86**

Number of instalments: **4** (outlined below)

Discount for on-time payments (if applicable): **0** %

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

Due date	Amount due	Amount due if discount applied	Paid
01/01/25	434.78	434.78	12/12/24
01/04/25	434.78	434.78	26/03/25
01/07/25	695.65	695.65	18/07/25
01/10/25	695.65	695.65	
01/01/26	565.22	565.22	
01/04/26	565.22	565.22	

Amount overdue **Nil**
 Amount Unpaid including amounts billed not yet due **\$0.00**

Sinking fund contributions

Total amount of contributions (before any discount) for lot **4** for the current financial year: \$ **\$177.06**

Number of instalments: **4** (outlined below)

Discount for on-time payments (if applicable): **0** %

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

Due date	Amount due	Amount due if discount applied	Paid
01/01/25	42.96	42.96	12/12/24
01/04/25	42.96	42.96	17/04/25
01/07/25	45.57	45.57	18/07/25
01/10/25	45.57	45.57	
01/01/26	44.26	44.26	
01/04/26	44.26	44.26	

Amount overdue **\$0.00**
 Amount Unpaid including amounts billed not yet due **\$0.00**

Special contributions - Administrative Fund (IF ANY)

Date determined:// (Access the body corporate records for more information).

Total amount of contributions (before any discount) **Nil**

Number of instalments: **0** (outlined below)

Discount for on-time payments (if applicable): **0** %

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

Due date	Amount due	Amount due if discount applied	Paid
----------	------------	--------------------------------	------

Amount overdue **Nil**
 Amount Unpaid including amounts billed not yet due **\$0.00**

Special contributions - Sinking Fund (IF ANY)

Date determined:// (Access the body corporate records for more information).

Total amount of contributions (before any discount) **Nil**

Number of instalments: **0** (outlined below)

Discount for on-time payments (if applicable): **0** %

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

Due date	Amount due	Amount due if discount applied	Paid
----------	------------	--------------------------------	------

Amount overdue

Nil

Amount Unpaid including amounts billed not yet due

Nil

Other amounts payable by the lot owner

Purpose

Fund

Amount

Due date

Amount

Summary of amounts due but not paid by the current owner

At the date of this certificate

Annual contributions	Nil
Special contributions	Nil
Other contributions	Nil
Other payments	Nil
Penalties	Nil
Total amount overdue (Total Amount Unpaid including not yet due \$0.00)	Nil

(An amount in brackets indicates a credit or a payment made before the due date)

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

Current sinking fund balance (as at date of certificate): \$ 343,446.44

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.

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 below

Date	Description	Conditions
------	-------------	------------

Body corporate assets

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

The body corporate does not have any assets that it is required to record in its register

Description	Type	Acquisition	Supplier	Original Cost	Cost To Date	Market Value
-------------	------	-------------	----------	---------------	--------------	--------------

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, are given with this certificate.

TYPE/COMPANY	POLICY NO.	SUM INSURED	PREMIUM	DUE DATE	EXCESS
BUILDING CHU Insurance	CS0006069021	1,958,867.00	11,601.09	01/09/25	10,000 all claims
PUBLIC LIABILITY CHU Insurance	CS0006069021	20,000,000.00		01/09/25	10,000 all claims
OFFICE BEARERS CHU Insurance	CS0006069021	1,000,000.00		01/09/25	10,000 all claims
COMMON AREA CONTENTS CHU Insurance	CS0006069021	20,567.00		01/09/25	10,000 all claims
LOSS OF RENT CHU Insurance	CS0006069021	301,521.00		01/09/25	10,000 all claims
VOLUNTARY WORKERS CHU Insurance	CS0006069021	200,000.00		01/09/25	10,000 all claims
FIDELITY GUARANTEE CHU Insurance	CS0006069021	100,000.00		01/09/25	10,000 all claims

Body corporate insurance policies

Details of each current insurance policy held by the body corporate including, for each policy, are given with this certificate.

TYPE/COMPANY	POLICY NO.	SUM INSURED	PREMIUM	DUE DATE	EXCESS
GOVERNMENT AUDIT COS CHU Insurance	CS0006069021	25,000.00		01/09/25	10,000 all claims
APPEAL EXPENSES CHU Insurance	CS0006069021	100,000.00		01/09/25	10,000 all claims
LEGAL DEFENSE EXPENS CHU Insurance	CS0006069021	50,000.00		01/09/25	10,000 all claims
LOT OWNER'S FIXTURES CHU Insurance	CS0006069021	250,000.00		01/09/25	10,000 all claims

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?

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?

No

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

No

Embedded network electricity supply

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

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.

Name/s Strata Dynamics

Positions/s held Body Corporate Manager

Date 15/08/2025

Signature/s Strata Dynamics

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

BRUNSWICK COURT CTS 16073

ABN 46 592 973 459

STATEMENT

SHJ Whyte & EL Whyte
104 Dorrigo Street
KEDRON QLD 4031












Transfer Date:
11/03/15

Statement Period			
01 Jan 25 to 15 Aug 25			
A/c No	4	Lot No	4
Page Number	1	Unit No	4

Last Certificate Issued: 19/02/15

Date	Type	Details	Reference	Debit	Credit	Balance
01/01/25	Admin Fund - General	Brought forward	I0003008	434.78		-477.74
01/01/25	Sink. Fund - General	01/01/25 to 31/03/25	I0003017	42.96		-42.96
26/02/25	Admin Fund - General	01/04/25 to 30/06/25	I0003026	434.78		434.78
26/02/25	Sink. Fund - General	01/04/25 to 30/06/25	I0003035	42.96		477.74
26/03/25	Receipt	Admin Fund - General	R0000930		434.78	42.96
26/03/25	Receipt	Sink. Fund - General	RA000930		12.96	30.00
17/04/25	Receipt	Sink. Fund - General	R0000935		30.00	0.00
17/04/25	Receipt	Admin Fund - General	R0000936		477.44	-477.44
28/05/25	Admin Fund - General	01/07/25 to 30/09/25	I0003044	695.65		218.21
28/05/25	Sink. Fund - General	01/07/25 to 30/09/25	I0003053	45.57		263.78
18/07/25	Receipt	Admin Fund - General	R0000945		218.21	45.57
18/07/25	Receipt	Sink. Fund - General	RA000945		45.57	0.00
				\$1,696.70	\$1,696.70	Nil
Over 90 Days	90 Days	60 Days	30 Days	Current	BALANCE DUE: Nil	
0.00	0.00	0.00	0.00	0.00	Date Paid	Amount Paid

Payment Options

	Tel: 1300 552 311 Ref: 1408 1827 1	Telephone: Call this number to pay by credit card. International: +613 8648 0158 (charges apply).	
	www.stratapay.com.au Ref: 1408 1827 1	Internet: Make credit card payments online (charges apply). Visit www.stratapay.com.au	
	www.stratapay.com/ddr Ref: 1408 1827 1	Direct Debit: Make auto payments from your credit card* or bank account. Visit www.stratapay.com/ddr to register *Credit card charges apply.	
	Billcode: 74625 Ref: 1408 1827 1	BPay: Contact your participating financial institution to make a payment from your cheque or savings account using BPay. BPAY® Registered to BPAY Pty Ltd ABN 69 079 137 518	
	Billpay Code: 3599 Ref: 1408 1827 1	In Person: Present this bill in store at Australia Post to make cheque or EFTPOS payments.	
	Make cheque payable to: StrataPay 1408 1827 1	Mail: Send cheque with this slip by mail to: StrataPay, Locked Bag 9 GCMC, Bundall Qld 9726 Australia	
	BSB: 067-970 Acct No: 1408 1827 1 (Applies to this bill only)	Internet Banking - EFT: Use this BSB and Account Number to pay directly from your bank account in Australian Dollars (AUD). Account Name: StrataPay Bank: CBA, Sydney, Australia.	



StrataPay Reference

1408 1827 1

Amount

\$0.00

Due Date

Per Notice

STRATA DYNAMICS PTY LTD
16073/02100004 Lot 4/4

SHJ Whyte & EL Whyte
104 Dorrigo Street
KEDRON QLD 4031



*3599 140818271

BRUNSWICK COURT CTS 16073

19 Annie Street New Farm QLD 4006 4005

BALANCE SHEET

AS AT 15 AUGUST 2025

	ACTUAL 15/08/2025	ACTUAL 31/12/2024
Administrative Fund	20,515.75	19,954.87
Sinking Fund	343,446.44	341,934.44
<u>TOTAL</u>	<u>\$ 363,962.19</u>	<u>\$ 361,889.31</u>

THESE FUNDS ARE REPRESENTED BY

CURRENT ASSETS

Cash At Bank	361,544.51	351,004.83
Prepaid Expenses	0.00	11,601.09
Levies In Arrears	2,330.78	0.00
Other Arrears	111.10	0.00
<u>TOTAL ASSETS</u>	<u>363,986.39</u>	<u>362,605.92</u>

LIABILITIES

Arrears Clearing Account	24.20	0.00
Levies In Advance	0.00	716.61
<u>TOTAL LIABILITIES</u>	<u>24.20</u>	<u>716.61</u>

NET ASSETS

<u>\$ 363,962.19</u>	<u>\$ 361,889.31</u>
-----------------------------	-----------------------------

BRUNSWICK COURT CTS 16073

19 Annie Street New Farm QLD 4006 4005

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 JANUARY 2025 TO 15 AUGUST 2025

	ACTUAL	BUDGET	ACTUAL
	01/01/25-15/08/25	01/01/25-31/12/25	01/01/24-31/12/24
<u>ADMINISTRATIVE FUND</u>			
<u>INCOME</u>			
Levies - Administrative Fund	18,000.04	26,000.00	20,000.00
Electricity Relief Rebate	0.00	0.00	325.00
<u>TOTAL ADMIN. FUND INCOME</u>	18,000.04	26,000.00	20,325.00
<u>EXPENDITURE - ADMIN. FUND</u>			
Administration Costs	1,026.91	3,500.00	3,575.47
Core Disbursements	379.44	675.00	624.60
Audit Fees	0.00	630.00	628.65
Bank Charges	21.85	50.00	36.10
Body Corp. Administration	896.22	1,600.00	1,475.64
Electricity	0.00	700.00	586.44
Income Tax Return	0.00	300.00	280.50
Insurance	10,697.71	10,697.71	10,019.88
Insurance - Stamp Duty	903.38	903.38	846.94
Software	188.10	200.00	175.77
R & M - Building	547.25	1,500.00	1,117.88
R & M - Cleaning	0.00	500.00	0.00
R & M - Garden & Ground	1,369.50	3,000.00	1,188.00
R & M - Plumbing	1,079.90	1,500.00	0.00
R & M - Electrical	277.20	1,750.00	1,433.30
R & M - Pest Control	0.00	300.00	0.00
R & M - Fire Equipment	51.70	1,500.00	1,226.50
<u>TOTAL ADMIN. EXPENDITURE</u>	17,439.16	29,306.09	23,215.67
<u>SURPLUS / DEFICIT</u>	\$ 560.88	\$ (3,306.09)	\$ (2,890.67)
Opening Admin. Balance	19,954.87	19,954.87	22,845.54
<u>ADMINISTRATIVE FUND BALANCE</u>	\$ 20,515.75	\$ 16,648.78	\$ 19,954.87

BRUNSWICK COURT CTS 16073

19 Annie Street New Farm QLD 4006 4005

STATEMENT OF INCOME AND EXPENDITURE

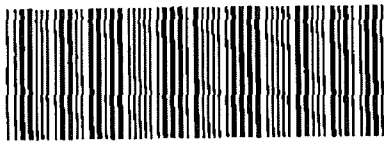
FOR THE PERIOD 01 JANUARY 2025 TO 15 AUGUST 2025

	ACTUAL	BUDGET	ACTUAL
	01/01/25-15/08/25	01/01/25-31/12/25	01/01/24-31/12/24
<u>SINKING FUND</u>			
<u>INCOME</u>			
Levies - Sinking Fund	1,512.00	2,036.00	1,976.04
<u>TOTAL SINKING FUND INCOME</u>	1,512.00	2,036.00	1,976.04
<u>EXPENDITURE - SINKING FUND</u>			
<u>REBUILD CLAIMS UNIT 6-8</u>			
Unit 6 & 7	0.00	0.00	130,686.48
Income Tax	0.00	0.00	1,279.81
Garden & Ground	0.00	1,800.00	0.00
<u>TOTAL SINK. FUND EXPENDITURE</u>	0.00	1,800.00	131,966.29
<u>SURPLUS / DEFICIT</u>	\$ 1,512.00	\$ 236.00	\$ (129,990.25)
Opening Sinking Fund Balance	341,934.44	341,934.44	471,924.69
<u>SINKING FUND BALANCE</u>	\$ 343,446.44	\$ 342,170.44	\$ 341,934.44

FORM 14 Version 2
Land Title Act 1994 and Land Act 1994
Dealing No.

GENERAL REQUEST

12
QUEENSLAND LAND REGISTRY
Page 1 of 1
Stamp Duty Imprint



703757304

\$50.00

14/12/1999 13:45

BE 470

1. Nature of request

To record a new Community Management Statement for
Brunswick Court Community Titles Scheme 16073

Lodger Name, address & phone
number

NICHOLSONS

Lodger
Code

250

2. Description of Lot

County

Parish

Title Reference

Common Property of Brunswick Court
Community Management Scheme 16073

Stanley

North Brisbane

50133771

3. Registered Proprietor / Crown Lessee

Body Corporate for Brunswick Court Community Titles Scheme 16073

4. Interest

Fee Simple

5. Applicant

Body Corporate for Brunswick Court Community Titles Scheme 16073

6. Request

I hereby request that: The New CMS deposited herewith which amends Schedule C & E of the existing Community Management Statement be recorded as the Community Management Statement for Brunswick Court Community Titles Scheme 16073.

7. Execution by applicant

Execution Date

10/12/99

Applicant's or Solicitor's Signature



Kenneth D'Arcy
Corporate Manager

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

FIRST/NEW COMMUNITY MANAGEMENT STATEMENT

Page 1 of 6

16073

CMS LABEL NUMBER

This statement incorporates and must include the following:
Schedule A - Schedule of lot entitlements
Schedule B - Explanation of development of scheme land
Schedule C - By-laws
Schedule D - Any other details
Schedule E - Allocation of exclusive use area

1. Name of community titles scheme

2. Regulation module

BRUNSWICK COURT COMMUNITY TITLES
SCHEME 16073

STANDARD

3. Name of body corporate

BODY CORPORATE FOR BRUNSWICK COURT COMMUNITY TITLES SCHEME 16073

4. Scheme land

Description of Lot	County	Parish	Title Reference
Common Property of Brunswick Court CTS 16073	Stanley	North Brisbane	50133771
Lots 1 to 9 in BUP 104269	Stanley	North Brisbane	50133772 to 50133780 (inc)

5. Name and address of original owner #

6. Reference to plan lodged with this statement

Not Applicable

Not Applicable

first community management statement only

7. Local Government community management statement notation

Not applicable pursuant to Section 54(4) of the Body Corporate and Community Management Act.

.....signed

.....name and designation

.....name of Local Government

8. Execution by original owner/Consent of body corporate

Execution Date

10 / 12 199



*Execution

I. R. D. Arcy
Ian Kenneth D Arcy
Body Corporate Manager

**SCHEDULE / ENLARGED PANEL /
ADDITIONAL PAGE / DECLARATION**

Title Reference

SCHEDULE A SCHEDULE OF LOT ENTITLEMENTS		
Lot on Plan	Contribution	Interest
Lot 1 on BUP 104269	1	1
Lot 2 on BUP 104269	1	1
Lot 3 on BUP 104269	2	2
Lot 4 on BUP 104269	2	2
Lot 5 on BUP 104269	1	1
Lot 6 on BUP 104269	4	4
Lot 7 on BUP 104269	4	4
Lot 8 on BUP 104269	4	4
Lot 9 on BUP 104269	4	4
TOTALS	23	23

SCHEDULE B EXPLANATION OF THE DEVELOPMENT OF SCHEME LAND

NOT APPLICABLE

SCHEDULE C BY-LAWS

BY - LAWS

Noise

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

Vehicles

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

Title Reference

- (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.

Obstruction

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

Damage to lawns etc.

- 4.(1) The occupier of a lot must not, without the body corporate's written approval -
- (a) damage a lawn, garden, tree, shrub, plant or flower on the common property;
or
 - (b) use a part of the common property as a garden.
- (2) An approval under subsection (1) must state the period for which it is given.
- (3) However, the body corporate may cancel the approval by giving 7 days written notice to the occupier.

Damage to common property

- 5.(1) An occupier of a lot must not, without the body corporate's written approval, mark, paint, drive nails, screws or other objects into, or otherwise damage or deface a structure that forms part of the common property.
- (2) However, an occupier may install a locking or safety device to protect the lot against intruders, or a screen to prevent entry of animals or insects, if the device or screen is soundly built and is consistent with the color, style and materials of the building.
- (3) The owner of a lot must keep a device installed under subsection (2) in good order and repair.

Behaviour of invitees

6. An occupier of a lot must take reasonable steps to ensure that the occupier's invitees do not behave in a way likely to interfere with the peaceful enjoyment of another lot or the common property.

Leaving of rubbish etc. on the common property

7. The occupier of a lot must not leave the rubbish or other materials on the common property in a way or place likely to interfere with the enjoyment of the common property by someone else.

Title Reference

Appearance of lot

8.(1) The occupier of a lot must not, without the body corporate's written approval, make a change to the external appearance of the lot unless the change is minor and does not detract from the amenity of the lot and its surrounds.

(2) The occupier of a lot must not, without the body corporate's written approval -

- (a) hang washing, bedding, or another cloth article 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.

(3) This section does not apply to a lot created under a standard format plan of subdivision.

Storage of flammable materials

9.(1) The occupier of a lot must not, without the body corporate's written approval, store a flammable substance on the common property.

(2) The occupier of a lot must not, without the body corporate's written approval, store a flammable substance on the lot unless the substance is used or intended for use for domestic purposes, or in the case of Lots 6, 7 and 8 is used or intended to be used for purposes associated with the business that is conducted in that lot.

(3) However, this section does not apply to the storage of fuel in -

- (a) the fuel tank of a vehicle, boat, or internal combustion engine; or
- (b) a tank kept on a vehicle or boat in which the fuel is stored under the requirements of the law regulating the storage of flammable liquid.

Garbage disposal

10.(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 dry condition and adequately covered on the lot.

(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.

Title Reference**Keeping of animals**

11.(1) The occupier of a lot must not, without the body corporate's written approval -

- (a) *bring or keep an animal on the lot or the common property; or*
- (b) *permit an invitee to bring or keep an animal on the lot or the common property.*

(2) The occupier must obtain the body corporate's written approval before bringing, or permitting an invitee to bring, an animal onto the lot or the common property.

Cleanliness

12. The occupier of a lot must keep that lot clean and pest free.

Expenditure of body corporate funds

13. Where the body corporate expends any of its funds to rectify any breach of any law or these by-laws by an occupier of a lot, the body corporate may recover the amount spent as a debt from the owner of that lot by commencing proceedings against him.

Legal Proceedings

14. The body corporate may commence or authorise the commencement of legal proceedings against any owner of a lot owes money to the body corporate.

Interest

15. If any moneys owing to the body corporate are unpaid 30 days after the due date for payment, the body corporate may charge interest on those moneys at such rate as the body corporate may from time to time determine.

Contractors and Workmen

16. Except with the written consent of the body corporate, no occupier or owner of a lot will give directions to any contractors or workmen employed by the body corporate.

Exclusive Use

17.(1) The owners of lots identified in Schedule E are entitled to exclusive use of the areas allocated therein and as identified on the sketch plans marked "A", "B", and "C" attached hereto.

**SCHEDULE / ENLARGED PANEL /
ADDITIONAL PAGE / DECLARATION**

Title Reference

(2) Each occupier of a lot identified in Schedule E as being entitled to the exclusive use of a certain area 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) maintain that part of the common property together with the fixtures attached thereon in a state of good and serviceable repair;
- (c) use it only for the purpose for which the allocation was granted; and
- (d) keep it tidy and free from rubbish.

(3) The occupier of Lot 8 shall be entitled to erect a roof awning or sail structure over the exclusive use courtyard area for that lot provided that such awning or sail is in keeping with the general appearance of the building and such improvements are maintained and insured by such occupier.

(4) The occupier of Lot 7 shall be entitled to erect a roof covered deck over the exclusive use courtyard area for that lot provided that such deck and roof are in keeping with the general appearance of the building and such improvements are maintained and insured by such occupier.

SCHEDULE D OTHER DETAILS REQUIRED/PERMITTED TO BE INCLUDED

NIL

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

<u>Lot</u>	<u>Exclusive Use Areas</u>	<u>Purpose</u>
Lot 1 on BUP104269	The areas marked 1 on Plan "A"	Courtyard
Lot 2 on BUP104269	The area marked 2a on Plan "A"	Courtyard
Lot 2 on BUP104269	The area marked 2b on Plan "A"	Carparking
Lot 3 on BUP104269	The area marked 3 on Plan "A"	Carparking
Lot 4 on BUP104269	The area marked 4 on Plan "A"	Courtyard
Lot 5 on BUP104269	The area marked 5 on Plan "A"	Carparking
Lot 6 on BUP104269	The area marked 6 on Plan "B"	Carparking
Lot 7 on BUP104269	The area marked 7 on Plan "B"	Carparking
Lot 7 on BUP104269	The area marked 7 on Plan "C"	Courtyard
Lot 8 on BUP104269	The area marked 8 on Plan "B"	Carparking
Lot 8 on BUP104269	The area marked 8 on Plan "C"	Courtyard
Lot 9 on BUP104269	The area marked 9 on Plan "B"	Carparking

Map showing the layout of Brunswick Court, including lot numbers, dimensions, and areas.

Lot 1: 36 m²

Lot 2: 37 m²

Lot 2a: 37 m²

Lot 2b: 18 m²

Lot 3: 7 m²

Lot 4: 17 m²

Lot 5: 18 m²

Lot 5a: 18 m²

Dimensions and boundaries are marked in meters (m).

North arrow pointing towards the top left.

Map title: **BRUNSWICK COURT**

Map number: **16073**

Surveyor's statement: I, **John DEE**, Licensed Surveyor, hereby certify that

I John DEE, Licensed Surveyor, hereby certify that the details shown on this sketch plan are correct

Date _____

SCALE 1:200

EXCLUSIVE USE TO BE GIVEN OVER AREAS DEFINED
IN DIAGRAM TO THE UNITS INDICATED

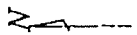
Prepared by :

JOHN DEE & ASSOCIATES PTY LTD

Consulting Surveyors ACN 010 272 090
 50 Prospect Street, Fortitude Valley
 PH : 3252 3777 3852 1634
 Mobile : 041 872 2305
 Fax : 3252 1291
 EMAIL : jdaas@ozemail.com.au

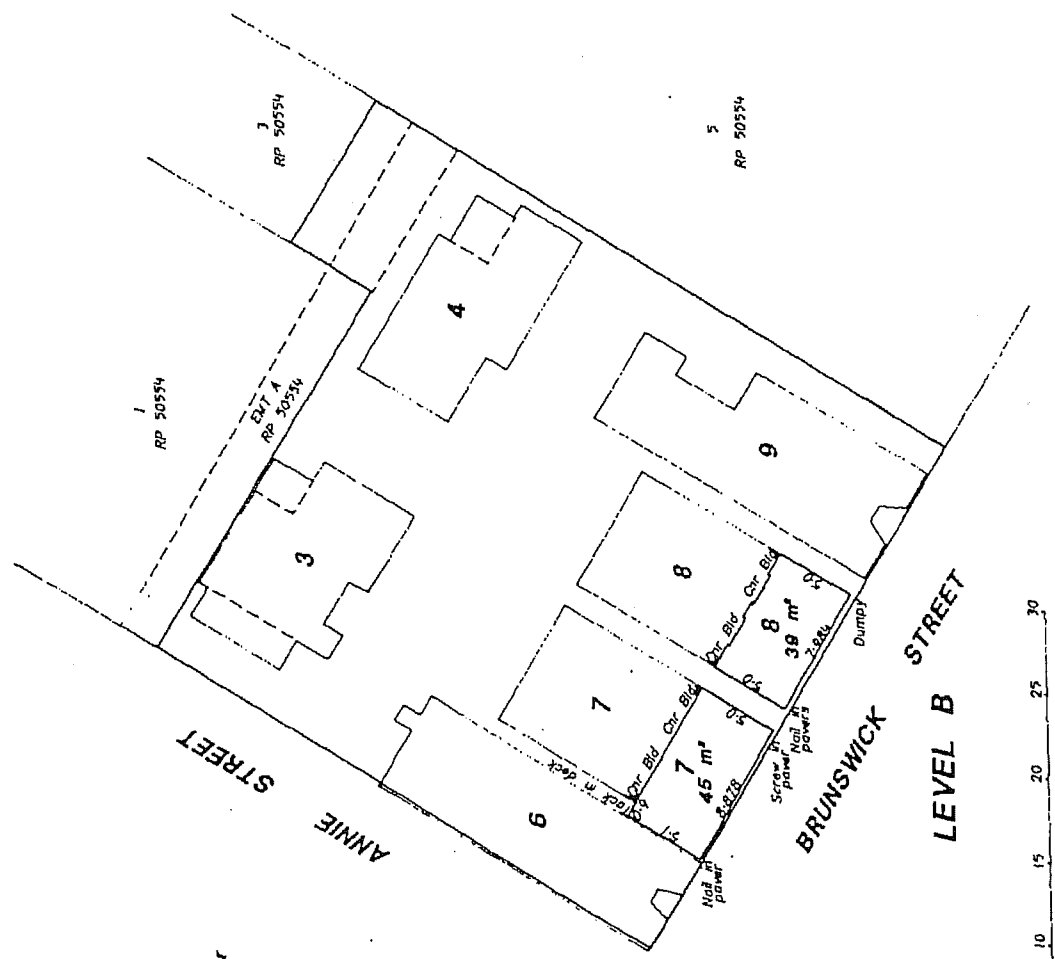
PLAN SHOWING:
 Exclusive Use to be given over
 part of Common Property
 CMS: 18073
 Name: BRUNSWICK COURT

Scale 1 : 300
 160 / 83
 A12 - 1c



**REPRODUCTION OF
 SKETCH MAY NOT BE
 TO SCALE SHOWN**

I, John DEE, Licensed Surveyor, hereby certify that
 the details shown on this sketch plan are correct
 Date: 20/11/99
 Licensed Surveyor

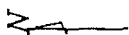


Plan 'B'

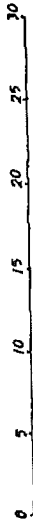
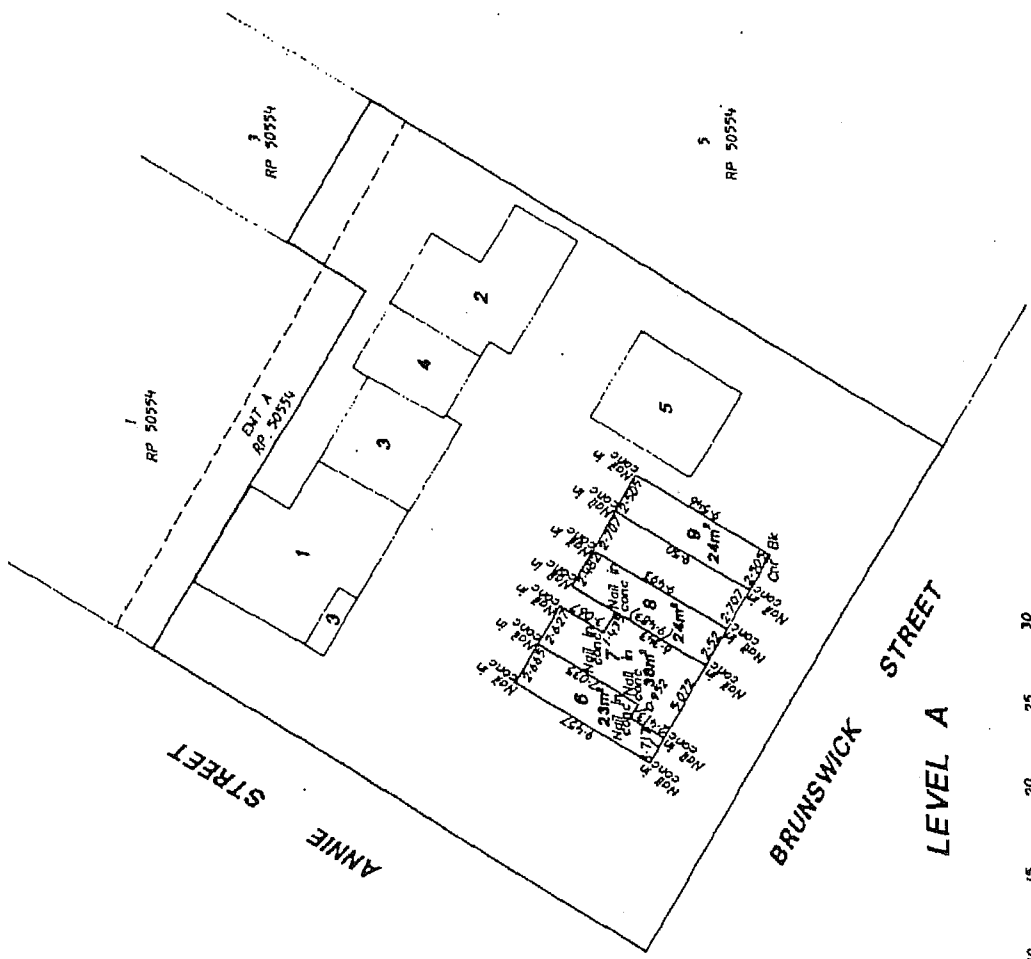
JOHN DEE & ASSOCIATES PTY LTD

Consulting Surveyors ACN 010 272 090
 50 Prospect Street, Fortitude Valley
 PH : 3252 3777 3852 1634
 Mobile : 041 872 2305
 Fax : 3252 1291
 EMAIL : jda@ozemail.com.au

PLAN SHOWING:
 Exclusive Use to be given over
 part of Common Property
 CMS: 16073
 Name: BRUNSWICK COURT



**REPRODUCTION OF
 SKETCH MAY NOT BE
 TO SCALE SHOWN**



Scale 1 : 300
 160 / 63
 A12 - 2c

I, John DEE, Licensed Surveyor, hereby certify that
 the details shown on this sketch plan are correct
 Date: 24/11/99
 John DEE
 Licensed Surveyor

COPY

MINUTES OF THE EXTRAORDINARY GENERAL MEETING OF THE BODY CORPORATE FOR BRUNSWICK COURTCES 16073 HELD AT THE OFFICE OF CAPITOL BODY CORPORATE ADMINISTRATION, 27 CONSTELLATION CRESCENT, BRIDGEMAN DOWNS, BRISBANE ON FRIDAY, 10 DECEMBER, 1999 AT 4.30 P.M.

PRESENT: Ian Kenneth D'Arcy (Capitol Body Corporate Administration)

IN ATTENDANCE: Nil

APOLOGIES: Nil

COMPANY NOMINEES Nominee from Celand Pty Ltd to David Gregory Allan

VOTES IN WRITING: Janelle Lee-Jones (Lot 1)
Linda Nash (Lot 2)
Lee Robert Croucher (Lot 3)
Janice Elizabeth Cooper (Lot 4)
David Gregory Allan (Lots 5, 6, 7, 8 & 9)

CHAIRPERSON: Ian Kenneth D'Arcy chaired the meeting by virtue of the delegated powers contained in the Capitol Body Corporate Administration management agreement, it having been arranged and disclosed in the notice of meeting that it was proposed that the meeting would proceed on the basis of voting papers only.

QUORUM The meeting noted that the appropriate notice of meeting was forwarded to all owners and that all of the owners entitled to vote had voted by providing a duly completed voting paper to the body corporate manager prior to the appointed time for the meeting.

1. **ABRIDGEMENT OF TIME:** RESOLVED that the time for the giving of notice of this Extraordinary General Meeting be abridged from twenty one (21) days to fourteen (14) days and that the meeting be deemed to be duly held by the owners providing completed voting papers to the body corporate manager by no later than 4.30 p.m. on Friday 10 December 1999. (ORDINARY RESOLUTION)

9 YES 0 NO 0 ABSTAIN

2. **CONFIRMATION OF MINUTES:** RESOLVED that the Minutes of the previous general meeting dated 23.3.99 be confirmed. (ORDINARY RESOLUTION)

9 YES 0 NO 0 ABSTAIN

3. **NEW COMMUNITY MANAGEMENT STATEMENT**

- (a) RESOLVED that the Body Corporate consent to the New Community Management Statement in the form (or substantially in the form) as circulated to all owners and as tabled and that a true photocopy of the document be annexed to the original of these minutes for the purposes of identification. (RESOLUTION WITHOUT DISSENT)

9 YES 0 NO 0 ABSTAIN

- (b) RESOLVED that either of Josephine D'Arcy or Ian Kenneth D'Arcy of Capitol Body Corporate Administration be authorised to affix the seal of the body corporate to both the New Community Management Statement and the required Form 14 General Request to

accompany that document and to sign through or adjacent to the seal on behalf of the Body Corporate. (ORDINARY RESOLUTION)

9 YES 0 NO 0 ABSTAIN

- (c) RESOLVED that either of Josephine D'Arcy or Ian Kenneth D'Arcy of Capitol Body Corporate Administration be authorised to affix the seal of the Body Corporate to a copy of these minutes certifying them to be true as required to facilitate the registration of the Community Management Statement and to sign through or adjacent to the seal on such certification on behalf of the Body Corporate.

9 YES 0 NO 0 ABSTAIN

CLOSURE: The meeting closed at 4.35 p.m.



Chairman

I, Ian Kenneth D'Arcy of Capitol Body Corporate Administration certify that this and the preceding one page is a true and correct copy of the minutes of the extraordinary general meeting of the Body Corporate for Brunswick Court CTS 16073 held on 10 December 1999, at which the body corporate consented to a New Community Management Statement for the Scheme.



Ian Kenneth D'Arcy – Body Corporate Manager



Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Search Date: 15/08/2025 11:37

Request No: 52997611

SCHEME NAME

BRUNSWICK COURT COMMUNITY TITLES SCHEME 16073

BODY CORPORATE ADDRESS

GPO BOX 5256
BRISBANE
QLD
4001

COMMUNITY MANAGEMENT STATEMENT No: 16073

Title	Lot	Plan	Title	Lot	Plan
50133771	CP	BUP 104269	50133772	1	BUP 104269
50133773	2	BUP 104269	50133774	3	BUP 104269
50133775	4	BUP 104269	50133776	5	BUP 104269
50133777	6	BUP 104269	50133778	7	BUP 104269
50133779	8	BUP 104269	50133780	9	BUP 104269

COMMUNITY MANAGEMENT STATEMENT Dealing No: 703757304

** End of Community Titles Scheme Search **