

Seller disclosure statement



Queensland
Government

Property Law Act 2023 section 99

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

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

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

This statement does not include information about:

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

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

Part 1 – Seller and property details

Seller Dylan Di Giovanni

Property address 3/23 Alice Street

(referred to as the
“property” in this
statement)

Kedron, QLD, 4031

Lot on plan description L3 SP313235

Community titles scheme
or BUGTA scheme:

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

☒ **Yes**

☐ **No**

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

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

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

Title details

The seller gives or has given the buyer the following—

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

☒ **Yes**

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

☒ **Yes**

Registered encumbrances	Registered encumbrances, if any, are recorded on the title search, and may affect your use of the property. Examples include easements, statutory covenants, leases and mortgages. You should seek legal advice about your rights and obligations before signing the contract.
Unregistered encumbrances (excluding statutory encumbrances)	There are encumbrances not registered on the title that will continue ☐ Yes ☒ No to affect the property after settlement. Note—If the property is part of a community titles scheme or a BUGTA scheme it may be subject to and have the benefit of statutory easements that are NOT required to be disclosed. Unregistered lease (if applicable) If the unregistered encumbrance is an unregistered lease, the details of the agreement are as follows: » the start and end day of the term of the lease: Insert date range » the amount of rent and bond payable: Insert amount of rent and bond » whether the lease has an option to renew: Insert option to renew information Other unregistered agreement in writing (if applicable) If the unregistered encumbrance is created by an agreement in writing, and is not an unregistered lease, a copy of the agreement is given, together with relevant plans, if any. ☐ Yes Unregistered oral agreement (if applicable) If the unregistered encumbrance is created by an oral agreement, and is not an unregistered lease, the details of the agreement are as follows: Insert names of parties to the agreement, term of the agreement and any amounts payable by the owner of the property
Statutory encumbrances	There are statutory encumbrances that affect the property. ☐ Yes ☒ No <i>If Yes, the details of any statutory encumbrances are as follows:</i>
Residential tenancy or rooming accommodation agreement	The property has been subject to a residential tenancy agreement or a rooming accommodation agreement under the <i>Residential Tenancies and Rooming Accommodation Act 2008</i> during the last 12 months. ☐ Yes ☒ No If Yes, when was the rent for the premises or each of the residents' rooms last increased? <i>(Insert date of the most recent rent increase for the premises or rooms)</i> Note—Under the <i>Residential Tenancies and Rooming Accommodation Act 2008</i> the rent for a residential premises may not be increased earlier than 12 months after the last rent increase for the premises. As the owner of the property, you may need to provide evidence of the day of the last rent increase. You should ask the seller to provide this evidence to you prior to settlement.

Part 3 – Land use, planning and environment

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

Zoning	The zoning of the property is (<i>Insert zoning under the planning scheme, the Economic Development Act 2012; the Integrated Resort Development Act 1987; the Mixed Use Development Act 1993; the State Development and Public Works Organisation Act 1971 or the Sanctuary Cove Resort Act 1985, as applicable</i>): MDR - Medium Density Residential		
Transport proposals and resumptions	The lot is affected by a notice issued by a Commonwealth, State or local government entity and given to the seller about a transport infrastructure proposal* to: locate transport infrastructure on the property; or alter the dimensions of the property. ☐ Yes ☒ No The lot is affected by a notice of intention to resume the property or any part of the property. ☐ Yes ☒ No <i>If Yes, a copy of the notice, order, proposal or correspondence must be given by the seller.</i>		
Contamination and environmental protection	The property is recorded on the Environmental Management Register or the Contaminated Land Register under the <i>Environmental Protection Act 1994</i>. ☐ Yes ☒ No The following notices are, or have been, given: A notice under section 408(2) of the <i>Environmental Protection Act 1994</i> (for example, land is contaminated, show cause notice, requirement for site investigation, clean up notice or site management plan). ☐ Yes ☒ No A notice under section 369C(2) of the <i>Environmental Protection Act 1994</i> (the property is a place or business to which an environmental enforcement order applies). ☐ Yes ☒ No A notice under section 347(2) of the <i>Environmental Protection Act 1994</i> (the property is a place or business to which a prescribed transitional environmental program applies). ☐ Yes ☒ No		
Trees	There is a tree order or application under the <i>Neighbourhood Disputes (Dividing Fences and Trees) Act 2011</i> affecting the property. ☐ Yes ☒ No <i>If Yes, a copy of the order or application must be given by the seller.</i>		
Heritage	The property is affected by the <i>Queensland Heritage Act 1992</i> or is included in the World Heritage List under the <i>Environment Protection and Biodiversity Conservation Act 1999</i> (Cwlth). ☐ Yes ☒ No		
Flooding	Information about whether the property is affected by flooding or another natural hazard or within a natural hazard overlay can be obtained from the relevant local government and you should make your own enquires. Flood information for the property may also be available at the FloodCheck Queensland portal or the Australian Flood Risk Information portal.		
Vegetation, habitats and protected plants	Information about vegetation clearing, koala habitats and other restrictions on development of the land that may apply can be obtained from the relevant State government agency.		

Part 4 – Buildings and structures

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

Swimming pool	There is a relevant pool for the property. If a community titles scheme or a BUGTA scheme – a shared pool is located in the scheme. Pool compliance certificate is given. OR Notice of no pool safety certificate is given.	☐ Yes ☐ Yes ☐ Yes ☐ Yes	☒ No ☒ No ☒ No ☒ No
Unlicensed building work under owner builder permit	Building work was carried out on the property under an owner builder permit in the last 6 years. <i>A notice under section 47 of the Queensland Building and Construction Commission Act 1991 must be given by the seller and you may be required to sign the notice and return it to the seller prior to signing the contract.</i>	☐ Yes	☒ No
Notices and orders	There is an unsatisfied show cause notice or enforcement notice under the <i>Building Act 1975</i>, section 246AG, 247 or 248 or under the <i>Planning Act 2016</i>, section 167 or 168. The seller has been given a notice or order, that remains in effect, from a local, State or Commonwealth government, a court or tribunal, or other competent authority, requiring work to be done or money to be spent in relation to the property. <i>If Yes, a copy of the notice or order must be given by the seller.</i>	☐ Yes ☐ Yes	☒ No ☒ No
Building Energy Efficiency Certificate	If the property is a commercial office building of more than 1,000m², a Building Energy Efficiency Certificate is available on the Building Energy Efficiency Register.		
Asbestos	The seller does not warrant whether asbestos is present within buildings or improvements on the property. Buildings or improvements built before 1990 may contain asbestos. Asbestos containing materials (ACM) may have been used up until the early 2000s. Asbestos or ACM may become dangerous when damaged, disturbed, or deteriorating. Information about asbestos is available at the Queensland Government Asbestos Website (asbestos.qld.gov.au) including common locations of asbestos and other practical guidance for homeowners.		

Part 5 – Rates and services

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

Rates

Whichever of the following applies—

The total amount payable* for all rates and charges (without any discount) for the property as stated in the most recent rate notice is:

Amount: 438.70

Date Range: 01/03/2025-01/06/2025

OR

The property is currently a rates exempt lot.**

☐

OR

The property is not rates exempt but no separate assessment of rates is issued by a local government for the property. ☐

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

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

Water

Whichever of the following applies—

The total amount payable as charges for water services for the property as indicated in the most recent water services notice* is:

Amount: 316.14

Date Range: 31/03/2025-24/06/2025

OR

There is no separate water services notice issued for the lot; however, an estimate of the total amount payable for water services is:

Amount: Insert estimated amount

Date Range: Insert date range

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

Part 6 – Community titles schemes and BUGTA schemes

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

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

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

Body Corporate and Community Management Act 1997	The property is included in a community titles scheme. ☒ Yes ☐ No <i>(If Yes, complete the information below)</i>
Community Management Statement	A copy of the most recent community management statement for the scheme as recorded under the <i>Land Title Act 1994</i> or another Act is given to the buyer. ☒ Yes Note—If the property is part of a community titles scheme, the community management statement for the scheme contains important information about the rights and obligations of owners of lots in the scheme including matters such as lot entitlements, by-laws and exclusive use areas.
Body Corporate Certificate	A copy of a body corporate certificate for the lot under the <i>Body Corporate and Community Management Act 1997</i>, section 205(4) is given to the buyer. ☒ Yes ☐ No <i>If No</i>— An explanatory statement is given to the buyer that states: ☐ Yes » a copy of a body corporate certificate for the lot is not attached; and » the reasons under section 6 of the <i>Property Law Regulation 2024</i> why the seller has not been able to obtain a copy of the body corporate certificate for the lot.
Statutory Warranties	Statutory Warranties—If you enter into a contract, you will have implied warranties under the <i>Body Corporate and Community Management Act 1997</i> relating to matters such as latent or patent defects in common property or body corporate assets; any actual, expected or contingent financial liabilities that are not part of the normal operating costs; and any circumstances in relation to the affairs of the body corporate that will materially prejudice you as owner of the property. There will be further disclosure about warranties in the contract.

Building Units and Group Titles Act 1980	The property is included in a BUGTA scheme ☐ Yes ☒ No <i>(If Yes, complete the information below)</i>
Body Corporate Certificate	A copy of a body corporate certificate for the lot under the <i>Building Units and Group Titles Act 1980</i>, section 40AA(1) is given to the buyer. ☐ Yes ☐ No <i>If No</i>— An explanatory statement is given to the buyer that states: ☐ Yes » a copy of a body corporate certificate for the lot is not attached; and » the reasons under section 7 of the <i>Property Law Regulation 2024</i> why the seller has not been able to obtain a copy of the body corporate certificate for the lot. Note—If the property is part of a BUGTA scheme, you will be subject to by-laws approved by the body corporate and other by-laws that regulate your use of the property and common property.

Signatures – SELLER



Signature of seller

Signature of seller

Dylan Di Giovanni

Name of seller

Name of seller

02 October 2025

Date

Date

Signatures – BUYER

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

Signature of buyer

Signature of buyer

Name of buyer

Name of buyer

Date

Date

CURRENT TITLE SEARCH
QUEENSLAND TITLES REGISTRY PTY LTD

Request No: 53175875

Search Date: 29/08/2025 15:04

Title Reference: 51220950

Date Created: 08/06/2020

Previous Title: 12347209

REGISTERED OWNER

Dealing No: 720583159 11/02/2021

DYLAN JAMES DI GIOVANNI

ESTATE AND LAND

Estate in Fee Simple

LOT 3 SURVEY PLAN 313235
Local Government: BRISBANE CITY
COMMUNITY MANAGEMENT STATEMENT 53654

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10080195 (POR 136)

ADMINISTRATIVE ADVICES - NIL

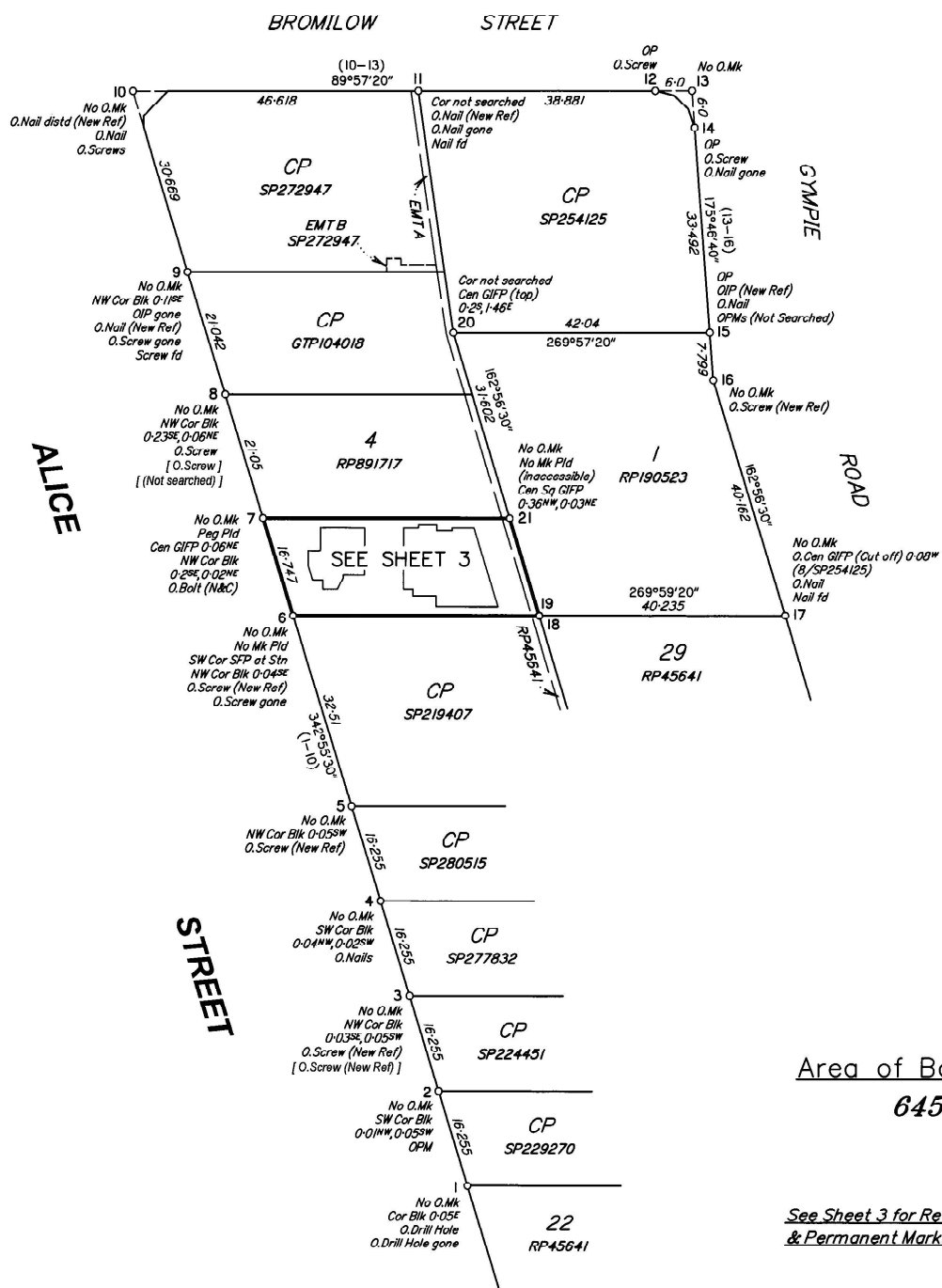
UNREGISTERED DEALINGS - NIL

** End of Current Title Search **

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

Land Title Act 1994 ; Land Act 1994
Form 21 Version 4

SURVEY PLAN

Sheet
1 of
4

Correction(s) made 13/07/20 in accordance with
Section 15 Land Title Act 1994
Section 291 Land Act 1994
See Dealing No. 720134059
EV Dann
Registrar of Titles



ORION SPATIAL GROUP PTY LTD (ACN 631 846 333) hereby certify that the land comprised in this plan was surveyed by the corporation, by David Newell HEDGCOCK, registered surveyor, for whose work the corporation accepts responsibility, under the supervision of Wayne Stuart GERADTS, cadastral surveyor, and that the plan is accurate, that the said survey was performed in accordance with the Survey and Mapping Infrastructure Act 2003 and Surveyors Act 2003 and associated Regulations and Standards and that the said survey was completed on 26/08/2019

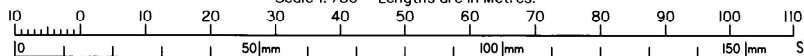


Director

Director

Date 27/08/2019

Scale 1:750 - Lengths are in Metres.



State copyright reserved.

Plan of Lots 1-3 & Common Property

Cancelling Lot 15 on RP45641

LOCAL
GOVERNMENT: BRISBANE CITY COUNCIL

LOCALITY: KEDRON

Meridian: SP277832

Survey
Records: No

Scale: 1:750

Format: BUILDING



SP313235

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

Sheet **2** of **4**

720061081

\$686.00
19/05/2020 13:21

BE 400 NT

5. Lodged by

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

1. Certificate of Registered Owners or Lessees.

±/We **MALCOLM VICTOR NEWING**
THELMA DORIS NEWING
JOINT TENANTS INTER SE 1/4
VIRGINIA TIMBERS & TRUSSES PTY LTD A.C.N. 054 183 265
TENANT IN COMMON 3/4
AS TENANTS IN COMMON

(Names in full)

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

* as Lessees of this land agree to this plan.

Signature of *Registered Owners *Lessees

G. Newing **Graham Newing**
Virginia Timbers & Trusses.
K. Newing **KEN NEWING**
VIRGINIA TIMBERS & TRUSSES
M. Newing **MALCOLM NEWING**
T. Newing **THELMA NEWING**

* Rule out whichever is inapplicable

2. Planning Body Approval.

* **BRISBANE CITY COUNCIL**

hereby approves this plan in accordance with the :

% **PLANNING ACT 2016**

Dated this *9th* day of *April* *2020*

L. Crawford #
LEE CRAWFORD
(DELEGATE) #

* Insert the name of the Planning Body.

Insert designation of signatory or delegation

% Insert applicable approving legislation.

3. Plans with Community Management Statement :

CMS Number : *53654*

Name : **ALICE ON KEDRON CTS**

4. References :

Dept File :

Local Govt : *A005370331*

Surveyor : **1024**

Existing		Created		
Title Reference	Description	New Lots	Road	Secondary Interests
12347209	Lot 15 on RP45641	1-3 & Common Property	-	-

ENCUMBRANCE EASEMENT ALLOCATIONS

Easement	Lots to be Encumbered
601180140 (Emt A on RP45641)	Common Property

24/06/2004
Development Approval Date

9. Building Format Plans only.

I certify that :

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

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

L. Newing *27/6/19*
Cadastral Surveyor / Director * Date
* delete words not required

10. Lodgement Fees :

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

11. Insert Plan Number

SP313235

1-3 & Common Property POR 136

Lots Orig

7. Orig Grant Allocation :

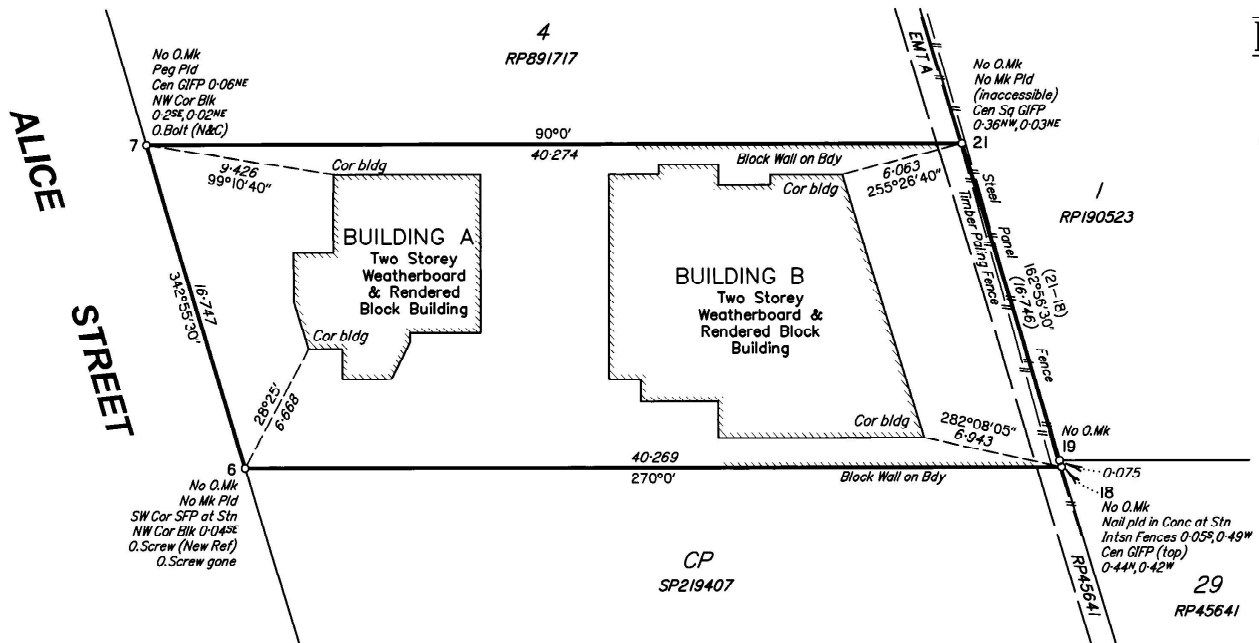
8. Passed & Endorsed :

By :

Date :

Signed :

Designation :



REFERENCE MARKS

STN	TO	ORIGIN	BEARING	DIST
1	O.Drill Hole in kb	2/SP229270	199°08'	8.095
1	O.Drill Hole in kb gone	2/SP229270	280°05'	17.54
3	O.Screw in kb (New Ref)	2/IS258662	273°48'	5.113
4	O.Nail in conc	4/SP277832	249°45'	1.218
4	O.Nail in kb	4/IS260335	238°04'10"	4.909
5	O.Screw in kb (New Ref)	IS214802	271°45'30"	16.717
6	O.Screw in conc (New Ref)	IS214802	297°49'	2.768
6	Screw in conc		205°07'	3.365
6	O.Screw in conc gone	IS214802	310°00'30"	8.855
7	Screw in conc		316°19'30"	3.673
7	O.Bolt in kb (N&C)	10/RP865544	269°55'50"	5.005
8	O.Screw in kb	4/RP897454	266°10'45"	4.904
9	OIP gone	7/SP272947	218°07'45"	0.471
9	O.Nail in conc (New Ref)	7/SP272497	255°26'	1.388
9	O.Screw in kb gone	3/RP897454	271°44'45"	5.104
9	Screw fd in kb		304°01'30"	7.67
10	O.Nail in Bit distbd (New Ref)	12/RP841382	309°23'	1.398
10	O.Screw in kb	12/RP841382	49°32'20"	1.448
10	O.Nail in kb	1/SP254125	56°16'20"	7.51
10	O.Screw in conc	1/IS253876	352°41'50"	14.892
10	O.Screw in conc	1/IS253876	7°14'20"	15.162
10	Nail in conc		337°14'20"	12.434
11	O.Nail in kb gone	3/SP254125	341°31'45"	4.489
11	O.Nail in conc (New Ref)	3/SP254125	12°27'20"	19.011
11	Nail fd in kb		79°16'	23.168
12	O.Screw in kb (stem)	20/RP841382	353°52'50"	4.367
13	Nail in conc		60°11'20"	2.646
14	O.Screw in kb	21/RP841382	122°08'35"	5.942
14	O.Nail in conc gone	11/SP254125	8°21'40"	5.95
15	OIP (New Ref)	4/RP190523	88°11'	0.612
15	O.Nail in conc	6/SP254125	165°39'05"	3.367
15	Nail in conc		101°15'	4.79
16	O.Screw in kb (New Ref)	11/RP897454	83°23'	6.727
17	O.Nail in conc	6/RP190523	89°59'20"	0.632
17	Nail fd in kb		64°45'	4.783
[3	O.Screw in kb (New Ref)	11/IS216899	320°16'10"	41.076]
[8	O.Screw in conc (Not Searched)	1/GTP104018	299°41'25"	7.025]

[Note. The connection calculated to O.Screw shown as (New Ref) off station 3 is the same mark as shown (New Ref) off station 5.]

PERMANENT MARKS

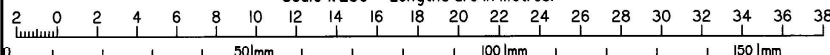
PM	ORIGIN	BEARING	DIST	NO
[15] 2-OPM	6/SP224451	286°22'	3.945	178602
[15] 6-OPM	SP173252	58°29'30"	54.215	155215
6-OPM	SP173252	123°38'25"	103.145	155214
	[6/SP254125]			
	[6/SP254125]			

(Not Searched)
(Not Searched)

Reinstatement Report

- Many recent surveys along Alice Street have not surveyed through to Gympie Rd to adequately fix the depth of the lots between the two alignments.
- Line 1 to 10 fixed by original marks at stations 1, 2, 4, 7, 8 & 10.
- Line 10 to 13 fixed by original marks at stations 10 & 12.
- Line 13-16-17 fixed by original marks and occupation at station 14, 15 & 17.
- Line 1-6 has been reinstated adopting deed distances along this line.
- Station 9 has been reinstated by adopting deed distance from station 10.
- The above reinstatement left an excess of 0.007m in line 6-9. Previous survey SP272947 showed 0.036m shortage in line 7-9 however this appears to be due to two different references for the O.Bolt in Kerb at Station 7. Station 7 was reinstated by adopting deed distance from station 6. This reinstatement is supported by the O.Bolt in Kerb at Station 7 as the reference origin agrees with RP865544. The small excess was left in Lot 4 on RP891717.
- Station 20 was reinstated by adopting deed distance and keeping parallel with Bromilow St as per original intention.
- Station 19 was reinstated by adopting deed angle and distance from Gympie Rd alignment as per RP190523.
- Reinstated Line 19-20 resulted in excess between Alice St and Gympie Rd alignments. With Lot 1 on RP190523 & CP on SP254125 achieving deed depth, the excess was left in the Alice St lots.
- Original intention was for line 6-17 to be a straight line. This was considered but not deemed suitable as straight line reinstatement would result in shortage through line 6-9 and put excess south of station 6. This solution would also have resulted in the block wall on the southern boundary of the subject lot encroaching on the lot to the south. As a result the side boundaries of the subject lot were reinstated adopting deed angle as per the recent adjoining surveys.

Scale 1:250 - Lengths are in Metres.

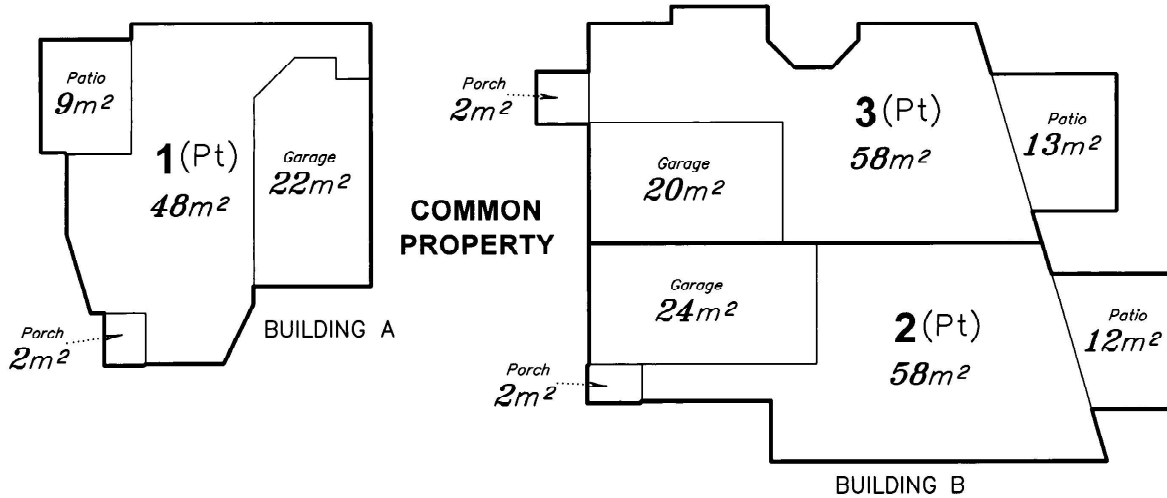


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Insert Plan Number
SP313235

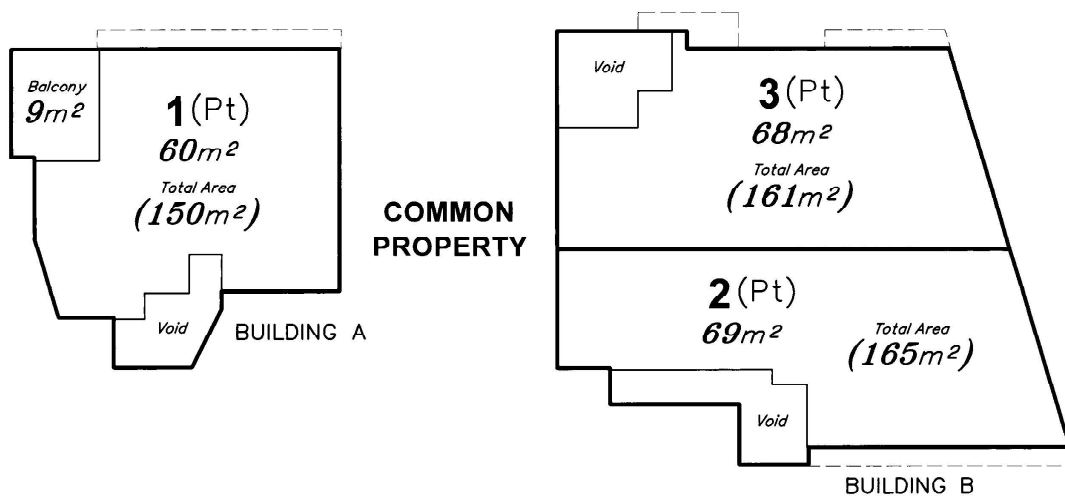
LEVEL A

Scale 1: 150

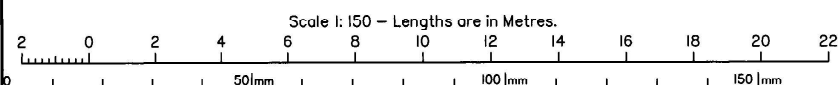


LEVEL B

Scale 1: 150



----- Denotes Level Below



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 03/09/2025

Becoming an owner

When you become an owner of a lot in a community titles scheme, you:

- automatically become a member of the body corporate and have the right to participate in decisions about the scheme;
- must pay contributions towards the body corporate's expenses in managing the scheme; and
- must comply with the body corporate by-laws.

You must tell the body corporate that you have become the owner of a lot in the scheme within 1 month of settlement. You can do this by using the BCCM Form 8 – Information for body corporate roll. Fines may apply if you do not comply.

How to get more information

You can inspect the body corporate records which will provide important information about matters not included in this certificate. To inspect the body corporate records, you can contact the person responsible for keeping body corporate records (see below), or you can engage the services of a search agent. Fees will apply.

Planning and development documents can be obtained from the relevant local government or other planning authority. Some relevant documents, such as the development approval, may be available from the body corporate, depending on when and how the body corporate was established.

Contacting the body corporate

The body corporate is an entity made up of each person who owns a lot within a community titles scheme.

Name and number of the community titles scheme

ALICE ON KEDRON CTS 53654

CTS No. **53654**

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: **Jane Smith**

Phone: **07 5448 8725**

Company: **NORTH SHORE STRATA MANAGEMENT**

Email: **reception@nssm.com.au**

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: **3**

Plan type and number: **313235**

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?

No

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

Date of Resolution	Lot Description	Conditions
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Lot entitlements and financial information

Lot entitlementments

Lot entitlementments 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 entitlementments – a contribution schedule of lot entitlementments and an interest schedule of lot entitlementments, outlining the entitlementments for each lot in the scheme. The contribution schedule lot entitlementment 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 entitlementment 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 entitlementments and therefore may pay different contributions to the body corporate's expenses.

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

Contribution schedule

Contribution schedule lot entitlementment for the lot: **1.00**

Total contribution schedule lot entitlementments for all lots: **3.00**

Interest schedule

Interest schedule lot entitlementment for the lot: **1.00**

Total interest schedule lot entitlementments for all lots: **3.00**

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 **3** for the current financial year: \$ **\$2,333.34**

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
01/07/24	558.34	558.34	11/07/24
01/10/24	558.34	558.34	25/09/24
01/01/25	608.33	608.33	23/12/24
01/04/25	608.33	608.33	26/03/25
01/07/25	583.33	583.33	25/06/25
01/10/25	583.33	583.33	
			Amount overdue Nil
			Amount Unpaid including amounts billed not yet due \$583.33

Sinking fund contributions

Total amount of contributions (before any discount) for lot **3** for the current financial year: \$ **\$200.00**

Number of instalments: **2** (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
01/07/24	100.00	100.00	11/07/24
01/10/24	100.00	100.00	25/09/24
01/07/25	50.00	50.00	25/06/25
01/10/25	50.00	50.00	
			Amount overdue \$0.00
			Amount Unpaid including amounts billed not yet due \$50.00

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): %

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

Due date	Amount due	Amount due if discount applied	Paid
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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): %

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

Due date	Amount due	Amount due if discount applied	Paid
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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
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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 \$633.33)	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 - last sinking fund report: 22/09/21

Current sinking fund balance (as at date of certificate): \$ 1,386.10

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
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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 Strata Community Insurance	QRSC20003737	1,488,375.00	3,891.05	01/07/26	\$1,000 all claims & as per policy
PUBLIC LIABILITY Strata Community Insurance	QRSC20003737	10,000,000.00	Included	01/07/26	
COMMON CONTENTS Strata Community Insurance	QRSC20003737	14,884.00	Included	01/07/26	
LOSS OF RENT Strata Community Insurance	QRSC20003737	223,256.00	Included	01/07/26	
FIDELITY GUARANTEE Strata Community Insurance	QRSC20003737	100,000.00	Included	01/07/26	
VOLUNTARY WORKERS Strata Community Insurance	QRSC20003737	Included	Included	01/07/26	
OFFICE BEARERS Strata Community Insurance	QRSC20003737	500,000.00	Included	01/07/26	
GOVERNMENT AUDIT COST Strata Community Insurance	QRSC20003737	25,000.00	Included	01/07/26	
WH&S APPEAL EXPENSES Strata Community Insurance	QRSC20003737	100,000.00	Included	01/07/26	
LEGAL EXPENSES Strata Community Insurance	QRSC20003737	50,000.00	Included	01/07/26	\$1,000 all claims
LOT OWNERS IMPROVEMENT Strata Community Insurance	QRSC20003737	300,000.00	Included	01/07/26	
FLOOD Strata Community Insurance	QRSC20003737	Insured	Included	01/07/26	
TERRORISM Strata Community Insurance	QRSC20003737	Insured	Included	01/07/26	

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 NORTH SHORE STRATA MANAGEMENT

Positions/s held Body Corporate Manager

Date 03/09/2025

Signature/s _____



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

CONTRACTS REGISTER

ALICE ON KEDRON CTS 53654

Contractor Name and Address North Shore Strata Management 934 David Low Way MARCOOLA QLD 4564	Details of Duties Refer agreement	Delegated Powers	Basis of Remuneration Refer agreement
Commencement Date	16/04/23	Termination Date	15/04/26
Term of Contract	3 years	Finance	
Options		Name of Financier	
Copy of Agreement on File		Date of Advice from Financier	
Workers Comp No		Date of Withdrawal of Financier	
Contractor Name and Address	Details of Duties refer agreement	Delegated Powers	Basis of Remuneration refer agreement
Commencement Date	01/01/00	Termination Date	
Term of Contract	1	Finance	
Options		Name of Financier	
Copy of Agreement on File		Date of Advice from Financier	
Workers Comp No		Date of Withdrawal of Financier	
Contractor Name and Address	Details of Duties refer agreement	Delegated Powers	Basis of Remuneration refer agreement
Commencement Date	01/01/00	Termination Date	
Term of Contract	1	Finance	
Options		Name of Financier	
Copy of Agreement on File		Date of Advice from Financier	
Workers Comp No		Date of Withdrawal of Financier	
Contractor Name and Address	Details of Duties	Delegated Powers	Basis of Remuneration
Commencement Date		Termination Date	
Term of Contract		Finance	
Options		Name of Financier	
Copy of Agreement on File		Date of Advice from Financier	
Workers Comp No		Date of Withdrawal of Financier	
Contractor Name and Address	Details of Duties	Delegated Powers	Basis of Remuneration
Commencement Date		Termination Date	
Term of Contract		Finance	
Options		Name of Financier	
Copy of Agreement on File		Date of Advice from Financier	
Workers Comp No		Date of Withdrawal of Financier	

ALICE ON KEDRON CTS 53654 CTS 53654

Balance Sheet 03/09/2025

Code	Description	Actual 03/09/2025	Actual 30/06/2025
<u>003</u>	<u>OWNERS FUNDS</u>		
004	Administrative Fund	2,007.82	-703.03
005	Sinking Fund	-1,386.10	-1,577.10
<u>0098</u>	<u>TOTAL</u>	<u>\$ 621.72</u>	<u>\$ -2,280.13</u>
<u>0099</u>	<u>THESE FUNDS ARE REPRESENTED BY</u>		
<u>010</u>	<u>CURRENT ASSETS</u>		
012	Cash At Bank	11.61	4,347.60
<u>0598</u>	<u>TOTAL ASSETS</u>	<u>11.61</u>	<u>4,347.60</u>
<u>0599</u>	<u>LIABILITIES</u>		
082	Creditors	0.00	-167.48
0961	Levies In Advance	-633.33	-1,899.99
<u>098</u>	<u>TOTAL LIABILITIES</u>	<u>-633.33</u>	<u>-2,067.47</u>
<u>099</u>	<u>NET ASSETS</u>	<u>\$ -621.72</u>	<u>\$ 2,280.13</u>

ALICE ON KEDRON CTS 53654 CTS 53654
Income and Expenditure 03/09/2025

Code	Description	Actual	Actual	Budget
		01/07/25-03/09/25	01/07/24-30/06/25	01/07/25-30/06/26
<u>100</u>	<u>ADMINISTRATIVE FUND</u>			
<u>1000</u>	<u>INCOME</u>			
101	Administrative Fund Levies	-1,749.99	-7,000.02	-7,005.00
<u>1191</u>	<u>TOTAL ADMIN. FUND INCOME</u>	-1,749.99	-7,000.02	-7,005.00
<u>120</u>	<u>EXPENDITURE - ADMIN. FUND</u>			
122	Bank Charges	8.39	58.69	20.00
125	Body Corporate Administration	216.81	807.48	850.00
12501	Body Corp Admin - Addit Servic	33.00	179.30	200.00
12502	Body Corp Admin - Addit Meets	0.00	165.00	0.00
12512	Body Corp Disbursements	57.27	216.00	250.00
12513	Body Corp Disbursements Extra	16.50	66.00	0.00
12908	Common Water Rates	0.00	12.62	20.00
132	Fees & Permits	105.82	166.32	150.00
143	Insurance	3,891.05	3,723.22	3,723.00
15001	Maintenance	0.00	66.00	250.00
15022	Maintenance Electrical	0.00	330.00	350.00
15065	Maintenance Plumbing	0.00	0.00	350.00
170	Stratapay Facility	82.50	82.50	85.00
188	Workplace H&S Compliance	49.50	198.00	200.00
<u>189</u>	<u>TOTAL ADMIN. EXPENDITURE</u>	4,460.84	6,071.13	6,448.00
<u>190</u>	<u>SURPLUS / DEFICIT</u>	\$ 2,710.85	\$ -928.89	\$ -557.00
195	Opening Admin. Balance	-703.03	225.86	-703.03
<u>199</u>	<u>ADMINISTRATIVE FUND BALANCE</u>	\$ 2,007.82	\$ -703.03	\$ -1,260.03

ALICE ON KEDRON CTS 53654 CTS 53654
Income and Expenditure 03/09/2025

Code	Description	Actual	Actual	Budget
		01/07/25-03/09/25	01/07/24-30/06/25	01/07/25-30/06/26
<u>200</u>	<u>SINKING FUND</u>			
<u>2000</u>	<u>INCOME</u>			
201	Sinking Fund Levies	-150.00	-600.00	-1,800.00
<u>2191</u>	<u>TOTAL SINKING FUND INCOME</u>	-150.00	-600.00	-1,800.00
<u>220</u>	<u>EXPENDITURE - SINKING FUND</u>			
2253	Building Improvement	0.00	0.00	500.00
241	Income Tax Preparation	341.00	275.00	275.00
257	Plumbing	0.00	4,396.50	0.00
<u>289</u>	<u>TOTAL SINK. FUND EXPENDITURE</u>	341.00	4,671.50	775.00
<u>290</u>	<u>SURPLUS / DEFICIT</u>	\$ 191.00	\$ 4,071.50	\$ -1,025.00
295	Opening Sinking Fund Balance	-1,577.10	-5,648.60	-1,577.10
<u>299</u>	<u>SINKING FUND BALANCE</u>	\$ -1,386.10	\$ -1,577.10	\$ -2,602.10

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Search Date: 05/09/2025 13:20

Request No: 53258534

SCHEME NAME

ALICE ON KEDRON COMMUNITY TITLES SCHEME 53654

BODY CORPORATE ADDRESS

NSBC
934 DAVID LOW WAY
MARCOOLA QLD
4564

COMMUNITY MANAGEMENT STATEMENT No: 53654

Title	Lot	Plan	Title	Lot	Plan
51220947	CP	SP 313235	51220948	1	SP 313235
51220949	2	SP 313235	51220950	3	SP 313235

COMMUNITY MANAGEMENT STATEMENT Dealing No: 720061030

** End of Community Titles Scheme Search **