

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 **Shelley Maree Marriott**

Property address
(referred to as the “property” in this statement) **2/162 JULIETTE STREET, GREENSLOPES QLD 4120**

Lot on plan description **2/BUP12185**

Community titles scheme or BUGTA scheme:	Is the property part of a community titles scheme or a BUGTA scheme:
	☒ Yes ☐ No
	<i>If Yes, refer to Part 6 of this statement for additional information</i> <i>If No, please disregard Part 6 of this statement as it does not need to be completed</i>

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 <i>Land Title Act 1994</i> 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 to affect the property after settlement. ☒ Yes ☐ No 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: <table><tr><td>» the start and end day of the term of the lease:</td><td>27/05/2025 - 25/05/2026</td></tr><tr><td>» the amount of rent and bond payable:</td><td>\$540.00 Bond: \$2,160.00</td></tr><tr><td>» whether the lease has an option to renew:</td><td>No</td></tr></table> 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:	» the start and end day of the term of the lease:	27/05/2025 - 25/05/2026	» the amount of rent and bond payable:	\$540.00 Bond: \$2,160.00	» whether the lease has an option to renew:	No
» the start and end day of the term of the lease:	27/05/2025 - 25/05/2026						
» the amount of rent and bond payable:	\$540.00 Bond: \$2,160.00						
» whether the lease has an option to renew:	No						
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> Sewer pipe running under the garage and access in the garage. The garage has the plumbing for unit 1						
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>) 27/05/2025 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>): LMR2 Low-medium density residential (2 or 3 storey mix)	
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 ☒ No ☐ Yes ☒ No ☐ Yes ☐ No ☐ Yes ☐ 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 ☒ No ☐ Yes ☒ 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: \$463.1 Date Range: 1.10.25 - 31.12.25
	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: \$337.79 Date Range: 13.5.25 - 11.8.25
	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: 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 (If Yes, complete the information below)
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 If No— 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 (If Yes, complete the information below)
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 If No— 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

Signed by:

UD5788F6C452436
Signature of seller

Signature of seller

Shelley Maree Marriott

Name of Seller

Name of Seller

13/11/2025

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: 53995379

Search Date: 06/11/2025 11:17

Title Reference: 18408195

Date Created: 02/11/1992

Previous Title: 15644175

REGISTERED OWNER

Dealing No: 709274192 10/01/2006

SHELLEY MAREE MARRIOTT

ESTATE AND LAND

Estate in Fee Simple

LOT 2 BUILDING UNIT PLAN 12185
Local Government: BRISBANE CITY
COMMUNITY MANAGEMENT STATEMENT 3418

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 19506151 (POR 106)
2. MORTGAGE No 721259546 16/11/2021 at 14:47
MACQUARIE BANK LIMITED A.C.N. 008 583 542

ADMINISTRATIVE ADVICES - NIL

UNREGISTERED DEALINGS - NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

COPYRIGHT QUEENSLAND TITLES REGISTRY PTY LTD [2025]

Requested By: D-ENQ INFOTRACK PTY LIMITED

Building Units and Group Titles Act 1980 — 1990
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980
(Form 1)

Regulation 8(1)
Sheet No. 1 of 8 Sheets
Annexure 1 to Sheet 1
made

NAME OF BUILDING: "GREENSLOPES MANOR"

BUILDING UNITS PLAN NO. 12185

SIGNATURE OF REGISTERED PROPRIETOR:

Colin



BUP12185

CMS3418

F.O.L.R.

NAME OF REGISTERED PROPRIETOR:

DARYL
~~DARYL~~ WILLIAM CORSIE

Colin

ADDRESS:

c/- PO BOX 308 STONES CORNER QLD 4120

REFERENCE TO TITLE: VOLUME 5644 , FOLIO 175

DESCRIPTION OF PARCEL:

LOT 1 ON REGISTERED PLAN ~~131851~~ 131811

COUNTY:

STANLEY

PARISH:

BULIMBA

CITY:

BRISBANE

NAME OF BODY CORPORATE:

THE PROPRIETORS "GREENSLOPES MANOR"
BUILDING UNITS PLAN NO.

12185

ADDRESS at which documents
may be served:

162 JULIETTE STREET
GREENSLOPES QLD 4120

BUILDING UNITS PLAN No.:

12185

REGISTERED:

29 OCT 1992
29-05

[Signature]
REGISTRAR OF TITLES

[Signature]
D. K. RUSSELL
APPOINTED OFFICER
BRISBANE CITY COUNCIL

Shire
Clerk
Town

Surveyor's Reference: 92-791

Local Authority Reference:

CISP

Rel / Mige L 2066314
Precede

Tfr L 206634 L
Mige follows L 2066359



601124671

L206633N

DATA TAKEON

Journal No.	
Receipt No.	
Lodgement	127 —
5 New Titles	180 —
Ends on N/Ts	
Photocopies	88 —
Total	\$ 395 —
TIME	
LODGER: Power & Power (265)	
DEED: AGC Following Mige	

ANNEXURE 1 TO SHEET NO. 1 OF BUILDING UNITS PLAN NO. 12185 ON 23 DEC 1992

REGISTRAR OF TITLES

No. 1284647X

NOTIFICATION OF CHANGE OF BY LAWS RECORDED

23 DEC 1992

REGISTRAR OF TITLES

Building Units and Group Titles Act 1980 — 1990
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980

Name of Building:

"GREENSLOPES MANOR"

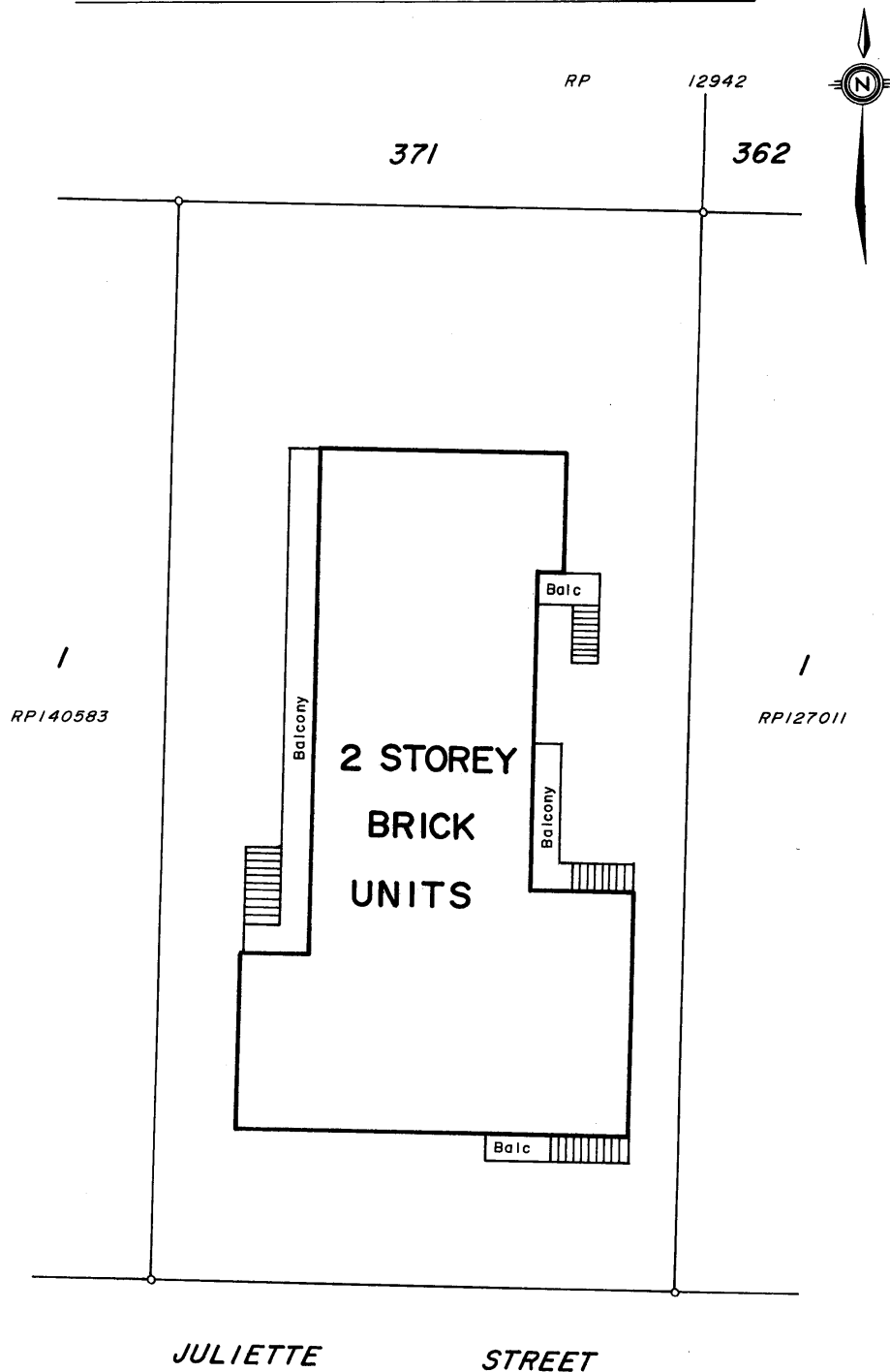
Regulation 8(1)

Sheet No. 2

of 8

Sheets

BUILDING UNITS PLAN NO. 12185



SCALE: 1:200

D. K. Russell
D. K. RUSSELL
APPOINTED OFFICER
BRISBANE CITY COUNCIL

Shire
Clerk
Town

Building Units and Group Titles Act 1980 — 1990
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980
(Form 2)

Name of Building:

"GREENSLOPES MANOR"

Regulation 8(1)

Sheet No. 3 of 8 Sheets

BUILDING UNITS PLAN NO. 12185

I, LEONARD JAMES HEWITT, of STONES CORNER, BRISBANE

licensed surveyor registered under the Surveyors Act 1977 hereby certify that:—

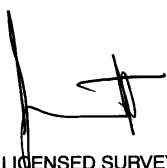
- (a) The building shown on the *building units plan/~~building units plan of subdivision~~ to which this certificate is annexed is within the external surface boundaries of the parcel the subject of the said plan subject to paragraph (b) of this certificate;
- (b) ~~(i) Where eaves or guttering project beyond such boundaries an appropriate easement has been granted as an appurtenance of the parcel; and~~
~~(ii) Where that projection is over a road the local authority has consented thereto pursuant to the ordinances or by laws as the case may be;~~
and
- (c) I have physically inspected the building shown on the building units plan to which this certificate is annexed and—
 - (i) It conforms to the building units plan as submitted; and
 - (ii) the numbering of the lots agrees with the numbering on the building units plan; and
 - (iii) the areas designated as parts of lots (including garages) have been suitably identified and structurally divided; and
 - (iv) all lots in the building are physically connected to each other in an approved manner.

DATED this TWENTY SEVENTH

day of

MAY

19 92


LICENSED SURVEYOR

*Delete whichever is inapplicable


D. K. RUSSELL
APPOINTED OFFICER
BRISBANE CITY COUNCIL

Shire
Clerk
Town

Building Units and Group Titles Act 1980 — 1988
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980
(Form 3)

Name of Building: "GREENSLOPES MANOR"

Regulation 8(1)
Sheet No. 4 of 8 Sheets

BUILDING UNITS PLAN NO. 12185

CERTIFICATE OF LOCAL AUTHORITY

~~Council~~ **BRISBANE CITY COUNCIL** hereby certifies that the proposed subdivision of the parcel as illustrated in the abovementioned plan has been approved by the ~~Council~~ ^{The City of Brisbane Act 1922} **BRISBANE CITY COUNCIL** and that all the requirements of ~~The Local Government Act 1936 to 1981~~ ^(Planning and Environment Act 1992) **BRISBANE CITY COUNCIL** have been complied with in regard to the subdivision.

DATED this

4th

day of

September

, 19 *92*

D. K. Russell
D. K. RUSSELL
APPOINTED OFFICER
BRISBANE CITY COUNCIL
~~Council~~

Building Units and Group Titles Act 1980 — 1990
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980
(Form 6)

Name of Building:

"GREENSLOPES MANOR"

Regulation 8(1)

Sheet No. 5 of 8 Sheets

BUILDING UNITS PLAN NO. 12185

I, *John Graham Nicholls*, of *BRISBANE*

~~*an architect within the meaning of the Architects Act 1985~~

*a building surveyor appointed by the Council + *BRISBANE City Council*.

~~*a building inspector appointed by the Council~~

hereby certify that the building shown on the *building units plan/~~building units plan of subdivision~~

to which this certificate is annexed has been substantially completed in accordance with plans

and specifications approved by *the Council + *BRISBANE City Council*.

~~—a designated officer of the Council—~~

DATED this

Second

day of

September

, 1992.

J. Nicholls
~~*Architect/Building surveyor/Building inspector~~

* Delete whichever is inapplicable

† Insert name of local authority

D. K. Russell
D. K. RUSSELL
APPOINTED OFFICER

BRISBANE CITY COUNCIL

~~Shire~~

~~Clerk~~

~~Town~~

Building Units and Group Titles Act 1980 — 1990
 BUILDING UNITS AND GROUP TITLES REGULATIONS 1980
 (Form 8)

Name of Building:

"GREENSLOPES MANOR"

Regulation 8(1)

Sheet No. 6 of 8 Sheets

BUILDING UNITS PLAN NO. 12185

SCHEDULE OF LOT ENTITLEMENTS AND REFERENCE TO
 CURRENT CERTIFICATE OF TITLE

Lot No.	Level	Entitlement	Current C's T.		Lot No.	Level	Entitlement	Current C's T.	
			Vol.	Fol.				Vol.	Fol.
1	B	18	8408	194					
2	AB	24		195					
3	AB	20		196					
4	AB	20		197					
5	AB	18		198					
AGGREGATE		100 /			AGGREGATE				

SIGNATURE OF REGISTERED PROPRIETOR:




D. K. RUSSELL
 APPOINTED OFFICER

BRISBANE CITY COUNCIL

Shire-
 Clerk
 Town-

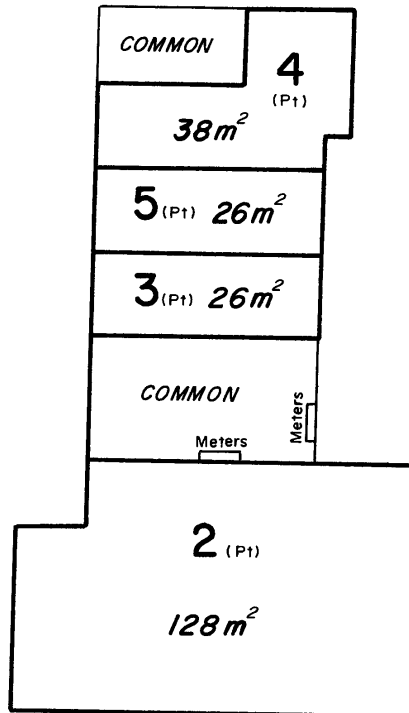
Building Units and Group Titles Act 1980 — 1990
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980
(Form 9)

Name of Building: "GREENSLOPES MANOR"

Regulation 8(1)
Sheet No. 7 of 8 Sheets

BUILDING UNITS PLAN NO. 12185

LEVEL A



Scale: 1: 200

Floor areas are approximate only.

SIGNATURE OF REGISTERED PROPRIETOR:

D. K. RUSSELL
APPOINTED OFFICER
BRISBANE CITY COUNCIL

Shire Clerk
Town

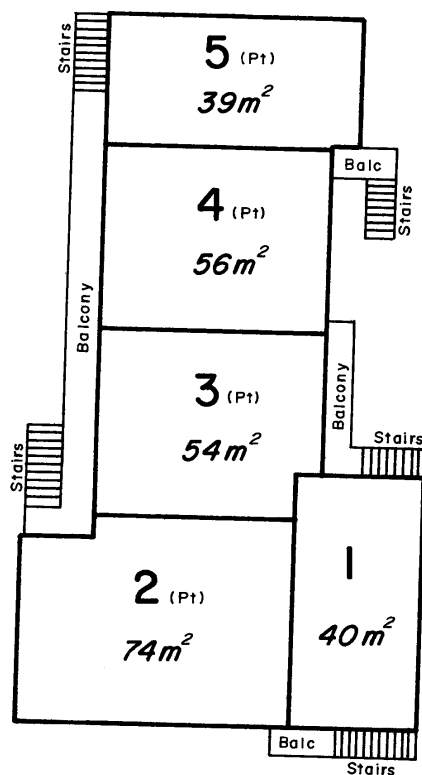
Building Units and Group Titles Act 1980 — 1990
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980
(Form 9)

Name of Building: "GREENSLOPES MANOR"

Regulation 8(1)
Sheet No. 8 of 8 Sheets

BUILDING UNITS PLAN NO. 12185

LEVEL B



Scale: 1:200

Floor areas are approximate only.

SIGNATURE OF REGISTERED PROPRIETOR:

Colonia

D. K. Russell
D. K. RUSSELL
APPOINTED OFFICER
BRISBANE CITY COUNCIL

Shire
Glenk
Town

9
1-10-92

Register
P. 9/10

sheet 1
Numbering of lots does not appear
to comply with the regulations
12185
P. 9/10

sheet 1 - amendment should
be initiated by Registered proprietor
P. 9/10

\$21	Regn.	Fee and
see No.	192444	Postage
	7/10/92	

QUEENSLAND TITLES REGISTRY PTY LTD AUTOMATED TITLES SYSTEM ENE470
06/11/2025 15:46 COMMUNITY TITLES SCHEME SEARCH STATEMENT
Request No: 54002573

Scheme Name: GREENSLOPES MANOR COMMUNITY TITLES SCHEME 3418

Body Corp. Addr: P O BOX 466
TOOWONG QLD
4066

COMMUNITY MANAGEMENT STATEMENT No: 3418

Title	Lot	Plan
18408194	1	BUP 12185
18408195	2	BUP 12185
18408196	3	BUP 12185
18408197	4	BUP 12185
18408198	5	BUP 12185
19212185	CP	BUP 12185

COMMUNITY MANAGEMENT STATEMENT Dealing No: 723206480

** End of CMS Search Statement **

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

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

GENERAL REQUEST

FORM 14 Version 4
Page 1 of 1

Duty Imprint

723206480

aling Number

EF 470 \$109.31

22/04/2024 13:27:54

OFFICE USE ONLY

Form is authorised by legislation and is
used to maintain publicly searchable records. For more information see
the Department's website.

1. Nature of request

Request to record new Community Management
Statement for Greenslopes Manor Community Titles
Scheme 3418

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

(6X) Dye & Durham

HYNES LEGAL

SSR 92037756

**Lodger
Code**

045A

9658235

2. Lot on Plan Description

Common Property of Greenslopes Manor Community
Titles Scheme 3418

Title Reference

19212185

3. Registered Proprietor/State Lessee

Body Corporate for Greenslopes Manor Community Titles Scheme 3418

4. Interest

Not Applicable

5. Applicant

Body Corporate for Greenslopes Manor Community Titles Scheme 3418

6. Request

I hereby request that: the New Community Management Statement deposited herewith which amends Schedule C and
Schedule E of the existing Community Management Statement be recorded as the New Community Management
Statement for Greenslopes Manor Community Titles Scheme 3418.

7. Execution by applicant



Applicant's Signature
Chairperson / Secretary

19 104/24
Execution Date

Applicant's Signature
Committee member

QUEENSLAND TITLES REGISTRY

FIRST/NEW COMMUNITY MANAGEMENT STATEMENT

CMS Version 4

Body Corporate and Community Management Act 1997

Page 1 of 13

3418

SUBMITTED WITH:

This statement incorporates and must include the following:

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

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

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

Office use only

CMS LABEL NUMBER

1. Name of community titles scheme

Greenslopes Manor Community Titles Scheme 3418

2. Regulation module

STANDARD MODULE

3. Name of body corporate

Body Corporate for Greenslopes Manor Community Titles Scheme 3418

4. Scheme land

Lot on Plan Description	Title Reference
Greenslopes Manor Community Titles Scheme 3418	19212185
Lot 1 on BUP 12185	18408194
Lot 2 on BUP 12185	18408195
Lot 3 on BUP 12185	18408196
Lot 4 on BUP 12185	18408197
Lot 5 on BUP 12185	18408198

5. *Name and address of original owner

Not applicable

6. Reference to plan lodged with this statement

Not applicable

first community management statement only

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

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

Not applicable pursuant to section 60(6) of the *Body Corporate and Community Management Act 1997*.

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

8. Execution by original owner/Consent of body corporate



19/04/24
Execution Date

[Signature]

*Chairperson / Secretary

[Signature]

*Committee Member

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

Privacy Statement

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

SCHEDULE A SCHEDULE OF LOT ENTITLEMENTS

Lot on Plan	Contribution	Interest
Lot 1 in BUP12185	18	18
Lot 2 in BUP12185	24	24
Lot 3 in BUP12185	20	20
Lot 4 in BUP12185	20	20
Lot 5 in BUP12185	18	18
TOTALS	100	100

SCHEDULE B EXPLANATION OF THE DEVELOPMENT OF SCHEME LAND

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

SCHEDULE C BY-LAWS**PART A – PRELIMINARY****1 Structure**

1.1 These by-laws are set out in the following structure:

- (a) Part A – Preliminary
- (b) Part B – Interferences
- (c) Part C – Works
- (d) Part D – Regulation of use
- (e) Part E – Exclusive use

2 Definitions and interpretation

2.1 The terms set out in these by-laws mean:

- (a) **'Act'** means the *Body Corporate Community Management Act 1997* (Qld).
- (b) **'Body Corporate'** means the Body Corporate established upon the registration of the Scheme.
- (c) **'Common Property'** means Scheme Land that is not included in a Lot.
- (d) **'Improvement'** means the erection of a building, a structural change or a non-structural change of any kind or the carrying out of any works.
- (e) **'Lot'** means a lot in the Scheme.
- (f) **'Occupier'** means any person that occupies a Lot.
- (g) **'Owner'** means an owner of a Lot.
- (h) **'Regulation Module'** means the regulation module of the Act that applies to the Scheme as identified in Item 2 of this community management statement.

- (i) **'Scheme'** means Greenslopes Manor CTS 3418.
- (j) **'Scheme Land'** means any land within the Scheme, including any Lot and the Common Property.
- (k) **'Social Function'** means a gathering of a number of people that causes other Owners or Occupiers to be excluded from the use and enjoyment of part or all of the Common Property.
- (l) **'Smoke'** means –
 - (i) for a smoking product other than a personal vaporiser or a hookah—smoke, hold or otherwise have control over an ignited smoking product; or
 - (ii) for a personal vaporiser—inhale through the vaporiser; or
 - (iii) for a hookah—inhale through the hookah.
- (m) **'Vehicle'** includes but is not limited to all types of automobiles, motorcycles, scooters, trucks, bicycles, boats, trailers, caravans, camper vans, mobile homes, golf buggies, segways, skateboards, rollerblades or any other equivalent means of transportation.
- (n) **'Visitor'** means a person who is invited in any capacity onto Scheme Land by an Owner, Occupier or a Visitor.

2.2 In the interpretation of these by-laws, terms used in these by-laws may be interpreted by reference to how those terms are defined in the Act and Regulation Module.

2.3 If there is an inconsistency between a by-law and the Act or Regulation Module, the Act or Regulation Module prevails to the extent of the inconsistency.

2.4 The singular includes the plural and vice versa.

2.5 Words importing a gender include other genders.

3 Applicability of these by-laws

3.1 An Owner whose Lot is subject to a lease, licence or tenancy agreement must take reasonable steps to ensure that any lessee, licensee, tenant or other Occupier and their Visitors comply with and observe these by-laws.

3.2 Occupiers must:

- (a) comply with these by-laws to the extent they apply to an Occupier; and
- (b) ensure that the by-laws are complied with by their Visitors to the extent they apply to an Occupier.

4 Tenancies

4.1 If an Owner lets their Lot for a term of six months or more, the Owner must, as soon as practicable, give the Body Corporate notice of:

- (a) the name of the tenant and all Occupiers;
- (b) the service address of the tenant;
- (c) the term of the tenancy;
- (d) the name and service address of any Owner's letting agent for the tenancy; and
- (e) any other information the Body Corporate may reasonably require.

5 Application and approval process

- 5.1 This by-law applies where an Owner or Occupier makes an application to the Body Corporate or otherwise seeks to obtain the Body Corporate's consent.
- 5.2 When deciding whether to approve any application made by an Owner or Occupier (the Applicant) under these by-laws, the Body Corporate may:
- (a) take into account previous approvals under these by-laws provided to the Applicant and the Applicant's compliance with any conditions of previous approvals;
 - (b) request the Applicant to provide all information reasonably required to make a decision, where the Body Corporate may make as many requests as reasonably necessary; and
 - (c) grant its approval on reasonable and relevant conditions; or
 - (d) refuse any application if it is reasonable to do so.
- 5.3 An Owner or Occupier of a Lot granted approval under these by-laws must comply with any conditions of that approval, failing which, the Body Corporate may withdraw that approval after the Applicant has been provided with a reasonable opportunity to remedy any non-compliance.
- 5.4 If any approval under these by-laws by the Body Corporate is invalid, it is read down or severed to the extent required to be valid.

PART B - INTERFERENCES**6 Noise and nuisances**

- 6.1 An Owner or Occupier must not use, or permit the use of, a Lot or the Common Property in a way that:
- (a) causes a nuisance or hazard;
 - (b) interferes unreasonably with the use or enjoyment of another Lot; or
 - (c) interferes unreasonably with the use or enjoyment of the Common Property by a person who is lawfully on the Common Property.

7 Obstruction

- 7.1 An Owner or Occupier must not, without the written approval of the Body Corporate:
- (a) obstruct, or permit the obstruction of, the lawful use of the Common Property or another Lot by someone else; or
 - (b) use as storage, or place items on, the Common Property (unless otherwise permitted under these by-laws).

8 Smoking

- 8.1 An Owner or Occupier must not Smoke, or permit any Visitors to Smoke:
- (a) in a completely or substantially enclosed area on the Common Property;
 - (b) on the Common Property such that it causes a nuisance or hazard or interferes unreasonably with the use or enjoyment of another Lot or the Common Property; or
 - (c) in their Lot such that it causes a nuisance or hazard or interferes unreasonably with the use or enjoyment of another Lot or the Common Property.

9 Auctions

- 9.1 An Owner must not permit any auction to take place on their Lot or the Common Property without the written approval of the Body Corporate.

10 Garage sales

- 10.1 An Owner must not permit any garage sale to take place on their Lot or the Common Property without the written approval of the Body Corporate.

11 Parking

- 11.1 An Owner or Occupier must not, without the written approval of the Body Corporate:
- (a) park a Vehicle or allow a Vehicle to stand, on any part of the Common Property (other than in an exclusive use area); or
 - (b) permit a Visitor to park a Vehicle or allow a Vehicle to stand, on the Common Property (other than in a designated visitor car parking bay or exclusive use area).

12 Vehicles

- 12.1 Vehicles must be operated in accordance with all public road rules and must not be operated in a manner that creates a nuisance or hazard or interferes unreasonably with the use or enjoyment of another Lot or the Common Property.

13 Communications

- 13.1 Owners and Occupiers must only communicate and interact with the Body Corporate and other Owners and Occupiers in a reasonable manner and not in any way which may (including, but not limited to) be:
- (a) an annoyance;
 - (b) a nuisance;
 - (c) a hazard;
 - (d) an unreasonable interference;
 - (e) threatening or intimidating;
 - (f) defamatory; or
 - (g) anti-social.

PART C - WORKS**14 Damage**

- 14.1 An Owner or Occupier must not damage, deface or alter any part of the Common Property without the written approval of the Body Corporate.

15 Common Property Improvements

- 15.1 An Owner or Occupier must not make any Improvement to the Common Property without the written approval of the Body Corporate.

16 Improvements to Body Corporate Items

- 16.1 An Owner or Occupier must not, without the written approval of the Body Corporate, make any Improvements to:
- (a) railings, parapets and balustrades on (whether precisely, or for all practical purposes) the boundary of a Lot and common property or the boundary of a Lot and another Lot;
 - (b) doors, fences, windows and associated fittings situated in a boundary wall separating a Lot from common property or the boundary of a Lot and another Lot;
 - (c) roofing membranes that are not common property but that provide protection for lots or common property;
 - (d) foundation structures;
 - (e) roofing structures providing protection; and
 - (f) essential supporting framework, including but not limited to load-bearing walls.

17 Lot Improvements

- 17.1 An Owner or Occupier must not make any Improvement (other than minor cosmetic work that does not in any way affect, alter or otherwise impact the Common Property or another Lot) to their Lot without the written approval of the Body Corporate.

18 External appearance of a lot

- 18.1 The Owner or Occupier of a Lot must not 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) if it will result in a change of the appearance of the Lot being visible from another Lot or the Common Property, or from outside the Scheme Land, without the Body Corporate's written approval.

PART D – REGULATION OF USE**19 Animals**

- 19.1 Other than a person who has the right to be accompanied by an assistance animal under any statute, an Owner or Occupier 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 a Visitor to bring or keep an animal on the Lot or Common Property.
- 19.2 When keeping an animal in the Scheme, in addition to any other requirements under these by-laws, an approval by the Committee, the Act or the Regulation Module the Owner or Occupier must:
- (a) ensure that when passing through common property the animal will be suitably restrained or carried;
 - (b) register the animal with the local council;
 - (c) ensure that the animal is kept within the Lot and not allowed to roam, dig, soil or otherwise damage Common Property or another Lot;
 - (d) dispose of any animal waste left on the Common Property immediately in a suitable garbage receptacle; and
 - (e) ensure the animal carries a name tag identifying the animal and its owner.

20 Alienation

- 20.1 An Owner or Occupier must not, without the written approval of the Body Corporate:

- (a) use, take, or in any other way appropriate any part of the Common Property for their sole or exclusive use unless authorised by another by-law;
- (b) alienate in any way any part of the Common Property unless authorised by another by-law; or
- (c) interfere with the lawful use and enjoyment of Common Property by other Owners or Occupiers.

21 Lot Owner Garbage

- 21.1 An Owner or Occupier must not leave garbage or other materials on the Common Property except in a designated garbage receptacle.
- 21.2 An Owner or Occupier must:
- (a) keep its own garbage receptacle (if applicable);
 - (b) keep such garbage receptacle in a clean and dry condition and adequately covered on:
 - (i) its Lot; or
 - (ii) a part of the Common Property designated by the Body Corporate for such purpose; and
 - (c) not deposit any garbage or other materials in a garbage receptacle designated for another Lot (if applicable);
 - (d) comply with any local authority by-laws or local laws about the disposal of garbage that apply to the Scheme;
 - (e) keep their Lot free of pests and vermin;
 - (f) not, in disposing of garbage, adversely affect the health, hygiene or comfort of other Owners or Occupiers;
 - (g) not leave bulky items or furniture (including white goods) in the designated garbage receptacles, but must dispose of these items in a suitable place outside the Scheme land;
 - (h) not cause damage to the garbage receptacles;
 - (i) not overfill the garbage receptacles; and
 - (j) not allow rubbish to become stuck to the garbage receptacles or liquids to run in the garbage receptacles.

22 Dangerous substances

- 22.1 An Owner or Occupier must not, without the Body Corporate's written approval, store a flammable or dangerous item or substance on a Lot unless the item or substance is:
- (a) used or intended to be used for domestic purposes; or
 - (b) fuel stored within a fuel tank of a vehicle, boat, or internal combustion engine in which the fuel is stored under the requirements of any law regulating the storage of flammable materials.

23 Removals

- 23.1 An Owner or Occupier shall not move any furniture into or out of a Lot without:
- (a) reasonable notice being given to the Body Corporate (having regard to matters including, but not limited to, the amount and size of furniture to be moved); and
 - (b) taking adequate measures to prevent damage to the Common Property and any other Lot in the Scheme.

24 No interference

24.1 An Owner or Occupier must not, without the written approval of the Body Corporate:

- (a) interfere with, hinder, harass or otherwise obstruct contractors or employees engaged by the Body Corporate; or
- (b) give instructions to contractors or employees on the Scheme Land engaged by the Body Corporate.

25 Interference with support, shelter, utility infrastructure

25.1 An Owner or Occupier must not, without the written approval of the Body Corporate, interfere or permit interference with:

- (a) support or shelter provided for a Lot or the Common Property;
- (b) utility infrastructure or utility services; or
- (c) body corporate assets.

26 Health and safety

26.1 Owners and Occupiers must give notice as soon as reasonably practicable to the Body Corporate after becoming aware of any:

- (a) infectious disease which is present at the Scheme requiring notification by statute or ordinance;
- (b) accident or incident causing personal injury or any property or other damage which occurs on Scheme Land; or
- (c) other event that may affect the insurance of the Body Corporate, health or safety of owners or occupiers or may otherwise create liability for the Body Corporate.

27 Social functions

27.1 An Owner or Occupier must not use an area of the Common Property for the purposes of a Social Function without the written approval of the Body Corporate.

28 Use of lots

28.1 Without the approval of the Body Corporate, an Owner or Occupier may not use their Lot for anything other than:

- (a) residential purposes; or
- (b) a home office.

28.2 An Owner or Occupier of a Lot shall not use, or permit the use of, their Lot for any purpose which may be illegal, immoral or bring the Scheme into disrepute.

29 Letterbox

29.1 An Owner or Occupier of a Lot must not interfere with the letterbox designated for another Lot or the Body Corporate.

30 Electric vehicle charging

30.1 An Owner or Occupier must not make any Improvement to the Common Property or their Lot in respect of electric Vehicle charging, including the installation of electric Vehicle charging infrastructure, which includes an electric Vehicle charger and specialised cable, without the prior written approval of the Body Corporate.

- 30.2 An Owner or Occupier must not (and must not allow a Visitor to) use an existing power point to the Common Property or their Lot in respect of electric Vehicle charging, without the prior written approval of the Body Corporate.

PART E – EXCLUSIVE USE

31 Exclusive use of Courtyards and Car Park Area

- 31.1 The proprietor or occupier of a nominated lot shall be entitled to the exclusive use and enjoyment for himself and his licensees of:
- (a) the car park space being allocated to lot 1 and hachured in black on the Plan of allocation of car park spaces forming part of the Building Units Plan.
 - (b) notwithstanding paragraph (a) the Body Corporate, its servants, agents and representatives and authorised officers of the South East Queensland Electricity Board or such other electricity authority as shall exist from time to time shall be entitled to access to the car park space allocated to lot 1 at any time without the requirement to give notice for the purposes of reading, preparing or attending to maintenance of the switchboard governing the supply of electricity to the building.
 - (c) the proprietor of lot 1 shall use that car park space for the purpose of a car park space only and shall not litter or otherwise soil the car park space and so use the car park space to create a nuisance.
 - (d) The courtyard space marked on the First Schedule of the Building Unit Plan provided that each proprietor to whom exclusive use of a courtyard space is allocated shall maintain the lawn, shrubs and plants to the best of their ability and shall not litter or otherwise soil the courtyard space and so use the courtyard space to create a nuisance.
 - (e) the laundry space allocated to Lots 1, 3 and 5 being hachured in black on the Plan of allocation forming part of the Building Units Plan.

32 Exclusive Use – Lots 1 – 5

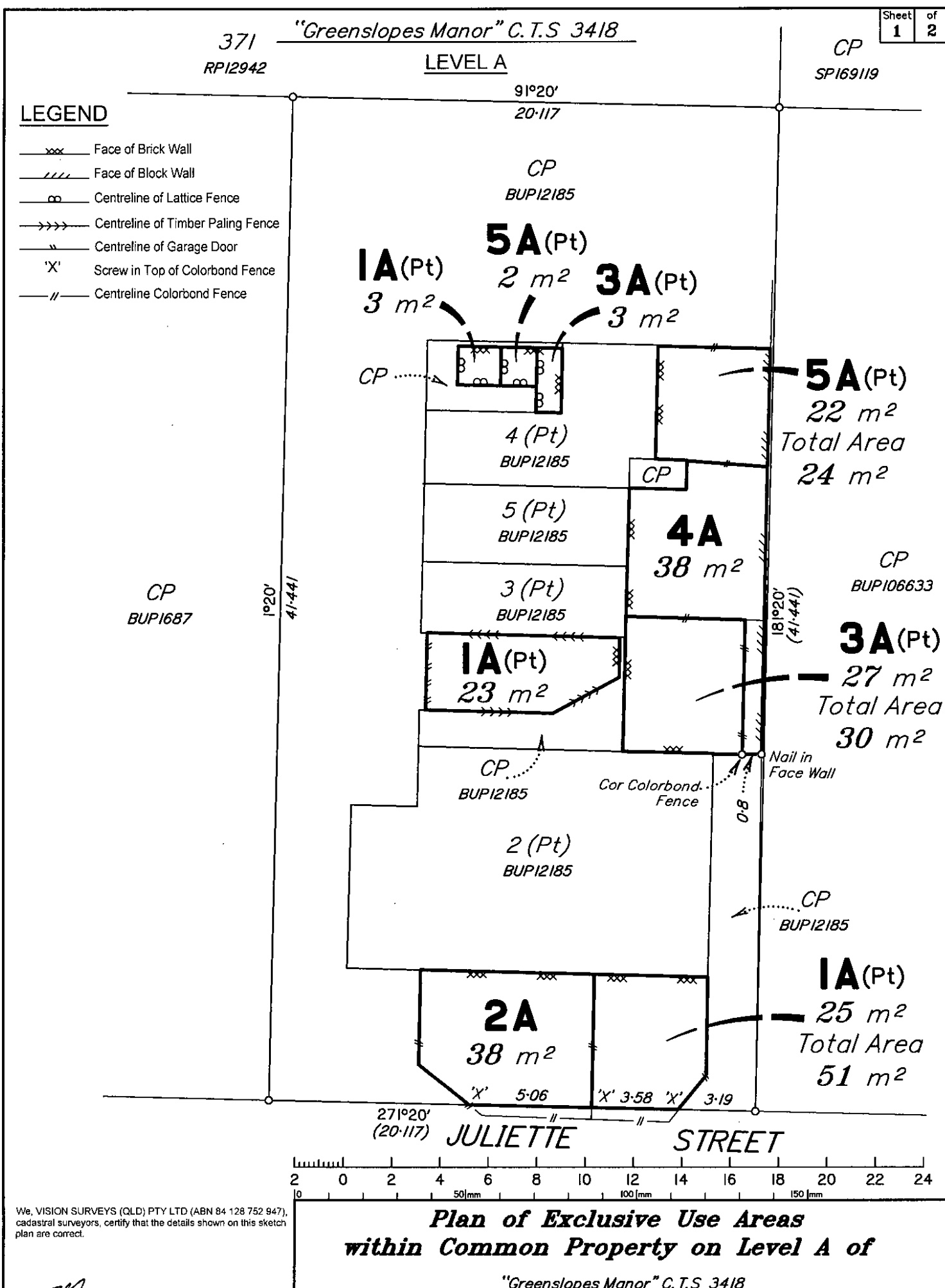
- 32.1 The Owner or Occupier for the time being of the Lots in the Scheme identified in Schedule E shall have and be entitled to the exclusive use of that part of the Common Property as identified in Schedule E ('Exclusive Use Area').
- 32.2 Each Owner or Occupier to whom exclusive use is granted pursuant to this by-law shall:
- (a) use such space for the purpose of a garden only;
 - (b) keep such space in a clean and tidy state at all times;
 - (c) shall not litter such space or use the same to create a nuisance;
 - (d) not make any Improvement to the exclusive use area without the prior written consent of the Body Corporate; and
 - (e) be responsible for the maintenance of and operating costs for the parts of the common property to which this by-law applies.

SCHEDULE D	OTHER DETAILS REQUIRED/PERMITTED TO BE INCLUDED
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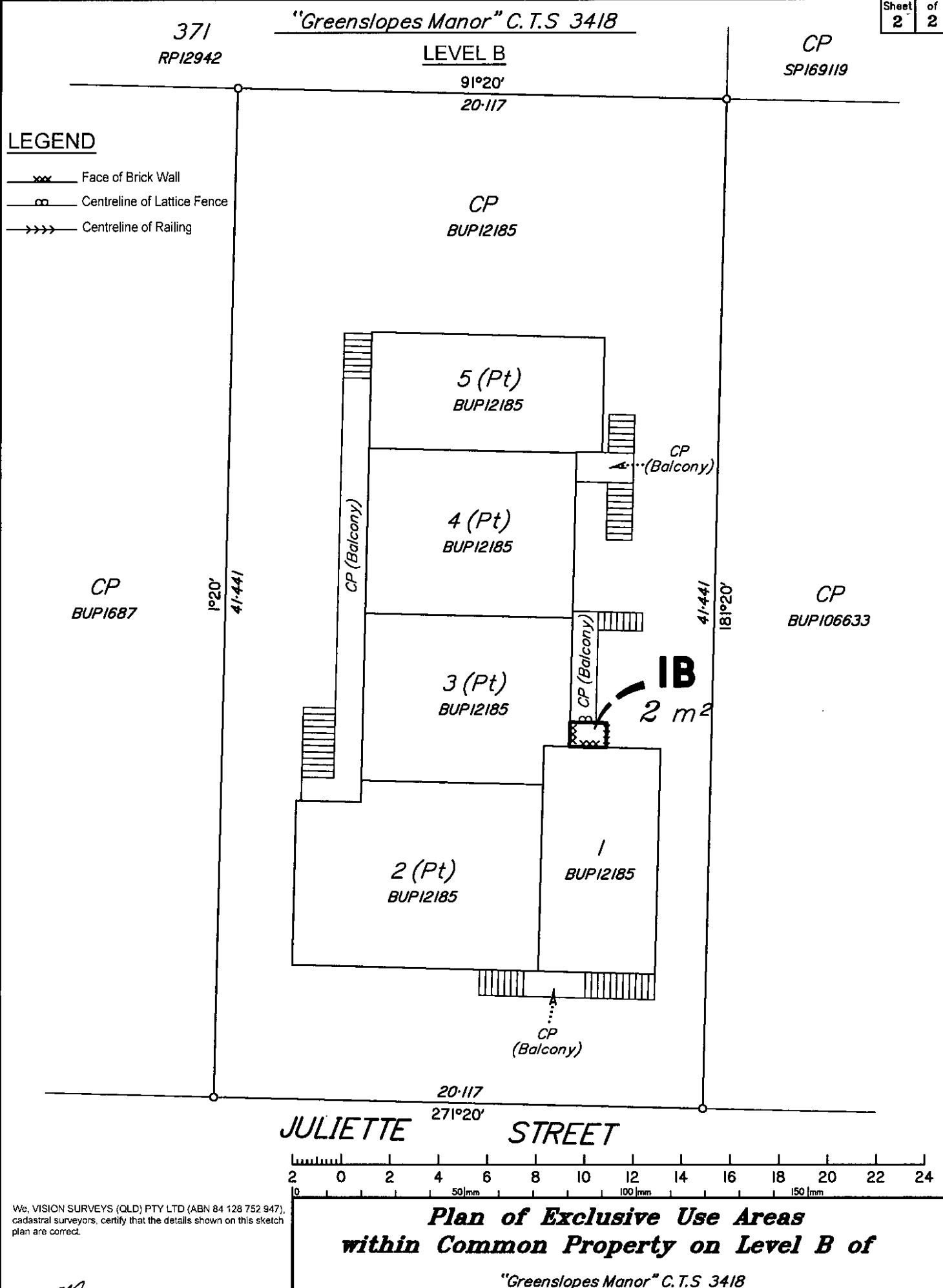
Not Applicable.

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

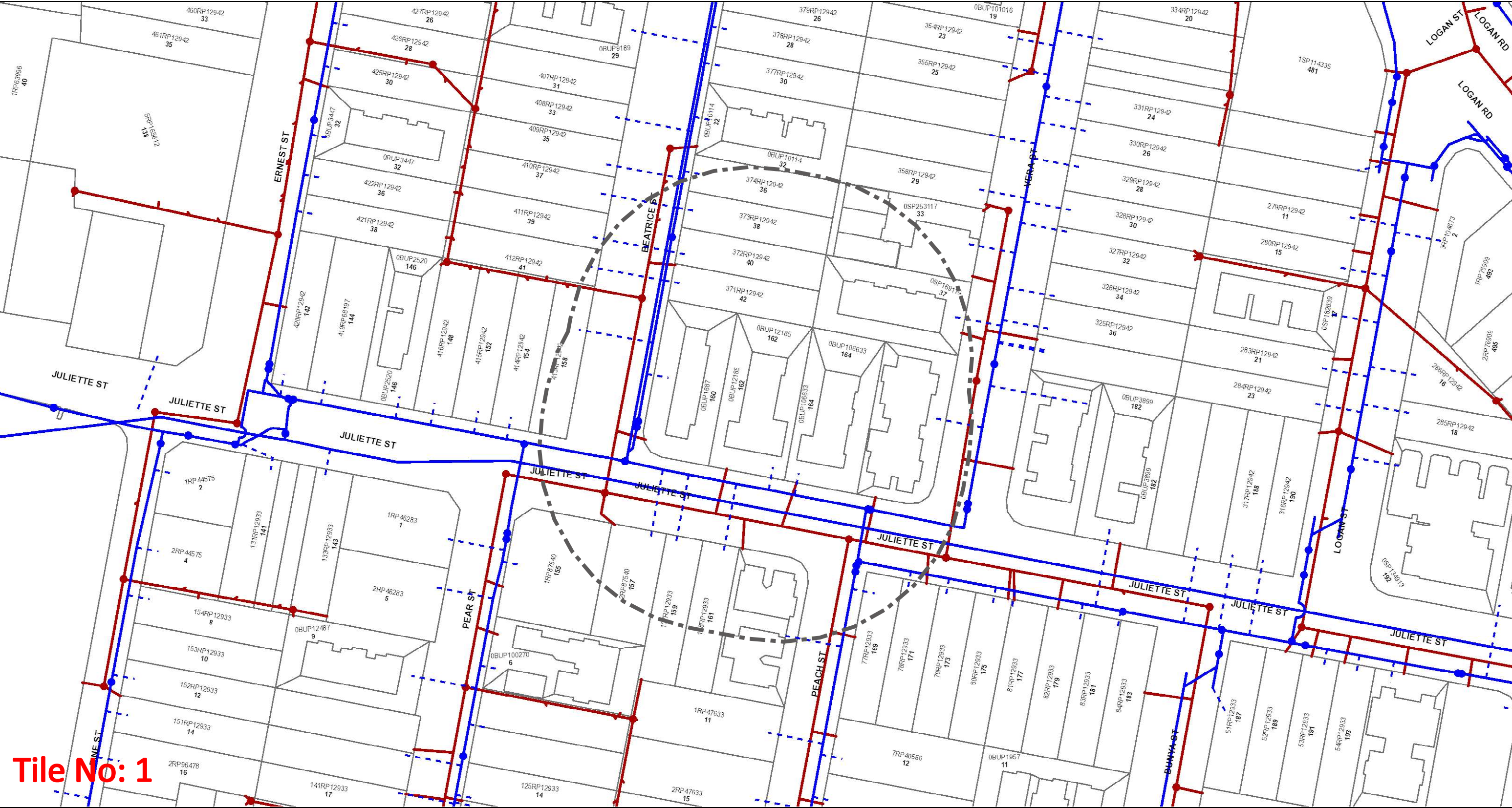
Lot on Plan	Exclusive Use Area	Purpose
Lot 1 in BUP12185	1A	Car parking
Lot 1 in BUP12185	1A	Laundry
Lot 1 in BUP12185	1A and 1B	Courtyard
Lot 2 in BUP12185	2A	Courtyard
Lot 3 in BUP12185	3A	Laundry
Lot 3 in BUP12185	3A	Courtyard
Lot 4 in BUP12185	4A	Courtyard
Lot 5 in BUP12185	5A	Laundry
Lot 5 in BUP12185	5A	Courtyard



Sheet	of
2	2



Urban Utilities - Water, Recycled Water and Sewer Infrastructure



Tile No: 1



Before You Dig Australia- Urban Utilities Water, Recycled Water and Sewer Infrastructure

BYDA Reference No: 263866558

Date BYDA Ref Received: 07/11/2025
Date BYDA Job to Commence: 11/11/2025
Date BYDA Map Produced: 07/11/2025

This Map is valid for 30 days Produced By: Urban Utilities

Sewer	Water	Recycled Water
● Infrastructure	● Infrastructure	● Infrastructure
◆ Major Infrastructure	◆ Major Infrastructure	◆ Major Infrastructure
— Network Pipelines	— Network Pipelines	— Network Pipelines
▨ Network Structures	▨ Network Structures	▨ Network Structures
	--- Water Service (Indicative only)	

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

The plans are indicative and approximate only and provided without warranties of any kind, express or implied including in relation to accuracy, completeness, correctness, currency or fitness for purpose.

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This plan should be used as guide only. Any dimensions should be confirmed on site by the relevant authority.

Based on or contains data provided by the State of Queensland (Department of Natural Resources and Mines) [2020]. In consideration of the State permitting the use of this data you acknowledge and agree that the State gives no warranty in relation to the data (including accuracy, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws. © State of Queensland Department of Natural Resources and Mines [2020]

For further information, please call Urban Utilities on 13 26 57 (8am-6pm weekdays). Faults and emergencies 13 23 64 (24/7).
www.urbanutilities.com.au

ABN 86 673 835 011

Body corporate certificate

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 ...Page 2
- details of the property and community titles scheme ...Page 3
- by-laws and exclusive use areas ...Page 4
- lot entitlements and financial information ...Page 5
- owner contributions and amounts owing ...Page 6
- common property and assets ...Page 8
- insurance ...Page 9
- contracts and authorisations ...Page 10

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 11/11/2025.

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

GREENSLOPES MANOR 3418

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: Chantal Schimanski

Company: Body Corporate Services (QLD)
Pty Ltd

Phone: 1300889227

Email: bcs_brisbane@bcssm.com.au

☐ No

Accessing records

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

☒ The body corporate manager named above.

☐ The following person:

Name:

Role:

Phone:

Email:

Property and community titles scheme details

Lot and plan details

Lot number: 2

Plan type and number: BUP 12185

Plan of subdivision: ☐ Standard Format ☒ Building Format ☐ Volumetric Format

The plan of subdivision applying to a lot determines maintenance and insurance responsibilities.

Regulation module

There are 5 regulation modules for community titles schemes in Queensland. The regulation module that applies to the scheme determines matters such as the length of service contracts and how decisions are made.

More information is available from www.qld.gov.au/buyingbodycorporate.

The regulation module that applies to this scheme is the:

☐ Accommodation ☐ Commercial ☐ Small Schemes ☒ 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?

☐ Yes

☒ No

If yes, you should investigate the layered arrangement to obtain further details about your rights and obligations. The name and number of each community titles scheme part of the layered arrangement should be listed in the community management statement for the scheme given to you by the seller.

Building management statement

A building management statement is a document, which can be put in place in certain buildings, that sets out how property and shared facilities are accessed, maintained and paid for by lots in the building. It is an agreement between lot owners in the building that usually provides for supply of utility services, access, support and shelter, and insurance arrangements. A lot can be constituted by a community titles scheme's land.

Does a building management statement apply to the community titles scheme?

☐ Yes

☒ No

If yes, you can obtain a copy of the statement from Titles Queensland: www.titlesqld.com.au. You should seek legal advice about the rights and obligations under the building management statement before signing the contract – for example, this can include costs the body corporate must pay in relation to shared areas and services.

By-laws and exclusive use areas

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

What by-laws apply?

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

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

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

General by-laws

- ☒ The community management statement includes the complete set of by-laws that apply to the scheme.
- ☐ The community management statement specifies the by-laws in Schedule 4 of the *Body Corporate and Community Management Act 1997* apply to the scheme.
- ☐ A consolidated set of the by-laws for the scheme is given with this certificate.

Exclusive use areas

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

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

- ☒ Yes
- ☐ No

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

- ☒ 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: 24

Total contribution schedule lot entitlements for all lots: 100

Interest schedule

Interest schedule lot entitlement for the lot: 24

Total interest schedule lot entitlements for all lots: 100

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

Only approved contributions are shown below. Further installments are to be approved at a future GM

Total amount of contributions (before any discount) for lot 2 for the current financial year: \$2,995.00

Number of instalments: 4 (outlined below)

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

Discount for on-time payments (if applicable): 20.00%

Due date	Amount due	Amount due if discount applied	Paid
01/11/2025	\$1,497.50	\$1,198.00	☒ Yes ☐ No
01/02/2026	\$1,497.50	\$1,198.00	☐ Yes ☒ No

Sinking fund contributions

Only approved contributions are shown below. Further installments are to be approved at a future GM

Total amount of contributions (before any discount) for lot 2 for the current financial year: \$948.88

Number of instalments: 4 (outlined below)

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

Discount for on-time payments (if applicable): 20.00%

Due date	Amount due	Amount due if discount applied	Paid
01/11/2025	\$474.44	\$379.55	☒ Yes ☐ No
01/02/2026	\$474.44	\$379.55	☐ Yes ☒ No

Special contributions (IF ANY)

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

Total amount of contributions (before any discount) for lot 2: \$0.00

Number of instalments: 0 (outlined below)

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

Discount for on-time payments (if applicable): 20.00%

Other amounts payable by the lot owner

For the current financial year there are:

- ☒ No other amounts payable for the lot.
- ☐ Amounts payable under exclusive use by-laws, totalling \$0.00
- ☐ Amounts payable under service agreements (that are not included in body corporate contributions for the lot), totalling \$0.00
- ☐ Other amounts payable, totalling \$0.00 (see explanation given with this certificate).

Summary of amounts due but not paid by the current owner

At the date of this certificate:

- ☒ All payments for the lot are up to date.
- ☐ The following amounts are due but not yet paid for the lot:
- ☐ Overdue contributions: \$0.00
- ☐ Penalties on overdue contributions: \$0.00
- ☐ Other amounts due but not paid: \$0.00

Total amounts due but not paid: \$0.00

Common property and assets

When you buy a lot in a community titles scheme, you also own a share in the common property and assets for the scheme. Common property can include driveways, lifts and stairwells, and shared facilities. Assets can include gym equipment and pool furniture.

The body corporate is usually responsible for maintaining common property in a good and structurally sound condition. An owner is usually responsible for maintaining common property or assets that their lot has been allocated exclusive use of, or for maintaining improvements to common property or utility infrastructure that is only for the benefit of their lot. The body corporate may have additional maintenance responsibilities, depending on the plan of subdivision the scheme is registered under. For more information, visit www.qld.gov.au/buyingbodycorporate.

Sinking fund forecast and balance - maintenance and replacement of common property / assets

The body corporate must have a sinking fund to pay for future capital expenses, such as repairs or replacement of common property and assets. The body corporate must raise enough money in its sinking fund budget each year to provide for spending for the current year and to reserve an amount to meet likely spending for 9 years after the current year. If there is not enough money in the sinking fund at the time maintenance is needed, lot owners will usually have to pay additional contributions.

Prior to signing a contract, you should consider whether the current sinking fund balance is appropriate to meet likely future capital expenditure.

Does the body corporate have a current sinking fund forecast that estimates future capital expenses and how much money needs to be accumulated in the sinking fund?

☒ Yes - you can obtain a copy from the body corporate records.

☐ No

Current sinking fund balance (as at date of certificate): \$45,525.44

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.

☐ There are no authorised improvements to the common property that the owner of the lot is responsible for maintaining in good condition.

☒ Details of authorised improvements to the common property that the owner of the lot is responsible for maintaining in good condition are given with this certificate.

Body corporate assets

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

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

☒ A copy of the body corporate register of assets is given with this certificate.

Insurance

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

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

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

Body corporate insurance policies

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

- type of policy;
- name of the insurer;
- sum insured;
- amount of premium; and
- excess payable on a claim

are given with this certificate.

Alternative insurance

Where the body corporate is unable to obtain the required building insurance, an adjudicator may order that the body corporate take out alternative insurance. Information about alternative insurance is available from www.qld.gov.au/buyingbodycorporate.

Does the body corporate currently hold alternative insurance approved under an alternative insurance order?

☐ Yes

☒ No

Lot owner and occupier insurance

The occupier is responsible for insuring the contents of the lot and any public liability risks which might occur within the lot.

The owner is responsible for insuring buildings that do not share a common wall if the scheme is registered under a standard format plan of subdivision, unless the body corporate has set up a voluntary insurance scheme and the owner has opted-in.

More information about insurance in community titles schemes is available from your solicitor or www.qld.gov.au/buyingbodycorporate.

Contracts and authorisations

Caretaking service contractors and letting agents – Accommodation Module, Commercial Module and Standard Module

A body corporate may engage service contractors to provide services to the body corporate to assist in the management of the scheme.

If the Standard Module, Accommodation Module, or Commercial Module apply to a community titles scheme, the body corporate may also authorise a person to conduct a letting agent business for the scheme, that is, to act as the agent of owners of lots in the scheme who choose to use the person's services for the letting of their lot.

A service contractor who is also authorised to be a letting agent for the scheme is called a caretaking service contractor. Together, an agreement to engage a person as a caretaking service contractor and authorise a person as a letting agent is typically referred to as 'management rights'.

The maximum term of a service contract or authorisation entered into by a body corporate is:

- 10 years if the Standard Module applies to the scheme; and
- 25 years if the Accommodation Module or Commercial Module applies to the scheme.

You may inspect the body corporate records to find information about any engagements or authorisations entered into by the body corporate, including the term of an engagement or authorisation and, for an engagement, duties required to be performed and remuneration payable by the body corporate.

Has the body corporate engaged a caretaking services contractor for the scheme?

☐ Yes

☒ No

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

☐ Yes

☒ No

Embedded network electricity supply

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

☐ Yes

☒ No

More information about embedded networks in community titles schemes is available from www.qld.gov.au/buyingbodycorporate.

Body corporate authority

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

Name/s: Jill Walshaw

Position/s held: Licensee in Charge

Signature/s _____



Date: 11/11/2025

Copies of documents given with this certificate:

- ☐ by-laws for the scheme in consolidated form (if applicable)
- ☐ details of exclusive use by-laws or other allocations of common property (if applicable)
- ☒ the most recent statement of accounts
- ☐ details of amounts payable to the body corporate for another reason (if applicable)
- ☒ details of improvements the owner is responsible for (if applicable)
- ☒ the register of assets (if applicable)
- ☒ insurance policy details

ANNUAL FINANCIAL STATEMENTS

For the period 1 November 2024 to 31 October 2025

Prepared For

GREENSLOPES MANOR

CTS 3418

162 JULIETTE STREET
GREENSLOPES
QLD 4120

Manager

Chantal Schimanski
Body Corporate Services (QLD) Pty Ltd

Printed

11 November 2025

Balance Sheet

Administrative & Sinking Fund

Body Corporate for GREENSLOPES MANOR CTS 3418

As at 31st October 2025

162 JULIETTE STREET GREENSLOPES QLD 4120

ABN/ACN 50819614804

Assets	2025
Cash	44,778.93
Prepaid Expenses	Note 7 158.96
Total Assets	\$ 44,937.89

Liabilities	
Levies in Advance	Note 8 3,812.44
Total Liabilities	\$ 3,812.44
Net Assets	\$ 41,125.45

Equity	
Administrative Fund	(2,818.52)
Sinking Fund	43,943.97
Total Equity	\$ 41,125.45

Income and Expenditure Statement

Administrative Fund

Body Corporate for GREENSLOPES MANOR CTS 3418

1 November 2024 to 31 October 2025

162 JULIETTE STREET GREENSLOPES QLD 4120

ABN/ACN 50819614804

Income

Discount Levies - normal	(4,800.74)
Levy Fees - normal	24,958.32
Total Administrative Fund Income	20,157.58

Expenditure

Body Corporate Manager - Taxation Management	320.00
Body Corporate Manager - additional services	1,395.42
Body Corporate Manager - disbursements	504.96
Body Corporate Manager - management fees	1,157.20
Body Corporate Manager - work order/quotes	440.00
Consultant	561.60
Garden/Lawn Maintenance	1,421.05
Insurance Premiums	2,169.66
Insurance Premiums - building	4,548.13
Pest Control Services	176.00
Sundry Expenditure	2,577.48
Taxes, Fees & Charges - rates	28.70
Total Administrative Fund Expenditure	15,300.20

Surplus / Deficit for period	4,857.38
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Summary

Opening Balance as at 1 November 2024	(7,675.90)
Total Revenue during period	20,157.58
Total Expenditure during period	(15,300.20)
Administrative Fund balance as at 31 October 2025	(\$ 2,818.52)

Income and Expenditure Statement

Sinking Fund

Body Corporate for GREENSLOPES MANOR CTS 3418

1 November 2024 to 31 October 2025

162 JULIETTE STREET GREENSLOPES QLD 4120

ABN/ACN 50819614804

Income

Discount Levies - normal	(1,502.52)
Levy Fees - normal	7,907.00
Total Sinking Fund Income	6,404.48

Summary

Opening Balance as at 1 November 2024	37,539.49
Total Revenue during period	6,404.48
Total Expenditure during period	0.00
Sinking Fund balance as at 31 October 2025	\$ 43,943.97

Notes To Financial Statements

Body Corporate for GREENSLOPES MANOR CTS 3418

162 JULIETTE STREET GREENSLOPES QLD 4120

ABN/ACN 50819614804

Note 1 Summary of Accounting Policies

This special purpose financial report has been prepared for distribution to owners to fulfill the body corporate's financial reporting requirements under the Body Corporate and Community Management Act 1997. The accounting policies used in the preparation of this report, as described below, are in the opinion of the body corporate manager appropriate to meet the needs of owners.

- (a) The financial report has been prepared on the Accrual basis of accounting including the historical cost convention and the going concern assumption.
- (b) The requirements of Accounting Standards and other professional reporting requirements in Australia do not have mandatory applicability to the body corporate because it is not a "reporting entity" as defined in those Standards.

Note 2 Levies in Arrears, in Advance, not Due and payments unidentified

Any items shown as "Levies in Arrears" and "Levies in Advance" in the Balance Sheet represent the position of all levies in arrears or advance, as the case may be, as at the balance date. Any items shown as "Levies not Due" in the Balance Sheet represent levies which have a due date after the balance date. Any items shown as "Levy payments unidentified" in the Balance Sheet represent levy payments that have been received, however could not be identified and therefore allocated to a unit correctly, these funds are held as a liability until they can be correctly allocated. Any other charges against unit owners in arrears or payments in advance appear as liabilities and assets, as the case may be, elsewhere in the Balance Sheet.

Note 3 Unallocated Monies Received

Any items shown as "Unallocated Monies Received" in the Balance Sheet represents amounts received for levies and/or items not yet billed and are recognised as revenue on the day the levy and/or invoice is billed.

Note 4 Income Tax

Assessable income such as interest, dividends and other investment income derived by the Body Corporate, is taxable at the current company tax rate of 30%. Assessable income received by the Body Corporate in respect of common property, other than as stated above, is taxable in the hands of individual owners as determined by Tax Ruling 2015/3.

Note 5 Depreciation

Common property, including assets fixed to it, is not beneficially owned by the body corporate and is therefore not depreciable. Non-fixed assets that are purchased by the body corporate are beneficially owned by it, but the purchase cost is expensed upon acquisition and not depreciated.

Note 6 Unearned Revenue

Any items shown as "Unearned Revenue" in the Balance Sheet represents money received for a service or product that has yet to be fulfilled. For example, pre-payment on a lease agreement. The revenue is a liability until it has been 'earned' by the owners corporation.

Note 7 Prepaid Expenses

Detail	Amount
Body Corporate Services (QLD) Pty Ltd Management Fees	158.96
	\$ 158.96

Note 8 Levies in Advance - also see note 2

Detail	Amount
Lot: 1 Unit: U1	1183.16
Lot: 3 Unit: U3	1314.64
Lot: 4 Unit: U4	1314.64
	\$ 3,812.44

Note 9 Insurance Levies Raised

Pre-issued Insurance Levies totalling \$1,050 was raised in quarter 1 and quarter 2 for the Financial Year ending 31/10/2021. At the 2021 AGM no motion was added to raise separate Insurance Levies due to the Aggregate and Interest Entitlement being the same for this body corporate.

Insurance Report

Body Corporate for GREENSLOPES MANOR CTS 3418

Policy number : POL11095588

162 JULIETTE STREET GREENSLOPES QLD 4120

Insurance Policy Details

Policy Number:	POL11095588
Period of Insurance:	2 December 2024 to 2 December 2025
Insurance Company:	SCI VIA ALLIANZ AUSTRALIA
Broker (if any):	Body Corporate Brokers Pty Ltd (QLD)
Amount of Premium:	\$ 6,717.79
Paid Date:	12 December 2024

Policy Type	Amount of cover	Excess
Workers Compensation Insurance	Not Insured	0.00
Voluntary Workers Insurance	\$200000/2000	0.00
Property, Death and Injury (Public Liability)	\$20,000,000	0.00
Paint	Included	0.00
Office Bearers Liability Insurance	\$1,000,000	0.00
Machinery Breakdown Insurance	Not Insured	0.00
Lot Owner's Fixtures and Improvements	\$300,000	0.00
Loss of Rent	\$435,136	0.00
Legal Defence Expenses	\$50,000	0.00
Government Audit Costs	\$25,000	0.00
Fusion Cover	Not Insured	0.00
Flood	Not Included	0.00
Floating Floors	Included	0.00
Fidelity Guarantee Insurance	\$100,000	0.00
Damage (i.e. Building) Policy	\$2,900,907	1,000.00
Community Income	Not Insured	0.00
Common Area Contents	\$29,009	0.00
Building Catastrophe	\$870,272	0.00
Appeal Expenses	\$100,000	0.00

Note

Record Created: 12/12/2024 @ 7:21:46 pm (AEDST) BCB Contact Details: contactus@bcb.com.au 07 5668 7800 BCB Invoice No. 1027030 Excesses: Legal Defence: \$ 1,000 All Other Claims: \$ 1,000

CTS 3418

ABN: 50819614804
162 JULIETTE STREET
GREENSLOPES QLD 4120

Accounts: 1300889227
Body Corporate Services (QLD) Pty Ltd

STATEMENT OF CONTRIBUTIONS
For the period 11 Nov 2024 to 11 Nov 2025

SHELLEY MARRIOTT
2/162 Juliette Street
Greenslopes Queensland 4120

Issue Date: 11/11/25

Statement Activity for Body Corporate for GREENSLOPES MANOR CTS 3418 - ABN/ACN: 50819614804

Lot: 2 Unit: U2 Address: 162 JULIETTE STREET, GREENSLOPES, QLD 4120					
Date	Description	Period (if applicable)	Admin	Sink	Balance
31/01/25	Payment 1295.22		(916.50)	(378.72)	(1,295.22)
01/02/25	Levies - normal (interim)	01-02-25 to 30-04-25	916.50	0.00	(378.72)
01/02/25	Levies - normal (interim)	01-02-25 to 30-04-25	0.00	378.72	0.00
30/04/25	Payment 1859.85		(1,479.50)	(380.35)	(1,859.85)
01/05/25	Levies - normal	01-05-25 to 31-07-25	0.00	380.35	(1,479.50)
01/05/25	Levies - normal	01-05-25 to 31-07-25	1,479.50	0.00	0.00
01/08/25	Levies - normal	01-08-25 to 31-10-25	1,479.50	0.00	1,479.50
01/08/25	Levies - normal	01-08-25 to 31-10-25	0.00	380.35	1,859.85
01/08/25	Payment 1859.85		(1,479.50)	(380.35)	0.00
01/11/25	-- START OF LEVY YEAR 2025 --		0.00	0.00	0.00
01/11/25	Levies - normal (interim)	01-11-25 to 31-01-26	1,198.00	0.00	1,198.00
01/11/25	Levies - normal (interim)	01-11-25 to 31-01-26	0.00	379.55	1,577.55
03/11/25	Payment 1577.55		(1,198.00)	(379.55)	0.00
Total Amount as at 11th November 2025					\$ 0.00DR

If mailing your payment please tear off this slip and return with payment. DO NOT include correspondence with your payment.

Please make cheques payable to: Body Corporate for CTS 3418



DEFT Reference Number:
2711 4494 1350 2400 0022

How to Pay

- Bpay:** Call your bank, credit union or building society to make this payment from your cheque or savings account.
- Internet:** Visit www.deft.com.au and use the DEFT reference number supplied on this page.
- In person:** Present this page to make your payment at any post office.

GREENSLOPES MANOR
Lot: 2 Unit: U2
GREENSLOPES MANOR

Total Amount: \$ 0.00DR
as at 11th November 2025



Billers Code: 96503
Reference: 2711 4494 1350 2400 0022



*496 271144941 35024000022

Payments by credit or debit card may attract a surcharge.
Registration is required for payments from bank accounts.
Registration forms available from www.deft.com.au.

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