

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 20/11/2025

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

METROPOLI

CTS No. **14190**

Body corporate manager

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

Is there a body corporate manager for the scheme?

Yes. The body corporate manager is:

Name: **Strata Management Group**

Phone: **07 3267 1888**

Company: **Strata Management Group P/L**

Email: **admin@stratamg.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: **2**

Plan type and number: **905**

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

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?

No

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

N/A

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: **1**

Total contribution schedule lot entitlements for all lots: **6**

Interest schedule

Interest schedule lot entitlement for the lot: **1**

Total interest schedule lot entitlements for all lots: **6**

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 **2** for the current financial year: \$ **2,920.00**

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

Discount for on-time payments (if applicable): **20** %

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

Period	Due date	Amount due	Amount due if discount applied	Paid
01/04/25 to 30/06/25	01/04/25	730.00	584.00	02/04/25
01/07/25 to 30/09/25	01/07/25	730.00	584.00	03/07/25
01/10/25 to 31/12/25	15/10/25	730.00	584.00	
01/01/26 to 31/03/26	01/01/26	730.00	584.00	
01/04/26****30/06/26	01/04/26	730.00	584.00	
01/07/26****30/09/26	01/07/26	730.00	584.00	

Amount overdue **\$32.68**

Amount Unpaid including amounts billed not yet due **\$32.68**

Sinking fund contributions

Total amount of contributions (before any discount) for lot **2** for the current financial year: \$ **568.00**

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

Discount for on-time payments (if applicable): **20 %**

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

Period	Due date	Amount due	Amount due if discount applied	Paid
01/04/25 to 30/06/25	01/04/25	142.00	113.60	03/07/25
01/07/25 to 30/09/25	01/07/25	142.00	113.60	21/10/25
01/10/25 to 31/12/25	15/10/25	142.00	113.60	
01/01/26 to 31/03/26	01/01/26	142.00	113.60	
01/04/26****30/06/26	01/04/26	142.00	113.60	
01/07/26****30/09/26	01/07/26	142.00	113.60	

Amount overdue **\$142.00**

Amount Unpaid including amounts billed not yet due	\$142.00
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Special contributions - Administrative Fund (IF ANY)

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

Total amount of contributions (before any discount)	Nil
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Number of instalments: **0** (outlined below)

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

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

Monthly penalty for overdue contributions (if applicable):	2.00 %			
Period	Due date	Amount due	Amount due if discount applied	Paid

Amount overdue Nil

Amount Unpaid including amounts billed not yet due Nil

Special contributions - Sinking Fund (IF ANY)

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

Total amount of contributions (before any discount)	Nil
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Number of instalments: **0** (outlined below)

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

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

Due date	Amount due	Amount due if discount applied	Paid
1/15/2018	100	90	
2/15/2018	100	90	
3/15/2018	100	90	
4/15/2018	100	90	
5/15/2018	100	90	
6/15/2018	100	90	
7/15/2018	100	90	
8/15/2018	100	90	
9/15/2018	100	90	
10/15/2018	100	90	
11/15/2018	100	90	
12/15/2018	100	90	
1/15/2019	100	90	
2/15/2019	100	90	
3/15/2019	100	90	
4/15/2019	100	90	
5/15/2019	100	90	
6/15/2019	100	90	
7/15/2019	100	90	
8/15/2019	100	90	
9/15/2019	100	90	
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12/15/2019	100	90	
1/15/2020	100	90	
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11/15/2024	100	90	
12/15/2024	100	90	
1/15/2025	100	90	
2/15/2025	100	90	
3/15/2025	100	90	
4/15/2025	100	90	
5/15/2025	100	90	
6/15/2025	100	90	
7/15/2025	100	90	
8/15/2025			

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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No other amounts payable for the lot.

Summary of amounts due but not paid by the current owner

At the date of this certificate

Annual contributions		\$174.68
Special contributions		Nil
Other contributions		Nil
Other payments		Nil
Penalties		Nil
Total amount overdue	(Total Amount Unpaid including not yet due \$174.68)	\$174.68

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

Common property and assets

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

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

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

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

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

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

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

Current sinking fund balance (as at date of certificate): \$ 30,393.34

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
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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

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 HUTCH UNDERWRITING PTY LTD	HRS11181831	3,000,000.00	4,275.17	07/07/26	Standard \$2,000, Earthquake \$500
ADDT'L CATASTROPHE HUTCH UNDERWRITING PTY LTD		NOT SELECTED		07/07/26	
LOSS OF RENT/TEMP AC HUTCH UNDERWRITING PTY LTD	HRS11181831	450,000.00		07/07/26	Standard \$2,000, Earthquake \$500
COMMON AREA CONTENTS HUTCH UNDERWRITING PTY LTD	HRS11181831	30,000.00		07/07/26	Standard \$2,000, Earthquake \$500
FIDELITY GUARANTEE HUTCH UNDERWRITING PTY LTD		NOT SELECTED		07/07/26	
MACHINERY BREAKDOWN HUTCH UNDERWRITING PTY LTD		NOT SELECTED		07/07/26	
OFFICE BEARERS LIAB. HUTCH UNDERWRITING PTY LTD		NOT SELECTED		07/07/26	

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
GOVT. AUDIT COSTS HUTCH UNDERWRITING PTY LTD		NOT SELECTED		07/07/26	
LOT FIXTURES/IMPROV. HUTCH UNDERWRITING PTY LTD		NOT SELECTED		07/07/26	
VOLUNTARY WORKERS HUTCH UNDERWRITING PTY LTD		NOT SELECTED		07/07/26	
CYBER HUTCH UNDERWRITING PTY LTD	HRS11181831	10,000.00		07/07/26	\$1,000
FLOOD HUTCH UNDERWRITING PTY LTD		NOT SELECTED		07/07/26	
LIMIT OF LIABILITY HUTCH UNDERWRITING PTY LTD	HRS11181831	20,000,000.00		07/07/26	\$1,000
WORKERS COMPENSATION WORKCOVER QUEENSLAND	WSM230803892	ACCIDENT INSURANCE POLICY	200.00	30/06/26	

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 Andrew Peters

Positions/s held Director

Date 20/11/2025

Signature/s

Signed by:

B54D01F79FC3474...

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

STANDARD COMMUNITY MANAGEMENT STATEMENT
Section 285. Body Corporate and Community Management Act 1997

Dealing: 704188015
Title Reference: 19200905
Lodgment: 1072166
Date: 15/07/2000 12:32:22

1. Name of Community Title Scheme

METROPOLI

2. Regulation Module

Body Corporate and Community Management (Standard Module) Regulation 1997

3. Name of Body Corporate

BODY CORPORATE FOR METROPOLI COMMUNITY TITLES SCHEME 14190

4. Address for service of documents on the body corporate

313 LANCASTER ROAD
ASCOT QLD 4007

5. By-Laws

Taken to be those in effect as at 13 July 2000
[section 285 (5)(a) Body Corporate and Community Management Act 1997]

6. Contribution Schedule 7. Interest Schedule

Lot	Entitlement	Lot	Entitlement
1 in BUP905	1	1 in BUP905	1
2 in BUP905	1	2 in BUP905	1
3 in BUP905	1	3 in BUP905	1
4 in BUP905	1	4 in BUP905	1
5 in BUP905	1	5 in BUP905	1
6 in BUP905	1	6 in BUP905	1

Total Lots: 6 Aggregate 6 Total Lots: 6 Aggregate 6

***** End *****

HISTORICAL TITLE SEARCH

QUEENSLAND TITLES REGISTRY PTY LTD

Request No: 54179903

Search Date: 20/11/2025 16:43

Title Reference: 19200905

Previous Title: 14926005
14926006

REGISTERED OWNER

BODY CORPORATE FOR METROPOLI COMMUNITY TITLES SCHEME
14190

STRATA MANAGEMENT GROUP
PO BOX 297
FORTITUDE VALLEY QLD 4006

LAND DESCRIPTION

COMMON PROPERTY OF METROPOLI COMMUNITY TITLES SCHEME 14190
COMMUNITY MANAGEMENT STATEMENT 14190

Local Government: BRISBANE CITY

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. CHANGE OF BODY CORPORATE ADDRESS No 722679471
COMMUNITY MANAGEMENT STATEMENT 14190
from
PO BOX 326
ALDERLEY QLD

4051
to
STRATA MANAGEMENT GROUP
PO BOX 297
FORTITUDE VALLEY QLD

4006
Lodged at 15:41 on 14/08/2023

2. CHANGE OF BODY CORPORATE ADDRESS No 717476399
COMMUNITY MANAGEMENT STATEMENT 14190
from
313 LANCASTER ROAD
ASCOT QLD

4007
to
PO BOX 326
ALDERLEY QLD

4051
Lodged at 15:34 on 29/08/2016

HISTORICAL TITLE SEARCH
QUEENSLAND TITLES REGISTRY PTY LTD

Request No: 54179903

Search Date: 20/11/2025 16:43

Title Reference: 19200905

EASEMENTS, ENCUMBRANCES AND INTERESTS

3. CORRECTION No 712831420
TO CORRECT THE DEED OF GRANT REFERENCE DETAILS
Lodged at 11:16 on 30/10/2009
4. REQUEST FOR NEW CMS No 704188015
New COMMUNITY MANAGEMENT STATEMENT 14190
STANDARD MODULE
Lodged at 12:32 on 15/07/2000
5. Rights and interests reserved to the Crown by
Deed of Grant No. 19559083 (ALLOT 15 SEC 2)

ADMINISTRATIVE ADVICES - NIL
UNREGISTERED DEALINGS - NIL

Caution - Charges do not necessarily appear in order of priority

** End of Historical Title Search **

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Requested By: D-ENQ DYE & DURHAM (S)

Building Units and Group Titles Act 1980

Schedule 3

Schedule 3 By-laws

section 30

1 Noise

A proprietor or occupier of a lot shall not upon the parcel create any noise likely to interfere with the peaceful enjoyment of the proprietor or occupier of another lot or of any person lawfully using common property.

2 Vehicles

Save where a by-law made pursuant to section 30(7) of this Act authorises a proprietor or occupier so to do, the proprietor or occupier of a lot shall not park or stand any motor or other vehicle upon common property except with the consent in writing of the body corporate.

3 Obstruction

A proprietor or occupier of a lot shall not obstruct lawful use of common property by any person.

4 Damage to lawns etc. on common property

A proprietor or occupier of a lot shall not—

- (a) damage any lawn, garden, tree, shrub, plant or flower being part of or situated upon common property; or
- (b) except with the consent in writing of the body corporate, use for his or her own purposes as a garden any portion of the common property.

5 Damage to common property

- (1) A proprietor or occupier of a lot shall not mark, paint, drive nails or screws or the like into, or otherwise damage or deface, any structure that forms part of the common property except

with the consent in writing of the body corporate, but this by-law does not prevent a proprietor or person authorised by the proprietor from installing—

- (a) any locking or other safety device for protection of his or her lot against intruders; or
 - (b) any screen or other device to prevent entry of animals or insects upon his or her lot.
- (2) Provided that the locking or other safety device or, as the case may be, screen or other device is constructed in a competent manner, is maintained in a state of good and serviceable repair by the proprietor and does not detract from the amenity of the building.

6 Behaviour of invitees

A proprietor or occupier of a lot shall take all reasonable steps to ensure that his or her invitees do not behave in a manner likely to interfere with the peaceful enjoyment of the proprietor or occupier of another lot or of any person lawfully using common property.

7 Depositing rubbish etc. on common property

A proprietor or occupier of a lot shall not deposit or throw upon the common property any rubbish, dirt, dust or other material likely to interfere with the peaceful enjoyment of the proprietor or occupier of another lot or of any person lawfully using the common property.

8 Appearance of building

In the case of a building units plan, a proprietor or occupier of a lot shall not, except with the consent in writing of the body corporate, hang any washing, towel, bedding, clothing or other article or display any sign, advertisement, placard, banner, pamphlet or like matter on any part of his or her lot in such a way as to be visible from outside the building.

Building Units and Group Titles Act 1980

Schedule 3

9 Storage of flammable liquids etc.

A proprietor or occupier of a lot shall not, except with the consent in writing of the body corporate, use or store upon his or her lot or upon the common property any flammable chemical, liquid or gas or other flammable material, other than chemicals, liquids, gases or other material used or intended to be used for domestic purposes, or any such chemical, liquid, gas or other material in a fuel tank of a motor vehicle or internal combustion engine.

10 Garbage disposal

A proprietor or occupier of a lot shall—

- (a) save where the body corporate provides some other means of disposal of garbage, maintain within his or her lot, or on such part of the common property as may be authorised by the body corporate, in clean and dry condition and adequately covered, a receptacle for garbage;
- (b) comply with all local government local laws and ordinances relating to the disposal of garbage;
- (c) ensure that the health, hygiene and comfort of the proprietor or occupier of any other lot is not adversely affected by his or her disposal of garbage.

11 Keeping of animals

Subject to section 30(12), a proprietor or occupier of a lot shall not, without the approval in writing of the body corporate, keep any animal upon his or her lot or the common property.

BUP905 V0 REGISTERED Page 1 of 8 Not To Scale

Metropoli

3

Catalogued and charted on R.P. 132883 and C.C. 68

17/5/73
M

FEES
\$30-80
E430081
\$50-80

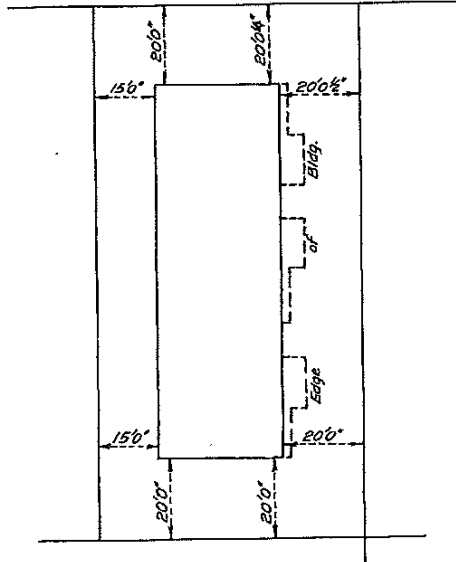
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RECEIVED
REGD
MAR 25 1 34 PM '73

Name of Building Units -
"METROPOLI"
BUILDING UNITS PLAN NO. **905** (Form 1)

Regulation 5(a)
Sheet 1 of 7 Sheets

LANCASTER RD



Scale: 30ft. = 1in.



CMS14190

BUP905

G. Micalizzi
GIOVANNI MICALIZZI

Elvira Micalizzi
ELVIRA MICALIZZI

S. Micalizzi
SALVATORE MICALIZZI

Concetta Micalizzi
CONCETTA MICALIZZI

NAME OF REGISTERED PROPRIETORS: Giovanni Micalizzi, Elvira Micalizzi
Salvatore Micalizzi, Concetta Micalizzi
as joint tenants inter se as tenants in common

ADDRESS : 19 Market Street, Newmarket

DESCRIPTION OF PARCEL: Lot 33 on Registered Plan No. 132883

Building Units Plan No. **905**
Registered this / day

COUNTY : Stanley

PARISH : Toombul

CITY : Brisbane

REFERENCE TO TITLE: CT.

Acting Registrar of Titles
Volume: 4666 Folio: 195, 196

NAME OF BODY CORPORATE: The Proprietors "Metropoli"
BUILDING UNITS PLAN NO. **905**

ADDRESS AT WHICH DOCUMENTS

MAY BE SERVED: 913 Lancaster Road,
Ascot, Brisbane

DEPUTY TOWN CLERK:

Office Reference Only.

CISF

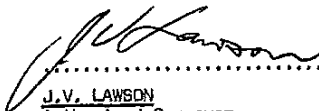
(Form 2)

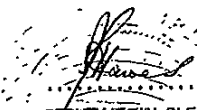
Regulation 12
Sheet 2 of 7 Sheets

BUILDING UNITS PLAN NO. **905**

I, JAMES VENNING LAWSON of Brisbane, Authorised Surveyor under the "Land Surveyor's Acts, 1908 to 1916", do hereby certify that the building shown on the Building Units Plan to which this certificate is annexed is within the external surface boundaries of the parcel the subject of the Building Units Plan.

DATED THIS 19th DAY OF December 1972


.....
J.V. LAWSON
Authorised Surveyor


.....
DEPUTY TOWN CLERK
Brisbane City Council

(Form 3)

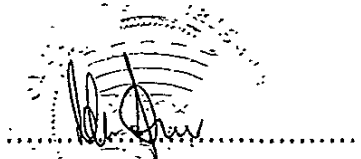
Regulation 13
Sheet 3 of 7 Sheets

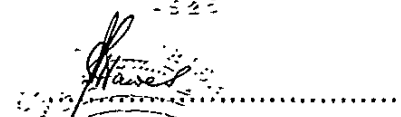
BUILDING UNITS PLAN NO. **905**

The Brisbane City Council certifies that the proposed subdivision of the parcel, as illustrated in the Building Units Plan, has been approved by the Brisbane City Council and that all requirements of "The City of Brisbane Acts, 1924 to 1960" and "The City of Brisbane Town Planning Acts, 1964 to 1967" have been complied with in regard to the subdivision.

(Seal)

BRISBANE CITY COUNCIL


LORD MAYOR


DEPUTY TOWN CLERK

(Form 4)

Regulation 14
Sheet 4 of 7 Sheets

905

SCHEDULE OF UNIT ENTITLEMENT AND REFERENCE TO

CURRENT CERTIFICATE OF TITLE

Unit No.	Level	Entitlement	Current Volume	C.T.'s Folio
1	A & B	1	4928 5034	202 & 210 206
2	A & B	1	4928 4928	211 & 212 36
3	A & B	1	4928 4928	213 & 214 37
4	A & C	1	4928 4928	215 & 216
5	A & C	1	4928 4928	217 & 218 7
6	A & C	1	4928 4928	219 & 220 25
		6		

SIGNATURE OF REGISTERED PROPRIETORS:

G. Micalizzi
GIOVANNI MICALIZZI

S. Micalizzi
SALVATORE MICALIZZI

E. Micalizzi
ELVIRA MICALIZZI

C. Micalizzi
CONCETTA MICALIZZI

[Signature]
DEPUTY TOWN-CLERK
Brisbane City Council

BUILDING UNITS PLAN NO. **905** (Form 5)

Regulation 15
Sheet 6 of 7 Sheets

LEVEL A

1 (Part of) 360 Sq. Ft.
4 (Part of) 360 Sq. Ft.
Staircase
2 (Part of) 390 Sq. Ft.
5 (Part of) 390 Sq. Ft.
Staircase
3 (Part of) 360 Sq. Ft.
6 (Part of) 360 Sq. Ft.



— Scale: 15ft. = 1in. —

Floor areas are approximate only.

SIGNATURE OF REGISTERED PROPRIETORS:

Giovanni Micalizzi
GIOVANNI MICALIZZI

Salvatore Micalizzi
SALVATORE MICALIZZI

Elvira Micalizzi
ELVIRA MICALIZZI

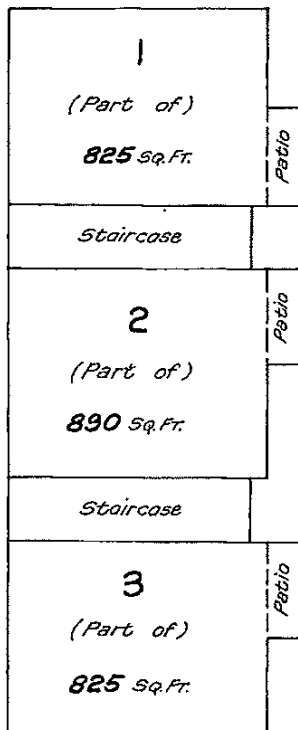
Concetta Micalizzi
CONCETTA MICALIZZI

[Signature]
DEPUTY TOWN CLERK
Brisbane City Council

BUILDING UNITS PLAN NO. **905** (Form 5)

Regulation 15.
Sheet 6 of 7 Sheets

LEVEL B



—Scale: 15ft. = 1in.—

Floor areas are approximate only.

SIGNATURE OF REGISTERED PROPRIETORS:

G. Micalizzi
GIOVANNI MICALIZZI

S. Micalizzi
SALVATORE MICALIZZI

E. Micalizzi
ELVIRA MICALIZZI

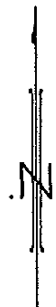
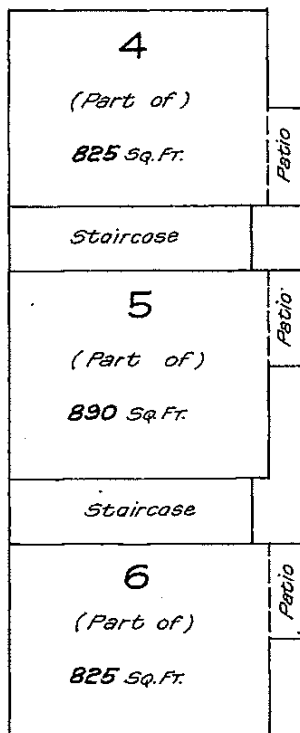
C. Micalizzi
CONCETTA MICALIZZI

[Signature]
DEPUTY TOWN CLERK
Brisbane City Council

BUILDING UNITS PLAN NO. **905** (Form 5)

Regulation 15.
Sheet 7 of 7 Sheets

LEVEL C



— Scale: 15ft. = 1in. —

*Am
Edh.
807.
E.M.*

J.M.L. 10/4/73.
It is stipulated that
The uncovered parts on this floor extend to a height of eight feet above the floor.

Floor areas are approximate only.

SIGNATURE OF REGISTERED PROPRIETORS:

G. Micalizzi
.....
GIOVANNI MICALIZZI

S. Micalizzi
.....
SALVATORE MICALIZZI

Elvira Micalizzi
.....
ELVIRA MICALIZZI

Concetta Micalizzi
.....
CONCETTA MICALIZZI

[Signature]
.....
DEPUTY TOWN CLERK
Brisbane City Council

G. A. MANGANO, LL.B.
RESIDENCE 32 1186

MANGANO & CO.
SOLICITORS
HEINDORFF HOUSE
171 QUEEN STREET
BRISBANE

TELEPHONE: 21 5349
POSTAL ADDRESS: G.P.O. Box 23
BRISBANE, Q. 4001

OUR REF:

MJD: CW:

YOUR REF:

19th April, 1973

The Registrar of Titles,
BRISBANE

Dear Sir,

re: Building Units Plan 905 - E430081

We refer to your requisition of the 9th instant and hereby advise that all units and parts thereof have been numbered in accordance with the plan.

We would be pleased if you could expedite registration of the Strata Title as some of the tenants have already moved into the units.

Yours faithfully,

Mangano
per [Signature]

Head Office | Level 11, 88 Tribune Street, South Brisbane QLD 4101
Correspondence | PO Box 5258, West End QLD 4101
Meeting Room Locations | South Brisbane, Chermside, Toowong,
Aspley, Cleveland, Southport, Robina, Mooloolaba, Sippy Downs, Ipswich

ph: (07) 3267 1888 e: admin@stratamg.com.au
www.stratamg.com.au



METROPOLI CTS 14190

BALANCE SHEET
AS AT 31 MARCH 2025

	ACTUAL 31/03/2025	ACTUAL 31/03/2024
<u>OWNERS FUNDS</u>		
Administrative Fund	3,773.12	3,090.10
Sinking Fund	28,263.34	25,480.14
<u>TOTAL</u>	<u>\$ 32,036.46</u>	<u>\$ 28,570.24</u>
 <u>THESE FUNDS ARE REPRESENTED BY</u>		
 <u>CURRENT ASSETS</u>		
Cash At Bank	34,285.64	29,378.48
<u>TOTAL ASSETS</u>	<u>34,285.64</u>	<u>29,378.48</u>
 <u>LIABILITIES</u>		
Accruals	147.27	405.99
Next Year Discounts	(523.20)	0.00
Levies In Advance	2,625.11	402.25
<u>TOTAL LIABILITIES</u>	<u>2,249.18</u>	<u>808.24</u>
 <u>NET ASSETS</u>	<u>\$ 32,036.46</u>	<u>\$ 28,570.24</u>

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METROPOLI CTS 14190

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 APRIL 2024 TO 31 MARCH 2025

	ACTUAL 01/04/24-31/03/25	BUDGET 01/04/24-31/03/25	VARIANCE %	ACTUAL 01/04/23-31/03/24
<u>ADMINISTRATIVE FUND</u>				
<u>INCOME</u>				
Administrative Fund Levy	17,520.00	17,520.00	100.00	17,589.90
Administrative Fund Discount	(3,212.00)	(3,504.00)	91.67	(3,291.67)
Interest On Overdue Levies	13.11	0.00		22.49
TOTAL ADMIN. FUND INCOME	14,321.11	14,016.00		14,320.72
<u>EXPENDITURE - ADMIN. FUND</u>				
Accountant - Audit Fees	0.00	382.80	0.00	382.80
Accountant - Tax Returns	572.00	451.00	126.83	0.00
Bank Charges	71.01	20.00	355.05	14.95
Cleaning	1,151.00	990.00	116.26	880.00
Compliance Reports	0.00	1,200.00	0.00	0.00
Computer/Internet Fees	104.28	135.00	77.24	130.68
Document Archival Fees	259.33	210.00	123.49	202.40
Electrical Repairs	214.50	200.00	107.25	0.00
Fire Protection	275.00	415.00	66.27	165.00
Garden & Grounds	889.40	900.00	98.82	355.76
Insurance - Premium	4,482.59	4,500.00	99.61	5,341.30
Insurance - Premium Stamp Duty	412.95	450.00	91.77	9.52
Insurance - Work Cover	190.48	0.00		0.00
Legal & Debt Collection Fee	0.00	0.00	0.00	88.00
Management Fees	712.44	730.00	97.59	823.64
Management Fees - Additional	2,860.91	500.00	572.18	510.99
Management Fees - Disbursement	112.66	0.00		407.79
Minor Building Maintenance	140.00	400.00	35.00	0.00
Pest / Termite Inspection	0.00	385.00	0.00	0.00
Plumbing Maintenance	0.00	250.00	0.00	0.00
Printing, Photocopying	165.59	400.00	41.40	71.89
Prior Management Fees	0.00	0.00	0.00	995.57
Taxes & Fees - Income Tax	163.80	0.00		0.00
Telephone, Facsimile	71.50	35.00	204.29	33.00
Utilities - Electricity Common	446.24	800.00	55.78	742.23
Utilities - Water & Sewerage	342.41	550.00	62.26	491.34
TOTAL ADMIN. EXPENDITURE	13,638.09	13,903.80		11,646.86
<u>SURPLUS / DEFICIT</u>	<u>\$ 683.02</u>	<u>\$ 112.20</u>		<u>\$ 2,673.86</u>

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METROPOLI CTS 14190

STATEMENT OF INCOME AND EXPENDITURE
FOR THE PERIOD 01 APRIL 2024 TO 31 MARCH 2025

	ACTUAL	BUDGET	VARIANCE	ACTUAL
	01/04/24-31/03/25	01/04/24-31/03/25	%	01/04/23-31/03/24
Opening Admin. Balance	3,090.10	3,090.10	100.00	416.24
ADMINISTRATIVE FUND BALANCE	\$ 3,773.12	\$ 3,202.30		\$ 3,090.10

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METROPOLI CTS 14190

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 APRIL 2024 TO 31 MARCH 2025

	ACTUAL	BUDGET	VARIANCE	ACTUAL
	01/04/24-31/03/25	01/04/24-31/03/25	%	01/04/23-31/03/24
<u>SINKING FUND</u>				
<u>INCOME</u>				
Sinking Fund Levies	3,408.00	3,408.00	100.00	3,408.00
Sinking Fund Discount	(624.80)	(1,080.00)	57.85	(781.20)
<u>TOTAL SINKING FUND INCOME</u>	2,783.20	2,328.00		2,626.80
<u>EXPENDITURE - SINKING FUND</u>				
Building Maintenance	0.00	2,000.00	0.00	0.00
Fence & Gate Maintenance	0.00	2,000.00	0.00	0.00
Rep & Maint-Driveway	0.00	5,000.00	0.00	0.00
<u>TOTAL SINK. FUND EXPENDITURE</u>	0.00	9,000.00		0.00
<u>SURPLUS / DEFICIT</u>	<u>\$ 2,783.20</u>	<u>\$ (6,672.00)</u>		<u>\$ 2,626.80</u>
Opening Sinking Fund Balance	25,480.14	25,480.14	100.00	22,853.34
<u>SINKING FUND BALANCE</u>	<u>\$ 28,263.34</u>	<u>\$ 18,808.14</u>		<u>\$ 25,480.14</u>

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Search Date: 21/11/2025 09:21

Request No: 54184486

SCHEME NAME

METROPOLI COMMUNITY TITLES SCHEME 14190

BODY CORPORATE ADDRESS

STRATA MANAGEMENT GROUP
PO BOX 297
FORTITUDE VALLEY QLD
4006

COMMUNITY MANAGEMENT STATEMENT No: 14190

Title	Lot	Plan	Title	Lot	Plan
14985007	5	BUP 905	14990035	6	BUP 905
14990036	2	BUP 905	14990037	3	BUP 905
15015156	4	BUP 905	15034096	1	BUP 905
19200905	CP	BUP 905			

COMMUNITY MANAGEMENT STATEMENT Dealing No: 704188015

** End of Community Titles Scheme Search **