

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 Jai Kahinui Higgins

Property address 2/313 Lancaster Road
(referred to as the
“property” in this
statement) Ascot, QLD, 4007

Lot on plan description L2 BUP905

Community titles scheme
or BUGTA scheme:

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

☒ **Yes**

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

☐ **No**

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

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

Title details

The seller gives or has given the buyer the following—

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

☒ **Yes**

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

☒ **Yes**

Registered encumbrances	<p>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.</p> <p>You should seek legal advice about your rights and obligations before signing the contract.</p>
Unregistered encumbrances (excluding statutory encumbrances)	<p>There are encumbrances not registered on the title that will continue to affect the property after settlement. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>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.</p> <p>Unregistered lease (if applicable)</p> <p>If the unregistered encumbrance is an unregistered lease, the details of the agreement are as follows:</p> <ul style="list-style-type: none"> » the start and end day of the term of the lease: » the amount of rent and bond payable: » whether the lease has an option to renew: <p>Other unregistered agreement in writing (if applicable)</p> <p>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. <input type="checkbox"/> Yes</p> <p>Unregistered oral agreement (if applicable)</p> <p>If the unregistered encumbrance is created by an oral agreement, and is not an unregistered lease, the details of the agreement are as follows:</p>
Statutory encumbrances	<p>There are statutory encumbrances that affect the property. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p><i>If Yes, the details of any statutory encumbrances are as follows:</i></p>
Residential tenancy or rooming accommodation agreement	<p>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. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>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></p> <p>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.</p> <p>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.</p>

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	<p>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>:</p> <p>LMR2 - Low-Medium Density Residential</p>		
Transport proposals and resumptions	<p>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.</p> <p>The lot is affected by a notice of intention to resume the property or any part of the property.</p> <p><i>If Yes, a copy of the notice, order, proposal or correspondence must be given by the seller.</i></p>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Contamination and environmental protection	<p>The property is recorded on the Environmental Management Register or the Contaminated Land Register under the <i>Environmental Protection Act 1994</i>.</p> <p>The following notices are, or have been, given:</p> <p>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).</p> <p>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).</p> <p>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).</p>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Trees	<p>There is a tree order or application under the <i>Neighbourhood Disputes (Dividing Fences and Trees) Act 2011</i> affecting the property.</p> <p><i>If Yes, a copy of the order or application must be given by the seller.</i></p>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Heritage	<p>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).</p>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Flooding	<p>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.</p>		
Vegetation, habitats and protected plants	<p>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.</p>		

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.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	If a community titles scheme or a BUGTA scheme – a shared pool is located in the scheme.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	Pool compliance certificate is given.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	OR Notice of no pool safety certificate is given.	<input type="checkbox"/> Yes	<input type="checkbox"/> 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.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	<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>		
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.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	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.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	<i>If Yes, a copy of the notice or order must be given by the seller.</i>		
Building Energy Efficiency Certificate	If the property is a commercial office building of more than 1,000m ² , 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 Date Range: 01/10/25-31/12/25
	OR
	The property is currently a rates exempt lot.** <input type="checkbox"/>
	OR
	The property is not rates exempt but no separate assessment of rates is issued by a local government for the property. <input type="checkbox"/>

*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: 291 Date Range: 02/07/25-30/09/25
	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	<p>The property is included in a community titles scheme. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><i>(If Yes, complete the information below)</i></p>
Community Management Statement	<p>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. <input checked="" type="checkbox"/> Yes</p> <p>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.</p>
Body Corporate Certificate	<p>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. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><i>If No</i>— An explanatory statement is given to the buyer that states: <input type="checkbox"/> Yes</p> <ul style="list-style-type: none"> » 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	<p>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.</p>

Building Units and Group Titles Act 1980	<p>The property is included in a BUGTA scheme <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p><i>(If Yes, complete the information below)</i></p>
Body Corporate Certificate	<p>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. <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><i>If No</i>— An explanatory statement is given to the buyer that states: <input type="checkbox"/> Yes</p> <ul style="list-style-type: none"> » 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. <p>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.</p>

Signatures – SELLER



Signature of seller

Jai Higgins

Name of seller

22-11-2025

Date

Signature of seller

Name of seller

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: 54187110

Search Date: 21/11/2025 10:48

Title Reference: 14990036

Date Created: 07/08/1973

Previous Title: 14928211
14928212

REGISTERED OWNER

Dealing No: 715410743 06/11/2013

JAI KAHINUI HIGGINS

ESTATE AND LAND

Estate in Fee Simple

LOT 2 BUILDING UNIT PLAN 905
Local Government: BRISBANE CITY
COMMUNITY MANAGEMENT STATEMENT 14190

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 19559083 (ALLOT 15 POR 2)
2. MORTGAGE No 715410745 06/11/2013 at 12:42
WESTPAC BANKING CORPORATION A.B.N. 33 007 457 141

ADMINISTRATIVE ADVICES - NIL

UNREGISTERED DEALINGS - NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

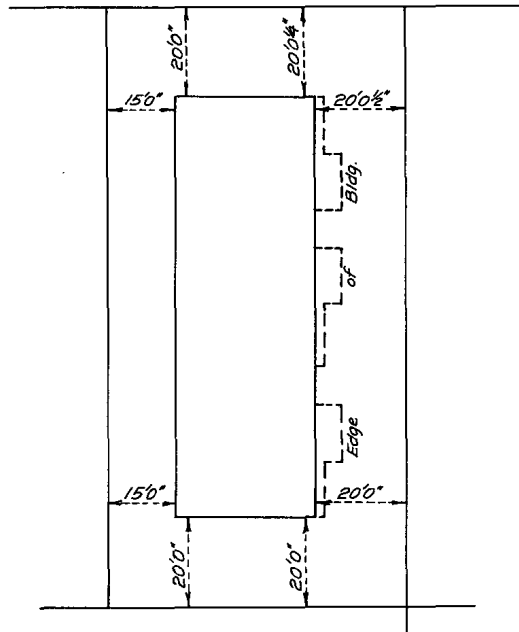
COPYRIGHT QUEENSLAND TITLES REGISTRY PTY LTD [2025]
Requested By: D-ENQ EQUIFAX

3

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

Regulation 5(a)
Sheet 1 of 7 Sheets

LANCASTER RD



— Scale: 30ft. = 1 in. —



CMS14190

BUP905

G. Micalizzi
GIOVANNI MICALIZZI

Elvira Micalizzi
ELVIRA MICALIZZI

S. Micalizzi
SALVATORE MICALIZZI

C. 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.

Volume: 4666 Folio: 195, 196

NAME OF BODY CORPORATE: The Proprietors "Metropoli"

BUILDING UNITS PLAN NO. **905**

ADDRESS AT WHICH DOCUMENTS

MAY BE SERVED: 313 Lancaster Road,
Ascot, Brisbane

DEPUTY TOWN CLERK:

Office Reference Only.

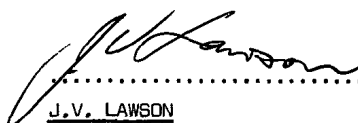



CISF

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

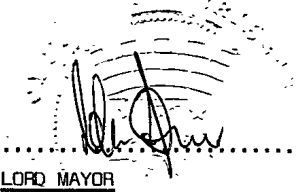
525

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

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	209 & 210 ³⁶
2	A & B	1	4928 ⁴⁹⁹⁰	211 & 212 ³⁶
3	A & B	1	4928 ⁴⁹⁹⁰	213 & 214 ³⁷
4	A & C	1	4928	215 & 216
5	A & C	1	4928 ⁴⁹⁸⁵	217 & 218 ⁷
6	A & C	1	4928 ⁴⁹⁹⁰	219 & 220 ³⁵
		6		

SIGNATURE OF REGISTERED PROPRIETORS:

G. Micalizzi
.....
GIOVANNI MICALIZZI

S. Micalizzi
.....
SALVATORE MICALIZZI

Elvira Micalizzi
.....
ELVIRA MICALIZZI

C. Micalizzi
.....
CONCETTA MICALIZZI

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

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

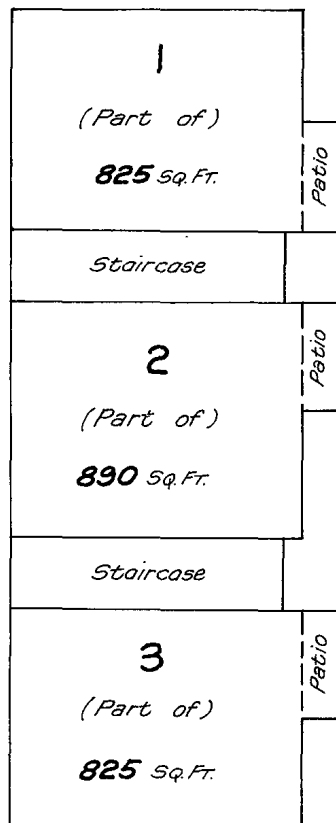
S. Micalizzi
.....
SALVATORE MICALIZZI

Elvira Micalizzi
.....
ELVIRA MICALIZZI

Concetta Micalizzi
.....
CONCETTA MICALIZZI

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

LEVEL B



—Scale: 15 ft. = 1 in.—

Floor areas are approximate only.

SIGNATURE OF REGISTERED PROPRIETORS:

G. Micalizzi
.....
GIOVANNI MICALIZZI

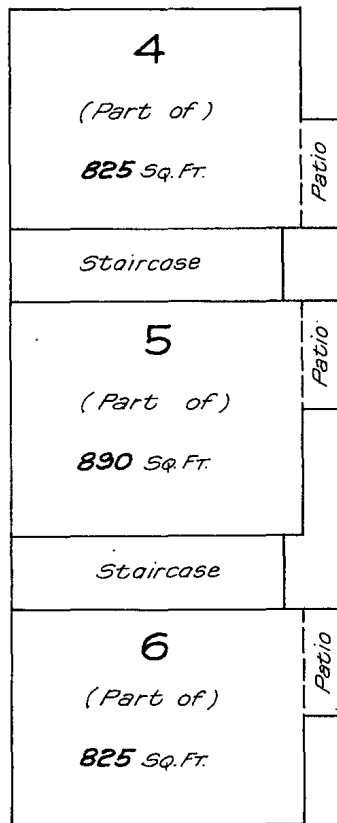
S. Micalizzi
.....
SALVATORE MICALIZZI

Elvira Micalizzi
.....
ELVIRA MICALIZZI

Concetta Micalizzi
.....
CONCETTA MICALIZZI

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

LEVEL C



— Scale: 15ft. = 1in. —

Gm
Edr.
\$07.
L.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

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 & Co.
per [Signature]

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
--	-----------------

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 %**

Period	Due date	Amount due	Amount due if discount applied	Paid
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Amount overdue Nil

Amount Unpaid including amounts billed not yet due Nil

Special contributions - Sinking Fund (IF ANY)

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

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

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

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

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

Due date	Amount due	Amount due if discount applied	Paid
1/15/2019	100.00	90.00	90.00
2/15/2019	100.00	90.00	90.00
3/15/2019	100.00	90.00	90.00
4/15/2019	100.00	90.00	90.00
5/15/2019	100.00	90.00	90.00
6/15/2019	100.00	90.00	90.00
7/15/2019	100.00	90.00	90.00
8/15/2019	100.00	90.00	90.00
9/15/2019	100.00	90.00	90.00
10/15/2019	100.00	90.00	90.00
11/15/2019	100.00	90.00	90.00
12/15/2019	100.00	90.00	90.00
1/15/2020	100.00	90.00	90.00
2/15/2020	100.00	90.00	90.00
3/15/2020	100.00	90.00	90.00
4/15/2020	100.00	90.00	90.00
5/15/2020	100.00	90.00	90.00
6/15/2020	100.00	90.00	90.00
7/15/2020	100.00	90.00	90.00
8/15/2020	100.00	90.00	90.00
9/15/2020	100.00	90.00	90.00
10/15/2020	100.00	90.00	90.00
11/15/2020	100.00	90.00	90.00
12/15/2020	100.00	90.00	90.00
1/15/2021	100.00	90.00	90.00
2/15/2021	100.00	90.00	90.00
3/15/2021	100.00	90.00	90.00
4/15/2021	100.00	90.00	90.00
5/15/2021	100.00	90.00	90.00
6/15/2021	100.00	90.00	90.00
7/15/2021	100.00	90.00	90.00
8/15/2021	100.00	90.00	90.00
9/15/2021	100.00	90.00	90.00
10/15/2021	100.00	90.00	90.00
11/15/2021	100.00	90.00	90.00
12/15/2021	100.00	90.00	90.00
1/15/2022	100.00	90.00	90.00
2/15/2022	100.00	90.00	90.00
3/15/2022	100.00	90.00	90.00
4/15/2022	100.00	90.00	90.00
5/15/2022	100.00	90.00	90.00
6/15/2022	100.00	90.00	90.00
7/15/2022	100.00	90.00	90.00
8/15/2022	100.00	90.00	90.00
9/15/2022	100.00	90.00	90.00
10/15/2022	100.00	90.00	90.00
11/15/2022	100.00	90.00	90.00
12/15/2022	100.00	90.00	90.00
1/15/2023	100.00	90.00	90.00
2/15/2023	100.00	90.00	90.00
3/15/2023	100.00	90.00	90.00
4/15/2023	100.00	90.00	90.00
5/15/2023	100.00	90.00	90.00
6/15/2023	100.00	90.00	90.00
7/15/2023	100.00	90.00	90.00
8/15/2023	100.00	90.00	90.00
9/15/2023	100.00	90.00	90.00
10/15/2023	100.00	90.00	90.00
11/15/2023	100.00	90.00	90.00
12/15/2023	100.00	90.00	90.00
1/15/2024	100.00	90.00	90.00
2/15/2024	100.00	90.00	90.00
3/15/2024	100.00	90.00	90.00
4/15/2024	100.00	90.00	90.00
5/15/2024	100.00	90.00	90.00
6/15/2024	100.00	90.00	90.00
7/15/2024	100.00	90.00	90.00
8/15/2024	100.00	90.00	90.00
9/15/2024	100.00	90.00	90.00
10/15/2024	100.00	90.00	90.00
11/15/2024	100.00	90.00	90.00
12/15/2024	100.00	90.00	90

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

Signed by:

Andrew Peters

B54D01F79FC3474...

Signature/s

Copies of documents given with this certificate:

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

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 **

COPYRIGHT QUEENSLAND TITLES REGISTRY PTY LTD [2025]
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

FEES SHORT
19/4/73
E430081
58070
50-80

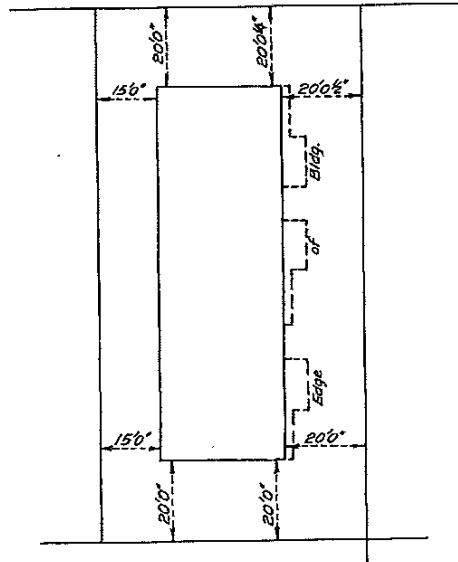
54418
5680
1

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REGD
MAR 22 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



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.

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

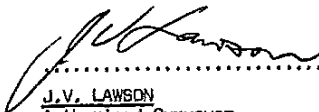
(Form 2)

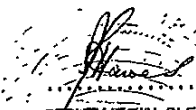
Regulation 12
Sheet 2 of 7 Sheets

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

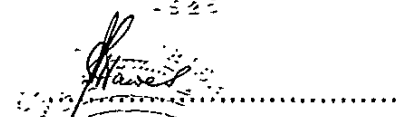
BUILDING UNITS PLAN NO. **905**

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

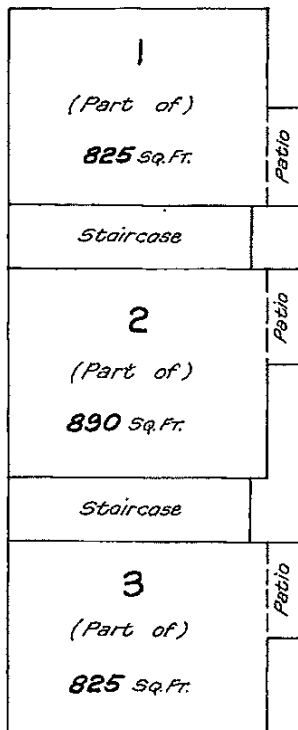
Concetta Micalizzi
CONCETTA MICALIZZI

[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

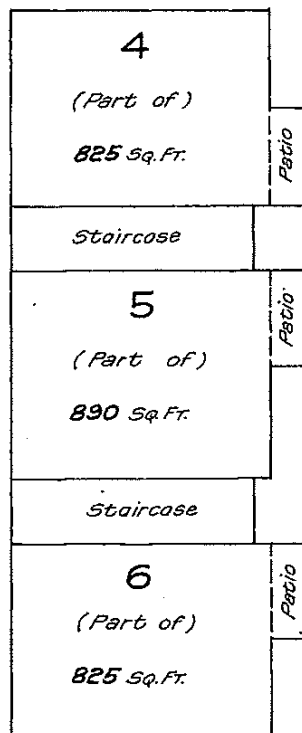
C. Micalizzi
CONCETTA MICALIZZI

[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: 52 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 

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 **



CERTIFICATE OF COMPLETION

Date Generated: 22/11/2025 01:18:43 PM (AEST)

Document Details

Subject: SignAnything - 2/313 Lancaster Road, Ascot, QLD, 4007

Document Pages: 45

Certificate Pages: 1

Status: Signed

Exchanged by: Not Applicable

Exchange Date: Not Applicable

No. of Signatures: 1

Signature Logs

Signer: Jai Higgins

Email Address: jai-higgins@hotmail.com

Status: Signed

IP Address: 203.221.207.164

Supervised By:

Email Sent Date: 22/11/2025 12:45:47 PM (AEST)

Signed Date: 22/11/2025 01:18:41 PM (AEST)

Signature:

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Email Address:

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Supervised By:

Email Sent Date:

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Email Sent Date:

Signed Date:

Signature: