BODY CORPORATE CERTIFICATE

The information in this certificate is issued on **25/11/2025**.

Name of Scheme	Wren Muse CTS 49416	**Lot**	5

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.

For the sale of a lot included in a community titles scheme under the *Body Corporate and Community Management Act 1997.*
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;
- the lawful use of lots, including whether a lot can be used for short-term letting; or
- *for schemes under specified two-lot schemes module*, body corporate decisions made by lot owner agreements (other than lot owner agreements about agreed body corporate expenses).

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.

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.

For schemes under specified two-lot schemes module, a body corporate under the Body Corporate and Community Management (Specified Two-lot Schemes Module) Regulation 2011 consists of the owners of the two lots in the scheme. The two lot owners make body corporate decisions by agreement (called 'lot owner agreements').

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 community titles scheme	**Wren Muse CTS 49416**
Address of community titles scheme	20-24 Lawley Street, Kedron QLD 4031
Body corporate manager	Bodies corporate often engage a body corporate manager to handle administrative functions. The body corporate manager for the scheme: Strata Services Queensland ABN: 42 164 987 510 PO Box 8638 BARGARA QLD 4670 Ph: 07 4130 5757 admin@ssqld.com
Accessing records	Who is responsible for keeping the body corporate's records? - The body corporate manager named above.

Property and community titles scheme details

Lot number	5
Plan number	275232
Plan of subdivision	Building Format Plan The plan of subdivision applying to a lot determines maintenance and insurance responsibilities.
Regulation module	Standard 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.
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 at www.titlesqld.com.au. You should seek legal advice about the rights and obligations under the building management statement before signing the contract – for example, this can include costs the body corporate must pay in relation to shared areas and services.

By-laws and exclusive use areas

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

What by-laws apply?
The by-laws that apply to the scheme are specified in the community management statement for the scheme provided to you by the seller. The community management statement will usually list the by-laws for the scheme. If the statement does not list any by-laws, Schedule 4 of the *Body Corporate and Community Management Act 1997* will apply to the scheme. In some older schemes, the community management statement may state that the by-laws as at 13 July 2000 apply. In these cases, a document listing the by-laws in consolidated form must be given with this certificate.

General by-laws	The by-laws are listed in the community management statement, or a consolidated set of by-laws is given with this certificate.
Exclusive use areas	Individual lots may be granted exclusive use of common property or a body corporate asset, for example, a courtyard, car park or storage area. The owner of a lot to whom exclusive use rights are given will usually be required to maintain the exclusive use area unless the exclusive use by-law or other allocation of common property provides otherwise. **Are there any exclusive use by-laws or other allocations of common property in effect for the community titles scheme?** - Yes If yes, the exclusive use by-laws or other allocations of common property for the schemes are listed in the community management statement and/or given with this certificate.

Lot entitlements and financial information

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: **8** Total contribution schedule lot entitlements for all lots: **252**
Interest schedule	Interest schedule lot entitlement for the lot: **105** Total interest schedule lot entitlements for all lots: **2952**
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: <u>You may have to pay a special contribution</u> 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 5 for the current financial year	$1,968.00
Number of instalments	3
Monthly penalty for overdue contributions (if applicable)	2.5%
Discount for on-time payments (if applicable)	N/A

Due Date	Details	Amount	Discount	Paid
01/04/2025	Standard Levy (01/04/2025 - 31/07/2025)	$656.00	$0.00 if paid by 01/04/2025	Fully Paid
01/04/2025	Insurance Levy (01/04/2025 - 31/07/2025)	$228.90	$0.00 if paid by 01/04/2025	Fully Paid
30/11/2025	Standard Levy (01/08/2025 - 31/11/2025)	$656.00	$0.00 if paid by 30/11/2025	Not Paid
30/11/2025	Insurance Levy (01/08/2025 - 31/11/2025)	$228.90	$0.00 if paid by 30/11/2025	Not Paid
01/02/2026	Standard Levy (01/12/2025 - 31/03/2026)	$656.00	$0.00 if paid by 01/02/2026	Not Paid
01/02/2026	Insurance Levy (01/12/2025 - 31/03/2026)	$228.90	$0.00 if paid by 01/02/2026	Not Paid
			if paid by	
			if paid by	
			if paid by	
			if paid by	
			if paid by	
			if paid by	

Sinking fund contributions

Total amount of contributions (before any discount) for Lot 5 for the current financial year	$816.00
Number of instalments	3
Monthly penalty for overdue contributions (if applicable)	2.5%
Discount for on-time payments (if applicable)	N/A

Due Date	Details	Amount	Discount	Paid
01/04/2025	Standard Levy (01/04/2025 - 31/07/2025)	$272.00	$0.00 if paid by 01/04/2025	Fully Paid
30/11/2025	Standard Levy (01/08/2025 - 31/11/2025)	$272.00	$0.00 if paid by 30/11/2025	Not Paid
01/02/2026	Standard Levy (01/12/2025 - 31/03/2026)	$272.00	$0.00 if paid by 01/02/2026	Not Paid

Special contributions (if any)
You can access the body corporate records for more information.

Total amount of contributions (before any discount) for Lot 5	$0.00
Monthly penalty for overdue contributions (if applicable)	2.5%
Discount for on-time payments (if applicable)	N/A

Due Date	Details	Amount	Discount	Paid
			if paid by	
			if paid by	
			if paid by	
			if paid by	
			if paid by	
			if paid by	
			if paid by	
			if paid by	
			if paid by	
			if paid by	
			if paid by	
			if paid by	

Other amounts payable by the lot owner (if any)
For the current financial year there are:

Amounts payable under exclusive use by-laws	
Amounts payable under service agreements (that are not included in body corporate contributions for the lot)	
Other amounts payable (see explanation given with this certificate)	

Summary of amounts due but not paid by the current owner
At the date of this certificate 25/11/2025, the following amounts are due but not yet paid for the lot.
A $0.00 or Nil balance indicates that all payments for the lot are up to date.

Overdue annual contributions	$0.00
Overdue special contributions	$0.00
Penalties on overdue contributions	$0.00
Other amounts due but not paid	
Total amounts due but not paid	**$0.00**
Total amount in credit (if applicable) Credit balance on the lot and payments made before due date.	$0.00

Common property and assets

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

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

Sinking fund forecast and balance (maintenance and replacement of common property / assets	The body corporate must have a sinking fund to pay for future capital expenses, such as repairs or replacement of common property and assets. The body corporate must raise enough money in its sinking fund budget each year to provide for spending for the current year and to reserve an amount to meet likely spending for 9 years after the current year. If there is not enough money in the sinking fund at the time maintenance is needed, lot owners will usually have to pay additional contributions. Prior to signing a contract, you should consider whether the current sinking fund balance is appropriate to meet likely future capital expenditure. **Does the body corporate have a current sinking fund forecast that estimates future capital expenses and how much money needs to be accumulated in the sinking fund?** - Yes If yes, you can obtain a copy from the body corporate records. **Current sinking fund balance (as at date of certificate):** $34,206.25
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. **Are there any authorised improvements to the common property that the owner of the lot is responsible for maintaining in good condition?** - No If yes, details given with this certificate.
Body corporate assets	The body corporate must keep a register of all body corporate assets worth more than $1,000. - A copy of the body corporate register of assets is given with this certificate (if any).

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 are given with this certificate. This includes, for each policy, the: - type of policy; - name of the insurer; - sum insured; - amount of premium; and - excess payable on a claim.
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?** -
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	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: - 1 year if the Specified Two-lot Schemes Module applies to the scheme; - 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 If yes, name of caretaking service contractor engaged: **Has the body corporate authorised a letting agent for the scheme?** - No If yes, name of authorised letting agent:
Embedded network supply	Are there arrangement/s to supply any of the below services to occupiers in the community titles scheme through an embedded network? **Electricity**: No **Hot Water / Gas**: No **Internet / Data**: Yes 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	Dean Leslie
Position/s held	Body Corporate Manager
Signature/s	
Date	25/11/2025

Copies of documents given with this certificate:

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

Balance Sheet - C.T.S. 49416
"WREN MUSE"
20-24 LAWLEY STREET, KEDRON, QLD 4031
For the Financial Period 01/12/2024 to 25/11/2025

Consolidated

	Administrative	Sinking	TOTAL THIS YEAR
Assets			
Cash At Bank			
WREN MUSE CTS 49416	$(6,694.50)	$36,928.20	$30,233.70
Levies Receivable	$38.50	$0.00	$38.50
Total Assets	**$(6,656.00)**	**$36,928.20**	**$30,272.20**
Liabilities			
Accounts Paid in Advance	$215.00	$0.00	$215.00
Accounts Payable (GST Free)	$1,925.00	$0.00	$1,925.00
Paid in Advance	$25,651.30	$7,684.00	$33,335.30
Total Liabilities	**$27,791.30**	**$7,684.00**	**$35,475.30**
Net Assets	**$(34,447.30)**	**$29,244.20**	**$(5,203.10)**
Owners Funds			
Opening Balance	$(8,030.62)	$56,546.85	$48,516.23
Term Deposit	$0.00	$1,580.63	$1,580.63
Net Income For The Period	$(26,416.68)	$(28,883.28)	$(55,299.96)
Total Owners Funds	**$(34,447.30)**	**$29,244.20**	**$(5,203.10)**

Income and Expenditure Statement - C.T.S. 49416
"WREN MUSE"
20-24 LAWLEY STREET, KEDRON, QLD 4031
For the Financial Period 01/12/2024 to 25/11/2025

Consolidated

Administrative Fund	TOTAL THIS YEAR	This Year Budget	Last Year Actual
Income			
FOBs / Keys	$25.00	*$0.00*	*$0.00*
Insurance Claim Refund	$2,000.00	*$0.00*	*$0.00*
Interest on Overdues	$0.00	*$0.00*	*$0.00*
Levy Income	$54,199.05	*$77,035.00*	*$65,270.55*
Remote / Fob	$0.00	*$0.00*	*$0.00*
Total Administrative Fund Income	**$56,224.05**	*$77,035.00*	*$65,270.55*
Expenses			
Auditors Fees	$0.00	*$0.00*	*$539.00*
Cleaning & Gardening	$12,918.36	*$13,000.00*	*$15,147.00*
Community Power	$13,824.77	*$17,500.00*	*$17,577.67*
Council - Fees / Water Charges	$76.00	*$300.00*	*$187.58*
Debt Recovery Costs	$115.50	*$0.00*	*$231.00*
Disbursements - Contract	$1,914.00	*$1,914.00*	*$1,914.00*
Disbursements - Other	$0.00	*$0.00*	*$0.00*
Electronic & Reconciliation Fee	$792.00	*$792.00*	*$792.00*
FOBs / Keys	$0.00	*$0.00*	*$0.00*
Insurance Claim	$3,990.80	*$0.00*	*$0.00*
Insurance Premium	$20,193.47	*$17,563.00*	*$13,594.14*
Legals / Registrar / Fees	$0.00	*$0.00*	*$1,396.72*
Lift Maint/Fees/Phone	$7,543.44	*$6,900.00*	*$6,658.13*
Property Inspection	$165.00	*$150.00*	*$0.00*
Rep & Maint - Building	$885.50	*$2,000.00*	*$183.00*
Rep & Maint - Electrical	$1,811.22	*$800.00*	*$0.00*
Rep & Maint - Fire Equip	$7,368.71	*$8,000.00*	*$4,892.60*
Rep & Maint - Gate/Fence	$577.50	*$200.00*	*$0.00*
Rep & Maint - Grounds / Fertiliser / Misc	$0.00	*$0.00*	*$50.00*
Rep & Maint - Other	$0.00	*$440.00*	*$0.00*
Rep & Maint - Pest	$0.00	*$500.00*	*$0.00*
Rep & Maint - Plumbing	$2,566.14	*$500.00*	*$412.50*
Rep & Maint - Security	$0.00	*$0.00*	*$0.00*
Secretarial Fees / Manager Fees	$4,625.52	*$4,625.00*	*$4,306.56*
Software Fee	$379.20	*$380.00*	*$379.20*
Taxation- Preparation	$198.00	*$198.00*	*$165.00*
Variable Disbursements	$2,695.60	*$1,400.00*	*$1,160.40*

Income and Expenditure Statement - C.T.S. 49416
"WREN MUSE"
20-24 LAWLEY STREET, KEDRON, QLD 4031
For the Financial Period 01/12/2024 to 25/11/2025

Consolidated

Administrative Fund	TOTAL THIS YEAR	This Year Budget	Last Year Actual
Total Administrative Fund Expenses	**$82,640.73**	*$77,162.00*	*$69,586.50*
Administrative Fund Surplus/Deficit	**$(26,416.68)**	*$(127.00)*	*$(4,315.95)*
Opening Balance for the period	**$(8,030.62)**	*$0.00*	*$4,596.00*
Closing Balance for the period	**$(34,447.30)**	*$(127.00)*	*$280.05*

Strata Services Queensland
PO Box 8638 BARGARA QLD 4670 ABN: 42 164 987 510
Ph: 07 4130 5757 Email: admin@ssqld.com

Income and Expenditure Statement - C.T.S. 49416
"WREN MUSE"
20-24 LAWLEY STREET, KEDRON, QLD 4031
For the Financial Period 01/12/2024 to 25/11/2025

Consolidated

Sinking Fund	TOTAL THIS YEAR	This Year Budget	Last Year Actual
Income			
Interest on Overdues	$0.00	*$0.00*	*$0.00*
Levy Income	$17,136.00	*$25,704.00*	*$18,648.00*
Total Sinking Fund Income	**$17,136.00**	*$25,704.00*	*$18,648.00*
Expenses			
Professional Reports/Consultants	$8,195.00	*$670.00*	*$0.00*
Rep & Maint - Building	$7,956.30	*$3,000.00*	*$3,315.00*
Rep & Maint - Electrical	$0.00	*$2,000.00*	*$231.00*
Rep & Maint - Fire Equip	$3,602.50	*$2,000.00*	*$105.00*
Rep & Maint - Gardens/Grounds	$0.00	*$0.00*	*$2,774.70*
Rep & Maint - Gate/Fence	$0.00	*$0.00*	*$2,777.50*
Rep & Maint - Painting	$0.00	*$10,000.00*	*$1,420.00*
Rep & Maint - Plumbing/Gas lines	$26,198.30	*$2,000.00*	*$0.00*
Rep & Maint - Security	$0.00	*$0.00*	*$1,650.17*
Sinking Fund - General Provision	$0.00	*$6,034.00*	*$0.00*
Term Deposit	$67.18	*$0.00*	*$0.00*
Total Sinking Fund Expenses	**$46,019.28**	*$25,704.00*	*$12,273.37*
Sinking Fund Surplus/Deficit	**$(28,883.28)**	*$0.00*	*$6,374.63*
Opening Balance for the period	**$56,546.85**	*$0.00*	*$45,946.37*
Term Deposit	$1,580.63	*$0.00*	*$725.57*
Closing Balance for the period	**$29,244.20**	*$0.00*	*$53,046.57*

COVERFORCE
Smart Insurance Solutions

Coverforce PCIB Pty Ltd
ABN 23 072 946 055
ACN 072 946 055
AFSL 243509

PO BOX 381, Springwood BC QLD 4127
T 07 3808 3425
E info.pcib@coverforce.com.au W www.coverforce.com.au/pcib

You are reminded that the policy mentioned below falls due for renewal on 7/12/2024. To ensure your continued protection, payment must be received within 7 days of of invoice date or by the policy inception date,whichever is latter. This is an invitation to renew, and not a demand for payment.

TAX INVOICE

This document will be a tax invoice for GST when you make payment

WREN MUSE CTS 49416
STRATA SERVICES QUEENSLAND
PO BOX 8638
BARGARA QLD 4670

Invoice Date: 13/11/2024
Invoice No: C00950
Our Reference: WREN MUSE

Should you have any queries in relation to this account, please contact your Account Manager
PCIB Team

Class of Policy: Strata - Residential
Insurer: QBE COMMERCIAL
145 ANN STREET, BRISBANE 4000
ABN: 78 003 191 035
The Insured: WREN MUSE CTS 49416

RENEWAL
Policy No: HU0000021801
Period of Cover:
From **7/12/2024**
to **7/12/2025** at 4:00 pm

Details: Please see the attached Schedule for a description of the risk(s) insured.

20-24 LAWLEY STREET, KEDRON QLD 4031

Your Premium:

Premium	UW Levy	Fire Levy	GST	Stamp Duty	Broker Fee
$16,520.82	$150.00	$0.00	$1,687.08	$1,635.57	$200.00

Commission earned on this invoice $3,634.59

TOTAL **$20,193.47**

(A processing fee applies for Credit Card payments)

DEFT PAYMENT SYSTEMS

Please turn over for further payment methods and instructions

BPAY
Biller Code: **20362**
Ref: **4078908191735664**

Pay by credit card (Visa, Mastercard, Amex or Diners) at **www.deft.com.au**
A surcharge may apply.
DEFT Reference Number: **4078908191735664**

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*498 407890 08191735664

Coverforce PCIB Pty Ltd
Our Reference: WREN MUSE
Invoice No: C00950
Due Date: 7/12/2024

Premium	**$16,520.82**
U'writer Levy	**$150.00**
Fire Levy	**$0.00**
GST	**$1,687.08**
Stamp Duty	**$1,635.57**
Broker Fee	**$200.00**

AMOUNT DUE **$20,193.47**

+407890 8191735664 < 002019347<4+

Important Information
NOTICE
This notice refers to a contract of insurance that you have entered into via our company. You should refer to your policy documents for the full terms and conditions applicable and you should read them carefully. If any information is unclear to you or should you have any questions in relation to this insurance, please contact us for an explanation.

DUTY TO TAKE REASONABLE CARE NOT TO MAKE A MISREPRESENTATION
A contract of insurance is a consumer insurance contract if the insurance is obtained wholly or predominantly for personal, domestic or household purposes of the insured. It includes general insurance contracts (such as consumer credit, motor vehicle, home and contents, sickness and accident and travel insurances) and life insurance contracts.
When you apply for home insurance, car insurance or any other insurance that is wholly or predominantly for personal, domestic or household use we will ask you specific questions that are relevant to the insurers decision to insure you and on what terms including the premium that the insurer will charge.
When you take out, renew, extend or vary your insurance policy, it is important that you understand you are answering questions for yourself and anyone else to be covered by the policy.
You should always provide us with complete and honest answers to all the questions we ask you, by answering questions about yourself and other named policyholders to the best of your knowledge.
This is your duty to take reasonable care not to make a misrepresentation.
If you breach your duty, the insurer may be entitled to refuse to pay your claim, reduce the amount payable for a claim or cancel your policy.
If your breach is fraudulent, your policy may be cancelled from the beginning.

CHANGES TO YOUR CIRCUMSTANCES
During the term of your contract of insurance, we ask that you inform your insurer of any changes to the details on your Certificate of Insurance that are no longer accurate.
Any changes may affect the premium and excesses applied to your policy or your insurances may be inadequate to fully cover you.
We can assist you to do this and to ensure that your contract of insurance is altered to reflect those changes.

DUTY OF DISCLOSURE
Before you enter into a contract of general insurance with an Insurer that is not a consumer insurance contract, you have a duty, under the Insurance Contracts Act 1984, to disclose to the Insurer every matter that you know, or could reasonably be expected to know, is relevant to the Insurer's decision whether to accept the risk of the insurance, and, if so, on what terms. You have the same duty to disclose those matters to the Insurer before you renew, extend, vary or reinstate a contract of general insurance.
Your duty, however, does not require disclosure of matters:

- That diminishes the risk to be undertaken by the insurer;
- That is of common knowledge;
- That your Insurer knows, or in the ordinary course of his business, ought to know;
- As to which compliance with your duty is waived by the Insurer.

NON - DISCLOSURE
If you fail to comply with your duty of disclosure, the insurer may be entitled to reduce his liability under the contract in respect of a claim or may cancel the contract. If your non-disclosure is fraudulent, the Insurer may also have the option of avoiding the contract from its beginning.
PRIVACY
At Coverforce, we are committed to protecting your privacy in accordance with the Privacy Act 1998 (Cth). A copy of our Privacy Policy is located on our website – www.coverforce.com.au. Alternatively you can obtain a copy from the Compliance Committee by emailing compliance@coverforce.com.au.
COMPLAINTS AND DISPUTES
At Coverforce we have in place a fully documented process for handling complaints and disputes with clients. A copy of our Complaints and Disputes policy is located on our website. Alternatively, you can request a copy from the Compliance Committee.
If you would like to make a complaint, please contact Coverforce, and we will do our best to resolve it quickly and fairly. A response will be provided to you within a maximum of 30 days from your original complaint.
If, after 30 days the dispute is still not resolved in a manner acceptable to you, you have the right to contact our external dispute resolution service. Coverforce is a member of the Australian Financial Complaints Authority:
Website: www.afca.org.au
Email: info@afca.org.au
Phone: 1800 931 678 (free call)
Mail: Australian Financial Complaints Authority, GPO Box 3, Melbourne VIC 3001

Minimum and Deposit Premium
Important Notice: Please note that this notice only applies if a **'minimum and deposit premium'** is noted on any of your policy documents.
If the Insured opts to insure this policy and then decides to cancel this policy, a minimum and deposit premium will apply to this policy. This means that any premium amount paid for this policy, whether paid by The Insured or a premium funder, prior to the date of cancellation, will be non-refundable in any and all circumstances. It is essential to note in this circumstance that The Insured is obligated to reimburse the premium funder for any amount paid to the insurer on their behalf.
This is a condition that is put in place by the insurer and is independent of Coverforce as your broker. Should you require any clarification regarding your premium funding, please ask us for further details. If no enquiry into this 'minimum and deposit premium' condition is made, it will be assumed that the insured is fully aware and fully understands the meaning of this condition.
PLEASE NOTE
Coverforce subscribes to both the General Insurance Code of Practice and the Insurance Brokers Code of Practice. Further information relating to these codes can be found on our website or by contacting the Compliance Committee.

DEFT PAYMENT SYSTEMS

DEFT is a service of Macquarie Bank

BPAY

Contact your participating financial institution to make payment directly from your cheque or savings account.

You will be required to enter the Biller Code and BPAY reference number as detailed on the front of your invoice.

Card

Pay by credit or debit card at **www.deft.com.au**.

Coverforce PCIB Pty Ltd accepts Mastercard, Visa, American Express & Diners Club Cards.

In Person

Please present page intact at any Australia Post Office.

Payments may be made by cheque or EFTPOS.

Please make any cheques payable to 'DEFT Payment Systems for **Coverforce PCIB Pty Ltd**'.

Schedule of Insurance

Class of Policy:	Strata - Residential	**Policy No:**	HU0000021801
The Insured:	WREN MUSE CTS 49416	**Invoice No:**	C00950
		Our Ref:	WREN MUSE

This policy has been placed through

CHU Underwriting Agencies Pty Ltd
ABN 18 001 580 070
Level 14, 260 Queen Street, Brisbane

CHU Underwriting Agencies Pty Ltd is an underwriting agency who has placed the policy with

QBE COMMERCIAL
ABN 78 003 191 035
145 ANN STREET, BRISBANE 4000

	Last year premium	Current year premium
Premium (Including UW levy)	$12,847.96	$16,670.82
Emergency services levy	$0.00	$0.00
GST	$1,284.82	$1,667.08
Stamp duty	$1,261.57	$1,635.57
Broker fee	$200.00	$200.00
Fee GST	$20.00	$20.00
Total Premium	$15,614.35	$20,193.47

CHU Residential Strata Insurance Plan

Insured: **Wren Muse CTS 49416**

Situation: 20 - 24 Lawley Street, Kedron QLD 4031

Building Details:

Walls (external):	Block (80%) and Fibre Cement (20%)
Roof (surface material):	Iron
Pools:	0
Gym:	0
Lifts:	1
Year Built:	2016
Floors:	6
Number of Residential Units:	29

Policy 1:	**Insured Property:**		
	Buildings:		$11,463,900
	Common Area Contents:		$95,886
	Loss of Rent & Temporary Accommodation (total payable):		$1,719,585
	Floating Floors		Included
	Flood Cover		Not Included
	Storm Surge		Not Included
Policy 2:	**Liability to Others**:		$20,000,000
Policy 3:	**Voluntary Workers**:	Death:	$200,000
		Total Disablement:	$2,000 per week
Policy 4:	**Fidelity Guarantee**:		$100,000
Policy 5:	**Office Bearers' Legal Liability**:		$1,000,000

Class of Policy:	Strata - Residential	**Policy No:**	HU0000021801
The Insured:	WREN MUSE CTS 49416	**Invoice No:**	C00950
		Our Ref:	WREN MUSE

Claims made: *Claims made policies cover claims first made against the insured and reported to the insurer during the policy period. The wrongful act does not necessarily have to have occurred during the policy period as long as it occurred after the retroactive date. The insured must have not had any prior knowledge of the circumstances that lead to the claim. If you are aware of any claims, events or circumstances which could give rise to a claim, you must notify your insurer* ***prior to the expiry of that policy period.***

Policy 6:	**Machinery Breakdown**:	$100,000
Policy 7:	**Catastrophe Insurance**:	
	Sum Insured:	$1,719,585
	Extended Cover – Loss of Rent & Temporary Accommodation:	$257,937
	Escalation in Cost of Temporary Accommodation:	$85,979
	Cost of Removal, Storage and Evacuation:	$85,979
Policy 8:	**Government Audit Costs and Legal Expenses**:	
	Government Audit Costs:	$25,000
	Appeal expenses - common property health & safety breaches:	$100,000
	Legal Defence Expenses:	$50,000
Policy 9:	**Lot owners' fixtures and improvements (per lot)**:	$250,000

Flood Cover is Excluded.

CHU Special Conditions / Endorsements:

Flood Exclusion

Despite anything contained elsewhere in Your Policy We will not pay for loss or damage caused by or arising directly or indirectly from Flood.

Flood means the covering of normally dry land by water that has escaped or been released from the normal confines of any of the following:

a. a lake (whether or not it has been altered or modified);
b. a river (whether or not it has been altered or modified);
c. a creed (whether or not it has been altered or modified);
d. another natural watercourse (whether or not it has been altered or modified);
e. a reservoir;
f. a canal;
g. a dam.

Other than as set out above, the terms, conditions, exclusions and limitations contained in Your Policy remain unaltered.

Excesses

Policy 1:	**Insured Property:**	
	Standard	$2,000
	Other excesses payable are shown in the Policy Wording	
Policy 6:	**Machinery Breakdown:**	
	Standard	$1,000

PAYMENT OPTIONS:
Details are shown on front of the invoice.
Clients can pay by BPay, Credit card via www.deft.com.au,
or by visiting an Australia Post branch.
Premium Funding or Monthly Payments are also an option.
Please call 07 3808 3425 if you have any queries.

Class of Policy:	Strata - Residential	**Policy No:**	HU0000021801
The Insured:	WREN MUSE CTS 49416	**Invoice No:**	C00950
		Our Ref:	WREN MUSE

WE RECOMMEND YOU REFER TO YOUR POLICY WORDING FOR A FULL DESCRIPTION OF THE COVER, TERMS CONDITIONS AND EXCLUSIONS.

Duty to not make a misrepresentation
You have a duty under the Insurance Contracts Act 1984 (**ICA**) to take reasonable care not to make a misrepresentation to the insurer (**your duty**).

Your duty applies in respect of your policy that is a consumer insurance contract, which is a term defined in the ICA, and applies before you enter into the policy, and also before you renew, extend, vary, or reinstate the policy.

You may be required to answer questions and the insurer will use the answers you provide in deciding whether to insure you, and anyone else to be insured under the policy, and on what terms. To ensure you meet your duty, your answers to the questions must be truthful, accurate and complete.

This notice includes information you have told us that is relevant to your policy which we passed on to the insurer. The insurer requires you to contact us to tell us if this information is incorrect, or if it has changed. If you do not tell us about a change to something you have previously told us, the insurer will take this to mean that there is no change.

To ensure you meet your duty, when you contact us to advise of any information that is incorrect or has changed, the updated information you give us must be truthful, accurate and complete.

If you fail to meet your duty, the insurer may be able to cancel your contract or reduce the amount it will pay if you make a claim, or both. If your failure is fraudulent, the insurer may be able to refuse to pay a claim and treat the contract as if it never existed.

For example, information that may be relevant includes:
- Changes to the replacement cost of the building and / or contents
- **Any known defects or pre-existing damage including any unrepaired maintenance**
- **Any planned changes to the building and/or common property**
- Additional items you have acquired that need to be noted on the policy
- Changes to the security on the property.

The Interest of Other Parties
Policy conditions exclude the interest of other persons or organisations not named (e.g. Mortgagees, Lessors, Principals etc.) unless their interest is noted on the Policy.

Liability Insurance
Most liability Policies do not provide Indemnity in respect of events that occurred prior to the commencement of the contract.

Confirmation of Cover
In line with modern business practice, we do not, except for payments made in cash, automatically provide receipts for payments. If you require confirmation of your cover, please contact us by phoning 3808 3425 or by writing to PO Box 381, Springwood BC 4127.

Cooling Off
If you decide that you do not require this contract of Insurance, you have 14 days (or longer if the insurer allows it) from the earlier of the date you receive confirmation of this insurance contract and or the date 5 days from the date the insurance contract was arranged to change your mind. You must tell in writing the insurer that you wish to return the insurance contract and have the premium repaid. If you want to cancel during the cooling off period, you must tell us during this period and we will notify the insurer.

If you do so the insurance contract will be terminated from the time you notified we notify the insurer. The insurer may retain its reasonable administration and transaction costs and a short-term premium. You may be entitled to a refund of the premium you paid, the amount of which will be determined by the insurer's refund policy.

You cannot return the contract of insurance contract if it has already expired or if you have made a claim under it.

Australian Financial Complaints Authority
Clients who are not satisfied with our services may contact our Complaints Officer. Our Company also subscribes to the Australian Financial Complaints Authority (AFCA), a free customer service, and the General Insurance Brokers Code of

Class of Policy:	Strata - Residential	**Policy No:**	HU0000021801
The Insured:	WREN MUSE CTS 49416	**Invoice No:**	C00950
		Our Ref:	WREN MUSE

Practice. Further information is available from our office or contact AFCA directly on 1800 931 678, email info@afca.org.au, or visit www.afca.org.au.

Utmost Good Faith
Insurance contracts are subject to the principle of utmost good faith and this is part of the Law. Both parties must strictly adhere to utmost good faith and if you fail to do so you may prejudice any claim.

It is our duty as brokers to give you sound professional advice, but that advice can only be sound and valid if we are kept properly informed to changes to your business or circumstances. Please contact us if you would like more information on the above matters.

Privacy Policy
We are committed to protecting your privacy. We use the information you provide to advise about and assist with your insurance needs. We provide your information to insurance companies and agents that provide insurance quotes and offer insurance terms to you or the companies that deal with your insurance claim (such as loss assessors and claims administrators). Your information may be given to an overseas insurer (like Lloyd's of London) if we are seeking insurance terms from an overseas insurer, or to reinsurers who are located overseas. We will try to tell you where those companies are located at the time of advising you. We also provide your information to the providers of our policy administration and broking systems that help us to provide our products and services to you. We do not trade, rent or sell your information.

If you don't provide us with full information, we can't properly advise you, seek insurance terms for you, or assist with claims and you could breach your duty of disclosure.

For more information about how to access the personal information we hold about you and how to have the information corrected and how to complain if you think we have breached the privacy laws, ask us for a copy of our Privacy Policy or visit our website ***www.coverforce.com.au/pcib.***

Product Disclosure Statements (PDS):
We have taken the decision to email these PDS documents to our clients for a number of reasons:
- So you can save it to your computer for quick access in the event of a claim;
- So we can stop wasting enormous amounts of paper and therefore be a little greener;
- To reduce our postage costs.

Should you not want to receive these documents via email please do not hesitate to contact this office and advise us of your decision.

We look forward to assisting you with all of your insurance needs.

Community Titles Scheme Search

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Search Date:	**25/11/2025 14:14**
Request No:	54229989

SCHEME NAME

WREN MUSE COMMUNITY TITLES SCHEME 49416

BODY CORPORATE ADDRESS

BARGARA BODY CORPORATE
PO BOX 8638
BARGARA QLD
4670

COMMUNITY MANAGEMENT STATEMENT No: 49416

Title	Lot	Plan		Title	Lot	Plan	
51071229	CP	SP	275232	51071230	1	SP	275232
51071231	2	SP	275232	51071232	3	SP	275232
51071233	4	SP	275232	51071234	5	SP	275232
51071235	6	SP	275232	51071236	7	SP	275232
51071237	8	SP	275232	51071238	9	SP	275232
51071239	10	SP	275232	51071240	11	SP	275232
51071241	12	SP	275232	51071242	13	SP	275232
51071243	14	SP	275232	51071244	15	SP	275232
51071245	16	SP	275232	51071246	17	SP	275232
51071247	18	SP	275232	51071248	19	SP	275232
51071249	20	SP	275232	51071250	21	SP	275232
51071251	22	SP	275232	51071252	23	SP	275232
51071253	24	SP	275232	51071254	25	SP	275232
51071255	26	SP	275232	51071256	27	SP	275232
51071257	28	SP	275232	51071258	29	SP	275232

COMMUNITY MANAGEMENT STATEMENT Dealing No: 721974081

** End of Community Titles Scheme Search **

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

GENERAL REQUEST

Duty Imprint

FORM 14 Version 4
Page 1 of 11

721974081

$101.76
15/09/2022 10:02

BE 470

1. Nature of request
REQUEST TO REGISTER NEW COMMUNITY MANAGEMENT STATEMENT FOR 'BODY CORPORATE FOR WREN MUSE' CTS 49416

Lodger (Name, address, E-mail & phone number)
Strata Services Queensland
Po Box 8638, Bargara QLD 4670
Ph: 3273 5666
admin@ssqld.com

Lodger Code

2. Lot on Plan Description
COMMON PROPERTY OF WREN MUSE CTS 49416

Title Reference
51071229

3. Registered Proprietor/State Lessee
BODY CORPORATE FOR WREN MUSE COMMUNITY TITLE SCHEME 49416

4. Interest
NOT APPLICABLE

5. Applicant
BODY CORPORATE FOR WREN MUSE COMMUNITY TITLE SCHEME 49416

6. Request
I hereby request that: the new Community Management Statement deposited herewith that amends Schedule E (Exclusive Use - Car Parking Allocation Lot 25 to Lot 23) be recorded as the new CMS for Wren Muse Community Title Scheme 49416

7. Execution by applicant

BODY CORPORATE FOR WREN MUSE COMMUNITY TITLE SCHEME 49416
The COMMON SEAL of

Secretary

14/9/22
Execution Date

Applicant's or Solicitor's Signature

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

CHAIR PERSON

© Queensland Titles Registry Pty Ltd 2022

THIS CMS MUST BE DEPOSITED WITH:

49416

This statement incorporates and must include the following:

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

1. Name of community titles scheme
"Wren Muse" Community Titles Scheme 49416

2. Regulation module
Standard

3. Name of body corporate
Body Corporate for "Wren Muse" Community Titles Scheme 49416

4. Scheme land

Lot on Plan Description	Title Reference
See Enlarged Panel	

5. #Name and address of original owner
Not Applicable

6. Reference to plan lodged with this statement
Not Applicable

first community management statement only

7. New CMS exemption to planning body community management statement notation (if applicable*)
Insert exemption clause (if no exemption – insert 'N/A' or 'not applicable')
N/A

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

8. Execution by original owner/Consent of body corporate

BODY CORPORATE FOR WREN MUSE COMMUNITY TITLES SCHEME 49416
The COMMON SEAL of

14 9,22
Execution Date

Secretary
CHAIRPERSON
***Execution**

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

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

ENLARGED PANEL

4. Scheme Land Description of Lot			Title Reference
COMMON PROPERTY OF WREN MUSE COMMUNITY TITLES SCHEME			51071229
LOT 1 on SP 275232			51071230
LOT 2 on SP 275232			51071231
LOT 3 on SP 275232			51071232
LOT 4 on SP 275232			51071233
LOT 5 on SP 275232			51071234
LOT 6 on SP 275232			51071235
LOT 7 on SP 275232			51071236
LOT 8 on SP 275232			51071237
LOT 9 on SP 275232			51071238
LOT 10 on SP 275232			51071239
LOT 11 on SP 275232			51071240
LOT 12 on SP 275232			51071241
LOT 13 on SP 275232			51071242
LOT 14 on SP 275232			51071243
LOT 15 on SP 275232			51071244
LOT 16 on SP 275232			51071245
LOT 17 on SP 275232			51071246
LOT 18 on SP 275232			51071247
LOT 19 on SP 275232			51071248
LOT 20 on SP 275232			51071249
LOT 21 on SP 275232			51071250
LOT 22 on SP 275232			51071251
LOT 23 on SP 275232			51071252
LOT 24 on SP 275232			51071253
LOT 25 on SP 275232			51071254
LOT 26 on SP 275232			51071255
LOT 27 on SP 275232			51071256
LOT 28 on SP 275232			51071257
LOT 29 on SP 275232			51071258

TITLE REFERENCE 51071229

SCHEDULE A SCHEDULE OF LOT ENTITLEMENTS

Lot on Plan	Contribution	Interest
LOT 1 ON SP 275232	8	100
LOT 2 ON SP 275232	8	99
LOT 3 ON SP 275232	8	100
LOT 4 ON SP 275232	6	86
LOT 5 ON SP 275232	8	105
LOT 6 ON SP 275232	8	100
LOT 7 ON SP 275232	10	129
LOT 8 ON SP 275232	8	89
LOT 9 ON SP 275232	8	100
LOT 10 ON SP 275232	8	89
LOT 11ON SP 275232	10	103
LOT 12 ON SP 275232	8	100
LOT 13 ON SP 275232	10	103
LOT 14 ON SP 275232	8	89
LOT 15 ON SP 275232	8	100
LOT 16 ON SP 275232	8	89
LOT 17 ON SP 275232	10	103
LOT 18 ON SP 275232	8	100
LOT 19 ON SP 275232	10	103
LOT 20 ON SP 275232	8	89
LOT 21 ON SP 275232	8	100
LOT 22 ON SP 275232	8	89
LOT 23 ON SP 275232	10	103
LOT 24 ON SP 275232	8	100
LOT 25 ON SP 275232	10	103
LOT 26 ON SP 275232	10	119
LOT 27 ON SP 275232	10	126
LOT 28 ON SP 275232	10	117
LOT 29 ON SP 275232	10	119
TOTALS	252	2952

The equality principle has been used in determining the proportions of the Contribution Schedule Lot Entitlements of the Lots. The market value principle has been used in determining the proportions of the Interest Schedule Lot Entitlements of the Lots.

SCHEDULE B EXPLANATION OF THE DEVELOPMENT OF SCHEME LAND

Sections 66(1)(f) and (g) of the Body Corporate & Community Management Act is not applicable.

SCHEDULE C BY-LAWS

Noise

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

TITLE REFERENCE 51071229

Vehicles

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

(a) park a vehicle, or allow a vehicle to stand, on the common property; or

(b) permit an invitee to park a vehicle, or allow a vehicle to stand, on the common property except for the designated visitor parking which must remain available at all times for the sole use of visitor's vehicles.

(2) An approval under subsection (1) must state the period for which it is given with the exception of designated visitor parking.

(3) However, the body corporate may cancel the approval by giving seven (7) days written notice to the occupier with the exception of designated visitor parking.

(4) Visitor's car parking bays are not to be fitted with a roller door, gate or similar device preventing access to visitor parking bay(s). A directional visitors' parking signage at the frontage of the site shall be adjacent to or clearly visible from the vehicle entrance to the site.

(5) A suitable lighting system in a safe and good working order is to operate from dusk to dawn for the driveway between the vehicle entrance to the site and the visitors' car parking spaces and within all areas where the public will be given access.

(6) All sealed traffic areas must be cleaned as necessary to prevent emissions of particulate matter.

(7) All metal grilles, metal places or similar subject to traffic must be acoustically damped to prevent environmental nuisance.

(8) The driveway, associated landscaping and vehicle turning areas as shown on the approved plans of layout shall form part of the common property and shall not be designated for the exclusive use of any separate use.

(9) There shall be provided access parking and manoeuvring for vehicles on site in accordance with the relevant Brisbane Planning Scheme Codes/Policies, as indicated on the approved drawing(s), and including to the following:-

(i) a pavement of minimum Local Road Standard or equivalent surface material (including associated drainage) to the area on which motor vehicles will be driven and/or parked;

(ii) an appropriate area for the storage and collection of refuse including recyclables in a position which is accessible to service vehicles on the site.

(iii) parking on the site for thirty-six (36) cars and for the loading and unloading of vehicles within the site. Five (5) of these parking spaces are to be provided for Visitor Parking including one (1) parking space for people with disabilities. Visitor Car Parking Spaces must:-

- be used by bona fide visitors to the premises only;
- be clearly labelled as "Visitor Parking"; and
- remain unimpeded by landscaping, water tanks, storage (temporary or otherwise), gates or any other fitting, fixture or structure to provide 24 hour unrestricted access for bona fide visitors.

(iv) the internal paved areas must be signed and delineated in accordance with the approved drawings and Qld Manual of Uniform Traffic Control Devices – Queensland Department of Transport and Main Roads – Transport Operations (Road Use Management) Act 1995.

(10) The Body Corporate shall ensure that there are ongoing maintenance arrangements for all landscape areas contained within non-exclusive use areas.

(11) Installation of gates or similar devices is to be placed as per that specified in the approved plans forming part of the Brisbane City Council Approval Package preventing vehicle access to the site.

TITLE REFERENCE 51077229

(12) The use of the car park is to remain exclusively for the ancillary use of the development at all times and is not to be made available to the general public or leased independently or operated as a commercial car park. There is to be no advertising signage erected on or in the vicinity of the site advertising the availability of car parking to the general public.

(13) Materials and finishes to the driveways and external car parking surfaces shall be provided which reduce the visual impact of these areas when viewed from the Street. In order to achieve this outcome one or a combination of the following is to be used:
- Coloured aggregate;
- Cement pavers; and/or
- Banding and patterns in the surface design.

(14)A minimum of 2.3 metres height clearance to all undercover parking areas and a minimum of 2.5 metres above parking spaces for people with disabilities. The minimum clear height must be measured to the lowest protrusion from the ceiling (e.g. fire sprinklers, services, lighting fixtures, signs, etc.). A height clearance sign located at the entrance(s) to undercover car parking areas and a directional visitor parking sign clearly visible from the vehicle entrance to the site.

(15) Manoeuvring on site for a RCV and for the loading and unloading of vehicle(s).

Obstruction

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

Damage to lawns etc.

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

(a) damage a lawn, garden, tree, shrub, plant or flower on the common property; or

(b) use a part of the common property as a garden.

(2) An approval under subsection (1) must state the period for which it is given.

(3) However, the body corporate may cancel the approval by giving seven (7) days written notice to the occupier.

Common Property

5. (1) An occupier of a lot must not, without the body corporate's written approval, mark, paint, drive nails, screws or other objects into, or otherwise damage or deface a structure that forms part of the common property.

(2) However, an occupier may install a locking or safety device to protect the lot against intruders, or a screen to prevent entry of animals or insects, if the device or screen is soundly built and is consistent with the colour style and materials of the building.

(3) The owner of a lot must keep a device installed under Subsection (2) in good order and repair.

(4) All retaining walls and associated fences are to be designed and constructed in accordance with the relevant Brisbane Planning Scheme Codes/Policies and to ensure the following:-

- All retaining walls including the footing structure must be located wholly within the property boundary of the site where works are occurring.
- Retaining walls to stabilize excavation are to be set back off property boundaries to accommodate subsoil drainage without encroachment into the neighbouring property. This setback may vary depending upon the height, structure and design of the retaining wall including loadings from neighbouring properties and to provide a surface drain along the top of the retaining wall.
- Retaining walls that retain fill and are greater than 1.5 metres in height are to be vertically and horizontally tiered by a dimension of half of the height of the retaining wall unless an alternative has been approved by Council.
- Run off from surface drains and subsoil drainage associated with the retaining wall is to be collected and conveyed to a lawful point of discharge and must not cause any ponding nuisance or disturbance to adjacent property owners.
- Retaining walls in excess of 1.0metres in height are to be designed and certified by a Registered Professional Engineer of Queensland.

TITLE REFERENCE 51071229

- Retaining walls facing onto Council property (including the road reserve and parkland) must not be constructed from timber.

Landscaping must be maintained generally in accordance with detailed Plans for areas nominated upon the approved Plans in accordance with the approved Landscaped Concept Plan (amended in red) the relevant Brisbane Planning Scheme Codes/Policies and the following conditions:-

Planting

- Provide columnar screening trees along the rear boundary;
- Provide a minimum 2m wide landscape strip along the frontage planted with trees, shrubs and ground covers.
- provide columnar trees where possible along site boundaries;
- provide a flowering/shade tree within the frontage provided as 25litre stock or larger, staked and tied;
- provide a three tiered landscape structure to all landscape areas (i.e. trees, shrubs and ground covers);
- provide a landscape strip along the frontage planted with trees, shrubs and ground covers.

Additional Requirements

- retain existing vegetation except for environmental weeds which are to be removed and replaced;
- Trees to be retained are documented, protected and integrated into the landscape design in accordance with AS4970 (the Australian Standard for the protection of trees on development sites);
- maximize opportunities for stormwater infiltration into landscaped areas.

Specifications

- provide mulch and soil to meet AS4454 and AS4419;
- ensure that soil media is ameliorated to increase its water holding capabilities.

(5) The acoustic fencing construction along the property boundaries are to be in common property and maintained in good repair. A 1.8 metre high acoustic barrier (relative to the finished RL of the building pad) shall be erected along the boundary(s) of the site as indicated on the approved Ground Level Floor.

The acoustic barrier must:

- be constructed of a material with a minimum surface area density of 10 kg/m^2;
- must be constructed of an aesthetically pleasing weather-resistant material such as earth mound, fibre cement; painted or treated timber, brick, concrete or a combination thereof; and
- have returns at any opening or provide some other means of blocking the line of site from source to receiver such that the effectiveness of the barrier is not reduced.
- be continuous and gap free.

(6) The Body Corporate irrevocably undertakes to maintain repair and improve the architectural elements as and when required to meet the requirements for noise levels set in AS2107 "Acoustics-recommended Design Sound Levels and Reverberation Times for Building Interiors" using the method set out in AS3671 "Acoustics-Road Traffic Noise Intrusion Building Siting and Construction".

(7) Internal paved areas shall be maintained, signed and delineated in accordance with the approved plans and Manual of Uniform Traffic Control Devices - Queensland Department of Transport and Main Roads – Transport Operations (Road Use Management) Act 1995.

(8) An inspection and maintenance program for the on-site stormwater retention system shall be maintained with the frequency of inspection not exceeding three months.

(9) A best practice storm water quality management solution demonstrated to the Private Building Certifier is to be implemented and maintained. Stormwater runoff from the site must be discharged to Lawley Street via a pumped system.

Behaviour of Invitees

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

TITLE REFERENCE 5107/229

Leaving of rubbish, etc. on the common property

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

Appearance of lot

8. (1) (a) The occupier of a lot must not, without the body corporate's written approval, make a change to the external appearance of the lot unless the change is minor and does not detract from the amenity of the lot and its surrounds. External details of the building façade treatment and external materials colours and finishes are to be generally consistent with the approved drawings and maintained as such.

(b) All balconies and terraces shown on the approved drawings and documents are to remain unenclosed with no shutters, glazing, louvres or similar permanent fixtures other than those consistent with the relevant Brisbane Planning Scheme Codes/Policies and clearly depicted upon the Approved Drawings.

(c) Suitable screening is to be installed and maintained to all air conditioning, lift motor rooms, plant and service facilities located at the top of or on the external face of the building. The screening structures must be constructed from materials that are consistent with materials used elsewhere on the façade of the building and must be maintained as such. No unscreened installations for any externally mounted air conditioners or mechanical plant installations on the development are to be visible from the surrounding sites and any installations which are required to be located on roof, wall or garden areas are to be appropriately screened or shaped according to the acoustic requirements of this development package and so as to integrate in a complementary manner with the overall design of the roof, wall or garden area in which the installation is to be located.

(d) The installation and maintenance of the sustainable design elements in the conditions are to be installed and maintained within the development and to carry the highest water saving rating available at the "time of purchase".

(e) Screening is to be provided in accordance with the following:-

(a) where any windows of habitable rooms of the proposed dwelling(s) are (within two (2) metres of ground floor level or nine(9) metres above ground floor level) adjoining neighbouring dwellings, windows of habitable rooms, suitable screening is to be provided in accordance with the following:-

- fixed opaque glazing in any part of the window below 1.5metres above floor level; or
- fixed external screens; or
- sill heights of 1.5 metres above floor level; or
- fencing to a minimum 1.5 metres above ground floor level (only applies to overlooking from windows at ground floor level).

(b) where a direct view is available within two (2) metres at ground floor level or 9 metres above ground floor levels from balconies, landings, terraces and decks into windows, balconies, landings, terraces and decks in an adjacent residential building, that view is to be screened. Where screening is required it is to be:-

- perforated panels or trellises that are permanent or durable and have a maximum of 25% openings with a maximum opening of 50millimetres and that are permanently fixed and durable; or
- where described upon the approved drawings as per the approved drawings.

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

(a) hang washing, bedding, or another cloth article if the article is visible from another lot or the common property, or from outside the scheme land; or

(b) display a sign, advertisement, placard, banner, pamphlet or similar article if the article is visible from another lot or the common property, or from outside the scheme land.

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

Storage of flammable materials

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

TITLE REFERENCE 51071229

(2) The occupier of a lot must not, without the body corporate's written approval, store a flammable substance on the lot unless the substance is used or intended for use for domestic purposes.

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

(a) a fuel tank of a vehicle, boat or internal combustion engine; or

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

Garbage disposal

10. (1) Unless the body corporate provides some way of garbage disposal, the occupier of a lot must keep a receptacle for garbage in a clean and dry condition and adequately covered in the lot, or on a part of the common property designated by the body corporate for the purpose.

(2) The occupier of a lot must:-

(a) comply with all local laws about disposal of garbage; and

(b) ensure that the occupier does not, in disposing of garbage, adversely affect the health, hygiene or comfort of the occupiers of other lots.

(3) A roofed and screened waste enclosure to accommodate the type and quantity of the bulk waste/recycling bins to service the development shall be provided to cater for same to be shared between all Tenants. Bins must be located in an area which allows them to be manoeuvred from the bin storage area to the designated internal collection point.

(4) Owners/Tenants need to be aware that approval of this development is made upon the basis of the Body Corporate indemnifying the Brisbane City Council for refuse collection vehicles entering upon the property and potentially damaging pavement and other driving surfaces.

Keeping of animals

11. (1) Subject to any requirement, an Owner or Occupier of a Lot may keep a small pet of less than ten (10) kilograms in weight on the Lot provided that the Owner or Occupier shall bear full responsibility for it.

(2) The Committee shall issue a written warning to the Owner or Occupier of such a Lot after receiving two (2) written complaints from other Owners or Occupiers about the pet.

(3) If the Committee receives two (2) further written complaints from other Owners or Occupiers, the Owner or Occupier responsible for the pet shall be required to remove the pet from the lot.

(4) The Owner or Occupier must at all times:-
a) Restrain the pet whilst on common property;
b) Take reasonable care in preventing the pet from causing damage to common property; and
c) Clean all droppings made by the pet on common property including any exclusive use areas.

(5) All Owners and Occupiers acknowledge that the barking of a dog is not a ground for complaint unless the barking is excessive.

Exclusive use

12.1 The Registered Owners of lots identified in Schedule "E" are entitled to the exclusive use of the areas allocated therein and as identified on the sketch plan marked "A" attached hereto; and

SCHEDULE D	OTHER DETAILS REQUIRED/PERMITTED TO BE INCLUDED

Statutory Easement Allocation Matrix

SCHEDULE D OTHER DETAILS REQUIRED/PERMITTED TO BE INCLUDED

STATUTORY EASEMENT ALLOCATION MATRIX

LOTS AFFECTED BY SERVICE EASEMENTS AND STATUTORY EASEMENTS

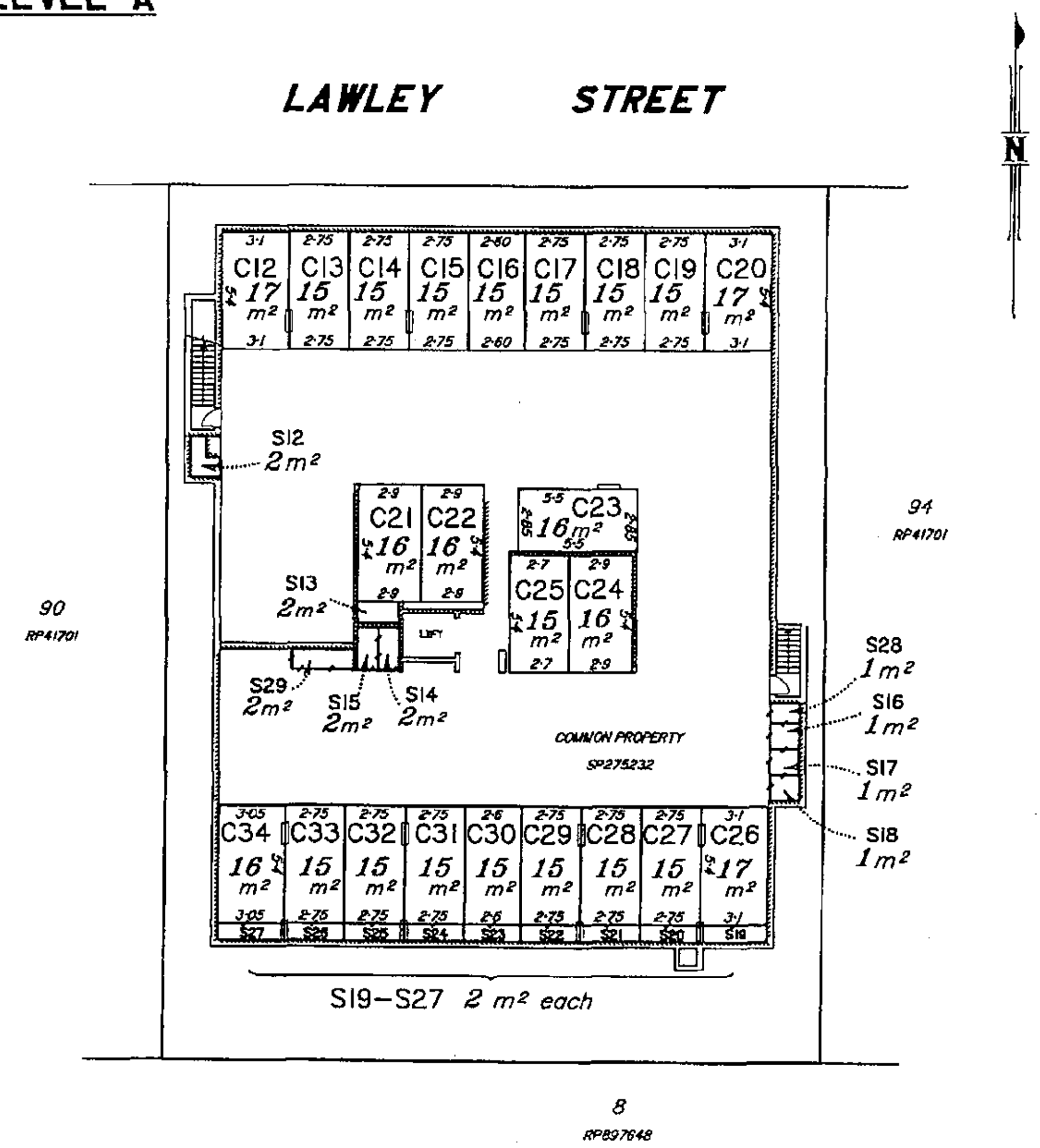
Lots on Plan	Statutory Easement	Services Location Diagram showing Service Easements
CP of WREN MUSE CTS 49416	Water, Electricity, Telephone	Pages 12 to 16
Lots 1 to 29 on SP 275232	Sewerage, Drainage, Support, Shelter, Projection, Utility Services and Utility Infrastructure	Pages 12 to 16

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

Below lots on SP 275232 have been allocated exclusive use areas in accordance with the Plan for Exclusive Use Purposes annexed and marked “6036-EUA” Page 10 & “6036 EUB” Page 11 as follows:

Lot 1 on SP 275232 Area marked ‘C34’ & ‘S27’ on plan 6036- EUA attached hereto	Carpark & Storage
Lot 2 on SP 275232 Area marked ‘C33’ & ‘S26’ on plan 6036- EUA attached hereto	Carpark & Storage
Lot 3 on SP 275232 Area marked ‘C32’ & ‘S25’ on plan 6036- EUA attached hereto	Carpark & Storage
Lot 4 on SP 275232 Area marked ‘C31’ & ‘S24’ on plan 6036- EUA attached hereto	Carpark & Storage
Lot 5 on SP 275232 Area marked ‘C30’ & ‘S23’ on plan 6036- EUA attached hereto	Carpark & Storage
Lot 6 on SP 275232 Area marked ‘C29’ & ‘S22’ on plan 6036- EUA attached hereto	Carpark & Storage
Lot 7 on SP 275232 Area marked ‘C28’ & ‘S21’ on plan 6036- EUA attached hereto	Carpark & Storage
Lot 8 on SP 275232 Area marked ‘C27’ & ‘S20’ on plan 6036- EUA attached hereto	Carpark & Storage
Lot 9 on SP 275232 Area marked ‘C26’ & ‘S19’ on plan 6036- EUA attached hereto	Carpark & Storage
Lot 10 on SP 275232 Area marked ‘C25’ & ‘S14’ on plan 6036- EUA attached hereto	Carpark & Storage
Lot 11 on SP 275232 Area marked ‘C24’ & ‘S15’ on plan 6036- EUA attached hereto	Carpark & Storage
Lot 12 on SP 275232 Area marked ‘C23’ & ‘S29’ on plan 6036- EUA attached hereto	Carpark & Storage
Lot 13 on SP 275232 Area marked ‘C22’ & ‘S12’ on plan 6036- EUA attached hereto	Carpark & Storage
Lot 14 on SP 275232 Area marked ‘C21’ & ‘S13’ on plan 6036- EUA attached hereto	Carpark & Storage
Lot 15 on SP 275232 Area marked ‘C20’ & ‘S28’ on plan 6036- EUA attached hereto	Carpark & Storage
Lot 16 on SP 275232 Area marked ‘C19’ & ‘S16’ on plan 6036- EUA attached hereto	Carpark & Storage
Lot 17 on SP 275232 Area marked ‘C18’ & ‘S17’ on plan 6036- EUA attached hereto	Carpark & Storage
Lot 18 on SP 275232 Area marked ‘C17’ & ‘S18’ on plan 6036- EUA attached hereto	Carpark & Storage
Lot 19 on SP 275232 Area marked ‘C16’ & ‘S8’ on plan 6036 EUA & 6036 EUB attached hereto	Carpark & Storage
Lot 20 on SP 275232 Area marked ‘C15’ & ‘S7’ on plan 6036 EUA & 6036 EUB attached hereto	Carpark & Storage
Lot 21 on SP 275232 Area marked ‘C14’ & ‘S2’ on plan 6036 EUA & 6036 EUB attached hereto	Carpark & Storage
Lot 22 on SP 275232 Area marked ‘C13’ & ‘S11’ on plan 6036 EUA & 6036 EUB attached hereto	Carpark & Storage
Lot 23 on SP 275232 Area marked ‘C3’, ‘C12’ & ‘S10’ on plan 6036 EUA & 6036 EUB attached hereto	Carpark & Storage
Lot 24 on SP 275232 Area marked ‘C1’ & ‘S1’ on plan 6036- EUB attached hereto	Carpark & Storage
Lot 25 on SP 275232 Area marked ‘C2’ & ‘S9’ on plan 6036- EUB attached hereto	Carpark & Storage
Lot 26 on SP 275232 Area marked ‘C4’, ‘C5’ & ‘S3’ on plan 6036- EUB attached hereto	Carpark & Storage
Lot 27 on SP 275232 Area marked ‘C6’, ‘C7’ & ‘S4’ on plan 6036- EUB attached hereto	Carpark & Storage
Lot 28 on SP 275232 Area marked ‘C8’, ‘C9’ & ‘S5’ on plan 6036- EUB attached hereto	Carpark & Storage
Lot 29 on SP 275232 Area marked ‘C10’, ‘C11’ & ‘S6’ on plan 6036- EUB attached hereto	Carpark & Storage

LEVEL A



LEGEND
Structural Features
Face of Wall
Wall Centre Line

NOTE:
Exclusive Use Areas are defined by structural features such as building walls, fences, and dimensions shown.

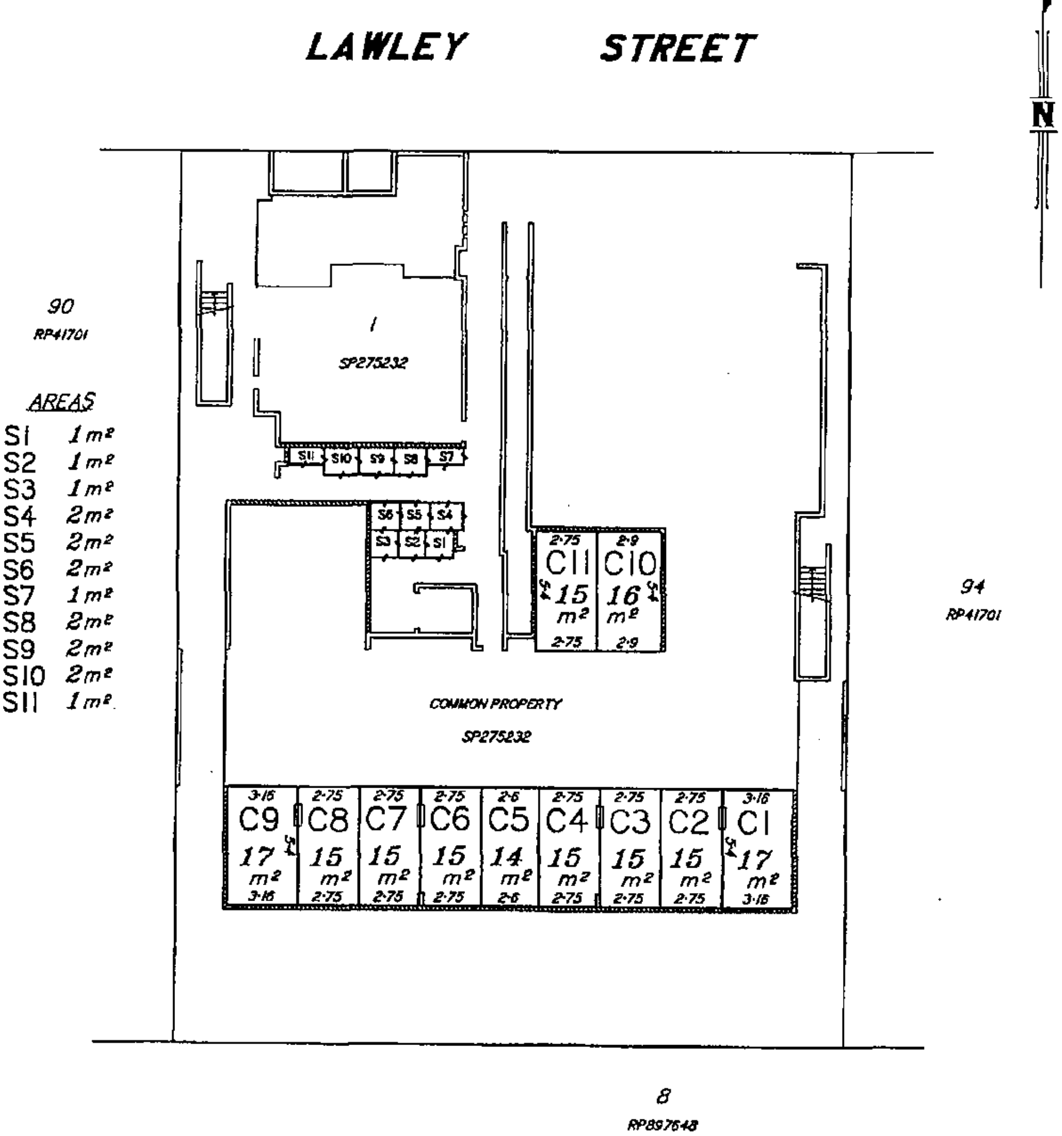
Scale 1:200 – Lengths are in Metres.

0 2 4 6 8 10 12 14 16 18 20 22 24 26 28

GATEWAY SURVEY & PLANNING	WYNNUM 2221 WYNNUM ROAD (PO BOX 697) WYNNUM QLD 4178 PH: 07 3893 0557 FAX: 07 3893 2699 Email: mail@gsp-land.com.au REDCLIFFE TOWN PLAN ASSIST PH: 07 3482 4307 FAX: 07 3491 7932	LAND SURVEYORS PLANNING CONSULTANTS PROPERTY CONSULTANTS GPS SURVEYS MINING SURVEYS	

TITLE PLAN OF EXCLUSIVE USE AREAS C12–C34 & S12–S29 on Level A in Common Property on SP275232 in 'WREN MUSE' CTS No.:				JOB No 6036 / DRAWING No 6036–EUA
PARISH KEDRON		COUNTY Stanley		Gateway Survey & Planning Pty Ltd, hereby certify that the details shown on this sketch plan are correct.
LOCALITY Kedron	LOCAL AUTH Brisbane C. C.	ORIG POR Por. 137	NOTES –	
MAP REF 9543–33442	MERIDIAN IS254546	SCALE @ A3 1:200	DATE 21/09/2016	Cadastral Surveyor/Director Date 21/09/2016

LEVEL B



AREAS

S1	1 m²
S2	1 m²
S3	1 m²
S4	2 m²
S5	2 m²
S6	2 m²
S7	1 m²
S8	2 m²
S9	2 m²
S10	2 m²
S11	1 m²

LEGEND
Structural Features
Face of Wall
Wall Centre Line

Scale 1:200 – Lengths are in Metres.
0 2 4 6 8 10 12 14 16 18 20 22 24 26 28
50 mm 100 mm 150 mm

NOTE:
Exclusive Use Areas are defined by structural features such as building walls, fences, and dimensions shown.

GATEWAY SURVEY & PLANNING
WYNNUM
2221 WYNNUM ROAD
(PO BOX 697)
WYNNUM QLD 4178
PH: 07 3893 0557
FAX: 07 3893 2899
Email: mail@gsp-land.com.au
REDCLIFFE
TOWN PLAN ASSIST
PH: 07 3482 4307
FAX: 07 3491 7932
LAND SURVEYORS
PLANNING CONSULTANTS
PROPERTY CONSULTANTS
GPS SURVEYS
MINING SURVEYS

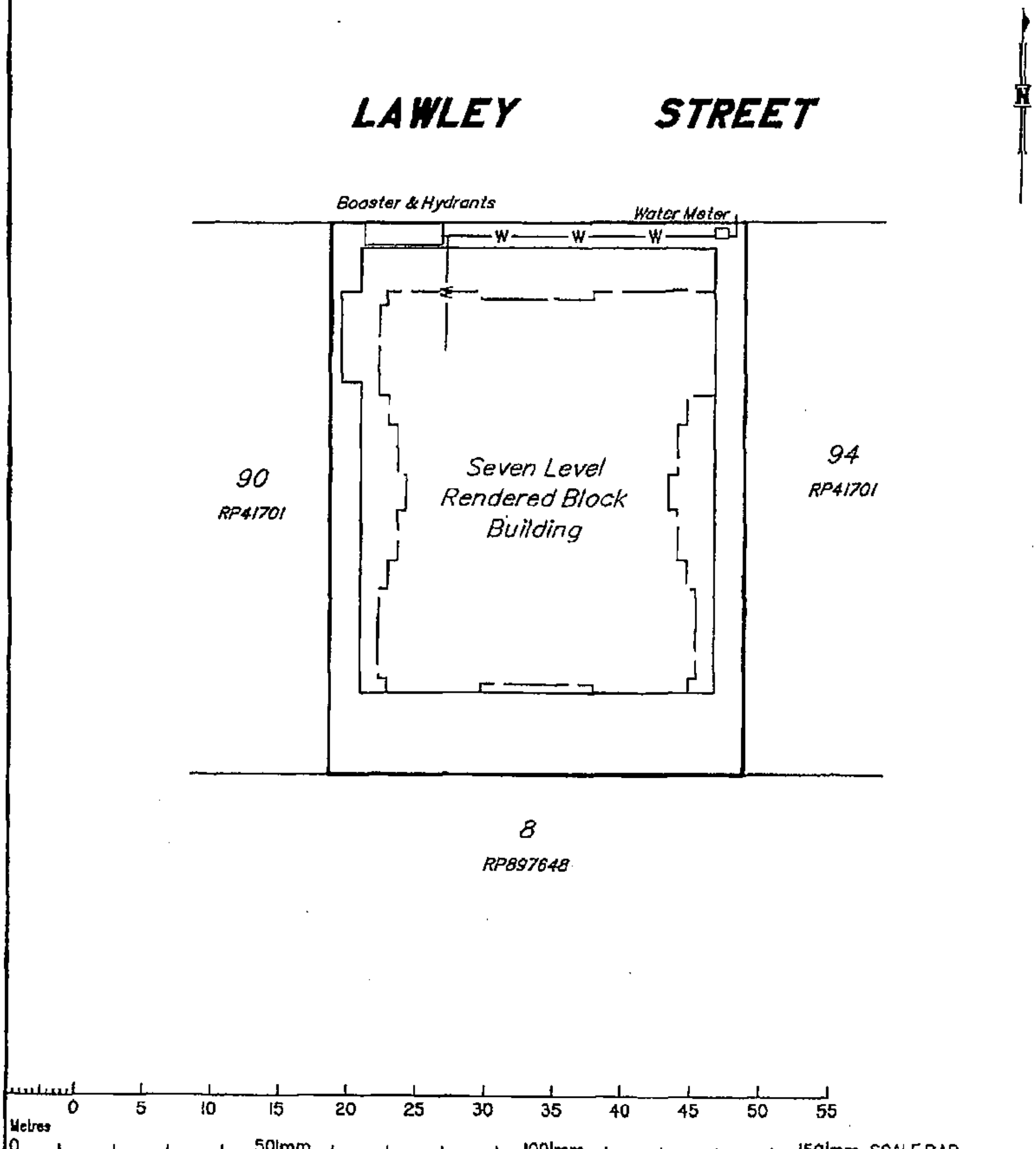
TITLE PLAN OF EXCLUSIVE USE AREAS C1–C11 & S1–S11 on Level B in Common Property on SP275232 in 'WREN MUSE'
CTS No.:

PARISH	KEDRON	COUNTY	Stanley
LOCALITY	LOCAL AUTH	ORIG POR	NOTES
Kedron	Brisbane C. C.	Por. 137	–
MAP REF	MERIDIAN	SCALE @ A3	DATE
9543–33442	IS254548	1:200	21/09/2016

JOB No 6036 | DRAWING No 6036–EUB

Gateway Survey & Planning Pty Ltd. hereby certify that the details shown on this sketch plan are correct.

Cadastral Surveyor/Director
Date 21/09/2016



NOTE: The scale bar above determines the size of the original plan. (A4)

Scale @ A4 1:400

LEGEND

—— W ——

Water Connection

Locations provided by Developer

"WREN MUSE"

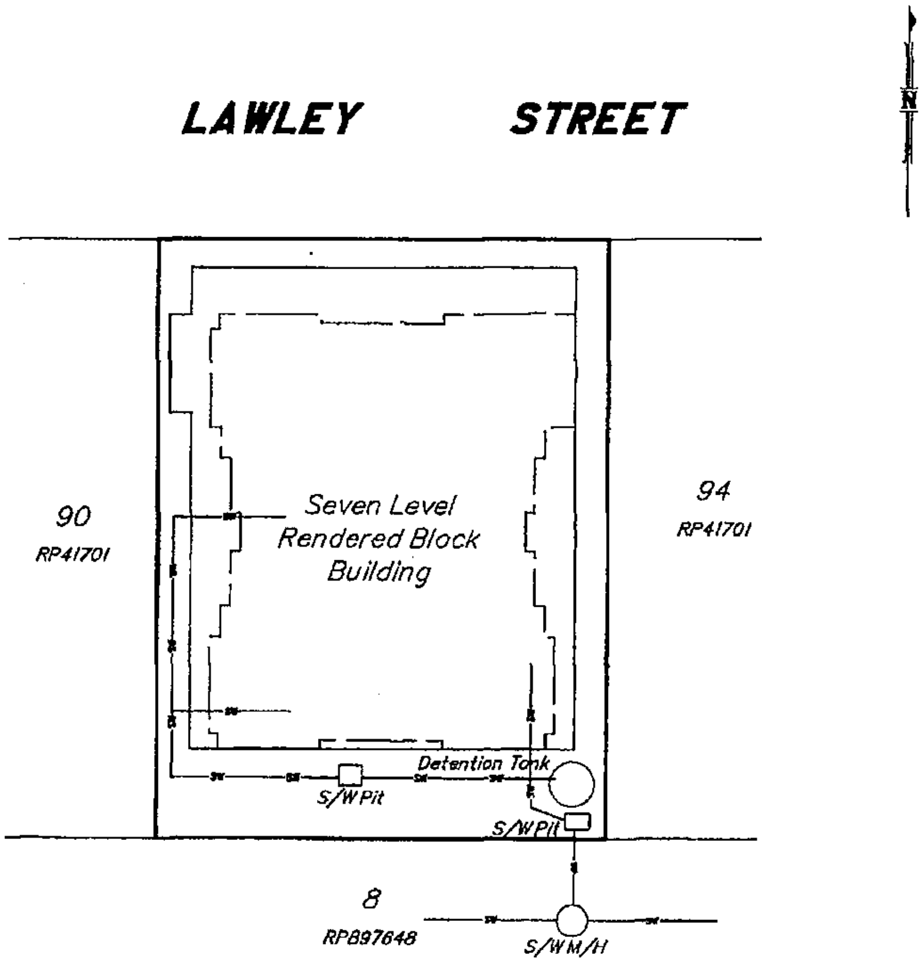
CTS NO:

SERVICES LOCATION DIAGRAM

Scale 1:400

23/09/2016

6036-sld-W



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NOTE: The scale bar above determines the size of the original plan. (A4)

Scale @ A4 1:400

LEGEND

Storm Water

Locations provided by Developer

"WREN MUSE"

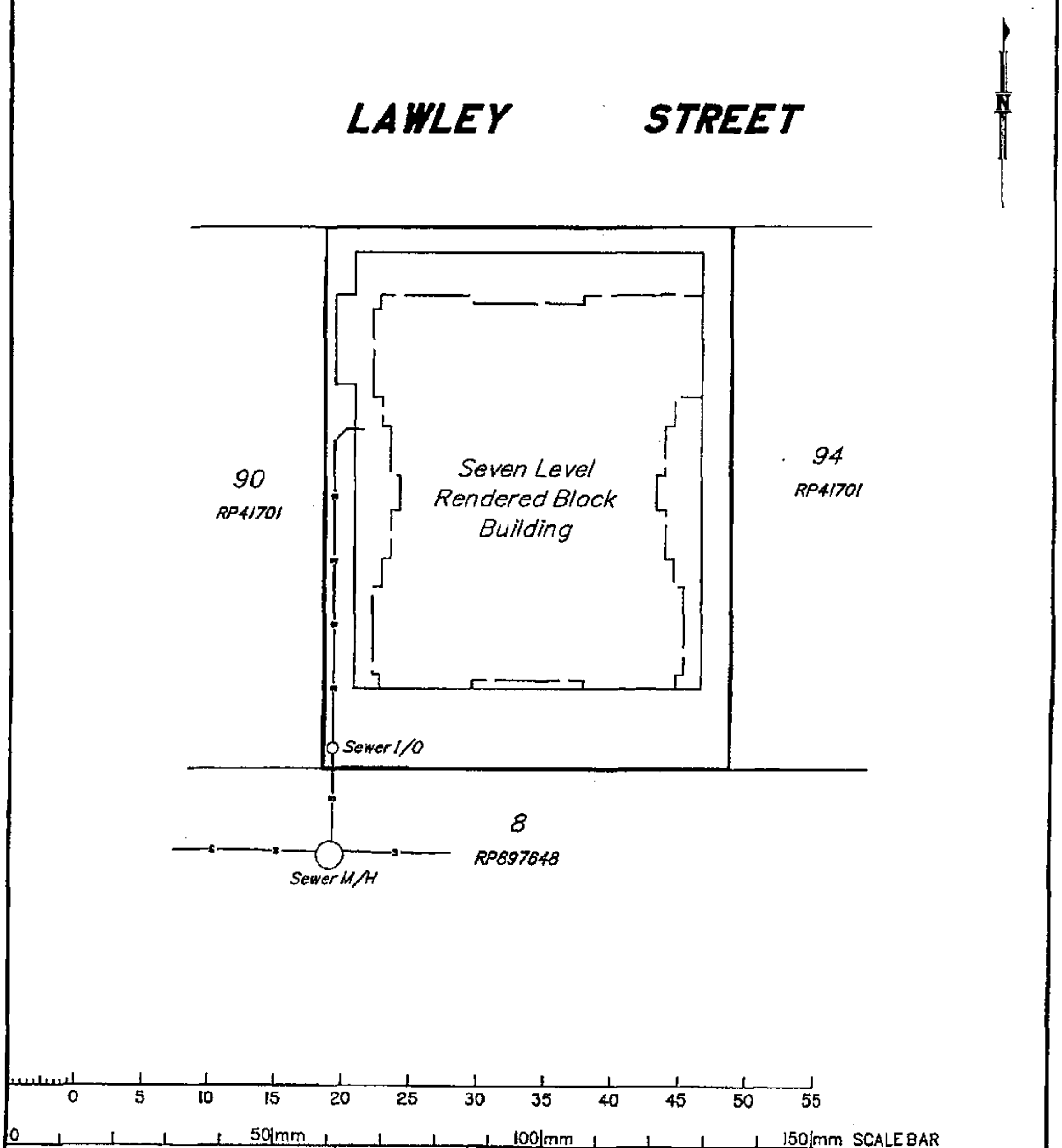
CTS NO:

SERVICES LOCATION DIAGRAM

Scale 1:400

23/09/2016

6036-sld-SW



NOTE: The scale bar above determines the size of the original plan. (A4)

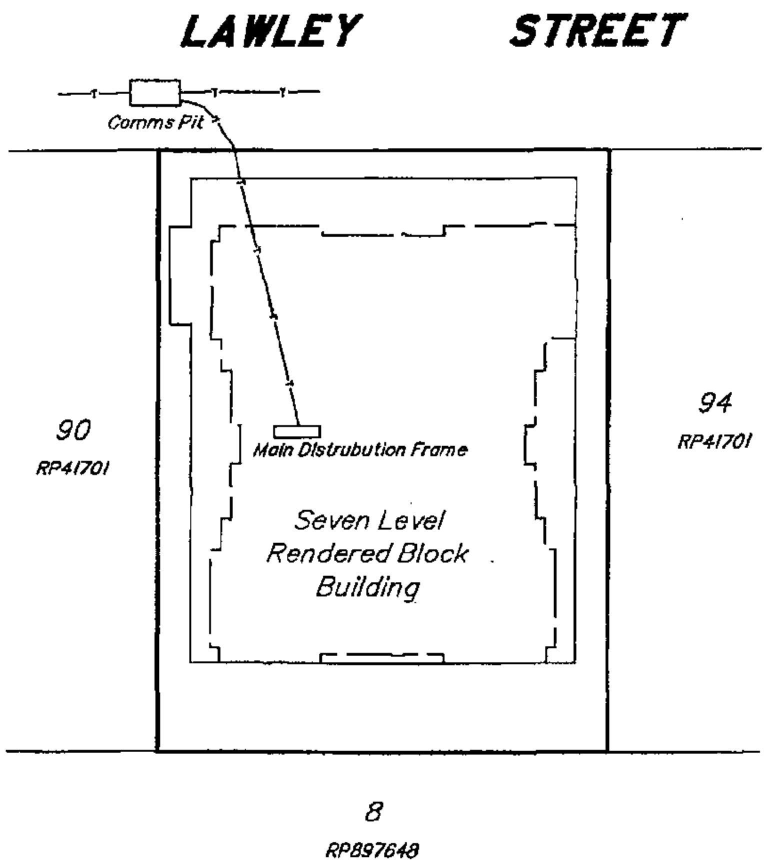
Scale @ A4 1:400

LEGEND

Sewer

Locations provided by Developer

"WREN MUSE"
CTS NO:
SERVICES LOCATION DIAGRAM
Scale 1:400
23/09/2016
6036–sld–S



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0 50mm 100mm 150mm SCALE BAR

NOTE: The scale bar above determines the size of the original plan. (A4)

Scale @ A4 1: 400

LEGEND

Telecommunications

Locations provided by Developer

"WREN MUSE"

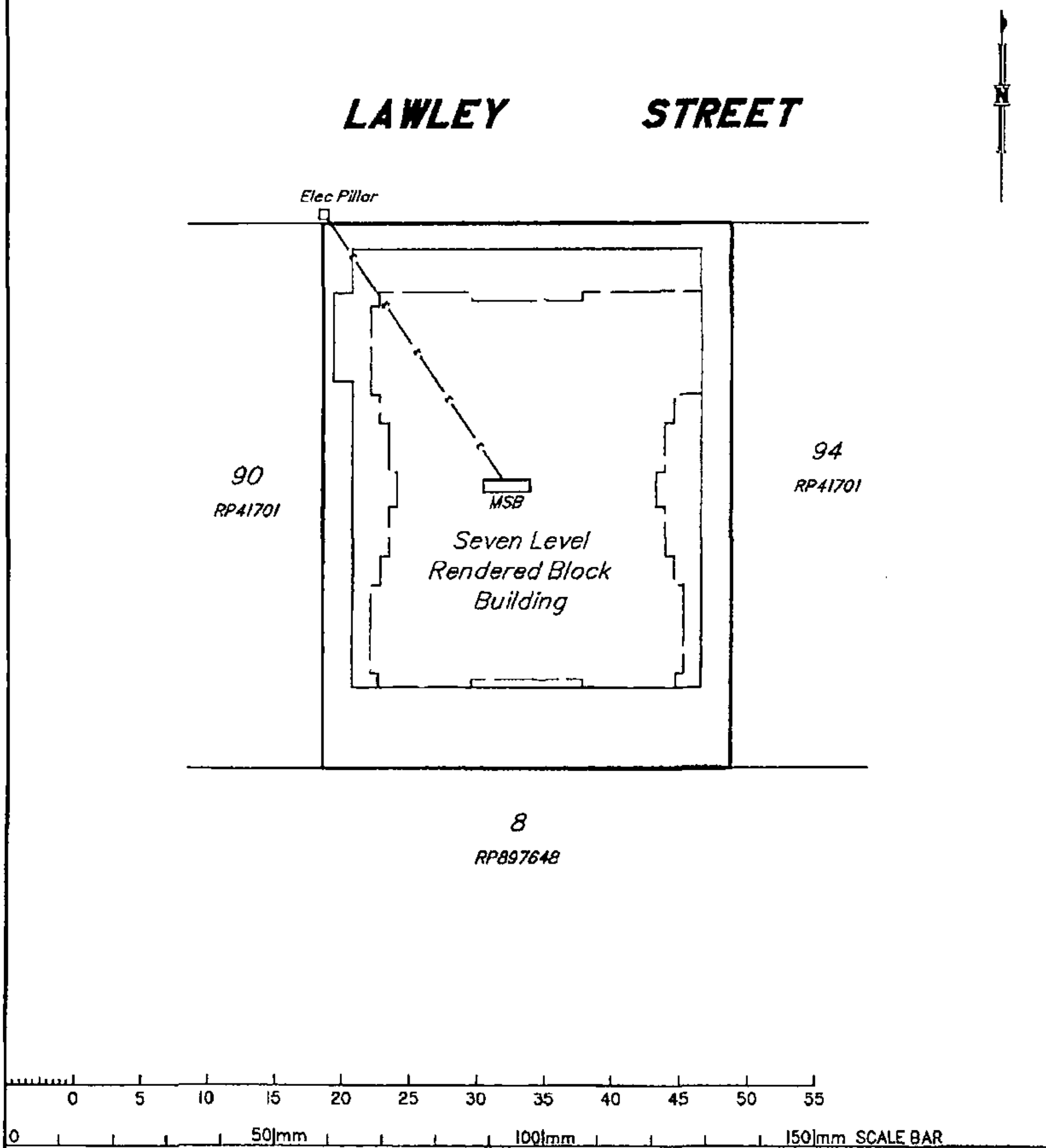
CTS NO:

SERVICES LOCATION DIAGRAM

Scale 1: 400

23/09/2016

6036–sld–T



NOTE: The scale bar above determines the size of the original plan. (A4)

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LEGEND

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Electricity

Locations provided by Developer

"WREN MUSE"

CTS NO:

SERVICES LOCATION DIAGRAM

Scale 1: 400

23/09/2016

6036–sld–E

trata ervices ueensland

Po Box 8638, Bargara. QLD. 4670
Telephone 07 4130 5757
Brisbane Office 07 3273 5666
admin@ssqld.com

5 October 2022

Titles Queensland
Level 7 / 259 Queen St
Brisbane QLD 4000

Re: Lodgement 721974081

Dear Sir or Madam,

Please see attached amended New CMS following receipt of the requisition notice. The items identified were corrected and this correspondence is to confirm same.

The first item being the Form 14 has been co-signed by the Secretary with no change to the execution date. The Secretary was present the day of the original signing.

The second item is the execution date to be clearly shown on the CMS. This has been rectified.

Yours Sincerely,

Dean Leslie.
Body Corporate Manager.

The COMMON SEAL of BODY CORPORATE FOR WREN MUSE COMMUNITY TITLE SCHEME 49416