

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

Property address

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

Lot on plan description

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 <input type="checkbox"/> Yes <input type="checkbox"/> No to affect the property after settlement.</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 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 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	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> :		
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 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 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 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 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 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 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 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 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 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: _____ Date Range: _____
	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 <input type="checkbox"/> is issued by a local government for the property.

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

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

Water	Whichever of the following applies—
	The total amount payable as charges for water services for the property as indicated in the most recent water services notice* is:
	Amount: _____ Date Range: _____
	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 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 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 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 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

Signature of seller

Name of seller

Name of seller

Date

Date

Signatures – BUYER

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

Signature of buyer

Signature of buyer

Name of buyer

Name of buyer

Date

Date

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 25/11/2025

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

WOOGAROO GREEN

CTS No. **44904**

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: **Stacey O'Flynn**

Phone: **07 3899 0299**

Company: **BCsystems**

Email: **info@bcsystems.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: **47**

Plan type and number: **SP245438**

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:

Accommodation

NOTE: If the regulation module that applies to the scheme is the Specified Two-lot Schemes Module, then BCCM Form 34 should be used.

Layered arrangements of community titles schemes

A layered arrangement is a grouping of community titles schemes, made up of a principal scheme and one or more subsidiary schemes. Find more information at www.qld.gov.au/buyingbodycorporate

Is the scheme part of a layered arrangement of community titles schemes?

No

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

Building management statement

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

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

No

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

By-laws and exclusive use areas

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

What by-laws apply?

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

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

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

General by-laws

The community management statement includes the complete set of by-laws that apply to the scheme.

Exclusive use areas

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

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

Yes

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

listed in the Community Management Statement

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: **10**

Total contribution schedule lot entitlements for all lots: **760**

Interest schedule

Interest schedule lot entitlement for the lot: **119**

Total interest schedule lot entitlements for all lots: **9,211**

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 **47** for the current financial year: \$ **2,302.64**

Number of instalments: **4** (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
01/07/25 to 30/09/25	01/07/25	606.48	606.48	19/06/25
01/10/25 to 31/12/25	01/10/25	606.48	606.48	16/09/25
01/01/26 to 31/03/26	01/01/26	544.84	544.84	
01/04/26 to 30/06/26	01/04/26	544.84	544.84	
01/07/26****30/09/26	01/07/26	581.41	581.41	
01/10/26****31/12/26	01/10/26	581.41	581.41	

Amount overdue **Nil**
Amount Unpaid including amounts billed not yet due **\$544.84**

Sinking fund contributions

Total amount of contributions (before any discount) for lot **47** for the current financial year: \$ **618.42**

Number of instalments: **4** (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
01/07/25 to 30/09/25	01/07/25	148.03	148.03	19/06/25
01/10/25 to 31/12/25	01/10/25	148.03	148.03	16/09/25
01/01/26 to 31/03/26	01/01/26	161.18	161.18	
01/04/26 to 30/06/26	01/04/26	161.18	161.18	
01/07/26****30/09/26	01/07/26	154.61	154.61	
01/10/26****31/12/26	01/10/26	154.61	154.61	

Amount overdue **Nil**
Amount Unpaid including amounts billed not yet due **\$161.18**

Special contributions - Administrative Fund (IF ANY)

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

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

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

Discount for on-time payments (if applicable): **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
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Amount overdue **Nil**
Amount Unpaid including amounts billed not yet due **Nil**

Other contributions

	Period	Due date	Amount due	Amount due if discount applied	Paid
Insurance	01/07/25 to 30/09/25	01/07/25	133.16	133.16	19/06/25
Insurance	01/10/25 to 31/12/25	01/10/25	133.16	133.16	16/09/25
Insurance	01/01/26 to 31/03/26	01/01/26	137.92	137.92	
Insurance	01/04/26 to 30/06/26	01/04/26	137.92	137.92	
Insurance	01/07/26 to 30/09/26	01/07/26	142.32	142.32	
Insurance	01/10/26 to 31/12/26	01/10/26	142.32	142.32	

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	Nil
Special contributions	Nil
Other contributions	Nil
Other payments	Nil
Penalties	Nil
Total amount overdue (Total Amount Unpaid including not yet due \$843.94)	Nil

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

Common property and assets

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

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

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

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

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

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

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

Current sinking fund balance (as at date of certificate): \$ 176,905.55

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

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 assets is given with this certificate below

Description	Type	Acquisition	Supplier	Original Cost	Cost To Date	Market Value
CCTV System	Office Equipment	28/10/14	SJK Electrical	\$0.00	\$0.00	\$1,078.00
Hustler Raptor XD48IN KAWASAKI	Plant and Machinery	13/01/22	Albert Mower Centre	\$0.00	\$0.00	\$9,500.00

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 LONGITUDE INSURANCE PTY LTD	LNG-STR-20282221	32,739,950.00	42,202.88	31/08/26	\$2,000 Insured \$1,000 Legal Defence, \$500 Tax/WHs

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
FLOOD LONGITUDE INSURANCE PTY LTD	LNG-STR-20282221	INCLUDED		31/08/26	\$2,000 Insured \$1,000 Legal Defence, \$500 Tax/WHs
FLOATING FLOORS LONGITUDE INSURANCE PTY LTD	LNG-STR-20282221	NOT INCLUDED		31/08/26	\$2,000 Insured \$1,000 Legal Defence, \$500 Tax/WHs
PUBLIC LIABILITY LONGITUDE INSURANCE PTY LTD	LNG-STR-20282221	20,000,000.00		31/08/26	\$2,000 Insured \$1,000 Legal Defence, \$500 Tax/WHs
OFFICE BEARERS LIABI LONGITUDE INSURANCE PTY LTD	LNG-STR-20282221	1,000,000.00		31/08/26	\$2,000 Insured \$1,000 Legal Defence, \$500 Tax/WHs
COMMON AREA CONTENTS LONGITUDE INSURANCE PTY LTD	LNG-STR-20282221	327,399.00		31/08/26	\$2,000 Insured \$1,000 Legal Defence, \$500 Tax/WHs
LOSS RENT/TEMP ACCOM LONGITUDE INSURANCE PTY LTD	LNG-STR-20282221	\$4,910.993		31/08/26	\$2,000 Insured \$1,000 Legal Defence, \$500 Tax/WHs
FIDELITY GUARANTEE LONGITUDE INSURANCE PTY LTD	LNG-STR-20282221	100,000.00		31/08/26	\$2,000 Insured \$1,000 Legal Defence, \$500 Tax/WHs
CATASTROPHE LONGITUDE INSURANCE PTY LTD	LNG-STR-20282221	4,910,993.00		31/08/26	\$2,000 Insured \$1,000 Legal Defence, \$500 Tax/WHs
GOV AUDIT COSTS LONGITUDE INSURANCE PTY LTD	LNG-STR-20282221	30,000.00		31/08/26	\$2,000 Insured \$1,000 Legal Defence, \$500 Tax/WHs
LOT OWNERS FIXTURES LONGITUDE INSURANCE PTY LTD	LNG-STR-20282221	300,000.00		31/08/26	\$2,000 Insured \$1,000 Legal Defence, \$500 Tax/WHs
APPEAL EXPENSES LONGITUDE INSURANCE PTY LTD	LNG-STR-20282221	150,000.00		31/08/26	\$2,000 Insured \$1,000 Legal Defence, \$500 Tax/WHs
LEGAL DEFENCE EXP LONGITUDE INSURANCE PTY LTD	LNG-STR-20282221	50,000.00		31/08/26	\$2,000 Insured \$1,000 Legal Defence, \$500 Tax/WHs
VOLUNTARY WORKERS LONGITUDE INSURANCE PTY LTD	LNG-STR-20282221	\$200,000/\$2,000		31/08/26	\$2,000 Insured \$1,000 Legal Defence, \$500 Tax/WHs

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?

Yes - Name of caretaking service contractor engaged: K & J Joylands Pty Ltd ACN 611 134 500 ATF K & L Fmaily Trust

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

Yes - Name of authorised letting agent: K & J Joylands Pty Ltd ACN 611 134 500 ATF K & L Fmaily Trust

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

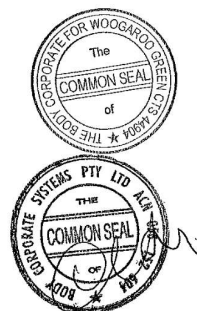
This certificate is signed and given under the authority of the body corporate.

Name/s BCsystems

Positions/s held Body Corporate Manager

Date 25/11/2025

Signature/s _____



Copies of documents given with this certificate:

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

WOOGAROO GREEN CTS 44904

8 Milan Street Ellen Grove Qld 4078

BALANCE SHEET

AS AT 30 JUNE 2025

	ACTUAL 30/06/2025	ACTUAL 30/06/2024
<u>OWNERS FUNDS</u>		
Administrative Fund	6,078.31	48.74
Sinking Fund	175,008.02	152,842.92
<u>TOTAL</u>	<u>\$ 181,086.33</u>	<u>\$ 152,891.66</u>
 <u>THESE FUNDS ARE REPRESENTED BY</u>		
 <u>CURRENT ASSETS</u>		
Gst On Capital	6,182.00	6,156.52
Cash At Bank	106,307.79	95,918.92
Accrued Income	1,913.01	1,594.72
B O Q Stratacash A/C 1	100,000.00	81,935.78
Prepaid Expenses	6,802.39	7,141.03
Levies Billed Not Yet Due	67,649.76	67,720.50
Levies Pre-Paid	352.46	1.62
Levies In Arrears	99.13	725.96
Other Arrears	1,765.05	778.92
<u>NON-CURRENT ASSETS</u>		
<u>TOTAL ASSETS</u>	291,071.59	261,973.97
 <u>LIABILITIES</u>		
Gst Clearing A/C	2,228.92	2,399.50
Arrears Clearing Account	0.00	148.50
Creditors	(701.18)	0.00
Accrued Expenses	5,489.71	4,157.76
Levies Billed Not Yet Due	67,649.76	67,720.50
Levies Pre-Paid	352.46	1.62
Levies In Advance	29,855.24	29,687.33
Other Payments In Advance	5,110.35	4,967.10
<u>TOTAL LIABILITIES</u>	109,985.26	109,082.31
 <u>NET ASSETS</u>	<u>\$ 181,086.33</u>	<u>\$ 152,891.66</u>

WOOGAROO GREEN CTS 44904

8 Milan Street Ellen Grove Qld 4078

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 JULY 2024 TO 30 JUNE 2025

	ACTUAL 01/07/24-30/06/25	BUDGET 01/07/24-30/06/25	%	ACTUAL 01/07/23-30/06/24
<u>ADMINISTRATIVE FUND</u>				
<u>INCOME</u>				
Levies - Administrative Fund	178,999.76	179,000.00	100.00	172,000.16
Insurance Premium Reimbursemnt	40,159.98	40,156.00	100.01	34,504.46
Interest On Overdue Levies	1,319.52	0.00		839.10
Gst On Income	(19,923.62)	(19,923.28)	100.00	(18,773.14)
TOTAL ADMIN. FUND INCOME	200,555.64	199,232.72		188,570.58
<u>EXPENDITURE - ADMIN. FUND</u>				
<u>AUDIT & TAXATION COSTS</u>				
Independent Audit Fee	1,412.40	1,412.40	100.00	0.00
Independent Audit File Prep	585.20	585.20	100.00	0.00
Bas Lodgement	1,012.00	1,012.00	100.00	1,012.00
Income Tax Return	220.00	220.00	100.00	220.00
<u>BANK & FINANCIAL CHARGES</u>				
Stratapay Transaction Fee	291.07	300.00	97.02	278.95
<u>UTILITIES</u>				
Electricity - Common Areas	606.25	650.00	93.27	590.24
Electricity Govt Rebate No Gst	(1,305.00)	0.00	0.00	0.00
Cold Water - Common -No Gst	859.52	900.00	95.50	838.07
<u>INSURANCE</u>				
Insurance Premium	37,208.30	36,901.72	100.83	37,767.46
Insurance Stamp Duty - No Gst	3,286.35	3,254.28	100.99	3,351.54
Insurance Claim Expenses	0.00	1,000.00	0.00	7,480.00
Insurance Claim Rec - No Gst	0.00	0.00	0.00	(6,300.00)
<u>CARETAKER/BUILDING MANAGER</u>				
Caretaker Contract	132,612.08	132,864.62	99.81	128,490.35
<u>PROFESSIONAL ADVICE/FEES</u>				
Advice - Strata Additional	764.30	200.00	382.15	624.60
Engineer/Building Consultant	430.00	0.00		0.00
<u>LICENCES & PERMITS FEE</u>				
Software & Records Storage	1,755.60	1,755.60	100.00	1,755.60
<u>FIRE PROTECTION</u>				
Fire - R & M General	638.00	650.00	98.15	638.00
<u>PEST CONTROL</u>				
Pest Control Treatment	1,120.00	1,700.00	65.88	1,225.00
Annual Termite Inspection	6,560.00	5,320.00	123.31	5,200.00
<u>ELECTRICAL</u>				
R&M - Electrical General	544.79	250.00	217.92	0.00
<u>PLUMBING</u>				
Plumbing General	220.00	250.00	88.00	0.00

WOOGAROO GREEN CTS 44904

8 Milan Street Ellen Grove Qld 4078

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 JULY 2024 TO 30 JUNE 2025

	ACTUAL 01/07/24-30/06/25	BUDGET 01/07/24-30/06/25	%	ACTUAL 01/07/23-30/06/24
<u>BUILDING GENERAL</u>				
R&M - Building General	264.60	1,000.00	26.46	903.40
R&M - Garage Doors	913.00	500.00	182.60	495.00
R&M - Locks/Keys	176.00	0.00		0.00
<u>GARDENS/GROUNDS</u>				
R&M - Grounds General	1,612.15	1,700.00	94.83	1,525.97
R&M - Fencing	343.20	0.00		605.00
<u>EQUIPMENT/FURNITURE</u>				
R&M - Equipment	0.00	500.00	0.00	653.50
<u>BODY CORPORATE MANAGEMENT</u>				
Fixed Price -Management Time	15,215.85	15,270.79	99.64	14,920.32
Fixed Price - Disbursements	5,613.50	5,629.87	99.71	5,503.92
Variable Disbursements	576.39	0.00		230.35
<u>GST</u>				
Gst On Expenses	(19,009.48)	(19,061.13)	99.73	(19,359.32)
<u>TOTAL ADMIN. EXPENDITURE</u>	194,526.07	194,765.35		188,649.95
<u>SURPLUS / DEFICIT</u>	\$ 6,029.57	\$ 4,467.37		\$ (79.37)
Opening Admin. Balance	48.74	48.74	100.00	128.11
<u>ADMINISTRATIVE FUND BALANCE</u>	\$ 6,078.31	\$ 4,516.11		\$ 48.74

WOOGAROO GREEN CTS 44904

8 Milan Street Ellen Grove Qld 4078

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 JULY 2024 TO 30 JUNE 2025

	ACTUAL 01/07/24-30/06/25	BUDGET 01/07/24-30/06/25	%	ACTUAL 01/07/23-30/06/24
<u>SINKING FUND</u>				
<u>INCOME</u>				
Levies - Sinking Fund	44,999.60	45,000.00	100.00	40,000.29
<u>INTEREST</u>				
Interest Received	4,118.02	0.00		1,935.78
Accrued Interest	318.29	0.00		1,594.72
Gst On Income	(4,090.88)	(4,090.91)	100.00	(3,636.40)
<u>TOTAL SINKING FUND INCOME</u>	45,345.03	40,909.09		39,894.39
<u>EXPENDITURE - SINKING FUND</u>				
<u>PEST CONTROL</u>				
Pest - General	0.00	0.00	0.00	2,047.50
<u>BUILDING</u>				
Building General	4,697.00	5,000.00	93.94	1,485.00
Gutters/Downpipes	7,752.00	0.00		6,270.00
Painting - Linemarking	2,035.00	2,000.00	101.75	0.00
<u>GARDENS/GROUNDS</u>				
Grounds General	1,089.00	5,000.00	21.78	0.00
Driveway	0.00	1,500.00	0.00	0.00
Gardens - Mulching	0.00	2,000.00	0.00	0.00
Gardens - Tree Work	1,434.40	0.00		0.00
<u>FACILITIES/EQUIPMENT</u>				
Equipment	0.00	0.00	0.00	279.00
Equipment - Garden Tool	0.00	0.00	0.00	799.00
<u>SECURITY</u>				
Cctv Cameras	7,985.50	8,000.00	99.82	0.00
<u>TAXATION</u>				
Income Tax - Payment/Adjustmnt	459.11	0.00		2.10
<u>GST</u>				
Gst On Expenses	(2,272.08)	(2,136.37)	106.35	(989.14)
<u>TOTAL SINK. FUND EXPENDITURE</u>	23,179.93	21,363.63		9,893.46
<u>SURPLUS / DEFICIT</u>	\$ 22,165.10	\$ 19,545.46		\$ 30,000.93
Opening Sinking Fund Balance	152,842.92	152,842.92	100.00	122,841.99
<u>SINKING FUND BALANCE</u>	\$ 175,008.02	\$ 172,388.38		\$ 152,842.92

Details of improvements to common property that the lot owner is responsible for

The prospective purchaser of the lot will automatically become responsible for any improvements to common property that were made by the current or previous owner/s of that lot.

By definition, any part of the building that is not original to the construction is an "improvement" - a thing that was added, modified, or removed later by an owner at the time of that lot. The responsibility for an improvement always rests with the current owner of the lot.

Example of an improvement to common property by a lot owner:

In a building format plan townhouse scheme, Lot 1 requests approval to install an awning over their front entry door, so they can be protected from rain as they unlock their front door. The body corporate approves this request, but the installation is made by Lot 1 at their own cost.

The installation of the awning is technically located on the common property (being on the exterior of the lot). Had that awning been original to the development, it would have been a body corporate obligation to maintain it based on its location on common property.

However, as it is an 'improvement to common property' made by Lot 1 for their own benefit, that awning will forever be the maintenance responsibility of Lot 1. If Lot 1 sells, the future owner of Lot 1 will inherit the responsibility.

The following information is provided by the Queensland Government:

An owner can make an improvement to common property if approved by the committee or the body corporate at a general meeting.

The committee can approve an improvement by an owner if the:

- *total cost is less than \$3,000*
- *improvement does not detract from the appearance of a lot*
- *body corporate is satisfied that the use and enjoyment of the improvement is not likely to be a breach of the owner's duties as an occupier (e.g. by causing a nuisance to others in the scheme).*

If the committee cannot approve the work it must be authorised by ordinary resolution at a general meeting.

The owner must:

- *comply with any conditions of approval, and*
- *maintain the improvement.*

When an improvement is made to the common property by a lot owner they must give the body corporate details of the type of work and value of the improvement.

If the improvement increases the body corporate's insurance premium, the owner may have to pay the extra.

From <<https://www.qld.gov.au/law/housing-and-neighbours/body-corporate/maintenance/improvements>>

How to identify a specific obligation

Improvements to common property include both:

- *Authorised improvements* (being approved at either a committee meeting or general meeting; AND
- *Unauthorised improvements* (i.e. improvements made without approval).

As improvements may have been made without obtaining the body corporate's approval (*unauthorised improvements*), the absence of approval records does not guarantee that the thing is an original part of the common property.

Common examples of improvements:

The following are common examples of improvements made to common property by and for the benefit of a lot:

- Air-conditioner condensers situated on the exterior of a building
- Private (non-shared) hot water systems
- Additional door locks, electronic locks, peep-holes,
- Security screen doors, flyscreens or insect screens
- External shutters and blinds on windows, or on balconies or patios
- Solar panels and associated equipment
- Security cameras, electronic doorbells
- Motors on garage roller doors and tilt doors (where the original construction was manually operated doors)
- Internet cabling, TV antenna, satellite dish
- Enhanced or new areas of garden directly adjacent to the lot
- Changes to the exterior ground surface - Pavers, pathways, gravel, garden beds, fencing
- Changes to any patio, terrace, courtyard area which is subject to an exclusive use by-law
- Garden sheds
- Carports and carport slabs
- Window awnings

Historical improvements

Improvements may have been made at any time from the original construction, to the current date. In older schemes, improvements may have been made over a very long period of time. The responsibility to maintain those aged improvements still transfers to the current owner of the lot, though they may be more difficult to identify with certainty.

By definition, any part of the building that is not original to the construction is an "improvement" - a thing that was added, modified, or removed later by an owner at the time of that lot.

Improvement as a 'removal' of something

The *removal* of something may also be an 'improvement' for which a lot owner is responsible.

If for example a lot owner requested permission to remove some lattice or fencing from common property to improve the view out of their window, then a subsequent owner of that lot could not expect the body corporate to reinstate that lattice or fencing later.

If the reinstatement of the lattice or fencing was required later, that would be a cost for the owner of lot which originally had it removed.

Further right to information

A prospective purchaser is eligible to inspect the full records of the body corporate for a minor statutory cost. The buyer may inspect personally, or may appoint an agent to inspect the records on their behalf.

A full records inspection may identify the relevant minutes of the meeting at which an improvement was approved (if it is an authorised improvement), or may identify other correspondence or records identifying improvements for which the lot owner is responsible to maintain.

WOOGAROO GREEN CTS 44904

Lot Improvements

Account No	Name	Details
02100047	MCINTOSH SM & MJ	2023/10/20 - Approval under blanket conditions to install air-conditioning. Conditions sent.
		2022/07/13 - 3 x cats approved
		2022/02/18 Approval given to change blinds from vertical to roller - same colour scheme
		27/01/2022 2 x cats approved. Conditions supplied. to be ratified
		7/12/22 - Lot improvement approved (shade cloth installation)

Queensland Titles Registry Pty Ltd
 ABN 23 648 568 101

Search Date: 26/11/2025 08:55

Request No: 54238443

SCHEME NAME

WOOGAROO GREEN COMMUNITY TITLES SCHEME 44904

BODY CORPORATE ADDRESS

BODY CORPORATE SYSTEMS
 SUITE 106, 621 WYNNUM ROAD
 MORNINGSID E QLD
 4170

COMMUNITY MANAGEMENT STATEMENT No: 44904

Title	Lot	Plan	Title	Lot	Plan
50919846	CP	SP 245431	50919847	1	SP 245431
50919848	2	SP 245431	50919849	3	SP 245431
50919850	4	SP 245431	50919851	5	SP 245431
50919852	6	SP 245431	50919853	7	SP 245431
50919854	8	SP 245431	50919855	9	SP 245431
50919856	10	SP 245431	50919857	11	SP 245431
50919858	12	SP 245431	50919859	13	SP 245431
50919860	14	SP 245431	50921638	15	SP 245432
50921639	16	SP 245432	50921640	17	SP 245432
50921641	18	SP 245432	50921642	19	SP 245432
50926620	70	SP 245433	50926621	71	SP 245433
50926622	72	SP 245433	50926623	73	SP 245433
50926624	74	SP 245433	50926625	75	SP 245433
50926626	76	SP 245433	50931908	20	SP 245434
50931909	21	SP 245434	50931910	22	SP 245434
50931911	23	SP 245434	50931912	24	SP 245434
50931913	25	SP 245434	50931914	26	SP 245434
50931915	27	SP 245434	50939237	63	SP 245435
50939238	64	SP 245435	50939239	65	SP 245435
50939240	66	SP 245435	50939241	67	SP 245435
50939242	68	SP 245435	50939243	69	SP 245435
50940960	56	SP 245436	50940961	57	SP 245436
50940962	58	SP 245436	50940963	59	SP 245436
50940964	60	SP 245436	50940965	61	SP 245436
50940966	62	SP 245436	50944074	49	SP 245437
50944075	50	SP 245437	50944076	51	SP 245437
50944077	52	SP 245437	50944078	53	SP 245437
50944079	54	SP 245437	50944080	55	SP 245437
50945016	43	SP 245438	50945017	44	SP 245438
50945018	45	SP 245438	50945019	46	SP 245438
50945020	47	SP 245438	50945021	48	SP 245438
50948614	37	SP 245439	50948615	38	SP 245439
50948616	39	SP 245439	50948617	40	SP 245439

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

CMS Number: 44904

COMMUNITY MANAGEMENT STATEMENT No: 44904 (Continued)

Title	Lot	Plan		Title	Lot	Plan	
50948618	41	SP	245439	50948619	42	SP	245439
50949702	28	SP	245440	50949703	29	SP	245440
50949704	30	SP	245440	50949705	31	SP	245440
50949706	32	SP	245440	50949707	33	SP	245440
50949708	34	SP	245440	50949709	35	SP	245440
50949710	36	SP	245440				

COMMUNITY MANAGEMENT STATEMENT Dealing No: 715785515

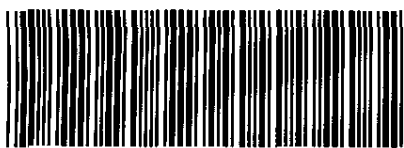
** End of Community Titles Scheme Search **

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

GENERAL REQUEST

Form 14 Version 4
Page 1 of 1

Duty Imprint



715785515

\$76.20

22/05/2014 09:10

BE 470

information about privacy in NR&W see
<http://www.nrw.qld.gov.au/about/privacy/index.html>

1. Nature of request	Lodger (Name, address & phone number)			Lodger Code
Request to Record New Community Management Statement for Woogaroo Green Community Titles Scheme 44904	Macpherson + Kelley Lawyers GPO Box 5299 Brisbane QLD 4001 Attn: Cameron Hancock Phone: 07 3235 0400			191A
2. Lot on Plan Description	County	Parish	Title Reference	
Common Property of Woogaroo Green Community Titles Scheme 44904	Stanley	Woogaroo	50919846	
3. Registered Proprietor/State Lessee				
Body Corporate for Woogaroo Green Community Titles Scheme 44904				
4. Interest				
Fee Simple				
5. Applicant				
Body Corporate for Woogaroo Green Community Titles Scheme 44904				
6. Request				
I hereby request that: the new community management statement deposited herewith be recorded as the community management statement for Woogaroo Green Community Titles Scheme 44904 which amends items 4 and 6, Schedule A, B, D and E of the existing community management statement.				
7. Execution by applicant				

Execution Date

20/5/2014

Applicant's or Solicitor's Signature

[Handwritten Signature]
CATHY ANN RUSSO
LAWYER

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

44904

s statement incorporates and must include the following:

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

CONSENT BY THE BODY CORPORATE

Office use only

CMS LABEL NUMBER

1. Name of community titles scheme

Woogaroo Green Community Titles Scheme 44904

2. Regulation module

Accommodation

3. Name of body corporate

Body Corporate for Woogaroo Green Community Titles Scheme 44904

4. Scheme land

Refer to attached Schedule

5. Name and address of original owner

6. Reference to plan lodged with this statement

SP245440

first community management statement only

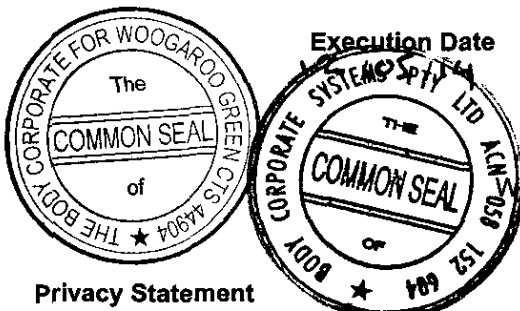
7. Local Government community management statement notation

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

..... name and designation

..... name of Local Government

8. Execution by original owner/Consent of body corporate



Execution Date

.....
*Execution

Body Corporate Systems Pty Ltd ACN 058 152 604 being the body corporate manager and being duly authorised by the Body Corporate for Woogaroo Green CTS 44904 pursuant to Section 138(2) of the Body Corporate and Community Management (Accommodation Module) regulation 1997

*Original owner to execute for a first community management statement

*Body corporate to execute for a new community management statement

Privacy Statement

Collection of this information is authorised by the Body Corporate and Community Management Act 1997 and is used to maintain the publicly searchable registers in the land registry. For more information about privacy in NR&W see the Department's website.

SCHEDULE

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4. Scheme land

Lot on Plan Description	County	Parish	Title Reference
Lot 1 to 14 on SP245431	Stanley	Woogaroo	50919847 to 50919860
Lot 15 to 19 on SP245432	Stanley	Woogaroo	50921638 to 50921642
Lot 70 to 76 on SP245433	Stanley	Woogaroo	50926620 to 50926626
Lot 20 to 27 on SP245434	Stanley	Woogaroo	50931908 to 50931915
Lot 63 to 69 on SP245435	Stanley	Woogaroo	50939237 to 50939243
Lot 56 to 62 on SP245436	Stanley	Woogaroo	50940960 to 50940966
Lot 49 to 55 on SP245437	Stanley	Woogaroo	50944074 to 50944080
Lot 43 to 48 on SP245438	Stanley	Woogaroo	50945016 to 50945021
Lot 37 to 42 on SP245439	Stanely	Woogaroo	50948614 To to be advised 50948619
Lot 28 to 36 on SP245440	Stanley	Woogaroo	
Common Property of Woogaroo Green CTS 44904	Stanley	Woogaroo	50919846

SCHEDULE

Title Reference 50919846

SCHEDULE A SCHEDULE OF LOT ENTITLEMENTS

Lot on Plan	Contribution	Interest
Lot 1 on SP245431	10	159
Lot 2 on SP245431	10	120
Lot 3 on SP245431	10	120
Lot 4 on SP245431	10	118
Lot 5 on SP245431	10	120
Lot 6 on SP245431	10	128
Lot 7 on SP245431	10	118
Lot 8 on SP245431	10	127
Lot 9 on SP245431	10	127
Lot 10 on SP245431	10	125
Lot 11 on SP245431	10	128
Lot 12 on SP245431	10	126
Lot 13 on SP245431	10	118
Lot 14 on SP245431	10	119
Lot 15 on SP245432	10	119
Lot 16 on SP245432	10	119
Lot 17 on SP245432	10	127
Lot 18 on SP245432	10	118
Lot 19 on SP245432	10	127
Lot 20 on SP245434	10	119
Lot 21 on SP245434	10	119
Lot 22 on SP245434	10	119
Lot 23 on SP245434	10	119
Lot 24 on SP245434	10	127
Lot 25 on SP245434	10	127
Lot 26 on SP245434	10	119
Lot 27 on SP245434	10	119
Lot 28 on SP245440	10	119
Lot 29 on SP245440	10	119
Lot 30 on SP245440	10	127
Lot 31 on SP245440	10	120
Lot 32 on SP245440	10	120
Lot 33 on SP245440	10	127
Lot 34 on SP245440	10	127
Lot 35 on SP245440	10	120
Lot 36 on SP245440	10	120
Lot 37 on SP245439	10	119
Lot 38 on SP245439	10	119
Lot 39 on SP245439	10	119
Lot 40 on SP245439	10	119

SCHEDULE

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Lot 41 on SP245439	10	127
Lot 42 on SP245439	10	127
Lot 43 on SP245438	10	119
Lot 44 on SP245438	10	119
Lot 45 on SP245438	10	127
Lot 46 on SP245438	10	127
Lot 47 on SP245438	10	119
Lot 48 on SP245438	10	119
Lot 49 on SP245437	10	119
Lot 50 on SP245437	10	118
Lot 51 on SP245437	10	118
Lot 52 on SP245437	10	119
Lot 53 on SP245437	10	119
Lot 54 on SP245437	10	118
Lot 55 on SP245437	10	119
Lot 56 on SP245436	10	119
Lot 57 on SP245436	10	118
Lot 58 on SP245436	10	118
Lot 59 on SP245436	10	119
Lot 60 on SP245436	10	119
Lot 61 on SP245436	10	118
Lot 62 on SP245436	10	119
Lot 63 on SP245435	10	119
Lot 64 on SP245435	10	119
Lot 65 on SP245435	10	119
Lot 66 on SP245435	10	119
Lot 67 on SP245435	10	118
Lot 68 on SP245435	10	118
Lot 69 on SP245435	10	119
Lot 70 on SP245433	10	119
Lot 71 on SP245433	10	118
Lot 72 on SP245433	10	119
Lot 73 on SP245433	10	119
Lot 74 on SP245433	10	118
Lot 75 on SP245433	10	118
Lot 76 on SP245433	10	119
TOTALS	760	9211

Principles for Deciding the Contribution Schedule Lot Entitlements

The Contribution Schedule Lot Entitlements ("CSLE") for the Scheme are equal in accordance with the equality principle as required by Section 46A of the *Body Corporate and Community Management Act 1997*

Principles for Deciding the Interest Schedule Lot Entitlements

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The Interest Schedule Lot Entitlements ("ISLE") for the Scheme are not equal. As required by Section 66(1)(dc)(ii) of the *Body Corporate and Community Management Act 1997*, the Interest Schedule Lot Entitlements for the Scheme have been allocated having regard to the features & characteristics of the Scheme and the purpose for which the lots are used (as opposed to respective market values).

The ISLE do not reflect the market value of the lots. It is just and equitable in the circumstances for the individual lot entitlements not to reflect the respective market value of the lots.

When allocating the Interest Schedule Lot Entitlements, regard has been taken to the following:

1. Structure of the Scheme

The Scheme is not part of a layered scheme or part of a volumetric plan and does not have a mixed use lot so this factor does not apply.

2. Nature, Features and Characteristics of the Lot in the Scheme

The nature, features and characteristics of each lot in the Scheme are the same except for the area. As such, the Interest Schedule Lot Entitlements have been adjusted according to the area of each lot.

3. Purpose For Which Lots are Used

The Scheme is a residential scheme so this factor does not apply.

SCHEDULE B	EXPLANATION OF THE DEVELOPMENT OF SCHEME LAND
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Section 66 (1) (f) and (g) of the *Body Corporate and Community Management Act 1997* does not apply.

SCHEDULE C	BY-LAWS
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1. Compliance by Tenants

- (1) The duties and obligations imposed by these by-laws on an owner of a lot shall be observed not only by the owner but by the owner's tenants, guests, servants, employees, agents, children, invitees and licensees.
- (2) The owner of a lot shall not use or occupy a lot for any purpose other than for residential purposes only and not for any trade or business save for that lot being Lot No. 1 which is currently used or occupied by a service contractor or letting agent for the Scheme and which service contractor or letting agent may use or occupy their respective lot to conduct the business and duties of a service contractor and letting agent as provided in the terms of agreement entered into in writing with the Body Corporate.

2. 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.

3. Vehicles

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

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

4. Vehicles/Roadways.

- (1) Speed limit on internal roadways is 10kph. All public road rules apply.
- (2) Vehicles must not be parked on internal roadways at any time. Guests must park in the designated visitor parking spaces
- (3) Garage driveways must be kept clean of oil and grease
- (4) Driveways are not to be used to undertake mechanical repairs to vehicles.

5. Children Playing on Common Property.

An owner of a lot shall be personally responsible for the conduct of their children and other invited children at all times while on the common property. This responsibility shall include ensuring that said children:

- (1) Do not play on the common roadways and visitor parking areas without the personal supervision of the owner;
- (2) Do not ride skateboards, skates, go-carts, bicycles or other similar apparatus at any time;
- (3) Do not play in any common areas after dark.

6. Obstruction

- (1) The occupier of a lot must not obstruct the lawful use of the common property by someone else.

7. Damage to Lawns etc.

- (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 7 days written notice to the occupier.

8. Damage to Common Property

- (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.

9. Behaviour of Invitees

- (1) 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.

10. Leaving of Rubbish etc. on Common Property

- (1) The occupier of a lot must not leave rubbish or other materials on the common property in a

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way or place likely to interfere with the enjoyment of the common property by someone else.

11. Appearance of Lot

- (1) 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.
- (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.
 - (c) The service contractor and letting agent for the Scheme may display signs for letting purposes
- (3) This section does not apply to a lot created under a standard format plan of subdivision.

12. Storage of Flammable Materials

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

13. Garbage Disposal

- (1) The occupier of a lot must keep a receptacle for garbage in a clean and dry condition. Refuse and Recycling bins are to be stored within the individual garages or the rear courtyard and placed in the nominated refuse collection points on the collection day by the owner/tenant. The Refuse and Recycling bins must be collected by owner/tenant on the same day and returned to the garage or the rear courtyard in a clean and Hygienic condition.
- (2) The occupier of a lot must
 - (a) comply with all local government 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) The lot owners, future lot owners and the Body Corporate agree to indemnify the Brisbane City Council and its agents with respect to refuse collection vehicles entering the property.
- (4) Maintain and repair the garbage receptacle to ensure it is kept in a serviceable condition.

14. Keeping of Animals

- (1) The occupier of a lot must not, without the body corporate's written approval
 - (a) bring or keep an animal on the lot or the common property; or
 - (b) permit an invitee to bring or keep an animal on the lot or the common property

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- (2) The occupier must obtain the body corporate's written approval before bringing, or permitting an invitee to bring, an animal onto the lot.

Note:- Section 181 of the Act provides as follows:

1. A person mentioned in the *Guide Dogs Act 1972*, section 5, who is entitled to be on a lot included in a community titles scheme, or on the common property, is entitled to be accompanied by a guide dog while on the lot or common property.
2. Also, a person mentioned in subsection (1) who is the owner or occupier of a lot included in a community titles scheme is entitled to keep a guide dog on the lot.
3. A by-law cannot exclude or restrict a right given by this section.

15. Water Separately Metered

- (1) A water service is provided via an approved Brisbane City Council meter assembly and meter box to the front real property boundary of the development and a water sub meter to each lot in accordance with the "Brisbane City Council Water Supply Standards" and the interim Technical Specification for Submetering.
- (2) The owner of each lot is responsible for the water usage of that lot.

16. Display Unit.

- (1) The original proprietor may until all lots in the Community Titles Scheme have been sold, open and maintain a display unit within the buildings and erect on the common property such signs and display notices as it considers appropriate to assist in the marketing of the lots.

17. By-laws to be exhibited

- (1) A copy of these By-laws (or précis thereof approved by the Committee) shall be exhibited in a prominent place in any lot made available for letting.

18. Complaints or Applications

- (1) All complaints or applications to the Body Corporate or its Committee shall be addressed in writing to the Secretary or to the Body Corporate Manager of the Body Corporate.

19. Pay Television

- (1) The owner may allow a person approved by the Body Corporate to install all cabling, wiring, ducting, conduits, amplifiers and any other necessary equipment to the unit parcel to enable unit owner to connect to cable television. The Body Corporate is authorised to enter into agreements about the subject matter of the By-law.

20. Recovery of Money Spent

- (1) Where the Body Corporate expends money to make good damage or expends money to commence and engage in legal proceedings caused by a breach of the Act or of these By-laws by any owner or the tenants, guests, servants, employees, agents, children, invitees or licensees of the owner or any of them, the Committee shall be entitled to recover the amount so expended as a debt in an action in any Court of competent jurisdiction from the owner of the lot at the time when the breach occurred.

21. Ground maintenance

- (1) The Body Corporate is appointed agent of the owners to effect the mowing and edging of all lawns on the parcel and gardens on the common property, excluding mowing, weeding, watering and fertilising lawns and gardens in the private lots. Owners must ensure that gardens and lawns in private lots are maintained to a standard equivalent to those on the common property and that lawns are regularly mowed, weeded, watered and fertilised at their own

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expense.

- (2) Should an owner fail to properly maintain their lot, the Body Corporate is empowered to have the necessary maintenance carried out and the costs involved shall be due and payable by the owner of the lot within fourteen (14) days from the date the maintenance is carried out.

22. Use of Lots

- (1) An owner or occupier of a lot shall not use that lot or permit the same to be used otherwise than as a residence save except
 - (a) as per By-law 16 (Display Unit by the original proprietor); or
 - (b) The owner or occupier of Lot 1 who may use or cause to be used Lot 1 for the purpose of conducting the business of a service contractor engaged by the Body Corporate to supply services (other than administration services) to the Body Corporate for the benefit of the common property of lots including in the Woogaroo Green Community Titles Scheme and for the purpose of conducting the business of a letting agent authorised by the Body Corporate for the Woogaroo Green Community Titles Scheme
- (2) An owner or occupier shall not use or permit his lot to be used for any purpose that may cause a nuisance or hazard or for any illegal or immoral purpose or for any other purpose that may endanger the safety or good reputation of persons residing within the Woogaroo Green Community Titles Scheme

23. Exclusive Use

The owner of the lots specified in Schedule E shall be entitled to the exclusive use of the area as identified in Schedule E..

24. General

The following rules are imposed to ensure the ongoing operation, appearance and maintenance of the development is in accordance with the development permit and the approved plans and documents.

- (1) All balconies and terraces shown on the approved drawings and documents, are to remain unenclosed with no shutters, glazing, louvers or similar permanent structures as part of this condition, other than where other conditions of this package requires sun-shading devices or similar and those consistent with the relevant Residential Design Code/s in the Brisbane City Plan and clearly depicted on the approved drawings.
- (2) The communal open space areas, recreation area, internal footpaths/pedestrian circulation routes, landscaping, visitor parking spaces, driveway, and car/vehicle turning area as shown on the approved plans of layout is to be included in the common property and is not to be included in any private lot entitlement.
- (3) All privacy screening devices are to remain fixed at all times.
- (4) Maintain parking on site for a minimum of 123 resident/tenant parking spaces.
- (5) Maintain visitor parking on site for a minimum of 19 visitor parking spaces.
- (6) Visitor car parking spaces are not to be fitted with a roller door, gate or similar device preventing access to the bay(s) and are not to be included in any lot entitlement or for the exclusive use of any tenant.
- (7) Directional visitor parking signage at the vehicle entrance to the site adjacent to or clearly visible from the vehicle entrance of the site.
- (8) The use of the carpark is to remain ancillary to each component of the development at all times, as outlined elsewhere in this conditions package. This development approval does not

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authorize the carpark to be leased independently, operated as a commercial carpark, or used for the commercial storage of goods, including vehicles, boats, motorbikes, etc.

- (9) Retaining walls are to be located within the common property and regularly maintained.
- (10) Maintain a suitable system of lighting, to operate from dusk to dawn, within all areas where the public will be given access including between vehicle entrances to the site and visitor car parking spaces.
- (11) Refuse and recyclable bins are to be stored within the designated areas and to be collected from the nominated refuse collection points.
- (12) The hours of operation of heavy vehicles is restricted to 7am to 7pm on Monday to Saturday
- (13) Maintain a continuous 1.8m high non-climbable pool fence around the bio retention basin with a secure access gate. The fence shall be constructed as to not impede the function of the detention basin and any associated infrastructure.
- (14) Implement the bio retention basin maintenance program, including inspections.
- (15) Bushfire Management Plan (003.12.11) recommendations and Residents Emergency Management Arrangements (Appendix 2).
- (16) Landscaping is to be maintained in accordance with the approval, including landscaping the acoustic barrier indentations. Trees are to be maintained to achieve natural height.
- (17) All sealed traffic areas must be cleaned as necessary to prevent the emissions of particulate matter.
- (18) Maintain the acoustic dampening of any metal grills, metal plates or similar which are subject to vehicular traffic, so as to prevent environmental nuisance.
- (19) No pergolas or other permanent structures are to be located on the balconies of any residential unit, other than those structures clearly shown on the approved drawings.
- (20) The communal open space, including associated amenities are to be maintained by the Body Corporate in accordance with the approved plans and documents.
- (21) Trees are retained in accordance with the approved plans.
- (22) Screening for any externally mounted air conditioning or mechanical plant installations in accordance with the following requirements:
 - (a) No unscreened installations on the proposed development are to be visible from the surrounding sites; and
 - (b) 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

SCHEDULE

Title Reference 50919846

SCHEDULE D OTHER DETAILS REQUIRED/PERMITTED TO BE INCLUDED

A service location plan is attached hereto identifying the lots and common property, after completion of stage 10, affected by the public utility statutory easements, including easements for access, water, sewage, telephone, underground electricity, projection, fire, support, shelter, stormwater and drainage as set out in the table format hereunder

LOTS ON PLAN OR COMMON PROPERTY	STATUTORY EASEMENTS
Lot 1 on SP245431	Telephone, Electricity, Sewer, Water, Stormwater, Support, Fire, Shelter & Access
Lot 2 on SP245431	Telephone, Electricity, Sewer, Water, Stormwater, Support, Fire, Shelter & Access
Lot 3 on SP245431	Telephone, Electricity, Sewer, Water, Stormwater, Support, Fire, Shelter & Access
Lot 4 on SP245431	Telephone, Electricity, Sewer, Water, Stormwater, Support, Fire, Shelter & Access
Lot 5 on SP245431	Telephone, Electricity, Sewer, Water, Stormwater, Support, Fire, Shelter & Access
Lot 6 on SP245431	Telephone, Electricity, Sewer, Water, Stormwater, Support, Fire, Shelter & Access
Lot 7 on SP245431	Telephone, Electricity, Sewer, Water, Stormwater, Support, Fire, Shelter & Access
Lot 8 on SP245431	Telephone, Electricity, Sewer, Water, Stormwater, Support, Fire, Shelter & Access
Lot 9 on SP245431	Telephone, Electricity, Sewer, Water, Stormwater, Support, Fire, Shelter & Access
Lot 10 on SP245431	Telephone, Electricity, Sewer, Water, Stormwater, Support, Fire, Shelter & Access
Lot 11 on SP245431	Telephone, Electricity, Sewer, Water, Stormwater, Support, Fire, Shelter & Access
Lot 12 on SP245431	Telephone, Electricity, Sewer, Water, Stormwater, Support, Fire, Shelter & Access
Lot 13 on SP245431	Telephone, Electricity, Sewer, Water, Stormwater, Support, Fire, Shelter & Access
Lot 14 on SP245431	Telephone, Electricity, Sewer, Water, Stormwater, Support, Fire, Shelter & Access
Lot 15 on SP245432	Telephone, Electricity, Sewer, Water, Stormwater, Support, Fire, Shelter & Access
Lot 16 on SP245432	Telephone, Electricity, Sewer, Water, Stormwater, Support, Fire, Shelter & Access
Lot 17 on SP245432	Telephone, Electricity, Sewer, Water, Stormwater, Support, Fire, Shelter & Access
Lot 18 on SP245432	Telephone, Electricity, Sewer, Water, Stormwater, Support, Fire, Shelter & Access
Lot 19 on SP245432	Telephone, Electricity, Sewer, Water, Stormwater, Support, Fire, Shelter & Access
Lot 20 on SP245434	Telephone, Electricity, Sewer, Water, Stormwater, Support, Fire, Shelter & Access
Lot 21 on SP245434	Telephone, Electricity, Sewer, Water, Stormwater, Support, Fire, Shelter & Access
Lot 22 on SP245434	Telephone, Electricity, Sewer, Water, Stormwater, Support, Fire, Shelter & Access
Lot 23 on SP245434	Telephone, Electricity, Sewer, Water, Stormwater, Support, Fire, Shelter & Access
Lot 24 on SP245434	Telephone, Electricity, Sewer, Water, Stormwater, Support, Fire, Shelter & Access
Lot 25 on SP245434	Telephone, Electricity, Sewer, Water, Stormwater, Support, Fire, Shelter & Access
Lot 26 on SP245434	Telephone, Electricity, Sewer, Water, Stormwater, Support, Fire, Shelter & Access
Lot 27 on SP245434	Telephone, Electricity, Sewer, Water, Stormwater, Support, Fire, Shelter & Access
Lot 28 on SP245440	Telephone, Electricity, Sewer, Water, Stormwater, Support, Fire, Shelter & Access
Lot 29 on SP245440	Telephone, Electricity, Sewer, Water, Stormwater, Support, Fire, Shelter & Access
Lot 30 on SP245440	Telephone, Electricity, Sewer, Water, Stormwater, Support, Fire, Shelter & Access
Lot 31 on SP245440	Telephone, Electricity, Sewer, Water, Stormwater, Support, Fire, Shelter & Access
Lot 32 on SP245440	Telephone, Electricity, Sewer, Water, Stormwater, Support, Fire, Shelter & Access
Lot 33 on SP245440	Telephone, Electricity, Sewer, Water, Stormwater, Support, Fire, Shelter & Access
Lot 34 on SP245440	Telephone, Electricity, Sewer, Water, Stormwater, Support, Fire, Shelter & Access
Lot 35 on SP245440	Telephone, Electricity, Sewer, Water, Stormwater, Support, Fire, Shelter & Access
Lot 36 on SP245440	Telephone, Electricity, Sewer, Water, Stormwater, Support, Fire, Shelter & Access
Lot 37 on SP245439	Telephone, Electricity, Sewer, Water, Stormwater, Support, Fire, Shelter & Access

[illegible]

SCHEDULE

Title Reference 50919846

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

An exclusive use plan is attached hereto identifying the lots and common property after completion of stage 10.

LOTS ON PLAN	EXCLUSIVE USE AREA	DESIGNATED USE
Lot 1 on SP245431	Area "1A" on plan marked "5668/EX1-1"	A - Courtyard
Lot 2 on SP245431	Area "2A" on plan marked "5668/EX1-1"	A - Courtyard
Lot 3 on SP245431	Area "3A and 3B" on plan marked "5668/EX1-2"	A - Courtyard B- Car Parking
Lot 4 on SP245431	Area "4A and 4B" on plan marked "5668/EX1-2"	A - Courtyard B- Car Parking
Lot 5 on SP245431	Area "5A and 5B" on plan marked "5668/EX1-2"	A - Courtyard B- Car Parking
Lot 6 on SP245431	Area "6A and 6B" on plan marked "5668/EX1-3"	A - Courtyard B- Car Parking
Lot 7 on SP245431	Area "7A and 7B" on plan marked "5668/EX1-3"	A - Courtyard B- Car Parking
Lot 8 on SP245431	Area "8A and 8B" on plan marked "5668/EX1-3"	A - Courtyard B- Car Parking
Lot 9 on SP245431	Area "9A and 9B" on plan marked "5668/EX1-6"	A - Courtyard B- Car Parking
Lot 10 on SP245431	Area "10A and 10B" on plan marked "5668/EX1-6"	A - Courtyard B- Car Parking
Lot 11 on SP245431	Area "11A and 11B" on plan marked "5668/EX1-5"	A - Courtyard B- Car Parking
Lot 12 on SP245431	Area "12A and 12B" on plan marked "5668/EX1-5"	A - Courtyard B- Car Parking
Lot 13 on SP245431	Area "13A and 13B" on plan marked "5668/EX1-4"	A - Courtyard B- Car Parking
Lot 14 on SP245431	Area "14A and 14B" on plan marked "5668/EX1-4"	A - Courtyard B- Car Parking
Lot 15 on SP245432	Area "15A and 15B" on plan marked "5668/EX2-1"	A - Courtyard B- Car Parking
Lot 16 on SP245432	Area "16A and 16B" on plan marked "5668/EX2-1"	A - Courtyard B- Car Parking
Lot 17 on SP245432	Area "17A and 17B" on plan marked "5668/EX2-2"	A - Courtyard B- Car Parking
Lot 18 on SP245432	Area "18A and 18B" on plan marked "5668/EX2-2"	A - Courtyard B- Car Parking
Lot 19 on SP245432	Area "19A and 19B" on plan marked "5668/EX2-2"	A - Courtyard B- Car Parking
Lot 20 on SP245434	Area "20A and 20B" on plan marked "5668/EX4-4"	A - Courtyard B- Car Parking
Lot 21 on SP245434	Area "21A and 21B" on plan marked "5668/EX4-4"	A - Courtyard B- Car Parking
Lot 22 on SP245434	Area "22A and 22B" on plan marked "5668/EX4-3"	A - Courtyard B- Car Parking
Lot 23 on SP245434	Area "23A and 23B" on plan marked "5668/EX4-3"	A - Courtyard B- Car Parking
Lot 24 on SP245434	Area "24A and 24B" on plan marked "5668/EX4-2"	A - Courtyard B- Car Parking
Lot 25 on SP245434	Area "25A and 25B" on plan marked "5668/EX4-2"	A - Courtyard B- Car Parking
Lot 26 on SP245434	Area "26A and 26B" on plan marked "5668/EX4-1"	A - Courtyard B- Car Parking
Lot 27 on SP245434	Area "27A and 27B" on plan marked "5668/EX4-1"	A - Courtyard B- Car Parking
Lot 28 on SP245440	Area "28A" on plan marked "5668/EX10-1"	A - Courtyard
Lot 29 on SP245440	Area "29A" on plan marked "5668/EX10-1"	A - Courtyard
Lot 30 on SP245440	Area "30A" on plan marked "5668/EX10-2"	A - Courtyard
Lot 31 on SP245440	Area "31A" on plan marked "5668/EX10-3"	A - Courtyard
Lot 32 on SP245440	Area "32A" on plan marked "5668/EX10-3"	A - Courtyard
Lot 33 on SP245440	Area "33A" on plan marked "5668/EX10-4"	A - Courtyard
Lot 34 on SP245440	Area "34A" on plan marked "5668/EX10-4"	A - Courtyard
Lot 35 on SP245440	Area "35A" on plan marked "5668/EX10-5"	A - Courtyard
Lot 36 on SP245440	Area "36A" on plan marked "5668/EX10-5"	A - Courtyard
Lot 37 on SP245439	Area "37A" on plan marked "5668/EX9-1"	A - Courtyard
Lot 38 on SP245439	Area "38A" on plan marked "5668/EX9-1"	A - Courtyard
Lot 39 on SP245439	Area "39A and 39B" on plan marked "5668/EX9-2"	A - Courtyard B- Car Parking
Lot 40 on SP245439	Area "40A and 40B" on plan marked "5668/EX9-2"	A - Courtyard B- Car Parking
Lot 41 on SP245439	Area "41A and 41B" on plan marked "5668/EX9-3"	A - Courtyard B- Car Parking
Lot 42 on SP245439	Area "42A and 42B" on plan marked "5668/EX9-3"	A - Courtyard B- Car Parking
Lot 43 on SP245438	Area "43A and 43B" on plan marked "5668/EX8-1"	A - Courtyard B- Car Parking
Lot 44 on SP245438	Area "44A and 44B" on plan marked "5668/EX8-1"	A - Courtyard B- Car Parking

SCHEDULE

Title Reference 50919846

Lot 45 on SP245438	Area "45A and 45B" on plan marked "5668/EX8-2"	A – Courtyard B- Car Parking
Lot 46 on SP245438	Area "46A and 46B" on plan marked "5668/EX8-2"	A – Courtyard B- Car Parking
Lot 47 on SP245438	Area "47A and 47B" on plan marked "5668/EX8-3"	A – Courtyard B- Car Parking
Lot 48 on SP245438	Area "48A and 48B" on plan marked "5668/EX8-3"	A – Courtyard B- Car Parking
Lot 49 on SP245437	Area "49A and 49B" on plan marked "5668/EX7-2"	A – Courtyard B- Car Parking
Lot 50 on SP245437	Area "50A and 50B" on plan marked "5668/EX7-2"	A – Courtyard B- Car Parking
Lot 51 on SP245437	Area "51A and 51B" on plan marked "5668/EX7-2"	A – Courtyard B- Car Parking
Lot 52 on SP245437	Area "52A and 52B" on plan marked "5668/EX7-2"	A – Courtyard B- Car Parking
Lot 53 on SP245437	Area "53A and 53B" on plan marked "5668/EX7-1"	A – Courtyard B- Car Parking
Lot 54 on SP245437	Area "54A and 54B" on plan marked "5668/EX7-1"	A – Courtyard B- Car Parking
Lot 55 on SP245437	Area "55A and 55B" on plan marked "5668/EX7-1"	A – Courtyard B- Car Parking
Lot 56 on SP245436	Area "56A and 56B" on plan marked "5668/EX6-2"	A – Courtyard B- Car Parking
Lot 57 on SP245436	Area "57A and 57B" on plan marked "5668/EX6-2"	A – Courtyard B- Car Parking
Lot 58 on SP245436	Area "58A and 58B" on plan marked "5668/EX6-2"	A – Courtyard B- Car Parking
Lot 59 on SP245436	Area "59A and 59B" on plan marked "5668/EX6-2"	A – Courtyard B- Car Parking
Lot 60 on SP245436	Area "60A and 60B" on plan marked "5668/EX6-1"	A – Courtyard B- Car Parking
Lot 61 on SP245436	Area "61A and 61B" on plan marked "5668/EX6-1"	A – Courtyard B- Car Parking
Lot 62 on SP245436	Area "62A and 62B" on plan marked "5668/EX6-1"	A – Courtyard B- Car Parking
Lot 63 on SP245435	Area "63A" on plan marked "5668/EX5-1"	A - Courtyard
Lot 64 on SP245435	Area "64A" on plan marked "5668/EX5-1"	A - Courtyard
Lot 65 on SP245435	Area "65A" on plan marked "5668/EX5-1"	A - Courtyard
Lot 66 on SP245435	Area "66A" on plan marked "5668/EX5-2"	A - Courtyard
Lot 67 on SP245435	Area "67A" on plan marked "5668/EX5-2"	A - Courtyard
Lot 68 on SP245435	Area "68A" on plan marked "5668/EX5-2"	A - Courtyard
Lot 69 on SP245435	Area "69A" on plan marked "5668/EX5-2"	A - Courtyard
Lot 70 on SP245433	Area "70A" on plan marked "5668/EX3-1"	A - Courtyard
Lot 71 on SP245433	Area "71A" on plan marked "5668/EX3-1"	A - Courtyard
Lot 72 on SP245433	Area "72A" on plan marked "5668/EX3-1"	A - Courtyard
Lot 73 on SP245433	Area "73A" on plan marked "5668/EX3-2"	A - Courtyard
Lot 74 on SP245433	Area "74A" on plan marked "5668/EX3-2"	A - Courtyard
Lot 75 on SP245433	Area "75A" on plan marked "5668/EX3-2"	A - Courtyard
Lot 76 on SP245433	Area "76A" on plan marked "5668/EX3-2"	A - Courtyard

Name of Community Titles Scheme
Woogaroo Green Community Titles Scheme 44904
SERVICES LOCATION DIAGRAM LEVEL A

UNDERGROUND SERVICES LEGEND
E - ELECTRICITY
T - TELSTRA
S - SEWERAGE
W - WATER
D - DRAINAGE
G - GAS

28
RP90235

27
RP90235

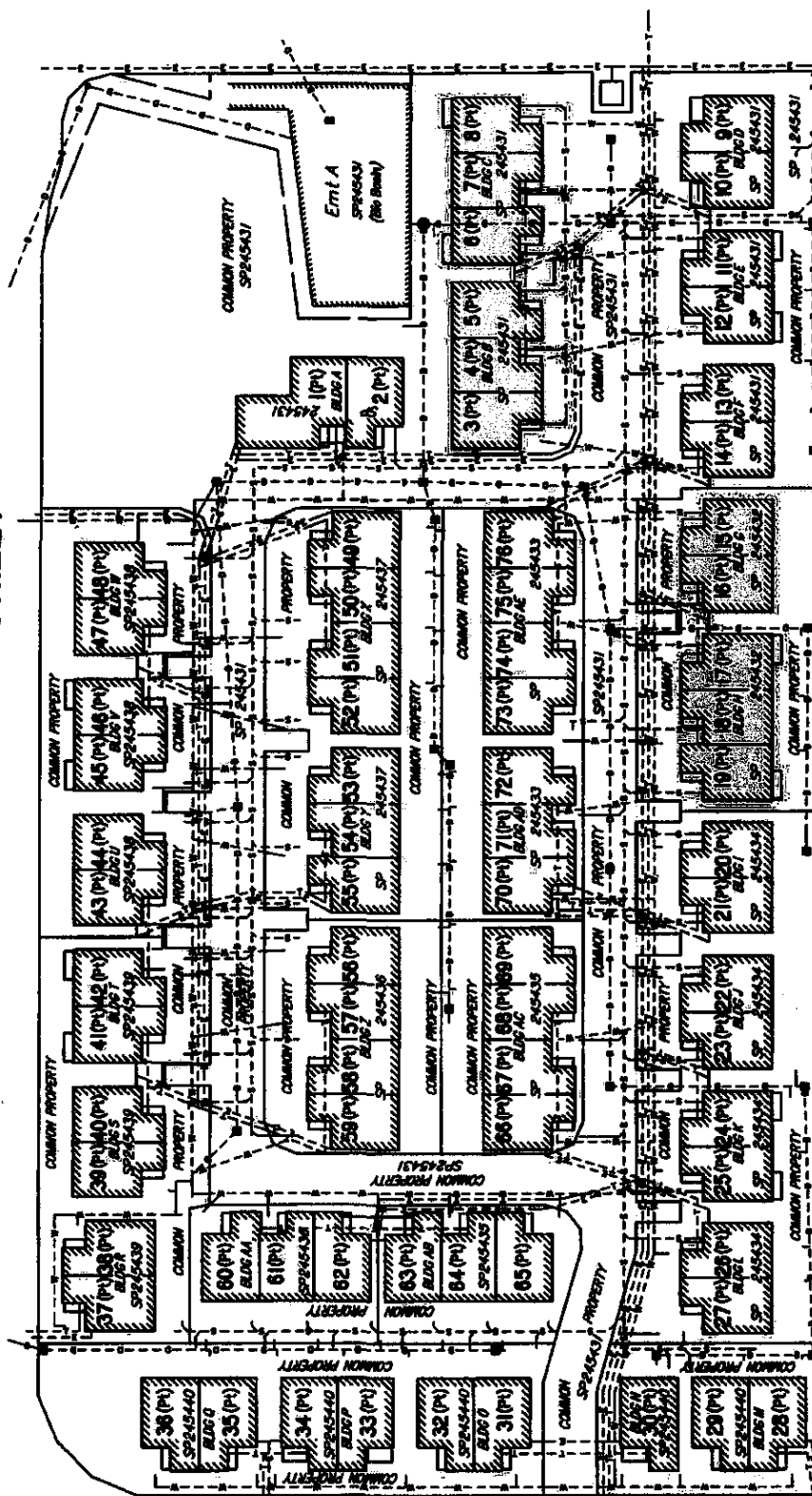
26
RP90235

25
RP90235

MILAN STREET

VENICE STREET

WOOGAROO STREET



18
RP90235

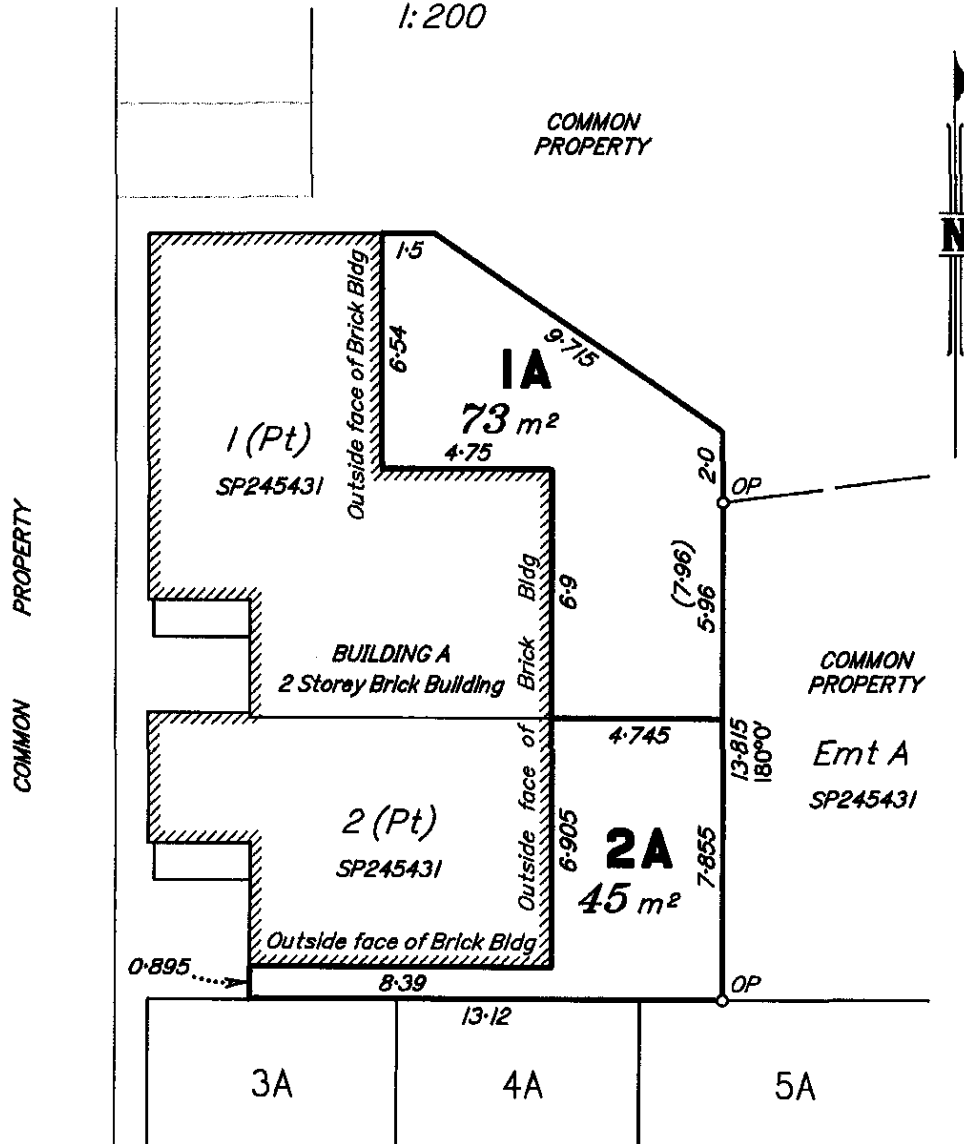
Lengths are in Metres.
0 10 20 30 40 50 60 70 80 90

Woogaroo Green Community Titles Scheme

PLAN SHOWING EXCLUSIVE USE AREAS

LEVEL A

1:200



SAUNDERS HAVILL GROUP PTY LTD, ACN 144 972 949 hereby certify that the details shown on this sketch plan are correct.

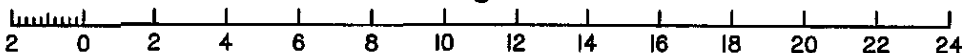


Authorised Signatory

Authorised Signatory

Date: 29/5/2013

Scale 1:200 - Lengths are in Metres.



Reference 5668/EXI-1

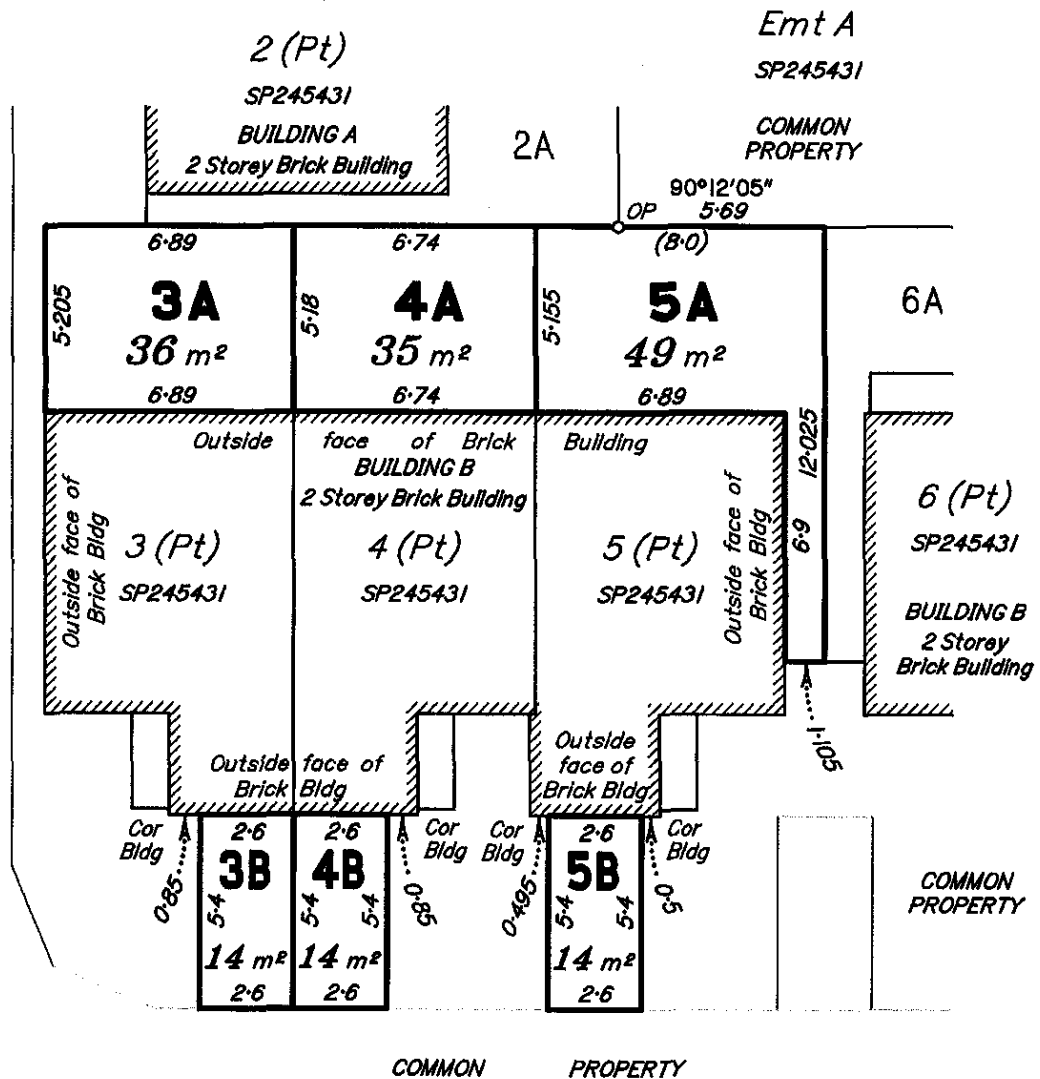
Sheet 1 of 6

Woogaroo Green Community Titles Scheme**PLAN SHOWING EXCLUSIVE USE AREAS****LEVEL A**

1:200

N

COMMON PROPERTY



COMMON PROPERTY

SAUNDERS HAVILL GROUP PTY LTD, ACN 144 872 949 hereby certify that the details shown on this sketch plan are correct.

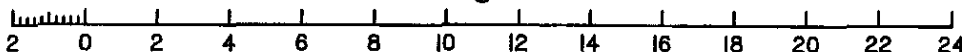


Authorised Signatory

Authorised Signatory

Date: 29/5/2013

Scale 1:200 - Lengths are in Metres.



Reference 5668/EX1-2

Sheet 2 of 6

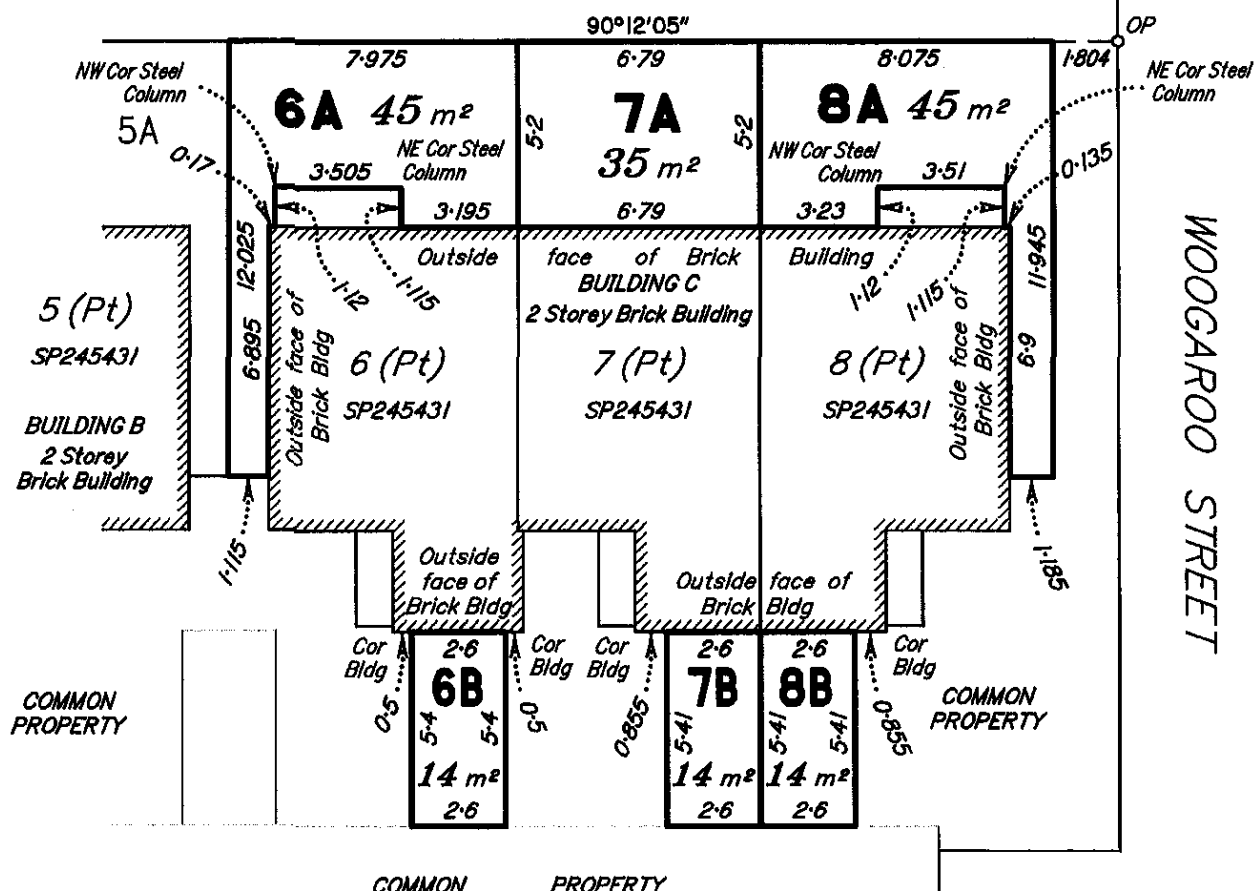
PLAN SHOWING EXCLUSIVE USE AREAS

LEVEL A

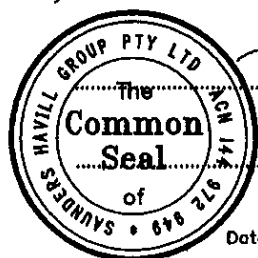
COMMON PROPERTY

Emt A

SP245431



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certify that the details shown on this sketch plan are correct.

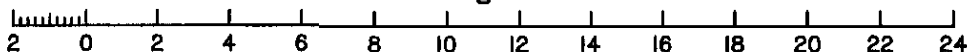


Authorised Signatory

Authorised Signatory

Date 29/5/2013

Scale 1:200 - Lengths are in Metres.



Reference 5668/EXI-3

Sheet 3 of 6

PLAN SHOWING EXCLUSIVE USE AREAS

LEVEL A

K

COMMON PROPERTY

2.6 14B 14 m² 2.6 5.43

2.6 13B 14 m² 2.6 5.43

Cor Bldg

0.855

OP

4.3

800 (Pt) SP245431

6.945 1.37

12.96

Outside face of Brick Bldg

14 (Pt) SP245431

BUILDING F 2 Storey Brick Building

Outside face of Brick Building

6.865

6.045

14A 60 m² 8.275

6.915

13 (Pt) SP245431

13A 60 m² 8.275

6.885 1.395

12.96

Outside face of Brick Bldg

COMMON PROPERTY

12 (Pt) SP245431

BUILDING E 2 Storey Brick Building

270°0'

18

RP85889

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.....
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Authorised Signatory

Date 29/5/2013

Scale 1:200 - Lengths are in Metres.



Reference 5668/EXI-4

Sheet 4 of 6

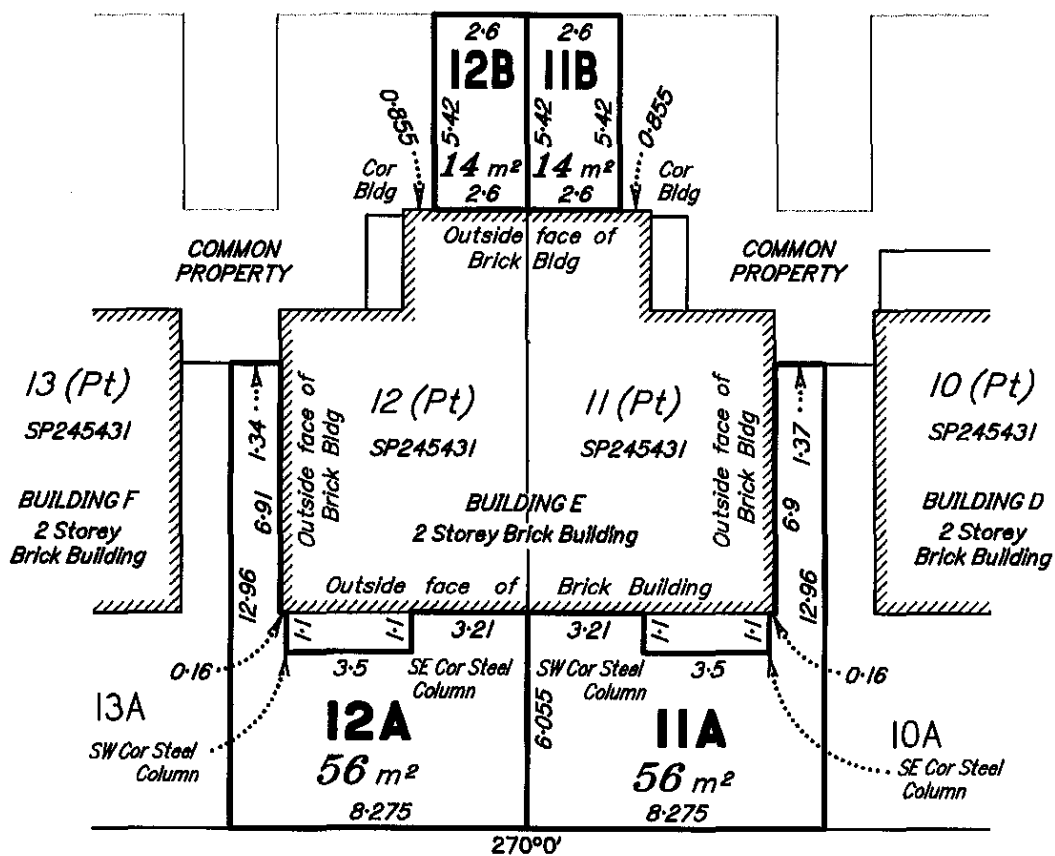
Woogaroo Green Community Titles Scheme**PLAN SHOWING EXCLUSIVE USE AREAS****LEVEL A**

1:200



COMMON

PROPERTY



18

RP85889

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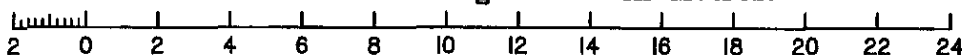


Authorized Signatory

Authorized Signatory

Date: 29/5/2013

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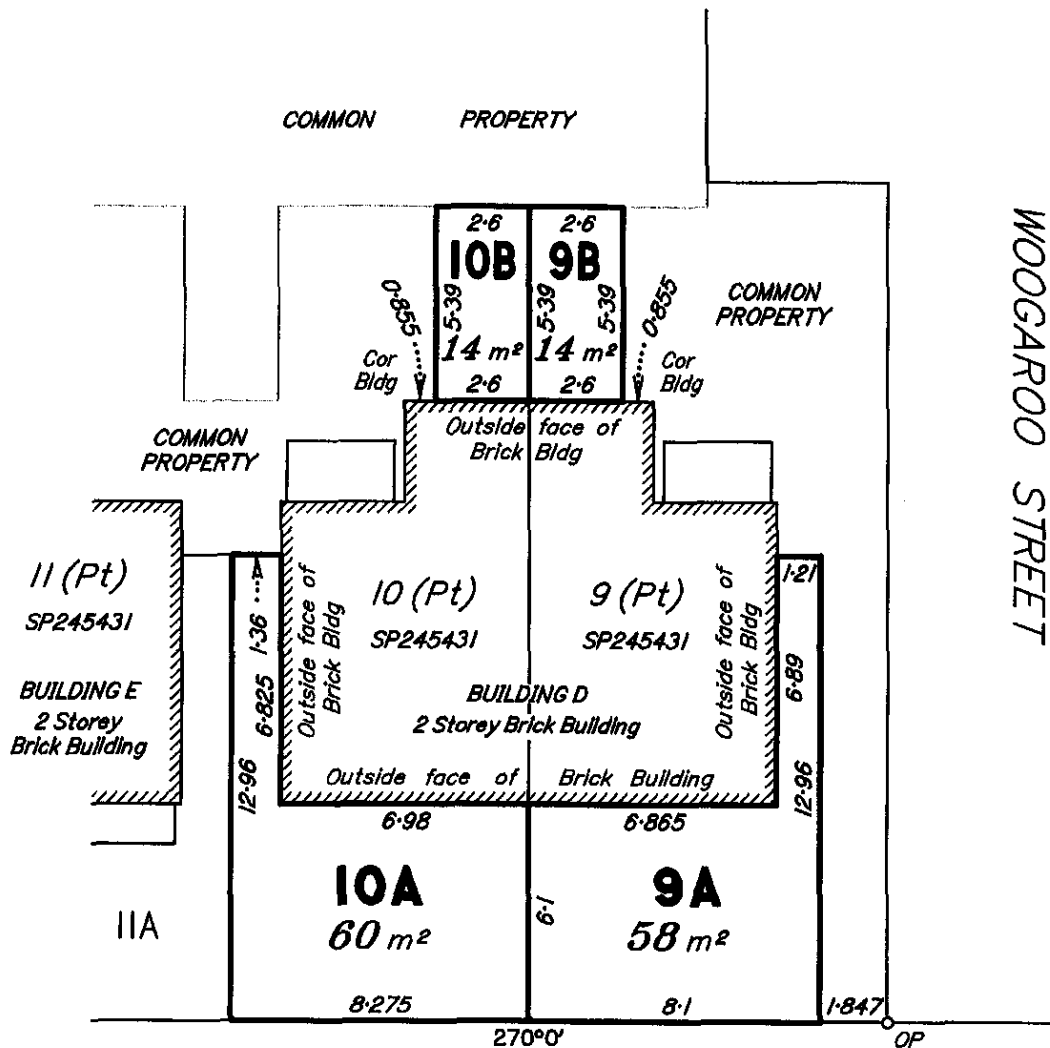


Reference 5668/EX1-5

Sheet 5 of 6

Woogaroo Green Community Titles Scheme**PLAN SHOWING EXCLUSIVE USE AREAS****LEVEL A**

1:200



18

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RP85889

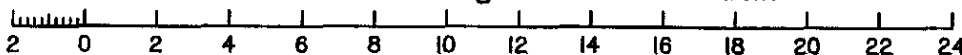


Authorized Signatory

Authorized Signatory

Date: 29/5/2013

Scale 1:200 - Lengths are in Metres.



Reference 5668/EXI-6

Sheet 6 of 6

Woogaroo Green Community Titles Scheme

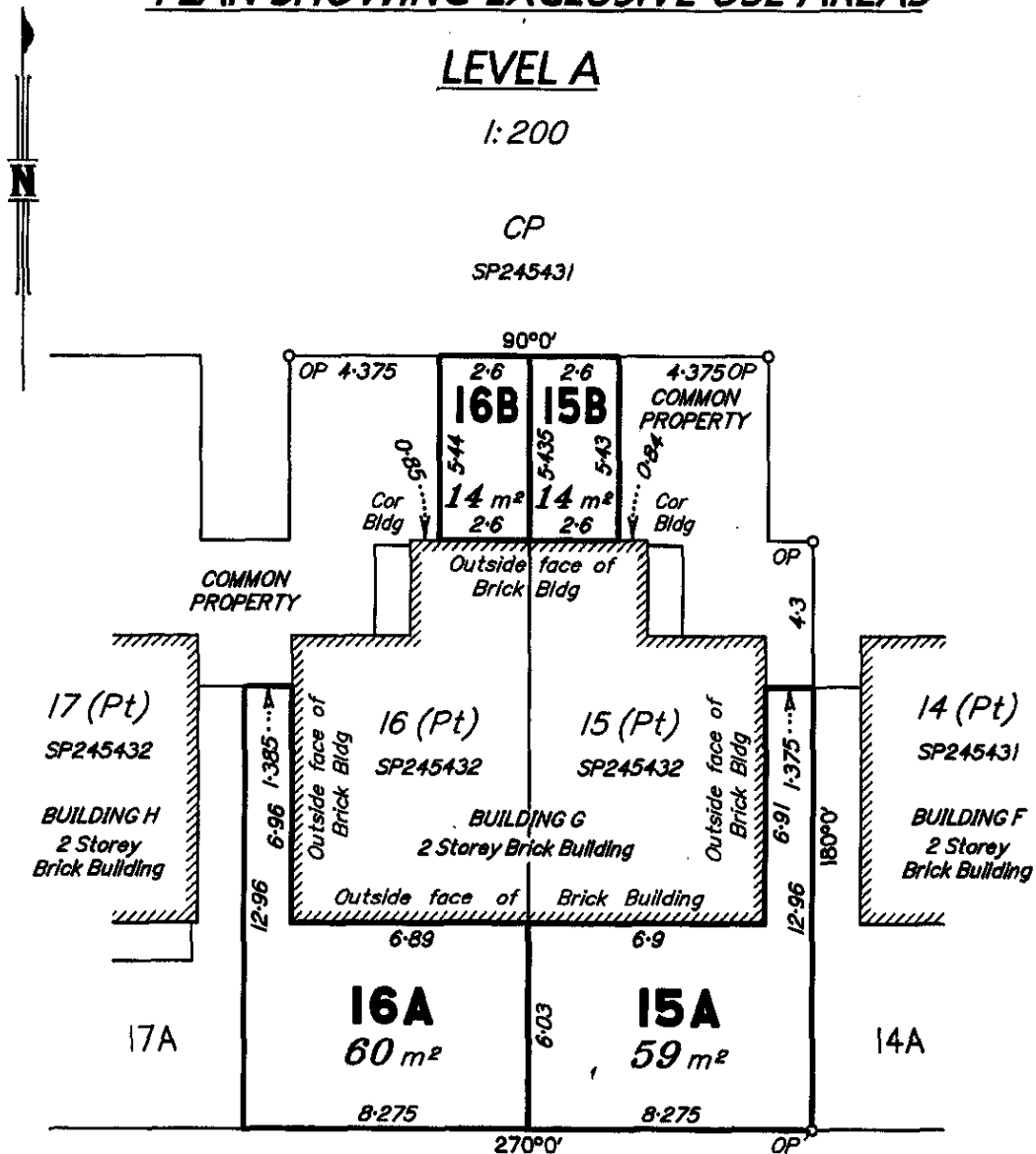
PLAN SHOWING EXCLUSIVE USE AREAS

LEVEL A

1:200

CP

SP245431



18

RP85889

SAUNDERS HAVILL GROUP PTY LTD, ACN 144 972 949 hereby certify that the details shown on this sketch plan are correct.

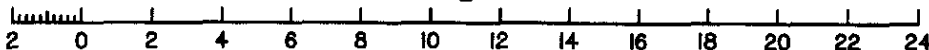


Authorised Signatory

Authorised Signatory

Date: 10.7.2013

Scale 1:200 - Lengths are in Metres.



Reference 5668/EX2-1

Sheet 1 of 2

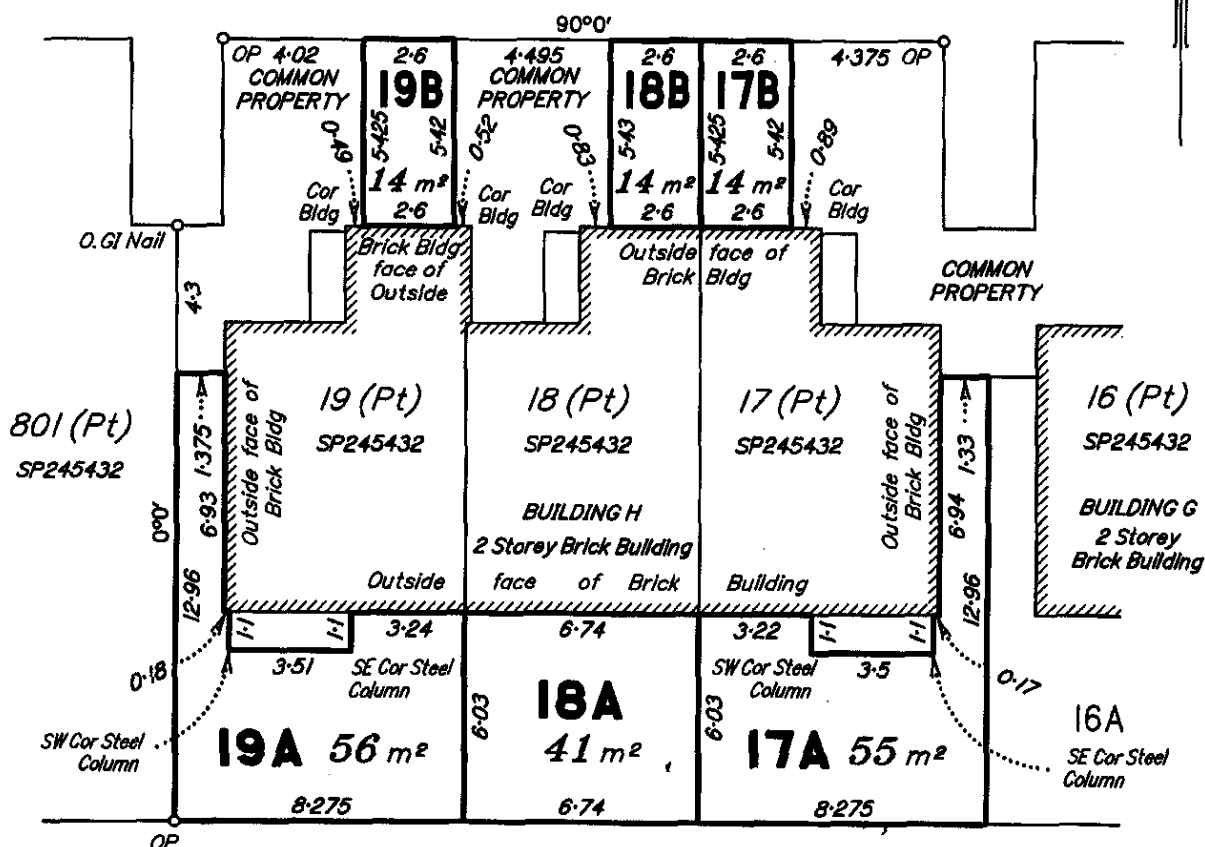
PLAN SHOWING EXCLUSIVE USE AREAS

LEVEL A

1:200

CP

SP245431



18

RP85889

SAUNDERS HAVILL GROUP PTY LTD, ACN 144 972 949 hereby
certify that the details shown on this sketch plan are correct.

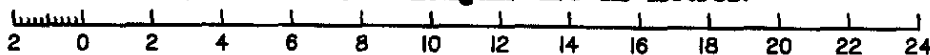


Authorized Signatory

Authorised Signatory

Date 10.7.2013

Scale 1:200 - Lengths are in Metres.



Reference 5668/EX2-2

Sheet 2 of 2

Woogaroo Green Community Titles Scheme 44904

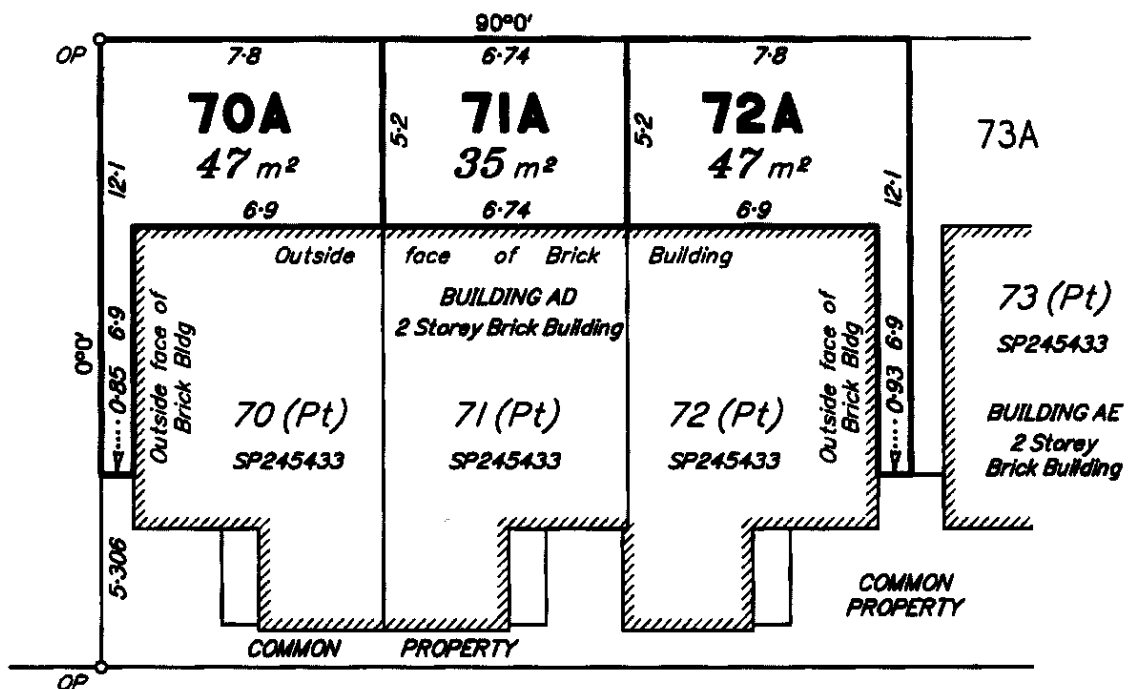
PLAN SHOWING EXCLUSIVE USE AREAS

LEVEL A

1:200

802 (Pt)

SP245433



CP

SP245431

SAUNDERS HAVILL GROUP PTY LTD, ACN 144 972 949 hereby certify that the details shown on this sketch plan are correct.



Authorised Signatory

Authorised Signatory

Date: 26.09.2013

Scale 1:200 - Lengths are in Metres.



Reference 5668/EX3-1

Sheet 1 of 2

Woogaroo Green Community Titles Scheme 44904

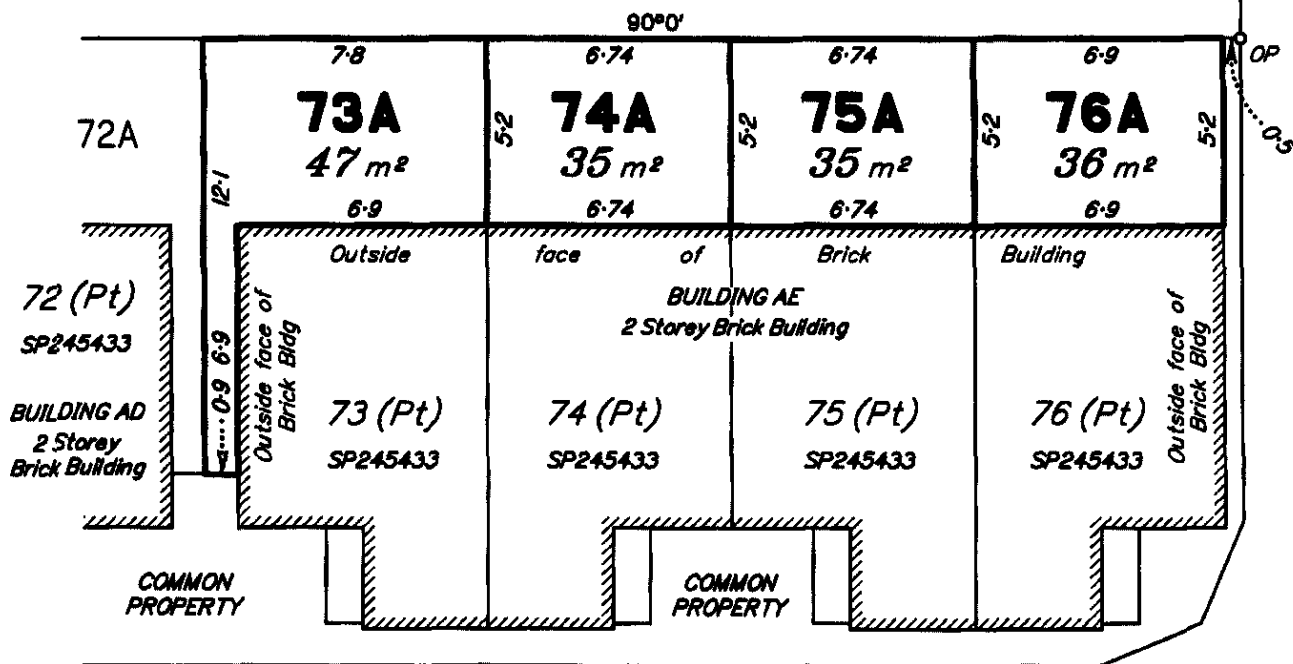
PLAN SHOWING EXCLUSIVE USE AREAS

LEVEL A

1:200

802 (Pt)

SP245433



CP

SP245431

SAUNDERS HAVILL GROUP PTY LTD, ACN 144 972 949 hereby certify that the details shown on this sketch plan are correct.

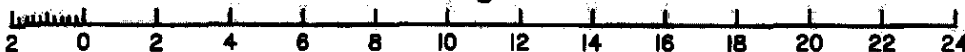


[Signature]
Authorised Signatory

[Signature]
Authorised Signatory

Date: 26.09.2013

Scale 1:200 - Lengths are in Metres.



Reference 5668/EX3-2

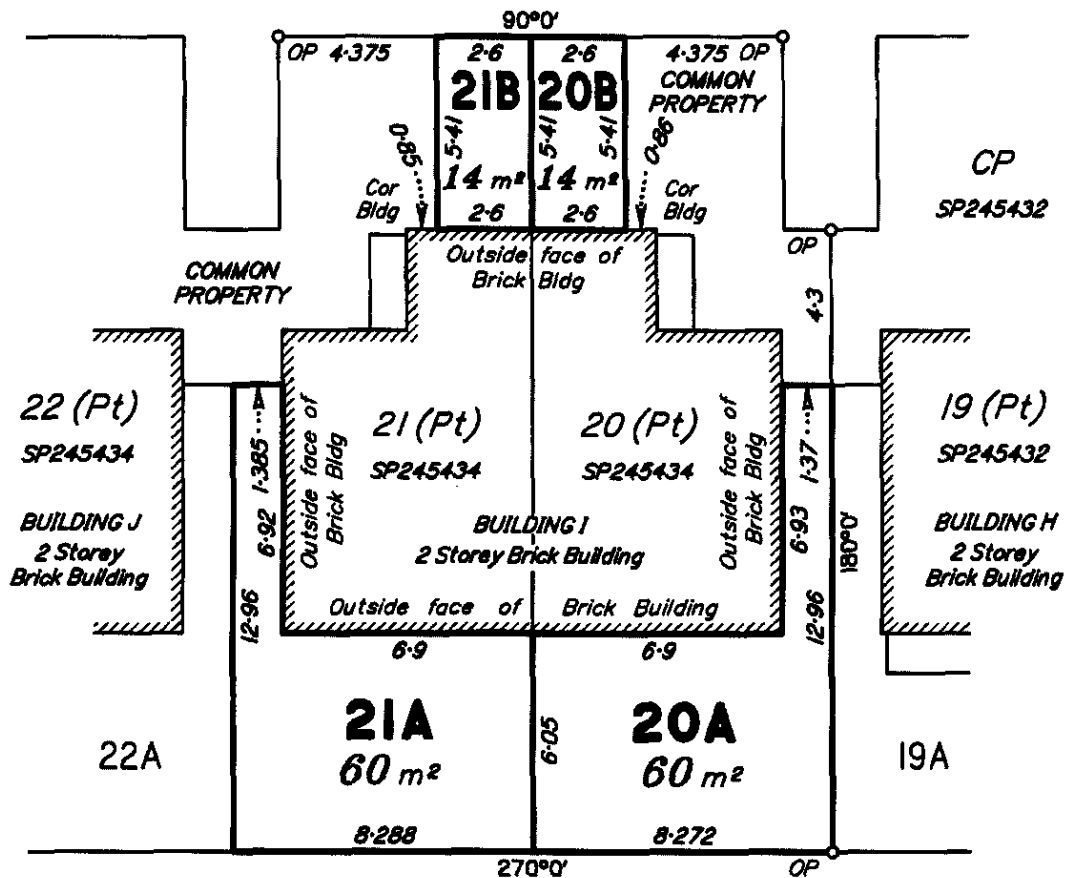
Sheet 2 of 2

Woogaroo Green Community Titles Scheme**PLAN SHOWING EXCLUSIVE USE AREAS****LEVEL A**

1:200

CP

SP245431



18

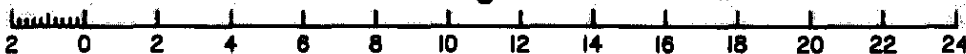
RP85889

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certify that the details shown on this sketch plan are correct.



[Signature]
Authorised Signatory
[Signature]
Authorised Signatory
Date: 4/11/2013

Scale 1:200 - Lengths are in Metres.



Reference 5668/EX4-4

Sheet 4 of 4

Woogaroo Green Community Titles Scheme

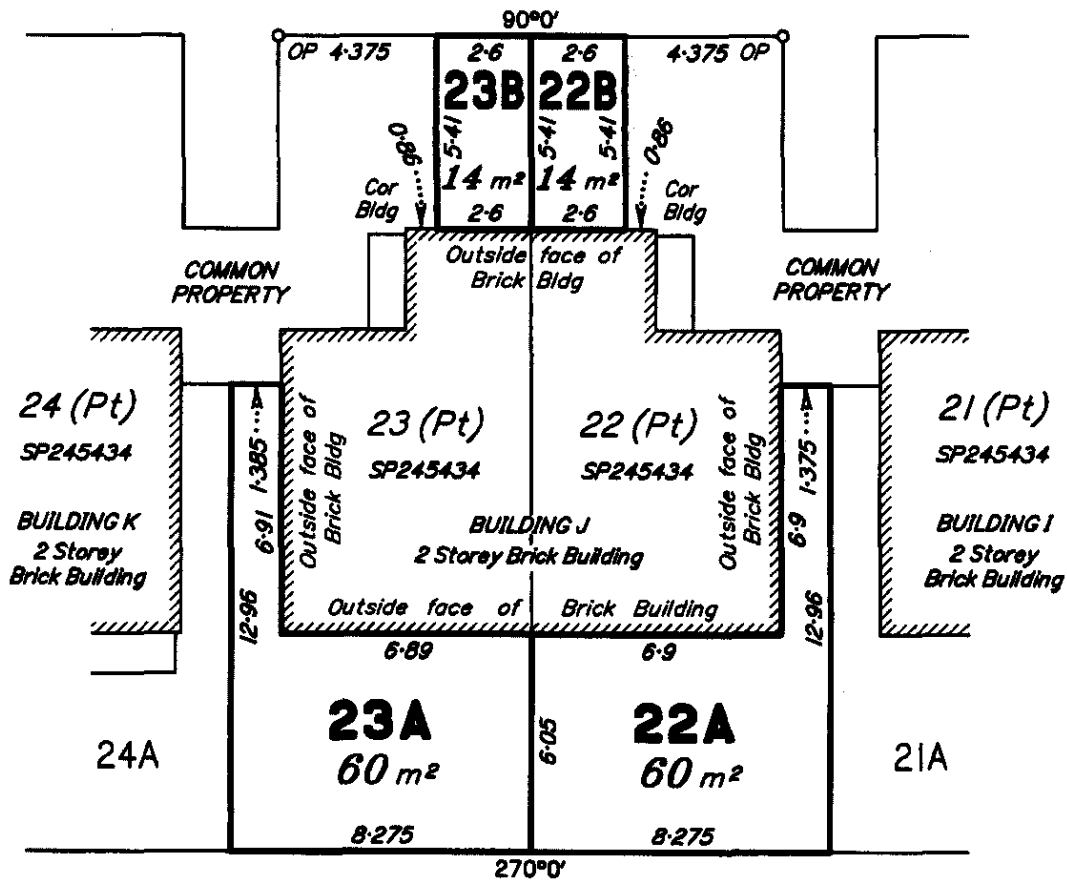
PLAN SHOWING EXCLUSIVE USE AREAS

LEVEL A

1:200

CP

SP245431



18

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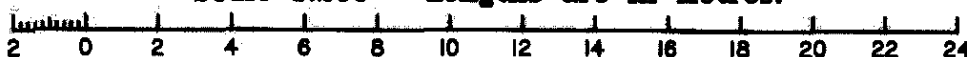


Authorised Signatory

Authorised Signatory

Date: 4/11/2013

Scale 1:200 - Lengths are in Metres.



Reference 5668/EX4-3

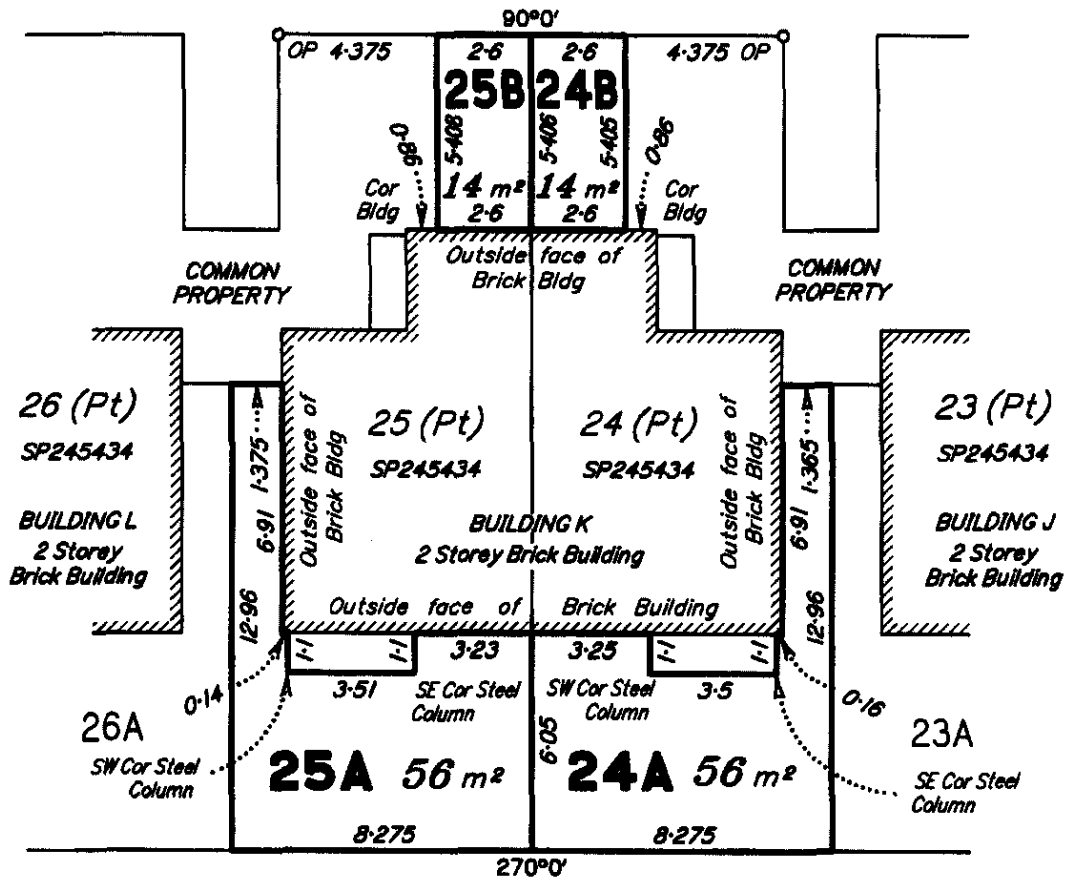
Sheet 3 of 4

Woogaroo Green Community Titles Scheme**PLAN SHOWING EXCLUSIVE USE AREAS****LEVEL A**

1:200

CP

SP245431



18

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 Authorised Signatory
 Date: 4/11/2013

Scale 1:200 - Lengths are in Metres.



Reference 5668/EX4-2

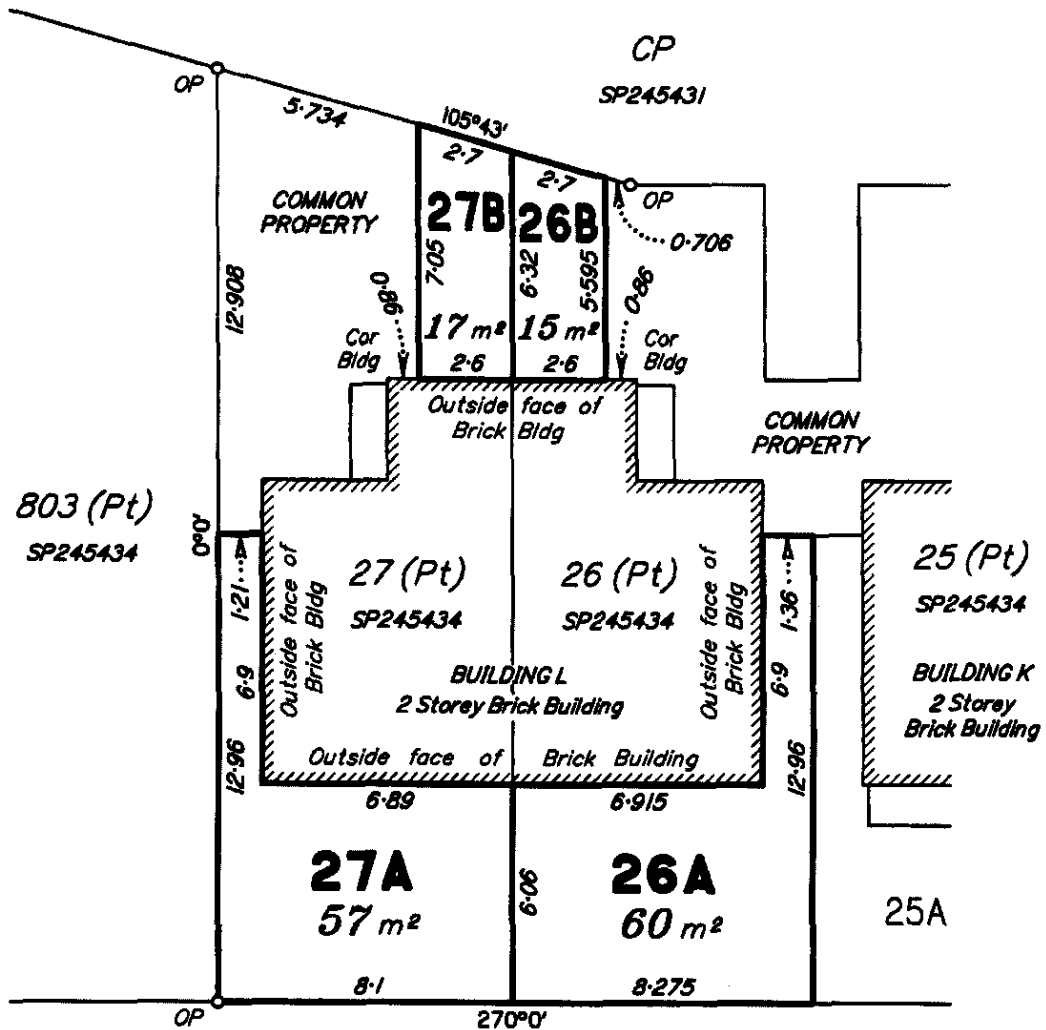
Sheet 2 of 4

Woogaroo Green Community Titles Scheme

PLAN SHOWING EXCLUSIVE USE AREAS

LEVEL A

1:200



18

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[Signature]
Authorised Signatory

[Signature]
Authorised Signatory

Date: 4/11/2013

Scale 1:200 - Lengths are in Metres.



Reference 5668/EX4-1

Sheet 1 of 4

Name of Community Titles Scheme

Sheet 30 of 46

Woogaroo Green Community Titles Scheme 44904

PLAN SHOWING EXCLUSIVE USE AREAS

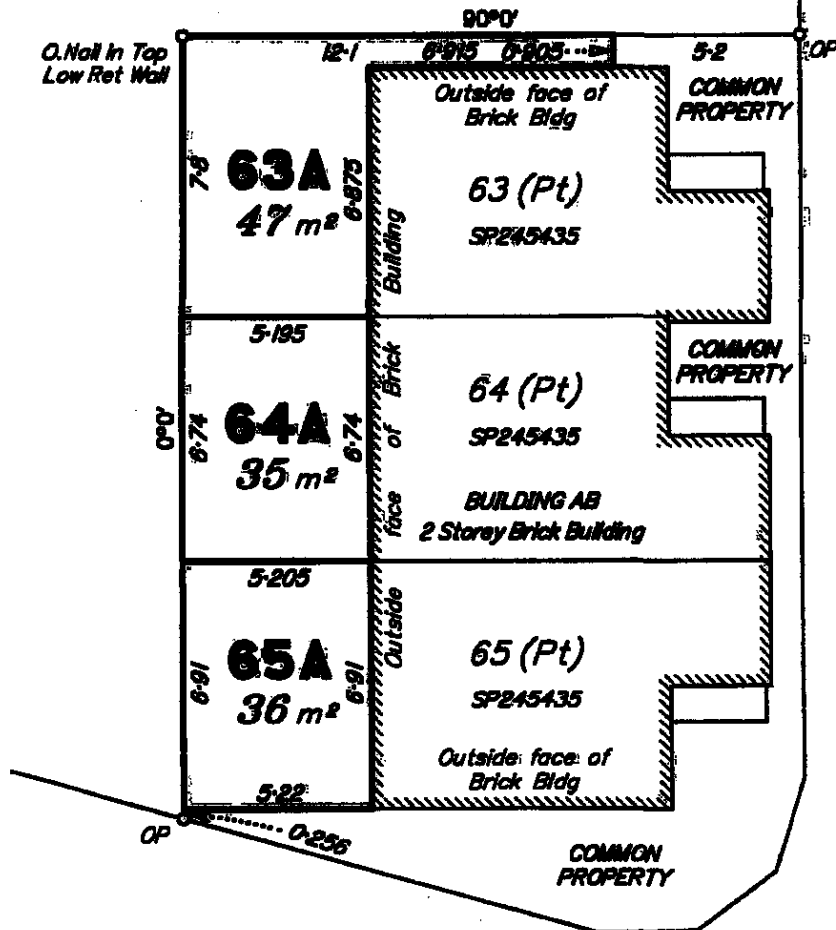
LEVEL A

1:200

804 (Pt)

SP245435

Q.Nail in Top
Low Ret Wall



CP
SP245431

SAUNDERS HAMIL GROUP PTY LTD, ACN 144 872 949 hereby certify that the details shown on this sketch plan are correct.



[Signature]
Authorised Signatory

M. Klein
Authorised Signatory

Date: 9.01.2014

Scale 1:200 - Lengths are in Metres.



Reference 5068/EX-1
Sheet 1 of 2

Name of Community Titles Scheme:

Sheet
31 of
46

Woogaroo Green Community Titles Scheme 44904

PLAN SHOWING EXCLUSIVE USE AREAS

LEVEL A

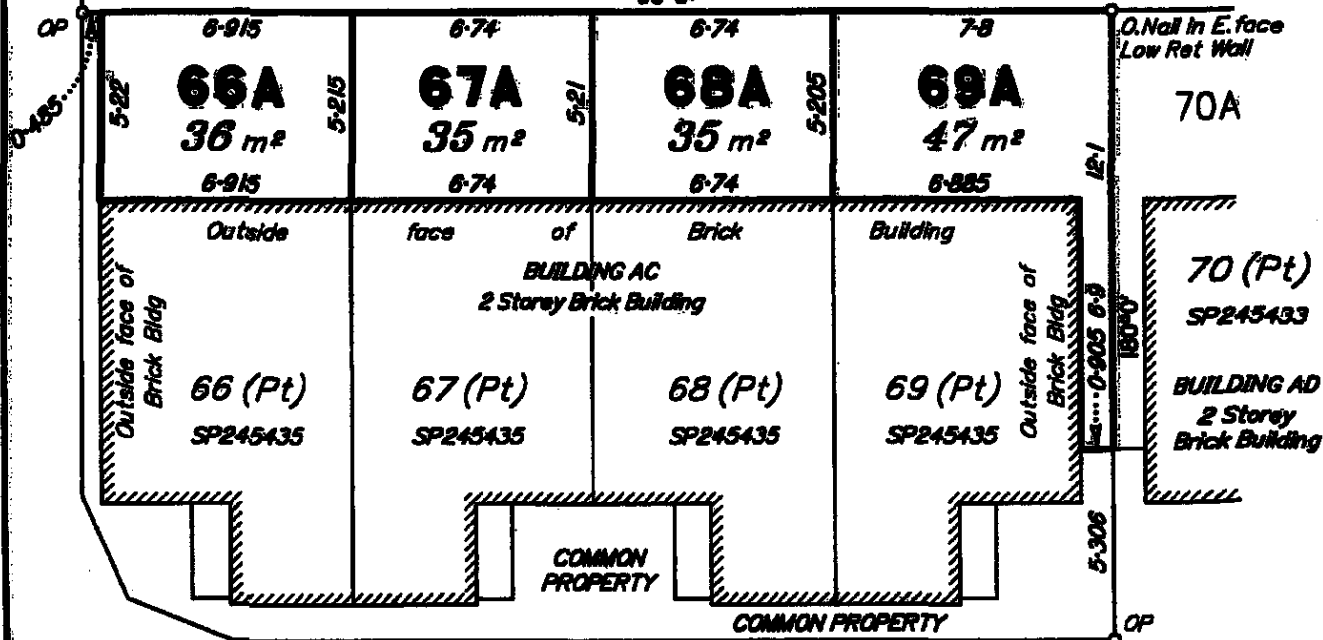
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804 (Pt)

SP245435

90°0'



CP

SP245431

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[Signature]
Authorised Signatory

M. Klein
Authorised Signatory

Date: 9.01.2014.

Scale 1:200 - Lengths are in Metres.



Reference 5068/EX-2

Sheet 2 of 2

Woogaroo Green Community Titles Scheme 44904

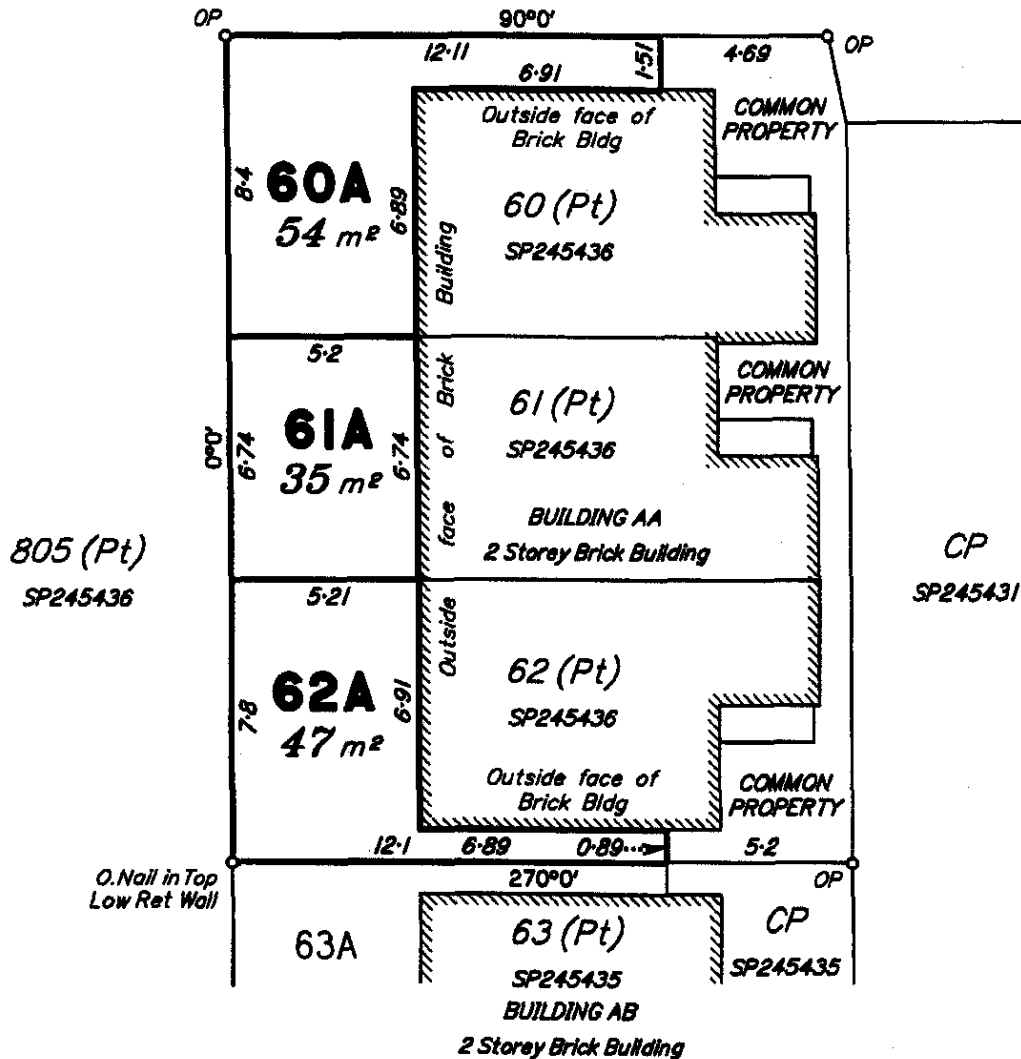
PLAN SHOWING EXCLUSIVE USE AREAS

LEVEL A

1:200

805 (Pt)

SP245436



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M. Klein
Authorised Signatory
K. Cal
Authorised Signatory
Date: 29/1/2014

Scale 1:200 - Lengths are in Metres.



Reference 5868/EX6-1

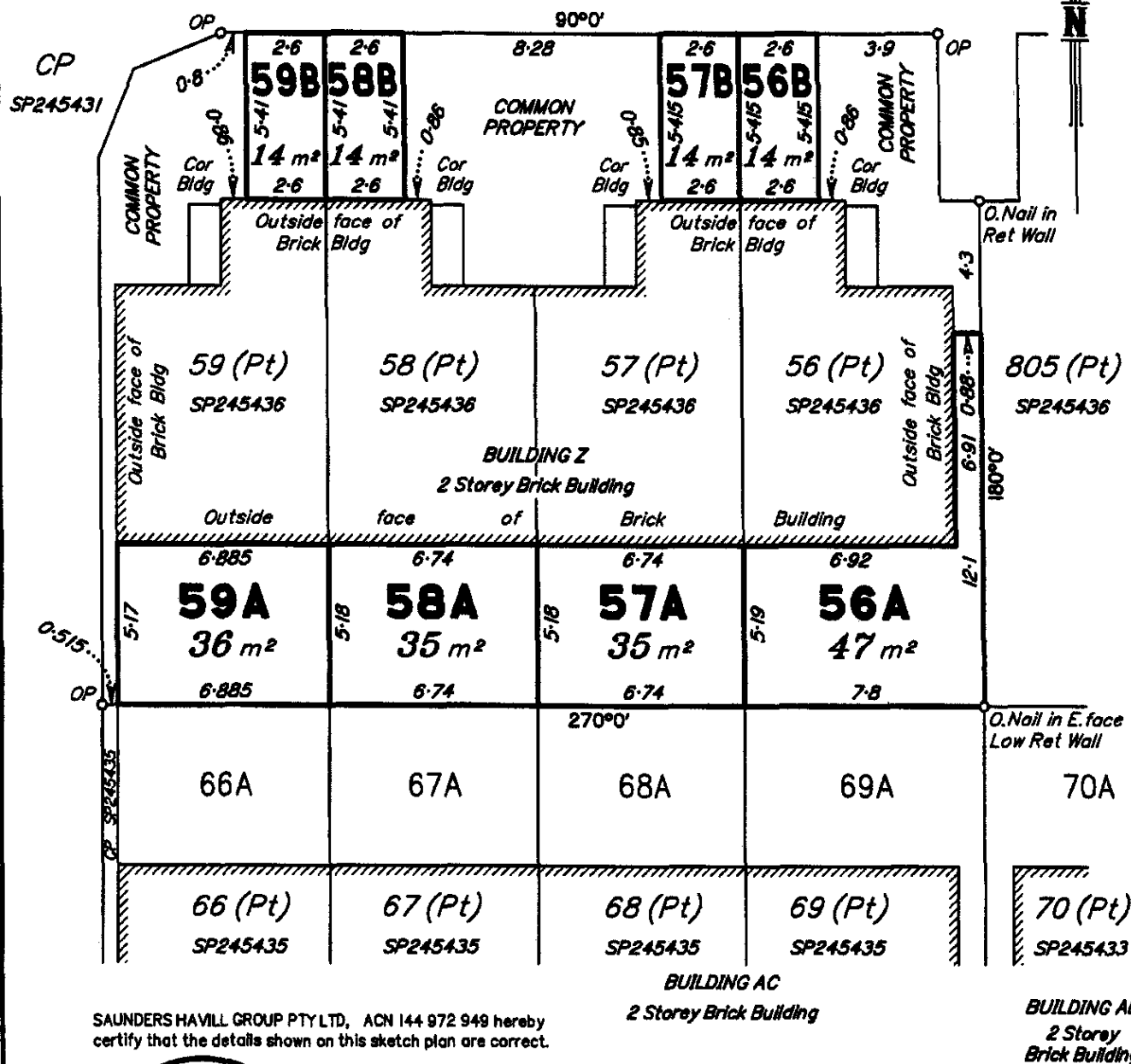
Sheet 1 of 2

PLAN SHOWING EXCLUSIVE USE AREAS

CP

SP24543/

9000'



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Authorized Signatory

Authorized Signatory

Date: 10/7/2017

BUILDING AC
2 Storey Brick Building

BUILDING AD
2 Storey
Brick Building

Scale 1:200 - Lengths are in Metres.



Reference 5668/EX6-2

Sheet 2 of 2

PLAN SHOWING EXCLUSIVE USE AREAS

LEVEL A

L: 200

CP

SP245431



Authorized Signatory

Authorized Signatory

Date 07.02.2014

Scale 1:200 - Lengths are in Metres.

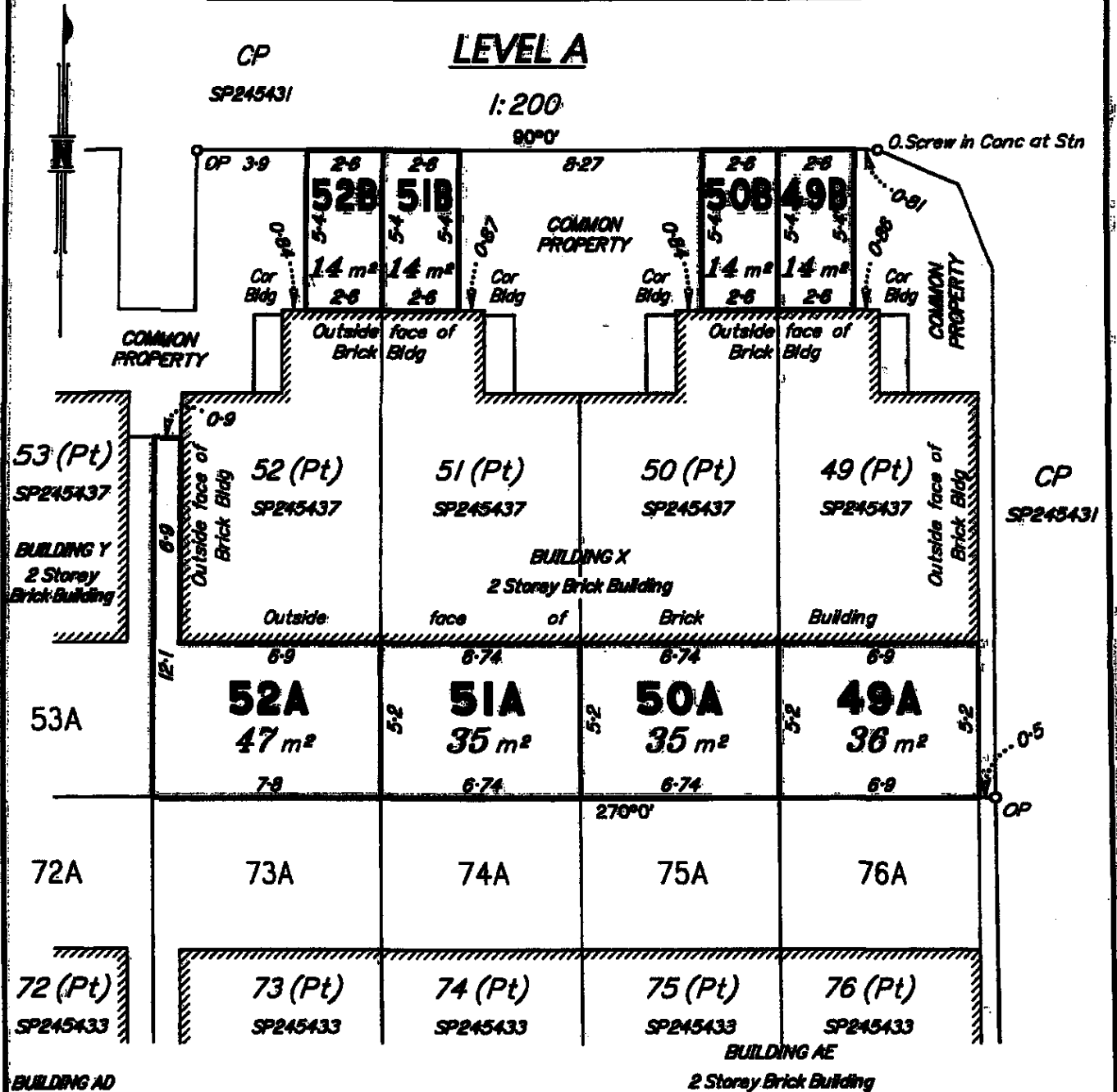


Reference: 5668/EX7-1

Sheet 1 of 2

Woogaroo Green Community Titles Scheme 44904

PLAN SHOWING EXCLUSIVE USE AREAS



BUILDING AD
2 Storey
Brick Building

SAUNDERS HAVILL GROUP PTY LTD, ACN 144 872 949 hereby
certify that the details shown on this sketch plan are correct.



Authorised Signatory

Authorised Signatory

Date: 07.03.2014

Scale 1:200 -- Lengths are in Metres.



Reference: 5568/EX7-2

Sheet 2 of 2

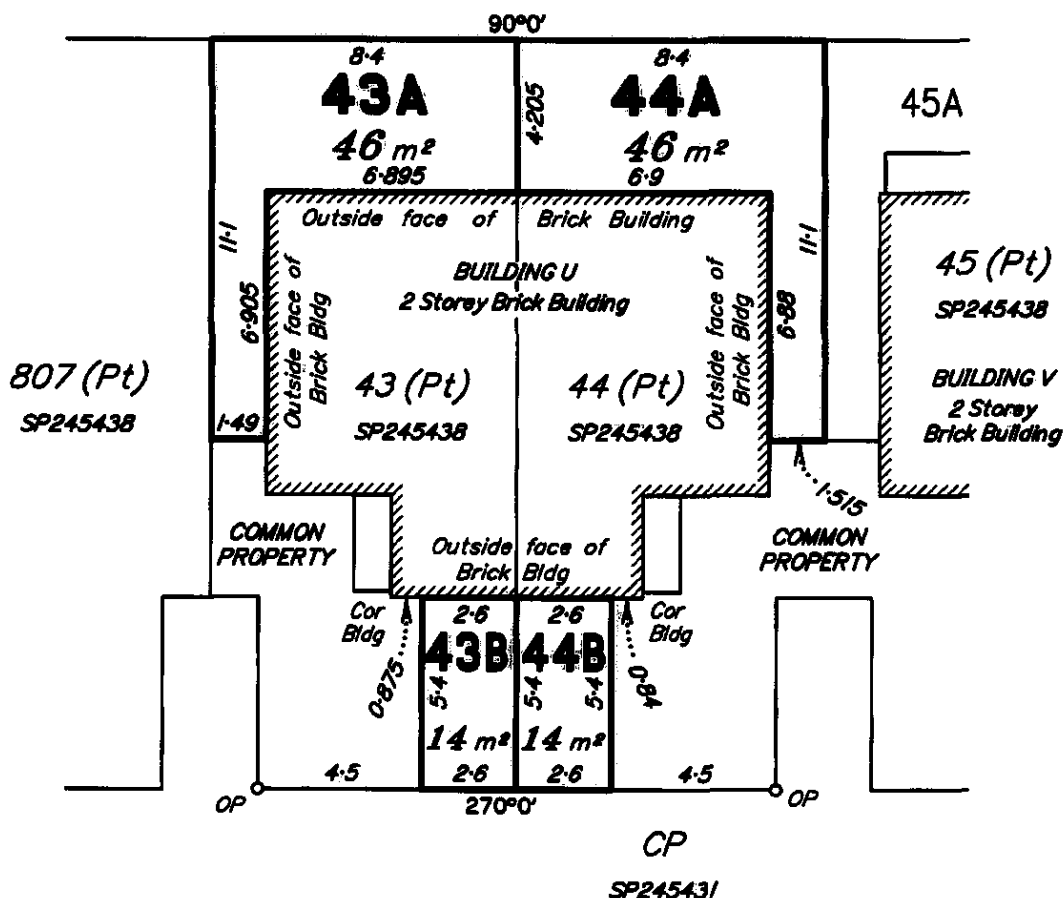
Woogaroo Green Community Titles Scheme 44904

PLAN SHOWING EXCLUSIVE USE AREAS

LEVEL A

1:200

MILAN STREET



SAUNDERS HAVILL GROUP PTY LTD, ACN 144 972 949 hereby certify that the details shown on this sketch plan are correct.



m. Klein
Authorised Signatory

Authorised Signatory

Date: 24.03.2014

Scale 1:200 - Lengths are in Metres.



Reference 5668/EX8-1

Sheet 1 of 3

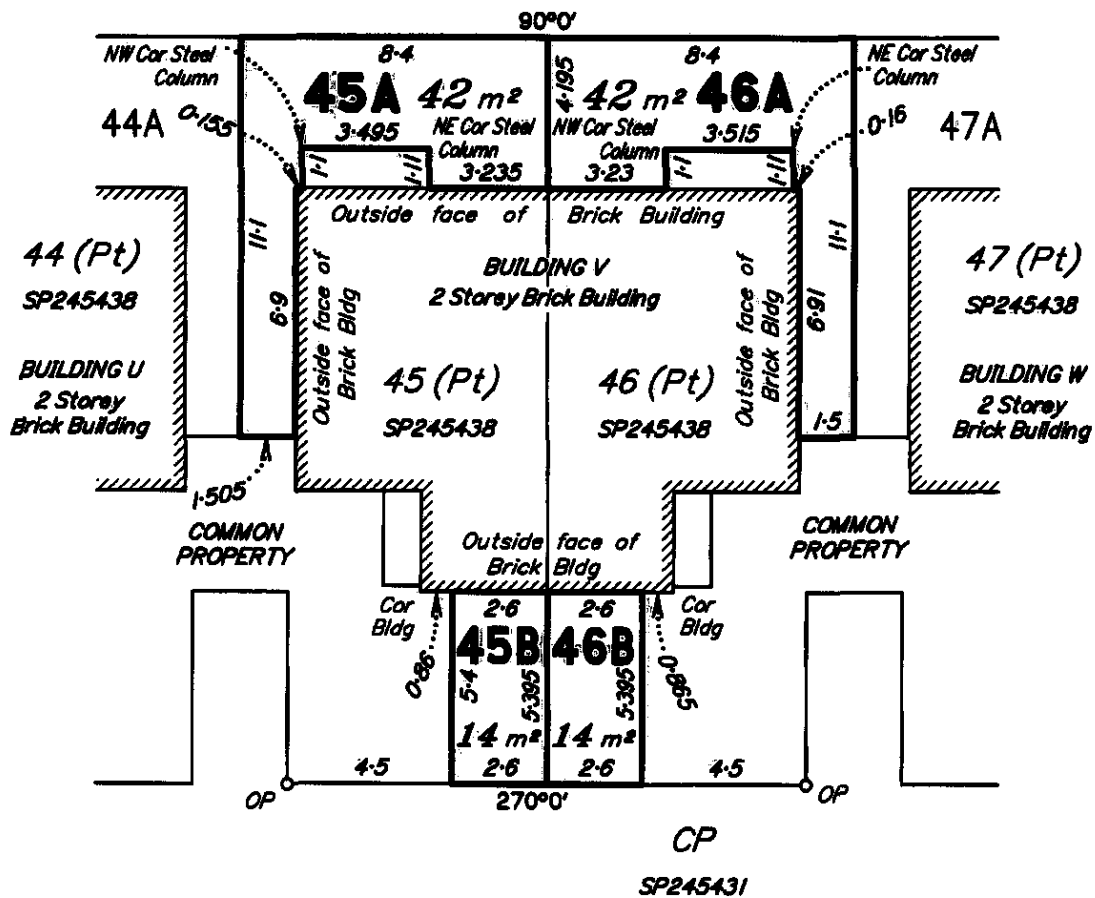
Woogaroo Green Community Titles Scheme 44904

PLAN SHOWING EXCLUSIVE USE AREAS

LEVEL A

1:200

MILAN STREET



SAUNDERS HAVILL GROUP PTY LTD, ACN 144 972 949 hereby certify that the details shown on this sketch plan are correct.



m. Klein
Authorised Signatory
Date 24.03.2014

Scale 1:200 - Lengths are in Metres.



1:200

Sheet 3 of 3

Name of Community Titles Scheme:

Sheet 39 of 46

Woogaroo Green Community Titles Scheme 44904

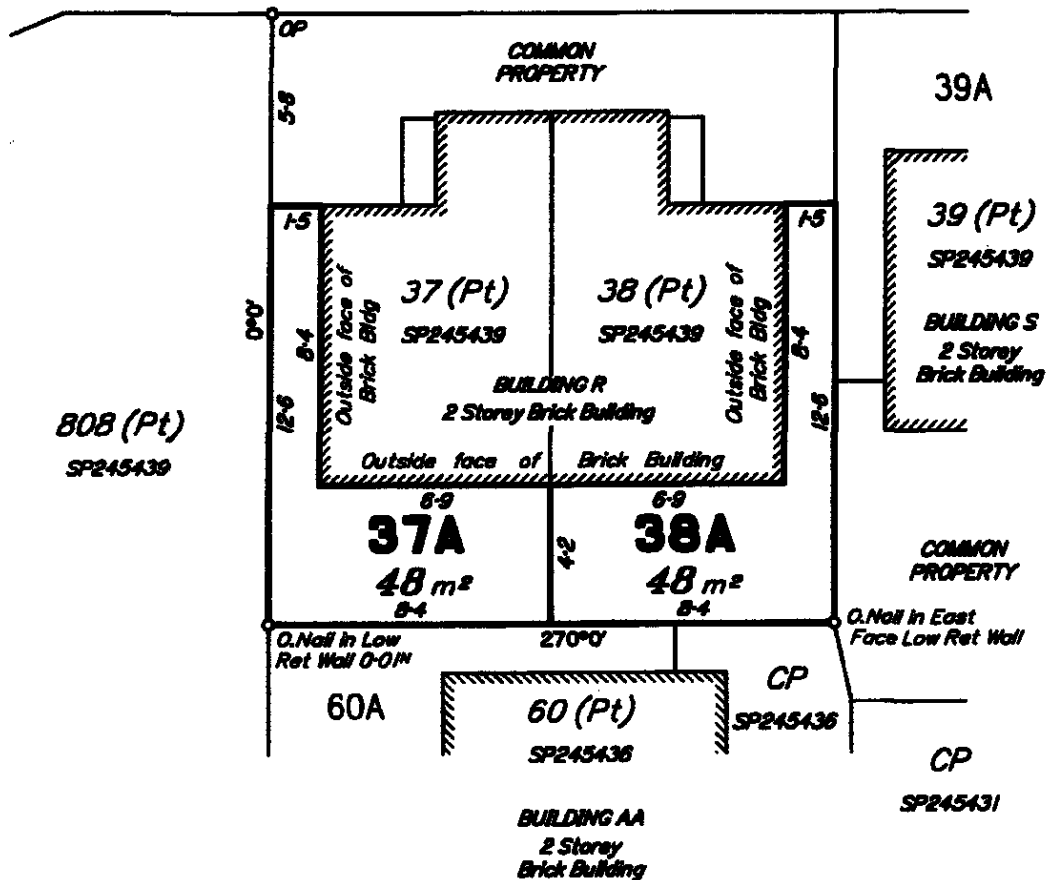
PLAN SHOWING EXCLUSIVE USE AREAS

LEVEL A

1:200 @ A4

MILAN

STREET



SAUNDERS HAVILL GROUP PTY LTD, ACN 144 972 949 hereby certify that the details shown on this sketch plan are correct.

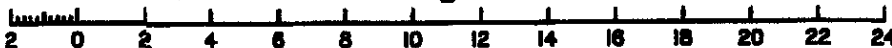


Authorized Signatory

Authorized Signatory

Date: 30/04/2014

Scale 1:200 - Lengths are in Metres.



Reference 5068/EX9-1
Sheet 1 of 3

Name of Community Titles Scheme

Sheet of
40 46

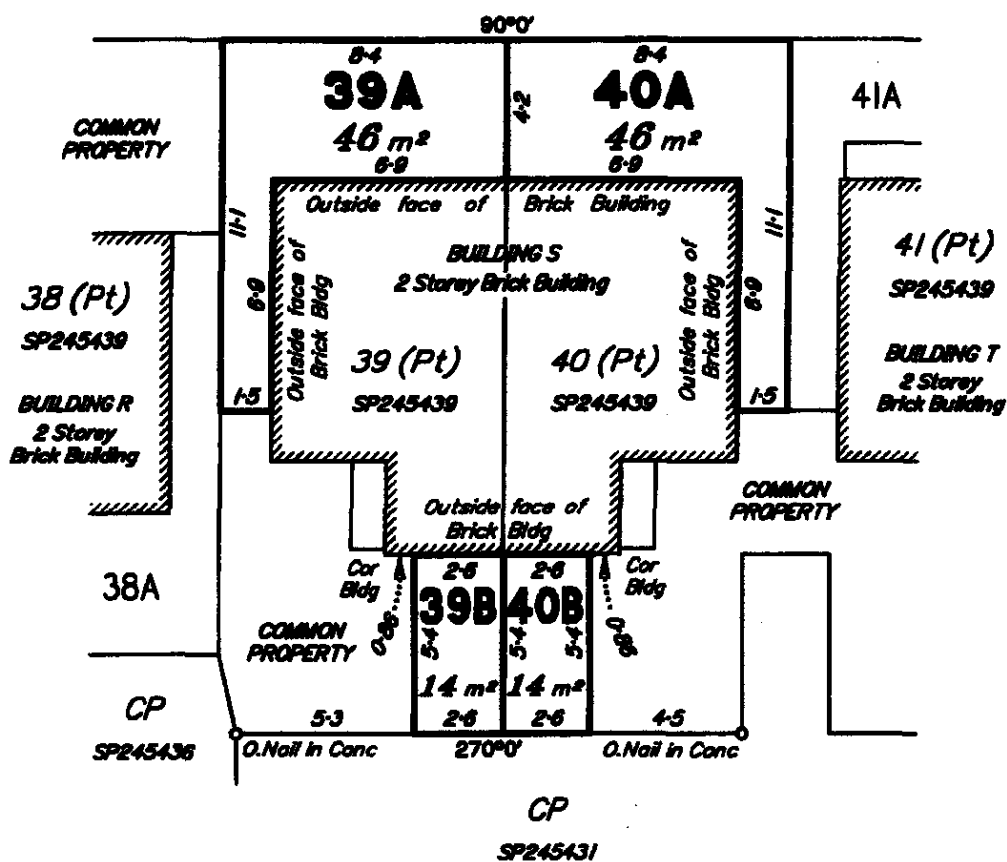
Woogaroo Green Community Titles Scheme 44904

PLAN SHOWING EXCLUSIVE USE AREAS

LEVEL A

1:200 @ A4

MILAN STREET



SAUNDERS HAVILL GROUP PTY LTD, ACN 144 972 948 hereby certify that the details shown on this sketch plan are correct.



Authorized Signatory

Authorized Signatory

Date 30/04/2014

Scale 1:200 - Lengths are in Metres.



Reference 5658/EX-2
Sheet 2 of 3

Woogaroo Green Community Titles Scheme 44904

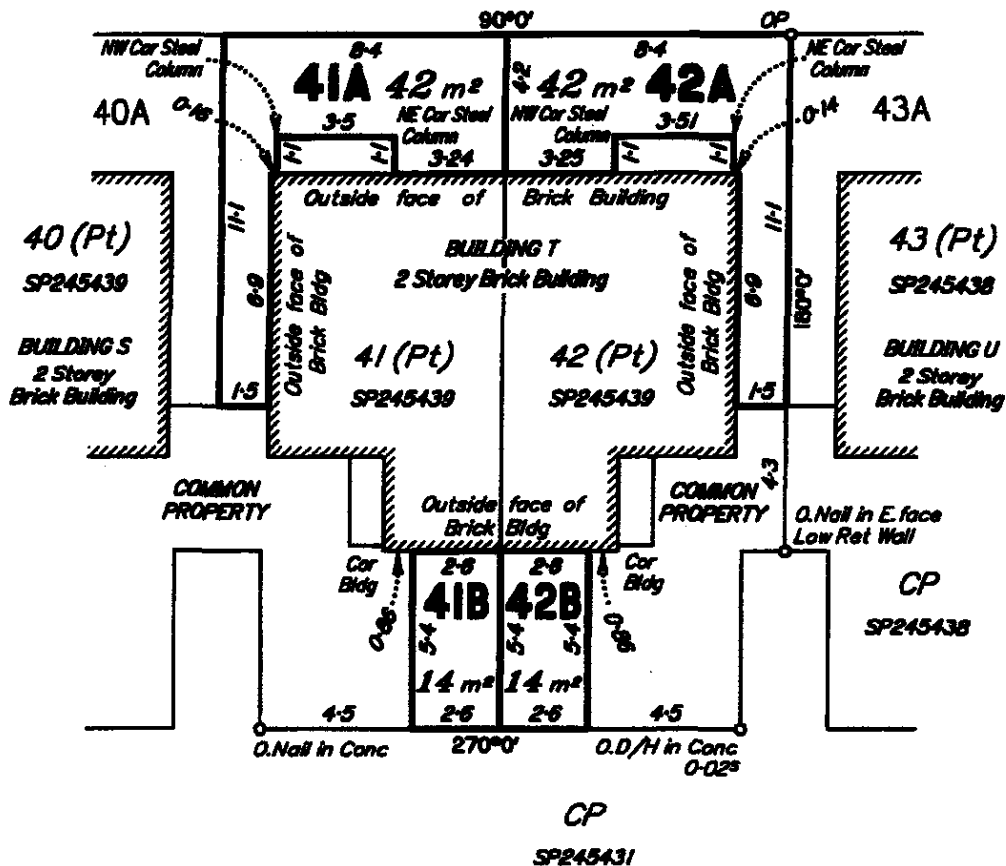
PLAN SHOWING EXCLUSIVE USE AREAS

LEVEL A

1:200 OA4



MILAN STREET



SALUNDERS HAVILL GROUP PTY LTD, ACN 144 972 949 hereby certify that the details shown on this sketch plan are correct.



[Signature]
Authorised Signatory

[Signature]
Authorised Signatory

Date: 30/04/2014

Scale 1:200 - Lengths are in Metres.



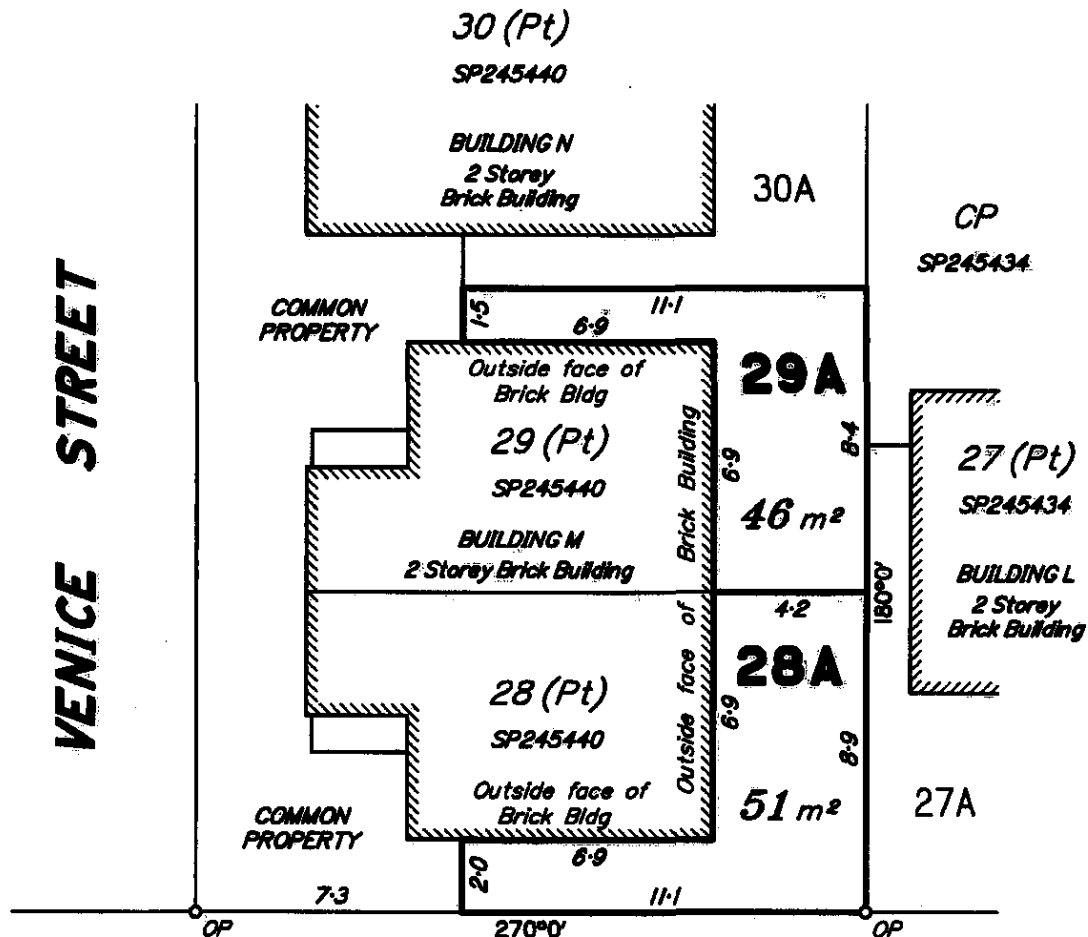
Reference 5888/EXP-3
Sheet 3 of 3

Woogaroo Green Community Titles Scheme 44904

PLAN SHOWING EXCLUSIVE USE AREAS

LEVEL A

1:200



18

RP85889

SAUNDERS HAVILL GROUP PTY LTD, ACN 144 972 949 hereby certify that the details shown on this sketch plan are correct.



Authorised Signatory
Authorised Signatory
Date: 13/05/14

Scale 1:200 - Lengths are in Metres.



Reference 5688/EX10-1
Sheet 1 of 5

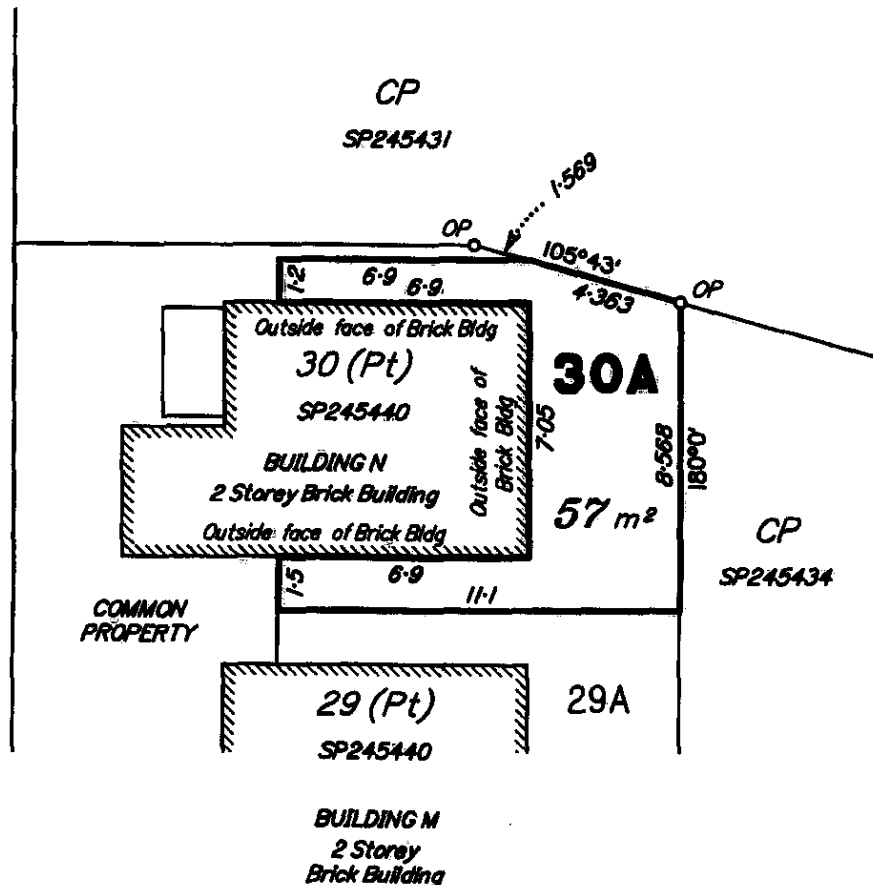
Woogaroo Green Community Titles Scheme 44904

PLAN SHOWING EXCLUSIVE USE AREAS

LEVEL A

1:200

VENICE STREET



SAUNDERS HAVILL GROUP PTY LTD, ACN 144 972 949 hereby certify that the details shown on this sketch plan are correct.

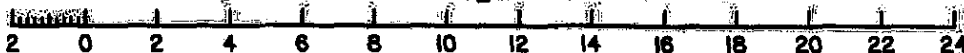


Authorised Signatory

Authorised Signatory

Date: 13/05/14

Scale 1:200 - Lengths are in Metres.



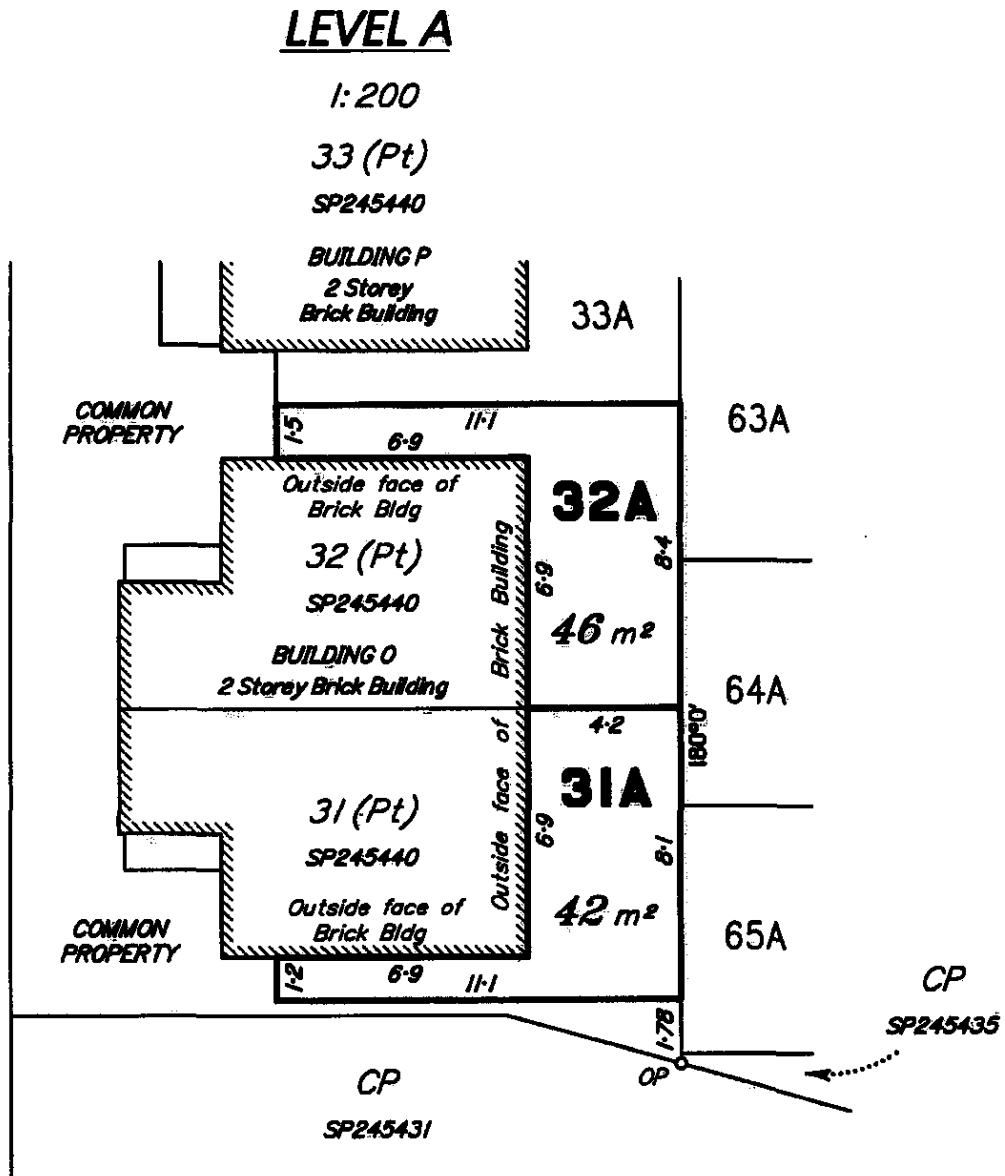
Reference 5668/EX10-2

Sheet 2 of 5

Woogaroo Green Community Titles Scheme 44904

PLAN SHOWING EXCLUSIVE USE AREAS

VENICE STREET



SAUNDERS HAVILL GROUP PTY LTD, ACN 144 972 949 hereby certify that the details shown on this sketch plan are correct.



Authorized Signatory
Authorized Signatory
Date: 13/05/14

Scale 1:200 - Lengths are in Metres.



Woogaroo Green Community Titles Scheme 44904

PLAN SHOWING EXCLUSIVE USE AREAS

LEVEL A

1:200

35 (Pt)

SP245440

BUILDING Q
2 Storey
Brick Building

35A

60A

COMMON
PROPERTY

11-1
6-9

Outside face of
Brick Bldg

34 (Pt)

SP245440

BUILDING P
2 Storey Brick Building

34A

61A

46 m²

Outside face of
Brick Building

6-9

8-4

180°

62A

4-2

33 (Pt)

SP245440

Outside face of
Brick Bldg

33A

46 m²

Outside face of
Brick Building

6-9

8-4

COMMON
PROPERTY

11-1
6-9

32 (Pt)

SP245440

BUILDING O
2 Storey
Brick Building

32A

63A

VENICE STREET

SAUNDERS HAVILL GROUP PTY LTD, ACN 144 972 949 hereby
certify that the details shown on this sketch plan are correct.



Authorized Signatory
Authorized Signatory

Date: 13/05/14

Scale 1:200 - Lengths are in Metres.



Reference 5668/EX10-4

Sheet 4 of 5

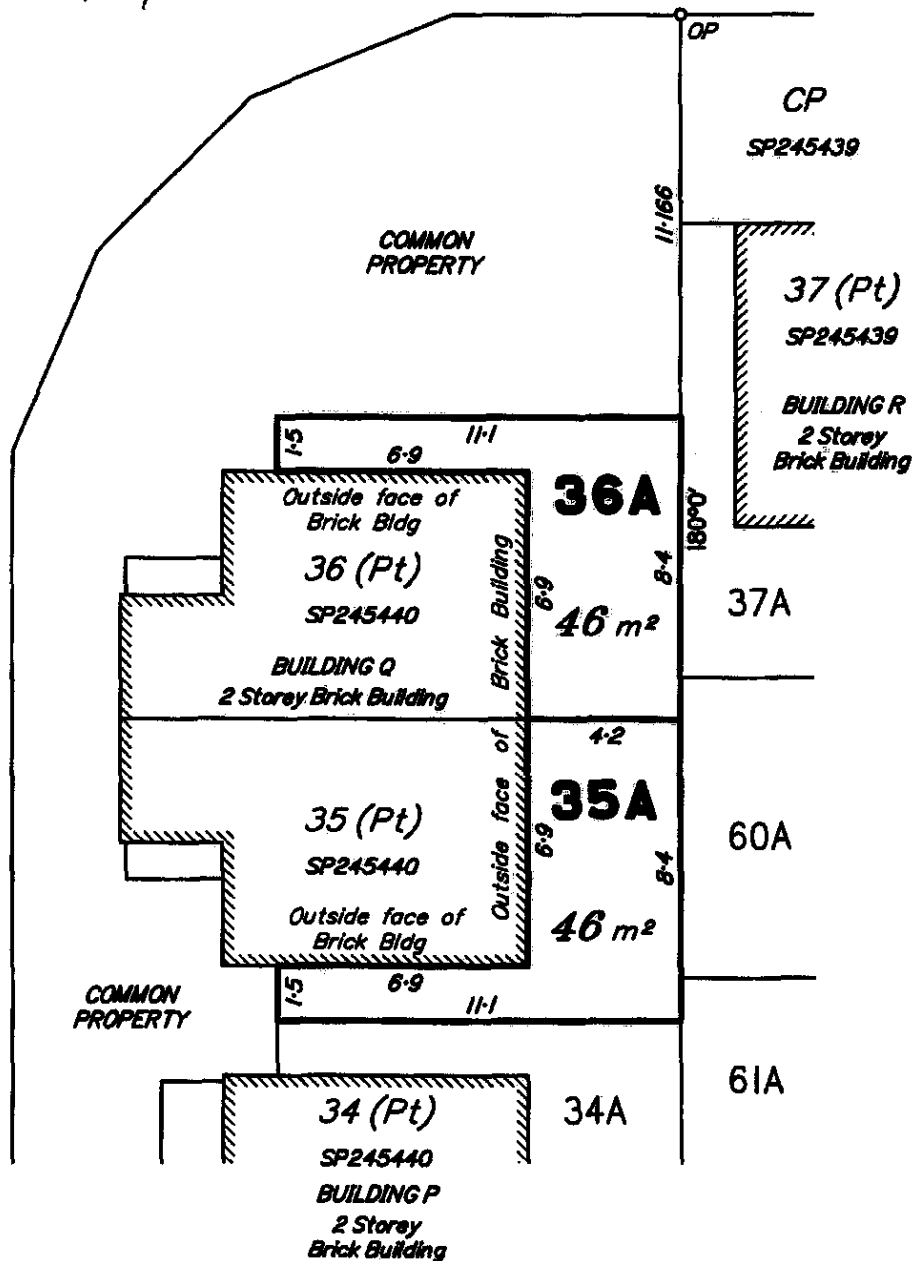
PLAN SHOWING EXCLUSIVE USE AREAS

1:200

Authorized Signatory

Date.....13/05/14

MILAN STREET



Scale 1:200 - Lengths are in Metres.



Reference 5668/EX10-5

Sheet 5 of 5

MINUTES of the EXTRAORDINARY GENERAL MEETING of the Body Corporate for WOOGAROO GREEN CTS 44904 held in the office of Body Corporate Systems, Suite 106, Level 1, 621 Wynnum Road, Morningside on Monday 29 July 2013 at 10.00am

PRESENT

Mr Royce Blackburne, the company nominee of Roycorp No 1 Pty Ltd ACN 139 316 760.

BY INVITATION

Kerri Anthon representing Body Corporate Systems Pty Ltd ACN 058 152 604.

CHAIRPERSON

Mr Royce Blackburne, company nominee of the original owner was elected Chairperson for the meeting.

NOTICE OF MEETING

The meeting was advised that as all the lots have identical ownership and that Roycorp No 1 Pty Ltd ACN 139 316 760 as the sole owner, no notice of the meeting needed to be given.

QUORUM

As Royce Blackburne, company nominee for the original owner, Roycorp No 1 Pty Ltd ACN 139 316 760, he was the only person entitled to vote and a quorum was achieved.

REGISTRATION OF COMMUNITY MANAGEMENT STATEMENT

The meeting was advised that the Community Management Statement for Woogaroo Green was lodged in the Department of Environment and Resource Management on the 24 July 2013 establishing CTS 44904.

BODY CORPORATE SEAL

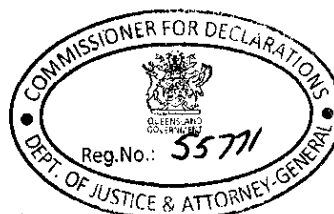
The meeting was advised that the original owner had delivered to the meeting the common seal of the Body Corporate for Woogaroo Green CTS 44904.

ADMINISTRATIVE FUND BUDGET

The meeting was advised that the original owner had delivered to the meeting an Administrative Fund Budget for the period 29 July 2013 to 30 June 2014 being the first financial period.

This is to certify that this copy is a true and complete copy of the original document which I have sighted.

DATED: 16/5/14




SANDRA DIANNE MCKENZIE

BUSINESS OF MEETING

1. Administrative Fund Budget and Levies

Ordinary Resolution

MOVED by the Chairperson that the Administrative Fund Budget of \$26,063.98 for Stage 1, and further that on the registration of Stage 2 a budget of \$34,707.97, Stage 3 a budget of \$46,809.56, Stage 4 a budget of \$60,639.95, a Stage 5 a budget of \$72,741.54, a Stage 6 budget of \$84,843.14, a Stage 7 budget of \$96,944.73, a Stage 8 budget of \$107,317.52, a Stage 9 budget of \$117,690.31 and a Stage 10 budget of \$131,520.70 for the financial year ending 30 June 2014 be approved, and the interim levy for the following financial year be approved and the levies determined as follows:-

Levy Period	Due Date	Amount Per Entitlement
29.07.13 – 30.09.13	29.07.13	\$43.44
01.10.13 – 31.12.13	01.10.13	\$43.44
01.01.14 – 31.03.14	01.01.14	\$43.44
01.04.14 – 30.06.14	01.04.14	\$43.44
	Total	\$173.76
01.07.14 – 30.09.14	01.07.14	\$43.44

RESOLVED by the Chairperson that the motion be carried.

2. Sinking Fund Budget and Levies

Ordinary Resolution

MOVED by the Chairperson that the Sinking Fund Budget of \$2,557.30 for Stage 1, and further that on the registration of Stage 2 a budget of \$3,409.74, Stage 3 a budget of \$4,603.14, Stage 4 a budget of \$5,967.04, a Stage 5 a budget of \$7,160.45, a Stage 6 budget of \$8,353.86, a Stage 7 budget of \$9,547.26, a Stage 8 budget of \$10,570.18, a Stage 9 budget of \$11,593.11 and a Stage 10 budget of \$12,957.00 for the financial year ending 30 June 2014 be approved, and the interim levy for the following financial year be approved and the levies determined as follows:-

Levy Period	Due Date	Amount Per Entitlement
29.07.13 – 30.09.13	29.07.13	\$4.26
01.10.13 – 31.12.13	01.10.13	\$4.26
01.01.14 – 31.03.14	01.01.14	\$4.26
01.04.14 – 30.06.14	01.04.14	\$4.26
	Total	\$17.04
01.07.14 – 30.09.14	01.07.14	\$4.26

RESOLVED by the Chairperson that the motion be carried.

3. Body Corporate Management Agreement

Ordinary Resolution

The chairperson presented to the meeting a Body Corporate Management Agreement prepared by Body Corporate Systems Pty Ltd.

MOVED by the Chairperson that Body Corporate Systems Pty Ltd be appointed as the Body Corporate Manager of the Body Corporate for Woogaroo Green CTS 44904 on the terms and conditions of the Agreement presented to the meeting at a cost of \$132.00/Lot per annum for the first year, of a three (3) year agreement commencing 29 July 2013 and further that the common seal be affixed to the Agreement presented to the meeting and executed by the Chairperson on behalf of the Body Corporate.

RESOLVED by the Chairperson that the motion be carried.



SANDRA DIANNE MCKENZIE

This is to certify that this copy is a true and complete copy of the original document which I have sighted.

DATED: 16/5/14

4. Body Corporate's Seal

Ordinary Resolution

MOVED by the Chairperson that the Body Corporate's Seal be kept in the custody of the Body Corporate Manager and further that the Body Corporate Manager shall for the purpose of exercising or performing any of the Body Corporate's powers, authorities, duties or functions be authorised to affix the Body Corporate's Seal to any instrument or documents and further be authorised to affix the Body Corporate's seal to any instrument or documents that by resolution duly passed by the Body Corporate duly requires to be executed by the Body Corporate and where the Body Corporate Manager affixes the Seal it shall attest the fact and date of fixing the seal by the Body Corporate Manager's signature.

RESOLVED by the Chairperson that the motion be carried.

5. Major Expenditure Limit

Ordinary Resolution

MOVED by the Chairperson that the Body Corporate approves the relevant limit for major expenditure to be \$550.00/lot.

RESOLVED by the Chairperson that the motion be carried.

6. Debt Collection Procedure

Ordinary Resolution

MOVED by the Chairperson that the Body Corporate authorises Body Corporate Systems to follow the Debt Collection procedure as set out below –

- Reminder Notice to owner of lot after 15 days – no charge
- After 30 days second reminder notice – nominal fee incurred by lot owner
- After 37 days final notice issued – additional fee incurred by lot owner
- Committee approval required in the event that further legal action is necessary

RESOLVED by the Chairperson that the motion be CARRIED.

7. Authorising Powers of Chairperson at Adjourned General Meetings

Ordinary Resolution

MOVED by the Chairperson that in accordance with *Section 119 of the Body Corporate and Community Management Act 1997* and subject to any General Meeting being adjourned, that the Body Corporate Manager be authorised the powers of Chairperson for the purpose of chairing the Adjourned General Meeting.

RESOLVED by the Chairperson that the motion be CARRIED.

8. Bank Account

Ordinary Resolution

MOVED by the Chairperson that the Body Corporate Manager open and operate a strata bank account in the name of the Body Corporate for Woogaroo Green CTS 44904 with Macquarie Bank Limited agreeing to all their schedule of fees and charges including non DEFT transactions fee, BPay, Credit Card payments, Locked Bag and Australia Post.

RESOLVED by the Chairperson that the motion be carried.



This is to certify that this copy is a true and complete copy of the original document which I have sighted.

DATED: 16/7/13

SANDRA DIANNE MCKENZIE

9. New Community Management Statement – Stage 2 Special Resolution

MOVED by the Chairperson that the Body Corporate acknowledge that when Lot 800 on plan SP 245431 is developed that a New Community Management Statement will be executed by the Body Corporate Manager and lodged for registration with the Department of Environment and Resources Management, in accordance with Sections 56 and 57 of the *Body Corporate & Community Management Act 1997*.

RESOLVED by the Chairperson that the motion be carried.

10. New Community Management Statement – Stage 3 Special Resolution

MOVED by the Chairperson that the Body Corporate acknowledge that when Lot 801 on plan SP 245432 is developed that a New Community Management Statement will be executed by the Body Corporate Manager and lodged for registration with the Department of Environment and Resources Management, in accordance with Sections 56 and 57 of the *Body Corporate & Community Management Act 1997*.

RESOLVED by the Chairperson that the motion be carried.

11. New Community Management Statement – Stage 4 Special Resolution

MOVED by the Chairperson that the Body Corporate acknowledge that when Lot 802 on plan SP 245433 is developed that a New Community Management Statement will be executed by the Body Corporate Manager and lodged for registration with the Department of Environment and Resources Management, in accordance with Sections 56 and 57 of the *Body Corporate & Community Management Act 1997*.

RESOLVED by the Chairperson that the motion be carried.

12. New Community Management Statement – Stage 5 Special Resolution

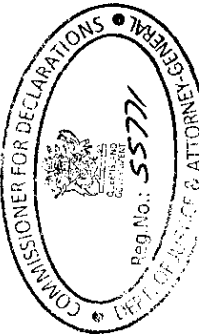
MOVED by the Chairperson that the Body Corporate acknowledge that when Lot 803 on plan SP 245434 is developed that a New Community Management Statement will be executed by the Body Corporate Manager and lodged for registration with the Department of Environment and Resources Management, in accordance with Sections 56 and 57 of the *Body Corporate & Community Management Act 1997*.

RESOLVED by the Chairperson that the motion be carried.

13. New Community Management Statement – Stage 6 Special Resolution

MOVED by the Chairperson that the Body Corporate acknowledge that when Lot 804 on plan SP 245435 is developed that a New Community Management Statement will be executed by the Body Corporate Manager and lodged for registration with the Department of Environment and Resources Management, in accordance with Sections 56 and 57 of the *Body Corporate & Community Management Act 1997*.

RESOLVED by the Chairperson that the motion be carried.



This is to certify that this copy is a true and complete copy of the original document which I have sighted.
DATED: 16/5/14

SANDRA DIANNE MCKENZIE

14. New Community Management Statement – Stage 7 Special Resolution

MOVED by the Chairperson that the Body Corporate acknowledge that when Lot 805 on plan SP 245436 is developed that a New Community Management Statement will be executed by the Body Corporate Manager and lodged for registration with the Department of Environment and Resources Management, in accordance with Sections 56 and 57 of the *Body Corporate & Community Management Act 1997*.

RESOLVED by the Chairperson that the motion be carried.

15. New Community Management Statement – Stage 8 Special Resolution

MOVED by the Chairperson that the Body Corporate acknowledge that when Lot 806 on plan SP 245437 is developed that a New Community Management Statement will be executed by the Body Corporate Manager and lodged for registration with the Department of Environment and Resources Management, in accordance with Sections 56 and 57 of the *Body Corporate & Community Management Act 1997*.

RESOLVED by the Chairperson that the motion be carried.

16. New Community Management Statement – Stage 9 Special Resolution

MOVED by the Chairperson that the Body Corporate acknowledge that when Lot 807 on plan SP 245438 is developed that a New Community Management Statement will be executed by the Body Corporate Manager and lodged for registration with the Department of Environment and Resources Management, in accordance with Sections 56 and 57 of the *Body Corporate & Community Management Act 1997*.

RESOLVED by the Chairperson that the motion be carried.

17. New Community Management Statement – Stage 10 Special Resolution

MOVED by the Chairperson that the Body Corporate acknowledge that when Lot 808 on plan SP 245439 is developed that a New Community Management Statement will be executed by the Body Corporate Manager and lodged for registration with the Department of Environment and Resources Management, in accordance with Sections 56 and 57 of the *Body Corporate & Community Management Act 1997*.

RESOLVED by the Chairperson that the motion be carried.

18. Management/Letting Agreement

Ordinary Resolution

The Chairperson presented to the meeting a Management Agreement and Letting Agreement prepared for the Body Corporate.

MOVED by the Chairperson that subject to the sale and settlement of the Management Rights, the Body Corporate will enter into Caretaking and Letting Agreements for Woogaroo Green CTS 44904 at the cost stipulated in the Management Agreement for an initial term of fifteen (15) years commencing from the date of settlement and further that the Body Corporate's Seal be affixed to the Management Agreement and Letting Agreement and executed at the time of settlement

RESOLVED by the Chairperson that the motion be carried.



This is to certify that this copy is a true and complete copy of the original document which I have sighted.

DATED: 16/5/14

SANDRA DIANNE MCKENZIE

19. Lot Owners Deed

Ordinary Resolution

The Chairperson presented to the meeting a Lot Owners Deed prepared for the Body Corporate.

MOVED by the Chairperson that subject to settlement of the Management Rights, the Body Corporate may enter into a Lot Owners Deed, the owners of the manager's unit, in order to comply with Section 116 of the Body Corporate and community Management Act 1997 and that the seal of the Body Corporate be affixed to the Deed.

RESOLVED by the Chairperson that the motion be carried.

20. Approval to Keep Animal – Lot 1

Ordinary Resolution

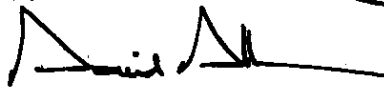
MOVED by the Chairperson that in accordance with By-law 14, Keeping of Animals, the Owner of Lot 1, be approved to keep a pet within their Lot, subject to the following conditions:

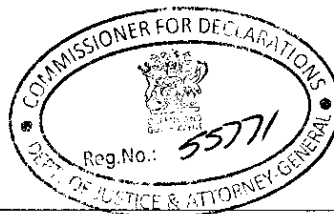
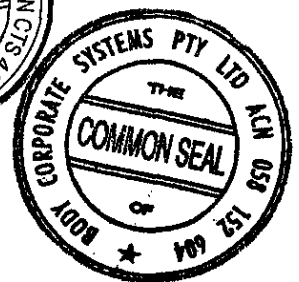
- A) Provide local City Council registration for the animals;
- B) Animal must be micro chipped as per Moreton Bay Regional Council regulations;
- C) Animal must not be of a weight greater than 10kg;
- D) The animal is to be kept on a leash at all times when on common property;
- E) Any droppings on common property are to be cleaned up immediately;
- F) Upon the animal's death or departure from the estate it is not to be replaced by another animal;
- G) If three (3) written substantial complaints are received about the animal, the animal is to be removed within seven (7) days of notification from the Committee or the Body Corporate Manager.

RESOLVED by the Chairperson that the motion be CARRIED.

CONFIRMED AS A CORRECT RECORD
THIS 1ST DAY OF August 2013

Body Corporate Chairperson for WOOGAROO GREEN CTS 44904


Body Corporate Systems



This is to certify that this copy is a true and complete copy of the original document which I have sighted.

DATED: 16/5/14


SANDRA DIANNE MCKENZIE

Title Reference

50919846

Statement about alteration or minor correction to Land Registry Form

Form being altered or corrected:

Name of authorised person or solicitor:

SANDRA MCKENZIE

Name of authorised person's firm or employer (legal practice, commercial lender or settlement agency):

M + K LAWYERS

Item/s being altered or corrected:

PAGE 2 OF 46

Details of alteration or minor correction:

TITLE REFERENCES FOR LOTS 37 TO 42 INSERTED

Party represented (where signed by solicitor):

APPLICANT

.....
Authorised person's or Solicitor's Signature



Name of authorised person or solicitor:

Name of authorised person's firm or employer (legal practice, commercial lender or settlement agency):

Item/s being altered or corrected:

Details of alteration or minor correction:

Party represented (where signed by solicitor):

.....
Authorised person's or Solicitor's Signature

Title Reference

50919846

Statement about alteration or minor correction to Land Registry Form

Form being altered or corrected:

Name of authorised person or solicitor:

CAMERON JAMES HANLOCK

Name of authorised person's firm or employer (legal practice, commercial lender or settlement agency):

M + K LAWYERS

Item/s being altered or corrected:

6

Details of alteration or minor correction:

ADDED WORDS ~~AND BY LAW 22~~ C TO WORDING

Party represented (where signed by solicitor):

APPLICANT

Authorised person's or Solicitor's Signature

Name of authorised person or solicitor:

Name of authorised person's firm or employer (legal practice, commercial lender or settlement agency):

Item/s being altered or corrected:

Details of alteration or minor correction:

Party represented (where signed by solicitor):

Authorised person's or Solicitor's Signature

CURRENT TITLE SEARCH
QUEENSLAND TITLES REGISTRY PTY LTD

Request No: 54402293

Search Date: 09/12/2025 10:45

Title Reference: 50945020

Date Created: 11/04/2014

Previous Title: 50944081

REGISTERED OWNER

Dealing No: 721355307 17/12/2021

SHANE MARK MCINTOSH

MANDY JO MCINTOSH

JOINT TENANTS

ESTATE AND LAND

Estate in Fee Simple

LOT 47

SURVEY PLAN 245438

Local Government: BRISBANE CITY

COMMUNITY MANAGEMENT STATEMENT 44904

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10344227 (POR 39)
2. MORTGAGE No 724293589 22/08/2025 at 16:08
AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED A.C.N. 005
357 522

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]

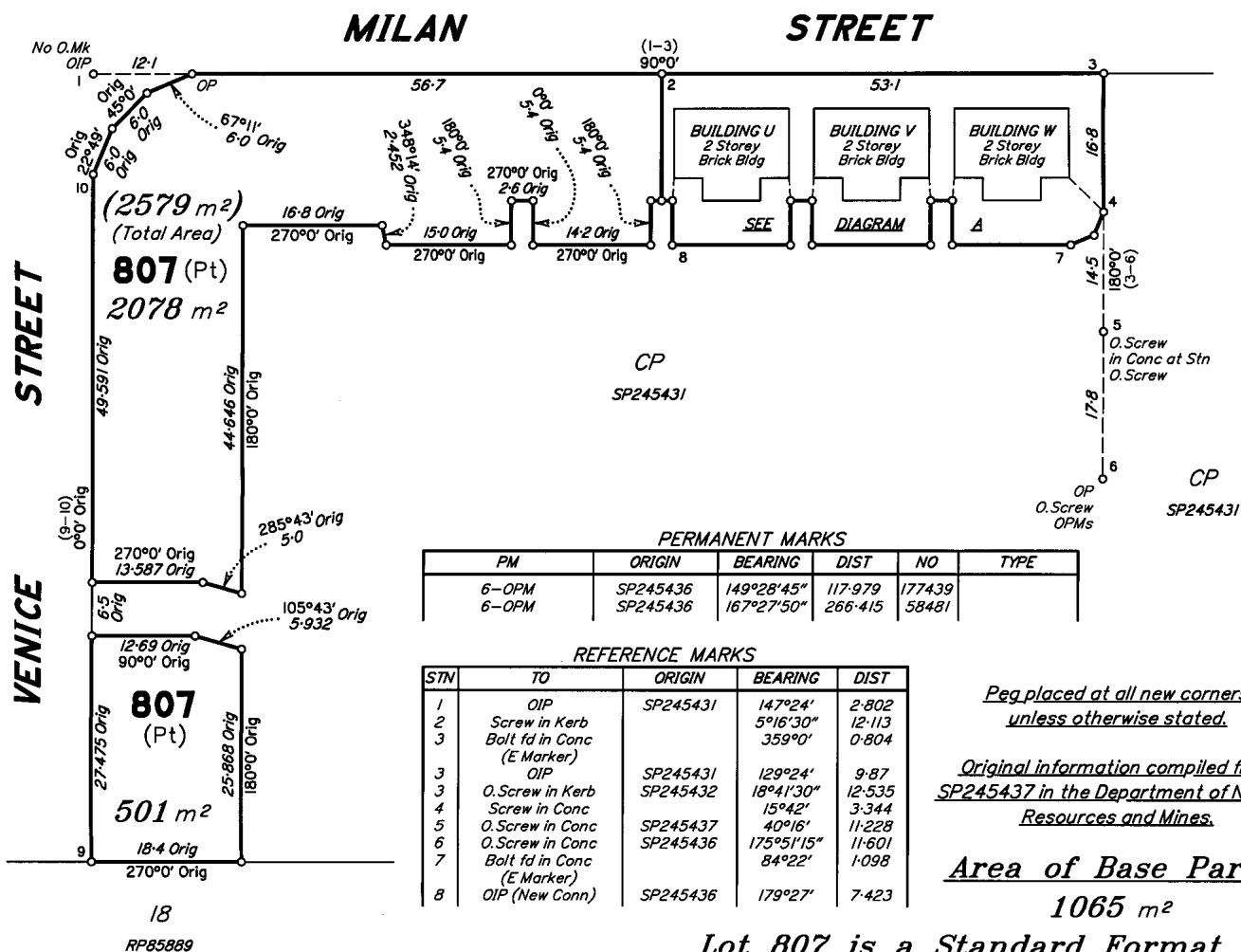
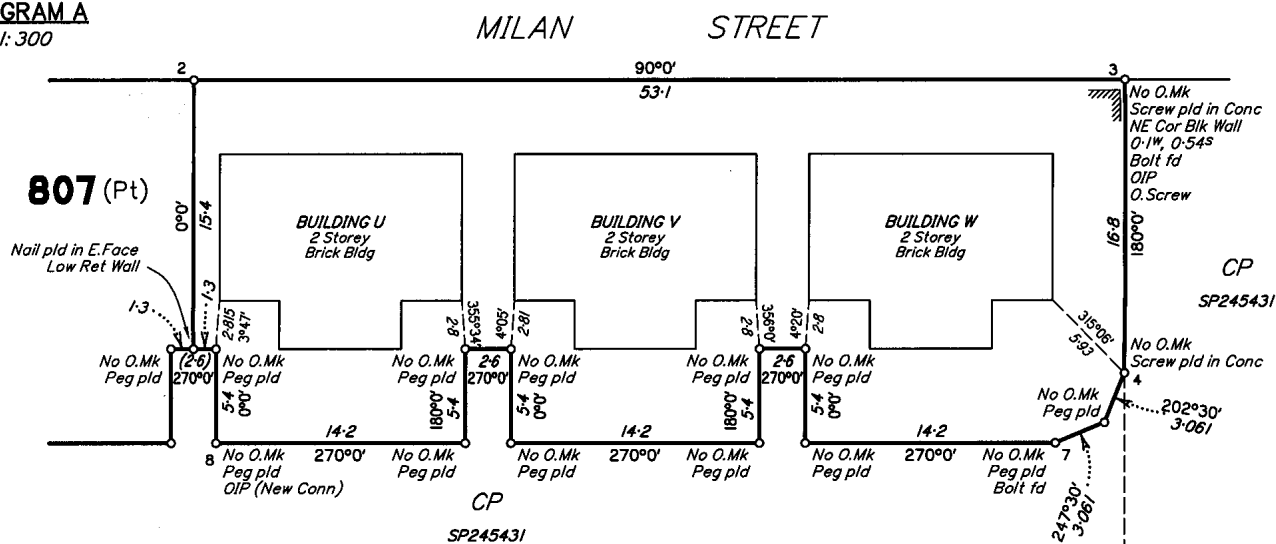
Requested By: D-ENQ EQUIFAX

Land Title Act 1994; Land Act 1994
Form 21 Version 3

SURVEY PLAN

Sheet 1 of 2

DIAGRAM A
1:300



Scale 1:600 - Lengths are in Metres.

SAUNDERS HAVILL GROUP PTY LTD (ACN 144 972 949) hereby certify that the land comprised in this plan was surveyed by the corporation, by Brian Anthony EAGERS, cadastral surveyor, for whose work the corporation accepts responsibility, and that the plan is accurate, that the said survey was performed in accordance with the Survey and Mapping Infrastructure Act 2003 and Surveyors Act 2003 and associated Regulations and Standards and that the said survey was completed on 25/02/2014



M. Kleina
Authorised Signatory
James Cal
Authorised Signatory
Date: 2/03/2014

Plan of Lots 43 - 48, 807
& Common Property

Cancelling Lot 806 on SP245437

LOCAL

GOVERNMENT: BRISBANE CITY

LOCALITY: ELLEN GROVE

Meridian: vide SP245431

Survey Records: No

Scale: 1:600

Format: BUILDING



SP245438

PS 5668 SP245438.DWG

715698732

\$895.80
04/04/2014 15:55

BE 400 NT

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

5. Lodged by

M&K Lawyers
324 Queensvick. Level 16
Brisbane, QLP 4000
32350400 191A

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

1. Certificate of Registered Owners or Lessees.

I/We ROYCORP NO.1 PTY LTD A.C.N.139 316 760

(Names in full)

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

* as Lessees of this land agree to this plan.

Signature of *Registered Owners *Lessees

ROYLE BLACKBURN

SOLE DIRECTOR

ROYCORP NO 1 PTY LTD A.C.N. 139 316 760.

* Rule out whichever is inapplicable

2. Planning Body Approval.

* BRISBANE CITY COUNCIL

hereby approves this plan in accordance with the :

% SUSTAINABLE PLANNING ACT 2009

Dated this 2nd day of April 2014

J. Byrne
Jodi Byrne
DELEGATE

* Insert the name of the Planning Body.
Insert designation of signatory or delegation

% Insert applicable approving legislation.

3. Plans with Community Management Statement :

CMS Number :

44904

Name :

WOOGAROO GREEN

4. References :

Dept File :

Local Govt :

Surveyor : 5668

6. Existing

Created

Title
Reference

Description

New Lots

Road

Secondary Interests

50944 081

Lot 806 on SP245437

43-48, 807 & CP

To Issue

43-48, 807 & CP

Por 39

Lots

Orig

7. Orig Grant Allocation :

8. Map Reference :

9442-11232

9. Parish :

WOOGAROO

10. County :

Stanley

11. Passed & Endorsed :

By: SAUNDERS HAVILL GROUP PTY LTD

Date: 27/3/2014

Signed: Jodi Byrne

Designation: Liaison Officer

Date of Development Approval: 18/09/2012

12. Building Format Plans only.

I certify that :

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

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

Jodi Byrne 27/3/2014
Cadastral Surveyor/Director * Date
*delete words not required

13. Lodgement Fees :

Survey Deposit \$

Lodgement \$

..... New Titles \$

Photocopy \$

Postage \$

TOTAL \$

14. Insert
Plan
Number

SP245438

NW Cor Brick Bldg 0-12^N, 0-155^W at station S.
NE Cor Brick Bldg 0-12^N, 0-155^E at station Z.
SW Cor Brick Bldg 0-16^S, 0-12^W at stations C & I.
SW Cor Brick Bldg 0-165^S, 0-12^W at station O.
SE Cor Brick Bldg 0-165^S, 0-12^E at stations D & P.
SE Cor Brick Bldg 0-17^S, 0-12^E at station J.

Balconies are defined by the outer edge of timber floor between stations AA-AB-AC-AD & AE-AF-AG-AH.

Insert
Plan
Number **SP245438**