

**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](http://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](http://www.qld.gov.au/searchofadjudicatorsorders).

**The information in this certificate is issued on 08/01/2026**

### 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

Equa

CTS No. **39492**

### 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: **Shae Sweeney**

Phone: **07 3366 0600**

Company: **AD Body Corporate Management**

Email: **[reception@adbodycorporate.com.au](mailto:reception@adbodycorporate.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: **9**

Plan type and number: **SP210256**

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](http://www.qld.gov.au/buyingbodycorporate).

**The regulation module that applies to this scheme is the:**

**Standard**

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

### Layered arrangements of community titles schemes

A layered arrangement is a grouping of community titles schemes, made up of a principal scheme and one or more subsidiary schemes. Find more information at [www.qld.gov.au/buyingbodycorporate](http://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](http://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: **100**

## Interest schedule

Interest schedule lot entitlement for the lot: **10**

Total interest schedule lot entitlements for all lots: **100**

## Statement of accounts

The most recent statement of accounts prepared by the body corporate for the notice of the annual general meeting for the scheme is given with this certificate.

## Owner contributions (levies)

The contributions (levies) paid by each lot owner towards body corporate expenses is determined by the budgets approved at the annual general meeting of the body corporate.

You need to pay contributions to the body corporate's administrative fund for recurrent spending and the sinking fund for capital and non-recurrent spending.

If the Commercial Module applies to the community titles scheme, there may also be a promotion fund that owners of lots have agreed to make payments to.

**WARNING: You may have to pay a special contribution if a liability arises for which no or inadequate provision has been made in the body corporate budgets.**

The contributions payable by the owner of the lot that this certificate relates to are listed over the page.

## Body corporate debts

**If any contributions or other body corporate debt (including penalties or reasonably incurred recovery costs) owing in relation to the lot are not paid before you become the owner of the property, YOU WILL BE LIABLE TO PAY THEM TO THE BODY CORPORATE.** Before signing the contract, you should make sure that the contract addresses this or provides for an appropriate adjustment at settlement.

## Owner contributions and amounts owing

### Administrative fund contributions

Total amount of contributions (before any discount) for lot **9** for the current financial year: \$ **2,200.00**

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

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

Monthly penalty for overdue contributions (if applicable): **0.00** %

Period	Due date	Amount due	Amount due if discount applied	Paid
01/12/24 to 28/02/25	01/12/24	500.00	500.00	29/10/24
01/03/25 to 31/05/25	01/03/25	500.00	500.00	28/01/25
01/06/25 to 31/08/25	01/06/25	600.00	600.00	28/04/25
01/09/25 to 30/11/25	01/09/25	600.00	600.00	29/07/25
01/12/25****28/02/26	01/12/25	550.00	550.00	31/10/25
01/03/26****31/05/26	01/03/26	550.00	550.00	

Amount overdue **(\$603.00)**Amount Unpaid including amounts billed not yet due **(\$603.00)****Sinking fund contributions**Total amount of contributions (before any discount) for lot **9** for the current financial year: \$ **1,200.00**Number of instalments: **4** (outlined below)Discount for on-time payments (if applicable): **0** %Monthly penalty for overdue contributions (if applicable): **0.00** %

Period	Due date	Amount due	Amount due if discount applied	Paid
01/12/24 to 28/02/25	01/12/24	300.00	300.00	29/10/24
01/03/25 to 31/05/25	01/03/25	300.00	300.00	28/01/25
01/06/25 to 31/08/25	01/06/25	300.00	300.00	28/04/25
01/09/25 to 30/11/25	01/09/25	300.00	300.00	22/08/25
01/12/25****28/02/26	01/12/25	300.00	300.00	31/10/25
01/03/26****31/05/26	01/03/26	300.00	300.00	

Amount overdue **Nil**Amount Unpaid including amounts billed not yet due **Nil****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): **0.00** %

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): **0.00** %

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 amounts payable by the lot owner**

Purpose

Fund

Amount

Due date

Amount

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		<b>(\$603.00)</b>
Special contributions		<b>Nil</b>
Other contributions		<b>Nil</b>
Other payments		<b>Nil</b>
Penalties		<b>Nil</b>
Total amount overdue	(Total Amount Unpaid including not yet due (\$603.00))	<b>(\$603.00)</b>

(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](http://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): \$ 127,245.36**

### Improvements to common property the lot owner is responsible for

A lot owner may make improvements to the common property for the benefit of their lot if authorised by the body corporate or under an exclusive use by-law. The owner of the lot is usually responsible for maintenance of these improvements, unless the body corporate authorises an alternative maintenance arrangement or it is specified in the relevant by-law.

**There are no authorised improvements to the common property that the owner is responsible for maintaining in good condition**

### Body corporate assets

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

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

## Insurance

The body corporate must insure the common property and assets for full replacement value and public risk. The body corporate must insure, for full replacement value, the following buildings where the lots in the scheme are created:

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

### Body corporate insurance policies

Details of each current insurance policy held by the body corporate including, for each policy, are given with this certificate.

TYPE/COMPANY	POLICY NO.	SUM INSURED	PREMIUM	DUE DATE	EXCESS
WORKCOVER POLICY WorkCover QLD	WBA090107197		200.00	30/06/26	
BUILDING HUTCH UNDERWRITING	HRS11210703	5,297,250.00	9,344.95	01/12/26	See Policy
PUBLIC LIABILITY HUTCH UNDERWRITING	HRS11210703	20,000,000.00		01/12/26	See Policy
COMMON CONTENTS HUTCH UNDERWRITING	HRS11210703	52,972.00		01/12/26	See Policy
OFFICE BEARERS HUTCH UNDERWRITING	HRS11210703	1,000,000.00		01/12/26	See Policy
LOT OWNER'S FIXTURES HUTCH UNDERWRITING	HRS11210703	529,725.00		01/12/26	See Policy
VOLUNTARY WORKERS HUTCH UNDERWRITING	HRS11210703	\$200,000.00 / \$2,000.00		01/12/26	See Policy
FIDELITY GUARANTEE HUTCH UNDERWRITING	HRS11210703	100,000.00		01/12/26	See Policy
LOSS OF RENT HUTCH UNDERWRITING	HRS11210703	794,588.00		01/12/26	See Policy
GOV'T. AUDIT COSTS HUTCH UNDERWRITING	HRS11210703	25,000.00		01/12/26	See Policy



## 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
APPEAL EXPENSES HUTCH UNDERWRITING	HRS11210703	100,000.00		01/12/26	See Policy
BUILDING CATASTROPHE HUTCH UNDERWRITING	HRS11210703	1,589,175.00		01/12/26	See Policy
FLOOD HUTCH UNDERWRITING	HRS11210703	Insured		01/12/26	See Policy
LEGAL EXPENSES HUTCH UNDERWRITING	HRS11210703	50,000.00		01/12/26	See Policy
CYBER HUTCH UNDERWRITING	HRS11210703	10,000.00		01/12/26	See Policy

## 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](http://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](http://www.qld.gov.au/buyingbodycorporate)

## Contracts and authorisations

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

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

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

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

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

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

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

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

**No**

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

**No**

### Embedded network electricity supply

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

**No**

More information about embedded networks in community titles schemes is available from [www.qld.gov.au/buyingbodycorporate](http://www.qld.gov.au/buyingbodycorporate).

## Body corporate authority


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

**Name/s** AD Body Corporate Management

**Positions/s held** Body Corporate Manager

**Date** 08/01/2026

**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

# Equa CTS 39492

50 Ferndale Street Annerley Qld 4103

## BALANCE SHEET

AS AT 08 JANUARY 2026

	ACTUAL 08/01/2026	ACTUAL 30/11/2025
<b><u>OWNERS' FUNDS</u></b>		
Administrative Fund	(7,424.05)	(2,362.25)
Sinking Fund	127,245.36	124,245.36
<b><u>TOTAL</u></b>	<b><u>\$ 119,821.31</u></b>	<b><u>\$ 121,883.11</u></b>
<b><u>THESE FUNDS ARE REPRESENTED BY</u></b>		
<b><u>CURRENT ASSETS</u></b>		
Cash At Bank	96,752.04	103,103.84
Levies In Arrears	850.00	0.00
Other Arrears	38.50	0.00
Boq 23362311	23,664.27	23,664.27
Prepaid Expenses	0.00	200.00
<b><u>TOTAL ASSETS</u></b>	<b><u>121,304.81</u></b>	<b><u>126,968.11</u></b>
<b><u>LIABILITIES</u></b>		
Accrued Expenses	0.00	532.00
Levies In Advance	1,483.50	4,553.00
<b><u>TOTAL LIABILITIES</u></b>	<b><u>1,483.50</u></b>	<b><u>5,085.00</u></b>
<b><u>NET ASSETS</u></b>	<b><u>\$ 119,821.31</u></b>	<b><u>\$ 121,883.11</u></b>

# Equa CTS 39492

50 Ferndale Street Annerley Qld 4103

## STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 DECEMBER 2025 TO 08 JANUARY 2026

	ACTUAL 01/12/25-08/01/26	BUDGET 01/12/25-30/11/26	ACTUAL 01/12/24-30/11/25
<b><u>ADMINISTRATIVE FUND</u></b>			
<b><u>INCOME</u></b>			
Levies - Administrative Fund	5,500.00	26,000.00	22,000.00
<b><u>TOTAL ADMIN. FUND INCOME</u></b>	<b>5,500.00</b>	<b>26,000.00</b>	<b>22,000.00</b>
<b><u>EXPENDITURE - ADMIN. FUND</u></b>			
Archiving Fees	16.50	99.00	99.00
Audit Fees	(70.00)	0.00	829.00
Stratapay Trans/Svce	6.65	80.00	53.20
B C Admin - Contract Services	435.40	2,716.89	2,612.40
B C Admin - Other Services	135.30	1,600.00	1,993.46
Electricity	0.00	350.00	0.00
Fire Control Expenses	0.00	800.00	811.26
Income Tax	0.00	160.00	161.76
Income Tax Return Fee	0.00	176.00	176.00
Insurance	9,344.95	9,344.95	9,284.58
Insurance - Workcover	200.00	277.00	277.00
Maint. Report & Safety Audit	0.00	900.00	900.00
Meetings	0.00	99.00	665.50
Pest Control	0.00	311.00	300.00
Disbursement Fee	167.20	1,064.52	1,003.20
Rep & Maint - Electrical	0.00	220.00	0.00
Rep & Maint - Gardens& Grounds	280.00	3,500.00	3,320.00
Stratamax Fee	45.80	275.00	274.80
Work Order Fees	0.00	550.00	1,023.00
<b><u>TOTAL ADMIN. EXPENDITURE</u></b>	<b>10,561.80</b>	<b>22,523.36</b>	<b>23,784.16</b>
<b><u>SURPLUS / (DEFICIT)</u></b>	<b><u>\$ (5,061.80)</u></b>	<b><u>\$ 3,476.64</u></b>	<b><u>\$ (1,784.16)</u></b>
Opening Admin. Balance	(2,362.25)	(2,362.25)	(578.09)
<b><u>ADMINISTRATIVE FUND BALANCE</u></b>	<b><u>\$ (7,424.05)</u></b>	<b><u>\$ 1,114.39</u></b>	<b><u>\$ (2,362.25)</u></b>

# Equa CTS 39492

50 Ferndale Street Annerley Qld 4103

## STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 DECEMBER 2025 TO 08 JANUARY 2026

	ACTUAL	BUDGET	ACTUAL
	01/12/25-08/01/26	01/12/25-30/11/26	01/12/24-30/11/25
<b><u>SINKING FUND</u></b>			
<b><u>INCOME</u></b>			
Levies - Sinking Fund	3,000.00	12,000.00	12,000.00
Interest Received	0.00	0.00	408.91
<b><u>TOTAL SINKING FUND INCOME</u></b>	<b>3,000.00</b>	<b>12,000.00</b>	<b>12,408.91</b>
<b><u>EXPENDITURE - SINKING FUND</u></b>			
Rep & Maint - Building	0.00	5,500.00	2,068.00
Rep & Maint - Roof	0.00	4,100.00	715.00
Painting - External	0.00	113,100.00	0.00
Clean Gutters	0.00	1,100.00	0.00
Fire Control Expenses	0.00	0.00	601.70
<b><u>TOTAL SINK. FUND EXPENDITURE</u></b>	<b>0.00</b>	<b>123,800.00</b>	<b>3,384.70</b>
<b><u>SURPLUS / (DEFICIT)</u></b>	<b>\$ 3,000.00</b>	<b>\$ (111,800.00)</b>	<b>\$ 9,024.21</b>
Opening Sinking Fund Balance	124,245.36	124,245.36	115,221.15
<b><u>SINKING FUND BALANCE</u></b>	<b>\$ 127,245.36</b>	<b>\$ 12,445.36</b>	<b>\$ 124,245.36</b>



**AD BODY CORPORATE**  
MANAGERS & CONSULTANTS

A.B.N. 70 010 452 212  
P: 07 3366 0600  
E: reception@adbodycorporate.com.au  
26 Brookes Street, Bowen Hills QLD 4006

# EQUA CTS 39492

ABN 20 217 618 160

## STATEMENT

Transfer Date:  
11/01/21

SEARCH X  
GPO Box 2199  
BRISBANE QLD 4001

Statement Period			
01 Dec 24 to 08 Jan 26			
A/c No	9	Lot No	9
Page Number	1	Unit No	9

Last Certificate Issued: 28/01/21

Date	Type	Details	Reference	Debit	Credit	Balance
01/12/24	Administrative Fund	Brought forward	I0001348	500.00		-1,373.00
01/12/24	Sinking Fund	01/12/24 to 28/02/25	I0001358	300.00		-873.00
13/12/24	Receipt	Administrative Fund	R0000717		150.00	-723.00
19/12/24	Other	EGM Meetings	M0000087	110.00		-613.00
30/12/24	Receipt	Administrative Fund	R0000719		40.00	-653.00
30/12/24	Receipt	Other	RA000719		110.00	-763.00
10/01/25	Receipt	Administrative Fund	R0000720		150.00	-913.00
24/01/25	Receipt	Administrative Fund	R0000721		150.00	-1,063.00
28/01/25	Administrative Fund	01/03/25 to 31/05/25	I0001368	500.00		-563.00
28/01/25	Sinking Fund	01/03/25 to 31/05/25	I0001378	300.00		-263.00
06/02/25	Receipt	Administrative Fund	R0000725		100.00	-363.00
21/02/25	Receipt	Administrative Fund	R0000729		150.00	-513.00
07/03/25	Receipt	Administrative Fund	R0000732		150.00	-663.00
21/03/25	Receipt	Administrative Fund	R0000734		150.00	-813.00
03/04/25	Receipt	Administrative Fund	R0000735		150.00	-963.00
16/04/25	Receipt	Administrative Fund	R0000736		150.00	-1,113.00
28/04/25	Administrative Fund	01/06/25 to 31/08/25	I0001388	600.00		-513.00
More details on next page...				\$4,360.00	\$4,963.00	(\$603.00)
Over 90 Days	90 Days	60 Days	30 Days	Current	BALANCE DUE: (\$603.00)	
0.00	0.00	0.00	0.00	-603.00	Date Paid	Amount Paid

### Payment Options

	Tel: 1300 552 311 Ref: 1336 5531 8	Telephone: Call this number to pay by credit card. International: +613 8648 0158 (charges apply).	
	www.stratamax.com.au Ref: 1336 5531 8	Internet: Make credit card payments online (charges apply). Visit www.stratamax.com.au	
	www.stratapay.com/ddr Ref: 1336 5531 8	Direct Debit: Make auto payments from your credit card* or bank account. Visit stratapay.com/ddr to register *Credit card charges apply.	
	Bill Code: 74625 Ref: 1336 5531 8	BPay: Contact your participating financial institution to make a payment from your cheque or savings account using BPay. BPAY® Registered to BPAY Pty Ltd ABN 69 079 137 518	
	Billpay Code: 3599 Ref: 1336 5531 8	In Person: Present this bill in store at Australia Post to make cheque or EFTPOS payments.	
	Make cheque payable to: StrataPay 1336 5531 8	Mail: Send cheque with this slip by mail to: StrataPay, Locked Bag 9 GCMC, Bundall Qld 9726 Australia	
	BSB: 067-970 Acct No: 1336 5531 8 (Applies to this bill only)	Internet Banking - EFT: Use this BSB and Account Number to pay directly from your bank account in Australian Dollars (AUD). Account Name: StrataPay Bank: CBA, Sydney, Australia.	



StrataPay Reference

**1336 5531 8**

Amount

**\$0.00**

Due Date

**08 Jan 26**

AD BODY CORP MANAGEMENT P/L  
39492/02100009 Lot 9/9

SEARCH X  
GPO Box 2199  
BRISBANE QLD 4001



\*3599 133655318

All payments made through StrataPay payment options are subject to User Terms and Conditions available at www.stratapay.com or by calling 1300 135 610 or email info@stratapay.com. By using the payment options provided by StrataPay you are taken to have read and understood these User Terms and Conditions prior to using StrataPay. Credit card acceptance is subject to notation above. Additional charges may apply.



**EQUA CTS 39492**

ABN 20 217 618 160

**STATEMENT**

SEARCH X  
GPO Box 2199  
BRISBANE QLD 4001

Statement Period  
01 Dec 24 to 08 Jan 26  
A/c No 9 Lot No 9  
Page Number 2

Last Certificate Issued: 28/01/21 Transfer Date: 11/01/21

Date	Type	Details	Reference	Debit	Credit	Balance
28/04/25	Sinking Fund	01/06/25 to 31/08/25	I0001398	\$300.00		(\$213.00)
16/05/25	Receipt	Administrative Fund	R0000742		\$100.00	(\$313.00)
13/06/25	Receipt	Administrative Fund	R0000748		\$100.00	(\$413.00)
11/07/25	Receipt	Administrative Fund	R0000749		\$100.00	(\$513.00)
25/07/25	Receipt	Administrative Fund	R0000750		\$100.00	(\$613.00)
29/07/25	Administrative Fund	01/09/25 to 30/11/25	I0001408	\$600.00		(\$13.00)
29/07/25	Sinking Fund	01/09/25 to 30/11/25	I0001418	\$300.00		\$287.00
08/08/25	Receipt	Sinking Fund	R0000753		\$150.00	\$137.00
22/08/25	Receipt	Administrative Fund	R0000757		\$13.00	\$124.00
22/08/25	Receipt	Sinking Fund	RA000757		\$137.00	(\$13.00)
05/09/25	Receipt	Administrative Fund	R0000762		\$150.00	(\$163.00)
17/10/25	Receipt	Administrative Fund	R0000763		\$150.00	(\$313.00)
28/10/25	Administrative Fund	01/12/25 to 28/02/26	I0001428	\$550.00		\$237.00
28/10/25	Sinking Fund	01/12/25 to 28/02/26	I0001438	\$300.00		\$537.00
31/10/25	Receipt	Administrative Fund	R0000764		\$240.00	\$297.00
31/10/25	Receipt	Sinking Fund	RA000764		\$300.00	(\$3.00)
14/11/25	Receipt	Administrative Fund	R0000768		\$150.00	(\$153.00)
28/11/25	Receipt	Administrative Fund	R0000770		\$150.00	(\$303.00)
12/12/25	Receipt	Administrative Fund	R0000772		\$150.00	(\$453.00)
30/12/25	Receipt	Administrative Fund	R0000776		\$150.00	(\$603.00)
				\$4,360.00	\$4,963.00	(\$603.00)



## EQUA CTS 39492

### INSURANCE DETAILS

08 January 2026

<u>Type</u>	<u>Insurer</u>	<u>Policy No</u>	<u>Sum Insured</u>	<u>Due Date</u>
WORKCOVER POLICY	Workcover Qld	WBA090107197		30/06/26
BUILDING	Hutch Underwriting	HRS11210703	\$5,297,250.00	01/12/26
PUBLIC LIABILITY	Hutch Underwriting	HRS11210703	\$20,000,000.00	01/12/26
COMMON CONTENTS	Hutch Underwriting	HRS11210703	\$52,972.00	01/12/26
OFFICE BEARERS	Hutch Underwriting	HRS11210703	\$1,000,000.00	01/12/26
LOT OWNER'S FIXTURES	Hutch Underwriting	HRS11210703	\$529,725.00	01/12/26
VOLUNTARY WORKERS	Hutch Underwriting	HRS11210703	\$200,000.00 / \$2,000.00	01/12/26
FIDELITY GUARANTEE	Hutch Underwriting	HRS11210703	\$100,000.00	01/12/26
LOSS OF RENT	Hutch Underwriting	HRS11210703	\$794,588.00	01/12/26
GOV'T. AUDIT COSTS	Hutch Underwriting	HRS11210703	\$25,000.00	01/12/26
APPEAL EXPENSES	Hutch Underwriting	HRS11210703	\$100,000.00	01/12/26
BUILDING CATASTROPHE	Hutch Underwriting	HRS11210703	\$1,589,175.00	01/12/26
FLOOD	Hutch Underwriting	HRS11210703	Insured	01/12/26
LEGAL EXPENSES	Hutch Underwriting	HRS11210703	\$50,000.00	01/12/26
CYBER	Hutch Underwriting	HRS11210703	\$10,000.00	01/12/26



## **IMPORTANT INFORMATION FOR BUYERS**

You are strongly advised to read all the information provided to you by the seller and obtain independent professional legal advice before signing a contract.

The property to which this certificate relates, is part of a Community Titles Scheme regulated under the *Body Corporate and Community Management Act 1997*. Owning a lot (for example, a unit, apartment or townhouse) in a Community Titles Scheme comes with different rights and obligations to those associated with owning a property that is not part of a Community Titles Scheme. This statement contains important information about owning a lot in a Community Titles Scheme, as well as information specific to the lot you are considering buying.

You may rely on this certificate in a claim against the body corporate as conclusive evidence of matters stated in the certificate (other than to the extent to which the certificate contains an error that is reasonably apparent).

### **MEMBERSHIP OF BODY CORPORATE**

Upon becoming the owner of a lot in a Community Titles Scheme, you will:

- Automatically become a member of the body corporate for the scheme and can take part in the management of the scheme;
- Have to pay contributions towards the body corporate's expenses in managing the scheme;
- Have to comply with the body corporate by-laws.
- You must notify the body corporate via a Form 8 that you have become the owner of a lot in the scheme within 1 month.

### **WARNINGS**

- This statement does not include information about –
  - Flooding history
  - Structural soundness of the building or pest infestation
  - Current or historical use of the property
  - Current or historical use of the property
  - Current or past building 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
- You are encouraged to make your own enquiries about these matters prior to signing a contract. You may not be able to terminate the contract if these matters are discovered after you sign.
- No warranty is given that the use of the land is legal. Further information about land use, transport, sewerage and drainage infrastructure, vegetation and flooding may be available from local government.
- If the property is part of a Community Title Scheme, it may be subject to have the benefit of statutory easements under the *Land Titles Act 1994*, which are not required to be disclosed.

### **SELLER STATEMENTS**

Under the Body Corporate and Community Management Act 1997, certain warranties about some aspects of the Community Titles Scheme are implied in a contract for the sale of a lot. If you discover a breach of a warranty before settlement, you may have a right to terminate the contract. The warranties are:

- At the date of the contract there are no latent or patent defects in the common property or the body corporate assets (other than defects arising through fair wear and tear or disclosed in the contract) known to the seller or disclosed in the body corporate records;
- At the date of the contract, there are no actual, contingent or expected liabilities of the body corporate that are not part of the body corporate's normal operating expenses (other than disclosure in the contract) known to the seller or disclosed in the body corporate records;

- At completion of the contract, there are no circumstances known to the seller in relation to the affairs of the body corporate likely to materially prejudice the buyer;
- To the seller's knowledge, there are no other unregistered or statutory easements, covenants or encumbrances affecting the property that will not be released at settlement other than those disclosed with this statement;
- The seller states that written notice is not required under the *Environmental Protection Act 1994*, section 347, 362 or 408, unless notice is given with this statement;
- The seller states that there are no tree orders or applications under the *Neighbourhood Disputes (Dividing Fences and Trees) Act 2011* affecting the property unless notice is given with this statement;
- The seller states that no building work has been carried out by an unlicensed person in the last six years unless a notice under the *Queensland Building and Construction Commission Act 1991*, section 47 is given with this statement;
- No warranties are given about the structural soundness of the building/s or improvements on the property. It is recommended that a buyer engage a licensed building inspector to inspect the building and provide a report;
- If the property is a commercial office building of more than 1000m<sup>2</sup> a Building Energy Efficiency Certificate is available on the Building Energy Efficiency Register;
- To the seller's knowledge, there are no current orders, notices or transport infrastructure proposals affecting the land issued by a State or local government or other relevant authority that may affect the title to or use of the land after settlement, except as disclosed in this statement.

#### SHORT TERM LETTING IN COMMUNITY TITLES SCHEMES

The lawful use of a lot, including whether a lot can be used for short-term letting, is determined by the relevant local government under the applicable planning laws, instruments and documents. You may wish to seek advice from the relevant local government authority or your solicitor about the permitted lawful use of the lot, including whether the permitted lawful use may subsequently change.

It is possible that lots in the Community Titles Scheme are currently being used (or will in future be used) lawfully or unlawfully for short-term or transient accommodation (for example, by being advertised on AirBNB).

Relevant planning and development documents can be obtained from the relevant local government. 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.

#### OBTAINING FURTHER INFORMATION

You are strongly advised to conduct a search of the body corporate records for the Community Titles Scheme which the property you are buying is part of. A search of the body corporate records, including financial records and statements; minutes of body corporate general meetings and committee meetings; and correspondence sent and received by the body corporate, can provide important information about the scheme that is not included in this certificate, such as:

- Disputes relating to the Community Titles Scheme;
- The need for major body corporate expenditure in the future;
- Any legal action the body corporate may be involved in;
- Orders made against the body corporate, or in relation to the scheme, by a judicial or administrative authority.

To search the body corporate records, contact the person responsible for keeping the body corporate records.

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

## GENERAL REQUEST

Duty Imprint

FORM 14 Version 4  
Page 1 of 13



712128394

\$120.50

23/12/2008 10:19

BE 460

## 1. Nature of request

Request to record first community management  
statement for Equa Community Titles Scheme

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

Horrocks Solicitors  
PO Box 15929  
City East  
Brisbane 4002  
Email:  
Ph: 30132300  
Ref:

Lodger  
Code

240

## 2. Lot on Plan Description

Lot 2 RP 42125

## County

Stanley

## Parish

Yeerongpilly

## Title Reference

11646153

## 3. Registered Proprietor/State Lessee

CBD Land Pty Ltd A.C.N. 099 341 714

## 4. Interest

fee simple

## 5. Applicant

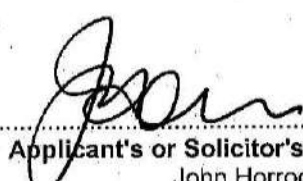
CBD Land Pty Ltd A.C.N. 099 341 714

## 6. Request

I hereby request that: the First CMS deposited herewith be recorded as the community management statement for Equa community titles scheme and that PO Box 355 FORTITUDE VALLEY QLD 4006 be recorded as the address for service of the body corporate for the scheme

## 7. Execution by applicant

23 12 08  
Execution Date

  
Applicant's or Solicitor's Signature  
John Horrocks, Solicitor

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

39492

CMS LABEL NUMBER

This statement incorporates and must  
include the following:

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

1. Name of community titles scheme

"Equa"

Equa Community Titles Scheme

2. Regulation module

Standard Schemes Module

3. Name of body corporate

Body Corporate for "Equa" Community Title Scheme

4. Scheme land

Lot on Plan Description	County	Parish	Title Reference
Common Property of Equa Community Title Scheme			
Lot 1 on SP 210256	Stanley	Yeerongpilly	To Issue from 11646153
Lot 2 on SP 210256	Stanley	Yeerongpilly	To Issue from 11646153
Lot 3 on SP 210256	Stanley	Yeerongpilly	To Issue from 11646153
Lot 4 on SP 210256	Stanley	Yeerongpilly	To Issue from 11646153
Lot 5 on SP 210256	Stanley	Yeerongpilly	To Issue from 11646153
Lot 6 on SP 210256	Stanley	Yeerongpilly	To Issue from 11646153
Lot 7 on SP 210256	Stanley	Yeerongpilly	To Issue from 11646153
Lot 8 on SP 210256	Stanley	Yeerongpilly	To Issue from 11646153
Lot 9 on SP 210256	Stanley	Yeerongpilly	To Issue from 11646153
Lot 10 on SP 210256	Stanley	Yeerongpilly	To Issue from 11646153

5. #Name and address of original owner

CBD LAND PTY LTD ACN 099 341 714  
PO Box 355  
FORTITUDE VALLEY QLD 4006

6. Reference to plan lodged with this statement

Survey Plan 210256

# first community management statement only

7. Local Government community management statement notation

JENNIFER KANSLER, SENIOR URBAN PLANNER  
BRISBANE CITY COUNCIL

signed

name and designation

name of Local Government

8. Execution by original owner/Consent of body corporate

12/12/08  
Execution Date

H. KANSLER D.R.

COMMON SEAL  
CBD LAND Pty Ltd A.C.N 099 341 714

\*Execution

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

Privacy Statement

Collection of 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 A SCHEDULE OF LOT ENTITLEMENTS**

Lot on Plan	Contribution	Interest
Lot 1 on SP 210256	10	10
Lot 2 on SP 210256	10	10
Lot 3 on SP 210256	10	10
Lot 4 on SP 210256	10	10
Lot 5 on SP 210256	10	10
Lot 6 on SP 210256	10	10
Lot 7 on SP 210256	10	10
Lot 8 on SP 210256	10	10
Lot 9 on SP 210256	10	10
Lot 10 on SP 210256	10	10
<b>TOTALS</b>	<b>100</b>	<b>100</b>

**SCHEDULE B EXPLANATION OF THE DEVELOPMENT OF SCHEME LAND**

Not Applicable.

**SCHEDULE C BY-LAWS****1. DEFINITIONS**

**Act** means the *Body Corporate and Community Management Act 1997*.

**Invitee** means any person on the scheme land with the permission of an Occupier.

**Occupier** means an owner of a lot, a tenant of a lot, a licensee of a lot, or any person resident in a lot.

Words and phrases defined in the *Body Corporate and Community Management Act 1997* have the same meaning in this document unless the context indicates otherwise.

**2. INTERPRETATION**

Unless expressed to the contrary:

(a) words importing:

(i) the singular include the plural and vice versa;

(ii) any gender include the other genders;

(b) if a word or phrase is defined, cognate words and phrases have corresponding definitions;

## (c) a reference to:

- (i) a person includes a firm, association, trust, partnership, body, instrumentality or entity whether incorporated or not, corporation and a government or statutory body or authority;
- (ii) a person includes legal personal representatives, successors, substitutes and permitted assigns;
- (iii) a statute, ordinance, code or other law includes regulations and other statutory instruments under it and consolidations, amendments, re-enactments and replacements of any of them;
- (iv) a right includes a benefit, remedy, discretion, authority or power;
- (v) an obligation includes a warranty or representation and a reference to a failure to observe or perform an obligation includes a breach of warranty or representation;
- (vi) writing includes any mode of representing or reproducing words in tangible and permanently visible form and includes facsimile transmissions;
- (vii) any thing is a reference to the whole or any part of it and any reference to a group of things or persons is a reference to any one or more of them;
- (viii) an obligation on the part or for the benefit of two or more persons will be deemed to bind or benefit as the case may be, them jointly and each of them severally;

(d) headings are included for convenience only and do not affect the interpretation of these by-laws;

(e) in interpreting these by-laws, no rules of construction will apply to the disadvantage of a party because that party was responsible for the drafting of these by-laws or any part of them.

### 3. NOISE

- (a) An Occupier must not create any noise likely to interfere with the peaceful enjoyment of any person lawfully on another lot or the common property.
- (b) Occupiers leaving or returning to a lot late at night or early in the morning must do so with minimum noise.
- (c) Invitees leaving after 11.00 pm must be requested by the Occupier of the lot to leave quietly.
- (d) An Occupier must take all necessary steps (e.g. by closing all doors, windows and curtains) to minimise annoyance to other Occupiers and Invitees caused by unavoidable noise.

### 4. VEHICLES

- (a) The Occupier of a lot must not, without the body corporate's written approval:
  - (i) park a vehicle, or allow a vehicle to stand, on the common property; or
  - (ii) 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 visitors vehicles.
- (b) An approval under clause 4(a) must state the period for which it is given, with the exception of designated visitor parking.
- (c) However, the body corporate may cancel the approval by giving seven (7) days written notice to the Occupier, with the exception of designated visitor parking.



**5. OBSTRUCTION/NUISANCE**

- (a) An Occupier must not obstruct the lawful use of the common property by any other person.
- (b) An Occupier must not cause a nuisance or act in such a way so as to interfere with the peaceful enjoyment of any person lawfully on another lot or using the common property.

**6. DEPOSITING RUBBISH, ETC. ON THE COMMON PROPERTY**

An Occupier must not deposit or throw upon the common property or any other lot any rubbish, dirt, dust or any other material likely to interfere with the peaceful enjoyment of a person lawfully on another lot or using the common property.

**7. GARBAGE DISPOSAL**

- (a) Unless the body corporate provides some other method of garage disposal, the Occupier must keep a receptacle for garbage in a clean and dry condition in the garage contained on the lot or on a part of the common property designated by the body corporate for that purpose.
- (b) The Occupier must:
  - (i) comply with all local government laws about the disposal of garbage; and
  - (ii) ensure that in disposing garbage, the Occupier does not adversely affect the hygiene, health or comfort of other Occupiers.

**8. DAMAGE TO LAWNS ETC. ON COMMON PROPERTY**

An Occupier must not without the body corporate committee's written consent:

- (a) damage any lawn, garden, tree, shrub, plant or flower growing on the common property; or
- (b) use any part of the common property as a garden.

**9. DAMAGE TO COMMON PROPERTY**

- (a) An Occupier must not (without the body corporate committee's written consent) mark, paint, drive nails, screws or other objects into, or otherwise damage or deface any structure that forms part of the common property.
- (b) This by-law does not prevent an Occupier (or person authorised by an Occupier) from installing:
  - (i) any lock or other safety device to protect a lot against intruders; or
  - (ii) any screen or other device to prevent the entry of animals or insects upon a lot;

provided the device or screen is soundly built and is consistent with the colour, style and materials of the building and is maintained in a state of good and serviceable repair by the Occupier.

**10. ALTERATIONS TO LOT**

- (a) An Occupier must not (without the prior written consent of the body corporate committee and/or written approval of the local authority) alter the external appearance of a lot or make any structural alterations to a lot.
- (b) An alteration to the external appearance of a lot or a structural alteration to a lot includes but is not limited to the erection of external blinds, awnings, pergolas, external aerials, changes to utility infrastructure (including gas, water or electrical installations), the installation of an air-conditioning unit.

**11. WINDOW COVERINGS**

An Occupier must not have any window covering (including curtains, blinds, venetians or roller shades) visible from outside the lot unless the window coverings have a neutral backing or the body corporate committee has approved the design in writing.

**12. APPEARANCE OF LOT**

An Occupier must not (without the prior written consent of the body corporate committee) paint, affix or display any sign, advertisement, notice, poster, placard, banner, pamphlet or similar article or hang any washing, towels, clothing, bedding or other articles (except on any clothes lines provided for the purpose of hanging laundry) on any lot or common property in such a way as to be visible from another lot, the common property or outside the scheme land. Provided however while the original owner remains an Occupier of any lot, the original owner may affix or display any sign, advertisement or notice for the purpose of offering any lot for sale or lease.

**13. MAINTENANCE OF LOTS**

Every Occupier is responsible for the interior maintenance and decoration of its lot and must ensure that each lot is kept and maintained so as not to allow infestation by vermin or insects or to be offensive in appearance to other Occupiers. Windows must be kept clean and any broken windows must be promptly replaced (with glass of a similar standard) by the Occupier of the lot (at their expense).

**14. STORAGE OF FLAMMABLE LIQUIDS ETC.**

An Occupier must not (without the body corporate committee's prior written consent) bring on to, or store in a lot or on the common property anything which would increase the rate of fire insurance on the lot or the scheme land or which may conflict with any insurance policy upon the scheme land or the laws/regulations relating to fires or the regulations or ordinances of any public authority.

**15. KEEPING ANIMALS**

- (a) Subject to section 143 of the Act, an Occupier must not without the body corporate committee's prior written consent:
  - (i) bring or keep any animal (including birds, fish, insects, reptiles, livestock, cats, dogs or poultry) on a lot or the common property; or
  - (ii) permit an Invitee to bring or keep an animal (including birds, fish, insects, reptiles, livestock, cats, dogs or poultry) on any lot or the common property.
- (b) Any consent of the body corporate committee may be:
  - (i) given on conditions; and
  - (ii) withdrawn at any time.

**16. BEHAVIOUR OF INVITEES**

- (a) Occupiers must take all reasonable steps to ensure their Invitees do not behave in a manner likely to interfere with the peaceful enjoyment of a person lawfully on another lot or the common property or in a way that is likely to result in a breach of these by-laws.
- (b) Occupiers will be liable to compensate the body corporate for all damage to the common property caused by their Invitees.

**17. USE OF LOTS**

Each lot must be used for residential purposes only and not for any illegal, unlawful or immoral purpose or for any purpose, which may interfere with the peaceful enjoyment of a person lawfully on another lot or the common property.



**18. RECOVERY BY BODY CORPORATE**

Where the body corporate spends money to repair damage caused by a breach of the Act or of these by-laws by any Occupier or Invitee then the body corporate is entitled to recover (from the owner of the lot from which the Occupier or Invitee came) the amount spent as a debt in any court action.

**19. RECOVERY OF COSTS**

An Occupier must pay on demand (to the body corporate) the body corporate's costs and expenses (including legal costs calculated on a solicitor and own client basis) of and incidental to:

- (a) the recovery of levies or any other money the body corporate is entitled to receive from the Occupier; and
- (b) all proceedings, including legal proceedings, taken against the Occupier (and concluded in favour of the body corporate) including, but not limited to, applications for an order by the commissioner.

These amounts are recoverable by the body corporate as a liquidated debt.

**20. EXCLUSIVE USE - COURTYARDS / GARDENS**

- (a) The owner of each lot is granted the exclusive use of that part of the common property for the purpose of a courtyard/garden as identified in Schedule E and on the attached sketch plan marked "A". Each owner to whom exclusive use of a courtyard/garden has been granted pursuant to this by-law shall use the courtyard/gardens for recreational purposes only and shall be responsible for keeping the courtyard/garden in a clean and tidy condition and shall also be responsible for the repair, maintenance and replacement of the courtyard/garden.

**21. POST BOXES**

An Occupier must regularly clear their post box.

**22. FURTHER DUTIES OF OCCUPIERS**

An Occupier must:

- (a) give to the body corporate committee prompt notice of any accident to or defect in the mains, pipes, wires, cables or ducts which form part of the water, sewerage, drainage, gas, electricity and telephone system or service or any other system or service of the building and must allow the body corporate full authority by its agents or servants to examine or make repairs or renovations which are deemed necessary for the safety and preservation of the building;
- (b) permit the body corporate and its servants, agents and contractors at all reasonable times on one day's notice (except in case of an emergency when no notice will be required) to enter a lot for the purpose of inspecting the interior of the lot and testing or carrying out works or effecting repairs on mains, pipes, wires, cables or ducts which form part of the water, sewerage, drainage, gas, electricity and telephone system or service or any other system or service of the building or for the purpose of ensuring that these by-laws are being observed. The body corporate in exercising this power must ensure its servants, agents and contractors cause as little inconvenience as is reasonable in the circumstances;
- (c) carry out all work that may be ordered by any competent public or local authority other than work that is for the building generally;
- (d) give to the body corporate committee prompt notice of any defect in the common property or any body corporate assets;

- (e) in the event of any infectious disease occurring on any lot and which requires notification by any statute, regulation or ordinance, the Occupier must give written notice and other required information to the body corporate committee and must pay to the body corporate any expenses incurred by the body corporate in disinfecting the lot and the other parts of the building and replacing any articles or things the destruction of which may be rendered necessary by such disease;
- (f) observe the terms of any notice displayed on the common property by the body corporate or any statutory authority;
- (g) not permit any auction sale to be conducted on or to take place upon any lot or the common property without the prior written consent of the body corporate committee;
- (h) before moving any heavy furniture, or equipment into or out of any lot give notice to the body corporate committee and must move the same during normal daylight hours and do so with minimum interference to other Occupiers;
- (i) not instruct any contractors or workmen employed by or on behalf of the body corporate;
- (j) if the Occupier wishes to lodge a complaint or application or to bring any matter to the attention of the body corporate committee address the written complaint, application or matter to the secretary of the body corporate or to the body corporate manager;
- (k) not use any water closets, conveniences and other water apparatus including waste pipes and drains installed in any lot and/or the common property for any purpose other than for which they were constructed and must not deposit any sweepings, rubbish or other unsuitable substances into these fixtures; and
- (l) not waste water and must ensure that all water taps in a lot or on the common property are turned off after use.

## **23. APPROVALS BY BODY CORPORATE COMMITTEE**

Any approval given by the body corporate committee is valid for the period stated in the approval or until such time as the approval is cancelled by the body corporate committee.

## **24. DISPLAY OF BY-LAWS**

A copy of these by-laws must be exhibited in a prominent place in any lot that is not occupied by the owner of the lot.

## **25. BALCONY AND TERRACE AREAS**

All balconies and terraces forming part of the Lots must remain unenclosed, with no shutters, glazing, louvers or similar permanent structures other than those which may be approved by the Brisbane City Council and which are consistent with the relevant Brisbane City Plan 2000 – Residential Code (or the successors to that document).

## **26. GARDENING**

- (a) The Body Corporate will ensure a Gardener attends to the property (common and exclusive areas and street footpath) every fortnight in spring/summer and monthly in winter/autumn. This includes mowing, weeding, trimming and general tidy.

## **27. TERMITE INSPECTIONS**

The Body Corporate will ensure inspections are undertaken for each lot by a qualified Termite Professional, on periodic time frames and in accordance with any Warranty on Termite Protection products.

**28. COUNCIL APPROVAL**

The Development is to be maintained in accordance with Brisbane City Council Approval Number A001810037 including the following Conditions of Approval:

Approval Condition 8

## Community Management Statement

Any Community Management Statement for this site is to contain the following requirements:

- (a) All balconies and terraces shown on the approved drawings and documents, are to remain unenclosed with no shutters, glazing, louvers or similar permanent structures other than those consistent with the Brisbane City Plan 2000 – "Residential Design – Lot Density, Character and Low-medium Density Code" and clearly depicted on the Approved Drawings and Documents.
- (b) The driveway, associated landscaping and vehicle turning areas as shown on the approved plan(s) of layout shall form part of the common property and shall not be designated for the exclusive use of any dwelling unit.
- (c) Provision on site for four (4) visitors' car parking spaces that are to remain available for use at all times by bona-fide visitors, guests or invitees of the tenants of all units, and are not included within an exclusive use area or lot entitlement.
- (d) Directional visitors' parking signage at the vehicle entrance to the site adjacent to or clearly visible from the vehicle entrance to the site.
- (e) Visitors' car parking bays are not to be fitted with a roller door, gate or similar device preventing access to visitor parking bays.
- (f) No gates or similar devices are to be placed at the vehicle entry of the development preventing vehicle access to the site.
- (g) A suitable lighting system to operate from dusk to dawn for the driveway between the vehicle entrance to the site and the visitors' car parking space.
- (h) Maintenance of the acoustic fencing along the western boundary of the site (adjacent to the driveway) and the eastern boundary of the site (adjacent to the visitors' car spaces) as indicated on Site Plan H401-01 B dated 7/6/08.
- (i) Refuse and recyclable bins are to be stored within the individual garages and to be collected from the nominated refuse collection points.
- (j) All sealed traffic areas must be cleaned as necessary to prevent emissions of particulate matter.
- (k) Maintain the acoustic damping of any metal grills, metal plates or similar which are subject to vehicular traffic, so as to prevent environmental nuisance.
- (l) Screening for any externally mounted air conditioning or mechanical plant installations in accordance with the following requirements:
  - (i) No unscreened installations on the proposed development are to be visible from the surrounding sites; and
  - (ii) 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.

Approval Condition 11(b)

## Access to Visitors' Car parking Space(s)

Visitors' car parking bay(s) is/are not to be fitted with a roller door, gate or similar device preventing access to the bay(s).

Approval Condition 11(c)

## Vehicle Access to Site

No gates or similar devices are to be placed at the vehicle entry of the development preventing vehicle access to the site.

Approval Condition 19

## Fixed Screening to Windows and Balconies

'Screens', 'Privacy Screens' or similar, as noted on the Approved Drawings and Documents, are to be: 1) Fixed, external privacy screens or fixed obscure glazing to WINDOWS to a height of no less than 1.50m above the finished floor level. 2) Fixed privacy screens to BALCONIES to a height of no less than 1.80m above the finished floor level of the balconies. The screens are to be solid translucent screens, perforated panels, or trellises that are permanent and durable and have a maximum of 25% openings. Note: The screens may be hinged to facilitate emergency egress only.

Approval Condition 22

## Balconies to Remain Unclosed

All balconies shown on the Approved Drawings and Documents are to remain unenclosed, with no shutters, glazing, louvers or similar fixtures other than those consistent with the relevant residential code in the Brisbane City Plan and clearly depicted on the Approved Drawings and Document.

Approval Condition 24

## Screening to External A/C or Mechanical Plant

Provide screening for any externally mounted air conditioning or mechanical plant installations in accordance with the following requirements:

- No unscreened installations on the proposed development are to be visible from the surrounding sites; and
- Any installations which are required to be located on roof, wall or garden areas are to be appropriately screened or shaped according to the acoustic requirements of this development package and so as to integrate in a complementary manner with the overall design of the roof, wall or garden area in which the installation is to be located.

Approval Condition 36

## Refuse/Recycle Bins – Storage/Kerb Side Collection

The proposed development of ten (10) units is to be serviced by a maximum of twenty (20) wheelie bins – ten (10) general refuse bins and ten (10) recycle bins.

Approval Condition 36(a)

## Storage

Each tenant is required to permanently store one (1) general refuse bin and one (1) recycle bin within their garage.

Approval Condition 36(b)

## Kerbside Collection

The bins are to be transferred by tenants to the kerb side for collection day and retrieved by tenants after collection and returned to their respective garages on the same day.



**SCHEDULE D OTHER DETAILS REQUIRED/PERMITTED TO BE INCLUDED****Statutory Easements and Services Locations Diagrams**

1. The lots affected, or proposed to be affected, by a Statutory Easement, and the type of Statutory Easement are set out in the following table:-

Lot on Plan	Statutory Easement	Services Location Diagram
Lot 1 on SP 210256	Water, phone, stormwater, sewer, power, support/shelter	Attached and marked 'B'
Lot 2 on SP 210256	Water, phone, stormwater, sewer, power, support/shelter	Attached and marked 'B'
Lot 3 on SP 210256	Water, phone, stormwater, sewer, power, support/shelter	Attached and marked 'B'
Lot 4 on SP 210256	Water, phone, stormwater, sewer, power, support/shelter	Attached and marked 'B'
Lot 5 on SP 210256	Water, phone, stormwater, sewer, power, support/shelter	Attached and marked 'B'
Lot 6 on SP 210256	Water, phone, stormwater, sewer, power, support/shelter	Attached and marked 'B'
Lot 7 on SP 210256	Water, phone, stormwater, sewer, power, support/shelter	Attached and marked 'B'
Lot 8 on SP 210256	Water, phone, stormwater, sewer, power, support/shelter	Attached and marked 'B'
Lot 9 on SP 210256	Water, phone, stormwater, sewer, power, support/shelter	Attached and marked 'B'
Lot 10 on SP 210256	Water, phone, stormwater, sewer, power, support/shelter	Attached and marked 'B'
<b>Common Property</b>	<b>Water, phone, stormwater, sewer, power, support/shelter</b>	<b>Attached and marked 'B'</b>

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

Exclusive use of courtyard/garden area.

Lots affected:

Lot	Exclusive Area
Lot 1 on SP 210256	Area 1A & 1B on the attached Plan 'A'
Lot 2 on SP 210256	Area 2A on the attached Plan 'A'
Lot 3 on SP 210256	Area 3A on the attached Plan 'A'
Lot 4 on SP 210256	Area 4A on the attached Plan 'A'
Lot 5 on SP 210256	Area 5A on the attached Plan 'A'
Lot 6 on SP 210256	Area 6A on the attached Plan 'A'
Lot 7 on SP 210256	Area 7A on the attached Plan 'A'
Lot 8 on SP 210256	Area 8A on the attached Plan 'A'
Lot 9 on SP 210256	Area 9A on the attached Plan 'A'
Lot 10 on SP 210256	Area 10A on the attached Plan 'A'

(B)



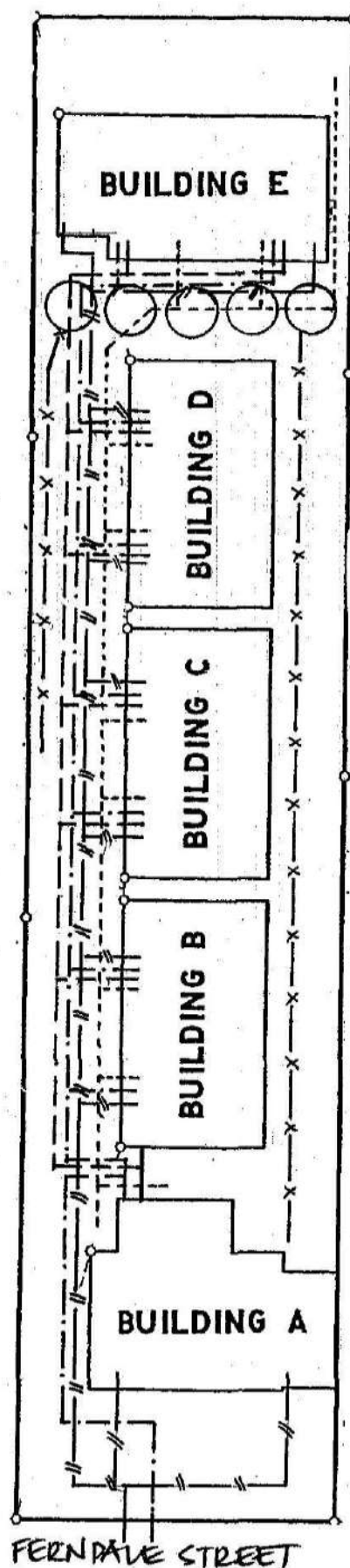
### LEGEND

- PHONE LINES
- POWER
- x-x- STORMWATER
- SEWER
- ||-||- WATER
- SHELTER/SUPPORT

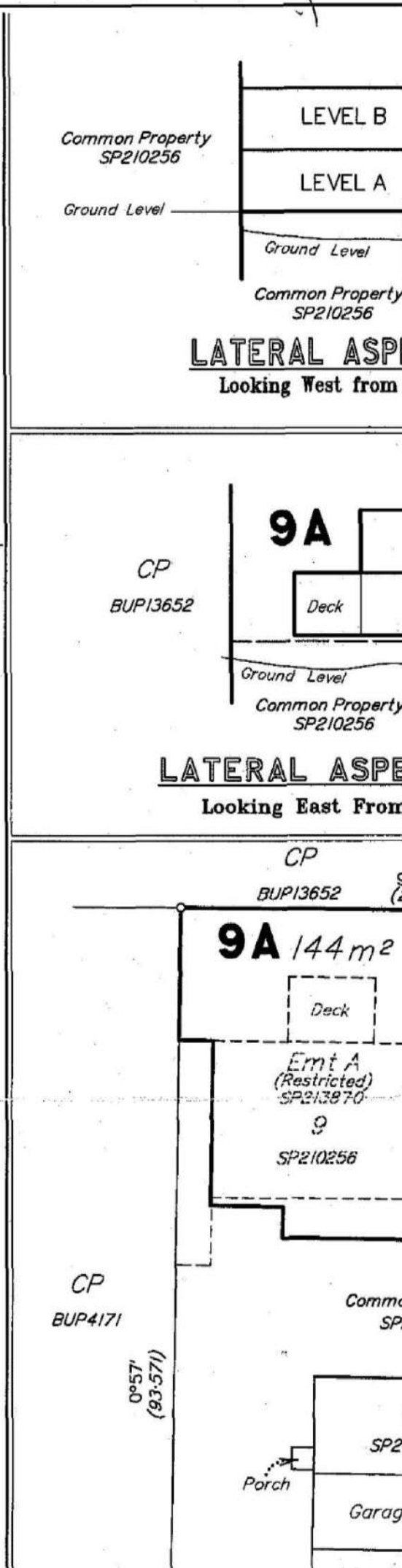
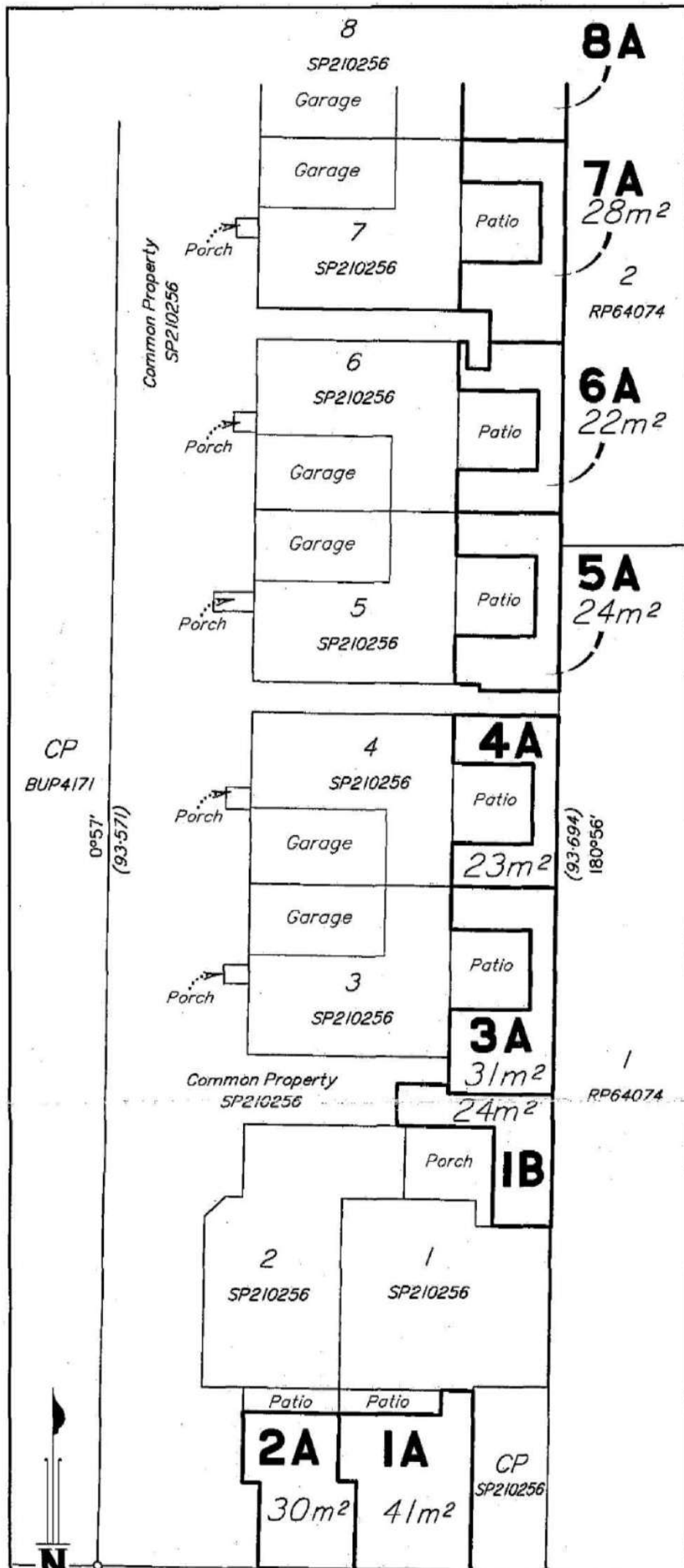
### SERVICES LOCATION DIAGRAM

SCALE N.T.S

50 FERNDALE ST, ANNERLEY  
'EQUA'



7





**AD BODY CORPORATE**  
MANAGERS & CONSULTANTS

A.B.N. 70 010 452 212  
P: 07 3366 0600  
E: reception@adbodycorporate.com.au  
26 Brookes Street, Bowen Hills QLD 4006

*Body Corporate and Community Management Act 1997*

## NOTICE OF CONTRIBUTIONS

ABN 20 217 618 160

Ms R L Coucill  
22/45 HARRIES ROAD  
COORPAROO QLD 4151

Date of Notice	28 October 2025		
A/c No	9		
Lot No	9	Unit Number	9
Contrib Ent.	10		
Interest Ent.	10		

Body Corporate for

### Equa CTS 39492

Account	Period	Due Date	Amount	Discount	If paid by	Net Amount
Administrative Fund	01/12/25 to 28/02/26	<b>01/12/25</b>	550.00	0.00		550.00
Sinking Fund	01/12/25 to 28/02/26	<b>01/12/25</b>	300.00	0.00		300.00
Prepayments & Discounts			(313.00)			(313.00)
Totals			537.00	0.00		<b>\$537.00</b>

**Please make cheques payable to: StrataPay plus your StrataPay Reference Number**

Please make your payment in accordance with attached slip

#### Payment Options

	Tel: 1300 552 311 Ref: 1336 5531 8	Telephone: Call this number to pay by credit card. International: +613 8648 0158 (charges apply).	
	www.stratamax.com.au Ref: 1336 5531 8	Internet: Make credit card payments online (charges apply). Visit www.stratamax.com.au	
	www.stratapay.com/ddr Ref: 1336 5531 8	Direct Debit: Make auto payments from your credit card* or bank account. Visit stratapay.com/ddr to register *Credit card charges apply.	
	Biller Code: 74625 Ref: 1336 5531 8	BPay: Contact your participating financial institution to make a payment from your cheque or savings account using BPay. BPAY® Registered to BPAY Pty Ltd ABN 69 079 137 518	
	Billpay Code: 3599 Ref: 1336 5531 8	In Person: Present this bill in store at Australia Post to make cheque or EFTPOS payments.	
	Make cheque payable to: StrataPay 1336 5531 8	Mail: Send cheque with this slip by mail to: StrataPay, Locked Bag 9 GCMC, Bundall Qld 9726 Australia	
	BSB: 067-970 Acct No: 1336 5531 8 (Applies to this bill only)	Internet Banking - EFT: Use this BSB and Account Number to pay directly from your bank account in Australian Dollars (AUD). Account Name: StrataPay Bank: CBA, Sydney, Australia.	



StrataPay Reference

**1336 5531 8**

Amount  
**\$537.00**

Due Date  
**01 Dec 25**

AD BODY CORP MANAGEMENT P/L  
39492/02100009 Lot 9/9

Ms R L Coucill  
22/45 HARRIES ROAD  
COORPAROO QLD 4151



\*3599 133655318

All payments made through StrataPay payment options are subject to User Terms and Conditions available at [www.stratapay.com](http://www.stratapay.com) or by calling 1300 135 610 or email [info@stratapay.com](mailto:info@stratapay.com). By using the payment options provided by StrataPay you are taken to have read and understood these User Terms and Conditions prior to using StrataPay. Credit card acceptance is subject to notation above. Additional charges may apply.