

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 06/02/2026

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

RAILWAY APARTMENTS

CTS No. **6191**

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: **Christine Partridge**

Phone: **07 3262 3527**

Company: **Yule Strata Pty Ltd**

Email: **contactus@yulestrata.com.au**

Accessing records

Who is currently responsible for keeping the body corporate's records?

The body corporate is responsible for keeping the body corporate's records and the body corporate manager assists the body corporate with its compliance obligations in this regard

Property and community titles scheme details

Lot and plan details

Lot number: **6**

Plan type and number: **9119**

Plan of subdivision: **BUILDING FORMAT PLAN**

The plan of subdivision applying to a lot determines maintenance and insurance responsibilities.

Regulation module

There are 5 regulation modules for community titles schemes in Queensland. The regulation module that applies to the scheme determines matters such as the length of service contracts and how decisions are made.

More information is available from www.qld.gov.au/buyingbodycorporate.

The regulation module that applies to this scheme is the:

Standard

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

Layered arrangements of community titles schemes

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

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

No

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

Building management statement

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

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

No

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

By-laws and exclusive use areas

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

What by-laws apply?

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

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

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

General by-laws

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?

No

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

| Date of Resolution | Lot Description | Conditions |
|--------------------|-----------------|------------|
|--------------------|-----------------|------------|

Lot entitlements and financial information

Lot entitlementments

Lot entitlementments 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 entitlementments – a contribution schedule of lot entitlementments and an interest schedule of lot entitlementments, outlining the entitlementments for each lot in the scheme. The contribution schedule lot entitlementment 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 entitlementment 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 entitlementments and therefore may pay different contributions to the body corporate's expenses.

You should consider the lot entitlementments for the lot compared to the lot entitlementments for other lots in the scheme before you sign a contract of sale.

Contribution schedule

Contribution schedule lot entitlementment for the lot: **17**

Total contribution schedule lot entitlementments for all lots: **100**

Interest schedule

Interest schedule lot entitlementment for the lot: **17**

Total interest schedule lot entitlementments 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 **6** for the current financial year: \$ **2,266.68**

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

Discount for on-time payments (if applicable): **10** %

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

| Period | Due date | Amount due | Amount due if discount applied | Paid |
|----------------------|----------|------------|--|-------------------|
| 01/06/25 to 31/08/25 | 01/06/25 | 566.67 | 510.00 | 12/05/25 |
| 01/09/25 to 30/11/25 | 01/09/25 | 566.67 | 510.00 | 30/07/25 |
| 01/12/25 to 28/02/26 | 01/12/25 | 566.67 | 510.00 | 04/11/25 |
| 01/03/26 to 31/05/26 | 01/03/26 | 566.67 | 510.00 | 27/01/26 |
| 01/06/26****31/08/26 | 01/06/26 | 566.67 | 510.00 | |
| 01/09/26****30/11/26 | 01/09/26 | 566.67 | 510.00 | |
| | | | Amount overdue | (\$566.67) |
| | | | Amount Unpaid including amounts billed not yet due | Nil |

Sinking fund contributions

Total amount of contributions (before any discount) for lot **6** for the current financial year: \$ **1,591.94**

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

Discount for on-time payments (if applicable): **10** %

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

| Period | Due date | Amount due | Amount due if discount applied | Paid |
|----------------------|----------|------------|--|-------------------|
| 01/06/25 to 31/08/25 | 01/06/25 | 391.94 | 352.75 | 12/05/25 |
| 01/09/25 to 30/11/25 | 01/09/25 | 391.94 | 352.75 | 30/07/25 |
| 01/12/25 to 28/02/26 | 01/12/25 | 404.03 | 363.63 | 04/11/25 |
| 01/03/26 to 31/05/26 | 01/03/26 | 404.03 | 363.63 | 27/01/26 |
| 01/06/26****31/08/26 | 01/06/26 | 404.03 | 363.63 | |
| 01/09/26****30/11/26 | 01/09/26 | 404.03 | 363.63 | |
| | | | Amount overdue | (\$404.03) |
| | | | 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 |
|--------|----------|------------|--------------------------------|---|
| | | | | 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): **10** %

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

| Due date | Amount due | Amount due if discount applied | Paid |
|----------|------------|--------------------------------|---|
| | | | 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 | (\$970.70) |
| Special contributions | Nil |
| Other contributions | Nil |
| Other payments | Nil |
| Penalties | Nil |
| Total amount overdue (Total Amount Unpaid including not yet due \$0.00) | (\$970.70) |

(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): \$ 33,708.93

Improvements to common property the lot owner is responsible for

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

Details of authorised improvements to the common property that the owner of the lot is responsible for maintaining in good condition are given with this certificate below

| Date | Description | Conditions |
|------|-------------|------------|
|------|-------------|------------|

Body corporate assets

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

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

Insurance

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

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

Body corporate insurance policies

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

| TYPE/COMPANY | POLICY NO. | SUM INSURED | PREMIUM | DUE DATE | EXCESS |
|--|------------|---------------|---------|----------|--------|
| BUILDING Axis Through BCB | P-028539 | 3,133,683.00 | | 01/06/26 | |
| PUBLIC LIABILITY Axis Through BCB | P-028539 | 20,000,000.00 | | 01/06/26 | |
| OFFICE BEARERS Axis Through BCB | P-028539 | 1,000,000.00 | | 01/06/26 | |
| CONTENTS Axis Through BCB | P-028539 | 31,337.00 | | 01/06/26 | |
| FIDELITY GUARANTEE Axis Through BCB | P-028539 | 100,000.00 | | 01/06/26 | |
| VOLUNTARY WORKERS Axis Through BCB | P-028539 | 200,000/2,000 | | 01/06/26 | |
| LOSS OF RENT Axis Through BCB | P-028539 | 470,052.00 | | 01/06/26 | |
| CATASTROPHE Axis Through BCB | P-028539 | 30% | | 01/06/26 | |
| LOT OWNERS FIXTURES Axis Through BCB | P-028539 | 300,000.00 | | 01/06/26 | |
| AUDIT & APPEAL COSTS Axis Through BCB | P-028539 | 175,000.00 | | 01/06/26 | |

Alternative insurance

Where the body corporate is unable to obtain the required building insurance, an adjudicator may order that the body corporate take out alternative insurance. Information about alternative insurance is available from www.qld.gov.au/buyingbodycorporate.

Does the body corporate currently hold alternative insurance approved under an alternative insurance order?

No

Lot owner and occupier insurance

The occupier is responsible for insuring the contents of the lot and any public liability risks which might occur within the lot.

The owner is responsible for insuring buildings that do not share a common wall if the scheme is registered under a standard format plan of subdivision, unless the body corporate has set up a voluntary insurance scheme and the owner has opted-in.

More information about insurance in community titles schemes is available from your solicitor or www.qld.gov.au/buyingbodycorporate

Contracts and authorisations

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

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

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

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

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

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

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

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

No

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

No

Embedded network electricity supply

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

No

More information about embedded networks in community titles schemes is available from www.qld.gov.au/buyingbodycorporate.

Body corporate authority

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

Name/s Yule Strata Pty Ltd

Positions/s held Body Corporate Manager

Date 06/02/2026

Signature/s Thuat Nguyen

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



Issue date: 12 May 2025

Certificate of Insurance

This document certifies that the policy referred to below is currently intended to remain in force until 4.00pm on the expiry date shown in the Period of Insurance below and will remain in force until that date, unless the policy is cancelled, lapsed, varied or otherwise altered in accordance with the relevant policy conditions or the provisions of the "Insurance Contracts Act, 1984".

| | | |
|----------------------------------|---|----------------|
| INSURED: | BC for Railway Apartments CTS 6191 | |
| INTERESTED PARTY(S): | Name | Classification |
| DESCRIPTION OF INSURED BUSINESS: | Residential Strata | |
| SITUATION OF RISK: | 57 RAILWAY PARADE, CLAYFIELD, QLD 4011 | |
| SECTION 1: | <u>Property - Physical Loss, Destruction or Damage</u> Buildings - \$3,133,683.00 Common Contents - \$31,337.00 | |
| SECTION 2: | <u>Voluntary Workers Personal Accident</u> Accidental Death & Disablement - Insured Weekly Benefits - Insured | |
| SECTION 3: | <u>Office Bearers' Liability</u> Limit of Indemnity - \$1,000,000.00 in the aggregate Period of Insurance | |
| SECTION 4: | <u>Fidelity Guarantee</u> Limit - \$100,000.00 in the aggregate Period of Insurance | |
| SECTION 6: | <u>Public Liability</u> Limit of Indemnity - \$20,000,000.00 each and every Occurrence | |
| SECTION 7: | <u>Government Audit Costs, Workplace Health and Safety Breaches and Legal Expenses</u> (a) Taxation and Audit Costs Limit of Indemnity - \$30,000 in the aggregate Period of Insurance (b) Workplace Health and Safety Breaches Limit of Indemnity - \$150,000 in the aggregate Period of Insurance (c) Legal Defence Expenses Limit of Indemnity - \$50,000 in the aggregate Period of Insurance | |
| POLICY NUMBER: | LNG-STR-215624 | |
| PERIOD OF INSURANCE: | 1 June 2025 expiring on 01 June 2026 at 4pm Local Standard Time | |
| INSURER: | Chubb Insurance Australia Limited | |

This certificate has been arranged by Us in our capacity as agents for the insurer/s named above. It does not reflect in detail the policy terms or conditions and merely provides a very brief summary of the insurance that is in existence at the date we have issued this certificate. If you wish to review the details of the policy terms, conditions, restrictions, exclusions or warranties, you must refer to the policy wording, schedule and any other associated policy document.

DISCLAIMER - In arranging this certificate, we do not guarantee that the insurance outlined will continue to remain in force for the period referred to as the policy may be cancelled or altered by either party to the contract at any time in accordance with the terms and conditions of the policy or in accordance with the terms of the Insurance Contracts Act 1984. We accept no responsibility or liability to advise any party who may be relying on this certificate of such alteration or cancellation to the policy of insurance.

This policy is issued by Longitude Insurance Pty Ltd (ABN 86 152 337 267) as an Authorised Representative (AR 424867) of Austagencies Pty Ltd (ABN 76 006 09 464) (Austagencies). Austagencies have binding authority from Chubb Insurance Australia Limited (ABN 23 001 642 020, AFSL 239687).

YULESTRATA

BODY CORPORATE MANAGERS

Level 1 - 38 Hudson Road, Albion QLD 4010

PO Box 76, Clayfield QLD 4011

RAILWAY APARTMENTS CTS 6191

57 Railway Parade Clayfield Qld 4011

BALANCE SHEET

AS AT 31 MAY 2025

| | ACTUAL 31/05/2025 | ACTUAL 31/05/2024 |
|--|----------------------------|----------------------------|
| <u>OWNERS FUNDS</u> | | |
| Administrative Fund | 5,088.12 | 4,040.30 |
| Sinking Fund | 27,463.84 | 20,328.51 |
| <u>TOTAL</u> | <u>\$ 32,551.96</u> | <u>\$ 24,368.81</u> |
| <u>THESE FUNDS ARE REPRESENTED BY</u> | | |
| <u>CURRENT ASSETS</u> | | |
| Cash At Bank | 35,225.46 | 21,830.59 |
| Prepayments | 0.00 | 5,921.72 |
| Other Arrears | 22.00 | 0.00 |
| <u>TOTAL ASSETS</u> | <u>35,247.46</u> | <u>27,752.31</u> |
| <u>LIABILITIES</u> | | |
| Accruals | 107.25 | 0.00 |
| Next Year Discounts | (287.58) | (375.94) |
| Levies In Advance | 2,875.83 | 3,759.44 |
| <u>TOTAL LIABILITIES</u> | <u>2,695.50</u> | <u>3,383.50</u> |
| <u>NET ASSETS</u> | <u>\$ 32,551.96</u> | <u>\$ 24,368.81</u> |

YULESTRATA

BODY CORPORATE MANAGERS

Level 1 - 38 Hudson Road, Albion QLD 4010

PO Box 76, Clayfield QLD 4011

RAILWAY APARTMENTS CTS 6191

57 Railway Parade Clayfield Qld 4011

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 JUNE 2024 TO 31 MAY 2025

| | ACTUAL | BUDGET | ACTUAL |
|---|--------------------|----------------------|--------------------|
| | 01/06/24-31/05/25 | 01/06/24-31/05/25 | 01/06/23-31/05/24 |
| <u>ADMINISTRATIVE FUND</u> | | | |
| <u>INCOME</u> | | | |
| Levies - Administrative Fund | 13,333.36 | 13,333.34 | 12,222.68 |
| Discount - Admin Fund | (1,226.70) | (1,333.34) | (1,011.76) |
| <u>TOTAL ADMIN. FUND INCOME</u> | 12,106.66 | 12,000.00 | 11,210.92 |
| <u>EXPENDITURE - ADMIN. FUND</u> | | | |
| Accounting - Tax Return Fee | 66.00 | 66.00 | 66.00 |
| Bank Charges | 19.65 | 50.00 | 21.70 |
| Building Repairs | 142.29 | 250.00 | 0.00 |
| Cleaning And/Or Gardening | 2,415.00 | 2,250.00 | 2,005.00 |
| Electrical Repairs | 19.99 | 500.00 | 0.00 |
| Fire Control | 0.00 | 500.00 | 0.00 |
| Insurance - Premium | 5,921.72 | 5,921.72 | 5,630.24 |
| Insurance - Workers Comp | 200.00 | 250.00 | 200.00 |
| Land Valuation To Owners | 0.00 | 15.00 | 0.00 |
| Management Fee | 870.00 | 870.00 | 862.00 |
| Management Fee - Disbursement | 432.00 | 432.00 | 412.00 |
| Monthly Status Report | 155.00 | 155.00 | 144.00 |
| Plumbing & Drainage | 0.00 | 250.00 | 0.00 |
| Postage At Cost | 0.00 | 10.00 | 0.00 |
| Reports - Safety Audit | 0.00 | 330.00 | 0.00 |
| Reports - Switchboard | 0.00 | 350.00 | 0.00 |
| Software Support | 85.80 | 85.80 | 56.10 |
| Storage Of Records | 132.00 | 132.00 | 99.00 |
| Taxation - Return Preparation | 143.00 | 143.00 | 132.00 |
| Utilities - Electricity | 456.39 | 450.00 | 416.32 |
| Quotes/Work Orders Issued | 0.00 | 176.00 | 99.00 |
| <u>TOTAL ADMIN. EXPENDITURE</u> | 11,058.84 | 13,186.52 | 10,143.36 |
| <u>SURPLUS / DEFICIT</u> | \$ 1,047.82 | \$ (1,186.52) | \$ 1,067.56 |
| Opening Admin. Balance | 4,040.30 | 4,040.30 | 2,972.74 |
| <u>ADMINISTRATIVE FUND BALANCE</u> | \$ 5,088.12 | \$ 2,853.78 | \$ 4,040.30 |

YULESTRATA

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RAILWAY APARTMENTS CTS 6191

57 Railway Parade Clayfield Qld 4011

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 JUNE 2024 TO 31 MAY 2025

| | ACTUAL 01/06/24-31/05/25 | BUDGET 01/06/24-31/05/25 | ACTUAL 01/06/23-31/05/24 |
|--|-----------------------------|-----------------------------|-----------------------------|
| <u>SINKING FUND</u> | | | |
| <u>INCOME</u> | | | |
| Levies - Sinking Fund | 9,166.60 | 9,166.67 | 8,777.76 |
| Discount - Sinking Fund | (843.27) | (916.67) | (730.27) |
| <u>TOTAL SINKING FUND INCOME</u> | 8,323.33 | 8,250.00 | 8,047.49 |
| <u>EXPENDITURE - SINKING FUND</u> | | | |
| Building Repairs | 0.00 | 0.00 | 6,600.00 |
| N B N Upgrade | 0.00 | 3,000.00 | 0.00 |
| Plumbing & Drainage | 1,188.00 | 0.00 | 0.00 |
| <u>TOTAL SINK. FUND EXPENDITURE</u> | 1,188.00 | 3,000.00 | 6,600.00 |
| <u>SURPLUS / DEFICIT</u> | \$ 7,135.33 | \$ 5,250.00 | \$ 1,447.49 |
| Opening Sinking Fund Balance | 20,328.51 | 20,328.51 | 18,881.02 |
| <u>SINKING FUND BALANCE</u> | \$ 27,463.84 | \$ 25,578.51 | \$ 20,328.51 |

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Search Date: 06/02/2026 12:02

Request No: 54962081

SCHEME NAME

RAILWAY APARTMENTS COMMUNITY TITLES SCHEME 6191

BODY CORPORATE ADDRESS

PO BOX 76
CLAYFIELD QLD
4011

COMMUNITY MANAGEMENT STATEMENT No: 6191

| Title | Lot | Plan | Title | Lot | Plan |
|----------|-----|----------|----------|-----|----------|
| 17313247 | 1 | BUP 9119 | 17313248 | 2 | BUP 9119 |
| 17313249 | 3 | BUP 9119 | 17313250 | 4 | BUP 9119 |
| 17314001 | 5 | BUP 9119 | 17314002 | 6 | BUP 9119 |
| 19209119 | CP | BUP 9119 | | | |

COMMUNITY MANAGEMENT STATEMENT Dealing No: 704181224

** End of Community Titles Scheme Search **

Section 285. Body Corporate and Community Management Act 1997

Dealing: 704181224
Title Reference: 19209119
Lodgment: 1065375
Date: 15/07/2000 11:18:41

Name of Community Title Scheme

RAILWAY APARTMENTS

Regulation Module

Body Corporate and Community Management (Standard Module) Regulation 1997

Name of Body Corporate

BODY CORPORATE FOR RAILWAY APARTMENTS COMMUNITY TITLES SCHEME 6191

Address for service of documents on the body corporate

57 RAILWAY PARADE
CLAYFIELD QLD 4011

By-Laws

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

Contribution Schedule 7. Interest Schedule

| Lot | Entitlement | Lot | Entitlement |
|--------------|-------------|--------------|-------------|
| 1 in BUP9119 | 16 | 1 in BUP9119 | 16 |
| 2 in BUP9119 | 17 | 2 in BUP9119 | 17 |
| 3 in BUP9119 | 16 | 3 in BUP9119 | 16 |
| 4 in BUP9119 | 17 | 4 in BUP9119 | 17 |
| 5 in BUP9119 | 17 | 5 in BUP9119 | 17 |
| 6 in BUP9119 | 17 | 6 in BUP9119 | 17 |

Total Lots: 6 Aggregate 100 Total Lots: 6 Aggregate 100

***** End *****

Schedule 3 By-laws

section 30

1 Noise

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

2 Vehicles

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

3 Obstruction

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

4 Damage to lawns etc. on common property

A proprietor or occupier of a lot shall not—

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

5 Damage to common property

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

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

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

6 Behaviour of invitees

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

7 Depositing rubbish etc. on common property

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

8 Appearance of building

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

9 Storage of flammable liquids etc.

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

10 Garbage disposal

A proprietor or occupier of a lot shall—

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

11 Keeping of animals

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