

# Seller disclosure statement



Queensland  
Government

Property Law Act 2023 section 99

Form 2, Version 1 | Effective from: 1 August 2025

**WARNING TO BUYER** – This statement contains important legal and other information about the property offered for sale. You should read and satisfy yourself of the information in this statement before signing a contract. You are advised to seek legal advice before signing this form. You should not assume you can terminate the contract after signing if you are not satisfied with the information in this statement.

**WARNING** – You must be given this statement before you sign the contract for the sale of the property.

This statement does not include information about:

- » flooding or other natural hazard history
- » structural soundness of the building or pest infestation
- » current or historical use of the property
- » current or past building or development approvals for the property
- » limits imposed by planning laws on the use of the land
- » services that are or may be connected to the property
- » the presence of asbestos within buildings or improvements on the property.

You are encouraged to make your own inquiries about these matters before signing a contract. You may not be able to terminate the contract if these matters are discovered after you sign.

## Part 1 – Seller and property details

Seller

Property address

(referred to as the  
"property" in this  
statement)

Lot on plan description

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

**Yes**

**No**

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

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

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

Title details

The seller gives or has given the buyer the following—

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

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

**Registered encumbrances**

Registered encumbrances, if any, are recorded on the title search, and may affect your use of the property. Examples include easements, statutory covenants, leases and mortgages.

You should seek legal advice about your rights and obligations before signing the contract.

**Unregistered encumbrances (excluding statutory encumbrances)**

There are encumbrances not registered on the title that will continue  **Yes**  **No** to affect the property after **settlement**.

**Note**—If the property is part of a community titles scheme or a BUGTA scheme it may be subject to and have the benefit of statutory easements that are **NOT** required to be disclosed.

**Unregistered lease (if applicable)**

If the unregistered encumbrance is an unregistered lease, the details of the agreement are as follows:

» the start and end day of the term of the lease:

» the amount of rent and bond payable:

» whether the lease has an option to renew:

**Other unregistered agreement in writing (if applicable)**

If the unregistered encumbrance is created by an agreement in writing, and is not an unregistered lease, a copy of the agreement is given, together with relevant plans, if any.  **Yes**

**Unregistered oral agreement (if applicable)**

If the unregistered encumbrance is created by an oral agreement, and is not an unregistered lease, the details of the agreement are as follows:

**Statutory encumbrances**

There are statutory encumbrances that affect the property.  **Yes**  **No**

If **Yes**, the details of any statutory encumbrances are as follows:

**Residential tenancy or rooming accommodation agreement**

The property has been subject to a residential tenancy agreement or a rooming accommodation agreement under the *Residential Tenancies and Rooming Accommodation Act 2008* during the last 12 months.  **Yes**  **No**

If **Yes**, when was the rent for the premises or each of the residents' rooms last increased? (Insert date of the most recent rent increase for the premises or rooms)

**Note**—Under the *Residential Tenancies and Rooming Accommodation Act 2008* the rent for a residential premises may not be increased earlier than 12 months after the last rent increase for the premises.

As the owner of the property, you may need to provide evidence of the day of the last rent increase. You should ask the seller to provide this evidence to you prior to settlement.

*Ro*

## Part 3 – Land use, planning and environment

**WARNING TO BUYER** – You may not have any rights if the current or proposed use of the property is not lawful under the local planning scheme. You can obtain further information about any planning and development restrictions applicable to the lot, including in relation to short-term letting, from the relevant local government.

### Zoning

The zoning of the property is *(Insert zoning under the planning scheme, the Economic Development Act 2012; the Integrated Resort Development Act 1987; the Mixed Use Development Act 1993; the State Development and Public Works Organisation Act 1971 or the Sanctuary Cove Resort Act 1985, as applicable):*

LMR2

### Transport proposals and resumptions

The lot is affected by a notice issued by a Commonwealth, State or local government entity and given to the seller about a transport infrastructure proposal\* to: locate transport infrastructure on the property; or alter the dimensions of the property.  Yes  No

The lot is affected by a notice of intention to resume the property or any part of the property.  Yes  No

*If Yes, a copy of the notice, order, proposal or correspondence must be given by the seller.*

\* *Transport infrastructure* has the meaning defined in the *Transport Infrastructure Act 1994*. A *proposal* means a resolution or adoption by some official process to establish plans or options that will physically affect the property.

### Contamination and environmental protection

The property is recorded on the Environmental Management Register or the Contaminated Land Register under the *Environmental Protection Act 1994*.  Yes  No

#### The following notices are, or have been, given:

A notice under section 408(2) of the *Environmental Protection Act 1994* (for example, land is contaminated, show cause notice, requirement for site investigation, clean up notice or site management plan).  Yes  No

A notice under section 369C(2) of the *Environmental Protection Act 1994* (the property is a place or business to which an environmental enforcement order applies).  Yes  No

A notice under section 347(2) of the *Environmental Protection Act 1994* (the property is a place or business to which a prescribed transitional environmental program applies).  Yes  No

### Trees

There is a tree order or application under the *Neighbourhood Disputes (Dividing Fences and Trees) Act 2011* affecting the property.  Yes  No

*If Yes, a copy of the order or application must be given by the seller.*

### Heritage

The property is affected by the *Queensland Heritage Act 1992* or is included in the World Heritage List under the *Environment Protection and Biodiversity Conservation Act 1999* (Cwlth).  Yes  No

### Flooding

Information about whether the property is affected by flooding or another natural hazard or within a natural hazard overlay can be obtained from the relevant local government and you should make your own enquires. Flood information for the property may also be available at the [FloodCheck Queensland](#) portal or the [Australian Flood Risk Information](#) portal.

### Vegetation, habitats and protected plants

Information about vegetation clearing, koala habitats and other restrictions on development of the land that may apply can be obtained from the relevant State government agency.

## Part 4 – Buildings and structures

**WARNING TO BUYER** – The seller does not warrant the structural soundness of the buildings or improvements on the property, or that the buildings on the property have the required approval, or that there is no pest infestation affecting the property. You should engage a licensed building inspector or an appropriately qualified engineer, builder or pest inspector to inspect the property and provide a report and also undertake searches to determine whether buildings and improvements on the property have the required approvals.

**Swimming pool**

There is a relevant pool for the property.  Yes  No

If a community titles scheme or a BUGTA scheme – a shared pool is located in the scheme.  Yes  No

Pool compliance certificate is given.  Yes  No

OR

Notice of no pool safety certificate is given.  Yes  No

**Unlicensed building work under owner builder permit**

Building work was carried out on the property under an owner builder permit in the last 6 years.  Yes  No *Ro*

*A notice under section 47 of the Queensland Building and Construction Commission Act 1991 must be given by the seller and you may be required to sign the notice and return it to the seller prior to signing the contract.*

**Notices and orders**

There is an unsatisfied show cause notice or enforcement notice under the *Building Act 1975*, section 246AG, 247 or 248 or under the *Planning Act 2016*, section 167 or 168.  Yes  No

The seller has been given a notice or order, that remains in effect, from a local, State or Commonwealth government, a court or tribunal, or other competent authority, requiring work to be done or money to be spent in relation to the property.  Yes  No

*If Yes, a copy of the notice or order must be given by the seller.*

**Building Energy Efficiency Certificate**

If the property is a commercial office building of more than 1,000m<sup>2</sup>, a Building Energy Efficiency Certificate is available on the Building Energy Efficiency Register.

**Asbestos**

The seller does not warrant whether asbestos is present within buildings or improvements on the property. Buildings or improvements built before 1990 may contain asbestos. Asbestos containing materials (ACM) may have been used up until the early 2000s. Asbestos or ACM may become dangerous when damaged, disturbed, or deteriorating. Information about asbestos is available at the Queensland Government Asbestos Website ([asbestos.qld.gov.au](http://asbestos.qld.gov.au)) including common locations of asbestos and other practical guidance for homeowners.

## Part 5 – Rates and services

**WARNING TO BUYER** – The amount of charges imposed on you may be different to the amount imposed on the seller.

### Rates

#### Whichever of the following applies—

The total amount payable\* for all rates and charges (without any discount) for the property as stated in the most recent rate notice is:

Amount:  Date Range:

OR

The property is currently a rates exempt lot.\*\*

OR

The property is not rates exempt but no separate assessment of rates is issued by a local government for the property.

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

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

### Water

#### Whichever of the following applies—

The total amount payable as charges for water services for the property as indicated in the most recent water services notice\* is:

Amount:  Date Range:

OR

There is no separate water services notice issued for the lot; however, an estimate of the total amount payable for water services is:

Amount:  Date Range:

\* A water services notices means a notice of water charges issued by a water service provider under the *Water Supply (Safety and Reliability) Act 2008*.



# Part 6 – Community titles schemes and BUGTA schemes

(If the property is part of a community titles scheme or a BUGTA scheme this Part must be completed)

**WARNING TO BUYER** – If the property is part of a community titles scheme or a BUGTA scheme and you purchase the property, you will become a member of the body corporate for the scheme with the right to participate in significant decisions about the scheme and you will be required to pay contributions towards the body corporate’s expenses in managing the scheme. You will also be required to comply with the by-laws. By-laws will regulate your use of common property and the lot.

For more information about living in a body corporate and your rights and obligations, contact the Office of the Commissioner for Body Corporate and Community Management.

<b>Body Corporate and Community Management Act 1997</b>	<b>The property is included in a community titles scheme.</b> <i>(If Yes, complete the information below)</i>	<input checked="" type="checkbox"/> <b>Yes</b> <input type="checkbox"/> <b>No</b>
<b>Community Management Statement</b>	A copy of the most recent community management statement for the scheme as recorded under the <i>Land Title Act 1994</i> or another Act is given to the buyer.	<input checked="" type="checkbox"/> <b>Yes</b>
	<p><b>Note</b>—If the property is part of a community titles scheme, the community management statement for the scheme contains important information about the rights and obligations of owners of lots in the scheme including matters such as lot entitlements, by-laws and exclusive use areas.</p>	
<b>Body Corporate Certificate</b>	A copy of a body corporate certificate for the lot under the <i>Body Corporate and Community Management Act 1997</i> , section 205(4) is given to the buyer.	<input checked="" type="checkbox"/> <b>Yes</b> <input type="checkbox"/> <b>No</b>
	<p><i>If No</i>— An explanatory statement is given to the buyer that states:</p> <ul style="list-style-type: none"> <li>» a copy of a body corporate certificate for the lot is not attached; and</li> <li>» the reasons under section 6 of the <i>Property Law Regulation 2024</i> why the seller has not been able to obtain a copy of the body corporate certificate for the lot.</li> </ul>	<input type="checkbox"/> <b>Yes</b>
<b>Statutory Warranties</b>	<p><b>Statutory Warranties</b>—If you enter into a contract, you will have implied warranties under the <i>Body Corporate and Community Management Act 1997</i> relating to matters such as latent or patent defects in common property or body corporate assets; any actual, expected or contingent financial liabilities that are not part of the normal operating costs; and any circumstances in relation to the affairs of the body corporate that will materially prejudice you as owner of the property. There will be further disclosure about warranties in the contract.</p>	
<b>Building Units and Group Titles Act 1980</b>	<b>The property is included in a BUGTA scheme</b> <i>(If Yes, complete the information below)</i>	<input type="checkbox"/> <b>Yes</b> <input checked="" type="checkbox"/> <b>No</b>
<b>Body Corporate Certificate</b>	A copy of a body corporate certificate for the lot under the <i>Building Units and Group Titles Act 1980</i> , section 40AA(1) is given to the buyer.	<input type="checkbox"/> <b>Yes</b> <input type="checkbox"/> <b>No</b>
	<p><i>If No</i>— An explanatory statement is given to the buyer that states:</p> <ul style="list-style-type: none"> <li>» a copy of a body corporate certificate for the lot is not attached; and</li> <li>» the reasons under section 7 of the <i>Property Law Regulation 2024</i> why the seller has not been able to obtain a copy of the body corporate certificate for the lot.</li> </ul>	<input type="checkbox"/> <b>Yes</b>
	<p><b>Note</b>—If the property is part of a BUGTA scheme, you will be subject to by-laws approved by the body corporate and other by-laws that regulate your use of the property and common property.</p>	

# Signatures – SELLER

*R O'Donnell*

Signature of seller

Signature of seller

Name of seller

Name of seller

*RICHARD O'DONNELL*

Date

*11/2/2026*

Date

# Signatures – BUYER

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

Signature of buyer

Signature of buyer

Name of buyer

Name of buyer

Date

Date

CURRENT TITLE SEARCH  
QUEENSLAND TITLES REGISTRY PTY LTD

Request No: 54949721

Search Date: 05/02/2026 14:31

Title Reference: 17314002

Date Created: 02/05/1989

Previous Title: 17304223

REGISTERED OWNER

Dealing No: 723630985 28/10/2024

RICHARD MICHAEL O'DONNELL

ESTATE AND LAND

Estate in Fee Simple

LOT 6 BUILDING UNIT PLAN 9119  
Local Government: BRISBANE CITY  
COMMUNITY MANAGEMENT STATEMENT 6191

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by  
Deed of Grant No. 19509089 (POR 76)
2. MORTGAGE No 723630986 28/10/2024 at 15:44  
CREDIT UNION AUSTRALIA LTD A.C.N. 087 650 959

ADMINISTRATIVE ADVICES - NIL

UNREGISTERED DEALINGS - NIL

Caution - Charges do not necessarily appear in order of priority

\*\* End of Current Title Search \*\*

COPYRIGHT QUEENSLAND TITLES REGISTRY PTY LTD [2026]

Requested By: D-ENQ EQUIFAX

Building Units and Group Titles Act 1980 — 1988  
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980  
(Form 1)

Regulation 8(1)  
Sheet No. 1 of 9 Sheets

NAME OF BUILDING: "RAILWAY APARTMENTS"

**BUILDING UNITS PLAN NO. 9119**

SIGNATURE OF REGISTERED PROPRIETOR:

COPSIC PTY LTD by its duly )  
constituted Attorney DAVID )  
CRANSTON McEACHERN under )  
Power of Attorney Number )  
J 627752E )

NAME OF REGISTERED PROPRIETOR: COPSIC PTY LTD

ADDRESS: 32A OXFORD STREET  
SYDNEY NSW 2010

REFERENCE TO TITLE: VOLUME 5119, FOLIOS 202 & 203

7304 223.

DESCRIPTION OF PARCEL: LOT 1 ON RP138412

COUNTY: STANLEY

PARISH: TOOMBUL

CITY: BRISBANE



BUP9119

CMS6191

NAME OF BODY CORPORATE: THE PROPRIETORS  
RAILWAY APARTMENTS  
BUILDING UNIT PLAN NO. 9119

ADDRESS at which documents  
may be served:  
57 RAILWAY PARADE  
CLAYFIELD QLD 4011

BUILDING UNITS PLAN No.: 9119

REGISTERED: 6.14pm

26 APR 1989

*P. Lindland* REGISTRAR OF TITLES

*B. W. Hicks* -Clerk-  
-Town-  
B. W. HICKS  
APPOINTED OFFICER  
Brisbane City Council

Surveyor's Reference: 88.423

Local Authority Reference:

LD88.423.1

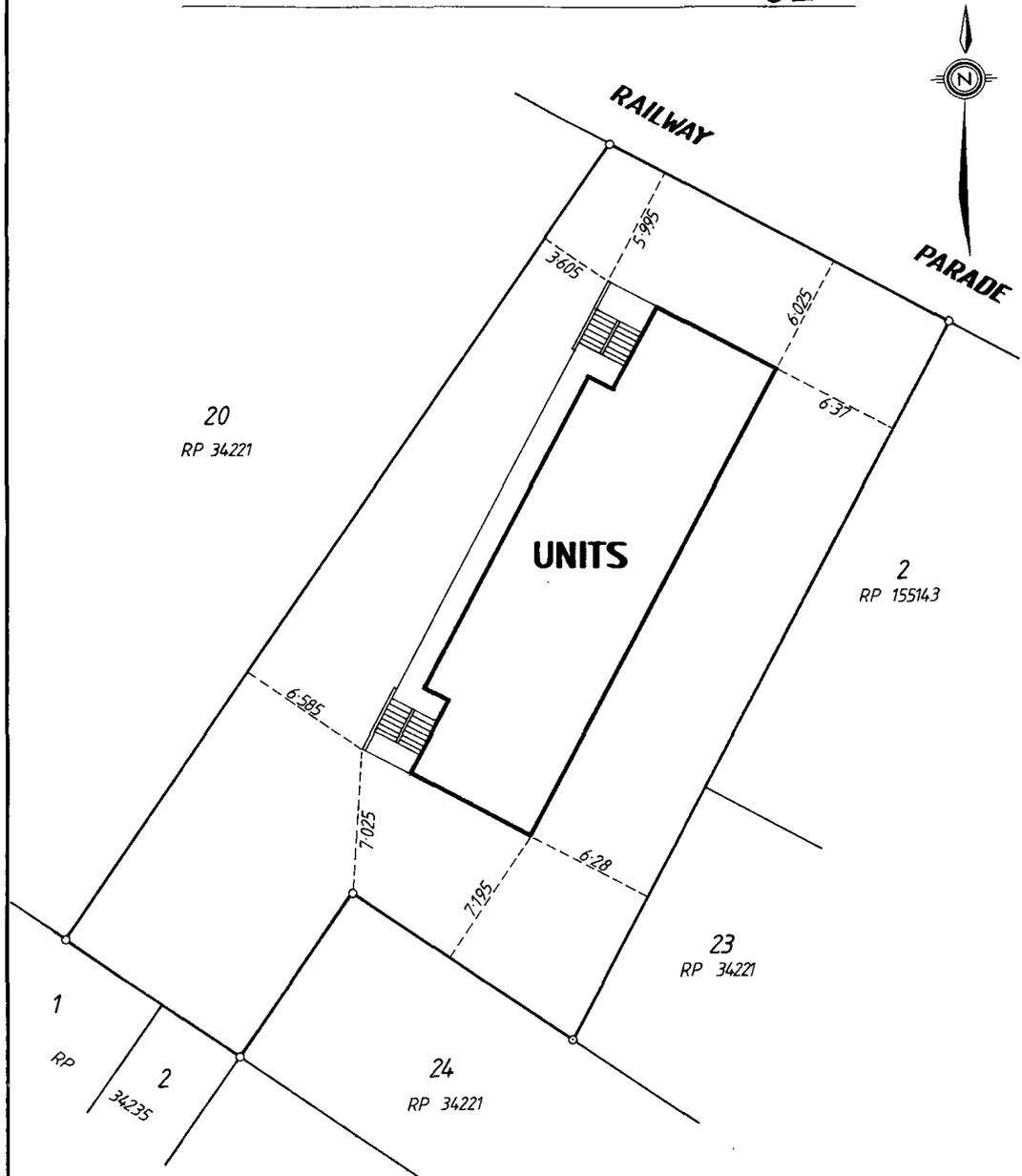
CISP

CHARTED ON CC.55 11/5/89

Name of Building: "RAILWAY APARTMENTS"

Regulation 8(1)  
Sheet No. 2 of 9 Sheets

# BUILDING UNITS PLAN NO. 9119



SCALE: 1 - 250

  
B. W. HICKS  
APPOINTED OFFICER  
Brisbane City Council  
Town Clerk



Name of Parcel: "RAILWAY APARTMENTS"

Regulation 8(1)  
Sheet No. 4 of 9 Sheets

## BUILDING UNITS PLAN NO. 9119

### CERTIFICATE OF LOCAL AUTHORITY

Brisbane City Council hereby certifies that the proposed subdivision of the parcel, as illustrated in the abovementioned plan has been approved by the Brisbane City Council and that all requirements of the City of Brisbane Act 1924 — 1987 / City of Brisbane Town Planning Act 1964 — 1984 as modified by the Building Units and Group Titles Act 1980 - 1984 have been complied with in regard to the subdivision.

DATED this

*29<sup>th</sup>*

day of

*March*

, 19 *89*

~~Lord Mayor~~

~~Deputy Town Clerk~~

*B. W. Hicks*  
B. W. HICKS  
APPOINTED OFFICER  
Brisbane City Council



Building Units and Group Titles Act 1980 — 1984  
 BUILDING UNITS AND GROUP TITLES REGULATIONS 1980  
 (Form 8)

Name of Building. "RAILWAY APARTMENTS"

Regulation 8(1)  
 Sheet No. 6 of 9 Sheets

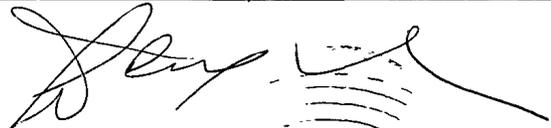
**BUILDING UNITS PLAN NO. 9119**

SCHEDULE OF LOT ENTITLEMENTS AND REFERENCE TO  
 CURRENT CERTIFICATE OF TITLE

Lot No.	Level	Entitlement	Current C's T.		Lot No.	Level	Entitlement	Current C's T.	
			Vol.	Fol.				Vol.	Fol.
1	A & B	16	7313	247					
2	A & B	17		248					
3	A & B	16		249					
4	A & C	17		250					
5	A & C	17	7314	1					
6	A & C	17	7314	2					
AGGREGATE			100		AGGREGATE				

SIGNATURE OF REGISTERED PROPRIETOR:

COPSIC PTY LTD by its duly constituted )  
 Attorney DAVID CRANSTON McEACHERN )  
 under Power of Attorney Number )  
 J627752E )



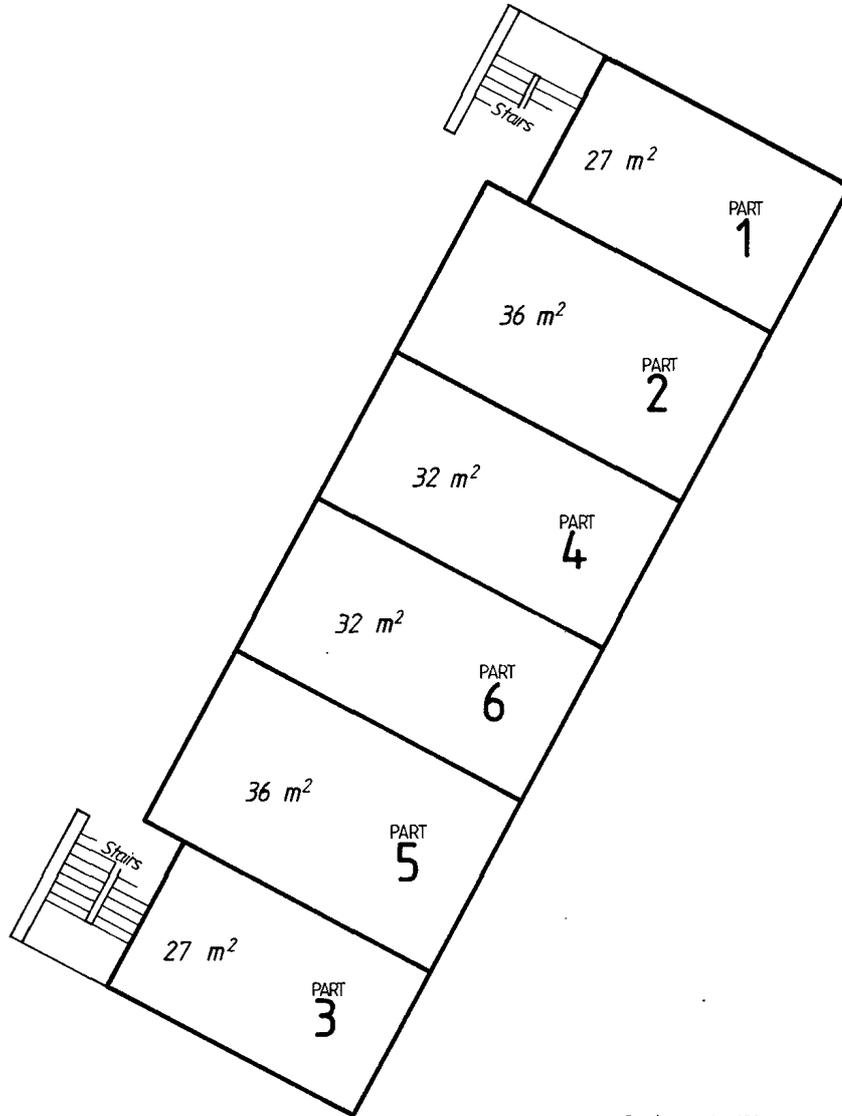
 ~~SIXXX~~ Clerk  
 B. W. HICKS  
 APPOINTED OFFICER  
 Brisbane City Council

Name of Building: "RAILWAY APARTMENTS"

Regulation 8(1)  
Sheet No 7 of 9 Sheets

# BUILDING UNITS PLAN NO. 9119

LEVEL A



Scale: 1 : 150

Floor areas are approximate only.

SIGNATURE OF REGISTERED PROPRIETOR:

COPSIC PTY LTD by its duly )  
constituted Attorney DAVID )  
CRANSTON McEACHERN under )  
Power of Attorney Number )  
J627752E )



*B. W. Hicks* ~~XXXXX~~ Clerk  
B. W. HICKS  
APPOINTED OFFICER  
Brisbane City Council ~~Town~~

Name of Building:

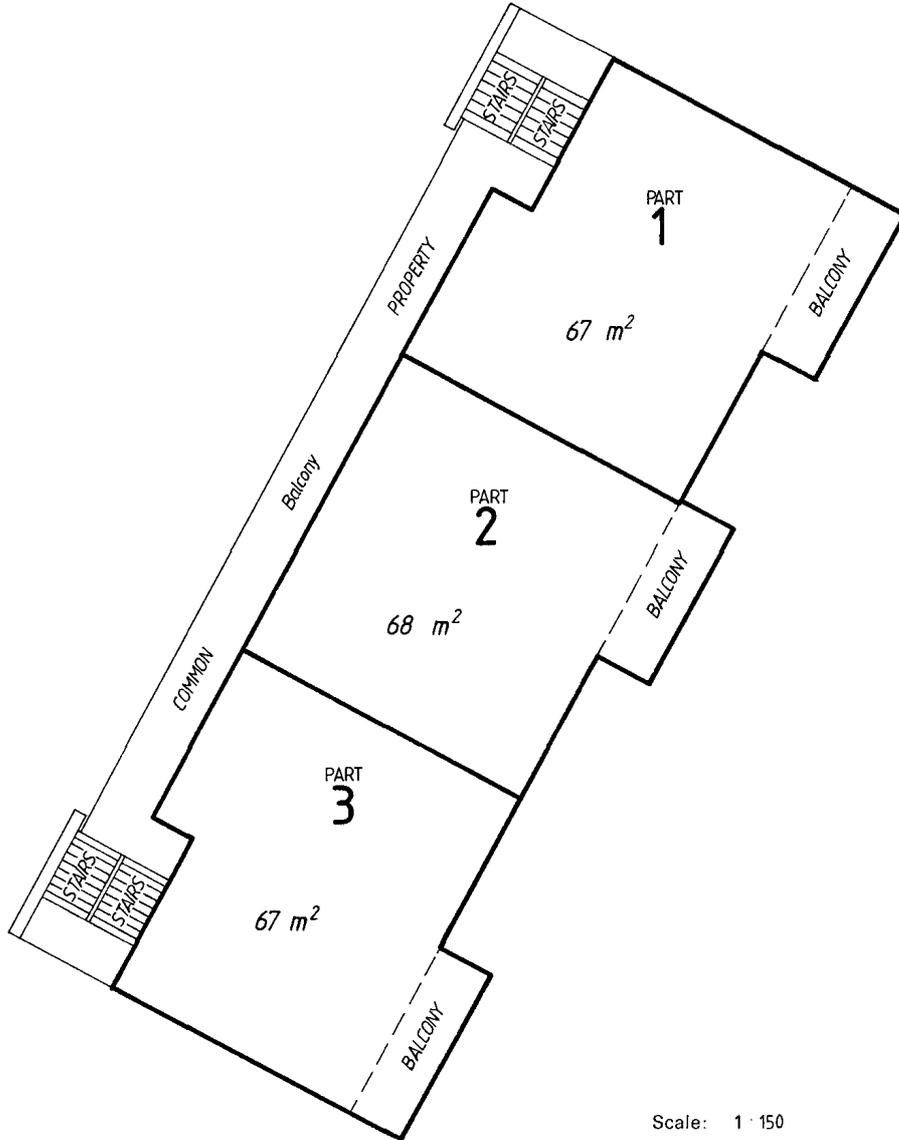
"RAILWAY APARTMENTS"

Regulation 8(1)

Sheet No 8 of 9 Sheets

# BUILDING UNITS PLAN NO. 9119

## LEVEL B

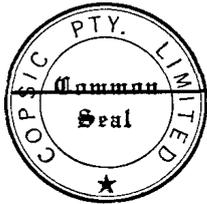


Scale: 1 : 150

Floor areas are approximate only.

SIGNATURE OF REGISTERED PROPRIETOR:

COPSIC PTY LTD by its duly )  
constituted Attorney DAVID )  
CRANSTON McEACHERN under )  
Power of Attorney Number )  
J627752E )



*[Handwritten signature]*  
*[Handwritten signature]*

*[Handwritten signature]*

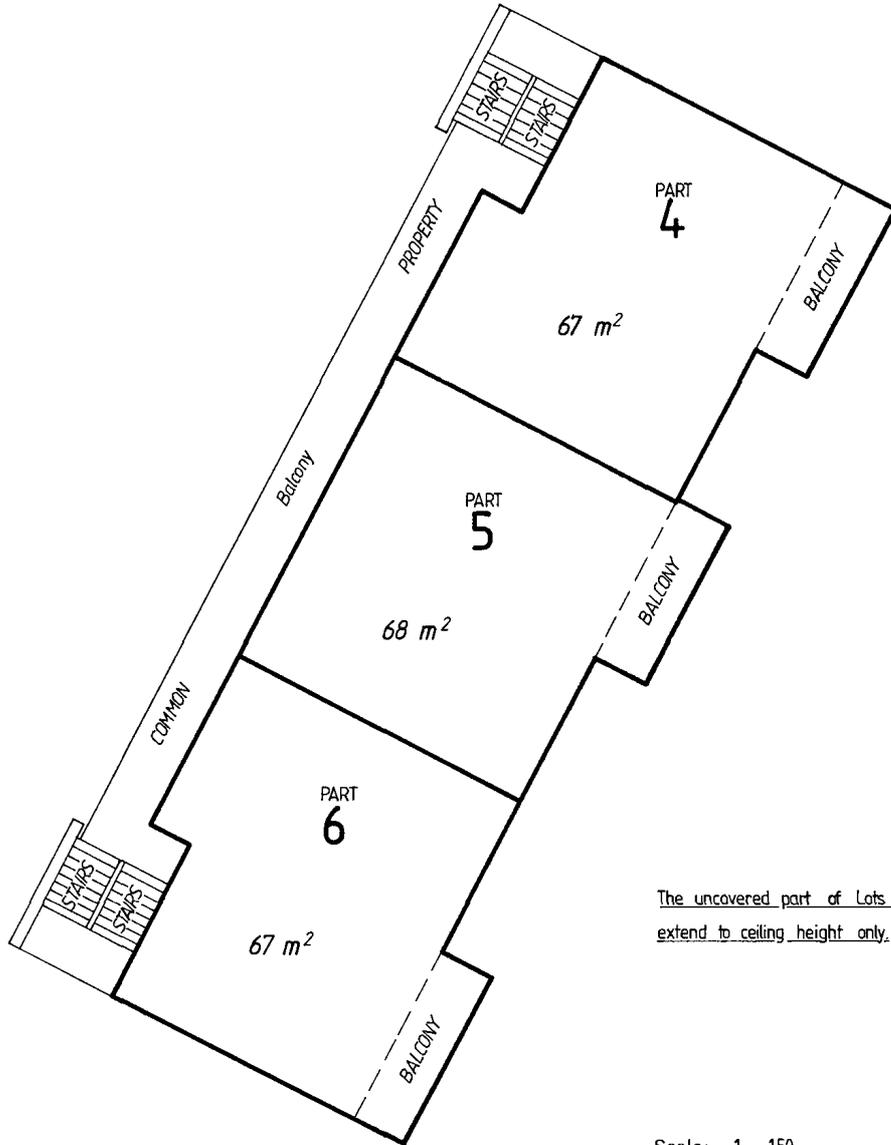
*[Handwritten signature]* **B. W. HICKS** **APPOINTED OFFICER**  
Brisbane City Council  
Clerk  
Town

Name of Building: "RAILWAY APARTMENTS

Regulation 8(1)  
Sheet No. 9 of 9 Sheets

# BUILDING UNITS PLAN NO. 9119

LEVEL C



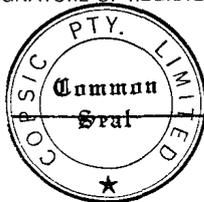
The uncovered part of Lots 4, 5 & 6  
extend to ceiling height only.

Scale: 1 150

Floor areas are approximate only

SIGNATURE OF REGISTERED PROPRIETOR:

COPSIC PTY LTD by its duly  
constituted Attorney DAVID  
CRANSTON McEACHERN under  
Power of Attorney Number  
J627752E



*David Cranston*  
*McEACHERN*

*[Handwritten signature]*



*B. W. Hicks* **B. W. HICKS**  
APPOINTED OFFICER  
Brisbane City Council  
Clerk  
Town

LD 88423.9



**Bennett and Francis**

Surveying • Cartography • Mapping  
Planning • Land Construction

T. M. Woods

P. R. Zahra

T. R. Wood

R. S. H. Brown

F. R. Gough

S. J. Duncan

1071 221 2172

"I James P. Worrell, Licensed Surveyor of 117 Queen Street, Brisbane hereby certify that, as at the date of the signing of my Certificate in form 2 of the Building Units and Group Titles Regulations 1980, I had physically inspected the building known as "Railway Apartments" and certify that -

it conforms to the Building Units Plan as submitted herewith;

the Lots are numbered in accordance with the numbering on the Building Units Plan;

areas designated as parts of Lots (including garages) have been suitably identified and structurally divided;

all Lots in the building are physically connected to each other in an approved manner".

Licensed Surveyor

Date 3. 3. 89

**Cranston McEachern & Co.**  
SOLICITORS

DAVID C MCEACHERN  
M PETER J DEED  
BERNARD V MCGOWAN  
JOHN W YOUNG  
Associates  
KATHRYN M WILLIAMS

**CTIBANK CENTRE**  
199 CHARLOTTE STREET,  
BRISBANE, Q. 4000  
AUSTRALIA

Telephone (07) 229 4444  
International +617 229 4444  
Fax (07) 221 0095  
Cables CRANNAC BRISBANE  
Austdoc DX 143 BRISBANE  
Postal Address BOX 507, G.P.O.  
BRISBANE 4001  
AUSTRALIA

**STRATHPINE OFFICE**  
3454 GYMPIE ROAD,  
STRATHPINE, Q. 4500  
AUSTRALIA

Telephone (07) 205 6144  
International +617 205 6144  
Fax (07) 205 7764

OUR REF DCM:KL

YOUR REF

April 4, 1989

The Registrar  
Department of Freehold Land Titles  
Adelaide Street  
BRISBANE QLD 4001

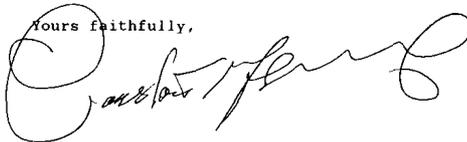
Dear Sir,

**RE: BUILDING UNIT PLAN IN THE NAME OF COPSIC PTY LTD  
OVER PROPERTY SITUATED AT 57 RAILWAY PARADE, CLAYFIELD**

We confirm that the relevant Certificate of Title is presently in your office with Release Bill of Mortgage No. J819997B and Memorandum of Transfer No. J819999F, which were lodged by this firm.

In relation to the Form 6 being in blue ink, we advise that this was completed by a building inspector employed by the Brisbane City Council and substantial delay will occur in having the document resubmitted to the Brisbane City Council. Accordingly we should be pleased if you could waive this in relation to this Building Unit Plan.

Yours faithfully,



Encl.  
u51trs.2/11

**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 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**

Company: **Yule Strata Pty Ltd**

Phone: **07 3262 3527**

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](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?**

**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	<b>(\$566.67)</b>
Amount Unpaid including amounts billed not yet due				<b>Nil</b>

### 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	<b>(\$404.03)</b>
Amount Unpaid including amounts billed not yet due				<b>Nil</b>

**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	<b>Nil</b>
			Amount Unpaid including amounts billed not yet due	<b>Nil</b>

**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
			Amount Unpaid including amounts billed not yet due

**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>(\$970.70)</b>
Special contributions	<b>Nil</b>
Other contributions	<b>Nil</b>
Other payments	<b>Nil</b>
Penalties	<b>Nil</b>
<b>Total amount overdue</b> (Total Amount Unpaid including not yet due \$0.00)	<b>(\$970.70)</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): \$ 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](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** 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".

<b>INSURED:</b>	BC for Railway Apartments CTS 6191	
<b>INTERESTED PARTY(S):</b>	<b>Name</b>	<b>Classification</b>
<b>DESCRIPTION OF INSURED BUSINESS:</b>	Residential Strata	
<b>SITUATION OF RISK:</b>	57 RAILWAY PARADE, CLAYFIELD, QLD 4011	
<b>SECTION 1:</b>	<b><u>Property - Physical Loss, Destruction or Damage</u></b> Buildings - \$3,133,683.00 Common Contents - \$31,337.00	
<b>SECTION 2:</b>	<b><u>Voluntary Workers Personal Accident</u></b> Accidental Death & Disablement - Insured Weekly Benefits - Insured	
<b>SECTION 3:</b>	<b><u>Office Bearers' Liability</u></b> Limit of Indemnity - \$1,000,000.00 in the aggregate Period of Insurance	
<b>SECTION 4:</b>	<b><u>Fidelity Guarantee</u></b> Limit - \$100,000.00 in the aggregate Period of Insurance	
<b>SECTION 6:</b>	<b><u>Public Liability</u></b> Limit of Indemnity - \$20,000,000.00 each and every Occurrence	
<b>SECTION 7:</b>	<b><u>Government Audit Costs, Workplace Health and Safety Breaches and Legal Expenses</u></b> <b>(a) Taxation and Audit Costs</b> Limit of Indemnity - \$30,000 in the aggregate Period of Insurance  <b>(b) Workplace Health and Safety Breaches</b> Limit of Indemnity - \$150,000 in the aggregate Period of Insurance  <b>(c) Legal Defence Expenses</b> Limit of Indemnity - \$50,000 in the aggregate Period of Insurance	
<b>POLICY NUMBER:</b>	LNG-STR-215624	
<b>PERIOD OF INSURANCE:</b>	1 June 2025 expiring on 01 June 2026 at 4pm Local Standard Time	
<b>INSURER:</b>	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
<b><u>OWNERS FUNDS</u></b>		
Administrative Fund	5,088.12	4,040.30
Sinking Fund	27,463.84	20,328.51
<b>TOTAL</b>	<b>\$ 32,551.96</b>	<b>\$ 24,368.81</b>
 <b><u>THESE FUNDS ARE REPRESENTED BY</u></b>		
<b><u>CURRENT ASSETS</u></b>		
Cash At Bank	35,225.46	21,830.59
Prepayments	0.00	5,921.72
Other Arrears	22.00	0.00
<b>TOTAL ASSETS</b>	<b>35,247.46</b>	<b>27,752.31</b>
<b><u>LIABILITIES</u></b>		
Accruals	107.25	0.00
Next Year Discounts	(287.58)	(375.94)
Levies In Advance	2,875.83	3,759.44
<b>TOTAL LIABILITIES</b>	<b>2,695.50</b>	<b>3,383.50</b>
<b><u>NET ASSETS</u></b>	<b>\$ 32,551.96</b>	<b>\$ 24,368.81</b>

# 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
<b><u>ADMINISTRATIVE FUND</u></b>			
<b><u>INCOME</u></b>			
Levies - Administrative Fund	13,333.36	13,333.34	12,222.68
Discount - Admin Fund	(1,226.70)	(1,333.34)	(1,011.76)
<b>TOTAL ADMIN. FUND INCOME</b>	<b>12,106.66</b>	<b>12,000.00</b>	<b>11,210.92</b>
<b><u>EXPENDITURE - ADMIN. FUND</u></b>			
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
<b>TOTAL ADMIN. EXPENDITURE</b>	<b>11,058.84</b>	<b>13,186.52</b>	<b>10,143.36</b>
<b><u>SURPLUS / DEFICIT</u></b>	<b>\$ 1,047.82</b>	<b>\$ (1,186.52)</b>	<b>\$ 1,067.56</b>
Opening Admin. Balance	4,040.30	4,040.30	2,972.74
<b><u>ADMINISTRATIVE FUND BALANCE</u></b>	<b>\$ 5,088.12</b>	<b>\$ 2,853.78</b>	<b>\$ 4,040.30</b>

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

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**

<b>Title</b>	<b>Lot</b>	<b>Plan</b>	<b>Title</b>	<b>Lot</b>	<b>Plan</b>
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.