

# BODY CORPORATE CERTIFICATE

The information in this certificate is issued on **25/03/2026**.

Name of Scheme	LE AVENUE CTS 26072	Lot	6
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**WARNING - Do not sign a contract to buy a property in a community titles scheme until you have read and understood the information in this certificate. Obtain independent legal advice if needed.**

For the sale of a lot included in a community titles scheme under the *Body Corporate and Community Management Act 1997*. You may rely on this certificate against the body corporate as conclusive evidence of matters stated in the certificate, except any parts where the certificate contains an error that is reasonably apparent.

This certificate contains important information about the lot and community titles scheme named in the certificate, including:

- becoming an owner and contacting the body corporate
- details of the property and community titles scheme
- by-laws and exclusive use areas
- lot entitlements and financial information
- owner contributions and amounts owing
- common property and assets
- insurance
- contracts and authorisations.

This certificate does not include information about:

- physical defects in the common property or buildings in the scheme;
- body corporate expenses and liabilities for which the body corporate has not fixed contributions;
- current, past or planned body corporate disputes or court actions;
- orders made against the body corporate by an adjudicator, a tribunal or a court;
- matters raised at recent committee meetings or body corporate meetings;
- the lawful use of lots, including whether a lot can be used for short-term letting; or
- for schemes under specified two-lot schemes module, body corporate decisions made by lot owner agreements (other than lot owner agreements about agreed body corporate expenses).

Search applicable planning laws, instruments and documents to find out what your lot can be used for. If you are considering short-term letting your lot, contact your solicitor, the relevant local government or other planning authority to find out about any approvals you will need or if there are any restrictions on short-term letting. It is possible that lots in the community titles scheme are being used now or could in future be used lawfully or unlawfully for short-term or transient accommodation.

## The community management statement

Each community titles scheme has a community management statement (CMS) recorded with Titles Queensland, which contains important information about the rights and obligations of the owners of lots in the scheme. The seller must provide you with a copy of the CMS for the scheme before you sign a contract.

## The Office of the Commissioner for Body Corporate and Community Management

The Office of the Commissioner for Body Corporate and Community Management provides an information and education service and a dispute resolution service for those who live, invest or work in community titles schemes. Visit [www.qld.gov.au/bodycorporate](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).

## Becoming an owner

When you become an owner of a lot in a community titles scheme, you:

- automatically become a member of the body corporate and have the right to participate in decisions about the scheme;
- must pay contributions towards the body corporate's expenses in managing the scheme; and
- must comply with the body corporate by-laws.

You must tell the body corporate that you have become the owner of a lot in the scheme within 1 month of settlement. You can do this by using the "BCCM Form 8 – Information for body corporate roll". Fines may apply if you do not comply.

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

## How to get more information

You can inspect the body corporate records which will provide important information about matters not included in this certificate. To inspect the body corporate records, you can contact the person responsible for keeping body corporate records (see below), or you can engage the services of a search agent. Fees will apply. Planning and development documents can be obtained from the relevant local government or other planning authority. Some relevant documents, such as the development approval, may be available from the body corporate, depending on when and how the body corporate was established.

## Contacting the body corporate

The body corporate is an entity made up of each person who owns a lot within a community titles scheme.

<b>Name and number of community titles scheme</b>	<b>LE AVENUE CTS 26072</b>
<b>Address of community titles scheme</b>	10 Fifth Avenue, KEDRON QLD 4031
<b>Body corporate manager</b>	Bodies corporate often engage a body corporate manager to handle administrative functions.  The body corporate manager for the scheme: Hartleys Body Corporate Management ABN: 68613005182 PO Box 111 CORINDA QLD 4075 Ph: (07) 3379 7455 Fax: (07) 33797499 info@hbcm.co
<b>Accessing records</b>	Who is 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

<b>Lot number</b>	6
<b>Plan number</b>	SP107269
<b>Plan of subdivision</b>	Building Format Plan  The plan of subdivision applying to a lot determines maintenance and insurance responsibilities.
<b>Regulation module</b>	Standard  There are 5 regulation modules for community titles schemes in Queensland. The regulation module that applies to the scheme determines matters such as the length of service contracts and how decisions are made. More information is available from <a href="http://www.qld.gov.au/buyingbodycorporate">www.qld.gov.au/buyingbodycorporate</a> .
<b>Layered arrangements of community titles schemes</b>	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 <a href="http://www.qld.gov.au/buyingbodycorporate">www.qld.gov.au/buyingbodycorporate</a> .  <b>Is the scheme part of a layered arrangement of community titles schemes?</b> - 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.
<b>Building management statement</b>	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.  <b>Does a building management statement apply to the community titles scheme?</b> - No  If yes, you can obtain a copy of the statement from Titles Queensland at <a href="http://www.titlesqld.com.au">www.titlesqld.com.au</a> . 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.

<b>General by-laws</b>	The by-laws are listed in the community management statement, or a consolidated set of by-laws is given with this certificate.
<b>Exclusive use areas</b>	<p>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.</p> <p><b>Are there any exclusive use by-laws or other allocations of common property in effect for the community titles scheme?</b> - No</p> <p>If yes, the exclusive use by-laws or other allocations of common property for the schemes are listed in the community management statement and/or given with this certificate.</p>

## Lot entitlements and financial information

Lot entitlements are used to determine the proportion of body corporate expenses each lot owner is responsible for. The community management statement contains two schedules of lot entitlements – a contribution schedule of lot entitlements and an interest schedule of lot entitlements, outlining the entitlements for each lot in the scheme. The contribution schedule lot entitlement for a lot (as a proportion of the total for all lots) is used to calculate the lot owner's contribution to most body corporate expenses, and the interest schedule lot entitlement for a lot (as a proportion of the total for all lots) is used to calculate the lot owner's contribution to insurance expenses in some cases. Lots may have different lot entitlements and therefore may pay different contributions to the body corporate's expenses.

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

<b>Contribution schedule</b>	Contribution schedule lot entitlement for the lot: <b>1</b> Total contribution schedule lot entitlements for all lots: <b>6</b>
<b>Interest schedule</b>	Interest schedule lot entitlement for the lot: <b>1</b> Total interest schedule lot entitlements for all lots: <b>6</b>
<b>Statement of accounts</b>	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.
<b>Owner contributions (levies)</b>	<ul style="list-style-type: none"> <li>- 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.</li> <li>- You need to pay contributions to the body corporate's <b>administrative fund</b> for recurrent spending and the <b>sinking fund</b> for capital and non-recurrent spending.</li> <li>- If the Commercial Module applies to the community titles scheme, there may also be a <b>promotion fund</b> that owners of lots have agreed to make payments to.</li> <li>- <b>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.</b></li> <li>- The contributions payable by the owner of the lot that this certificate relates to are listed over the page.</li> </ul>
<b>Body corporate debts</b>	<p><b>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.</b></p> <p>Before signing the contract, you should make sure that the contract addresses this or provides for an appropriate adjustment at settlement.</p>

## Owner contributions and amounts owing

### Administrative fund contributions

Total amount of contributions (before any discount) for Lot 6 for the current financial year	\$2,910.19
Number of instalments	4
Monthly penalty for overdue contributions (if applicable)	N/A
Discount for on-time payments (if applicable)	N/A

(Items marked with \*\*\* are not included in Annual Contributions total or Number of Instalments.)

Due Date	Details	Amount	Discount	Paid
01/10/2025	Standard Levy Contribution Schedule (01/10/2025 - 31/12/2025)	\$484.88	\$0.00 if paid by 01/10/2025	Fully Paid
01/10/2025	Insurance Levy (01/10/2025 - 31/12/2025)	\$249.71	\$0.00 if paid by 01/10/2025	Fully Paid
15/01/2026	Standard Levy Contribution Schedule (01/01/2026 - 31/03/2026)	\$462.71	\$0.00 if paid by 15/01/2026	Fully Paid
15/01/2026	Insurance Levy (01/01/2026 - 31/03/2026)	\$262.49	\$0.00 if paid by 15/01/2026	Fully Paid
01/04/2026	Standard Levy Contribution Schedule (01/04/2026 - 30/06/2026)	\$462.71	\$0.00 if paid by 01/04/2026	Not Paid
01/04/2026	Insurance Levy (01/04/2026 - 30/06/2026)	\$262.49	\$0.00 if paid by 01/04/2026	Not Paid
01/07/2026	Standard Levy Contribution Schedule (01/07/2026 - 30/09/2026)	\$462.71	\$0.00 if paid by 01/07/2026	Not Paid
01/07/2026	Insurance Levy (01/07/2026 - 30/09/2026)	\$262.49	\$0.00 if paid by 01/07/2026	Not Paid
01/10/2026	***Pre-issue Standard Levy Contribution Schedule (01/10/2026 - 31/12/2026)	\$462.71	\$0.00 if paid by 01/10/2026	Not Paid
01/10/2026	***Pre-issue Insurance Levy (01/10/2026 - 31/12/2026)	\$262.49	\$0.00 if paid by 01/10/2026	Not Paid

### Sinking fund contributions

Total amount of contributions (before any discount) for Lot 6 for the current financial year	\$1,325.83
Number of instalments	4
Monthly penalty for overdue contributions (if applicable)	N/A
Discount for on-time payments (if applicable)	N/A

(Items marked with \*\*\* are not included in Annual Contributions total or Number of Instalments.)

Due Date	Details	Amount	Discount	Paid
01/10/2025	Standard Levy Contribution Schedule (01/10/2025 - 31/12/2025)	\$232.33	\$0.00 if paid by 01/10/2025	Fully Paid
15/01/2026	Standard Levy Contribution Schedule (01/01/2026 - 31/03/2026)	\$364.50	\$0.00 if paid by 15/01/2026	Fully Paid
01/04/2026	Standard Levy Contribution Schedule (01/04/2026 - 30/06/2026)	\$364.50	\$0.00 if paid by 01/04/2026	Not Paid
01/07/2026	Standard Levy Contribution Schedule (01/07/2026 - 30/09/2026)	\$364.50	\$0.00 if paid by 01/07/2026	Not Paid
01/10/2026	***Pre-issue Standard Levy Contribution Schedule (01/10/2026 - 31/12/2026)	\$364.50	\$0.00 if paid by 01/10/2026	Not Paid

**Special contributions (if any)**

You can access the body corporate records for more information.

Total amount of contributions (before any discount) for Lot 6	\$0.00
Monthly penalty for overdue contributions (if applicable)	N/A
Discount for on-time payments (if applicable)	N/A

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

**Other amounts payable by the lot owner (if any)**

For the current financial year there are:

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

**Summary of amounts due but not paid by the current owner**

At the date of this certificate 25/03/2026, the following amounts are due but not yet paid for the lot. A \$0.00 or Nil balance indicates that all payments for the lot are up to date.

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

## Common property and assets

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

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

<p><b>Sinking fund forecast and balance (maintenance and replacement of common property / assets)</b></p>	<p>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.</p> <p><b>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?</b>          - Yes          If yes, you can obtain a copy from the body corporate records.</p> <p><b>Current sinking fund balance (as at date of certificate):</b> \$89,255.68</p>
<p><b>Improvements to common property the lot owner is responsible for</b></p>	<p>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.</p> <p><b>Are there any authorised improvements to the common property that the owner of the lot is responsible for maintaining in good condition?</b>          - No          If yes, details given with this certificate.</p>
<p><b>Body corporate assets</b></p>	<p>The body corporate must keep a register of all body corporate assets worth more than \$1,000.          - A copy of the body corporate register of assets is given with this certificate (if any).</p>

## 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.

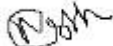
<p><b>Body corporate insurance policies</b></p>	<p>Details of each current insurance policy held by the body corporate are given with this certificate. This includes, for each policy, the:</p> <ul style="list-style-type: none"> <li>- type of policy;</li> <li>- name of the insurer;</li> <li>- sum insured;</li> <li>- amount of premium; and</li> <li>- excess payable on a claim.</li> </ul>
<p><b>Alternative insurance</b></p>	<p>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 <a href="http://www.qld.gov.au/buyingbodycorporate">www.qld.gov.au/buyingbodycorporate</a>.</p> <p><b>Does the body corporate currently hold alternative insurance approved under an alternative insurance order?</b>          - No</p>
<p><b>Lot owner and occupier insurance</b></p>	<p>The occupier is responsible for insuring the contents of the lot and any public liability risks which might occur within the lot.</p> <p>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 <a href="http://www.qld.gov.au/buyingbodycorporate">www.qld.gov.au/buyingbodycorporate</a>.</p>

## Contracts and authorisations

<p><b>Caretaking service contractors and letting agents</b></p>	<p>A body corporate may engage service contractors to provide services to the body corporate to assist in the management of the scheme.</p> <p>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.</p> <p>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'.</p> <p>The maximum term of a service contract or authorisation entered into by a body corporate is:</p> <ul style="list-style-type: none"> <li>- 1 year if the Specified Two-lot Schemes Module applies to the scheme;</li> <li>- 10 years if the Standard Module applies to the scheme; and</li> <li>- 25 years if the Accommodation Module or Commercial Module applies to the scheme.</li> </ul> <p>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.</p> <p><b>Has the body corporate engaged a caretaking services contractor for the scheme?</b></p> <p>- No If yes, name of caretaking service contractor engaged:</p> <p><b>Has the body corporate authorised a letting agent for the scheme?</b></p> <p>- No If yes, name of authorised letting agent:</p>
<p><b>Embedded network supply</b></p>	<p>Are there arrangement/s to supply any of the below services to occupiers in the community titles scheme through an embedded network?</p> <p><b>Electricity:</b> No <b>Hot Water / Gas:</b> No <b>Internet / Data:</b> No</p> <p>More information about embedded networks in community titles schemes is available from <a href="http://www.qld.gov.au/buyingbodycorporate">www.qld.gov.au/buyingbodycorporate</a>.</p>

## Body corporate authority

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

Name/s	The Body Corporate for LE AVENUE 26072
Position/s held	For and on behalf of the Body Corporate for LE AVENUE 26072
Signature/s	
Date	25/03/2026

### 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

# Hartleys Body Corporate Management

PO Box 111 CORINDA QLD 4075 ABN: 68613005182

Ph: (07) 3379 7455 Email: info@hbcm.co

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# Asset Register

26072 LE AVENUE 10 Fifth Avenue

Description	Type	Acquisition Method	Date Acquired	Acquired From	Original Cost	Cost to Date	Market Value
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Nil

# Hartleys Body Corporate Management

PO Box 111 CORINDA QLD 4075 ABN: 68613005182

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## Authorisations Affecting Lots 26072 LE AVENUE 10 Fifth Avenue

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Lot No	Resolution Date	Description	Conditions
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Nil

# Hartleys Body Corporate Management

PO Box 111 CORINDA QLD 4075 ABN: 68613005182

Ph: (07) 3379 7455 Email: info@hbcm.co

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## Contracts Register

26072 LE AVENUE 10 Fifth Avenue

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**Contractor Name and Address:** Hartley's Strata Services Pty Ltd  
PO Box 111  
CORINDA QLD 4075

**Details of Duties:** Body Corporate Manager

**Delegated Powers:** Refer to Agreement

**Basis of Remuneration:** Refer to Agreement

**Commencement Date:** 01/12/2023

**Terms:** 3 Year

**Copy of Agreement on File?** Y

**Termination Date:** 30/11/2026

**Options:** Nil

**Workers Comp No:**

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# Hartleys Body Corporate Management

PO Box 111 CORINDA QLD 4075 ABN: 68613005182

Ph: (07) 3379 7455 Email: info@hbcm.co

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## Exclusive Use Allocations 26072 LE AVENUE 10 Fifth Avenue

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Lot No	Resolution Date	Description	By Law
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Nil

# **Hartleys Body Corporate Management**

## **Statement of Financial Affairs**

**Prepared for Owners of Community Title Scheme 26072**

**"LE AVENUE"**

**10 Fifth Avenue KEDRON QLD 4031**

For the Financial Period 01/09/24 to 31/08/25

# Hartleys Body Corporate Management

PO Box 111 CORINDA QLD 4075 ABN: 68613005182

Ph: (07) 3379 7455 Email: info@hbcm.co

Printed: 24/03/2026 12:27 pm User: Nima Shrestha

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## Balance Sheet - C.T.S. 26072 "LE AVENUE" 10 FIFTH AVENUE, KEDRON, QLD 4031 For the Financial Period 01/09/2024 to 31/08/2025

### Consolidated

	Administrative	Sinking	TOTAL THIS YEAR
<b>Assets</b>			
Cash At Bank			
Le Avenue CTS 26072	\$(134.76)	\$84,519.99	\$84,385.23
Levies Receivable	\$835.27	\$425.71	\$1,260.98
Utilities Govt Rebate	\$437.36	\$0.00	\$437.36
<b>Total Assets</b>	<b>\$1,137.87</b>	<b>\$84,945.70</b>	<b>\$86,083.57</b>
<b>Liabilities</b>			
Accounts Payable (GST Free)	\$313.49	\$0.00	\$313.49
Levies Paid in Advance	\$4.04	\$0.00	\$4.04
<b>Total Liabilities</b>	<b>\$317.53</b>	<b>\$0.00</b>	<b>\$317.53</b>
<b>Net Assets</b>	<b>\$820.34</b>	<b>\$84,945.70</b>	<b>\$85,766.04</b>
<b>Owners Funds</b>			
Opening Balance	\$(843.30)	\$76,422.72	\$75,579.42
Net Income For The Period	\$1,663.64	\$8,522.98	\$10,186.62
<b>Total Owners Funds</b>	<b>\$820.34</b>	<b>\$84,945.70</b>	<b>\$85,766.04</b>

**Income and Expenditure Statement - C.T.S. 26072**  
**"LE AVENUE"**  
**10 FIFTH AVENUE, KEDRON, QLD 4031**  
For the Financial Period 01/09/2024 to 31/08/2025

**Consolidated**

**Administrative Fund**

	<b>TOTAL THIS YEAR</b>	<b>This Year Budget</b>	<b>Last Year Actual</b>
<b>Income</b>			
Levy Income	\$16,856.94	\$16,856.96	\$14,858.58
Special Levy Income	\$0.00	\$0.00	\$1,200.06
<b>Total Administrative Fund Income</b>	<b>\$16,856.94</b>	<b>\$16,856.96</b>	<b>\$16,058.64</b>
<b>Expenses</b>			
Archiving/Records Maintenance	\$95.70	\$95.70	\$95.70
Bank Charges/Payments	\$213.40	\$220.00	\$191.40
Banking Fees	\$0.00	\$15.00	\$(46.20)
Electricity	\$(437.36)	\$600.00	\$541.23
Fixed Disbursements	\$566.43	\$428.97	\$412.47
Govt Charges/Lodgements	\$66.00	\$55.00	\$55.00
Govt Compliance	\$292.60	\$198.00	\$149.60
Ins. - Stamp Duty	\$413.13	\$425.73	\$387.03
Ins. - Workcover	\$190.48	\$190.48	\$190.48
Insurance	\$4,770.61	\$4,831.92	\$4,392.65
Insurance Claims	\$0.00	\$0.00	\$865.50
Levy Recovery Costs	\$0.00	\$0.00	\$(66.00)
Maint. - Building	\$0.00	\$100.00	\$0.00
Maint. - Building Services	\$363.00	\$1,000.00	\$429.00
Maint. - Cleaning (Contract)	\$881.70	\$0.00	\$0.00
Maint. - Electrical	\$0.00	\$300.00	\$0.00
Maint. - Fences / Gates	\$0.00	\$200.00	\$0.00
Maint. - Fire & Safety Service (Contract)	\$242.00	\$154.00	\$154.00
Maint. - Garden & Grounds (Contract)	\$3,074.50	\$3,000.00	\$2,937.00
Maint. - Gutters	\$495.00	\$500.00	\$330.00
Maint. - Plumbing	\$0.00	\$200.00	\$186.25
Management Fee (Addl)	\$121.00	\$770.00	\$770.00
Management Fee	\$1,376.13	\$1,376.16	\$1,323.24
Post Print Stationery	\$0.00	\$0.00	\$494.38
Post.Print Statio Addtl	\$44.98	\$500.00	\$406.38
Report Costs	\$1,984.00	\$1,256.00	\$987.00
Software Support Fee	\$165.00	\$165.00	\$165.00
Tax - IncomeTax Returns	\$176.00	\$176.00	\$176.00
Telephone/Fax	\$99.00	\$99.00	\$99.00
<b>Total Administrative Fund Expenses</b>	<b>\$15,193.30</b>	<b>\$16,856.96</b>	<b>\$15,626.11</b>

# Hartleys Body Corporate Management

PO Box 111 CORINDA QLD 4075 ABN: 68613005182

Ph: (07) 3379 7455 Email: info@hbcm.co

Printed: 24/03/2026 12:27 pm User: Nima Shrestha

Page 4

## Income and Expenditure Statement - C.T.S. 26072 "LE AVENUE"

10 FIFTH AVENUE, KEDRON, QLD 4031

For the Financial Period 01/09/2024 to 31/08/2025

### Consolidated

#### Administrative Fund

	TOTAL THIS YEAR	This Year Budget	Last Year Actual
Administrative Fund Surplus/Deficit	\$1,663.64	\$0.00	\$432.53

# Hartleys Body Corporate Management

PO Box 111 CORINDA QLD 4075 ABN: 68613005182

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Printed: 24/03/2026 12:27 pm User: Nima Shrestha

Page 5

## Income and Expenditure Statement - C.T.S. 26072

### "LE AVENUE"

10 FIFTH AVENUE, KEDRON, QLD 4031

For the Financial Period 01/09/2024 to 31/08/2025

#### Consolidated

### Sinking Fund

	TOTAL THIS YEAR	This Year Budget	Last Year Actual
<b>Income</b>			
Levy Income	\$10,216.98	\$10,216.91	\$9,919.38
<b>Total Sinking Fund Income</b>	<b>\$10,216.98</b>	<b>\$10,216.91</b>	<b>\$9,919.38</b>
<b>Expenses</b>			
Building	\$0.00	\$0.00	\$10,252.00
Fencing/Gates	\$0.00	\$0.00	\$1,540.00
Major Expenditure	\$0.00	\$10,216.91	\$0.00
Pressure Cleaning	\$792.00	\$0.00	\$0.00
Tree Removal/Pruning	\$902.00	\$0.00	\$1,122.00
<b>Total Sinking Fund Expenses</b>	<b>\$1,694.00</b>	<b>\$10,216.91</b>	<b>\$12,914.00</b>
<b>Sinking Fund Surplus/Deficit</b>	<b>\$8,522.98</b>	<b>\$0.00</b>	<b>\$(2,994.62)</b>



Level 14, 260 Queen Street  
Brisbane QLD 4000

## Policy Schedule

### CHU Residential Strata Insurance Plan

<b>Policy Number</b>	<b>HU0006153486</b>
<b>Policy Wording</b>	CHU RESIDENTIAL STRATA INSURANCE PLAN
<b>The Insured</b>	BODY CORPORATE FOR LE AVENUE COMMUNITY TITLE SCHEME 26072
<b>Situation</b>	10 FIFTH AVENUE KEDRON QLD 4031
<b>Policy Period</b>	08/09/2025 to 08/09/2026 at 4:00pm

---

## Sections

### Section 1 – Insured Property

Building: \$2,950,500  
Common Area Contents: \$22,340  
Loss of Rent & Temporary Accommodation (total payable): \$442,575  
Lot Owners' Fixtures and Improvements (per lot): \$250,000

#### Optional Extensions:

Catastrophe Insurance Sum Insured: \$442,575  
Extended Cover - Loss of Rent & Temporary Accommodation: \$66,386  
Escalation in Cost of Temporary Accommodation: \$22,128  
Cost of Removal, Storage and Evacuation: \$22,128  
Machinery Breakdown: Not Selected  
Lot Owners' Contents inclusion (per lot): Not Selected

### Section 2 – Liability to Others

Sum Insured: \$10,000,000

### Section 3 – Voluntary Workers

Death: \$300,000  
Total Disablement: \$3,000 per week

### Section 4 – Fidelity Guarantee

Sum Insured: \$250,000

### Section 5 – Office Bearers' Legal Liability

Sum Insured: \$5,000,000

### Section 6 – Government Audit Costs and Legal Expenses

Government Audit Costs: \$25,000  
Appeal expenses – common property health & safety breaches: \$100,000  
Legal Defence Expenses: \$50,000



**Flood Cover is included.**

## Excesses

### Section 1 – Insured Property

Standard: \$2,000

### Section 2 – Liability to Others

Property Damage: \$1,000

Other excesses payable are shown in the Policy Wording.

Property Including	Base Premium	GST	Stamp Duty	Premium
Section 1 – Insured Property				
Section 7 – Catastrophe Insurance	\$4,169.28	\$416.92	\$412.76	\$4,998.96
Section 9 – Lot owners’ fixtures and improvements (per lot)				
<b>Other Policies Including</b>				
Section 2 – Liability to Others				
Section 3 – Voluntary Workers	\$183.72	\$18.37	\$18.18	\$220.27
Section 5 – Office Bearers’ Legal Liability				
Section 8 – Government Audit Costs and Legal Expenses				
<b>Admin Fee</b>	\$150.00	\$15.00		\$165.00
<b>Total Premium</b>	\$4,503.00	\$450.29	\$430.94	\$5,384.23



## Premium

Base Premium	\$4,353.00
Levies	\$0.00
GST	\$450.29
Stamp Duty	\$430.94
Admin Fee	\$150.00
<b>Total Payable</b>	<b>\$5,384.23</b>

HARTLEY'S BODY CORPORATE MANAGEMENT

Commission	\$870.61
Commission GST	\$87.06

Date of Issue

03/09/2025

Refer to **Important Information** below for excess descriptions and confirmation of cover. Please refer to your Product Disclosure Statement and Policy Wording QM562-0725 for further terms and conditions that apply.

## Important Information

### Confirmation of cover

The cover provided by this schedule forms part of your contract of insurance and is in force for the Period of Insurance shown. Cover is subject to the policy terms, conditions, limitations and exclusions. Please refer to your policy document and PDS.

### Excesses – explanatory notes

Whenever an Excess and amount is shown in the Schedule or Policy Wording, You must pay or contribute the stated amount for each claim You make against the Insured Event.

#### Water Damage Excess

The following Excess will apply to Section 1 – Insured Property for loss or damage caused by:

- a. Damage from bursting, leaking, discharging or overflowing of tanks, apparatus or pipes
- b. Rainwater

The additional Excess payable will be shown on Your Policy Schedule.

Other excesses apply. These are listed on your Policy Schedule or described in the Policy Wording.



FORM 14 Version 2

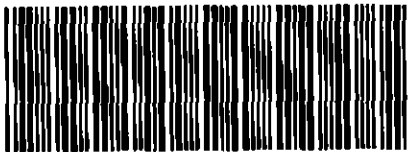
QUEENSLAND LAND REGIS:

Land Title Act 1994 and Land Act 1994

GENERAL REQUEST

Page 1 of

Stamp Duty Imprint

	<b>702906033</b>
	<b>\$87.00</b>
	18/09/1998 09:01
<b>BE 460</b>	

**1. Nature of request**Request to Record First Community Management Statement for *Le Avenue* Community Title Scheme**Lodger Name, address & phone number Lodger Co**

John C Potts &amp; Co

Solicitors

266

PO Box 51

COORPAROO QLD 4151

Ph: 3397 8222

Fax : 3394 4606

**2. Description of Lot****County****Parish****Title Reference**

Lot 1 on RP 130931

Stanley

Kedron

14881006

**3. Registered Proprietor / Crown Lessee**

Lib (177) Pty Ltd A.C.N. 010 371 909

**4. Interest**

Fee Simple

**5. Applicant**

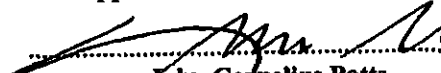
Lib (177) Pty Ltd A.C.N. 010 371 909

**6. Request**

I hereby request that: **The First Community Management Statement deposited herewith be recorded as the First Community Management Statement for *Le Avenue* Title Scheme and that the Body Corporate address be recorded as 10 Fifth Avenue, Kedron, Brisbane.**

**7. Execution by applicant****Execution Date**

17/9/98

**Applicant's or Solicitor's Signature**


John Cornelius Potts

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

# FIRST/NEW COMMUNITY MANAGEMENT STATEMENT

26072

CMS LABEL NUMBER

This statement incorporates and must include the following:

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

1. Name of community titles scheme

LE  
~~THE~~ AVENUE

2. Regulation module

Standard

3. Name of body corporate

LE  
Body Corporate for "The Avenue" Community Title Scheme

4. Scheme land

Description of Lot

County

Parish

Title Reference

Lot 1 to 6 on SP107269  
Common Property of ~~The~~ Avenue  
CTS

Stanley

Kedron

5. Name and address of original owner #

Lib (177) Pty Ltd A.C.N. 010 371 909  
212 Roghan Road  
Taigum Qld 4034

6. Reference to plan lodged with this statement

SP107269

# first community management statement only

7. Local Government community management statement notation

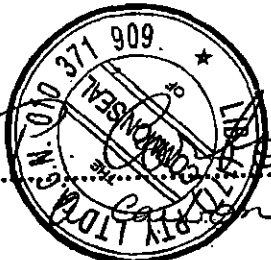
.....signature  
*Simon Clarke, Town Planner*  
 .....name and designation  
*Brisbane City Council*  
 .....name of Local Government

8. Execution by original owner/Consent of body corporate

Execution Date

18 16 98

\*Execution

.....signature  


Title Reference 14881006

**SCHEDULE A SCHEDULE OF LOT ENTITLEMENTS**

Lot on Plan	Contribution	Interest
1 on SP 107269	1	1
2 on SP 107269	1	1
3 on SP 107269	1	1
4 on SP 107269	1	1
5 on SP107269	1	1
6 on SP107269	1	1
<b>TOTALS</b>	<b>6</b>	<b>6</b>

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

Pursuant to Section 57 (1) (e) & (f) of the Body Corporate and Community Management Act 1997

**SCHEDULE C BY-LAWS**

**1. Noise**

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

**2. Vehicles**

- (1) The occupier of a lot must not, without the body corporate's written approval –
  - (a) park a vehicle, or allow a vehicle to stand, on the common property; or
  - (b) permit an invitee to park a vehicle, or allow a vehicle to stand, on the common property, except where a designated visitor car parking space is allocated
- (2) An approval under subsection (1) must state the period for which it is given. *with the exception of designated visitor parking.*
- (3) However, the body corporate may cancel the approval by giving 7 days written notice to the occupier. *with the exception of designated visitor parking.*

**3. Obstruction**

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

**4. Damage to lawns etc.**

- (1) The occupier of a lot must not, without the body corporate's written approval –
  - (a) damage a lawn, garden, tree, shrub, plant or flower on the common property; or
  - (b) use a part of the common property as a garden.
- (2) An approval under subsection (1) must state the period for which it is given.
- (3) However, the body corporate may cancel the approval by giving 7 days written notice to the occupier.

Title Reference 14881006

**5. Damage to common property**

- (1) An occupier of a lot must not, without the body corporate's written approval, mark, paint, drive nails, screws or other objects into, or otherwise damage or deface a structure that forms part of the common property.
- (2) However, an occupier may install a locking or safety device to protect the lot against intruders, or a screen to prevent entry of animals or insects, if the device or screen is soundly built and is consistent with the colour, style and materials of the building.
- (3) The owner of a lot must keep a device installed under subsection (2) in good order and repair.

**6. Behaviour of invitees**

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

**7. Leaving of rubbish etc. on the common property**

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

**8. Appearance of lot**

- (1) The occupier of a lot must not, without the body corporate's written approval, make a change to the external appearance of the lot unless the change is minor and does not detract from the amenity of the lot and its surrounds.
- (2) The occupier of a lot must not, without the body corporate's written approval—
  - (a) hang washing, bedding, or another cloth article if the article is visible from another lot or the common property, or from outside the scheme land; or
  - (b) display a sign, advertisement, placard, banner, pamphlet or similar article if the article is visible from another lot or the common property, or from outside the scheme land.
- (3) This section does not apply to a lot created under a standard format plan of subdivision.

**9. Storage of flammable materials**

- (1) The occupier of a lot must not, without the body corporate's written approval, store a flammable substance on the common property.
- (2) The occupier of a lot must not, without the body corporate's written approval, store a flammable substance on the lot unless the substance is used or intended for use for domestic purposes.
- (3) However, this section does not apply to the storage of fuel in—
  - (a) the fuel tank of a vehicle, boat, or internal combustion engine; or
  - (b) a tank kept on a vehicle or boat in which the fuel is stored under the requirements of the law regulating the storage of flammable liquid.

**10. Garbage disposal**

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

Title Reference 14881006

- (2) The occupier of a lot must—
  - (a) comply with all local government local laws about disposal of garbage; and
  - (b) ensure that the occupier does not, in disposing of garbage, adversely affect the health, hygiene or comfort or the occupiers of other lots.

**11. Keeping of animals**

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

**12. Local Authority Approval**

- (1) Notwithstanding the above, proprietors or occupiers of a lot shall be aware that in addition to gaining consent in writing from the Body Corporate, approval for the use of lots for certain purposes, or the carrying out of certain works may also require the approval of the local authority.

<b>SCHEDULE D</b>	<b>OTHER DETAILS REQUIRED/PERMITTED TO BE INCLUDED</b>
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NOT APPLICABLE

<b>SCHEDULE E</b>	<b>DESCRIPTION OF LOTS ALLOCATED EXCLUSIVE USE AREAS OF COMMON PROPERTY</b>
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NOT APPLICABLE

Queensland Titles Registry Pty Ltd  
ABN 23 648 568 101

Search Date: 26/03/2026 10:17

Request No: 55558314

## SCHEME NAME

LE AVENUE COMMUNITY TITLES SCHEME 26072

## BODY CORPORATE ADDRESS

HARTLEY'S MANAGEMENT SERVICES PTY LTD  
PO BOX 111  
CORINDA QLD  
4075

## COMMUNITY MANAGEMENT STATEMENT No: 26072

Title	Lot	Plan	Title	Lot	Plan
50235854	CP	SP 107269	50235855	1	SP 107269
50235856	2	SP 107269	50235857	3	SP 107269
50235858	4	SP 107269	50235859	5	SP 107269
50235860	6	SP 107269			

## COMMUNITY MANAGEMENT STATEMENT Dealing No: 702906033

\*\* End of Community Titles Scheme Search \*\*