

**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 29/01/2026

#### Becoming an owner

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

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

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

#### How to get more information

You can inspect the body corporate records which will provide important information about matters not included in this certificate. To inspect the body corporate records, you can contact the person responsible for keeping body corporate records (see below), or you can engage the services of a search agent. Fees will apply.

Planning and development documents can be obtained from the relevant local government or other planning authority. Some relevant documents, such as the development approval, may be available from the body corporate, depending on when and how the body corporate was established.

## Contacting the body corporate

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

#### Name and number of the community titles scheme

Global Place CTS 28305

CTS No. 28305

#### 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: **Jordon Colby**

Company: **AD Body Corporate Management**

Phone: **07 3366 0600**

Email: **reception@adbodycorporate.com.au**

#### Accessing records

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

The body corporate manager named above.

## Property and community titles scheme details

### Lot and plan details

Lot number: **1**

Plan type and number: **131054**

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:**

**Small**

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

### Layered arrangements of community titles schemes

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

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

**No**

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

### Building management statement

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

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

**No**

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

## By-laws and exclusive use areas

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

### What by-laws apply?

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

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

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

### General by-laws

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

### Exclusive use areas

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

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

**Yes**

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

**listed in the community management statement**

## Lot entitlements and financial information

### Lot entitlements

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

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

## Contribution schedule

Contribution schedule lot entitlement for the lot: **1**

Total contribution schedule lot entitlements for all lots: **4**

## Interest schedule

Interest schedule lot entitlement for the lot: **1**

Total interest schedule lot entitlements for all lots: **4**

## 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 **1** for the current financial year: \$ **3,687.50**

Number of instalments: **2** (outlined below)

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

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

Period	Due date	Amount due	Amount due if discount applied	Paid
01/07/25 to 31/12/25	01/07/25	1,624.50	1,624.50	24/06/25
01/01/26 to 30/06/26	01/01/26	2,063.00	2,063.00	
01/07/26****31/12/26	01/07/26	1,750.00	1,750.00	
			Amount overdue	<b>\$2,063.00</b>
			Amount Unpaid including amounts billed not yet due	<b>\$2,063.00</b>

### Sinking fund contributions

Total amount of contributions (before any discount) for lot **1** for the current financial year: \$ **1,375.00**

Number of instalments: **2** (outlined below)

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

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

Period	Due date	Amount due	Amount due if discount applied	Paid
01/07/25 to 31/12/25	01/07/25	630.00	630.00	24/06/25
01/01/26 to 30/06/26	01/01/26	745.00	745.00	
01/07/26****31/12/26	01/07/26	750.00	750.00	
			Amount overdue	<b>\$745.00</b>
			Amount Unpaid including amounts billed not yet due	<b>\$745.00</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): **0** %

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
			<b>Nil</b>
			<b>Nil</b>

### Other amounts payable by the lot owner

Purpose	Fund	Amount	Due date	Amount
Other	Other	38.50		38.50

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

At the date of this certificate

Annual contributions		<b>\$2,808.00</b>
Special contributions		<b>Nil</b>
Other contributions		<b>Nil</b>
Other payments		<b>\$38.50</b>
Penalties		<b>Nil</b>
<b>Total amount overdue</b>	(Total Amount Unpaid including not yet due \$2,846.50)	<b>\$2,846.50</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): \$ 17,070.91**

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

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

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

### Body corporate assets

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

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

## Insurance

The body corporate must insure the common property and assets for full replacement value and public risk.

The body corporate must insure, for full replacement value, the following buildings where the lots in the scheme are created:

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

### Body corporate insurance policies

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

TYPE/COMPANY	POLICY NO.	SUM INSURED	PREMIUM	DUE DATE	EXCESS
BUILDING QUS	QUSS054104	2,669,632.00	5,280.46	01/07/26	\$1,000 All other losses \$2,500 See Policy
PUBLIC LIABILITY QUS	QUSS054104	30,000,000.00		01/07/26	
COMMON CONTENTS QUS	QUSS054104	26,696.00		01/07/26	
OFFICE BEARERS QUS	QUSS054104	1,000,000.00		01/07/26	
LOT OWNER'S FIXTURES QUS	QUSS054104	250,000.00		01/07/26	
VOLUNTARY WORKERS QUS	QUSS054104	\$200,000/\$2,000		01/07/26	
FIDELITY GUARANTEE QUS	QUSS054104	100,000.00		01/07/26	
LOSS OF RENT QUS	QUSS054104	400,445.00		01/07/26	
APPEAL EXPENSES QUS	QUSS054104	100,000.00		01/07/26	
BUILDING CATASTROPHE QUS	QUSS054104	800,890.00		01/07/26	

## 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
LEGAL EXPENSES QUS	QUSS054104	100,000.00		01/07/26	
AUDIT EXPENSES QUS	QUSS054104	25,000.00		01/07/26	
WORKCOVER POLICY WorkCover QLD	WAB100233810		200.00	30/06/26	NIL

## Alternative insurance

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

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

**No**

## Lot owner and occupier insurance

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

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

More information about insurance in community titles schemes is available from your solicitor or [www.qld.gov.au/buyingbodycorporate](http://www.qld.gov.au/buyingbodycorporate)

## Contracts and authorisations

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

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

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

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

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

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

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

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

**No**

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

**No**

### Embedded network electricity supply

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

**No**

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

### Body corporate authority

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

**Name/s** AD Body Corporate Management

**Positions/s held** Body Corporate Manager

**Date** 29/01/2026

**Signature/s** \_\_\_\_\_

### Copies of documents given with this certificate:

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

# Global Place CTS 28305 CTS 28305

43 Globe Street Ashgrove Qld 4060

## BALANCE SHEET

AS AT 29 JANUARY 2026

	ACTUAL 29/01/2026	ACTUAL 30/06/2025
<b><u>OWNERS' FUNDS</u></b>		
Administrative Fund	3,456.42	(1,349.88)
Sinking Fund	17,070.91	27,180.91
<b><u>TOTAL</u></b>	<b><u>\$ 20,527.33</u></b>	<b><u>\$ 25,831.03</u></b>
 <b><u>THESE FUNDS ARE REPRESENTED BY</u></b>		
 <b><u>CURRENT ASSETS</u></b>		
Cash At Bank	22,363.33	25,389.57
Levies In Arrears	5,616.00	0.00
Other Arrears	77.00	0.00
Prepaid Expenses	0.00	5,280.46
<b><u>TOTAL ASSETS</u></b>	<b><u>28,056.33</u></b>	<b><u>30,670.03</u></b>
 <b><u>LIABILITIES</u></b>		
Creditors & Accrued Expenses	7,529.00	330.00
Levies In Advance	0.00	4,509.00
<b><u>TOTAL LIABILITIES</u></b>	<b><u>7,529.00</u></b>	<b><u>4,839.00</u></b>
 <b><u>NET ASSETS</u></b>	 <b><u>\$ 20,527.33</u></b>	 <b><u>\$ 25,831.03</u></b>

# Global Place CTS 28305 CTS 28305

43 Globe Street Ashgrove Qld 4060

## STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 JULY 2025 TO 29 JANUARY 2026

	ACTUAL	BUDGET	ACTUAL
	01/07/25-29/01/26	01/07/25-30/06/26	01/07/24-30/06/25
<b><u>ADMINISTRATIVE FUND</u></b>			
<b><u>INCOME</u></b>			
Levies - Administrative Fund	14,750.00	14,750.00	12,996.00
<b><u>TOTAL ADMIN. FUND INCOME</u></b>	<b>14,750.00</b>	<b>14,750.00</b>	<b>12,996.00</b>
<b><u>EXPENDITURE - ADMIN. FUND</u></b>			
Archiving Fees	83.37	142.92	142.92
Stratapay Trans/Svce	2.85	4.75	11.40
B C Admin - Contract Services	423.00	760.00	711.12
B C Admin - Other Services	1,367.75	800.00	1,438.90
Electricity	205.77	300.00	289.34
Fire Control Expenses	0.00	250.00	0.00
Income Tax Return Fee	176.00	176.00	176.00
Insurance	5,280.46	6,850.00	6,435.00
Insurance - Workcover	277.00	277.00	277.00
Maintenance Report	385.00	0.00	0.00
Maint. Report & Safety Audit	0.00	220.00	800.00
Meetings	0.00	0.00	539.00
Pest Control	0.00	311.00	311.00
Disbursement Fee	242.88	440.00	403.08
Rep & Maint - Building	577.50	330.00	0.00
Rep & Maint - Gardens& Grounds	858.00	1,600.00	1,534.50
Rep & Maint - Driveway	0.00	0.00	165.00
Stratamax Fee	64.12	110.00	109.92
Work Order Fees	0.00	500.00	506.00
<b><u>TOTAL ADMIN. EXPENDITURE</u></b>	<b>9,943.70</b>	<b>13,071.67</b>	<b>13,850.18</b>
<b><u>SURPLUS / (DEFICIT)</u></b>	<b>\$ 4,806.30</b>	<b>\$ 1,678.33</b>	<b>\$ (854.18)</b>
Opening Admin. Balance	(1,349.88)	(1,349.88)	(495.70)
<b><u>ADMINISTRATIVE FUND BALANCE</u></b>	<b>\$ 3,456.42</b>	<b>\$ 328.45</b>	<b>\$ (1,349.88)</b>

# Global Place CTS 28305 CTS 28305

43 Globe Street Ashgrove Qld 4060

## STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 JULY 2025 TO 29 JANUARY 2026

	ACTUAL	BUDGET	ACTUAL
	01/07/25-29/01/26	01/07/25-30/06/26	01/07/24-30/06/25
<b><u>SINKING FUND</u></b>			
<b><u>INCOME</u></b>			
Levies - Sinking Fund	5,500.00	5,500.00	5,040.00
<b><u>TOTAL SINKING FUND INCOME</u></b>	<b>5,500.00</b>	<b>5,500.00</b>	<b>5,040.00</b>
<b><u>EXPENDITURE - SINKING FUND</u></b>			
Rep & Maint - Plumbing	7,430.00	0.00	0.00
Rep & Maint - Building	0.00	1,936.00	0.00
Rectify Structural Defects	0.00	4,400.00	0.00
Rep & Maint - Roof	4,220.00	0.00	0.00
Painting - External	3,960.00	0.00	0.00
Rep & Maint - Driveways	0.00	9,210.00	0.00
<b><u>TOTAL SINK. FUND EXPENDITURE</u></b>	<b>15,610.00</b>	<b>15,546.00</b>	<b>0.00</b>
<b><u>SURPLUS / (DEFICIT)</u></b>	<b>\$ (10,110.00)</b>	<b>\$ (10,046.00)</b>	<b>\$ 5,040.00</b>
Opening Sinking Fund Balance	27,180.91	27,180.91	22,140.91
<b><u>SINKING FUND BALANCE</u></b>	<b>\$ 17,070.91</b>	<b>\$ 17,134.91</b>	<b>\$ 27,180.91</b>



# GLOBAL PLACE CTS 28305

ABN 45 019 401 606

## STATEMENT

Mybodycorpreport

Transfer Date:  
12/04/24

Statement Period			
01 Jul 24 to 29 Jan 26			
A/c No	1	Lot No	1
Page Number	1	Unit No	1

Date	Type	Details	Reference	Debit	Credit	Balance
		Brought forward				0.00
01/07/24	Administrative Fund	01/07/24 to 31/12/24	I0000233	1,370.00		1,370.00
01/07/24	Sinking Fund	01/07/24 to 31/12/24	I0000237	600.00		1,970.00
01/07/24	Receipt	Administrative Fund	R0000127		1,370.00	600.00
01/07/24	Receipt	Sinking Fund	RA000127		600.00	0.00
25/11/24	Administrative Fund	01/01/25 to 30/06/25	I0000241	1,879.00		1,879.00
25/11/24	Sinking Fund	01/01/25 to 30/06/25	I0000245	660.00		2,539.00
03/01/25	Receipt	Administrative Fund	R0000133		1,879.00	660.00
03/01/25	Receipt	Sinking Fund	RA000133		660.00	0.00
28/05/25	Administrative Fund	01/07/25 to 31/12/25	I0000249	1,624.50		1,624.50
28/05/25	Sinking Fund	01/07/25 to 31/12/25	I0000253	630.00		2,254.50
24/06/25	Receipt	Administrative Fund	R0000137		1,624.50	630.00
24/06/25	Receipt	Sinking Fund	RA000137		630.00	0.00
25/11/25	Administrative Fund	01/01/26 to 30/06/26	I0000257	2,063.00		2,063.00
25/11/25	Sinking Fund	01/01/26 to 30/06/26	I0000261	745.00		2,808.00
21/01/26	Other	Arrears Notice Fee	M0000026	38.50		2,846.50
				<b>\$9,610.00</b>	<b>\$6,763.50</b>	<b>\$2,846.50</b>
Over 90 Days	90 Days	60 Days	30 Days	Current	<b>BALANCE DUE: \$2,846.50</b>	
0.00	0.00	0.00	0.00	2,846.50	Date Paid	Amount Paid

### Payment Options

	Tel: 1300 552 311 Ref: 1560 0761 4	Telephone: Call this number to pay by credit card. International: +613 8648 0158 (charges apply).	
	www.stratamax.com.au Ref: 1560 0761 4	Internet: Make credit card payments online (charges apply). Visit www.stratamax.com.au	
	www.stratapay.com/ddr Ref: 1560 0761 4	Direct Debit: Make auto payments from your credit card* or bank account. Visit stratapay.com/ddr to register *Credit card charges apply.	
	Billcode: 74625 Ref: 1560 0761 4	BPay: Contact your participating financial institution to make a payment from your cheque or savings account using BPay. BPAY® Registered to BPAY Pty Ltd ABN 69 079 137 518	
	Billpay Code: 3599 Ref: 1560 0761 4	In Person: Present this bill in store at Australia Post to make cheque or EFTPOS payments.	
	Make cheque payable to: StrataPay 1560 0761 4	Mail: Send cheque with this slip by mail to: StrataPay, Locked Bag 9 GCMC, Bundall Qld 9726 Australia	
	BSB: 067-970 Acct No: 1560 0761 4 (Applies to this bill only)	Internet Banking - EFT: Use this BSB and Account Number to pay directly from your bank account in Australian Dollars (AUD). Account Name: StrataPay Bank: CBA, Sydney, Australia.	



StrataPay Reference

**1560 0761 4**

Amount

**\$2,846.50**

Due Date

**29 Jan 26**

AD BODY CORP MANAGEMENT P/L  
28305/02100001 Lot 1/1

Mybodycorpreport



\*3599 156007614



## GLOBAL PLACE CTS 28305

### INSURANCE DETAILS

29 January 2026

<u>Type</u>	<u>Insurer</u>	<u>Policy No</u>	<u>Sum Insured</u>	<u>Due Date</u>
BUILDING	Qus	QUSS054104	\$2,669,632	01/07/26
PUBLIC LIABILITY	Qus	QUSS054104	\$30,000,000	01/07/26
COMMON CONTENTS	Qus	QUSS054104	\$26,696	01/07/26
OFFICE BEARERS	Qus	QUSS054104	\$1,000,000	01/07/26
LOT OWNER'S FIXTURES	Qus	QUSS054104	\$250,000	01/07/26
VOLUNTARY WORKERS	Qus	QUSS054104	\$200,000/\$2,000	01/07/26
FIDELITY GUARANTEE	Qus	QUSS054104	\$100,000	01/07/26
LOSS OF RENT	Qus	QUSS054104	\$400,445	01/07/26
APPEAL EXPENSES	Qus	QUSS054104	\$100,000	01/07/26
BUILDING CATASTROPHE	Qus	QUSS054104	\$800,890	01/07/26
LEGAL EXPENSES	Qus	QUSS054104	\$100,000	01/07/26
AUDIT EXPENSES	Qus	QUSS054104	\$25,000	01/07/26
WORKCOVER POLICY	Workcover Qld	WAB100233810		30/06/26

FIRST COMMUNITY MANAGEMENT STATEMENT

THIS STATEMENT MUST BE LODGED TOGETHER WITH A FORM 14 GENERAL REQUEST AND IN THE CASE OF A NEW

This statement incorporates and must include the following:

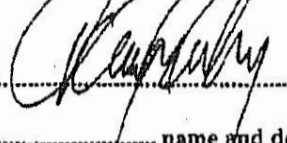
28305

- 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

- Name of community titles scheme**  
Global Place Community Title Scheme
- Regulation module**  
Small Schemes
- Name of body corporate**  
Body Corporate for Global Place Community Title Scheme
- Scheme land**

Description of Lot	County	Parish	Title Reference
Common Property of Global Place Community Title Scheme	Stanley	Enoggera	
Lots 1-4 on SP 131054	Stanley	Enoggera	
- Name and address of original owner #**  
Rametta & Sons Pty Ltd A.C.N 009 945 402  
PO Box 2249, Brookside Centre, Mitchelton  
# first community management statement only
- Reference to plan lodged with this statement**  
SP 131054


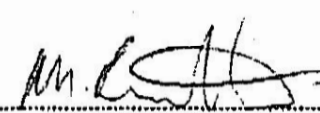
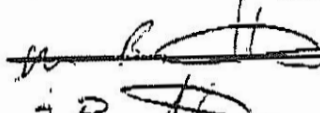
7. **Local Government community management statement notation**

 signed  
 TRACY POINTING, Town Planner, CUSTOMER + COMMUNITY SERVICES name and designation  
 BRISBANE CIM COUNCIL name of Local Government

8. **Execution by original owner/Consent of body corporate**

Execution Date: 30/6/00

\*Execution


 DIRECTOR  
 Rametta & Sons Pty Ltd  
 DIRECTOR

**SCHEDULE A SCHEDULE OF LOT ENTITLEMENTS**

Lot on Plan	Contribution	Interest
Lot 1 on SP 131054	1	1
Lot 2 on SP 131054	1	1
Lot 3 on SP 131054	1	1
Lot 4 on SP 131054	1	1
<b>TOTALS</b>	<b>4</b>	<b>4</b>

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

Not Applicable

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

In these By-laws unless the contrary intention appears:-

- (a) the singular includes the plural and vice versa;
- (b) the word "occupier" means a person bound by these By-laws and includes a firm, a body corporate, an unincorporated association or an authority; and
- (c) a reference to any thing is a reference to the whole and each part of it.

**2. Noise**

An occupier must not create noise likely to interfere with the peaceful enjoyment of a person lawfully on another lot or the common property.

**3. Vehicles**

- (1) The occupier of a lot must not without the body corporate's written approval:-
  - (a) park a vehicle, or allow a vehicle to stand, on the common property; or
  - (b) permit an invitee to park a vehicle, or allow a vehicle to stand, on the common property except for the designated visitor parking which must remain available at all times for the sole use of visitors vehicles.
- (2) An approval under sub-section (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.
- (4) An invitee of an occupier of a lot may park a vehicle on the Common Property but must do so only within the spaces allocated as visitor carparking spaces by the Body Corporate from time to time.
- (5) Vehicles may only be driven on the parts of the common property that are designed for that purpose. Vehicles must be driven at a safe speed and the maximum speed limit is 5 kilometres per hour.

**4. Obstruction**

An occupier must not obstruct the lawful use of the common property by someone else.

**5. Damage to lawns etc.**

(1) An occupier 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 sub-section (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.

**6. Protection of common property**

(1) An occupier 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 is soundly built and is consistent with the colour, style and materials of the building and does not detract from the amenity of the building or surrounding lots of the Scheme.

(3) The occupier must keep a device installed under sub-section (2) in good order and repair.

(4) Subject to any law, an occupier may not erect television or radio aerials or other communication receivers on the common property or lots without the written consent of the Committee.

(5) The body corporate must be promptly notified of any damage to or defect in water or gas pipes, electrical cables, service cables and other fixtures on the common property.

**7. Behaviour of Invitees and Notice of Accidents**

An occupier must:-

(a) take reasonable steps to ensure that the occupier's invitees:-

(i) do not behave in a way likely to interfere with the peaceful enjoyment of another lot or the common property; and

(ii) comply with these by laws;

(b) compensate the body corporate for any damage that the occupier's invitees causes to the common property or any body corporate asset; and

(c) if involved in an accident on common property, notify the body corporate of the accident and give a reasonably detailed description of the circumstances of the accident.

**8. Leaving of Rubbish etc on the Common Property**

An occupier 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.

## 9. Appearance of Lot

- (1) An occupier 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) Without limiting the generality of sub-section (1), an occupier 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;
  - (b) display a sign, advertisement, placard, banner, pamphlet or similar article if the article is visible from another lot or the common property, or from outside the scheme land;
  - (c) hang, install, renovate or replace curtains or other window dressings visible from outside a lot;
  - (d) affix blinds, reflective material, shutters, awnings, or other window covers externally to a lot; or
  - (e) and without any other approval required by law:-
    - (i) make a structural alteration to a lot; or
    - (ii) permanently enclose, cover or partially cover a balcony or courtyard of a lot.
- (3) Any plant on a balcony must be of a variety approved by the Committee. If a plant is visible from outside a lot, the plant must be kept in good condition and any dead plants must be removed.
- (4) Lots must be kept clean, maintained in good order and condition and kept free of rubbish and vermin.

## 10. Storage of Flammable Materials

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

## 11. Garbage Disposal

- (1) Unless the body corporate provides some other way of garbage disposal, an occupier must keep a receptacle for garbage in a clean and dry condition and adequately covered on the lot, or on part of the common property designated by the body corporate for the purpose.
- (2) An occupier must:-
  - (a) comply with all local government local laws about disposal of garbage; and

(b) ensure that the occupier does not, in disposing of garbage, adversely affect the health, hygiene or comfort of the occupiers of other lots.

## 12. Keeping of Animals

- (1) An occupier 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) An 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.

## 13. Use of Facilities

- (1) All facilities in lots and the common property must be used properly and not for any purposes for which they were not designed. Taps must be turned off after use. An occupier must pay for any damage to other lots or the common property caused by the improper use of plumbing in his or her lot.

## 14. Security

- (1) Windows and external doors in lots must be locked when nobody is in the lot.
- (2) The body corporate may operate a security system under which:-
  - (a) parts of the building are secured against unauthorised entry; and
  - (b) locks and other security devices or procedures are used to implement the security system.
- (3) The body corporate is not liable for any loss or damage suffered to persons or property because:-
  - (c) the security system fails or there is unauthorised entry to any part of the property; or
  - (d) the security system is not operating.
- (4) Control of the security system is the responsibility of the Committee and the Committee may employ servants or agents to operate the security system.
- (5) Occupiers must not do anything that may affect the operation of the security system.

## 15. Pay Television

The body corporate may allow a pay television supplier to install equipment on the common property and connect that equipment to the common electricity supply to provide for pay television connections to lots. The body corporate may enter into an agreement for that purpose.

## 16. Display Unit

While the original owner remains an owner of a unit in the development, it and its agents, invitees and authorised persons shall be entitled to use any Lot in the development of which it remains an owner as a display unit for the purpose of allowing prospective buyers or tenants of any lot to inspect the lot and further to place signs, advertising or display material in and about the development, including common property, which signs shall be tasteful and attractive, and shall be those as are reasonably necessary.

**rence Palms Community Title Scheme**

Page 6 of 8

**17. Instructions to Contractors, etc**

The owners or occupiers of Lots shall not directly instruct any contractors or workers employed by the Body Corporate unless so authorised.

**18. By-Laws to be Exhibited**

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

**19. Compliance by Tenants**

The duties and obligations imposed by these By-Laws on a owner of a lot shall be observed not only by the owner but by the owner's tenants, guests, servants, employees, agents, children invitees and licensees.

**20. Complaints or Applications**

All complaints or applications to the body corporate or its committee must be addressed in writing to the secretary or to the body corporate manager of the body corporate.

**21. Bank Overdraft**

Without derogating from any powers, authorities, duties and functions conferred or imposed on it by or under the Body Corporate and Community Management Act 1998 or elsewhere under these By-Laws, the Committee of the Body Corporate shall be empowered to enter into an agreement with such person or persons or corporation or corporations as the Committee in its absolute discretion shall decide, to borrow monies or secure an overdraft account from a bank upon such terms and conditions as may be agreed upon by the parties thereto.

**22. Recovery of Money Spent**

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

**23. Bad Debts**

A person (which expression shall extend to corporations) must pay on demand the whole of the body corporate's cost and expended (including solicitor and own client costs) such amount deemed to be a liquidated debt due in recovering such levies or moneys duly levied upon that person by the body corporate pursuant to the Body Corporate and Community Management Act 1997.

**24. Painting**

- (1) The body corporate must maintain all painting of any exterior of any structure on the common property. The owner of any lot must provide suitable access and make any other arrangements to allow the Body Corporate, the Committee or their agents and workmen to carry out these functions.
- (2) Owners must maintain the painting of any exterior of any structure on their lot (hereinafter called "the work") ensuring that the style, condition, colour and general appearance is maintained to a standard acceptable to the Body Corporate.
- (3) In the event of an owner not affecting the work when it is needed to be done, as determined by the Committee of the Body Corporate in its absolute discretion, the Body Corporate may effect the work as required and recover the costs incurred from the owner as a bad debt pursuant to the Body Corporate and Community Management Act 1997.

## Palm Beach Community Title Scheme

**25. Exclusive Use**

The owners from time to time of the Lots identified in Schedule E are entitled to the right of exclusive use of the common property marked on the plan of exclusive use marked A annexed to this Community Management Statement and corresponding to the exclusive use area in Schedule E on the basis that the owner from time to time is responsible at its own expense for the performance of the duties of the Body Corporate pursuant to s.114 of the Act in respect to those parts of the Common Property.

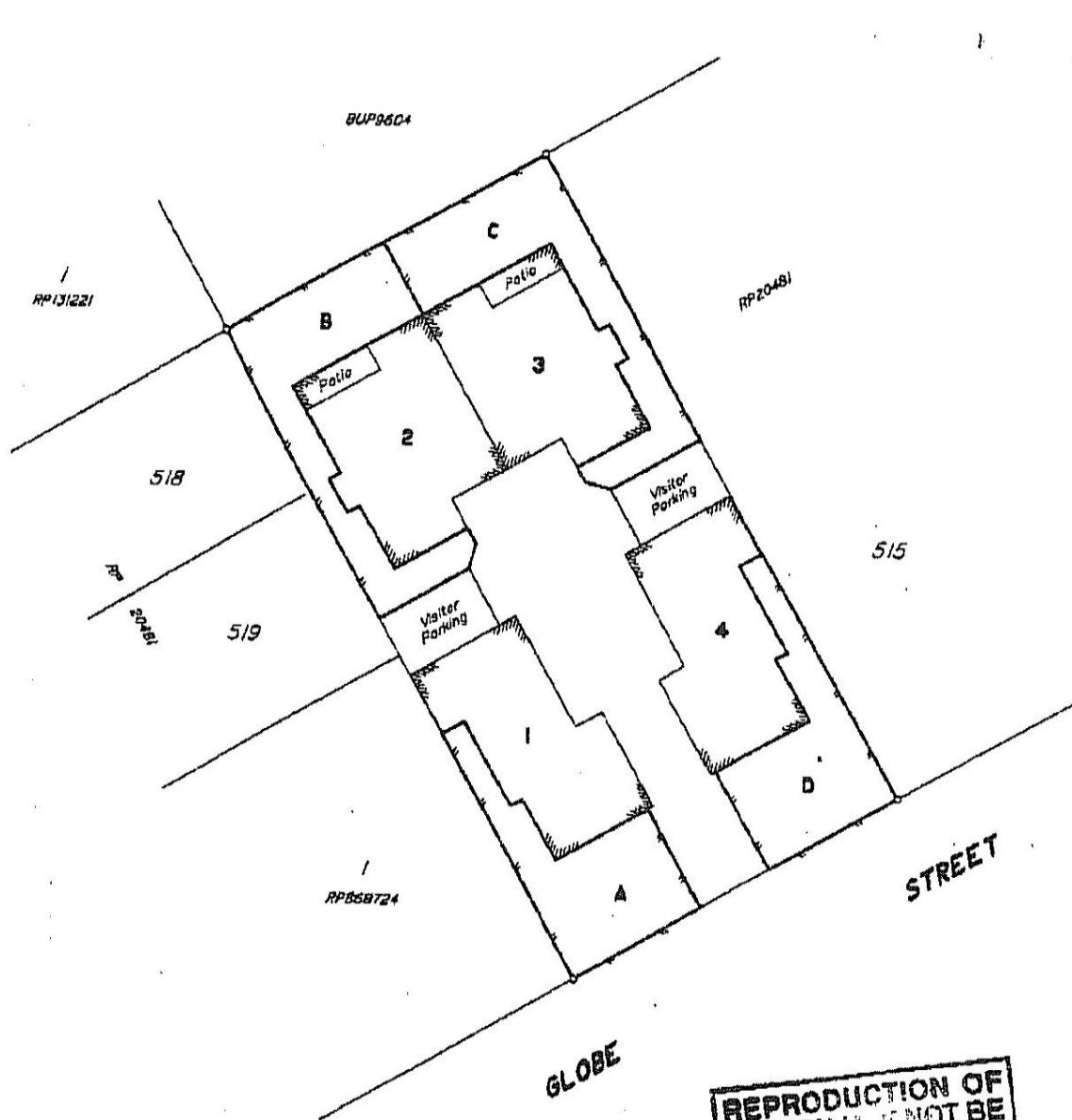
**SCHEDULE D OTHER DETAILS REQUIRED/PERMITTED TO BE INCLUDED**

Not Applicable

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

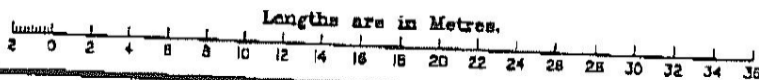
LOT NO.	EXCLUSIVE USE	PURPOSE
1 on SP 131054	Area A on sketch plan marked Annexure A.	Courtyard
2 on SP 131054	Area B on sketch plan marked Annexure A.	Courtyard
3 on SP 131054	Area C on sketch plan marked Annexure A.	Courtyard
4 on SP 131054	Area D on sketch plan marked Annexure A.	Courtyard

# PLAN OF EXCLUSIVE USE



**REPRODUCTION OF SKETCH PLAN NOT BE TO SCALE SHOWN**

**LEVEL A ON SPI31054  
'GLOBAL PLACE' - CMS**



I, John Richard DAWSON, Licensed Surveyor, certify that the details shown on this sketch plan are correct.

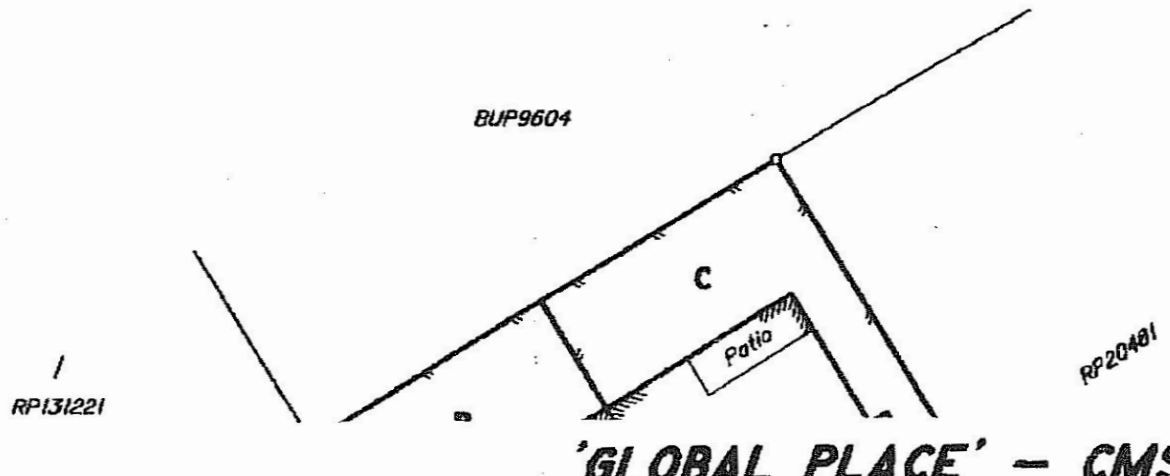
13-6-00

Date

Licensed Surveyor

DESCRIPTION: 'GLOBAL PLACE' - CMS PLAN OF EXCLUSIVE USE AREA in COMMON PROPERTY LEVEL A on SPI31054			DATE:	REF: 1208EXCL
PARISH: ENOGGERA			FB:	LG:
COUNTY: Stanley			MAP REF: 9443-22211	
LOCAL AUTH: BRISBANE C.C.			Annexure A	
JOHN DAWSON Consulting Surveyor 15 KARALISE DRIVE, ROCHEDALE. 4123 Ph: (07) 3841 2674. Mobile: 0411 656 274. Facs: (07) 3341 7949				

# PLAN OF EXCLUSIVE USE



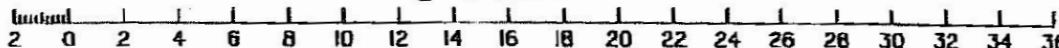
SCANNED

*Amendment by me*  
*[Signature]*  
 13/7/2000

NOTE:

EXCLUSIVE USE AREA fully enclosed  
 by structural elements unless  
 otherwise dimensioned.

Lengths are in Metres.



I, John Richard DAWSON, Licensed Surveyor,  
 certify that the details shown on this sketch plan  
 are correct.

13-6-00

Date

*[Signature]*  
 Licensed Surveyor

DESCRIPTION: 'GLOBAL PLACE' - CMS  
 PLAN OF EXCLUSIVE USE AREA in  
 COMMON PROPERTY  
 LEVEL A on SPI31054

PARISH ENOGGERA	COUNTY Stanley	LOC.AUTH BRISBANE C.C.
--------------------	-------------------	---------------------------

JOHN DAWSON Consulting Surveyor  
 15 KARALISE DRIVE, ROCHEDALE. 4123  
 Ph: (07) 3841 2674. Mobile: 0411 656 274 Fasc: (07) 3341 7949

DATE:	REF: 1208EXCL
FB:	
LB:	
MAP REF:	9443-22211

Annexure A

FROM : HEKING + HART  
 TO : 35534404151  
 2000.07-26 10:32 HOLB P.15/19

## **IMPORTANT INFORMATION FOR BUYERS**

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

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

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

### **MEMBERSHIP OF BODY CORPORATE**

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

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

### **WARNINGS**

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

### **SELLER STATEMENTS**

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

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

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

#### **SHORT TERM LETTING IN COMMUNITY TITLES SCHEMES**

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

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

Relevant planning and development documents can be obtained from the relevant local government. Some relevant documents, such as the development approval, may be available from the body corporate, depending on when and how the body corporate was established.

#### **OBTAINING FURTHER INFORMATION**

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

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

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

Queensland Titles Registry Pty Ltd  
ABN 23 648 568 101

**Search Date:** 29/01/2026 08:53

**Request No:** 54854630

**SCHEME NAME**

GLOBAL PLACE COMMUNITY TITLES SCHEME 28305

**BODY CORPORATE ADDRESS**

AD BODY CORPORATE MANAGEMENT  
26 BROOKES STREET  
BOWEN HILLS QLD  
4006

**COMMUNITY MANAGEMENT STATEMENT No: 28305**

<b>Title</b>	<b>Lot</b>	<b>Plan</b>	<b>Title</b>	<b>Lot</b>	<b>Plan</b>
50322178	CP	SP 131054	50322179	1	SP 131054
50322180	2	SP 131054	50322181	3	SP 131054
50322182	4	SP 131054			

**COMMUNITY MANAGEMENT STATEMENT Dealing No: 704155674**

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