

Seller disclosure statement

Property Law Act 2023 section 99

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

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

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

This statement does not include information about:

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

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

Part 1 – Seller and property details

Seller	Jeffrey Paul Robert Buckley
Property address (referred to as the “property” in this statement)	1/43 Globe Street Ashgrove, QLD, 4060
Lot on plan description	L1 SP131054

Community titles scheme
or BUGTA scheme:

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

Yes

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

No

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

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

Title details	The seller gives or has given the buyer the following—
	A title search for the property issued under the <i>Land Title Act 1994</i> showing interests registered under that Act for the property. <input checked="" type="checkbox"/> Yes
	A copy of the plan of survey registered for the property. <input checked="" type="checkbox"/> Yes

Registered encumbrances	<p>Registered encumbrances, if any, are recorded on the title search, and may affect your use of the property. Examples include easements, statutory covenants, leases and mortgages.</p> <p>You should seek legal advice about your rights and obligations before signing the contract.</p>
Unregistered encumbrances (excluding statutory encumbrances)	<p>There are encumbrances not registered on the title that will continue <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No to affect the property after settlement.</p> <p>Note—If the property is part of a community titles scheme or a BUGTA scheme it may be subject to and have the benefit of statutory easements that are NOT required to be disclosed.</p> <p>Unregistered lease (if applicable)</p> <p>If the unregistered encumbrance is an unregistered lease, the details of the agreement are as follows:</p> <ul style="list-style-type: none"> » the start and end day of the term of the lease: <input type="text" value="Insert date range"/> » the amount of rent and bond payable: <input type="text" value="Insert amount of rent and bond"/> » whether the lease has an option to renew: <input type="text" value="Insert option to renew information"/> <p>Other unregistered agreement in writing (if applicable)</p> <p>If the unregistered encumbrance is created by an agreement in writing, and is not an unregistered lease, a copy of the agreement is given, together with relevant plans, if any. <input type="checkbox"/> Yes</p> <p>Unregistered oral agreement (if applicable)</p> <p>If the unregistered encumbrance is created by an oral agreement, and is not an unregistered lease, the details of the agreement are as follows:</p> <div style="border: 1px solid black; padding: 5px; min-height: 100px;"> <p>Insert names of parties to the agreement, term of the agreement and any amounts payable by the owner of the property</p> </div>
Statutory encumbrances	<p>There are statutory encumbrances that affect the property. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p><i>If Yes, the details of any statutory encumbrances are as follows:</i></p> <div style="border: 1px solid black; min-height: 100px;"></div>
Residential tenancy or rooming accommodation agreement	<p>The property has been subject to a residential tenancy agreement or a rooming accommodation agreement under the <i>Residential Tenancies and Rooming Accommodation Act 2008</i> during the last 12 months. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes, when was the rent for the premises or each of the residents' rooms last increased? <i>(Insert date of the most recent rent increase for the premises or rooms)</i> <input type="text"/></p> <p>Note—Under the <i>Residential Tenancies and Rooming Accommodation Act 2008</i> the rent for a residential premises may not be increased earlier than 12 months after the last rent increase for the premises.</p> <p>As the owner of the property, you may need to provide evidence of the day of the last rent increase. You should ask the seller to provide this evidence to you prior to settlement.</p>

Part 3 – Land use, planning and environment

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

Zoning	The zoning of the property is <i>(Insert zoning under the planning scheme, the Economic Development Act 2012; the Integrated Resort Development Act 1987; the Mixed Use Development Act 1993; the State Development and Public Works Organisation Act 1971 or the Sanctuary Cove Resort Act 1985, as applicable)</i> :		
	LMR2 - Low-Medium Density Residential		
Transport proposals and resumptions	The lot is affected by a notice issued by a Commonwealth, State or local government entity and given to the seller about a transport infrastructure proposal* to: locate transport infrastructure on the property; or alter the dimensions of the property.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	The lot is affected by a notice of intention to resume the property or any part of the property.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	<i>If Yes, a copy of the notice, order, proposal or correspondence must be given by the seller.</i>		
* <i>Transport infrastructure</i> has the meaning defined in the <i>Transport Infrastructure Act 1994</i> . A <i>proposal</i> means a resolution or adoption by some official process to establish plans or options that will physically affect the property.			
Contamination and environmental protection	The property is recorded on the Environmental Management Register or the Contaminated Land Register under the <i>Environmental Protection Act 1994</i> .	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	The following notices are, or have been, given:		
	A notice under section 408(2) of the <i>Environmental Protection Act 1994</i> (for example, land is contaminated, show cause notice, requirement for site investigation, clean up notice or site management plan).	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	A notice under section 369C(2) of the <i>Environmental Protection Act 1994</i> (the property is a place or business to which an environmental enforcement order applies).	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	A notice under section 347(2) of the <i>Environmental Protection Act 1994</i> (the property is a place or business to which a prescribed transitional environmental program applies).	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Trees	There is a tree order or application under the <i>Neighbourhood Disputes (Dividing Fences and Trees) Act 2011</i> affecting the property.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	<i>If Yes, a copy of the order or application must be given by the seller.</i>		
Heritage	The property is affected by the <i>Queensland Heritage Act 1992</i> or is included in the World Heritage List under the <i>Environment Protection and Biodiversity Conservation Act 1999</i> (Cwlth).	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Flooding	Information about whether the property is affected by flooding or another natural hazard or within a natural hazard overlay can be obtained from the relevant local government and you should make your own enquires. Flood information for the property may also be available at the FloodCheck Queensland portal or the Australian Flood Risk Information portal.		
Vegetation, habitats and protected plants	Information about vegetation clearing, koala habitats and other restrictions on development of the land that may apply can be obtained from the relevant State government agency.		

Part 4 – Buildings and structures

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

Swimming pool	There is a relevant pool for the property.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	If a community titles scheme or a BUGTA scheme – a shared pool is located in the scheme.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	Pool compliance certificate is given.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	OR Notice of no pool safety certificate is given.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Unlicensed building work under owner builder permit	Building work was carried out on the property under an owner builder permit in the last 6 years.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	<i>A notice under section 47 of the Queensland Building and Construction Commission Act 1991 must be given by the seller and you may be required to sign the notice and return it to the seller prior to signing the contract.</i>		
Notices and orders	There is an unsatisfied show cause notice or enforcement notice under the <i>Building Act 1975</i> , section 246AG, 247 or 248 or under the <i>Planning Act 2016</i> , section 167 or 168.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	The seller has been given a notice or order, that remains in effect, from a local, State or Commonwealth government, a court or tribunal, or other competent authority, requiring work to be done or money to be spent in relation to the property. <i>If Yes, a copy of the notice or order must be given by the seller.</i>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Building Energy Efficiency Certificate	If the property is a commercial office building of more than 1,000m ² , a Building Energy Efficiency Certificate is available on the Building Energy Efficiency Register.		
Asbestos	The seller does not warrant whether asbestos is present within buildings or improvements on the property. Buildings or improvements built before 1990 may contain asbestos. Asbestos containing materials (ACM) may have been used up until the early 2000s. Asbestos or ACM may become dangerous when damaged, disturbed, or deteriorating. Information about asbestos is available at the Queensland Government Asbestos Website (asbestos.qld.gov.au) including common locations of asbestos and other practical guidance for homeowners.		

Part 5 – Rates and services

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

Rates

Whichever of the following applies—

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

Amount: Date Range:

OR

The property is currently a rates exempt lot.**

OR

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

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

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

Water

Whichever of the following applies—

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

Amount: Date Range:

OR

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

Amount: Date Range:

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

Part 6 – Community titles schemes and BUGTA schemes

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

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

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

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

Signatures – SELLER

Jeffrey Paul Robert Buckley

Signature of seller

Signature of seller

Jeffrey Paul Robert Buckley

Name of seller

Name of seller

07-04-2026

Date

Date

Signatures – BUYER

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

Signature of buyer

Signature of buyer

Name of buyer

Name of buyer

Date

Date

CURRENT TITLE SEARCH
QUEENSLAND TITLES REGISTRY PTY LTD

Request No: 55619363

Search Date: 31/03/2026 14:46

Title Reference: 50322179

Date Created: 24/07/2000

Previous Title: 10549123

REGISTERED OWNER

Dealing No: 723186334 12/04/2024

JEFFREY PAUL ROBERT BUCKLEY

ESTATE AND LAND

Estate in Fee Simple

LOT 1 SURVEY PLAN 131054
Local Government: BRISBANE CITY
COMMUNITY MANAGEMENT STATEMENT 28305

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10120224 (POR 647)
2. MORTGAGE No 723388900 11/07/2024 at 15:06
COMMONWEALTH BANK OF AUSTRALIA A.C.N. 123 123 124

ADMINISTRATIVE ADVICES - NIL

UNREGISTERED DEALINGS - NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

COPYRIGHT QUEENSLAND TITLES REGISTRY PTY LTD [2026]

Requested By: D-ENQ EQUIFAX

Land Title Act 1994; Land Act 1994
Form 21 Version 2

SURVEY PLAN

Sheet 1 of 2

PERMANENT MARKS

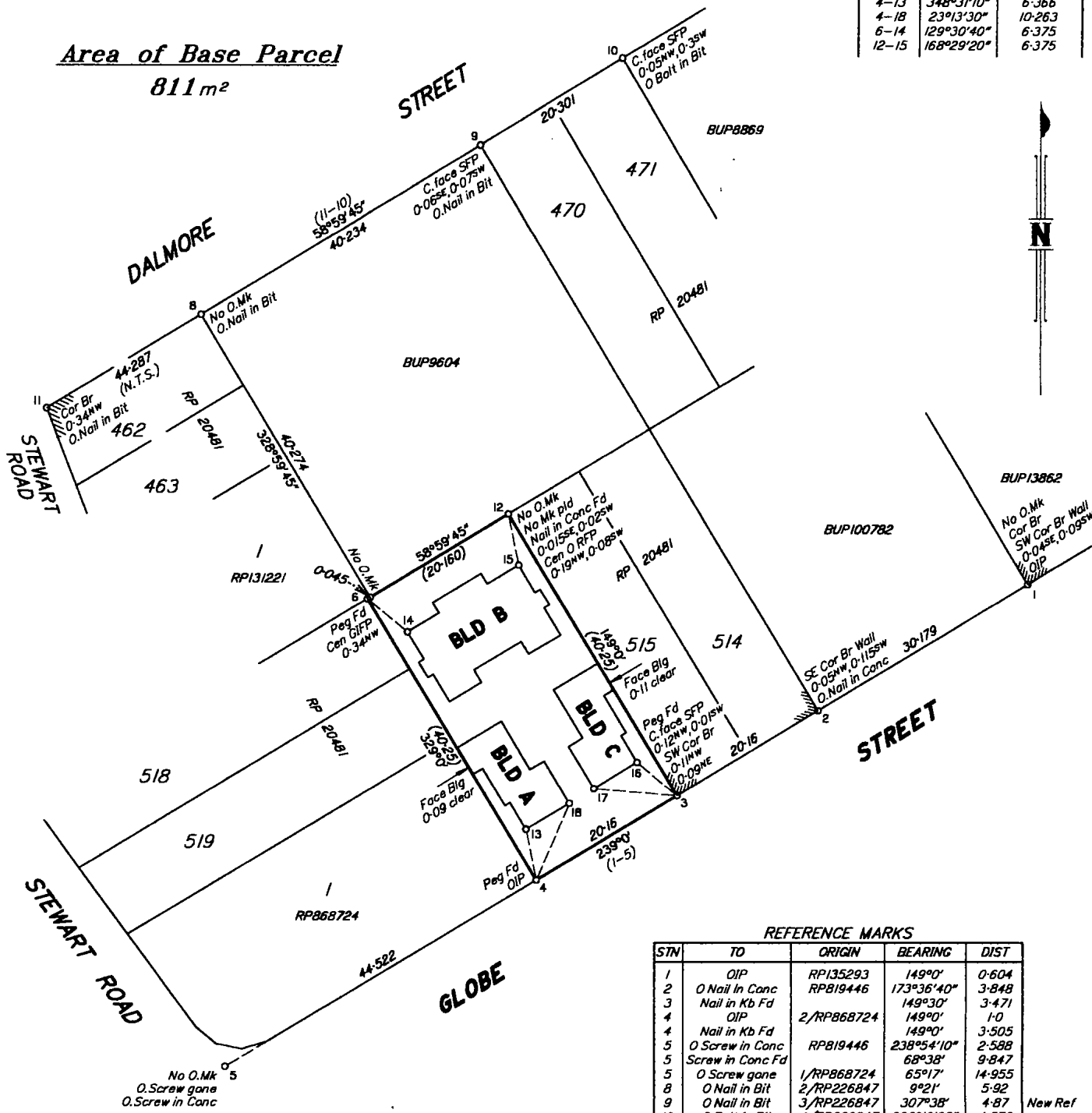
PM	ORIGIN	BEARING	DIST	NO
3-PSM		153°55'	16.017	136969
4-PSM		217°17'	4.484	136970

TRAVERSES ETC

LINE	BEARING	DISTANCE
3-16	309°28'50"	6.375
3-17	274°46'30"	10.263
4-13	348°31'10"	6.366
4-18	23°13'30"	10.263
6-14	129°30'40"	6.375
12-15	168°29'20"	6.375

Area of Base Parcel

811 m²

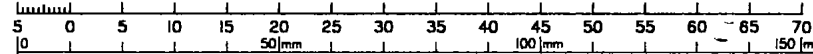


REFERENCE MARKS

STN	TO	ORIGIN	BEARING	DIST
1	OIP	RP135293	149°0'	0.604
2	O Nail in Conc	RP819446	173°36'40"	3.848
3	Nail in Kb Fd		149°30'	3.471
4	OIP	2/RP868724	149°0'	1.0
4	Nail in Kb Fd		149°0'	3.505
5	O Screw in Conc	RP819446	238°54'10"	2.588
5	Screw in Conc Fd		68°38'	9.847
5	O Screw gone	1/RP868724	65°17'	14.955
8	O Nail in Bit	2/RP226847	9°21'	5.92
9	O Nail in Bit	3/RP226847	307°38'	4.87
10	O Bolt in Bit	4/RP226847	336°16'20"	4.572
11	O Nail in Bit	1/RP226847	327°17'	4.55

Peg placed at all new corners, unless otherwise stated.

Scale 1:500 - Lengths are in Metres.



I, John Richard DAWSON, Licensed Surveyor hereby certify that I have surveyed the land comprised in this plan personally, that the plan is accurate, that the said survey was performed in accordance with the Surveyors Act 1977 and the Surveyors Regulation 1992 and that the said survey was completed on 18/5/2000.

25-5-2000

[Signature]
Licensed Surveyor

Plan of LOTS 1 to 4 & Common Property

Cancelling Lots 516 & 517 on RP20481

PARISH: ENOGGERA COUNTY: Stanley

Meridian: RP819446

F/N's: No

Scale: 1:500
Format: BUILDING
SP131054
Plan Status:

12088FP

**WARNING : Folded or Mutilated Plans will not be accepted.
Plans may be rolled.
Information may not be placed in the outer margins.**

704155664

BE 400

\$417.00
05/07/2000 12:45

Registered

s. Lodged by

HEMMING & HART

175

(Include address, phone number, reference, and Lodger Code)

1. Certificate of Registered Owners or Lessees.

I/We **RAMETTA & SONS PTY LTD ACN 009 945 402**

(Names in full)

* as Registered Owners of this land agree to this plan and dedicate the Public Use Land as shown hereon in accordance with Section 50 of the Land Title Act 1994.

* as Lessees of this land agree to this plan:

M. R. H. DIRECTOR

Signature of *Registered Owners *Lessees



S. R. H. DIRECTOR

* Rule out whichever is inapplicable

2. Local Government Approval.

* **BRISBANE CITY COUNCIL**
hereby approves this plan in accordance with the:

% **INTEGRATED PLANNING ACT 1997**

Dated this 23rd day of June, 2000

[Signature]
LESLIE HOWARD ACWORTH
Appointed Officer

* Insert the name of the Local Government. % Insert Integrated Planning Act 1997 or # Insert designation of signatory or delegation Local Government (Planning & Environment) Act 1990

3. Plans with Community Management Statement :

CMS Number: 28305
Name: Global Place Community Titles Scheme

4. References :

Dept File :
Local Govt :
Surveyor : I20BBFP

6. Existing

Title Reference	Lot	Plan	Created	Emts	Road
10549123	516	RP20481	3 & 4 & Com Prop		
10549123	517	RP20481	1 & 2 & Com Prop		

POR.647 I to 4 & Com Prop

Orig Lots

7. Portion Allocation :

a. Map Reference :
9443-22211

9. Locality :
ASHGROVE

10. Local Government :
BRISBANE C. C.

11. Passed & Endorsed :

By : John Richard DAWSON
Date : 27-6-2000
Signed : *[Signature]*
Designation : Licensed Surveyor

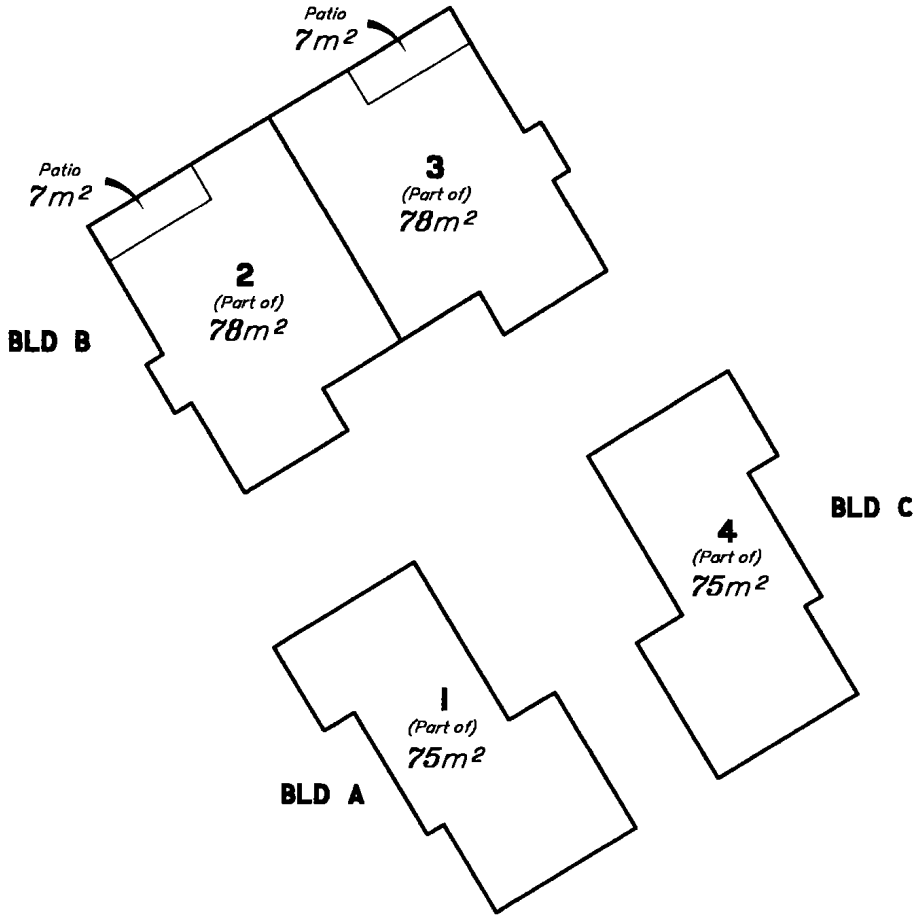
12. Building Format Plans only.

I certify that :
* As far as it is practical to determine, no part of the building shown on this plan encroaches onto adjoining lots or road;
~~* Part of the building shown on this plan encroaches onto adjoining lots and road~~
[Signature] 25/5/2000
Licensed Surveyor/Director * Date
* delete words not required

13. Lodgement Fees :

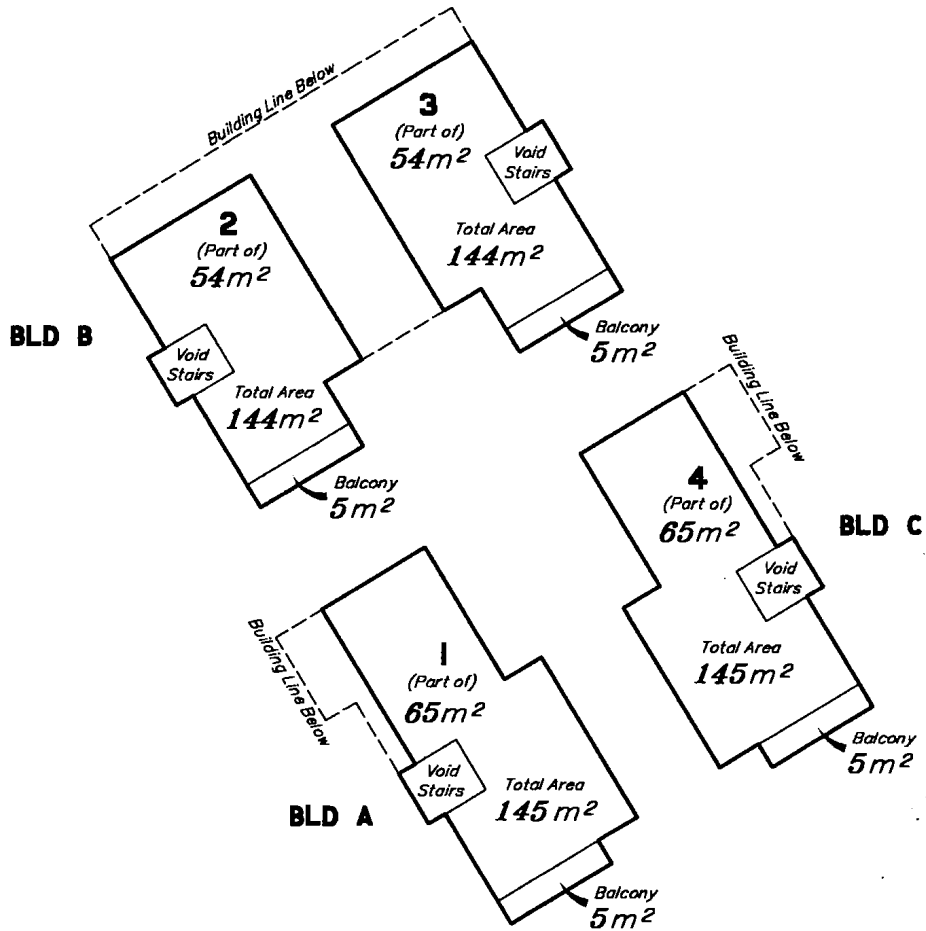
Survey Deposit \$ 161
Lodgement \$ 96
4 New Titles \$ 160
Photocopy \$
Postage \$
TOTAL \$ 417

14. Insert Plan Number **SP131054**

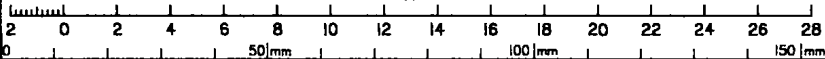


LEVEL B

Scale 1:200



Scale 1:200 - Lengths are in Metres.



State copyright reserved.

Insert Plan Number: SP131054



BRISBANE CITY COUNCIL ABN 72 002 765 795

Rate Account

Mailing Code EMAIL
Property Location 1/43 GLOBE ST
ASHGROVE
Issue Date 2 Jan 2026

Dedicated to a better Brisbane



500010495003095/E-1/S-1/I-1/H-16

MR JEFFREY P BUCKLEY
GLOBAL PLACE
1/43 GLOBE ST
ASHGROVE QLD 4060

Bill number

Bill number including donation

Enquiries
(07) 3403 8888
24 hours 7 days

Account Period
1 Jan 2026 - 31 Mar 2026

Donate to the Lord Mayor's Charitable Trust to help those in need

You can donate your \$15 rates discount to the Lord Mayor's Charitable Trust to support Brisbane's grass-roots charities.

Donations are tax deductible and can be made through your preferred rates payment method. A separate receipt will be issued by Council.

For more about the work of the Trust visit lmct.org.au

Council is fundraising for the Lord Mayor's Charitable Trust, a registered charity under the Collections Act 1966.



LORD MAYOR'S CHARITABLE TRUST

The rates and charges set out in this notice are levied by the service of this notice and are due and payable within 30 days of the issue date. Full payment by the Due Date includes Discount and/or Rounding (where applicable).

Payment assistance - If you would like to arrange a payment extension or a payment plan please contact Council on (07) 3403 8888.

Nett Amount Payable

\$448.10

Due Date

2 Feb 2026

Summary of Charges

Opening Balance	0.00
Brisbane City Council Rates & Charges	400.20
State Government Charges	62.90
Gross Amount	463.10
Discount and/or Rounding (where applicable)	15.00 CR
Nett Amount Payable	448.10
Optional Lord Mayor's Charitable Trust donation received by the Due Date	463.10

Your nominated bank account will be Direct Debited with the amount/s as arranged. Please ensure that the required funds are available or dishonour fees may apply.

Including Lord Mayor's Charitable Trust \$15 donation

Excluding Lord Mayor's Charitable Trust \$15 donation

Pay using your smartphone



*439 500010495003095



Amt: \$463.10 by 2 Feb 2026



Amt: \$448.10 by 2 Feb 2026



MR JEFFREY P BUCKLEY

Due Date

2 Feb 2026

50

Gross Amount

\$463.10

Nett Amount

\$448.10

Rating and rebate information

As a ratepayer, it is your responsibility to ensure that the charges and rating category are correct and matches your property's predominant use.

Rating information and Category - general rates are calculated based on the land valuation issued by the Queensland Government and the rating category of the property. Please refer to the rating category statement or visit brisbane.qld.gov.au/rating-categories for more information.

Change your contact details - It is important you advise Council of changes to your phone number, postal and email addresses by phone on 07 3403 8888 or visit brisbane.qld.gov.au/change-rates-contact-details to notify us online.

Rebates - Council offers a range of rates rebates, including pensioner, not for profit and owner occupier. Phone 07 3403 8888 or visit brisbane.qld.gov.au/rates-rebates for more information.

Interest - Compounding interest of 12.12% per annum will accrue daily on any amount owing immediately after the due date.

Payment options



Online

To pay online go to brisbane.qld.gov.au/pay-rates Payment is accepted by American Express, MasterCard or Visa credit card*. Minimum payment \$10.



Direct Debit

Pay a nominated amount by Direct Debit transfer from your cheque or savings account. To apply please visit brisbane.qld.gov.au/pay-rates and complete the online form.



By Mobile

Download the Sniip app to your iPhone or Android device, create your account, select 'Scan to Pay Bills' and scan the circular QR code to pay now. (*Sniip is not available for iPads or tablets.*) Payment is accepted by American Express, MasterCard or Visa credit card*. Minimum payment \$10.



Mail

Allow sufficient time for mail delivery as payment must be received on or before the due date to receive discount.

Return the bottom slip with cheque made payable to Brisbane City Council to:

Brisbane City Council
GPO Box 1434
BRISBANE QLD 4001



Telephone and Internet Banking - BPAY®

Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: bpay.com.au
Minimum payment \$10.

©Registered to BPAY Pty Ltd ABN 69 079 137 518

BPAY VIEW

Contact your participating bank or financial institution to register to receive your future Rate Accounts electronically. When registering, your BPAY View Registration number is our Account number located on Page 3 of this account.



Instore

Pay in-store at Australia Post
Billpay Code: *439



Phone Pay

Call 1300 309 311 to pay by American Express, MasterCard or Visa credit card*. Minimum payment \$10.



Brisbane City Council Customer Centre

Pay at any Customer Centre. Payment is accepted by cash, cheque, debit card, MasterCard or Visa credit card*. Minimum payment \$10.

* For credit and debit cards a surcharge may apply at time of payment. Details can be found at brisbane.qld.gov.au/about-council/rates-and-payments

Use and Disclosure Notice

Your property ownership and rates details are used for a range of Council functions and to provide services to you.

English

If you need this information in another language, please phone the Translating and Interpreting Service (TIS) on 131450 and ask to be connected to Brisbane City Council on (07) 3403 8888.

Italian

Per avere queste informazioni in un'altra lingua, telefonate al TIS (*Translating and Interpreting Service*, cioè Servizio Traduttori e Interpreti) al numero 131450 e chiedete di essere collegati con il numero (07) 3403 8888 del municipio di Brisbane (*Brisbane City Council*).

Spanish

Si necesitara esta información en otro idioma, se le ruega llamar al Servicio de Traducción e Interpretación [*"TIS"*], teléfono 131450, y pedir conexión con el Municipio de Brisbane, teléfono (07) 3403 8888.

Chinese



Property Details

Owner	MR JEFFREY P BUCKLEY	
Property Location	1/43 GLOBE ST ASHGROVE	
Real Property Description	L.1 SP.131054 PAR ENOGERA 1/4	
Valuation effective from	1 Jul 2023	\$325,000
	1 Jul 2024	\$325,000
	1 Jul 2025	\$375,000
Average Rateable Valuation (A R V)		\$341,667

Account Details

Opening Balance		
Closing Balance Of Last Bill	463.10	
Payment Received - 11-Oct-2025	448.10	CR
Discount/Rounding Allowed	15.00	CR
Total	0.00	

Period: 1 Jan 2026 - 31 Mar 2026

Brisbane City Council Rates & Charges

General Rates - Category 10 (Annually 0.2661 Cents In The A R V \$) @ Parity Factor (P/F) 1.000000	249.67
Waste Utility Charge - 1 Charge(S) @ \$128.24 Qtr	128.24
Bushland Preservation Levy Category 10 (Annual 0.0098 Cents In The A R V \$) @ P/F 1.000000	9.18
Environmental Mgt Compliance Levy Category 10 (Annual 0.014 Cents In The A R V \$) @ P/F 1.000000	13.11
Total	400.20

State Government Charges

Emergency Management Levy - Group 2	62.90
Total	62.90

Other Information

Your rating category statement can be found by visiting our website at brisbane.qld.gov.au and entering 'how rates are calculated'. The category statement will provide information about each rating category.

The Queensland Government waste levy for general waste is now \$125 per tonne. Council has received a payment of \$36,822,816 for the 2025-26 financial year from the Queensland Government to mitigate impacts from the Waste Levy on households. This payment is only around 70% of the amount required to be paid by Council to the Queensland Government as a levy for household waste to landfill. The Waste Utility Charge covers costs associated with managing waste in Brisbane, including the gap between the Queensland Government levy charged to Council and the 70% rebate received by Council.

Bill Number
[REDACTED]

**Water and Sewerage
Quarterly Account**

JEFFREY PAUL ROBERT BUCKLEY

Property Location: GLOBAL PLACE 1
43 GLOBE STREET
ASHGROVE 4060

Customer reference number	[REDACTED]
Bill number	[REDACTED]
Date issued	13/01/2026
Total due	\$445.63
Current charges due date	18/02/2026

Your water usage

Water usage (kL)	43
Days charged	95

Average daily water usage (litres)

Current period	453
Same period last year	447

Account Summary Period 02/10/2025 - 04/01/2026

Your Last Account

Amount Billed	\$418.54
Amount Paid	\$418.54CR

Your Current Account

Balance	\$0.00
Current Charges	\$445.63

Total Due **\$445.63**

If full payment is not received by the due date, simple interest (at an annual interest rate of 11%) will apply to each outstanding transaction.



WIN A \$500 CREDIT ON YOUR BILL!
SWITCH TO EBILLING FOR YOUR CHANCE TO WIN



Payment options

- Direct debit**
To arrange automatic payment from your bank account, visit www.urbanutilities.com.au/directdebit
- Telephone and internet banking – BPAY®**
Contact your bank or financial institution to make this payment from your cheque, savings, credit card, debit or transaction account.
BPAY View® View and pay this bill using internet banking. More info: www.bpay.com.au
* Registered to BPAY Pty Ltd ABN 69 079 137 518
- Internet**
Pay your account online using MasterCard or Visa credit card at www.urbanutilities.com.au/creditcard
Payment by credit card will incur a surcharge. We accept Mastercard or Visa credit cards.

- By phone**
Call 1300 123 141 to pay your account using your MasterCard or Visa card.
- Mail**
Tear off this slip and return with your cheque payment to Queensland Urban Utilities PO Box 963, Parramatta, NSW 2124
- In person**
Pay in person at Australia Post with cash, cheque, money order, debit card or any branch of the Commonwealth Bank with cash or cheque.

Amount paid

Date paid

Receipt number

YOUR CHARGES for 02/10/2025 - 04/01/2026 (95 days)

Your meter readings

Serial Number	Read Date	Reading	Usage	Comment
HDA00230	02/10/2025	3568		
	05/01/2026	3740	172kL	
Boundary Meter Your share percentage is 25.000000 Your share of usage is 43.00				

Water Usage

State bulk water price

State Bulk Water Charge 2025/26	43kL @ \$3.517000/kL	\$151.23
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Urban Utilities distributor-retailer price

Tier 1 usage 2025/26	43kL @ \$0.981000/kL	\$42.18
Subtotal		\$193.41

Water Services

Urban Utilities water service charge

Water service charge 2025/26	95 days	\$65.93
Subtotal		\$65.93

Sewerage Services

Urban Utilities sewerage service charge

Sewerage service charge 2025/26	95 days	\$186.29
Subtotal		\$186.29

Water usage \$193.41

Water services \$65.93

Sewerage services \$186.29

Your total charges 02/10/2025 - 04/01/2026 \$445.63

Customer ref. no. [REDACTED]

GLOBAL PLACE 1
43 GLOBE STREET
ASHGROVE 4060

 Your usage was 43 kilolitres.

That's an average of 453 litres per day.

HOW TO KEEP COSTS DOWN OVER THE WARMER MONTHS

A few simple changes can help you save money on your bills

SCAN FOR OUR TOP TIPS



INTERPRETER SERVICE 13 14 50

当您需要口译员时，请致电 13 14 50。
 اتصل على الرقم 13 14 50 عندما تكون بحاجة إلى مترجم فوري.
 Khi bạn cần thông ngôn, xin gọi số 13 14 50
 동역사가 필요하시면 13 14 50 으로 연락하십시오
 Cuando necesite un intérprete llame al 13 14 50
 © Urban Utilities 2026

Tear off slip and return with your cheque payment to PO Box 963, Parramatta, NSW 2124. See reverse for payment options.



Water and Sewerage Account
 In Person / Mail Payment Advice
 Name: JEFFREY PAUL ROBERT BUCKLEY



BPAY this payment via Internet or phone banking.
BPAY View - View and pay this bill using internet banking.
 To use the **QR code**, use the reader within your mobile banking app.
 More info: www.bpay.com.au



Commonwealth Bank Credit

Date

Cash

Teller Stamp & Initials

Cheques

Current charges due date
 18/02/2026

For Credit **Urban Utilities**
 Trans Code User ID

Customer Reference No.

Total Due

\$ 445.63

BCCM**Form 33**

Department of Justice

Body corporate certificate*Body Corporate and Community Management Act 1997, section 205(4)**This form is effective from 1 August 2025*

For the sale of a lot included in a community titles scheme under the Body Corporate and Community Management Act 1997 (other than a lot to which the Body Corporate and Community Management (Specified Two-lot Schemes Module) Regulation 2011 applies).

WARNING - Do not sign a contract to buy a property in a community titles scheme until you have read and understood the information in this certificate. Obtain independent legal advice if needed.

You may rely on this certificate against the body corporate as conclusive evidence of matters stated in the certificate, except any parts where the certificate contains an error that is reasonably apparent.

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

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

This certificate does not include information about:

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

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

The community management statement

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

The Office of the Commissioner for Body Corporate and Community Management

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

You can ask for a search of adjudicators orders to find out if there are any past or current dispute applications lodged for the community titles scheme for the lot you are considering buying www.qld.gov.au/searchofadjudicatorsorders.

The information in this certificate is issued on 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.

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

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

No

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

Building management statement

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

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

No

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

By-laws and exclusive use areas

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

What by-laws apply?

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

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

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

General by-laws

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

Exclusive use areas

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

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

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	\$2,063.00
			Amount Unpaid including amounts billed not yet due	\$2,063.00

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	\$745.00
			Amount Unpaid including amounts billed not yet due	\$745.00

Special contributions - Administrative Fund (IF ANY)

Date determined: (Access the body corporate records for more information).

Total amount of contributions (before any discount) **Nil**

Number of instalments: **0** (outlined below)

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

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

Period	Due date	Amount due	Amount due if discount applied	Paid
			Amount overdue	Nil
			Amount Unpaid including amounts billed not yet due	Nil

Special contributions - Sinking Fund (IF ANY)

Date determined: (Access the body corporate records for more information).

Total amount of contributions (before any discount) **Nil**

Number of instalments: **0** (outlined below)

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

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		\$2,808.00
Special contributions		Nil
Other contributions		Nil
Other payments		\$38.50
Penalties		Nil
Total amount overdue	(Total Amount Unpaid including not yet due \$2,846.50)	\$2,846.50

(An amount in brackets indicates a credit or a payment made before the due date)

Common property and assets

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

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

Sinking fund forecast and balance - maintenance and replacement of common property / assets

The body corporate must have a sinking fund to pay for future capital expenses, such as repairs or replacement of common property and assets. The body corporate must raise enough money in its sinking fund budget each year to provide for spending for the current year and to reserve an amount to meet likely spending for 9 years after the current year. If there is not enough money in the sinking fund at the time maintenance is needed, lot owners will usually have to pay additional contributions.

Prior to signing a contract, you should consider whether the current sinking fund balance is appropriate to meet likely future capital expenditure.

Does the body corporate have a current sinking fund forecast that estimates future capital expenses and how much money needs to be accumulated in the sinking fund?

Yes - you can obtain a copy from the body corporate records

Current sinking fund balance (as at date of certificate): \$ 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.

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

No

Lot owner and occupier insurance

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

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

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

Contracts and authorisations

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

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

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

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

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

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

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

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

No

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

No

Embedded network electricity supply

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

No

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

Body corporate authority

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

Name/s 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
<u>OWNERS' FUNDS</u>		
Administrative Fund	3,456.42	(1,349.88)
Sinking Fund	17,070.91	27,180.91
<u>TOTAL</u>	<u>\$ 20,527.33</u>	<u>\$ 25,831.03</u>
 <u>THESE FUNDS ARE REPRESENTED BY</u>		
 <u>CURRENT ASSETS</u>		
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
<u>TOTAL ASSETS</u>	<u>28,056.33</u>	<u>30,670.03</u>
 <u>LIABILITIES</u>		
Creditors & Accrued Expenses	7,529.00	330.00
Levies In Advance	0.00	4,509.00
<u>TOTAL LIABILITIES</u>	<u>7,529.00</u>	<u>4,839.00</u>
 <u>NET ASSETS</u>	 <u>\$ 20,527.33</u>	 <u>\$ 25,831.03</u>

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 01/07/25-29/01/26	BUDGET 01/07/25-30/06/26	ACTUAL 01/07/24-30/06/25
<u>ADMINISTRATIVE FUND</u>			
<u>INCOME</u>			
Levies - Administrative Fund	14,750.00	14,750.00	12,996.00
<u>TOTAL ADMIN. FUND INCOME</u>	14,750.00	14,750.00	12,996.00
<u>EXPENDITURE - ADMIN. FUND</u>			
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
<u>TOTAL ADMIN. EXPENDITURE</u>	9,943.70	13,071.67	13,850.18
<u>SURPLUS / (DEFICIT)</u>	\$ 4,806.30	\$ 1,678.33	\$ (854.18)
Opening Admin. Balance	(1,349.88)	(1,349.88)	(495.70)
<u>ADMINISTRATIVE FUND BALANCE</u>	\$ 3,456.42	\$ 328.45	\$ (1,349.88)

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
<u>SINKING FUND</u>			
<u>INCOME</u>			
Levies - Sinking Fund	5,500.00	5,500.00	5,040.00
<u>TOTAL SINKING FUND INCOME</u>	5,500.00	5,500.00	5,040.00
<u>EXPENDITURE - SINKING FUND</u>			
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
<u>TOTAL SINK. FUND EXPENDITURE</u>	15,610.00	15,546.00	0.00
<u>SURPLUS / (DEFICIT)</u>	<u>\$ (10,110.00)</u>	<u>\$ (10,046.00)</u>	<u>\$ 5,040.00</u>
Opening Sinking Fund Balance	27,180.91	27,180.91	22,140.91
<u>SINKING FUND BALANCE</u>	<u>\$ 17,070.91</u>	<u>\$ 17,134.91</u>	<u>\$ 27,180.91</u>



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
				\$9,610.00	\$6,763.50	\$2,846.50
Over 90 Days	90 Days	60 Days	30 Days	Current	BALANCE DUE: \$2,846.50	
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	Due Date
\$2,846.50	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

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

8. Execution by original owner/Consent of body corporate

Execution Date *Execution

30/6/00



M. [Signature] DIRECTOR
Rametta & Sons Pty Ltd

S. [Signature] 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
TOTALS	4	4

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.

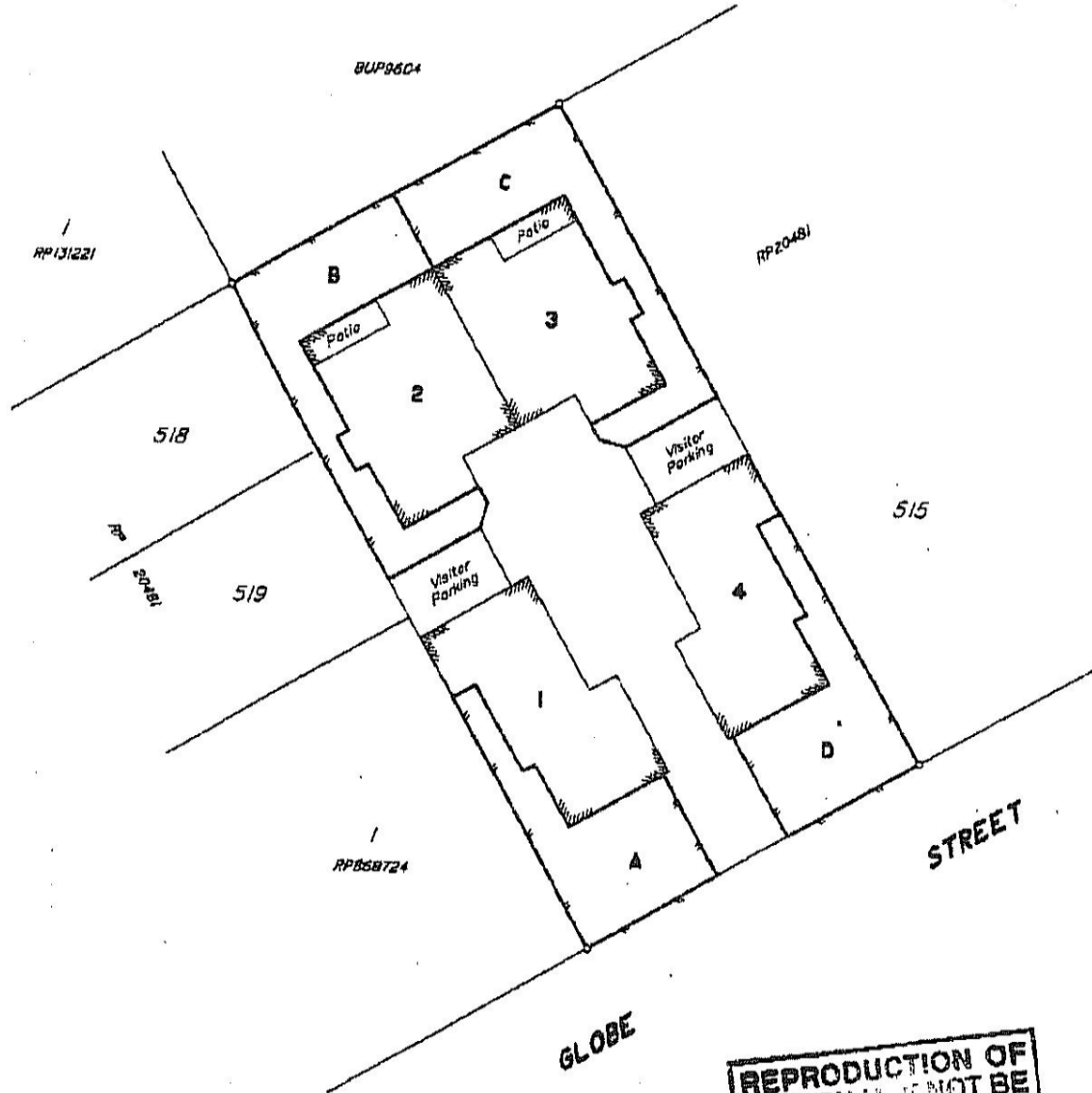
SCHEDULE D OTHER DETAILS REQUIRED/PERMITTED TO BE INCLUDED

Not Applicable

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

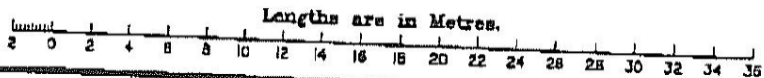
LOT NO.	EXCLUSIVE USE	PURPOSE
1 on SP 131054	Area A on sketch plan marked Annexure A.	Courtyard
2 on SP 131054	Area B on sketch plan marked Annexure A.	Courtyard
3 on SP 131054	Area C on sketch plan marked Annexure A.	Courtyard
4 on SP 131054	Area D on sketch plan marked Annexure A.	Courtyard

PLAN OF EXCLUSIVE USE



REPRODUCTION OF SKETCH PLAN NOT BE TO SCALE SHOWN

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



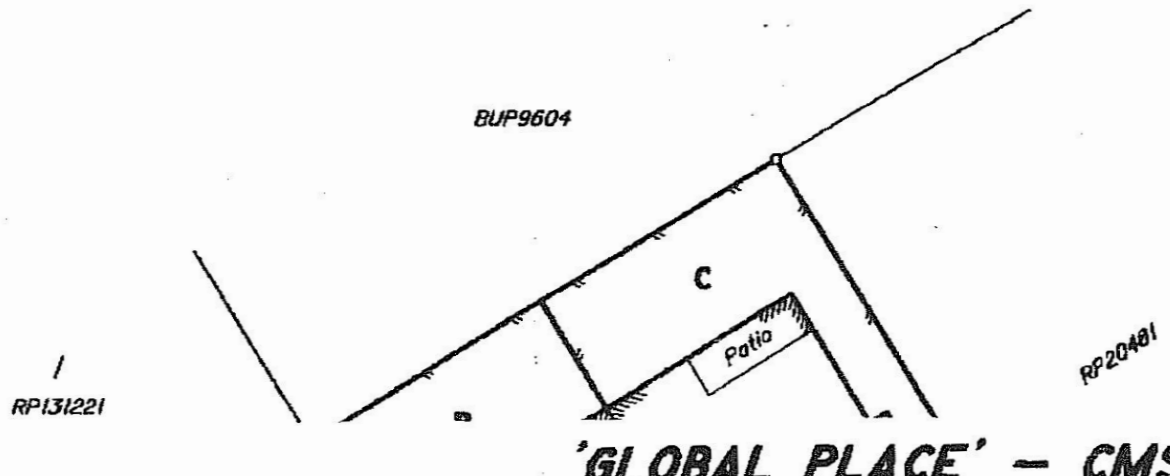
I, John Richard DAWSON, Licensed Surveyor, certify that the details shown on this sketch plan are correct.

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:	
COUNTY Stanley			LB:	
LOCAL AUTH BRISBANE C.C.			MAP REF:	9443-22211
JOHN DAWSON Consulting Surveyor 15 KARALISE DRIVE, ROCHEDALE. 4123 Ph: (07) 3841 2674. Mobile: 0411 656 274 Fax: (07) 3341 7949				Annexure A

PLAN OF EXCLUSIVE USE

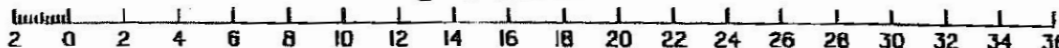


NOTE:

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

'GLOBAL PLACE' - CMS

Lengths are in Metres.



SCANNED

Amendment by me
[Signature]
13/7/2000

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

FB:

LB:

MAP REF:

9443-22211

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

Annexure A

IMPORTANT INFORMATION FOR BUYERS

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

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

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

MEMBERSHIP OF BODY CORPORATE

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

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

WARNINGS

- This statement does not include information about –
 - Flooding history
 - Structural soundness of the building or pest infestation
 - Current or historical use of the property
 - Current or historical use of the property
 - Current or past building approvals for the property
 - Limits imposed by planning laws on the use of the land
 - Services that are or may be connected to the property
- You are encouraged to make your own enquiries about these matters prior to signing a contract. You may not be able to terminate the contract if these matters are discovered after you sign.
- No warranty is given that the use of the land is legal. Further information about land use, transport, sewerage and drainage infrastructure, vegetation and flooding may be available from local government.
- If the property is part of a Community Title Scheme, it may be subject to 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 1000m² 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

Title	Lot	Plan	Title	Lot	Plan
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 **



CERTIFICATE OF COMPLETION

Date Generated: 07/04/2026 08:52:42 AM (AEST)

Document Details

Subject: SignAnything - 1/43 Globe Street, Ashgrove, QLD, 4060

Document Pages: 43

Certificate Pages: 1

Status: Signed

Exchanged by: Not Applicable

Exchange Date: Not Applicable

No. of Signatures: 1

Signature Logs

Signer: Jeffrey Paul Robert Buckley

Email Address: jbjeffbuckley@hotmail.com

Status: Signed

IP Address: 1.132.26.144

Supervised By:

Email Sent Date: 07/04/2026 08:09:56 AM (AEST)

Signed Date: 07/04/2026 08:52:39 AM (AEST)

Signature: *Jeffrey Paul Robert Buckley*

Signer:

Email Address:

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Email Sent Date:

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Signature:

Signer:

Email Address:

Status:

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Signature: