

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 09/04/2026

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

PIAVE LODGE

CTS No. **13496**

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: **BCM 3**

Company: **Australasian Body Corp Mgmt**

Phone: **07 3357 6667**

Email: **admin@ausbcm.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: **1613**

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?

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?

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

Exclusive use areas

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

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

No

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

Date of Resolution	Lot Description	Conditions
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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: **6**

Interest schedule

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

Total interest schedule lot entitlements for all lots: **6**

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: \$ **2,652.50**

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

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

Monthly penalty for overdue contributions (if applicable): **2.50** %

Period	Due date	Amount due	Amount due if discount applied	Paid
01/09/25 to 30/11/25	01/09/25	626.25	626.25	31/07/25
01/12/25 to 28/02/26	01/12/25	626.25	626.25	03/12/25
01/03/26 to 31/05/26	01/03/26	700.00	700.00	03/03/26
01/06/26 to 31/08/26	01/06/26	700.00	700.00	
01/09/26****30/11/26	01/09/26	663.00	663.00	
01/12/26****28/02/27	01/12/26	663.00	663.00	
			Amount overdue	Nil
		Amount Unpaid including amounts billed not yet due		Nil

Sinking fund contributions

Total amount of contributions (before any discount) for lot **1** for the current financial year: \$ **835.00**

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

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

Monthly penalty for overdue contributions (if applicable): **2.50** %

Period	Due date	Amount due	Amount due if discount applied	Paid
01/09/25 to 30/11/25	01/09/25	167.50	167.50	31/07/25
01/12/25 to 28/02/26	01/12/25	167.50	167.50	03/12/25
01/03/26 to 31/05/26	01/03/26	250.00	250.00	03/03/26
01/06/26 to 31/08/26	01/06/26	250.00	250.00	
01/09/26****30/11/26	01/09/26	208.75	208.75	
01/12/26****28/02/27	01/12/26	208.75	208.75	
			Amount overdue	Nil
		Amount Unpaid including amounts billed not yet due		Nil

Special contributions - Administrative Fund (IF ANY)

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

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

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

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

Monthly penalty for overdue contributions (if applicable): **2.50** %

Period	Due date	Amount due	Amount due if discount applied	Paid
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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): **2.50** %

Due date	Amount due	Amount due if discount applied	Paid
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Amount overdue **Nil**

Amount Unpaid including amounts billed not yet due **Nil**

Other amounts payable by the lot owner

Purpose	Fund	Amount	Due date	Amount
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No other amounts payable for the lot.

Summary of amounts due but not paid by the current owner

At the date of this certificate

Annual contributions	Nil
Special contributions	Nil
Other contributions	Nil
Other payments	Nil
Penalties	Nil
Total amount overdue (Total Amount Unpaid including not yet due \$0.00)	Nil

(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 - last sinking fund report: 14/12/16

Current sinking fund balance (as at date of certificate): \$ 43,236.82

Improvements to common property the lot owner is responsible for

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

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

Date	Description	Conditions
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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 CHU UNDERWRITING AGENCIES	HU0006111358	3,376,698.00	6,294.66	20/08/26	\$2,000
LOSS OF RENT/TEMP AC CHU UNDERWRITING AGENCIES	HU0006111358	506,504.00		20/08/26	\$2,000
COMMON AREA CONTENTS CHU UNDERWRITING AGENCIES	HU0006111358	33,766.00		20/08/26	\$2,000
LEGAL LIABILITY CHU UNDERWRITING AGENCIES	HU0006111358	20,000,000.00		20/08/26	\$2,000
VOLUNTARY WORKERS CHU UNDERWRITING AGENCIES	HU0006111358	\$200,000/\$2,000		20/08/26	\$2,000
FIDELITY GUARANTEE CHU UNDERWRITING AGENCIES	HU0006111358	100,000.00		20/08/26	\$2,000
CATASTROPHE INS. CHU UNDERWRITING AGENCIES	HU0006111358	1,013,009.00		20/08/26	\$2,000
GOVT. AUDIT COSTS CHU UNDERWRITING AGENCIES	HU0006111358	25,000.00		20/08/26	\$2,000
APPEAL EXP -H&S CHU UNDERWRITING AGENCIES	HU0006111358	100,000.00		20/08/26	\$2,000
LEGAL DEFENCE EXP. CHU UNDERWRITING AGENCIES	HU0006111358	50,000.00		20/08/26	\$2,000
LOT OWNER FIX/IMPROV CHU UNDERWRITING AGENCIES	HU0006111358	250,000.00		20/08/26	\$2,000
OFFICE BEARERS CHU UNDERWRITING AGENCIES	HU0006111358	1,000,000.00		20/08/26	\$2,000
FUSION CHU UNDERWRITING AGENCIES	HU0006111358	5,000.00		20/08/26	\$2,000

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?

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 Australasian Body Corp Mgmt

Positions/s held Body Corporate Manager

Date 09/04/2026

Signature/s _____

Chaz Burdett

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

PIAVE LODGE CTS 13496

53 Seventh Avenue Kedron Qld 4031

BALANCE SHEET

AS AT 31 MARCH 2026

	ACTUAL 31/03/2026	ACTUAL 31/08/2025
<u>OWNERS FUNDS</u>		
Admin Fund	(1,792.06)	896.13
Sinking Fund	43,245.07	43,555.52
<u>TOTAL</u>	<u>\$ 41,453.01</u>	<u>\$ 44,451.65</u>
<u>THESE FUNDS ARE REPRESENTED BY</u>		
<u>CURRENT ASSETS</u>		
Cash At Bank	41,498.01	42,125.74
Prepaid Expenses	0.00	6,294.66
<u>TOTAL ASSETS</u>	<u>41,498.01</u>	<u>48,420.40</u>
<u>LIABILITIES</u>		
Creditors	45.00	0.00
Levies Paid In Advance	0.00	3,968.75
<u>TOTAL LIABILITIES</u>	<u>45.00</u>	<u>3,968.75</u>
<u>NET ASSETS</u>	<u>\$ 41,453.01</u>	<u>\$ 44,451.65</u>

PIAVE LODGE CTS 13496

53 Seventh Avenue Kedron Qld 4031

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 SEPTEMBER 2025 TO 31 MARCH 2026

	ACTUAL 01/09/25-31/03/26	BUDGET 01/09/25-31/08/26	ACTUAL 01/09/24-31/08/25
ADMINISTRATIVE FUND			
INCOME			
Admin Levy Income	11,715.00	15,915.00	15,030.00
TOTAL ADMIN FUND INCOME	11,715.00	15,915.00	15,030.00
EXPENDITURE - ADMIN. FUND			
Archive Fees	35.00	60.00	60.00
Bank Charges	12.35	40.00	23.75
Consulting Fees	0.00	0.00	43.56
Fire Services	1,330.85	1,500.00	1,324.25
Garden & Grounds	558.00	500.00	405.00
Insurance - Building	6,294.66	6,295.00	6,841.70
Admin - Agreed Service	1,452.08	2,510.00	2,391.36
Admin - Schedule C Fee	2,220.00	1,990.00	2,925.00
Admin - Print Post Stationery	182.64	290.00	286.37
Stratamax	0.00	100.00	39.60
Pest Control	770.00	900.00	0.00
R & M - Building	177.92	0.00	0.00
R & M - Facility Management	1,156.25	400.00	343.75
R & M - Plumbing	0.00	400.00	0.00
Returning Officer Fee	160.00	0.00	0.00
Utility - Electricity	53.44	700.00	0.00
TOTAL ADMIN EXPENDITURE	14,403.19	15,685.00	14,684.34
SURPLUS/DEFICIT	\$ (2,688.19)	\$ 230.00	\$ 345.66
Brought Forward	896.13	896.13	550.47
ADMINISTRATIVE FUND BALANCE	\$ (1,792.06)	\$ 1,126.13	\$ 896.13

PIAVE LODGE CTS 13496

53 Seventh Avenue Kedron Qld 4031

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 SEPTEMBER 2025 TO 31 MARCH 2026

	ACTUAL	BUDGET	ACTUAL
	01/09/25-31/03/26	01/09/25-31/08/26	01/09/24-31/08/25
<u>SINKING FUND</u>			
<u>INCOME</u>			
Sinking Levy Income	3,510.00	5,010.00	4,020.00
<u>TOTAL SINKING FUND INCOME</u>	3,510.00	5,010.00	4,020.00
<u>EXPENDITURE - SINKING FUND</u>			
Gutter Cleaning	982.50	0.00	0.00
Gardening & Landscaping	310.20	0.00	0.00
Plumbing Repairs	1,400.00	0.00	0.00
Sinking Fund Forecast	602.50	0.00	0.00
Trade Monitor	57.75	99.00	99.00
Tax Return	0.00	295.00	295.00
Work Health & Safety Report	467.50	600.00	0.00
<u>TOTAL SINKING FUND EXPENDITURE</u>	3,820.45	994.00	394.00
<u>SURPLUS/DEFICIT</u>	\$ (310.45)	\$ 4,016.00	\$ 3,626.00
Brought Forward	43,555.52	43,555.52	39,929.52
<u>SINKING FUND BALANCE</u>	\$ 43,245.07	\$ 47,571.52	\$ 43,555.52

PIAVE LODGE CTS 13496

53 Seventh Avenue
Kedron Qld 4031

LOT BALANCE REPORT

31 March 2026

<u>Lot No</u>	<u>Unit No</u>	<u>Admin Fund</u>	<u>Sinking Fund</u>	<u>Other</u>	<u>Total</u>
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Level 14, 260 Queen Street
Brisbane QLD 4000

Certificate of Currency

CHU Residential Strata Insurance Plan

Policy No	HU0006111358
Policy Wording	CHU RESIDENTIAL STRATA INSURANCE PLAN
Period of Insurance	20/08/2025 to 20/08/2026 at 4:00pm
The Insured	BODY CORPORATE FOR PIAVE LODGE COMMUNITY TITLE SCHEME 13496
Situation	53 SEVENTH AVENUE KEDRON QLD 4031

Policies Selected

Policy 1 – Insured Property

Building: \$3,376,698
Common Area Contents: \$33,766
Loss of Rent & Temporary Accommodation (total payable): \$506,504

Policy 2 – Liability to Others

Sum Insured: \$20,000,000

Policy 3 – Voluntary Workers

Death: \$200,000
Total Disablement: \$2,000 per week

Policy 4 – Fidelity Guarantee

Sum Insured: \$100,000

Policy 5 – Office Bearers' Legal Liability

Sum Insured: \$1,000,000

Policy 6 – Machinery Breakdown

Not Selected

Policy 7 – Catastrophe Insurance

Sum Insured: \$1,013,009
Extended Cover - Loss of Rent & Temporary Accommodation: \$151,951
Escalation in Cost of Temporary Accommodation: \$50,650
Cost of Removal, Storage and Evacuation: \$50,650

Policy 8 – Government Audit Costs and Legal Expenses

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



Policy 9 – Lot owners’ fixtures and improvements (per lot)

Sum Insured: \$250,000

Flood Cover is included.

Date Printed

21/08/2025

This certificate confirms this policy is in force for the Period of Insurance shown, subject to the policy terms, conditions and exclusions. It is a summary of cover only (for full details refer to the current policy wording QM562-1023 and schedule). It does not alter, amend or extend the policy. This information is current only at the date of printing.

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Search Date: 09/04/2026 15:30

Request No: 55712161

SCHEME NAME

PIAVE LODGE COMMUNITY TITLES SCHEME 13496

BODY CORPORATE ADDRESS

PO BOX 624
SPRING HILL QLD
4004

COMMUNITY MANAGEMENT STATEMENT No: 13496

Title	Lot	Plan	Title	Lot	Plan
15317006	1	BUP 1613	15317009	4	BUP 1613
15317011	6	BUP 1613	15415111	5	BUP 1613
15424101	3	BUP 1613	15443201	2	BUP 1613
19201613	CP	BUP 1613			

COMMUNITY MANAGEMENT STATEMENT Dealing No: 703784123

** End of Community Titles Scheme Search **

5

Form 14 - GENERAL REQUEST

Version 2

Land Title Act 1994 and Land Act 1994



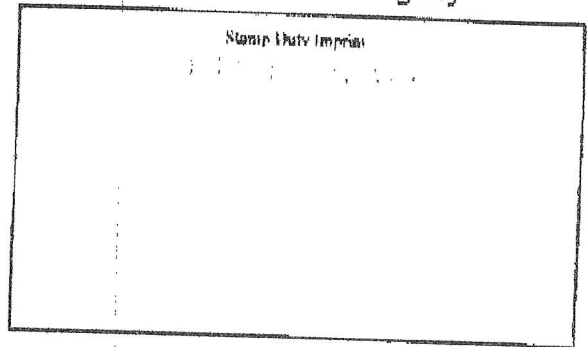
703784123

\$50.00

24/12/1998 11:23

BE 470

Queensland Land Registry



1. Nature of Request

Request to Record New Community Management Statement for Piave Lodge Community Titles Scheme 13496

Lodger Name, address & phone number LODGER CODE
V. PENNISI & ASSOCIATES,
823 GYMPIE ROAD
CHERMSIDE LODGER CODE BE300

2. Description of Lot

Common Property of Piave Lodge Community Titles Scheme 13496

County

Parish

Title Reference

Stanley

Kedron

19201613

3. Registered Proprietor/Crown Lessee

Body Corporate for Piave Lodge Community Titles Scheme 13496

4. Interest

Fee simple

5. Applicant

Body Corporate for Piave Lodge Community Titles Scheme 13496

6. Request

I hereby request that: the New Community Management Statement deposited herewith which amends Schedule C of the existing Community Management Statement be recorded as the Community Management Statement Piave Lodge Community Titles Scheme 13496.

7. Execution by Applicant

Execution Date

16/12/99

Applicant's or Solicitor's Signature

VINCENT PENNISI
SOLICITOR

CMS - NEW COMMUNITY MANAGEMENT STATEMENT

Version 1

Body Corporate and Community Management Act 1997

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13496

This statement incorporates and must include the following:
Schedule A - Schedule of lot entitlements
Schedule B - Explanation of development of scheme land
Schedule C - By-laws
Schedule D - Any other details
Schedule E - Allocation of exclusive use areas

CMS LABEL NUMBER

1. Name of Community Titles Scheme
Piave Lodge Community Titles
Scheme 13496

2. Regulation module
Small Schemes Module

3. Name of Body Corporate
Body Corporate for Piave Lodge Community Titles Scheme 13496

4. Scheme Land	Description of Lot	County	Parish	Title Reference
	Common Property of Piave Lodge Community Titles Scheme	Stanley	Kedron	19201613
	Lot 1 on BUP 1613	Stanley	Kedron	15317006
	Lot 2 on BUP 1613	Stanley	Kedron	15443201
	Lot 3 on BUP 1613	Stanley	Kedron	15424101
	Lot 4 on BUP 1613	Stanley	Kedron	15317009
	Lot 5 on BUP 1613	Stanley	Kedron	15415111
	Lot 6 on BUP 1613	Stanley	Kedron	15317011

Name and address of original owner #
Not applicable

first community management statement only

6. Reference to plan lodged with this statement
Not applicable

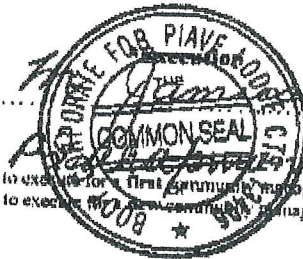
7. Local Government community management statement notation
"Not applicable pursuant to section 54(4) of the Body Corporate and Community Management Act 1997"

..... signed
..... name and designation
..... name of Local Government

8. Execution by original owner/Consent of body corporate

Execution Date

15/11/99



SECRETARY
TREASURER

*Original owner to execute for first community management statement
Body Corporate to execute for subsequent community management statement

**FORM 20 - SCHEDULE/ENLARGED PANEL/ADDITIONAL PAGE/
DECLARATION**

Version 1
Land Title Act 1994 and Land Act 1994

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TITLE REFERENCE [19201613]

SCHEDULE A SCHEDULE OF LOT ENTITLEMENTS

Lot on Plan	Contribution	Interest
1 on BUP 1613	1	1
2 on BUP 1613	1	1
3 on BUP 1613	1	1
4 on BUP 1613	1	1
5 on BUP 1613	1	1
6 on BUP 1613	1	1
TOTALS	6	6

SCHEDULE B EXPLANATION OF THE DEVELOPMENT OF SCHEME LAND

Not Applicable pursuant to Section 57(1)(e) and (f) of the "Body Corporate Community Management Act 1997".

SCHEDULE C BY-LAWS

Noise

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

Vehicles

2. (1) The occupier of a lot must not, without 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.(2) An approval under subsection (1) must state the period for which it is given.
(3) However, the body corporate may cancel the approval by giving 7 days written notice to the occupier.

Obstruction

3. The occupier of a lot must not obstruct the lawful use of the common property by someone else.

Damage to lawns, etc.

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

**FORM 20 - SCHEDULE 4 ENLARGED PANEL/ADDITIONAL PAGE/
DECLARATION**

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TITLE REFERENCE [19201613]

Damage to common property

5. (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 or screen is soundly built and is consistent with the colour, style and materials of the buildings.
- (3) The owner of a lot must keep devices installed under subsection (2) in good order and repair.

Behaviour of invitees

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

Leaving of rubbish etc. on the common property

7. The occupier of a lot must not leave rubbish or other material on the common property in a way or place likely to interfere with the enjoyment of the common property by someone else.

Appearance of lot

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

Storage of flammable materials

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

Garbage disposal

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

**FORM 20 - SCHEDULE/ENLARGED PANEL/ADDITIONAL PAGE/
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TITLE REFERENCE [19201613]

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

Keeping of animals

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

Management's fees

- 12. The owner of a lot shall be liable for:
 - (a) All body corporate management expenses associated with the pursuing of any arrears or any levies whatsoever of that particular lot and shall be required to pay such expenses within seven (7) days of receiving invoice for same;
 - (b) Any legal costs and outlays required to be paid by the body corporate to the solicitors for the body corporate for the attempted recovery of outstanding levies in addition to those which may be ordered by the Court to be paid by the owner of that particular lot within fourteen (14) days of the issue of any invoice by the body corporate; and
 - (c) Interest calculated at 1.5% per month on any outstanding moneys or levies from the date any such moneys or levies become due and payable by the owner of that particular lot to the Body Corporate.

SCHEDULE D OTHER DETAILS REQUIRED/PERMITTED TO BE INCLUDED

Nil

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

Nil