Seller disclosure statement

Queensland Government

Property Law Act 2023 section 99
Form 2, Version 1 | Effective from: 1 August 2025

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

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

This statement does not include information about:

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

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

Part 1 – Seller and property details

Seller	Katherine Mary Rose
Property address (referred to as the "property" in this statement)	11/17 Mitchell Street Kedron, QLD, 4031
Lot on plan description	L11 SP114277

Community titles scheme or BUGTA scheme:	Is the property part of a community titles scheme or a BUGTA scheme:	
	☑ **Yes**	☐ **No**
	*If **Yes**, refer to Part 6 of this statement for additional information*	*If **No**, please disregard Part 6 of this statement as it does not need to be completed*

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

Title details	**The seller gives or has given the buyer the following—**	
	A title search for the property issued under the *Land Title Act 1994* showing interests registered under that Act for the property.	☑ **Yes**
	A copy of the plan of survey registered for the property.	☑ **Yes**

Registered encumbrances	Registered encumbrances, if any, are recorded on the title search, and may affect your use of the property. Examples include easements, statutory covenants, leases and mortgages. You should seek legal advice about your rights and obligations before signing the contract.
Unregistered encumbrances (excluding statutory encumbrances)	There are encumbrances not registered on the title that will continue to affect the property after **settlement**. ☐ **Yes** ☑ **No** **Note**—If the property is part of a community titles scheme or a BUGTA scheme it may be subject to and have the benefit of statutory easements that are **NOT** required to be disclosed. **Unregistered lease (if applicable)** If the unregistered encumbrance is an unregistered lease, the details of the agreement are as follows: » the start and end day of the term of the lease: Insert date range » the amount of rent and bond payable: Insert amount of rent and bond » whether the lease has an option to renew: Insert option to renew information **Other unregistered agreement in writing (if applicable)** If the unregistered encumbrance is created by an agreement in writing, and is not an unregistered lease, a copy of the agreement is given, together with relevant plans, if any. ☐ **Yes** **Unregistered oral agreement (if applicable)** If the unregistered encumbrance is created by an oral agreement, and is not an unregistered lease, the details of the agreement are as follows: Insert names of parties to the agreement, term of the agreement and any amounts payable by the owner of the property
Statutory encumbrances	There are statutory encumbrances that affect the property. ☐ **Yes** ☑ **No** *If **Yes**, the details of any statutory encumbrances are as follows:*
Residential tenancy or rooming accommodation agreement	The property has been subject to a residential tenancy agreement or a rooming accommodation agreement under the *Residential Tenancies and Rooming Accommodation Act 2008* during the last 12 months. ☐ **Yes** ☑ **No** If **Yes**, when was the rent for the premises or each of the residents' rooms last increased? *(Insert date of the most recent rent increase for the premises or rooms)* **Note**—Under the *Residential Tenancies and Rooming Accommodation Act 2008* the rent for a residential premises may not be increased earlier than 12 months after the last rent increase for the premises. As the owner of the property, you may need to provide evidence of the day of the last rent increase. You should ask the seller to provide this evidence to you prior to settlement.

Part 3 – Land use, planning and environment

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

Zoning	The zoning of the property is *(Insert zoning under the planning scheme, the Economic Development Act 2012; the Integrated Resort Development Act 1987; the Mixed Use Development Act 1993; the State Development and Public Works Organisation Act 1971 or the Sanctuary Cove Resort Act 1985, as applicable)*: LMR2 - 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.	☐ **Yes**	☑ **No**
	The lot is affected by a notice of intention to resume the property or any part of the property.	☐ **Yes**	☑ **No**
	*If **Yes**, a copy of the notice, order, proposal or correspondence must be given by the seller.*		

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

Contamination and environmental protection	The property is recorded on the Environmental Management Register or the Contaminated Land Register under the *Environmental Protection Act 1994*.	☐ **Yes**	☑ **No**
	The following notices are, or have been, given:		
	A notice under section 408(2) of the *Environmental Protection Act 1994* (for example, land is contaminated, show cause notice, requirement for site investigation, clean up notice or site management plan).	☐ **Yes**	☑ **No**
	A notice under section 369C(2) of the *Environmental Protection Act 1994* (the property is a place or business to which an environmental enforcement order applies).	☐ **Yes**	☑ **No**
	A notice under section 347(2) of the *Environmental Protection Act 1994* (the property is a place or business to which a prescribed transitional environmental program applies).	☐ **Yes**	☑ **No**

Trees	There is a tree order or application under the *Neighbourhood Disputes (Dividing Fences and Trees) Act 2011* affecting the property. *If **Yes**, a copy of the order or application must be given by the seller.*	☐ **Yes**	☑ **No**

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

Flooding	Information about whether the property is affected by flooding or another natural hazard or within a natural hazard overlay can be obtained from the relevant local government and you should make your own enquires. Flood information for the property may also be available at the FloodCheck Queensland portal or the Australian Flood Risk Information portal.
Vegetation, habitats and protected plants	Information about vegetation clearing, koala habitats and other restrictions on development of the land that may apply can be obtained from the relevant State government agency.

Part 4 – Buildings and structures

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

Swimming pool	There is a relevant pool for the property.	☐ **Yes**	☑ **No**
	If a community titles scheme or a BUGTA scheme – a shared pool is located in the scheme.	☐ **Yes**	☑ **No**
	Pool compliance certificate is given.	☐ **Yes**	☐ **No**
	OR		
	Notice of no pool safety certificate is given.	☐ **Yes**	☐ **No**

Unlicensed building work under owner builder permit	Building work was carried out on the property under an owner builder permit in the last 6 years.	☐ **Yes**	☑ **No**
	A notice under section 47 of the Queensland Building and Construction Commission Act 1991 must be given by the seller and you may be required to sign the notice and return it to the seller prior to signing the contract.		

Notices and orders	There is an unsatisfied show cause notice or enforcement notice under the *Building Act 1975*, section 246AG, 247 or 248 or under the *Planning Act 2016*, section 167 or 168.	☐ **Yes**	☑ **No**
	The seller has been given a notice or order, that remains in effect, from a local, State or Commonwealth government, a court or tribunal, or other competent authority, requiring work to be done or money to be spent in relation to the property.	☐ **Yes**	☑ **No**
	*If **Yes**, a copy of the notice or order must be given by the seller.*		

Building Energy Efficiency Certificate	If the property is a commercial office building of more than 1,000m², 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: 450.05 Date Range: 01/01/2026-31/03/2026 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: 390.58 Date Range: 16/12/2025-25/03/2026 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: Insert estimated amount Date Range: Insert 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	**The property is included in a community titles scheme.** ***(If Yes, complete the information below)***	☑ **Yes**	☐ **No**
Community Management Statement	A copy of the most recent community management statement for the scheme as recorded under the *Land Title Act 1994* or another Act is given to the buyer. **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.	☑ **Yes**	
Body Corporate Certificate	A copy of a body corporate certificate for the lot under the *Body Corporate and Community Management Act 1997*, section 205(4) is given to the buyer. *If **No***— An explanatory statement is given to the buyer that states: » a copy of a body corporate certificate for the lot is not attached; and » the reasons under section 6 of the *Property Law Regulation 2024* why the seller has not been able to obtain a copy of the body corporate certificate for the lot.	☑ **Yes** ☐ **Yes**	☐ **No**
Statutory Warranties	**Statutory Warranties**—If you enter into a contract, you will have implied warranties under the *Body Corporate* and *Community Management Act 1997* 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.		

Building Units and Group Titles Act 1980	**The property is included in a BUGTA scheme** ***(If Yes, complete the information below)***	☐ **Yes**	☑ **No**
Body Corporate Certificate	A copy of a body corporate certificate for the lot under the *Building Units and Group Titles Act 1980*, section 40AA(1) is given to the buyer. *If **No***— An explanatory statement is given to the buyer that states: » a copy of a body corporate certificate for the lot is not attached; and » the reasons under section 7 of the *Property Law Regulation 2024* why the seller has not been able to obtain a copy of the body corporate certificate for the lot. **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.	☐ **Yes** ☐ **Yes**	☐ **No**

Signatures – SELLER

Signature of seller

Signature of seller

Katherine Mary Rose

Name of seller

Name of seller

24-04-2026

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: 55846389
Search Date: 21/04/2026 11:04 Title Reference: 50247798
Date Created: 09/12/1998

Previous Title: 15350237

REGISTERED OWNER

Dealing No: 717616329 01/11/2016

KATHERINE MARY ROSE

ESTATE AND LAND

Estate in Fee Simple

LOT 11 SURVEY PLAN 114277
Local Government: BRISBANE CITY
COMMUNITY MANAGEMENT STATEMENT 26318

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
   Deed of Grant No. 10116003 (POR 110)

2. MORTGAGE No 721628154 19/04/2022 at 15:27
   MACQUARIE BANK LIMITED A.C.N. 008 583 542

ADMINISTRATIVE ADVICES - NIL
UNREGISTERED DEALINGS - NIL

Caution - Charges do not necessarily appear in order of priority

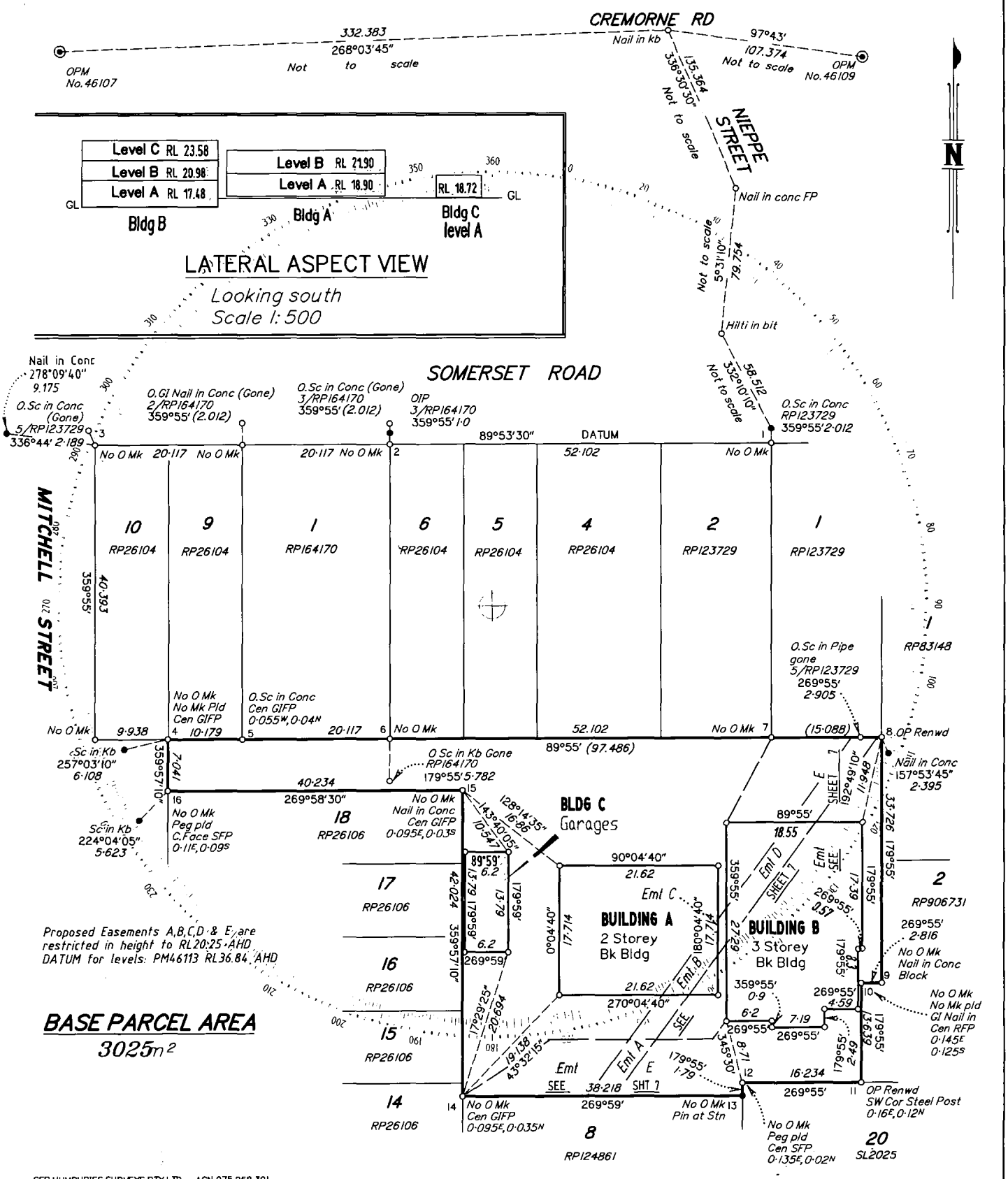
** End of Current Title Search **

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 7



SEP HUMPHRIES SURVEYS PTY LTD., ACN 075 058 301 hereby certify that the Company has surveyed the land comprised in this plan Septimus Leslie HUMPHRIES and by Philip Ross ANDERSON (Surveying Graduate) for whose work the company accepts responsibility, that the plan is accurate, that the said survey was performed in accordance with the Surveyors Act 1977 and the Surveyors Regulation 1997 and that the said survey was completed on 20/9/98.

Common Seal
SEP. HUMPHRIES SURVEYS PTY. LTD. ACN 075 058 301

Director and Licensed Surveyor

Director

14/10/98
Date

State copyright reserved

Plan of Lots 1-16 and Common Property and Proposed Easements B & C in Lots 4 & 3 (Respectively) & Restricted & Proposed Easements A,D & E (Restricted) in Common Property of Community Title Scheme "Kuranda - 17 Mitchell St"

Cancelling Lot 1 on RP143745

PARISH: KEDRON COUNTY: Stanley

Meridian: RP143745 F/N's NO

Scale 1:500

Format BUILDING

SP114277

Plan Status

Copyright protects the plan/s being ordered by you. Unauthorised reproduction or amendments are not permitted.

8

703023319

$1150.00
23/11/1998 16:04

BE 400 NT

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

Registered

5. Lodged by
Carter Newell
183

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

1. Certificate of Registered Owners or Lessees.

I/We ALL AREA RENEWALS PTY. LTD.

(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 Leesees of this land agree to this plan.

ALL AREA RENEWALS PTY LTD A.C.N. 080 484 833 COMMON SEAL

Signature of *Registered Owners *Lessees

* Rule out whichever is inapplicable

2. Local Government Approval.

* **BRISBANE CITY COUNCIL**

hereby approves this plan in accordance with the :

% Local Government (Planning and Environment) Act 1990 subject to the granting of Easements A,B,C and D for draianege (underground) purposes to the Council. The granting of Easement E for draiange (overland flow) purposes to the Council

Dated this 19th day of November 1998

A. T. REID
Appointed Officer

#

#

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

3. Plans with Community Management Statement :

CMS Number : ~~25196~~ 26318

Name : "Kuranda - 17 Mitchell St"

4. References :

Dept File :

Local Govt :

Surveyor : 260203

6

Existing			Created		
Title Reference	Lot	Plan	Lots	Emts	Road
15350237	1	RP143745	1-16 & Common Property	A - E	—

MORTGAGE ALLOCATIONS

Mortgage	Lots Fully Encumbered	Lots Partially Encumbered
702582190	1-16 & Common Property	
702711571	1-16 & Common Property	

BENEFIT EASEMENT ALLOCATIONS

Easement	Lots Fully Benefited	Lots Partially Benefited
601650946	3,4,7 & 8	1,2,5,6,9,10,13 & 14

Orig	Lots
110	1-16

7. Portion Allocation :

8. Map Reference :
9543-33431

9. Locality :
KEDRON

10. Local Government :
BRISBANE C. C.

11. Passed & Endorsed :

By :

Date :

Signed :

Designation :

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~~

Licensed Surveyor/Director * 14/10/98 Date

* delete words not required

13. Lodgement Fees :

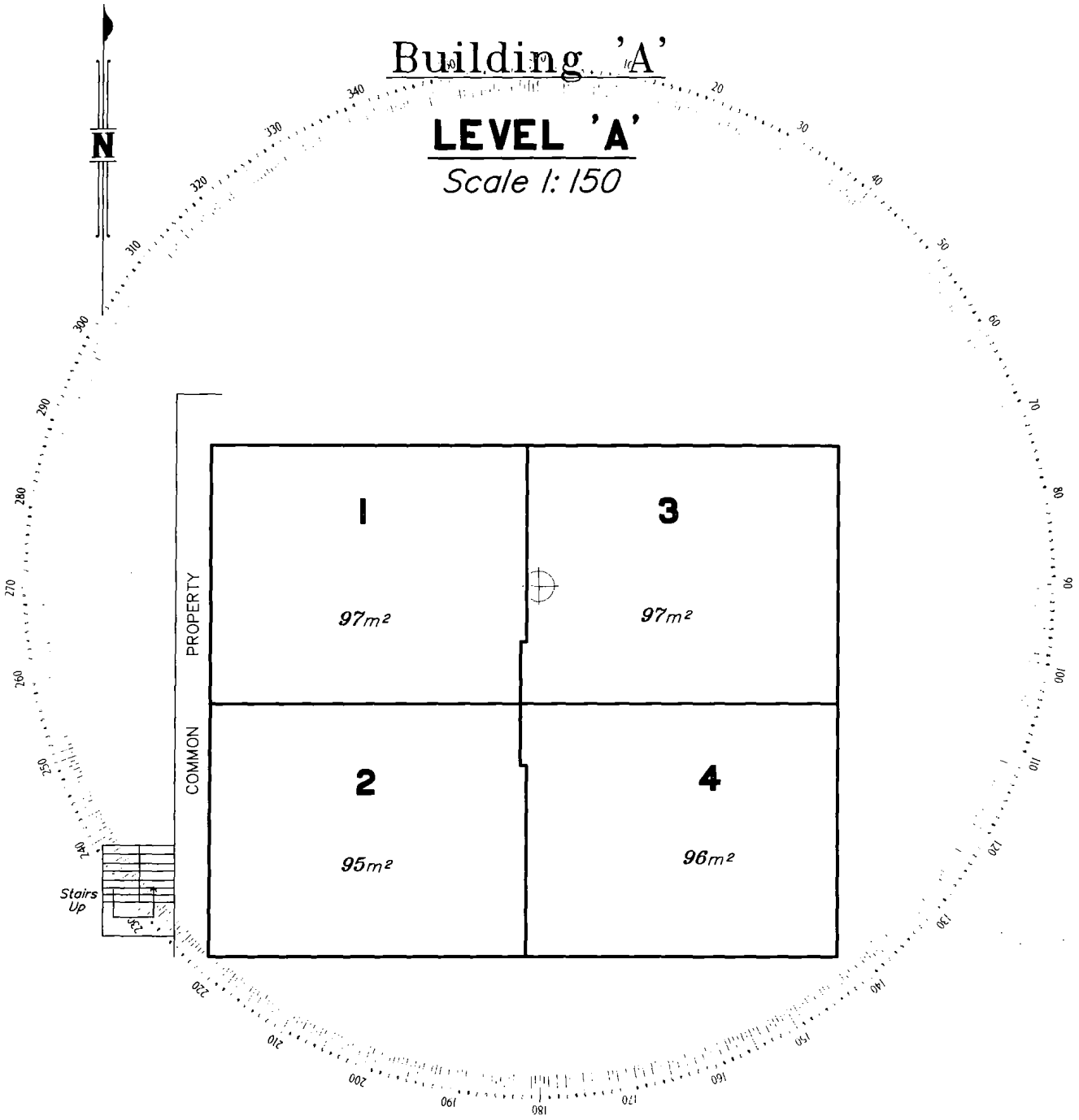
21 Survey Deposit	$ 415
Lodgement	$ 87
16 New Titles	$ 640
Photocopy	$ 8
Postage	$
TOTAL	$ 1150

14. Insert Plan Number SP114277

Building 'A'

LEVEL 'A'

Scale 1: 150



State copyright reserved

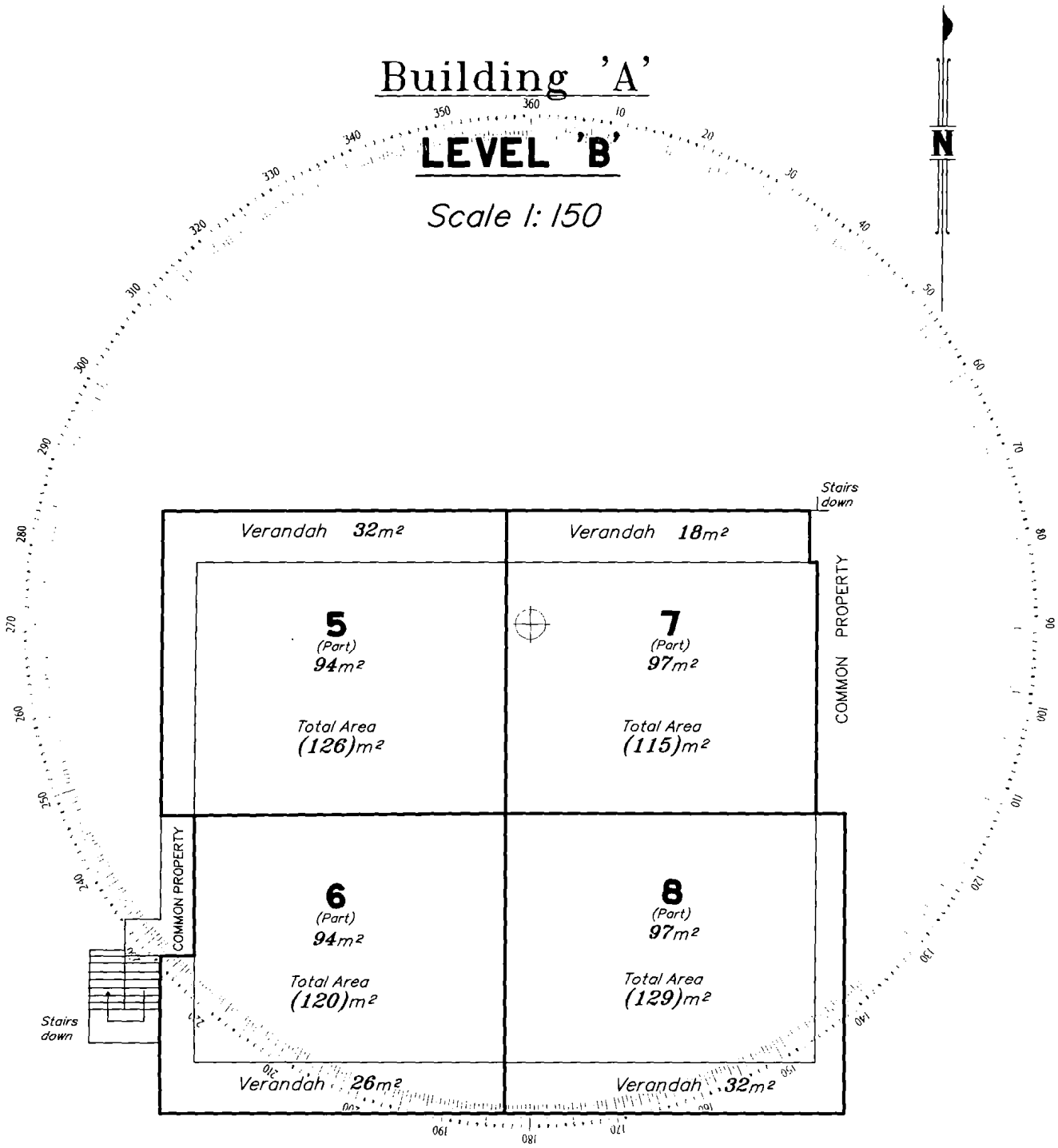
Inset Plan Number SP114277

7.5m 15m 22.5m
0 50mm 100mm 150mm

Building 'A'

LEVEL 'B'

Scale 1: 150



State copyright reserved

7.5m 15m 22.5m

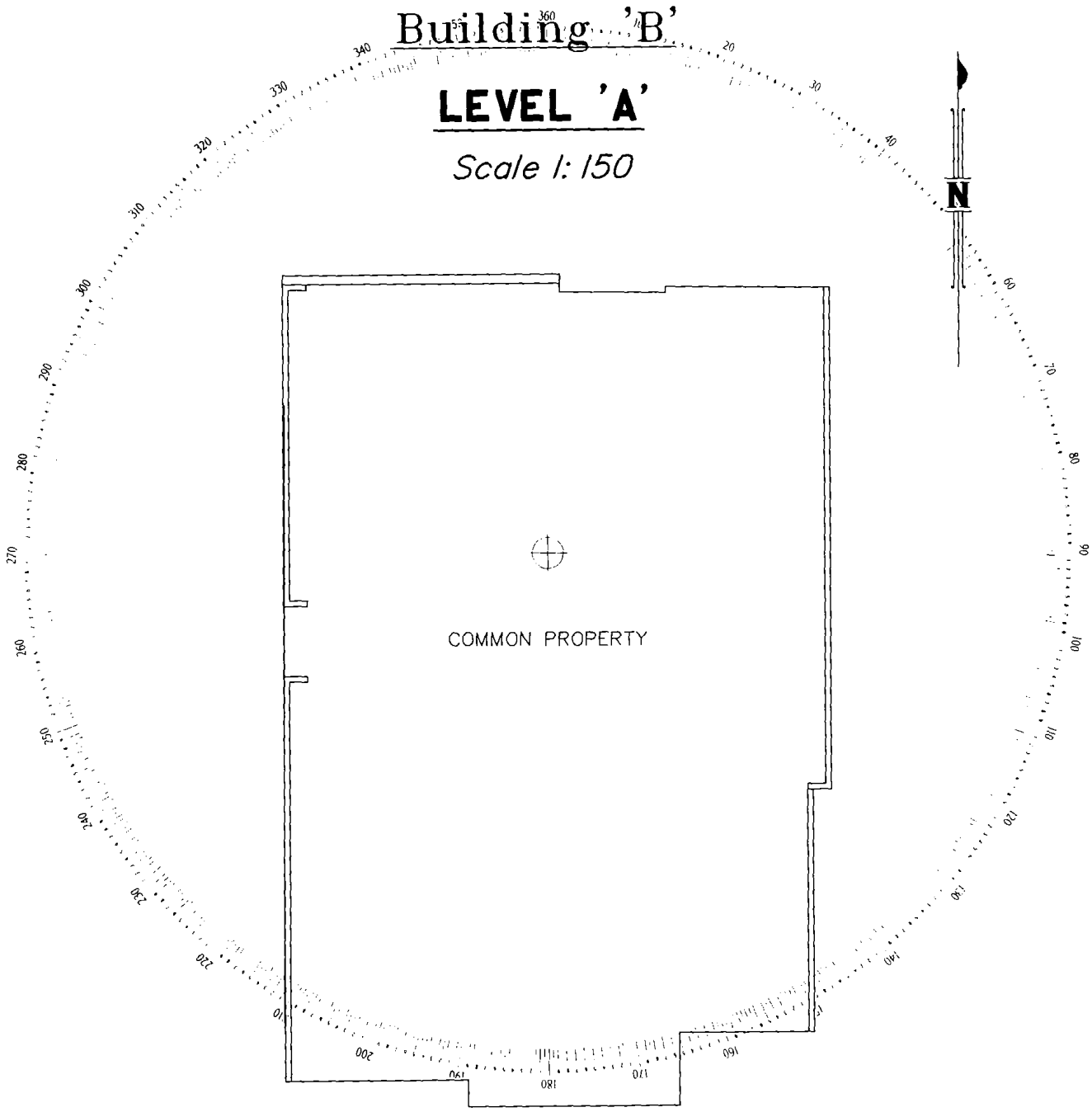
0 50mm 100mm 150mm

Inserl Plan Number SP114277

Building 'B'

LEVEL 'A'

Scale 1: 150



State copyright reserve

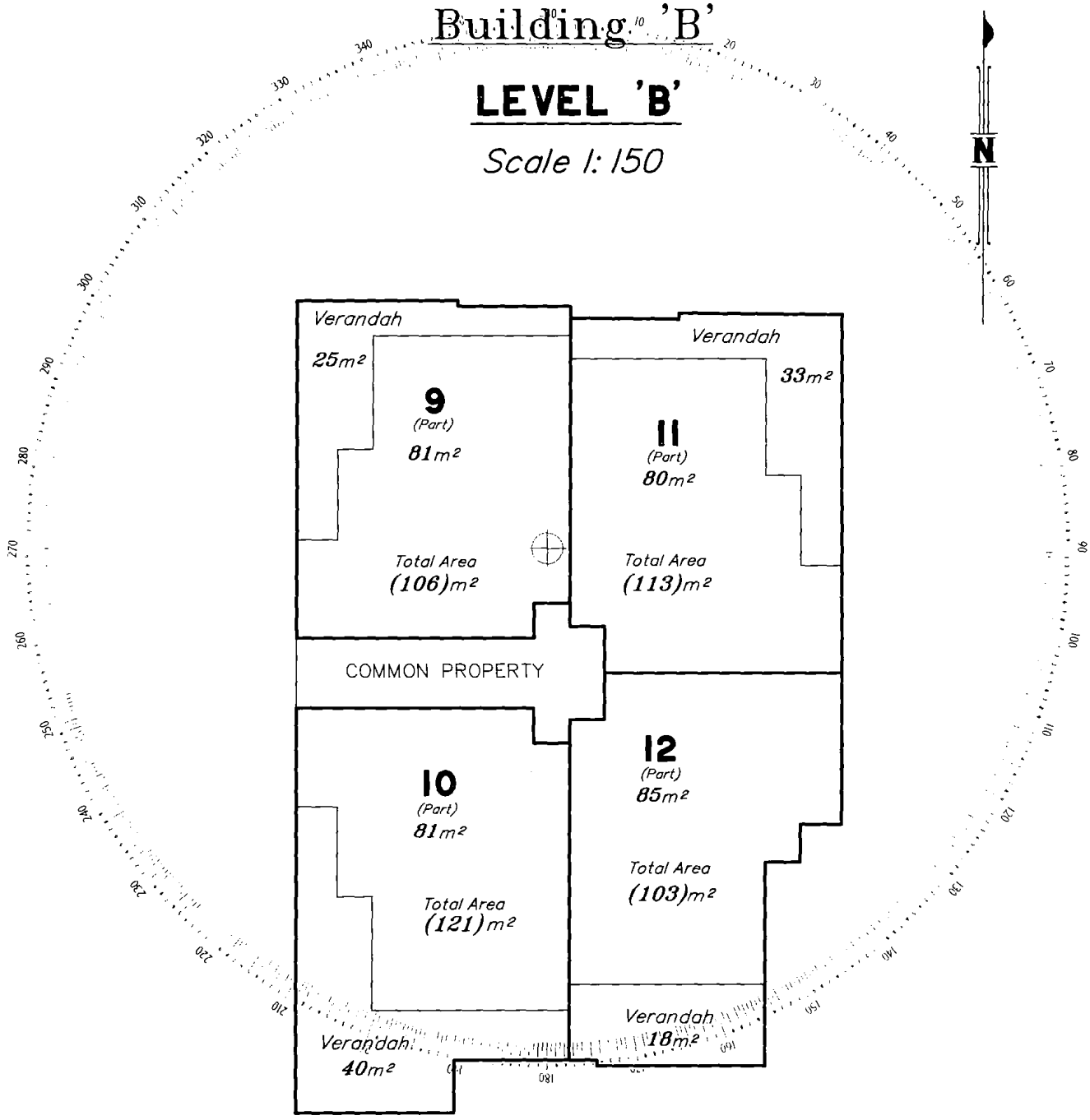
7.5m 15m 22.5m

Insert Plan Number SP114277

Building 'B'

LEVEL 'B'

Scale 1: 150



State copyright reserved

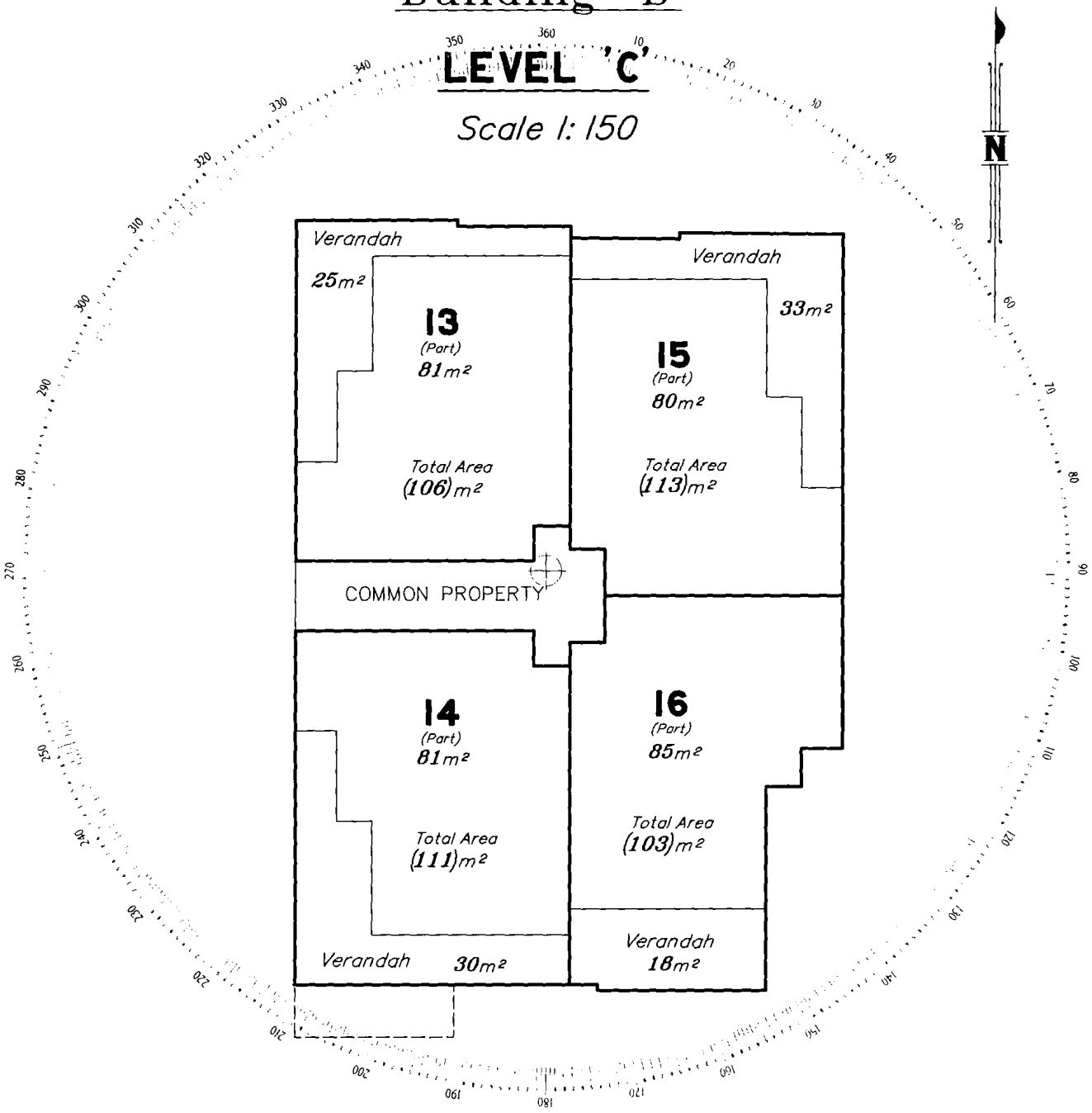
7.5m 15m 22.5m

Insert Plan Number SP114277

Building 'B'

LEVEL 'C'

Scale 1: 150



Denotes level below

State copyright reserved

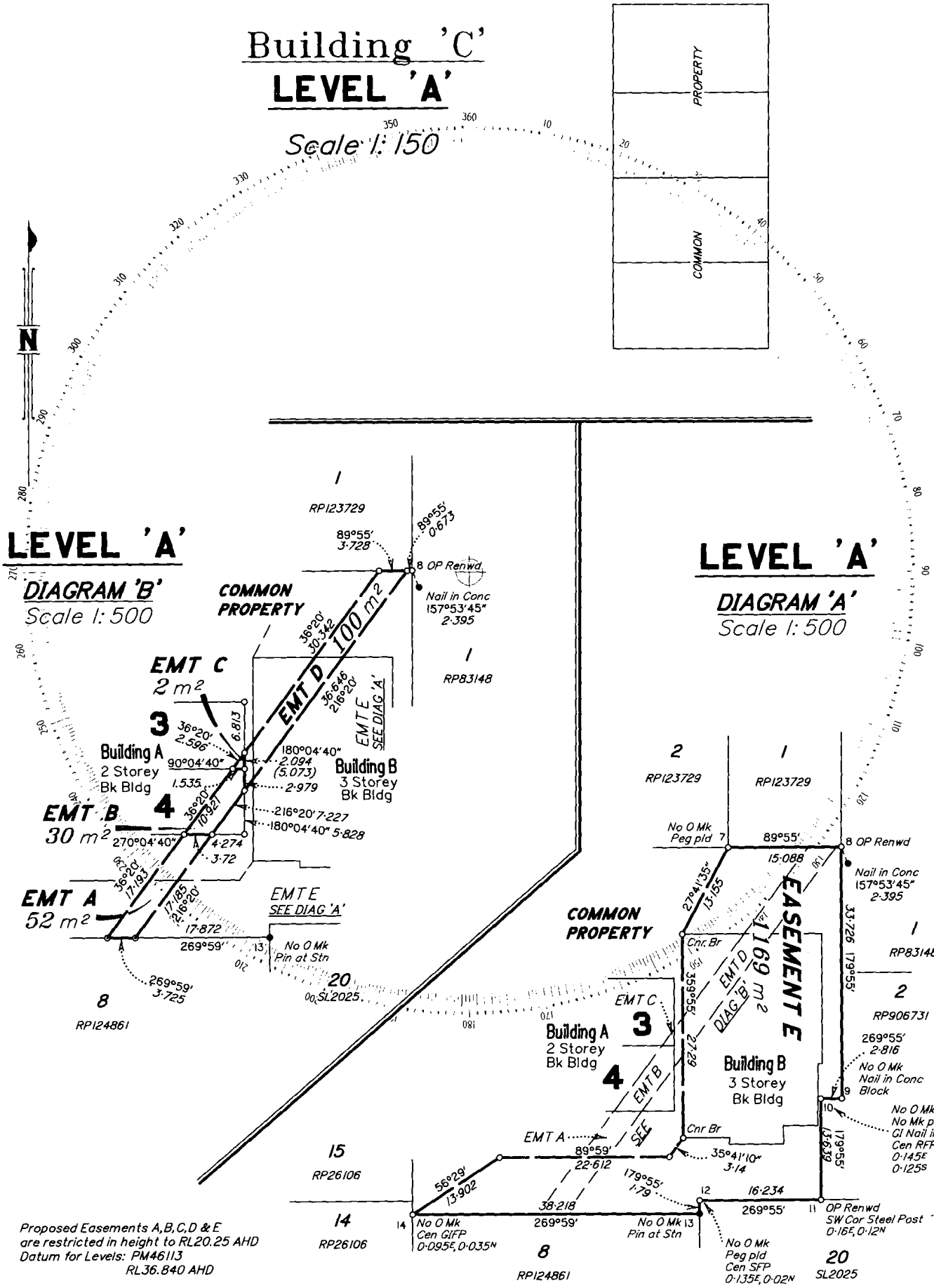
7.5m 15m 22.5m

Insert Plan Number SP114277

Building 'C'

LEVEL 'A'

Scale 1: 150



State copyright reserve

Insert Plan Number SP114277

BRISBANE CITY COUNCIL ABN 72 002 765 795

Dedicated to a better Brisbane

Rate Account Tax Invoice

Property Location 11/17 MITCHELL ST KEDRON

Issue Date 9 Jan 2026

Bill number [redacted]

Bill number **including donation** [redacted]

F007BCCRA272_A4MA01/E-2810/S-5621/I-11241/H-1

MS KATHERINE M ROSE
KURANDA - 17 MITCHELL ST
11/17 MITCHELL ST
KEDRON QLD 4031

[redacted]

Enquiries
(07) 3403 8888
24 hours 7 days

Account Period
1 Jan 2026 - 31 Mar 2026

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
$450.05

Due Date
9 Feb 2026

Summary of Charges

Opening Balance	0.00
Brisbane City Council Rates & Charges	400.20
Brisbane City Council Miscellaneous Charges	1.98
State Government Charges	62.90
Total GST on this TAX INVOICE $0.18	
Gross Amount	465.08
Discount and/or Rounding (where applicable)	15.03 CR
Nett Amount Payable	450.05
Optional Lord Mayor's Charitable Trust donation received by the Due Date	465.05

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 *Collectons Act 1966*.

LORD MAYOR'S CHARITABLE TRUST

If mailing your payment please tear off this slip and return with payment. Please do not pin or staple this slip. See reverse for payment methods.

[redacted]

MS KATHERINE M ROSE

Due Date		Gross Amount	Nett Amount
9 Feb 2026	50	$465.08	$450.05

[redacted]

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
如果您需要用另一種語言獲悉此文件的內容，請致電131450到翻譯與傳譯服務部（TIS），請他們給您轉接（07）3403 8888到布里斯本（Brisbane）市政廳。

© Brisbane City Council - Corporate Forms

Property Details

Owner	**MS KATHERINE M ROSE**	
Property Location	**11/17 MITCHELL ST KEDRON**	
Real Property Description	**L.11 SP.114277 PAR KEDRON 1/16**	
Valuation effective from	1 Jul 2023	$143,750
	1 Jul 2024	$143,750
	1 Jul 2025	$175,000
Average Rateable Valuation (A R V)		$154,167

Account Details

Account Number [redacted]

Opening Balance		
Closing Balance Of Last Bill	465.08	
Payment Received - 19-Oct-2025	450.05	CR
Discount/Rounding Allowed	15.03	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) 1.010681	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 1.010681	9.18
Environmental Mgt Compliance Levy Category 10 (Annual 0.014 Cents In The A R V $) @ P/F 1.010681	13.11
Total	**400.20**
Brisbane City Council Miscellaneous Charges	
Rate Notice Paper Fee	1.98 *
Total	**1.98**
State Government Charges	
Emergency Management Levy - Group 2	62.90
Total	**62.90**

* Denotes items subject to GST.

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.

[redacted]

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.

[redacted]

[redacted]

Urban Utilities
ABN 86 673 835 011

UrbanUtilities

Water and Sewerage Quarterly Account

Account Enquiries 13 26 57
Faults and Emergencies 13 23 64
www.urbanutilities.com.au

QUUR39_A4A01/E-1248/S-1250/I-2499/037
MS KATHERINE M ROSE
11/17 MITCHELL ST
KEDRON QLD 4031

Customer reference number	[redacted]
Bill number	
Date issued	08/04/2026
Total due	**$390.58**
Current charges due date	**08/05/2026**

Your water usage

Water usage (kL)	27.81
Days charged	100

Average daily water usage (litres)

Current period	278
Same period last year	239

Property Location: KURANDA - 17 MITCHELL ST 11
17 MITCHELL STREET
KEDRON 4031

Account Summary

Period 16/12/2025 - 25/03/2026

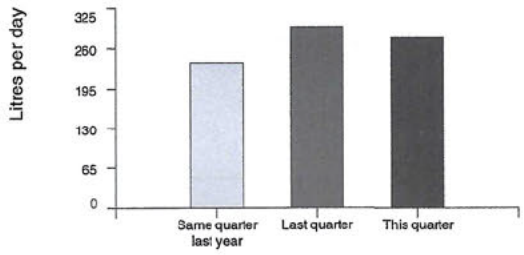
Your Last Account

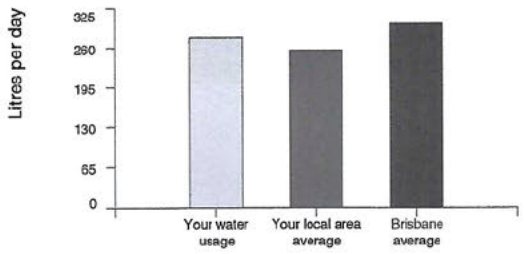
Amount Billed	$335.18
Amount Paid	$335.18CR

Your Current Account

Balance	$0.00
Current Charges	$390.58
Total Due	**$390.58**

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.





BS0120

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

[redacted]

KURANDA - 17 MITCHELL ST 11
17 MITCHELL STREET
KEDRON 4031

YOUR CHARGES for 16/12/2025 - 25/03/2026 (100 days)

Your meter readings

Serial Number	Read Date	Reading	Usage	Comment
DES2300277	16/12/2025	3418		
	26/03/2026	3863	445kL	
Boundary Meter	Your share percentage is 6.250000			Your share of usage is 27.81

Your usage was 27.81 kilolitres.

That's an average of 278 litres per day.

Water Usage

State bulk water price

State Bulk Water Charge 2025/26	27.81kL @ $3.517000/kL	$97.80

Urban Utilities distributor-retailer price

Tier 1 usage 2025/26	27.81kL @ $0.981000/kL	$27.28
	Subtotal	**$125.08**

Water Services

Urban Utilities water service charge

Water service charge 2025/26	100 days	$69.40
	Subtotal	**$69.40**

Sewerage Services

Urban Utilities sewerage service charge

Sewerage service charge 2025/26	100 days	$196.10
	Subtotal	**$196.10**

Water usage	**$125.08**
Water services	**$69.40**
Sewerage services	**$196.10**
Your total charges 16/12/2025 - 25/03/2026	**$390.58**

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
통역사가 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.

UrbanUtilities

Water and Sewerage Account
In Person / Mail Payment Advice
Name: MS KATHERINE M ROSE

BPAY [redacted]

CommonwealthBank Credit
Commonwealth Bank of Australia
ABN 48 123 123 124
240 Queen Street, Brisbane, QLD

Date

Cash

Current charges due date
08/05/2026

POST billpay

Teller Stamp & Initials

Cheques

For Credit **Urban Utilities**
Trans Code User ID Customer Reference No.
[redacted]

Total Due
$ 390.58

[redacted]

Office of the Commissioner for Body Corporate and Community Management

Queensland Government

Department of Justice

BCCM Form 33

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 21/04/2026

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

KURANDA - 17 MITCHELL STREET CTS No. **26318**

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: **Katrina Whitehouse** Company: **Archers BCM (Brisbane) Pty Ltd**
Phone: **(07) 3220 9400** Email: **brisbane@abcm.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: **11**

Plan type and number: **114277**

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:

Standard

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

Layered arrangements of community titles schemes

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

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:

given with this certificate and listed below

Date of Resolution	Lot	Description	Conditions
09/12/98	1	Area 1 on EU Plan, bylaw 32	Exclusive use
09/12/98	2	Area 2 on EU plan	By-Law 32 - Carpark
09/12/98	3	Area 3 on EU plan	By-Law 32 - Carpark
09/12/98	4	Area 4 on EU plan	By-Law 32 - Carpark
09/12/98	5	Area 5 on EU plan	By-Law 32 - Carpark
09/12/98	6	Area 6 on EU plan	By-Law 32 - Carpark
09/12/98	7	Area 7 on EU plan	By-Law 32 - Carpark
09/12/98	8	Area 8 on EU plan	By-Law 32 - Carpark
09/12/98	9	Area 9 on EU plan	By-Law 32 - Carpark
09/12/98	10	Area 10 on EU plan	By-Law 32 - Carpark
09/12/98	11	Area 11 on EU	By-Law 32 - Carpark

given with this certificate and listed below

Date of Resolution	Lot	Description	Conditions
		plan	
09/12/98	12	Area 12 on EU plan	By-Law 32 - Carpark
09/12/98	13	Area 13 on EU plan	By-Law 32 - Carpark
09/12/98	14	Area 14 on EU plan	By-Law 32 - Carpark
09/12/98	15	Area 15 on EU plan	By-Law 32 - Carpark
09/12/98	16	Area 16 on EU plan	By-Law 32 - Carpark

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: **16**

Interest schedule

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

Total interest schedule lot entitlements for all lots: **16**

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 **11** for the current financial year: $ **3,617.50**

Number of instalments: **4** (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
01/12/25 to 28/02/26	01/12/25	933.84	933.84	27/11/25
01/03/26 to 31/05/26	01/03/26	933.84	933.84	09/03/26
01/06/26 to 31/08/26	01/06/26	874.91	874.91	
01/09/26 to 30/11/26	01/09/26	874.91	874.91	
01/12/26****28/02/27	01/12/26	904.38	904.38	
01/03/27****31/05/27	01/03/27	904.38	904.38	
			Amount overdue	**Nil**
			Amount Unpaid including amounts billed not yet due	**Nil**

Sinking fund contributions

Total amount of contributions (before any discount) for lot **11** for the current financial year: $ **3,191.20**

Number of instalments: **4** (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
01/12/25 to 28/02/26	01/12/25	953.22	953.22	27/11/25
01/03/26 to 31/05/26	01/03/26	953.22	953.22	09/03/26
01/06/26 to 31/08/26	01/06/26	642.38	642.38	
01/09/26 to 30/11/26	01/09/26	642.38	642.38	
01/12/26****28/02/27	01/12/26	797.80	797.80	
01/03/27****31/05/27	01/03/27	797.80	797.80	

Amount overdue **Nil**

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

Special contributions - Administrative Fund (IF ANY)

Date determined: **20/04/26** (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 **Nil**

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

Other amounts payable by the lot owner

Purpose	Fund	Amount	Due date	Amount

No other amounts payable for the lot.

Summary of amounts due but not paid by the current owner

At the date of this certificate

Annual contributions		**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: 14/12/21

Current sinking fund balance (as at date of certificate): $ 102,702.95

Improvements to common property the lot owner is responsible for

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

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

Date	Description	Conditions

Body corporate assets

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

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

Insurance

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

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

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

Body corporate insurance policies

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

TYPE/COMPANY	POLICY NO.	SUM INSURED	PREMIUM	DUE DATE	EXCESS
BUILDING CHU UNDERWRITING	TBA	7,851,198.00	15,608.56	30/11/26	2,000 All Other Claims 5,000 Water Damage / Burst Pipes
PUBLIC LIABILITY CHU UNDERWRITING	TBA	20,000,000.00	Included	30/11/26	2,000 All Other Claims 5,000 Water Damage / Burst Pipes
OFFICE BEARERS CHU UNDERWRITING	TBA	5,000,000.00	Included	30/11/26	2,000 All Other Claims 5,000 Water Damage / Burst Pipes
LOSS OF RENT CHU UNDERWRITING	TBA	1,177,679.00	Included	30/11/26	2,000 All Other Claims 5,000 Water Damage / Burst Pipes
BUILDING CATASTROPHE CHU UNDERWRITING	TBA	2,355,359.00	Included	30/11/26	2,000 All Other Claims 5,000 Water Damage / Burst Pipes

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 Archers BCM (Brisbane) Pty Ltd

Positions/s held Body Corporate Manager

Date 21/04/2026

Signature/s K. Whitehouse

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

Mail Address:
GPO Box 3025
Brisbane Qld 4001

Telephone: (07) 3220 9400
Fax: (07) 3220 9499

Office Address:
Level 4, 97 Creek Street
Brisbane Qld 4000

KURANDA - 17 MITCHELL STREET CTS 26318

17 Mitchell Street Kedron Qld 4031

BALANCE SHEET

AS AT 30 NOVEMBER 2025

	ACTUAL 30/11/2025	ACTUAL 30/11/2024
OWNERS FUNDS		
Administrative Fund	2,749.65	(3,743.26)
Sinking Fund	72,199.91	52,499.83
TOTAL	**$ 74,949.56**	**$ 48,756.57**
THESE FUNDS ARE REPRESENTED BY		
ASSETS		
Cash At Bank	79,152.16	63,389.68
Other Arrears	0.00	33.00
Sundry Debtors	295.66	658.33
Prepayments	15,956.13	1,058.10
TOTAL ASSETS	**95,403.95**	**65,139.11**
LIABILITIES		
Sundry Creditors	2,301.05	1,864.80
Accrued Expenses	1,169.80	2,155.54
All Levies Rec'd In Advance	16,983.54	12,362.20
TOTAL LIABILITIES	**20,454.39**	**16,382.54**
NET ASSETS	**$ 74,949.56**	**$ 48,756.57**

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KURANDA - 17 MITCHELL STREET CTS 26318

17 Mitchell Street Kedron Qld 4031

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 DECEMBER 2024 TO 30 NOVEMBER 2025

	ACTUAL 01/12/24-30/11/25	BUDGET 01/12/24-30/11/25	ACTUAL 01/12/23-30/11/24
ADMINISTRATIVE FUND			
INCOME			
Levies - Administrative Fund	59,766.08	59,766.00	51,150.08
TOTAL ADMIN. FUND INCOME	**59,766.08**	**59,766.00**	**51,150.08**
EXPENDITURE - ADMIN. FUND			
BANK CHARGES			
Transaction Fees	9.10	15.00	14.45
BODY CORPORATE MANAGEMENT			
Audit Assistance Fee	0.00	160.00	0.00
Disbursements	3,046.27	3,000.00	4,125.63
Secretarial Fees - Additional	1,558.15	2,800.00	2,825.46
Secretarial Fees	4,581.42	4,614.00	4,561.98
Disbursements - Additional	251.52	400.00	390.04
COMMUNITY POWER			
Electricity	1,606.06	1,491.00	1,891.96
Archers Electricity Rebate	(816.42)	0.00	(464.66)
Qld Govt. Relief	336.25	0.00	(411.25)
INSURANCE			
Fire - Contract	1,414.52	1,350.00	1,312.17
Fire - Repairs & Maintenance	1,249.88	1,000.00	1,574.96
Fire - Annual Audit	0.00	825.00	825.00
INSURANCE			
Insurance - Premiums	13,221.19	13,182.00	10,945.50
Insurance - Stamp Duty	989.87	986.00	818.87
Insurance - Claims	25,354.84	0.00	0.00
Insurance - Refunds	(25,354.84)	0.00	0.00
PEST CONTROL			
Pest Control	3,846.00	4,000.00	950.00
PROFESSIONAL FEES			
Prep Of Income Tax Return	220.00	200.00	187.00
Work Place Health & Safety	0.00	0.00	501.00
REPAIRS & MAINTENANCE			
R & M - Building	1,550.00	1,500.00	3,726.08
R & M - Gardens & Grounds	19,875.96	19,000.00	18,247.91

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KURANDA - 17 MITCHELL STREET CTS 26318

17 Mitchell Street Kedron Qld 4031

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 DECEMBER 2024 TO 30 NOVEMBER 2025

	ACTUAL 01/12/24-30/11/25	BUDGET 01/12/24-30/11/25	ACTUAL 01/12/23-30/11/24
R & M - Electrical	0.00	1,000.00	874.50
R & M - Plumbing	333.40	500.00	0.00
YEAR END ADJUSTMENTS			
Prior Year Deficit	0.00	3,743.00	0.00
TOTAL ADMIN. EXPENDITURE	**53,273.17**	**59,766.00**	**52,896.60**
SURPLUS / DEFICIT	**$ 6,492.91**	**$ 0.00**	**$ (1,746.52)**
Opening Admin. Balance	(3,743.26)	(3,743.26)	(1,996.74)
ADMINISTRATIVE FUND BALANCE	**$ 2,749.65**	**$ (3,743.26)**	**$ (3,743.26)**

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KURANDA - 17 MITCHELL STREET CTS 26318

17 Mitchell Street Kedron Qld 4031

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 DECEMBER 2024 TO 30 NOVEMBER 2025

	ACTUAL 01/12/24-30/11/25	BUDGET 01/12/24-30/11/25	ACTUAL 01/12/23-30/11/24
SINKING FUND			
INCOME			
Levies - Sinking Fund	61,006.08	61,006.00	24,915.84
Special Sinking Fund Levy	0.00	0.00	64,000.00
Interest Income	0.70	706.00	0.00
TOTAL SINKING FUND INCOME	**61,006.78**	**61,712.00**	**88,915.84**
EXPENDITURE - SINKING FUND			
Building Repairs	20,790.00	54,047.00	77,702.48
Exhaust Fans	10,286.32	0.00	0.00
Gardens & Grounds	10,153.28	0.00	0.00
Income Tax	77.10	212.00	(25.50)
Roof	0.00	0.00	63,480.00
Tree Trimming	0.00	0.00	3,021.48
TOTAL SINK. FUND EXPENDITURE	**41,306.70**	**54,259.00**	**144,178.46**
SURPLUS / DEFICIT	**$ 19,700.08**	**$ 7,453.00**	**$ (55,262.62)**
Opening Sinking Fund Balance	52,499.83	52,499.83	107,762.45
SINKING FUND BALANCE	**$ 72,199.91**	**$ 59,952.83**	**$ 52,499.83**

Community Titles Scheme Search

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Search Date:	**21/04/2026 10:45**
Request No:	55845634

SCHEME NAME

KURANDA - 17 MITCHELL ST COMMUNITY TITLES SCHEME 26318

BODY CORPORATE ADDRESS

BUGT MANAGEMENT
LEVEL 9
344 QUEEN STREET
BRISBANE QLD
4001

COMMUNITY MANAGEMENT STATEMENT No: 26318

Title	Lot	Plan		Title	Lot	Plan	
50247787	CP	SP	114277	50247788	1	SP	114277
50247789	2	SP	114277	50247790	3	SP	114277
50247791	4	SP	114277	50247792	5	SP	114277
50247793	6	SP	114277	50247794	7	SP	114277
50247795	8	SP	114277	50247796	9	SP	114277
50247797	10	SP	114277	50247798	11	SP	114277
50247799	12	SP	114277	50247800	13	SP	114277
50247801	14	SP	114277	50247802	15	SP	114277
50247803	16	SP	114277				

COMMUNITY MANAGEMENT STATEMENT Dealing No: 718721176

** End of Community Titles Scheme Search **

COPYRIGHT QUEENSLAND TITLES REGISTRY PTY LTD [2026]
Requested by: D-ENQ TITLES QUEENSLAND

QUEENSLAND LAND REGISTRY
Land Title Act 1994, Land Act 1994 and Water Act 2000

GENERAL REQUEST

Duty Imprint

FORM 14 Version 4
Page 1 of 1

718721176

$88.00
01/05/2018 14:20

BE 470

1. Nature of request

Request to record New Community Management Statement for Kuranda – 17 Mitchell St Community Titles Scheme 26318

Lodger (Name, address, E-mail & phone number)

WILKINSON & BOYNTON

Hynes

Lodger Code

018A

2. Lot on Plan Description

Common Property for Kuranda – 17 Mitchell St Community Titles Scheme 26318

Title Reference

50247787

3. Registered Proprietor/State Lessee

Body Corporate for Kuranda – 17 Mitchell St Community Titles Scheme 26318

4. Interest

Not applicable

5. Applicant

Body Corporate for Kuranda – 17 Mitchell St Community Titles Scheme 26318

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 for Kuranda – 17 Mitchell St Community Titles Scheme 26318.

7. Execution by applicant

1/5/18
Execution Date

Applicant's or Solicitor's Signature
Todd Alexander Garsden, Solicitor

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

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FIRST/NEW COMMUNITY MANAGEMENT STATEMENT

26318

This statement incorporates and must include the following:

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

1. Name of community titles scheme

Kuranda – 17 Mitchell St Community Titles Scheme 26318

2. Regulation module

Standard Module

3. Name of body corporate

Body Corporate for Kuranda – 17 Mitchell St Community Titles Scheme 26318

4. Scheme land

Lot on Plan Description	Title Reference
Common Property of Kuranda – 17 Mitchell St Community Titles Scheme 26318	50247787
Lots 1 to 16 in SP 114277	50247788 – 50247803(inclusive)

5. #Name and address of original owner

Not applicable

6. Reference to plan lodged with this statement

Not applicable

first community management statement only

7. Local Government community management statement notation

Not applicable pursuant to s60(6) 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

Common Seal of Body Corporate for 17 Mitchell Street C.T.S. 26318

16 /04 / 18
Execution Date

.....
***Chairperson / ~~Secretary~~**

.....
***Committee Member**

*Original owner to execute for a first community management statement
*Body corporate to execute for a new community management statement

Privacy Statement
Collection of this information is authorised by the Body Corporate and Community Management Act 1997 and is used to maintain the publicly searchable registers in the land registry. For more information about privacy in DNRM see the Department's website.

SCHEDULE A SCHEDULE OF LOT ENTITLEMENTS

Lot on Plan	Contribution	Interest
Lot 1 on SP 114277	1	1
Lot 2 on SP 114277	1	1
Lot 3 on SP 114277	1	1
Lot 4 on SP 114277	1	1
Lot 5 on SP 114277	1	1
Lot 6 on SP 114277	1	1
Lot 7 on SP 114277	1	1
Lot 8 on SP 114277	1	1
Lot 9 on SP 114277	1	1
Lot 10 on SP 114277	1	1
Lot 11 on SP 114277	1	1
Lot 12 on SP 114277	1	1
Lot 13 on SP 114277	1	1
Lot 14 on SP 114277	1	1
Lot 15 on SP 114277	1	1
Lot 16 on SP 114277	1	1
TOTALS	**16**	**16**

SCHEDULE B EXPLANATION OF THE DEVELOPMENT OF SCHEME LAND

The land is not intended to be developed progressively.

SCHEDULE C BY-LAWS

PART A – PRELIMINARY

1 Structure

1.1 These by-laws are set out in the following structure:

(a) Part A – Preliminary

(b) Part B – Interferences

(c) Part C – Works

(d) Part D – Regulation of use

(e) Part E – Exclusive use

2 Definitions and interpretation

2.1 The terms set out in these by-laws mean:

(a) **'Act'** means the *Body Corporate Community Management Act* 1997(Qld).

(b) **'Body Corporate'** means the Body Corporate established upon the registration of the Scheme.

(c) **'Christmas Period'** means the period between (and including) the days of 1 December and 7 January each year.

(d) **'Common Property'** means Scheme Land that is not included in a Lot.

(e) **'Improvement'** means the erection of a building, a structural change or a non-structural change of any kind or the carrying out of any works.

(f) **'Lot'** means a lot in the Scheme.

(g) **'Occupier'** means any person that occupies a Lot.

(h) **'Owner'** means an owner of a Lot.

(i) **'Regulation Module'** means the regulation module of the Act that applies to the Scheme as identified in Item 2 of this community management statement.

(j) **'Scheme'** means Kuranda - 17 Mitchell St CTS 26318.

(k) **'Scheme Land'** means any land within the Scheme, including any Lot or the Common Property.

(l) **'Social Function'** means a gathering of number of people that causes other Owners or Occupiers to be excluded from the use and enjoyment of part or all of the Common Property.

(m) **'Smoke'** means to hold or otherwise have control over an ignited smoking product.

(n) **'Vehicle'** includes but is not limited to all types of automobiles, motor cycles, scooters, trucks, bicycles, boats, trailers, caravans, camper vans, mobile homes, golf buggies, Segways, skateboards, rollerblades or any other equivalent means of transportation.

(o) **'Visitor'** means a person who is invited in any capacity onto Scheme Land by an Owner, Occupier or a Visitor.

2.2 In the interpretation of these by-laws, terms used in these by-laws may be interpreted by reference to how those terms are defined in the Act and Regulation Module.

2.3 If there is an inconsistency between a by-law and the Act or Regulation Module, the Act or Regulation Module prevails to the extent of the inconsistency.

2.4 The singular includes the plural and vice versa.

2.5 Words importing a gender include other genders.

3 Applicability of these by-laws

3.1 An Owner whose Lot is subject to a lease, licence or tenancy agreement must take reasonable steps to ensure that any lessee, licensee, tenant or other Occupier and their Visitors comply with and observe these by-laws.

3.2 Occupiers must:

(a) comply with these by-laws to the extent they apply to an Owner; and

(b) ensure that the by-laws are complied with by their Visitors to the extent they apply to an Occupier.

4 Tenancies

4.1 If an Owner lets their Lot for a term of three months or more, the Owner must, as soon as practicable, give the Body Corporate notice of:

(a) the name of the tenant and all Occupiers;

(b) the service address of the tenant;

(c) the term of the tenancy;

(d) the name and service address of the Owner's letting agent for the tenancy; and

(e) any other information the Body Corporate may reasonably require.

5 Application and approval process

5.1 This by-law applies where an Owner or Occupier makes an application to the Body Corporate or otherwise seeks to obtain the Body Corporate's consent.

5.2 When deciding whether to approve any application made by an Owner or Occupier (the Applicant) under these by-laws, the Body Corporate may:

(a) take into account previous approvals under these by-laws provided to the Applicant and the Applicant's compliance with any conditions of previous approvals;

(b) request the Applicant to provide all information reasonably required to make a decision, where the Body Corporate may make as many requests as reasonably necessary;

(c) grant its approval on reasonable and relevant conditions; or

(d) refuse any application if it is reasonable to do so.

5.3 An Owner or Occupier of a Lot granted approval under these by-laws must comply with any conditions of that approval, failing which, the Body Corporate may withdraw that approval after the Applicant has been provided with a reasonable opportunity to remedy any non-compliance.

5.4 Any approval under these by-laws by the Body Corporate is invalid and read down or severed to the extent it is inconsistent with the Act or Regulation Module.

PART B - INTERFERENCES

6 Noise and nuisances

6.1 An Owner or Occupier must not use, or permit the use of, a Lot or the Common Property in a way that:

(a) causes a nuisance or hazard;

(b) interferes unreasonably with the use or enjoyment of another Lot; or

(c) interferes unreasonably with the use or enjoyment of the Common Property by a person who is lawfully on the Common Property.

7 Obstruction

7.1 An Owner or Occupier must not, without the written approval of the Body Corporate:

(a) obstruct, or permit the obstruction of, the lawful use of the Common Property or another Lot by someone else; or

(b) use as storage, or place items on, the Common Property.

8 Smoking

8.1 An Owner or Occupier must not Smoke, or permit any Visitors to Smoke:

(a) in a completely or substantially enclosed area on the Common Property;

(b) on the Common Property such that it unreasonably interferes with the use or enjoyment of another person in a Lot or the Common Property; or

(c) in their Lot such that it unreasonably interferes with the use or enjoyment of another person in a Lot or the Common Property.

9 Auctions

9.1 An Owner must not permit any auction to take place on their Lot or the Common Property without the written approval of the Body Corporate.

10 Garage sales

10.1 An Owner must not permit any garage sale to take place on their Lot or the Common Property without the written approval of the Body Corporate.

11 Parking

11.1 An Owner or Occupier must not, without the written approval of the Body Corporate:

(a) park a Vehicle or allow a Vehicle to stand, on any part of the Common Property (other than in an exclusive use area); or

(b) permit a Visitor to park a Vehicle or allow a Vehicle to stand, on the Common Property (other than a designated visitor car parking bay).

12 Vehicles

12.1 Vehicles must be operated in accordance with all public road rules and must not be driven at a speed that creates a danger to property or persons.

13 Communications

13.1 Owners and Occupiers must only communicate and interact with the Body Corporate and other Owners and Occupiers in a reasonable manner and not in any way which may (including, but not limited to) be:

(a) an annoyance;

(b) a nuisance;

(c) threatening or intimidating;

(d) defamatory; or

(e) anti-social.

PART C - WORKS

14 Damage

14.1 An Owner or Occupier must not damage, deface or alter any part of the Common Property without the written approval of the Body Corporate.

15 Common Property Improvements

15.1 An Owner or Occupier must not make any Improvement to the Common Property without the written approval of the Body Corporate.

16 Boundary Improvements

16.1 An Owner or Occupier must not, without the written approval of the Body Corporate, make any Improvements to:

(a) railings, parapets and balustrades on (whether precisely, or for all practical purposes) the boundary of a Lot and common property or the boundary of a Lot and another Lot;

(b) doors, fences, windows and associated fittings situated in a boundary wall separating a Lot from common property or the boundary of a Lot and another Lot; or

(c) roofing membranes that are not common property but that provide protection for lots or common property.

17 Structural Improvements

17.1 An Owner or Occupier must not, without the written approval of the Body Corporate, make any structural alterations to:

(a) foundation structures;

(b) roofing structures providing protection; or

(c) essential supporting framework, including but not limited to load-bearing walls.

18 Lot Improvements

18.1 An Owner or Occupier must not make any Improvement (other than minor cosmetic work that does not in any way affect, alter or otherwise impact the Common Property or another Lot) to their Lot without the written approval of the Body Corporate.

19 External appearance of a lot

19.1 The Owner or Occupier of a Lot must not (other than installing reasonable temporary Christmas themed decorations during the Christmas Period) do anything which changes the external appearance of the Lot (including without limitation, an improvement or the placement of an item), if it will result in a change of the appearance of the Lot being visible from another Lot or the Common Property, or from outside the Scheme Land, without the Body Corporate's written approval.

20 Floor coverings

20.1 An Owner or Occupier must ensure that all flooring areas within the Lot are covered, treated or otherwise used to the extent sufficient to prevent the transmission of noise to another Lot or the Common Property that interferes unreasonably with the peaceful enjoyment of a Lot or the Common Property by another person.

PART D – REGULATION OF USE

21 Pets

21.1 Unless a person who has the right to be accompanied by an assistance animal under any statute, an Owner or 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 a Visitor to bring or keep an animal on the Lot or Common Property.

21.2 When keeping a pet in the Scheme, in addition to any other requirements under these by-laws, an approval by the Committee, the Act or the Regulation Module the Owner or Occupier must:

(a) ensure that when passing through common property the animal will be suitably restrained or carried;

(b) register the animal with the local council;

(c) ensure that the animal is kept within the Lot and not allowed to roam, dig, soil or otherwise damage Common Property or another Lot;

(d) dispose of any animal waste left on the Common Property immediately in a suitable garbage receptacle; and

(e) ensure the animal carries a name tag identifying the animal and its Owners.

22 Alienation

22.1 An Owner or Occupier must not, without the written approval of the Body Corporate:

(a) use, take, or in any other way appropriate any part of the Common Property for their sole or exclusive use unless authorised by another by-law; or

(b) alienate in any way any part of the common property; or

(c) interfere with the lawful use and enjoyment of Common Property by other Owners or Occupiers.

23 Common Property Garbage

23.1 An Owner or Occupier must not leave garbage or other materials on the Common Property except in a designated garbage receptacle.

23.2 An Owner or Occupier must:

(a) comply with any local authority by-laws or local laws about the disposal of garbage that apply to the Scheme;

(b) place all recyclable rubbish in the recycling receptacles;

(c) remove all rubbish from their Lot at least weekly;

(d) keep their Lot free of pests and vermin;

(e) not, in disposing of garbage, adversely affect the health, hygiene or comfort of other Owners or Occupiers;

(f) not leave bulky items or furniture (including white goods) in the designated garbage receptacles, but must dispose of these items in a suitable place outside the Scheme land;

(g) not cause damage to the garbage receptacles;

(h) not overfill the garbage receptacles; and

(i) not allow rubbish to become stuck to the garbage receptacles or liquids to run in the garbage receptacles.

24 Dangerous substances

24.1 An Owner or Occupier must not, without the Body Corporate's written approval, store a flammable or dangerous substance on a Lot unless the substance is:

(a) used or intended to be used for domestic purposes; or

(b) fuel stored within a fuel tank of a vehicle, boat, or internal combustion engine in which the fuel is stored under the requirements of any law regulating the storage of flammable materials.

25 Removals

25.1 An Owner or Occupier shall not move any furniture into or out of a Lot without:

(a) reasonable notice being given to the Body Corporate (having regard to matters including, but not limited to, the amount and size of furniture to be moved); and

(b) taking adequate measures to minimise damage to the Common Property and any other Lot in the Scheme.

26 No interference

26.1 An Owner or Occupier must not, without the written approval of the Body Corporate:

(a) interfere with, hinder, harass or otherwise obstruct contractors or employees engaged by the Body Corporate; or

(b) give instructions to contractors or employees on the Scheme Land engaged by the Body Corporate.

27 Interference with support, shelter, utility infrastructure

27.1 An Owner or Occupier must not, without the written approval of the Body Corporate, interfere or permit interference with:

(a) support or shelter provided for a Lot or the Common Property;

(b) utility infrastructure or utility services; or

(c) body corporate assets.

28 Health and safety

28.1 Owners and Occupiers must give notice as soon as reasonably practicable to the Body Corporate after becoming aware of any:

(a) infectious disease which is present at the Scheme requiring notification by statute or ordinance;

(b) accident or incident causing personal injury or any property or other damage which occurs on Scheme Land; or

(c) other event that may affect the insurance of the Body Corporate, health or safety of owners or occupiers or may otherwise create liability for the Body Corporate.

29 Social functions

29.1 An Owner or Occupier must not use an area of the Common Property for the purposes of a Social Function without the written approval of the Body Corporate.

30 Use of lots

30.1 Without the approval of the Body Corporate, an Owner or Occupier may not use their Lot for anything other than:

(a) residential purposes; or

(b) a home office.

30.2 An Owner or Occupier of a Lot shall not use, or permit the use of, their Lot for any purpose which may be illegal, immoral or bring the Scheme into disrepute.

31 Letterbox

31.1 An Owner or Occupier of a Lot must not interfere with the letterbox designated for another Lot or the Body Corporate.

PART E – EXCLUSIVE USE

32 Exclusive Use

32.1 Exclusive Use of Car Parks

May have the exclusive use of the car parking spaces allocated on the attached sketch plan for parking, manouvering, loading or unloading vehicles, but for no other purpose. The Committee may re-allocate car spaces from one lot to another at the request of the registered owner of those lots. The Body Corporate, not the owner of the relevant lot, will remain responsible for its duties under S.114 of the Act.

32.2 Exclusive Use of Courtyards

May have the exclusive use of the courtyards allocated on the attached sketch plan for a private garden but for no other purpose. The owner of the relevant lot, not the body corporate, will be responsible for the duties under S.114 of the Act.

SCHEDULE D OTHER DETAILS REQUIRED/PERMITTED TO BE INCLUDED

Nil

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

Lot on SP	
Lot 1 on SP 114277	1
Lot 2 on SP 114277	2
Lot 3 on SP 114277	3
Lot 4 on SP 114277	4
Lot 5 on SP 114277	5
Lot 6 on SP 114277	6
Lot 7 on SP 114277	7
Lot 8 on SP 114277	8
Lot 9 on SP 114277	9
Lot 10 on SP 114277	10
Lot 11 on SP 114277	11
Lot 12 on SP 114277	12
Lot 13 on SP 114277	13
Lot 14 on SP 114277	14
Lot 15 on SP 114277	15
Lot 16 on SP 114277	16

Sheet of

"KURANDA - 17 MITCHELL ST"

COMMUNITY TITLES SCHEME 26318

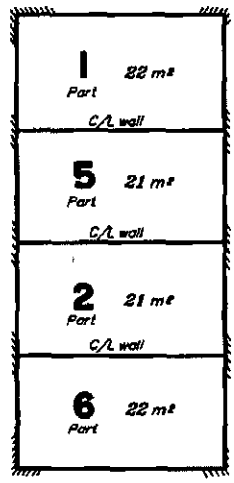
PLAN OF EXCLUSIVE USE OF COMMON PROPERTY

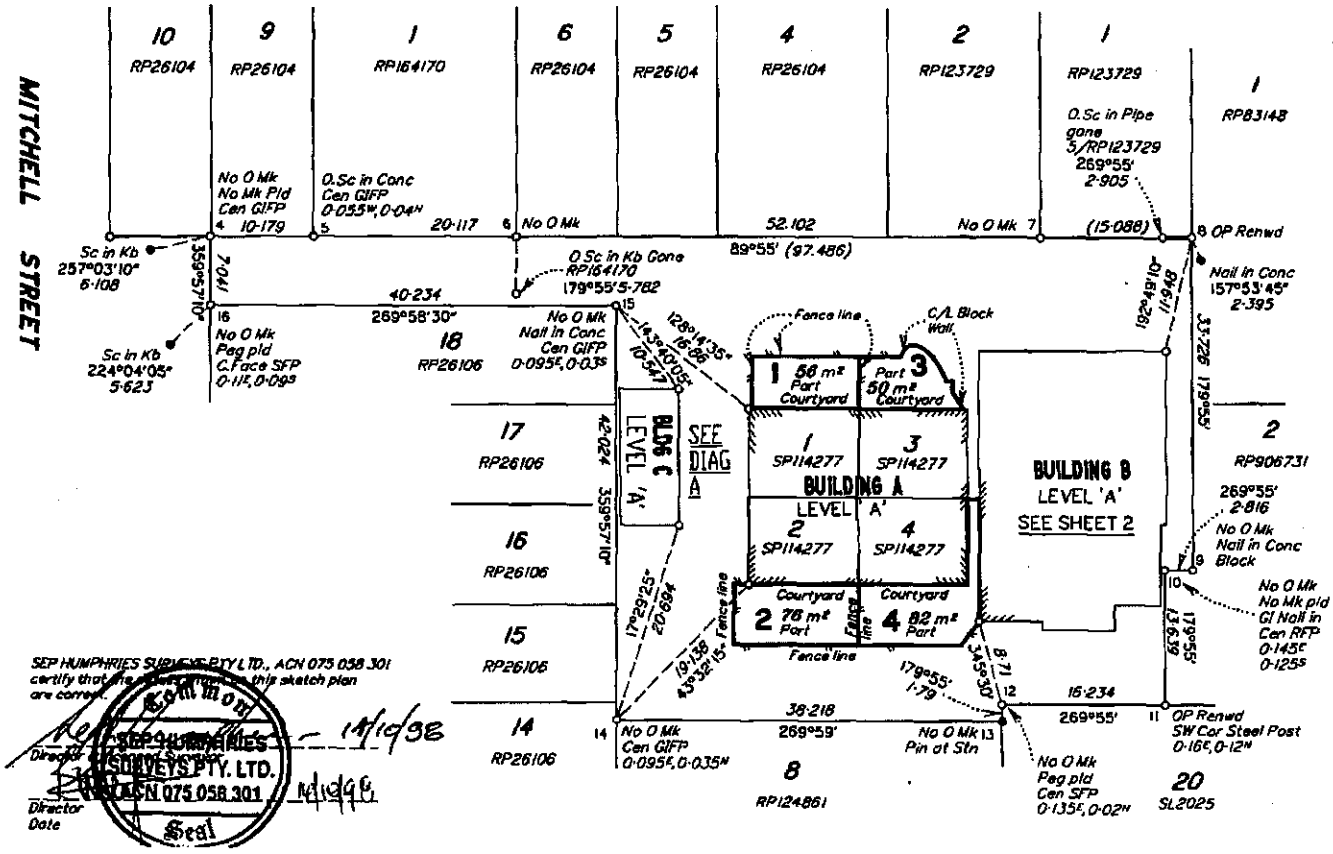
LEVEL A

SCALE 1: 500

DIAG A

BUILDING C
Scale 1: 150





SEP HUMPHRIES SURVEYS PTY LTD., ACN 075 058 301 certify that the [illegible] this sketch plan are correct.

Director [illegible] — 14/10/98

SEP HUMPHRIES SURVEYS PTY. LTD. ACN 075 058 301 Seal

Director Date 14/10/98

Title reference 50247787

Sheet

"KURANDA - 17 MITCHELL ST"

COMMUNITY TITLES SCHEME 26318

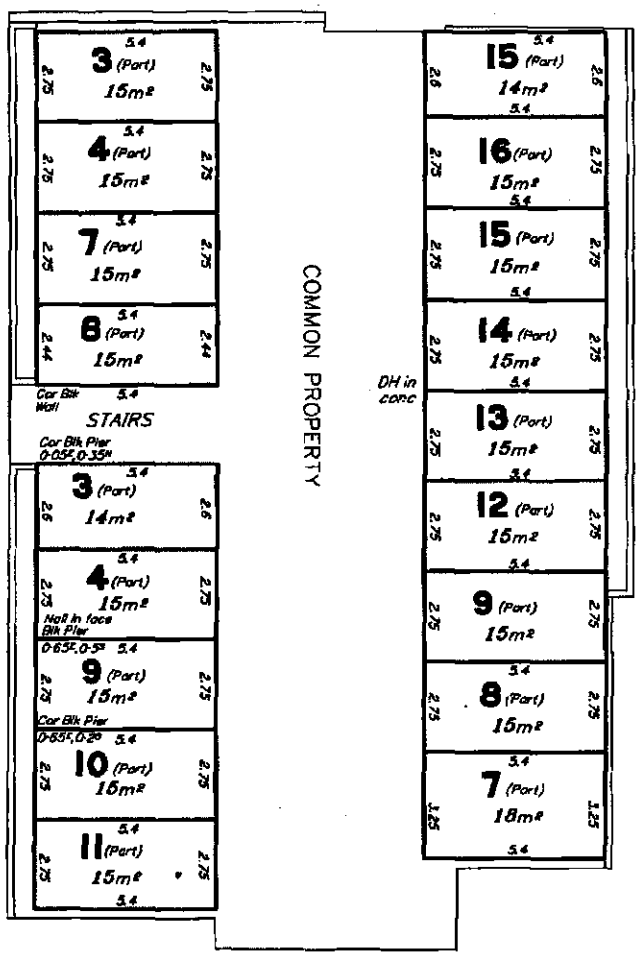
PLAN OF EXCLUSIVE USE OF COMMON PROPERTY

LEVEL A

BUILDING B

SCALE 1: 150

Note: All corners are marked with Nail in conc unless shown otherwise.



SEP HUMPHRIES SURVEYING PTY LTD., ACN 075 058 301 certify that the [illegible] on this sketch plan are correct

Director 14/10/99

Director

Date 14/10/99

SEP HUMPHRIES SURVEYING PTY LTD ACN 075 058 301

CERTIFICATE OF COMPLETION

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