

Form 2 Seller Disclosure Pack





Seller disclosure statement

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

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

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

This statement does not include information about:

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

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

Part 1 – Seller and property details

Seller **Eritz Munoz Martinez**

Property address
(referred to as the “property” in this statement) **4/15 PANGARINDA PL, MOOLOOLABA QLD 4557**

Lot on plan description **4/BUP3263**

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

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

Title details	The seller gives or has given the buyer the following—
	A title search for the property issued under the <i>Land Title Act 1994</i> showing interests registered under that Act for the property. ☒ 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: <table><tr><td>» the start and end day of the term of the lease:</td><td>04/04/2026 - 03/04/2027</td></tr><tr><td>» the amount of rent and bond payable:</td><td>Rent: \$715 p/w, Bond: \$2860</td></tr><tr><td>» whether the lease has an option to renew:</td><td></td></tr></table> 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:	» the start and end day of the term of the lease:	04/04/2026 - 03/04/2027	» the amount of rent and bond payable:	Rent: \$715 p/w, Bond: \$2860	» whether the lease has an option to renew:	
» the start and end day of the term of the lease:	04/04/2026 - 03/04/2027						
» the amount of rent and bond payable:	Rent: \$715 p/w, Bond: \$2860						
» whether the lease has an option to renew:							
Statutory encumbrances	There are statutory encumbrances that affect the property. ☐ Yes ☒ No <i>If Yes, the details of any statutory encumbrances are as follows:</i>						
Residential tenancy or rooming accommodation agreement	The property has been subject to a residential tenancy agreement or a rooming accommodation agreement under the <i>Residential Tenancies and Rooming Accommodation Act 2008</i> during the last 12 months. ☒ Yes ☐ No If Yes, when was the rent for the premises or each of the residents’ rooms last increased? (<i>Insert date of the most recent rent increase for the premises or rooms</i>) 2026-04-04 Note—Under the <i>Residential Tenancies and Rooming Accommodation Act 2008</i> the rent for a residential premises may not be increased earlier than 12 months after the last rent increase for the premises. 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 <i>(Insert zoning under the planning scheme, the Economic Development Act 2012; the Integrated Resort Development Act 1987; the Mixed Use Development Act 1993; the State Development and Public Works Organisation Act 1971 or the Sanctuary Cove Resort Act 1985, as applicable)</i> : Medium Density Residential Zone	
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 <i>Environmental Protection Act 1994</i>. ☐ Yes☒ No The following notices are, or have been, given: A notice under section 408(2) of the <i>Environmental Protection Act 1994</i> (for example, land is contaminated, show cause notice, requirement for site investigation, clean up notice or site management plan). ☐ Yes☒ No A notice under section 369C(2) of the <i>Environmental Protection Act 1994</i> (the property is a place or business to which an environmental enforcement order applies). ☐ Yes☒ No A notice under section 347(2) of the <i>Environmental Protection Act 1994</i> (the property is a place or business to which a prescribed transitional environmental program applies). ☐ Yes☒ No	
Trees	There is a tree order or application under the <i>Neighbourhood Disputes (Dividing Fences and Trees) Act 2011</i> affecting the property. ☐ Yes☒ No If Yes, a copy of the order or application must be given by the seller.	
Heritage	The property is affected by the <i>Queensland Heritage Act 1992</i> or is included in the World Heritage List under the <i>Environment Protection and Biodiversity Conservation Act 1999</i> (Cwlth). ☐ 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. If a community titles scheme or a BUGTA scheme – a shared pool is located in the scheme. Pool compliance certificate is given. OR Notice of no pool safety certificate is given.	☐ Yes ☒ No ☐ Yes ☐ No ☐ Yes ☐ No ☐ 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. <i>A notice under section 47 of the Queensland Building and Construction Commission Act 1991 must be given by the seller and you may be required to sign the notice and return it to the seller prior to signing the contract.</i>	☐ Yes ☒ No
Notices and orders	There is an unsatisfied show cause notice or enforcement notice under the <i>Building Act 1975</i>, section 246AG, 247 or 248 or under the <i>Planning Act 2016</i>, section 167 or 168. The seller has been given a notice or order, that remains in effect, from a local, State or Commonwealth government, a court or tribunal, or other competent authority, requiring work to be done or money to be spent in relation to the property. <i>If Yes, a copy of the notice or order must be given by the seller.</i>	☐ Yes ☒ No ☐ Yes ☒ No
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: \$1401.26 Date Range: 01/01/2026 - 30/06/2026
	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: \$370.68 Date Range: 11/12/2025 - 12/03/2026
	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: 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)

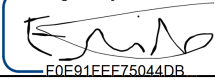
WARNING TO BUYER – If the property is part of a community titles scheme or a BUGTA scheme and you purchase the property, you will become a member of the body corporate for the scheme with the right to participate in significant decisions about the scheme and you will be required to pay contributions 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 <i>Land Title Act 1994</i> 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 <i>Body Corporate and Community Management Act 1997</i> , 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 <i>Property Law Regulation 2024</i> why the seller has not been able to obtain a copy of the body corporate certificate for the lot.	☐ Yes	☐ No ☐ Yes
Statutory Warranties	Statutory Warranties —If you enter into a contract, you will have implied warranties under the <i>Body Corporate and Community Management Act 1997</i> relating to matters such as latent or patent defects in common property or body corporate assets; any actual, expected or contingent financial liabilities that are not part of the normal operating costs; and any circumstances in relation to the affairs of the body corporate that will materially prejudice you as owner of the property. There will be further disclosure about warranties in the contract.		

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 <i>Building Units and Group Titles Act 1980</i> , 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 <i>Property Law Regulation 2024</i> why the seller has not been able to obtain a copy of the body corporate certificate for the lot. 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	☐ No ☐ Yes

Signatures – SELLER

Signed by:

E0E91FFF75044DB

Signature of seller

Signature of seller

Eritz Munoz Martinez

Name of Seller

Name of Seller

07-05-2026

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: 55981977
Search Date: 01/05/2026 11:17

Title Reference: 15872033
Date Created: 17/04/1979

Previous Title: 15264019

REGISTERED OWNER

Dealing No: 718842349 29/06/2018

ERITZ MUNOZ MARTINEZ

ESTATE AND LAND

Estate in Fee Simple

LOT 4 BUILDING UNIT PLAN 3263
Local Government: SUNSHINE COAST
COMMUNITY MANAGEMENT STATEMENT 11894

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 14435077 (POR 326)
2. MORTGAGE No 723955525 28/03/2025 at 11:06
WESTPAC BANKING CORPORATION A.C.N. 007 457 141

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 INFOTRACK PTY LIMITED

3263

(Form 1)

REGULATION 5(a)

SHEET No. 1

of

7 SHEETS

BUILDING UNITS PLAN NO 3263

"LERINDA"

Name of Building Units:

PANGARINDA PLACE

52

54

BUILDING
UNITS

Balcony

CANAL

SIGNATURE OF REGISTERED PROPRIETOR:

Scale: 1 : 300

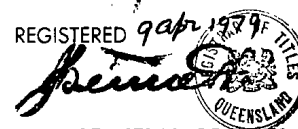


BUP3263

CMS11894

BUILDING UNITS PLAN No. 3263

REGISTERED 9 Apr 1979



REGISTRAR OF TITLES

NAME OF REGISTERED PROPRIETOR:

ROBERT GARY YATES and MARY PATRICIA YATES
AS JOINT TENANTS

ADDRESS:

MR. R.G. YATES,
WAREE STREET, MAROOCHYDORE

COUNTY:

CANNING

PARISH:

MOOLOOLAH

CITY:

REFERENCE TO TITLE VOLUME 5264 FOLIO 19

DESCRIPTION OF PARCEL: LOT 53 on RP 138546.

OFFICE REFERENCE ONLY

Shire Clerk

Maroochy Shire

Council

 NAME OF BODY CORPORATE
 ADDRESS AT WHICH DOCUMENTS
 MAY BE SERVED

BUILDING UNITS PLAN NO 3263

THE PROPRIETORS "LERINDA"

C/- KEITH PLANT, SOLICITOR.

BURNETT STREET,
BUDERIM, QLD. 4556.
 C/- Body Corporate
 PROFESSIONALS,
 PO Box 153
 MOOLOOLAH Q.

CISP

ANNEXURE

TO SHEET NO. 1

OF BUILDING UNITS PLAN NO. 3263

ON

9 JUL 1996



REGISTRAR OF TITLES.

Nº. 701 386 420

NOTIFICATION OF CHANGE OF ADDRESS RECORDED

9 JUL 1996



(Form 2)

REGULATION 12

SHEET No. 2

of

7

SHEETS

BUILDING UNITS PLAN NO. 3263

I, LINDSAY DAVID HOPE of MAROOCHYDORE
 Licensed Surveyor under *"The Surveyors Act, 1977"* do hereby certify (1) that the building shown on
 the Building Units Plan to which this Certificate is annexed, is within the external surface boundaries of the
 parcel the subject of the Building Units Plan, ~~subject to Clause 2 of this Certificate and (2) that where eaves~~
~~or guttering project beyond such external boundaries, an appropriate easement has been granted as an~~
~~appurtenance of the parcel and (3) that where the projection is over a road, the Local Authority has~~
~~consented thereto pursuant to the ordinances or by laws as the case may be.~~

DATED THIS

22nd

DAY OF

DECEMBER

19 78

LD Hope Licensed Surveyor

Shire Clerk

Shire Clerk
~~xxxx~~

Maroochy Shire

Council

(Form 3)

REGULATION 13,

SHEET No. 3 of 7 SHEETS

BUILDING UNITS PLAN No. 3263

MAROOCHY SHIRE Council certifies that the proposed subdivision of the parcel, as illustrated in the Building Units Plan, has been approved by the MAROOCHY SHIRE Council and that all requirements of "The Local Government Acts, 1936 to 1977", have been complied with in regard to the subdivision.

~~Xxxxx~~

Aet/ Shire Chairman

~~Xxxxx~~Clerk
Shire

Maroochy Shire

Council.

FORM 11

REGULATION 13A

SHEET No. 4 of 7 SHEETS

BUILDING UNITS PLAN NO. 3263

I, *James Anthony Darley* of *Palmwoods*.* ~~an Architect under the "Architects Act 1962-1971"~~* a Building Inspector appointed by the x *Maroochy Shire* Councildo hereby certify that the building shown on the Buildings Units plan to which this certificate is annexed
has been substantially completed in accordance with plans and specifications approved by* the x *Maroochy Shire* Council* a designated officer of the x *Maroochy Shire* Council

DATED this

Eighth

day of

March

1979.

* Cross out whichever is inapplicable

x Insert name of Council

Shire

Clerk

Al Smith ~~XEROX~~... *Maroochy Shire* ... Council

SCHEDULE OF UNIT ENTITLEMENT AND REFERENCE TO
CURRENT CERTIFICATE OF TITLE

Unit No.	Level	Entitle- ment	Current C's T.		Unit No.	Level	Entitle- ment	Current C's T.	
			Vol.	Fol.				Vol.	Fol.
1	A	1	5872	30					
2	A	1	5872	31					
3	A & B	1	5872	32					
4	A & B	1	5872	33					
5	A & B	1	5872	34					
TOTAL		5							

SIGNATURE OF REGISTERED PROPRIETOR:

R.G. Yates

M. Yates

A. L. Smiley

Maroochy Shire

Shire Clerk
~~1999~~
Council

(Form 5)

REGULATION 15

SHEET No.

6

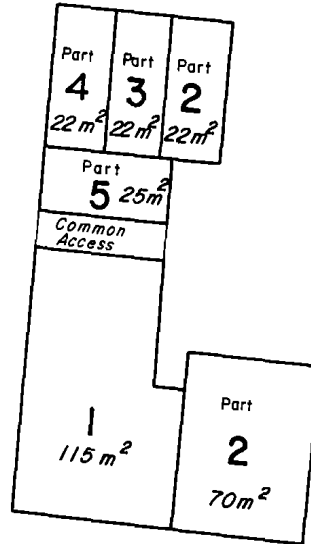
of

7

SHEETS

BUILDING UNITS PLAN NO. 3263

LEVEL A



Scale 1 : 300

Floor Areas are approximate only.

SIGNATURE OF REGISTERED PROPRIETOR:

R. G. Yates

M. P. Yates

Al Smees

Maroochy Shire

Shire Clerk

~~Shire~~

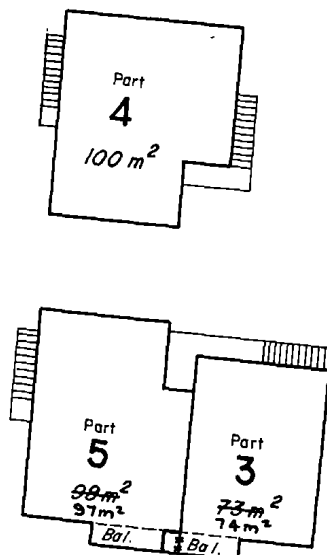
Council

(Form 5)

REGULATION 15

SHEET No. 7 of 7 SHEETS

BUILDING UNITS PLAN NO. 3263

LEVEL B

The uncovered balcony
on level B, extends
to the ceiling height
of the unit only.

Amendments made by
me. L. P. Hope. 9/4/79.
LICENSED SURVEYOR.

Scale 1:300

Floor Areas are approximate only.

SIGNATURE OF REGISTERED PROPRIETOR:

R. G. Yates X

M. P. Yates X

A. S. Smees Shire Clerk
Maroochy Shire Council



792 Gympie Rd
CHERMESIDE 4032

20th March, 1979

The Registrar of Titles
State Government Building
Anzac Square
BRISBANE 4000

3263

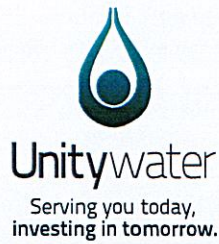
CUSTOM CREDIT CORPORATION LIMITED as Mortgagee under Bill of Mortgage number F695734 of the land described as being Lot 53 on Registered Plan number 138546, County of Canning; Parish of Mooloolah, containing 814.5 square metres, being the whole of the land contained in Certificate of Title, Vol. 5264 Folio 19 and of which names Robert Gary Yates and Mary Patricia Yates as joint tenants are the Registered Proprietors.

HEREBY CONSENTS to the Registration of Building Units Plan Number in respect of the Said land,

Dated at Brisbane this Twentieth day of March, 1979

CUSTOM CREDIT CORPORATION LIMITED
BY ITS DULY CONSTITUTED ATTORNEY

.....
Ernest Francis Jones
BRANCH MANAGER
CHERMESIDE



E M Martinez

WATER AND SEWERAGE YOUR BILL

1300 086 489
Emergencies and faults
Account enquiries 24 Hours, 7 days
8am-5pm Mon-Fri

unitywater.com
ABN 89 791 717 472

Account number	99890718
Payment reference	0998 9071 82
Property	Lerinda, Unit 4/15 Pangarinda Pl, MOOLOOLABA, QLD

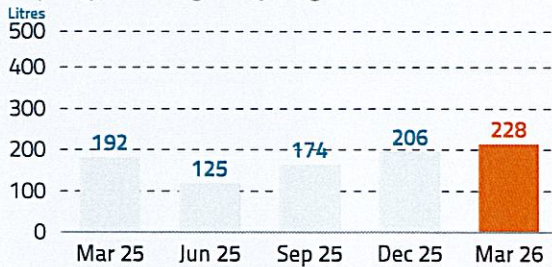
Bill number	7128484618
Billing period	11 Dec 2025 92 days to 12 Mar 2026
Issue date	14 Mar 2026
Approximate date of next meter reading	8 Jun 2026

Your account activity

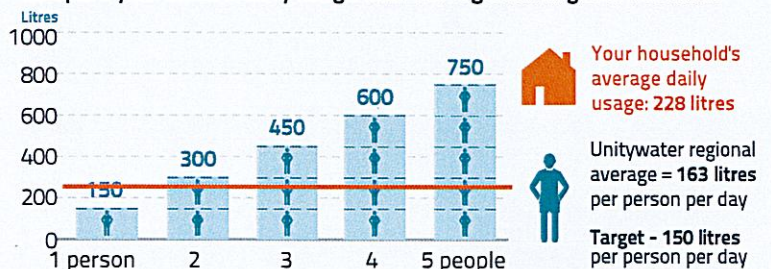
Your last bill	Payments/ adjustments	Balance	New charges	Total due
\$380.09	\$380.09	\$0.00	\$370.68	\$370.68
				Due date
				15 Apr 2026

8% interest per annum, compounding daily, will apply to any amount not paid by the due date.

Compare your average daily usage over time



Compare your current daily usage with our regional target of 150 litres



What does *your* water bill pay for?

Your investment in safe and reliable water and wastewater services.

Learn more at unitywater.com/yourwaterbill



Easy ways to pay For other payment options - see over



BPAY[®]

Billers Code: 130393

Ref: 0998 9071 82

Contact your bank or financial institution to pay from your cheque, savings, debit, credit card or transaction account.

Find out more at bpay.com.au

® Registered to BPAY Pty Ltd ABN 69 079 137 518



Direct Debit

Login to My Account at unitywater.com to set up automatic payments from your bank account or credit card or call us for assistance.

SmoothPay

Smooth out your bill payments across the year with regular fortnightly or monthly payments, interest free.

Find out more at unitywater.com/smoothpay

Your account details

 1300 086 489

Account enquiries

8am-5pm Mon-Fri

Water meter details 1 kilolitre (kL) = 1000 litres (L)

Meter ID	Previous read date	Previous reading (kL)	Current read date	Current reading (kL)	Usage (kL)	Property share %	Total usage (kL)	No. of days	Average daily usage (L)
UT2100162X	10 Dec 25	2511	12 Mar 26	2616	105	20	21	92	228.3
Total water usage					105		21	92	228.3
Total sewerage usage (waste and greywater) = 90% of water usage							18.9	92	205.4

Activity since last bill

Last bill		\$380.09
Payments / adjustments		
24 Dec 2025	AusPost Payment APO 24/12/2025	-\$380.09
Account balance		\$0.00 ①

Water and Sewerage Charges

Lot 4 Plan BUP3263 Installation ID 365780

State Bulk Water Price	Period	kL/day	x Days	x Price/kL	
State Govt Bulk Water	11 Dec 25 to 12 Mar 26	0.2283	92	\$3.517	\$73.86

This is how much Unitywater pays to purchase water from the State Government, and is passed on to customers at cost.

Unitywater (local government distributor-retailer price)

Variable Usage Charges	Period	kL/day	x Days	x Price/kL	
Water up to 822 L/day	11 Dec 25 to 12 Mar 26	0.2283	92	\$0.787	\$16.53
Sewerage up to 740 L/day	11 Dec 25 to 12 Mar 26	0.2054	92	\$0.787	\$14.87
Fixed Access Charges	Period	x No.	x Days	x Price/day	
Water Access 20mm	11 Dec 25 to 12 Mar 26	1	92	\$0.945	\$86.94
Sewerage Access	11 Dec 25 to 12 Mar 26	1	92	\$1.940	\$178.48
Water subtotal					\$177.33
Sewerage subtotal					\$193.35

New water and sewerage charges	\$370.68 ②
Total Due = ① + ②	\$370.68

Important information

Payment assistance
If you are having difficulty paying, please call Unitywater as soon as you receive your bill and before its due date to discuss how we can help.

Changing contact details
Login to My Account at unitywater.com for quick, easy changes online 24/7 or call us during business hours.

Pensioners
If you own and live at your property and have an eligible concession card, you may apply for a pensioner rebate. Please call Unitywater or fill out our easy online form at unitywater.com/pensioner

Credit card payments
Only MasterCard and Visa are accepted. A credit card surcharge may apply to your payment. Learn more at unitywater.com/creditcard

Interest on overdue amounts
Interest of 8% per annum, compounding daily, will apply to any amount not paid by the due date.

Water efficiency
For water efficiency tips, visit unitywater.com/water-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

Privacy policy
We've updated our privacy policy so that we can deliver improved services with trusted partners. Visit unitywater.com/privacy

International calls
+ 61 7 5431 8333

unitywater.com
PO Box 953
Caboolture QLD 4510
1300 086 489

More payment options

 **Credit card by phone or online**
To make a one-off credit card (Visa or MasterCard only) payment call 1300 047 763 or go to unitywater.com. A credit card surcharge may apply.
Ref: 0998 9071 82

 **Cheques by mail**
Send this portion with your cheque payable to: Unitywater, Locked Bag 2, Maroochydore BC QLD 4558

 **In person, by phone or online**
Billpay Code: 4028
Ref: 0998 9071 82
Pay in person at any post office, call 13 18 16, or go to postbillpay.com.au



*4028 0998907182 00037068

Account number	99890718
Payment reference	0998 9071 82
Total due	\$370.68
Due date	15 Apr 2026

Rate notice



Customer enquiries: T 07 5475 7542 E rates@sunshinecoast.qld.gov.au

ABN 37 876 973 913

005063 000
Mr EM MARTINEZ

Half yearly rate notice for period

1 January 2026 to 30 June 2026

Issue date 20 January 2026
Property no. 359
Valuation \$350,000
Payment reference no. 3599
Due date for payment **20 February 2026**

Amount payable \$1,401.26

Property location: Lerinda, 4/15 Pangarinda PI MOOLOOLABA QLD 4557

Property description: LOT 4 BUP 3263 LERINDA PART OF LOT 53 RP 138546 ENTITLEMENT 1/5

Rates and charges	Units	Rate charged	Amount
Sunshine Coast Council rates and charges			
General Rate - Category 29		Minimum Rate =	952.00
Waste Bin - 240 Litre	1 x	\$501.00 x .5 =	250.50
Arts and Heritage Levy	1 x	\$20.00 x .5 =	10.00
Environment Levy	1 x	\$82.00 x .5 =	41.00
Transport Levy	1 x	\$43.92 x .5 =	21.96
State Government charges (Council required to collect on behalf of the State Government)			
State Emergency Management Levy: Class A Group 2	1 x	x .5 =	125.80
TOTAL:			\$1,401.26

Please review the enclosed Schedule of Rates to confirm your rate category and review the important notes overleaf.

Easy ways to pay:



Bill Code: 18259
Ref: 3599

Mobile & Internet Banking – BPAY®

Make this payment from your cheque, savings, debit, credit card or transaction account.



Post Billpay

Pay in store at Australia Post, or online at auspost.com.au/postbillpay



*214 3599



Phone

Call **13 18 16** and follow the prompts
Credit Card: MasterCard and Visa
Billpay Code: 0214 Reference: 3599



Internet

Go to www.sunshinecoast.qld.gov.au, click on 'Pay and Apply' and follow the prompts.
Reference: 3599
MasterCard and Visa

Rates and payment information

Rates and charges for the land described in this notice must be paid by the due date detailed on the front of this notice. Rates and charges have been made and levied by Sunshine Coast Council in accordance with the *Local Government Act 2009* and *Local Government Regulation 2012*.

Why check your rate category?

It is the property owner's responsibility to confirm rates and charges are correct when the rate notice is issued. This timely action is important because if you request another rate category, by submitting a rate category objection, the maximum adjustment is limited to 12 prior months. Please refer to the Schedule of Rates issued with this notice.

Is interest charged?

Council charges interest of 8 per cent per annum (compounding daily) on overdue rates. This applies to rates and charges not paid by the due date (except where a payment arrangement is approved before the due date for payment on this notice).

Having difficulty paying your rates?

If you can't pay the full amount by the due date, you can set up a payment plan. Please contact Council before the due date to arrange this. Visit Council's website and choose the "Pay your rates" option under "How can we help?" or you can email rates@sunshinecoast.qld.gov.au.

Does Council offer a rate concession for pensioners?

If you hold a Pensioner Concession Card or Veteran Affairs Gold Card and live in a property you own in the Sunshine Coast Council area, you may be eligible for the State Pensioner Rate Subsidy and Council's Pensioner Rate Concession. For more details, visit Council's website or contact Council's Customer Service Centre.

Are legal and professional costs shown on the rate notice?

Overdue rates and charges may be recovered by legal process. Legal and professional costs are incurred when a Statement of Claim has been filed with the Magistrates Court for the recovery of overdue rates and charges. These costs are not considered an overdue rate or charge until judgment has been entered.

State levy information

State Government Emergency Management Levy

This levy is set by the State Government and is required to be collected by Council and submitted to the State Government in accordance with the *Fire Services Act 1990*. For queries about the levy, contact the Queensland Fire Department on 137 468 or visit www.fire.qld.gov.au.

State Waste Levy

The State Government has paid \$10,322,376 to Council to mitigate the impact of the Queensland Waste Levy on households, however this does not cover the full cost to Council.



Help us help the environment

Already receive your rate notice via email? Thank you for helping us save paper.

Still receiving a printed copy? Switch to email - it's easy and convenient.

Simply register for a MyCouncil account or log in to your existing account at mycouncil.sunshinecoast.qld.gov.au and change your delivery method to email.

Other payment options:



By mail

Post your cheque (must include barcode from the easy ways to pay on the front page) to Sunshine Coast Council Locked Bag 72 Sunshine Coast Mail Centre, Qld 4560



Pay in person at any Council office

8.30am to 4.30pm weekdays.

Caloundra:
1 Omrah Avenue
Maroochydore:
54 First Avenue
Nambour:
Corner Currie and Bury Street



Direct debit

Automatically pay your six-monthly rates without lifting a finger through a direct debit. You can also spread your payments throughout the year to manage your finances better.

Periodic direct debit

You can choose to have a set amount deducted from your bank account weekly, fortnightly or monthly. This allows you to pay ahead of time, helping you manage your budget.

If there's a remaining balance on your rate notice on the due date, you can arrange to have this balance automatically deducted as well. Otherwise, you will need to make this payment yourself.

Set and forget direct debit

Have the full amount of your rate notice deducted from your bank account on the due date. This will apply to all rate notices, including supplementary and six-monthly notices.

Sign up Simply visit mycouncil.sunshinecoast.qld.gov.au to set up your direct debit payment plan.



Pay using your smart phone

Download the Sniip App and scan the code to pay now.



BODY CORPORATE CERTIFICATE

The information in this certificate is issued on **01/05/2026**.

Name of Scheme	LERINDA CTS 11894	Lot	4
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WARNING - Do not sign a contract to buy a property in a community titles scheme until you have read and understood the information in this certificate. Obtain independent legal advice if needed.

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

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

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

This certificate does not include information about:

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

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

The community management statement

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

The Office of the Commissioner for Body Corporate and Community Management

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

Becoming an owner

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

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

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

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

How to get more information

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

Contacting the body corporate

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

Name and number of community titles scheme	LERINDA CTS 11894
Address of community titles scheme	15 Pangarinda Place, MOOLOOLABA QLD 4557
Body corporate manager	Bodies corporate often engage a body corporate manager to handle administrative functions. The body corporate manager for the scheme: Team Body Corporate ABN: 89879891432 195 Weyba Road NOOSAVILLE QLD 4566 Ph: 0754735622 Fax: 0754735711 info@teambc.com.au
Accessing records	Who is responsible for keeping the body corporate's records? - The body corporate manager named above.

Property and community titles scheme details

Lot number	4
Plan number	3263
Plan of subdivision	Building Format Plan The plan of subdivision applying to a lot determines maintenance and insurance responsibilities.
Regulation module	Standard There are 5 regulation modules for community titles schemes in Queensland. The regulation module that applies to the scheme determines matters such as the length of service contracts and how decisions are made. More information is available from www.qld.gov.au/buyingbodycorporate.
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 at 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 by-laws are listed in the community management statement, or a consolidated set of by-laws is given with this certificate.
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 listed in the community management statement and/or given with this certificate.

Lot entitlements and financial information

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

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

Contribution schedule	Contribution schedule lot entitlement for the lot: 1 Total contribution schedule lot entitlements for all lots: 5
Interest schedule	Interest schedule lot entitlement for the lot: 1 Total interest schedule lot entitlements for all lots: 5
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.

Administrative fund contributions

Total amount of contributions (before any discount) for Lot 4 for the current financial year	\$2,504.40
Number of instalments	4
Monthly penalty for overdue contributions (if applicable)	2.5%
Discount for on-time payments (if applicable)	20.00%

Due Date	Details	Amount	Discount	Paid
01/09/2025	Standard Levy (01/09/2025 - 30/11/2025)	\$641.35	\$128.25 if paid by 01/10/2025	Fully Paid
01/12/2025	Standard Levy (01/12/2025 - 28/02/2026)	\$641.35	\$128.25 if paid by 31/12/2025	Fully Paid
01/03/2026	Standard Levy Contribution Schedule (01/03/2026 - 31/05/2026)	\$610.85	\$122.15 if paid by 31/03/2026	Fully Paid
01/06/2026	Standard Levy Contribution Schedule (01/06/2026 - 31/08/2026)	\$610.85	\$122.15 if paid by 01/07/2026	Not Paid

Sinking fund contributions

Total amount of contributions (before any discount) for Lot 4 for the current financial year	\$2,078.90
Number of instalments	4
Monthly penalty for overdue contributions (if applicable)	2.5%
Discount for on-time payments (if applicable)	20.00%

Due Date	Details	Amount	Discount	Paid
01/09/2025	Standard Levy (01/09/2025 - 30/11/2025)	\$384.70	\$76.95 if paid by 01/10/2025	Fully Paid
01/12/2025	Standard Levy (01/12/2025 - 28/02/2026)	\$384.70	\$76.95 if paid by 31/12/2025	Fully Paid
01/03/2026	Standard Levy Contribution Schedule (01/03/2026 - 31/05/2026)	\$654.75	\$130.95 if paid by 31/03/2026	Fully Paid
01/06/2026	Standard Levy Contribution Schedule (01/06/2026 - 31/08/2026)	\$654.75	\$130.95 if paid by 01/07/2026	Not Paid

Total amount of contributions (before any discount) for Lot 4	\$84.10
Monthly penalty for overdue contributions (if applicable)	2.5%
Discount for on-time payments (if applicable)	20.00%

Due Date	Details	Amount	Discount	Paid
30/04/2026	Owners Fee - Lot 4 - Form 33	\$84.10	\$0.00 if paid by 30/05/2026	Fully Paid

Other amounts payable by the lot owner (if any)

For the current financial year there are:

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

Summary of amounts due but not paid by the current owner

At the date of this certificate 01/05/2026, the following amounts are due but not yet paid for the lot.
A \$0.00 or Nil balance indicates that all payments for the lot are up to date.

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

Common property and assets

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

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

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 If yes, you can obtain a copy from the body corporate records. Current sinking fund balance (as at date of certificate): \$42,129.09
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. Are there any authorised improvements to the common property that the owner of the lot is responsible for maintaining in good condition? - No If yes, details given with this certificate.
Body corporate assets	The body corporate must keep a register of all body corporate assets worth more than \$1,000. - A copy of the body corporate register of assets is given with this certificate (if any).

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 are given with this certificate. This includes, for each policy, the: - type of policy; - name of the insurer; - sum insured; - amount of premium; and - excess payable on a claim.
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	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: - 1 year if the Specified Two-lot Schemes Module applies to the scheme; - 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 If yes, name of caretaking service contractor engaged: Has the body corporate authorised a letting agent for the scheme? - No If yes, name of authorised letting agent:
Embedded network supply	Are there arrangement/s to supply any of the below services to occupiers in the community titles scheme through an embedded network? Electricity: No Hot Water / Gas: No Internet / Data: 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	Team Body Corporate under the authority of the Body Corporate Committee
Date	01/05/2026

Copies of documents given with this certificate:

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



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 ...[Page 2](#)
- details of the property and community titles scheme ...[Page 3](#)
- by-laws and exclusive use areas ...[Page 4](#)
- lot entitlements and financial information ...[Page 5](#)
- owner contributions and amounts owing ...[Page 6](#)
- common property and assets ...[Page 8](#)
- insurance ...[Page 9](#)
- contracts and authorisations ...[Page 10](#)

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 01 / 05 / 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 (Example – Seaview CTS 1234)

LERINDA CTS 11894

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: Team Body Corporate Company: Team Body Corporate

Phone: 07 5473 5622 Email: info@teambc.com.au

☐ No

Accessing records

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

☒ The body corporate manager named above.

☐ The following person:

Name: Team Body Corporate Role: Body Corporate Management Company

Phone: 07 5473 5622 Email: info@teambc.com.au

Property and community titles scheme details

Lot and plan details

Lot number: 4

Plan type and number (Example – BUP 1234): BUP 3263

Plan of subdivision: ☐ Standard Format ☒ Building Format ☐ Volumetric Format

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:

☒ Accommodation ☐ Commercial ☐ Small Schemes ☐ 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?

☐ Yes

☒ 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?

☐ Yes

☒ No

If yes, you can obtain a copy of the statement from Titles Queensland: www.titlesqlld.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.
- ☒ The community management statement specifies the by-laws in Schedule 4 of the *Body Corporate and Community Management Act 1997* apply to the scheme.
- ☐ A consolidated set of the by-laws for the scheme is given with this certificate.

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
- ☒ No

If yes, the exclusive use by-laws or other allocations of common property for the schemes are: (select all that apply)

- ☐ listed in the community management statement.
- ☐ given with this certificate.

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: 5

Interest schedule

Interest schedule lot entitlement for the lot: 1

Total interest schedule lot entitlements for all lots: 5

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 4 for the current financial year: \$ 2,504.40

Number of instalments: 4 (outlined below)

Monthly penalty for overdue contributions (if applicable): 2.5 %

Discount for on-time payments (if applicable): 20.00 %

Due date	Amount due	Amount due if discount applied	Paid
01 / 09 / 2025	\$ 641.35	\$ 513.10	☒ Yes ☐ No
01 / 12 / 2025	\$ 641.35	\$ 513.10	☒ Yes ☐ No
01 / 03 / 2026	\$ 610.85	\$ 488.70	☒ Yes ☐ No
01 / 06 / 2026	\$ 610.85	\$ 488.70	☐ Yes ☒ No

Sinking fund contributions

Total amount of contributions (before any discount) for lot 4 for the current financial year: \$ 2,078.90

Number of instalments: 4 (outlined below)

Monthly penalty for overdue contributions (if applicable): 2.5 %

Discount for on-time payments (if applicable): 20.00 %

Due date	Amount due	Amount due if discount applied	Paid
01 / 09 / 2025	\$384.70	\$307.75	☒ Yes ☐ No
01 / 12 / 2025	\$ 384.70	\$ 307.75	☒ Yes ☐ No
01 / 03 / 2026	\$ 654.75	\$ 523.80	☒ Yes ☐ No
01 / 06 / 2026	\$ 654.75	\$ 523.80	☐ Yes ☒ No

Special contributions (IF ANY)

Date determined: 01 / 05 / 2026 (Access the body corporate records for more information).

Total amount of contributions (before any discount) for lot 4 : \$ 84.10

Number of instalments: 1 (outlined below)

Monthly penalty for overdue contributions (if applicable): 2.5 %

Discount for on-time payments (if applicable): 20.00 %

Due date	Amount due	Amount due if discount applied	Paid
30 / 04 / 2026	\$84.10	\$ 84.10	☒ Yes ☐ No
.... / /	\$ _____	\$ _____	☐ Yes ☐ No

.... / /	\$ _____	\$ _____	☐ Yes ☐ No
.... / /	\$ _____	\$ _____	☐ Yes ☐ No

Other amounts payable by the lot owner

For the current financial year there are:

- ☒ No other amounts payable for the lot.
- ☐ Amounts payable under exclusive use by-laws, totalling \$
- ☐ Amounts payable under service agreements (that are not included in body corporate contributions for the lot), totalling \$
- ☐ Other amounts payable, totalling \$ (see explanation given with this certificate).

Summary of amounts due but not paid by the current owner

At the date of this certificate:

- ☒ All payments for the lot are up to date.
- ☐ The following amounts are due but not yet paid for the lot:
 - ☐ Overdue contributions: \$
 - ☐ Penalties on overdue contributions: \$
 - ☐ Other amounts due but not paid: \$

Total amounts due but not paid: \$

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.

☐ No

Current sinking fund balance (as at date of certificate): \$ 42,129.09

Improvements to common property the lot owner is responsible for

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

☒ There are no authorised improvements to the common property that the owner of the lot is responsible for maintaining in good condition.

☐ 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.

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.

☐ A copy of the body corporate register of assets is given with this certificate.

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, the:

- type of policy;
- name of the insurer;
- sum insured;
- amount of premium; and
- excess payable on a claim

are given with this certificate.

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?

☐ Yes

☒ 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?

- ☐ Yes - Name of caretaking service contractor engaged:
- ☒ No

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

- ☐ Yes - Name of authorised letting agent:
- ☒ No

Embedded network electricity supply

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

- ☐ Yes
- ☒ 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 Team Body Corporate Under Authority of the Body Corporate Committee

Position/s held Body Corporate Management Company

Signature/s Team Body Corporate

Date 01/05/2026

Copies of documents given with this certificate:

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

STANDARD COMMUNITY MANAGEMENT STATEMENT
Section 285. Body Corporate and Community Management Act 1997

Dealing: 704186158
Title Reference:19203263
Lodgment: 1070309
Date: 15/07/2000 12:12:05

- 1. Name of Community Title Scheme

LERINDA
- 2. Regulation Module

Body Corporate and Community Management (Standard Module) Regulation 1997
- 3. Name of Body Corporate

BODY CORPORATE FOR LERINDA COMMUNITY TITLES SCHEME 11894
- 4. Address for service of documents on the body corporate

BODY CORPORATE PROFESSIONALS
PO BOX 153
MOOLOOLABA QLD 4557
- 5. By-Laws

Taken to be those in effect as at 13 July 2000
[section 285 (5)(a) Body Corporate and Community Management Act 1997]

6. Contribution Schedule		7. Interest Schedule	
Lot	Entitlement	Lot	Entitlement
1 in BUP3263	1	1 in BUP3263	1
2 in BUP3263	1	2 in BUP3263	1
3 in BUP3263	1	3 in BUP3263	1
4 in BUP3263	1	4 in BUP3263	1
5 in BUP3263	1	5 in BUP3263	1
Total Lots: 5 Aggregate	5	Total Lots: 5 Aggregate	5

***** End *****

BODY CORPORATE & COMMUNITY MANAGEMENT ACT 1997
SECOND SCHEDULE BY-LAWS
"LERINDA"

- 1 **NOISE** The occupier of a lot must not create noise likely to interfere with the peaceful enjoyment of a person lawfully on another lot or the common property.
- 2 **VEHICLES**
 - (1) The occupier of a lot must not, without the body corporate's written approval
 - (a) park a vehicle, or allow a vehicle to stand on the common property; or
 - (b) permit an invitee to park a vehicle, or allow a vehicle to stand on the common property.
 - (2) Approval under subsection (1) must state the period for which it is given.
 - (3) However, the body corporate may cancel the approval by giving seven (7) days written notice to the occupier.
- 3 **OBSTRUCTION** The occupier of a lot must not obstruct the lawful use of the common property by someone else.
- 4 **DAMAGE TO LAWNS, ETC.,**
 - (1) The occupier of a lot must not, without the body corporate's written approval -
 - (a) damage a lawn, garden, tree, shrub, plant or flower on 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 seven (7) days written notice to the occupier.
- 5 **DAMAGE TO COMMON PROPERTY**
 - (1) An occupier of a lot must not, without the body corporate's written approval, mark, paint, drive nails, screws or other object 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 or animals or insects, if the device or screen is soundly built and is consistent with the colour, style and materials of the building.
 - (3) The owner of a lot must keep a device installed under subsection (2) in good order and repair.
- 6 **BEHAVIOUR OF INVITEES** An occupier of a lot must take reasonable steps to ensure that the occupiers invitees do not behave in a way likely to interfere with the peaceful enjoyment of another lot or the common property.
- 7 **LEAVING RUBBISH, ETC., ON COMMON PROPERTY** The occupier of a lot must not leave rubbish or other materials on the common property in a way or place likely to interfere with the enjoyment of the common property by someone else.
- 8 **APPEARANCE OF LOT**
 - (1) The occupier of a lot must not, without the body corporate's written approval, make a change to the external appearance of the lot unless the change is minor and does not detract from the amenity of the lot and its surrounds.
 - (2) The occupier of a lot must not, without the body corporate's written approval -
 - a) hang washing, bedding, or another cloth article if the article is visible from another lot or the common property, or from outside the scheme land, or
 - b) display a sign, advertisement, placard, banner, pamphlet or similar article if the article is visible from another lot or the common property, or from outside the scheme land.
 - (3) This section does not apply to a lot created under a standard format plan of subdivision.
- 9 **STORAGE OF FLAMMABLE MATERIALS, ETC.**
 - (1) The occupier of a lot must not, without the body corporate's written approval, store a flammable substance on the common property.
 - (2) The occupier of a lot must not, without the body corporate's written approval, store a flammable substance on the lot unless the substance is used or intended for use for domestic purposes.
 - (3) However, this section does not apply to the storage of fuel in-
 - a) the fuel tank of a vehicle, boat, or internal combustion engine, or
 - b) a tank kept on a vehicle or boat in which the fuel is stored under the requirements of the law regulating the storage of flammable liquid.
- 10 **GARBAGE DISPOSAL**
 - (1) Unless the body corporate provides some other way of garbage disposal, the occupier of a lot must keep a receptacle for garbage in a clean and dry condition and adequately covered on the lot, or on a part of the common property designated by the body corporate for the purpose.
 - (2) The occupier of a lot must -
 - a) comply with all local government local laws about disposal of garbage; and
 - b) ensure that the occupier does not, in disposing of garbage, adversely affect the health, hygiene or comfort of the occupiers of other lots.
- 11 **KEEPING OF ANIMALS**
 - (1) The occupier of a lot must not, without the body corporate's written approval -
 - a) bring or keep an animal on the lot or the common property, or
 - b) permit an invitee to bring or keep an animal on the lot or the common property.
 - (2) The occupier must obtain the body corporate's written approval before bringing, or permitting an invitee to bring, an animal onto the lot or the common property.

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 - a) the fuel tank of a vehicle, boat, or internal combustion engine, or
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STRATA COMMUNITY
INSURANCE

 stratacommunityinsure.com.au

T 1300 SCINSURE (1300 724 678)
E myenquiry@scinsure.com.au
A PO Box 2878, Brisbane, QLD 4001

CERTIFICATE OF CURRENCY

THE INSURED

POLICY NUMBER	POL11025851
PDS AND POLICY WORDING	Residential Strata Product Disclosure Statement and Policy Wording SCI034-Policy-RS-PPW-02/2021 Supplementary Product Disclosure Statement SCIA-036_SPDS_RSC-10/2021
THE INSURED SITUATION	Body Corporate for Lerinda Community Title Scheme 11894 15 Pangarinda Place, Mooloolaba, QLD, 4557
PERIOD OF INSURANCE	Commencement Date: 4:00pm on 01/01/2026 Expiry Date: 4:00pm on 01/01/2027
INTERMEDIARY	Body Corporate Brokers
ADDRESS	PO Box 5579, Gold Coast MC, QLD, 9726
DATE OF ISSUE	17/12/2025

POLICY LIMITS / SUMS INSURED

SECTION 1	PART A	1. Building	\$2,218,575
		Common Area Contents	\$22,185
	PART B	2. Terrorism Cover under Section 1 Part A2	Applies
		Loss of Rent/Temporary Accommodation	\$332,786
	OPTIONAL COVERS	1. Flood	Not Included
		2. Floating Floors	Included
SECTION 2	Liability		\$20,000,000
SECTION 3	Voluntary Workers		Included
SECTION 5	Fidelity Guarantee		\$100,000
SECTION 6	Office Bearers' Liability		\$1,000,000
SECTION 7	Machinery Breakdown		Not Included
SECTION 8	Catastrophe		\$665,572
SECTION 9	PART A	Government Audit Costs – Professional Fees	\$25,000
	PART B	Appeal Expenses	\$100,000
	PART C	Legal Defence Expenses	\$50,000
SECTION 10	Lot Owners' Fixtures and Improvements		\$300,000
SECTION 11	Loss of Lot Market Value		Not Included

This certificate of currency has been issued by Strata Community Insurance Agencies Pty Ltd, ABN 72 165 914 009, AFSL 457787 on behalf of the insurer Allianz Australia Insurance Limited, ABN 15 000 122 850, AFSL 234708 and confirms that on the Date of Issue a policy existed for the Period of Insurance and sums insured shown herein. The Policy may be subsequently altered or cancelled in accordance with its terms after the Date of Issue of this notice without further notice to the holder of this notice. It is issued as a matter of information only and does not confer any rights on the holder.

This certificate does not amend, extend, replace, negate or override the benefits, terms, conditions and exclusions as described in the Schedule documents together with the Product Disclosure Statement and insurance policy wording.

Team Body Corporate

Statement of Financial Affairs

Prepared for Owners of Community Title Scheme 11894

"LERINDA"

15 Pangarinda Place MOOLOOLABA QLD 4557

For the Financial Period 01/07/25 to 25/09/25

Team Body Corporate

195 Weyba Road NOOSAVILLE QLD 4566 ABN: 89879891432

Ph: 0754735622 Email: info@teambc.com.au

Printed: 25/09/2025 03:51 pm User: Linda Redgewell

Balance Sheet - C.T.S. 11894
"LERINDA"
15 PANGARINDA PLACE, MOOLOOLABA, QLD 4557
For the Financial Period 01/07/2025 to 25/09/2025

	Administrative	Sinking	TOTAL THIS YEAR
Assets			
Cash At Bank			
Lerinda CTS 11894	\$2,943.65	\$21,262.04	\$24,205.69
Lerinda CTS 11894 - At Call	\$0.00	\$16,218.27	\$16,218.27
Levies Receivable	\$641.35	\$384.70	\$1,026.05
Total Assets	\$3,585.00	\$37,865.01	\$41,450.01
Liabilities			
Total Liabilities	\$0.00	\$0.00	\$0.00
Net Assets	\$3,585.00	\$37,865.01	\$41,450.01
Owners Funds			
Opening Balance	\$1,687.91	\$30,121.25	\$31,809.16
Net Income For The Period	\$1,897.09	\$7,743.76	\$9,640.85
Total Owners Funds	\$3,585.00	\$37,865.01	\$41,450.01

Team Body Corporate

195 Weyba Road NOOSAVILLE QLD 4566 ABN: 89879891432

Ph: 0754735622 Email: info@teambc.com.au

Printed: 25/09/2025 03:51 pm User: Linda Redgewell

Income and Expenditure Statement - C.T.S. 11894
"LERINDA"
15 PANGARINDA PLACE, MOOLOOLABA, QLD 4557
For the Financial Period 01/09/2024 to 25/09/2025

Administrative Fund

	TOTAL THIS YEAR	This Year Budget	Last Year Actual
Income			
Levy Income	\$16,033.75	\$0.00	\$0.00
Total Discount on Levies	\$(2,667.79)	\$0.00	\$0.00
Total Administrative Fund Income	\$13,365.96	\$0.00	\$0.00
Expenses			
Accounting Fees - Taxation	\$132.00	\$0.00	\$0.00
Building/Public Liability	\$4,719.92	\$0.00	\$0.00
Labour	\$986.15	\$0.00	\$0.00
Management Fee	\$3,219.45	\$0.00	\$0.00
Mgmt Additional Services	\$49.50	\$0.00	\$0.00
Pest Control - General	\$884.35	\$0.00	\$0.00
Plumbing	\$445.50	\$0.00	\$0.00
Report Costs	\$1,032.00	\$0.00	\$0.00
Total Administrative Fund Expenses	\$11,468.87	\$0.00	\$0.00
Administrative Fund Surplus/Deficit	\$1,897.09	\$0.00	\$0.00

Disclaimer: This report includes opening balances from a prior system for the period 01/09/2024 – 01/07/2025, which have been manually entered into PropertyIQ software. The opening balances are not reconciled by PropertyIQ and are included only for the purpose of producing a non-itemised, consolidated full-year income and expense report. PropertyIQ accepts no responsibility for the accuracy of the data contained within this report.

Team Body Corporate

195 Weyba Road NOOSAVILLE QLD 4566 ABN: 89879891432

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Printed: 25/09/2025 03:51 pm User: Linda Redgewell

Income and Expenditure Statement - C.T.S. 11894
"LERINDA"
15 PANGARINDA PLACE, MOOLOOLABA, QLD 4557
For the Financial Period 01/09/2024 to 25/09/2025

Sinking Fund

	TOTAL THIS YEAR	This Year Budget	Last Year Actual
Income			
Interest Received	\$340.00	\$0.00	\$0.00
Levy Income	\$9,617.50	\$0.00	\$0.00
Total Discount on Levies	\$(1,615.78)	\$0.00	\$0.00
Total Sinking Fund Income	\$8,341.72	\$0.00	\$0.00
Expenses			
Building Rectification	\$160.96	\$0.00	\$0.00
Sinking Fund Forecast	\$437.00	\$0.00	\$0.00
Total Sinking Fund Expenses	\$597.96	\$0.00	\$0.00
Sinking Fund Surplus/Deficit	\$7,743.76	\$0.00	\$0.00

Disclaimer: This report includes opening balances from a prior system for the period 01/09/2024 – 01/07/2025, which have been manually entered into PropertyIQ software. The opening balances are not reconciled by PropertyIQ and are included only for the purpose of producing a non-itemised, consolidated full-year income and expense report. PropertyIQ accepts no responsibility for the accuracy of the data contained within this report.

15 PANGARINDA PLACE, MOOLOOLABA, QLD 4557
For the Financial Period 01/07/2025 to 25/09/2025

Lot#	Unit#	Owner Name	Opening Balance	Levied	Special Levy	Paid	Closing Balance	Interest Paid
1	1	Mr MS & Mrs BM Taylor	\$0.00	\$641.35	\$0.00	\$641.35	\$0.00	\$0.00
2	2	Mr IL Dobbs & Ms AL Geary	\$0.00	\$641.35	\$0.00	\$0.00	\$641.35	\$0.00
3	3	Mr T O'Keeffe	\$0.00	\$641.35	\$0.00	\$641.35	\$0.00	\$0.00
4	4	Mr EM Martinez	\$0.00	\$641.35	\$0.00	\$641.35	\$0.00	\$0.00
5	5	Ms SPC Stillman	\$0.00	\$641.35	\$0.00	\$641.35	\$0.00	\$0.00
Administrative Fund Totals			\$0.00	\$3,206.75	\$0.00	\$2,565.40	\$641.35	\$0.00
Administrative Fund Arrears							\$641.35	
Administrative Fund Advances							\$0.00	

Lot#	Unit#	Owner Name	Opening Balance	Levied	Special Levy	Paid	Closing Balance	Interest Paid
1	1	Mr MS & Mrs BM Taylor	\$0.00	\$384.70	\$0.00	\$384.70	\$0.00	\$0.00
2	2	Mr IL Dobbs & Ms AL Geary	\$0.00	\$384.70	\$0.00	\$0.00	\$384.70	\$0.00
3	3	Mr T O'Keeffe	\$0.00	\$384.70	\$0.00	\$384.70	\$0.00	\$0.00
4	4	Mr EM Martinez	\$0.00	\$384.70	\$0.00	\$384.70	\$0.00	\$0.00
5	5	Ms SPC Stillman	\$0.00	\$384.70	\$0.00	\$384.70	\$0.00	\$0.00
Sinking Fund Totals			\$0.00	\$1,923.50	\$0.00	\$1,538.80	\$384.70	\$0.00
Sinking Fund Arrears							\$384.70	
Sinking Fund Advances							\$0.00	

Team Body Corporate

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Report on Management of Funds - C.T.S. 11894
"LERINDA"
15 PANGARINDA PLACE, MOOLOOLABA, QLD 4557
For the Financial Period 01/07/2025 to 25/09/2025

1. Contributions LEVIED to each fund for the period -

Lot#	Owner	--- STANDARD LEVIES ---			--- SPECIAL LEVIES ---		
		Admin	Sinking	TOTAL	Admin	Sinking	TOTAL
1	Mr MS & Mrs BM Taylor	641.35	384.70	1,026.05	0.00	0.00	0.00
2	Mr IL Dobbs & Ms AL Geary	641.35	384.70	1,026.05	0.00	0.00	0.00
3	Mr T O'Keeffe	641.35	384.70	1,026.05	0.00	0.00	0.00
4	Mr EM Martinez	641.35	384.70	1,026.05	0.00	0.00	0.00
5	Ms SPC Stillman	641.35	384.70	1,026.05	0.00	0.00	0.00
TOTALS		3,206.75	1,923.50	5,130.25	0.00	0.00	0.00

2. Contributions PAID to each fund for the period -

Lot#	Owner	--- STANDARD LEVIES ---			--- SPECIAL LEVIES ---		
		Admin	Sinking	TOTAL	Admin	Sinking	TOTAL
1	Mr MS & Mrs BM Taylor	641.35	384.70	1,026.05	0.00	0.00	0.00
2	Mr IL Dobbs & Ms AL Geary	0.00	0.00	0.00	0.00	0.00	0.00
3	Mr T O'Keeffe	641.35	384.70	1,026.05	0.00	0.00	0.00
4	Mr EM Martinez	641.35	384.70	1,026.05	0.00	0.00	0.00
5	Ms SPC Stillman	641.35	384.70	1,026.05	0.00	0.00	0.00
TOTALS		2,565.40	1,538.80	4,104.20	0.00	0.00	0.00
Total Discount Included							820.80

3. Contributions UNPAID to each fund for the period -

Lot#	Owner	--- STANDARD LEVIES ---			--- SPECIAL LEVIES ---		
		Admin	Sinking	TOTAL	Admin	Sinking	TOTAL
1	Mr MS & Mrs BM Taylor	0.00	0.00	0.00	0.00	0.00	0.00
2	Mr IL Dobbs & Ms AL Geary	641.35	384.70	1,026.05	0.00	0.00	0.00
3	Mr T O'Keeffe	0.00	0.00	0.00	0.00	0.00	0.00
4	Mr EM Martinez	0.00	0.00	0.00	0.00	0.00	0.00
5	Ms SPC Stillman	0.00	0.00	0.00	0.00	0.00	0.00

Team Body Corporate

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Report on Management of Funds - C.T.S. 11894
"LERINDA"
15 PANGARINDA PLACE, MOOLOOLABA, QLD 4557
For the Financial Period 01/07/2025 to 25/09/2025

3. Contributions UNPAID to each fund for the period (Continued) -

Lot#	Owner	--- STANDARD LEVIES ---			--- SPECIAL LEVIES ---		
		Admin	Sinking	TOTAL	Admin	Sinking	TOTAL
TOTALS		641.35	384.70	1,026.05	0.00	0.00	0.00

4. Money OTHER THAN contributions received for the period -

Date	Particulars	Admin	GST	Sinking	GST	TOTAL
Interest Received						
01/07/25	Interest Received on At Call - 300625	0.00	0.00	23.20	0.00	23.20
31/07/25	Interest Paid	0.00	0.00	34.29	0.00	34.29
29/08/25	Interest Paid	0.00	0.00	32.48	0.00	32.48
	Account Total	0.00	0.00	89.97	0.00	89.97
	Total Other Income	0.00	0.00	89.97	0.00	89.97

5. Money EXPENDED from each fund for the period -

Date	Particulars	Admin	GST	Sinking	GST	TOTAL
Labour						
14/07/25	Garden Maintenance 01/6 Body Corp Ground Care	75.57	0.00	0.00	0.00	75.57
12/08/25	Garden Maintenance 13/7 Body Corp Ground Care	77.44	0.00	0.00	0.00	77.44
01/09/25	Garden Maintenance 24/8 Body Corp Ground Care	77.44	0.00	0.00	0.00	77.44
	Account Total	230.45	0.00	0.00	0.00	230.45
Management Fee						
18/08/25	Management Fee (31/07/2025 - 31/07/2025) Team Body Corporate	271.52	0.00	0.00	0.00	271.52
23/09/25	Management Fee (01/08/2025 - 31/08/2025) Team Body Corporate	271.52	0.00	0.00	0.00	271.52
	Account Total	543.04	0.00	0.00	0.00	543.04
Mgmt Additional Services						
23/09/25	Work Order Processing (01/08/2025 - 31/08/2025) Team Body Corporate	49.50	0.00	0.00	0.00	49.50

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Report on Management of Funds - C.T.S. 11894
"LERINDA"
15 PANGARINDA PLACE, MOOLOOLABA, QLD 4557
For the Financial Period 01/07/2025 to 25/09/2025

5. Money EXPENDED from each fund for the period (Continued) -

Date	Particulars	Admin	GST	Sinking	GST	TOTAL
	Account Total	49.50	0.00	0.00	0.00	49.50
Pest Control - General						
05/09/25	Deluxe Pest Control	414.89	0.00	0.00	0.00	414.89
	Bundilla Pest Control- Bundilla Termite P/L					
	Account Total	414.89	0.00	0.00	0.00	414.89
	Total Expenditure	1,237.88	0.00	0.00	0.00	1,237.88

6. Money DUE TO BE PAID as at the date of the report -

Date	Supplier	Admin	GST	Sinking	GST	TOTAL
	Total Due	0.00	0.00	0.00	0.00	0.00

7. Money NOT YET DUE TO BE PAID as at the date of the report -

Date	Supplier	Admin	GST	Sinking	GST	TOTAL
	Total Pending	0.00	0.00	0.00	0.00	0.00

8. Money STANDING TO THE CREDIT of each fund -

Account Name: Lerinda CTS 11894

	Admin	Sinking	TOTAL
Opening Balance at 01/07/2025	\$2,129.13	\$20,031.04	\$22,160.17
ADD: Receipts	\$2,052.40	\$1,231.00	\$3,283.40
LESS: Payments	\$1,237.88	\$0.00	\$1,237.88
Closing Balance at 25/09/2025	\$2,943.65	\$21,262.04	\$24,205.69

9. Invested STANDING TO THE CREDIT of each fund -

Account Name: Lerinda CTS 11894 - At Call

	Admin	Sinking	TOTAL
Opening Balance at 01/07/2025	\$0.00	\$16,128.30	\$16,128.30
ADD: Receipts	\$0.00	\$89.97	\$89.97
LESS: Payments	\$0.00	\$0.00	\$0.00
Closing Balance at 25/09/2025	\$0.00	\$16,218.27	\$16,218.27

10. Total Money STANDING TO THE CREDIT of each fund -

	Admin	Sinking	TOTAL
Opening Balance at 01/07/2025	\$2,129.13	\$36,159.34	\$38,288.47
ADD: Receipts	\$2,052.40	\$1,320.97	\$3,373.37
LESS: Payments	\$1,237.88	\$0.00	\$1,237.88
Closing Balance at 25/09/2025	\$2,943.65	\$37,480.31	\$40,423.96

Team Body Corporate

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Cash Management Report - C.T.S. 11894
"LERINDA"
15 PANGARINDA PLACE, MOOLOOLABA, QLD 4557

For the period 01/07/2025 to 25/09/2025

Levy Income - Consolidated								
Lot	Owner Name	Bal Bfwd 01/07/2025	Levies Due this period	Special Levy	Paid this period	Discount Amounts	Closing Balance	Interest Due
1	Mr MS & Mrs BM Taylor	\$0.00	\$1,026.05	\$0.00	\$820.85	\$205.20	\$0.00CR	\$0.00
2	Mr IL Dobbs & Ms AL Geary	\$0.00	\$1,026.05	\$0.00	\$0.00	\$0.00	\$1,026.05	\$0.00
3	Mr T O'Keeffe	\$0.00	\$1,026.05	\$0.00	\$820.85	\$205.20	\$0.00CR	\$0.00
4	Mr EM Martinez	\$0.00	\$1,026.05	\$0.00	\$820.85	\$205.20	\$0.00CR	\$0.00
5	Ms SPC Stillman	\$0.00	\$1,026.05	\$0.00	\$820.85	\$205.20	\$0.00CR	\$0.00
Owner Totals - Consolidated		\$0.00	\$5,130.25	\$0.00	\$3,283.40	\$820.80	\$1,026.05	\$0.00

Sinking Fund - Other Receipts - Consolidated				
Interest Received				
Date	Reference	Received From	Details	Amount
29/08/2025	3	Bank Adjustment	Interest Paid	\$32.48
31/07/2025	2	Bank Adjustment	Interest Paid	\$34.29
01/07/2025	1	Bank Adjustment	Interest Received on At Call - 300625	\$23.20
Total Interest Received				\$89.97
Total for Sinking Fund - Other Receipts				\$89.97

Administrative Fund - Payments - Consolidated				
Labour				
Date	Reference	Payee	Details	Amount
01/09/2025	D/D#4	Body Corp Ground Care	Garden Maintenance 24/8	\$77.44
12/08/2025	D/D#2	Body Corp Ground Care	Garden Maintenance 13/7	\$77.44
14/07/2025	D/D#1	Body Corp Ground Care	Garden Maintenance 01/6	\$75.57
Total Labour				\$230.45
Management Fee				
Date	Reference	Payee	Details	Amount
23/09/2025	D/D#6	Team Body Corporate	Management Fee (01/08/2025 - 31/08/2025)	\$271.52
18/08/2025	D/D#3	Team Body Corporate	Management Fee (31/07/2025 - 31/07/2025)	\$271.52
Total Management Fee				\$543.04
Mgmt Additional Services				
Date	Reference	Payee	Details	Amount
23/09/2025	D/D#6	Team Body Corporate	Work Order Processing (01/08/2025 - 31/08/2025)	\$49.50
Total Mgmt Additional Services				\$49.50
Pest Control - General				
Date	Reference	Payee	Details	Amount
05/09/2025	D/D#5	Bundilla Pest Control- Bundilla Termite P/L	Deluxe Pest Control	\$414.89
Total Pest Control - General				\$414.89
Total for Administrative Fund - Payments				\$1,237.88

Team Body Corporate

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Cash Management Report - C.T.S. 11894
"LERINDA"
15 PANGARINDA PLACE, MOOLOOLABA, QLD 4557

For the period 01/07/2025 to 25/09/2025

Financial Summary - Consolidated

	----- THIS PERIOD -----		
	Administrative	Sinking	Total
Receipts			
Contributions			
Levy Income	\$2,052.40	\$1,231.00	\$3,283.40
Total Contributions	\$2,052.40	\$1,231.00	\$3,283.40
Sundry Income			
Interest Received	\$0.00	\$89.97	\$89.97
Total Sundry Income	\$0.00	\$89.97	\$89.97
Receipts for the Period	\$2,052.40	\$1,320.97	\$3,373.37
Payments			
Grounds & Gardens			
Labour	\$230.45	\$0.00	\$230.45
Total Grounds & Gardens	\$230.45	\$0.00	\$230.45
Management Fees			
Management Fee	\$543.04	\$0.00	\$543.04
Mgmt Additional Services	\$49.50	\$0.00	\$49.50
Total Management Fees	\$592.54	\$0.00	\$592.54
Repairs & Maintenance			
Pest Control - General	\$414.89	\$0.00	\$414.89
Total Repairs & Maintenance	\$414.89	\$0.00	\$414.89
Payments for the Period	\$1,237.88	\$0.00	\$1,237.88
Net Cash movement for the Period	\$814.52	\$1,320.97	\$2,135.49

Bank Account Summary - Consolidated Funds

Account Name: Lerinda CTS 11894

	Administrative	Sinking	Total
Opening Balance as at 01/07/2025	\$2,129.13	\$20,031.04	\$22,160.17
ADD: Receipts for the period	\$2,052.40	\$1,231.00	\$3,283.40
LESS: Payments for the period	\$1,237.88	\$0.00	\$1,237.88
Closing Balance as at 25/09/2025	\$2,943.65	\$21,262.04	\$24,205.69

Account Name: Lerinda CTS 11894 - At Call

	Administrative	Sinking	Total
Opening Balance as at 01/07/2025	\$0.00	\$16,128.30	\$16,128.30
ADD: Receipts for the period	\$0.00	\$89.97	\$89.97
LESS: Payments for the period	\$0.00	\$0.00	\$0.00
Closing Balance as at 25/09/2025	\$0.00	\$16,218.27	\$16,218.27

Team Body Corporate

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Account Ledger - C.T.S. 11894
"LERINDA"
15 PANGARINDA PLACE, MOOLOOLABA, QLD 4557
For the Financial Period 01/07/2025 to 25/09/2025

Consolidated

Date	Reference	Details	Debit	Credit	Balance
Administrative Fund					
Income					
Levy Income (Admin)					
01/07/25		Opening Balance		\$12,827.00	\$12,827.00 CR
01/09/25	1	Lot No: 1; Mr MS & Mrs BM Taylor Standard Levy From: 01/09/25 To: 30/11/25		\$641.35	\$13,468.35 CR
01/09/25	2	Lot No: 2; Mr IL Dobbs & Ms AL Geary Standard Levy From: 01/09/25 To: 30/11/25		\$641.35	\$14,109.70 CR
01/09/25	3	Lot No: 3; Mr T O'Keeffe Standard Levy From: 01/09/25 To: 30/11/25		\$641.35	\$14,751.05 CR
01/09/25	4	Lot No: 4; Mr EM Martinez Standard Levy From: 01/09/25 To: 30/11/25		\$641.35	\$15,392.40 CR
01/09/25	5	Lot No: 5; Ms SPC Stillman Standard Levy From: 01/09/25 To: 30/11/25		\$641.35	\$16,033.75 CR
25/09/25		Closing Balance	\$0.00	\$16,033.75	\$16,033.75 CR
Total Discount on Levies (Admin)					
01/07/25		Opening Balance	\$2,154.79		\$2,154.79 DR
14/08/25	1	Lot No: 4; Mr EM Martinez Standard Levy for 01/09/2025 to 30/11/2025 internet-deposit	\$128.25		\$2,283.04 DR
20/08/25	2	Lot No: 3; Mr T O'Keeffe Standard Levy for 01/09/2025 to 30/11/2025 bpay-payment	\$128.25		\$2,411.29 DR
25/08/25	3	Lot No: 1; Mr MS & Mrs BM Taylor Standard Levy for 01/09/2025 to 30/11/2025 bpay-payment	\$128.25		\$2,539.54 DR
27/08/25	4	Lot No: 5; Ms SPC Stillman Standard Levy for 01/09/2025 to 30/11/2025 bpay-payment	\$128.25		\$2,667.79 DR
25/09/25		Closing Balance	\$2,667.79	\$0.00	\$2,667.79 DR
Expense					
Accounting Fees - Taxation (Admin)					
01/07/25		Opening Balance	\$132.00		\$132.00 DR
25/09/25		Closing Balance	\$132.00	\$0.00	\$132.00 DR
Building/Public Liability (Admin)					
01/07/25		Opening Balance	\$4,719.92		\$4,719.92 DR
25/09/25		Closing Balance	\$4,719.92	\$0.00	\$4,719.92 DR
Labour (Admin)					
01/07/25		Opening Balance	\$755.70		\$755.70 DR
02/07/25	5327	Garden Maintenance 01/6 Body Corp Ground Care	\$75.57		\$831.27 DR
13/07/25	5348	Garden Maintenance 13/7 Body Corp Ground Care	\$77.44		\$908.71 DR

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Account Ledger - C.T.S. 11894
"LERINDA"
15 PANGARINDA PLACE, MOOLOOLABA, QLD 4557
For the Financial Period 01/07/2025 to 25/09/2025

Date	Reference	Details	Debit	Credit	Balance
Labour (Admin) continued...					
31/08/25	5367	Garden Maintenance 24/8 Body Corp Ground Care	\$77.44		\$986.15 DR
25/09/25		Closing Balance	\$986.15	\$0.00	\$986.15 DR
Management Fee (Admin)					
01/07/25		Opening Balance	\$2,676.41		\$2,676.41 DR
31/07/25	57917	Management Fee (31/07/2025 - 31/07/2025) Team Body Corporate	\$271.52		\$2,947.93 DR
31/08/25	58652	Management Fee (01/08/2025 - 31/08/2025) Team Body Corporate	\$271.52		\$3,219.45 DR
25/09/25		Closing Balance	\$3,219.45	\$0.00	\$3,219.45 DR
Mgmt Additional Services (Admin)					
01/07/25		Opening Balance	\$0.00		\$0.00 CR
31/08/25	58652	Work Order Processing (01/08/2025 - 31/08/2025) Team Body Corporate	\$49.50		\$49.50 DR
25/09/25		Closing Balance	\$49.50	\$0.00	\$49.50 DR
Pest Control - General (Admin)					
01/07/25		Opening Balance	\$469.46		\$469.46 DR
04/09/25	INV-34894	Deluxe Pest Control Bundilla Pest Control- Bundilla Termite P/L	\$414.89		\$884.35 DR
25/09/25		Closing Balance	\$884.35	\$0.00	\$884.35 DR
Plumbing (Admin)					
01/07/25		Opening Balance	\$445.50		\$445.50 DR
25/09/25		Closing Balance	\$445.50	\$0.00	\$445.50 DR
Report Costs (Admin)					
01/07/25		Opening Balance	\$1,032.00		\$1,032.00 DR
25/09/25		Closing Balance	\$1,032.00	\$0.00	\$1,032.00 DR
Asset					
Lerinda CTS 11894 (Admin)					
01/07/25		Opening Balance	\$2,129.13		\$2,129.13 DR
14/07/25	D/D#1	Body Corp Ground Care Garden Maintenance 01/6 Direct		\$75.57	\$2,053.56 DR
12/08/25	D/D#2	Body Corp Ground Care Garden Maintenance 13/7 Direct		\$77.44	\$1,976.12 DR
14/08/25	1	Lot No: 4; Mr EM Martinez Standard Levy for 01/09/2025 to 30/11/2025 internet-deposit Team Body Corporate	\$513.10		\$2,489.22 DR
18/08/25	D/D#3	Management Fee (31/07/2025 - 31/07/2025) Direct		\$271.52	\$2,217.70 DR
20/08/25	2	Lot No: 3; Mr T O'Keeffe Standard Levy for 01/09/2025 to 30/11/2025 bpay-payment	\$513.10		\$2,730.80 DR

Team Body Corporate

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Account Ledger - C.T.S. 11894
"LERINDA"
15 PANGARINDA PLACE, MOOLOOLABA, QLD 4557
For the Financial Period 01/07/2025 to 25/09/2025

Date	Reference	Details	Debit	Credit	Balance
Lerinda CTS 11894 (Admin) continued...					
25/08/25	3	Lot No: 1; Mr MS & Mrs BM Taylor Standard Levy for 01/09/2025 to 30/11/2025 bpay-payment	\$513.10		\$3,243.90 DR
27/08/25	4	Lot No: 5; Ms SPC Stillman Standard Levy for 01/09/2025 to 30/11/2025 bpay-payment	\$513.10		\$3,757.00 DR
01/09/25	D/D#4	Body Corp Ground Care Garden Maintenance 24/8 Direct		\$77.44	\$3,679.56 DR
05/09/25	D/D#5	Bundilla Pest Control- Bundilla Termite P/L Deluxe Pest Control Direct		\$414.89	\$3,264.67 DR
23/09/25	D/D#6	Team Body Corporate Management Fee (01/08/2025 - 31/08/2025) Direct		\$271.52	\$2,993.15 DR
23/09/25	D/D#6	Team Body Corporate Work Order Processing (01/08/2025 - 31/08/2025) Direct		\$49.50	\$2,943.65 DR
25/09/25		Closing Balance	\$4,181.53	\$1,237.88	\$2,943.65 DR
Levies Receivable (Admin)					
01/07/25		Opening Balance	\$0.00		\$0.00 CR
14/08/25	1	Lot No: 4; Mr EM Martinez Standard Levy for 01/09/2025 to 30/11/2025 internet-deposit		\$641.35	\$641.35 CR
20/08/25	2	Lot No: 3; Mr T O'Keeffe Standard Levy for 01/09/2025 to 30/11/2025 bpay-payment		\$641.35	\$1,282.70 CR
25/08/25	3	Lot No: 1; Mr MS & Mrs BM Taylor Standard Levy for 01/09/2025 to 30/11/2025 bpay-payment		\$641.35	\$1,924.05 CR
27/08/25	4	Lot No: 5; Ms SPC Stillman Standard Levy for 01/09/2025 to 30/11/2025 bpay-payment		\$641.35	\$2,565.40 CR
01/09/25	1	Lot No: 1; Mr MS & Mrs BM Taylor Standard Levy From: 01/09/25 To: 30/11/25	\$641.35		\$1,924.05 CR
01/09/25	2	Lot No: 2; Mr IL Dobbs & Ms AL Geary Standard Levy From: 01/09/25 To: 30/11/25	\$641.35		\$1,282.70 CR
01/09/25	3	Lot No: 3; Mr T O'Keeffe Standard Levy From: 01/09/25 To: 30/11/25	\$641.35		\$641.35 CR
01/09/25	4	Lot No: 4; Mr EM Martinez Standard Levy From: 01/09/25 To: 30/11/25	\$641.35		\$0.00 CR
01/09/25	5	Lot No: 5; Ms SPC Stillman Standard Levy From: 01/09/25 To: 30/11/25	\$641.35		\$641.35 DR
25/09/25		Closing Balance	\$3,206.75	\$2,565.40	\$641.35 DR
Liability					
Accounts Payable (GST Free) (Admin)					
01/07/25		Opening Balance		\$0.00	\$0.00 CR
02/07/25	5327	Garden Maintenance 01/6 Body Corp Ground Care		\$75.57	\$75.57 CR

Team Body Corporate
195 Weyba Road NOOSAVILLE QLD 4566 ABN: 89879891432
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Account Ledger - C.T.S. 11894
"LERINDA"
15 PANGARINDA PLACE, MOOLOOLABA, QLD 4557
For the Financial Period 01/07/2025 to 25/09/2025

Date	Reference	Details	Debit	Credit	Balance
Accounts Payable (GST Free) (Admin) continued...					
13/07/25	5348	Garden Maintenance 13/7 Body Corp Ground Care		\$77.44	\$153.01 CR
14/07/25	D/D#1	Body Corp Ground Care Garden Maintenance 01/6 Direct	\$75.57		\$77.44 CR
31/07/25	57917	Management Fee (31/07/2025 - 31/07/2025) Team Body Corporate Body Corp Ground Care		\$271.52	\$348.96 CR
12/08/25	D/D#2	Garden Maintenance 13/7 Direct Team Body Corporate	\$77.44		\$271.52 CR
18/08/25	D/D#3	Management Fee (31/07/2025 - 31/07/2025) Direct Garden Maintenance 24/8	\$271.52		\$0.00 CR
31/08/25	5367	Body Corp Ground Care		\$77.44	\$77.44 CR
31/08/25	58652	Management Fee (01/08/2025 - 31/08/2025) Team Body Corporate		\$271.52	\$348.96 CR
31/08/25	58652	Work Order Processing (01/08/2025 - 31/08/2025) Team Body Corporate Body Corp Ground Care		\$49.50	\$398.46 CR
01/09/25	D/D#4	Garden Maintenance 24/8 Direct Deluxe Pest Control	\$77.44		\$321.02 CR
04/09/25	INV-34894	Bundilla Pest Control- Bundilla Termite P/L Bundilla Pest Control- Bundilla Termite P/L		\$414.89	\$735.91 CR
05/09/25	D/D#5	Deluxe Pest Control Direct Team Body Corporate	\$414.89		\$321.02 CR
23/09/25	D/D#6	Management Fee (01/08/2025 - 31/08/2025) Direct Team Body Corporate	\$271.52		\$49.50 CR
23/09/25	D/D#6	Work Order Processing (01/08/2025 - 31/08/2025) Direct	\$49.50		\$0.00 CR
25/09/25		Closing Balance	\$1,237.88	\$1,237.88	\$0.00 CR
Equity					
Opening Balance (Admin)					
01/07/25		Opening Balance		\$1,687.91	\$1,687.91 CR
25/09/25		Closing Balance	\$0.00	\$1,687.91	\$1,687.91 CR
Sinking Fund					
Income					
Interest Received (Sinking)					
01/07/25		Opening Balance		\$250.03	\$250.03 CR
01/07/25	1	Interest Received on At Call - 300625 Acc: Interest Received		\$23.20	\$273.23 CR
31/07/25	2	Interest Paid Acc: Interest Received		\$34.29	\$307.52 CR
29/08/25	3	Interest Paid Acc: Interest Received		\$32.48	\$340.00 CR
25/09/25		Closing Balance	\$0.00	\$340.00	\$340.00 CR

Team Body Corporate

195 Weyba Road NOOSAVILLE QLD 4566 ABN: 89879891432

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Account Ledger - C.T.S. 11894
"LERINDA"
15 PANGARINDA PLACE, MOOLOOLABA, QLD 4557
For the Financial Period 01/07/2025 to 25/09/2025

Date	Reference	Details	Debit	Credit	Balance
Levy Income (Sinking)					
01/07/25		Opening Balance		\$7,694.00	\$7,694.00 CR
01/09/25	1	Lot No: 1; Mr MS & Mrs BM Taylor Standard Levy From: 01/09/25 To: 30/11/25		\$384.70	\$8,078.70 CR
01/09/25	2	Lot No: 2; Mr IL Dobbs & Ms AL Geary Standard Levy From: 01/09/25 To: 30/11/25		\$384.70	\$8,463.40 CR
01/09/25	3	Lot No: 3; Mr T O'Keeffe Standard Levy From: 01/09/25 To: 30/11/25		\$384.70	\$8,848.10 CR
01/09/25	4	Lot No: 4; Mr EM Martinez Standard Levy From: 01/09/25 To: 30/11/25		\$384.70	\$9,232.80 CR
01/09/25	5	Lot No: 5; Ms SPC Stillman Standard Levy From: 01/09/25 To: 30/11/25		\$384.70	\$9,617.50 CR
25/09/25		Closing Balance	\$0.00	\$9,617.50	\$9,617.50 CR
Total Discount on Levies (Sinking)					
01/07/25		Opening Balance	\$1,307.98		\$1,307.98 DR
14/08/25	1	Lot No: 4; Mr EM Martinez Standard Levy for 01/09/2025 to 30/11/2025 internet-deposit	\$76.95		\$1,384.93 DR
20/08/25	2	Lot No: 3; Mr T O'Keeffe Standard Levy for 01/09/2025 to 30/11/2025 bpay-payment	\$76.95		\$1,461.88 DR
25/08/25	3	Lot No: 1; Mr MS & Mrs BM Taylor Standard Levy for 01/09/2025 to 30/11/2025 bpay-payment	\$76.95		\$1,538.83 DR
27/08/25	4	Lot No: 5; Ms SPC Stillman Standard Levy for 01/09/2025 to 30/11/2025 bpay-payment	\$76.95		\$1,615.78 DR
25/09/25		Closing Balance	\$1,615.78	\$0.00	\$1,615.78 DR
Expense					
Building Rectification (Sinking)					
01/07/25		Opening Balance	\$160.96		\$160.96 DR
25/09/25		Closing Balance	\$160.96	\$0.00	\$160.96 DR
Sinking Fund Forecast (Sinking)					
01/07/25		Opening Balance	\$437.00		\$437.00 DR
25/09/25		Closing Balance	\$437.00	\$0.00	\$437.00 DR
Asset					
Lerinda CTS 11894 (Sinking)					
01/07/25		Opening Balance	\$20,031.04		\$20,031.04 DR
14/08/25	1	Lot No: 4; Mr EM Martinez Standard Levy for 01/09/2025 to 30/11/2025 internet-deposit	\$307.75		\$20,338.79 DR
20/08/25	2	Lot No: 3; Mr T O'Keeffe Standard Levy for 01/09/2025 to 30/11/2025 bpay-payment	\$307.75		\$20,646.54 DR
25/08/25	3	Lot No: 1; Mr MS & Mrs BM Taylor Standard Levy for 01/09/2025 to 30/11/2025 bpay-payment	\$307.75		\$20,954.29 DR

Team Body Corporate

195 Weyba Road NOOSAVILLE QLD 4566 ABN: 89879891432

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Account Ledger - C.T.S. 11894
"LERINDA"
15 PANGARINDA PLACE, MOOLOOLABA, QLD 4557
For the Financial Period 01/07/2025 to 25/09/2025

Date	Reference	Details	Debit	Credit	Balance
Lerinda CTS 11894 (Sinking) continued...					
27/08/25	4	Lot No: 5; Ms SPC Stillman Standard Levy for 01/09/2025 to 30/11/2025 bpay-payment	\$307.75		\$21,262.04 DR
25/09/25		Closing Balance	\$21,262.04	\$0.00	\$21,262.04 DR
Lerinda CTS 11894 - At Call (Sinking)					
01/07/25		Opening Balance	\$16,128.30		\$16,128.30 DR
01/07/25	1	Interest Received on At Call - 300625 Acc: Interest Received	\$23.20		\$16,151.50 DR
31/07/25	2	Interest Paid Acc: Interest Received	\$34.29		\$16,185.79 DR
29/08/25	3	Interest Paid Acc: Interest Received	\$32.48		\$16,218.27 DR
25/09/25		Closing Balance	\$16,218.27	\$0.00	\$16,218.27 DR
Levies Receivable (Sinking)					
01/07/25		Opening Balance	\$0.00		\$0.00 CR
14/08/25	1	Lot No: 4; Mr EM Martinez Standard Levy for 01/09/2025 to 30/11/2025 internet-deposit		\$384.70	\$384.70 CR
20/08/25	2	Lot No: 3; Mr T O'Keeffe Standard Levy for 01/09/2025 to 30/11/2025 bpay-payment		\$384.70	\$769.40 CR
25/08/25	3	Lot No: 1; Mr MS & Mrs BM Taylor Standard Levy for 01/09/2025 to 30/11/2025 bpay-payment		\$384.70	\$1,154.10 CR
27/08/25	4	Lot No: 5; Ms SPC Stillman Standard Levy for 01/09/2025 to 30/11/2025 bpay-payment		\$384.70	\$1,538.80 CR
01/09/25	1	Lot No: 1; Mr MS & Mrs BM Taylor Standard Levy From: 01/09/25 To: 30/11/25	\$384.70		\$1,154.10 CR
01/09/25	2	Lot No: 2; Mr IL Dobbs & Ms AL Geary Standard Levy From: 01/09/25 To: 30/11/25	\$384.70		\$769.40 CR
01/09/25	3	Lot No: 3; Mr T O'Keeffe Standard Levy From: 01/09/25 To: 30/11/25	\$384.70		\$384.70 CR
01/09/25	4	Lot No: 4; Mr EM Martinez Standard Levy From: 01/09/25 To: 30/11/25	\$384.70		\$0.00 DR
01/09/25	5	Lot No: 5; Ms SPC Stillman Standard Levy From: 01/09/25 To: 30/11/25	\$384.70		\$384.70 DR
25/09/25		Closing Balance	\$1,923.50	\$1,538.80	\$384.70 DR
Equity					
Opening Balance (Sinking)					
01/07/25		Opening Balance		\$30,121.25	\$30,121.25 CR
25/09/25		Closing Balance	\$0.00	\$30,121.25	\$30,121.25 CR

Team Body Corporate

195 Weyba Road NOOSAVILLE QLD 4566 ABN: 89879891432

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Trust Trial Balance - Community Title Scheme 11894
"LERINDA"
15 PANGARINDA PLACE, MOOLOOLABA, QLD 4557
For the Financial Period 01/07/2025 to 25/09/2025

Consolidated

Name	Type	Fund	Debit	Credit	Balance
Lerinda CTS 11894	Asset	Sinking	21,262.04	0.00	21,262.04 DR
Lerinda CTS 11894	Asset	Admin	2,943.65	0.00	24,205.69 DR
Lerinda CTS 11894 - At Call	Asset	Admin	0.00	0.00	24,205.69 DR
Lerinda CTS 11894 - At Call	Asset	Sinking	16,218.27	0.00	40,423.96 DR
Accounting Fees - Taxation	Expense	Admin	132.00	0.00	40,555.96 DR
Accounts Payable (GST Free)	Liability	Admin	0.00	0.00	40,555.96 DR
Building Rectification	Expense	Sinking	160.96	0.00	40,716.92 DR
Building/Public Liability	Expense	Admin	4,719.92	0.00	45,436.84 DR
Interest Received	Income	Sinking	0.00	340.00	45,096.84 DR
Labour	Expense	Admin	986.15	0.00	46,082.99 DR
Levies Receivable	Asset	Admin	641.35	0.00	46,724.34 DR
Levies Receivable	Asset	Sinking	384.70	0.00	47,109.04 DR
Levy Income	Income	Admin	0.00	16,033.75	31,075.29 DR
Levy Income	Income	Sinking	0.00	9,617.50	21,457.79 DR
Management Fee	Expense	Admin	3,219.45	0.00	24,677.24 DR
Mgmt Additional Services	Expense	Admin	49.50	0.00	24,726.74 DR
Opening Balance	Equity	Admin	0.00	1,687.91	23,038.83 DR
Opening Balance	Equity	Sinking	0.00	30,121.25	-7,082.42 CR
Pest Control - General	Expense	Admin	884.35	0.00	-6,198.07 CR
Plumbing	Expense	Admin	445.50	0.00	-5,752.57 CR
Report Costs	Expense	Admin	1,032.00	0.00	-4,720.57 CR
Sinking Fund Forecast	Expense	Sinking	437.00	0.00	-4,283.57 CR
Total Discount on Levies	Income	Admin	0.00	-2,667.79	-1,615.78 CR
Total Discount on Levies	Income	Sinking	0.00	-1,615.78	0.00 DR
			53,516.84	53,516.84	0.00 DR

Team Body Corporate

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OWNER LEDGER from 01/07/25 to 25/09/25
All Schedules

C.T.S.: 11894

Building Address: 15 Pangarinda Place

:

Suburb: MOOLOOLABA

Building Name: LERINDA

GST?: No

Units: 5

State: QLD

ABN: 81 441 561 693

Manager: Linda Redgewell

Lots: 5

Post Code: 4557

Lot 1	Unit 1	Mr MS & Mrs BM Taylor			
Date	Ref	Details	Debit	Credit	Balance
01/07/25		Opening Balance	\$0.00	\$0.00	\$0.00
25/08/25	3	Receipt; Standard Levy for 01/09/2025 to 30/11/2025	\$0.00	\$1,026.05	\$1,026.05 CR
		Levy Ref# 1			
		Discount Taken Up	\$205.20	\$0.00	
01/09/25	1	Standard Levy	\$1,026.05	\$0.00	\$0.00
		From: 01/09/2025 To: 30/11/2025			
		Closing Balance	\$1,026.05	\$1,026.05	\$0.00
		Interest Due	\$0.00		\$0.00
		Total Balance	\$1,026.05	\$1,026.05	\$0.00

Team Body Corporate

195 Weyba Road NOOSAVILLE QLD 4566 ABN: 89879891432

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OWNER LEDGER from 01/07/25 to 25/09/25
All Schedules

C.T.S.: 11894

Building Address: 15 Pangarinda Place

:

Suburb: MOOLOOLABA

Building Name: LERINDA

GST?: No

Units: 5

State: QLD

ABN: 81 441 561 693

Manager: Linda Redgewell

Lots: 5

Post Code: 4557

Lot 2	Unit 2	Mr IL Dobbs & Ms AL Geary			
Date	Ref	Details	Debit	Credit	Balance
01/07/25		Opening Balance	\$0.00	\$0.00	\$0.00
01/09/25	2	Standard Levy From: 01/09/2025 To: 30/11/2025 Discount Due: \$205.20	\$1,026.05	\$0.00	\$1,026.05 DR
		Closing Balance	\$1,026.05	\$0.00	\$1,026.05 DR
		Interest Due	\$0.00		\$0.00
		Total Balance	\$1,026.05	\$0.00	\$1,026.05 DR

Team Body Corporate
195 Weyba Road NOOSAVILLE QLD 4566 ABN: 89879891432
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OWNER LEDGER from 01/07/25 to 25/09/25
All Schedules

C.T.S.: 11894

Units: 5

Lots: 5

Building Address: 15 Pangarinda Place

Suburb: MOOLOOLABA

State: QLD Post Code: 4557

Building Name: LERINDA

ABN: 81 441 561 693

Manager: Linda Redgewell

GST?: No

Lot 3	Unit 3	Mr T O'Keeffe			
Date	Ref	Details	Debit	Credit	Balance
01/07/25		Opening Balance	\$0.00	\$0.00	\$0.00
20/08/25	2	Receipt; Standard Levy for 01/09/2025 to 30/11/2025	\$0.00	\$1,026.05	\$1,026.05 CR
		Levy Ref# 3			
		Discount Taken Up	\$205.20	\$0.00	
01/09/25	3	Standard Levy	\$1,026.05	\$0.00	\$0.00
		From: 01/09/2025 To: 30/11/2025			
		Closing Balance	\$1,026.05	\$1,026.05	\$0.00
		Interest Due	\$0.00		\$0.00
		Total Balance	\$1,026.05	\$1,026.05	\$0.00

Team Body Corporate

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OWNER LEDGER from 01/07/25 to 25/09/25
All Schedules

C.T.S.: 11894

Building Address: 15 Pangarinda Place

:

Suburb: MOOLOOLABA

Building Name: LERINDA

GST?: No

Units: 5

State: QLD

ABN: 81 441 561 693

Manager: Linda Redgewell

Lots: 5

Post Code: 4557

Lot 4	Unit 4	Mr EM Martinez			
Date	Ref	Details	Debit	Credit	Balance
01/07/25		Opening Balance	\$0.00	\$0.00	\$0.00
14/08/25	1	Receipt; Standard Levy for 01/09/2025 to 30/11/2025	\$0.00	\$1,026.05	\$1,026.05 CR
		Levy Ref# 4			
		Discount Taken Up	\$205.20	\$0.00	
01/09/25	4	Standard Levy	\$1,026.05	\$0.00	\$0.00
		From: 01/09/2025 To: 30/11/2025			
		Closing Balance	\$1,026.05	\$1,026.05	\$0.00
		Interest Due	\$0.00		\$0.00
		Total Balance	\$1,026.05	\$1,026.05	\$0.00

Team Body Corporate

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OWNER LEDGER from 01/07/25 to 25/09/25
All Schedules

C.T.S.: 11894

Building Address: 15 Pangarinda Place

:

Suburb: MOOLOOLABA

Building Name: LERINDA

GST?: No

Units: 5

State: QLD

ABN: 81 441 561 693

Manager: Linda Redgewell

Lots: 5

Post Code: 4557

Lot 5		Unit 5		Ms SPC Stillman		
Date	Ref	Details	Debit	Credit	Balance	
01/07/25		Opening Balance	\$0.00	\$0.00	\$0.00	
27/08/25	4	Receipt; Standard Levy for 01/09/2025 to 30/11/2025	\$0.00	\$1,026.05	\$1,026.05	
		Levy Ref# 5				
		Discount Taken Up	\$205.20	\$0.00		
01/09/25	5	Standard Levy	\$1,026.05	\$0.00	\$0.00	
		From: 01/09/2025 To: 30/11/2025				
		Closing Balance	\$1,026.05	\$1,026.05	\$0.00	
		Interest Due	\$0.00		\$0.00	
		Total Balance	\$1,026.05	\$1,026.05	\$0.00	

TEAM BODY CORPORATE
OWNER TRANSACTION SUMMARY from 01/07/25 to 25/09/25
All Schedules

C.T.S.: 11894	Units: 5	Lots: 5
Building Address: 15 Pangarinda Place		
:		
Suburb: MOOLOOLABA	State: QLD	Post Code: 4557
Building Name: LERINDA	ABN: 81 441 561 693	
GST?: No	Manager: Linda Redgewell	

Lot#: 1	Unit#: 1	Units of Entitlement: 1	Paid To: 30/11/25
Owner Name: Mr MS & Mrs BM Taylor		Contribution Schedule: 1	

Levies									
Due Date	Reference	Details	Total Due	Paid	Discount	Unpaid	Arrears	Interest Due	GST
01/09/25	1	Standard Levy from 01/09/2025 to 30/11/2025	\$1,026.05	\$1,026.05	\$205.20	\$0.00	\$0.00	\$0.00	\$0.00
		FULLY PAID							
		Admin	\$641.35	\$641.35	\$128.25	\$0.00	\$0.00	\$0.00	\$0.00
		Sinking	\$384.70	\$384.70	\$76.95	\$0.00	\$0.00	\$0.00	\$0.00
Levy Totals for the Period 01/07/25 to 25/09/25			\$1,026.05	\$1,026.05	\$205.20	\$0.00	\$0.00	\$0.00	\$0.00

Receipts								
Date	Reference	Details	Admin	Sinking	Total	Discount	Interest Paid	GST
25/08/25	3	Standard Levy for 01/09/2025 to 30/11/2025	\$641.35	\$384.70	\$1,026.05	\$205.20	\$0.00	\$0.00
		Receipt; bpay-payment - DEFT Bpay 0000005232						
Receipt Totals for the Period 01/07/25 to 25/09/25			\$641.35	\$384.70	\$1,026.05	\$205.20	\$0.00	\$0.00

TEAM BODY CORPORATE
OWNER TRANSACTION SUMMARY from 01/07/25 to 25/09/25
All Schedules

C.T.S.: 11894	Units: 5	Lots: 5
Building Address: 15 Pangarinda Place		
:		
Suburb: MOOLOOLABA	State: QLD	Post Code: 4557
Building Name: LERINDA	ABN: 81 441 561 693	
GST?: No	Manager: Linda Redgewell	

Lot#: 2	Unit#: 2	Units of Entitlement: 1	Paid To:
Owner Name: Mr IL Dobbs & Ms AL Geary		Contribution Schedule: 1	Arrears: \$1,026.05
			Interest: \$0.00
			Total Due: \$1,026.05 as at 25/09/25

Levies									
Due Date	Reference	Details	Total Due	Paid	Discount	Unpaid	Arrears	Interest Due	GST
01/09/25	2	Standard Levy from 01/09/2025 to 30/11/2025	\$1,026.05	\$0.00	\$0.00	\$1,026.05	\$1,026.05	\$0.00	\$0.00
		OVERDUE							
		Admin	\$641.35	\$0.00	\$0.00	\$641.35	\$641.35	\$0.00	\$0.00
		Sinking	\$384.70	\$0.00	\$0.00	\$384.70	\$384.70	\$0.00	\$0.00
Levy Totals for the Period 01/07/25 to 25/09/25			\$1,026.05	\$0.00	\$0.00	\$1,026.05	\$1,026.05	\$0.00	\$0.00

TEAM BODY CORPORATE
OWNER TRANSACTION SUMMARY from 01/07/25 to 25/09/25
All Schedules

C.T.S.: 11894	Units: 5	Lots: 5
Building Address: 15 Pangarinda Place		
:		
Suburb: MOOLOOLABA	State: QLD	Post Code: 4557
Building Name: LERINDA	ABN: 81 441 561 693	
GST?: No	Manager: Linda Redgewell	

Lot#: 3	Unit#: 3	Units of Entitlement: 1	Paid To: 30/11/25
Owner Name: Mr T O'Keeffe		Contribution Schedule: 1	

Levies									
Due Date	Reference	Details	Total Due	Paid	Discount	Unpaid	Arrears	Interest Due	GST
01/09/25	3	Standard Levy from 01/09/2025 to 30/11/2025	\$1,026.05	\$1,026.05	\$205.20	\$0.00	\$0.00	\$0.00	\$0.00
		FULLY PAID							
		Admin	\$641.35	\$641.35	\$128.25	\$0.00	\$0.00	\$0.00	\$0.00
		Sinking	\$384.70	\$384.70	\$76.95	\$0.00	\$0.00	\$0.00	\$0.00
Levy Totals for the Period 01/07/25 to 25/09/25			\$1,026.05	\$1,026.05	\$205.20	\$0.00	\$0.00	\$0.00	\$0.00

Receipts									
Date	Reference	Details	Admin	Sinking	Total	Discount	Interest Paid	GST	
20/08/25	2	Standard Levy for 01/09/2025 to 30/11/2025	\$641.35	\$384.70	\$1,026.05	\$205.20	\$0.00	\$0.00	
		Receipt; bpay-payment - DEFT Bpay 0000005234							
Receipt Totals for the Period 01/07/25 to 25/09/25			\$641.35	\$384.70	\$1,026.05	\$205.20	\$0.00	\$0.00	

TEAM BODY CORPORATE
OWNER TRANSACTION SUMMARY from 01/07/25 to 25/09/25
All Schedules

C.T.S.: 11894
Building Address: 15 Pangarinda Place
:
Suburb: MOOLOOLABA
Building Name: LERINDA
GST?: No

Units: 5 Lots: 5

State: QLD Post Code: 4557
ABN: 81 441 561 693
Manager: Linda Redgewell

Lot#: 4 Unit#: 4 Units of Entitlement: 1 Paid To: 30/11/25
Owner Name: Mr EM Martinez Contribution Schedule: 1

Levies									
Due Date	Reference	Details	Total Due	Paid	Discount	Unpaid	Arrears	Interest Due	GST
01/09/25	4	Standard Levy from 01/09/2025 to 30/11/2025	\$1,026.05	\$1,026.05	\$205.20	\$0.00	\$0.00	\$0.00	\$0.00
		FULLY PAID							
		Admin	\$641.35	\$641.35	\$128.25	\$0.00	\$0.00	\$0.00	\$0.00
		Sinking	\$384.70	\$384.70	\$76.95	\$0.00	\$0.00	\$0.00	\$0.00
Levy Totals for the Period 01/07/25 to 25/09/25			\$1,026.05	\$1,026.05	\$205.20	\$0.00	\$0.00	\$0.00	\$0.00

Receipts									
Date	Reference	Details	Admin	Sinking	Total	Discount	Interest Paid	GST	
14/08/25	1	Standard Levy for 01/09/2025 to 30/11/2025	\$641.35	\$384.70	\$1,026.05	\$205.20	\$0.00	\$0.00	
		Receipt; internet-deposit - DEFT I/Tfr 0000005235							
Receipt Totals for the Period 01/07/25 to 25/09/25			\$641.35	\$384.70	\$1,026.05	\$205.20	\$0.00	\$0.00	

TEAM BODY CORPORATE
OWNER TRANSACTION SUMMARY from 01/07/25 to 25/09/25
All Schedules

C.T.S.: 11894	Units: 5	Lots: 5
Building Address: 15 Pangarinda Place		
:		
Suburb: MOOLOOLABA	State: QLD	Post Code: 4557
Building Name: LERINDA	ABN: 81 441 561 693	
GST?: No	Manager: Linda Redgewell	

Lot#: 5	Unit#: 5	Units of Entitlement: 1	Paid To: 30/11/25
Owner Name: Ms SPC Stillman		Contribution Schedule: 1	

Levies									
Due Date	Reference	Details	Total Due	Paid	Discount	Unpaid	Arrears	Interest Due	GST
01/09/25	5	Standard Levy from 01/09/2025 to 30/11/2025	\$1,026.05	\$1,026.05	\$205.20	\$0.00	\$0.00	\$0.00	\$0.00
		FULLY PAID							
		Admin	\$641.35	\$641.35	\$128.25	\$0.00	\$0.00	\$0.00	\$0.00
		Sinking	\$384.70	\$384.70	\$76.95	\$0.00	\$0.00	\$0.00	\$0.00
Levy Totals for the Period 01/07/25 to 25/09/25			\$1,026.05	\$1,026.05	\$205.20	\$0.00	\$0.00	\$0.00	\$0.00

Receipts								
Date	Reference	Details	Admin	Sinking	Total	Discount	Interest Paid	GST
27/08/25	4	Standard Levy for 01/09/2025 to 30/11/2025	\$641.35	\$384.70	\$1,026.05	\$205.20	\$0.00	\$0.00
		Receipt; bpay-payment - DEFT Bpay 0000005236						
Receipt Totals for the Period 01/07/25 to 25/09/25			\$641.35	\$384.70	\$1,026.05	\$205.20	\$0.00	\$0.00

Team Body Corporate

195 Weyba Road NOOSAVILLE QLD 4566 ABN: 89879891432

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Expenses & Other Income - C.T.S. 11894

"LERINDA"

15 PANGARINDA PLACE, MOOLOOLABA, QLD 4557

For the Financial Period 01/07/2025 to 25/09/2025

Administrative Fund - Other Income

Total Discount on Levies

Date	Ref.	Details	Amount	Balance
01/07/2025	Obal	Opening Balance	\$-2,154.79	\$-2,154.79
Total for Total Discount on Levies			\$-2,154.79	
Total for Administrative Fund - Other Income				\$-2,154.79

Administrative Fund - Expenses

Accounting Fees - Taxation

Date	Ref.	Details	Amount	Balance
01/07/2025	Obal	Opening Balance	\$132.00	\$132.00
Total for Accounting Fees - Taxation			\$132.00	

Building/Public Liability

Date	Ref.	Details	Amount	Balance
01/07/2025	Obal	Opening Balance	\$4,719.92	\$4,719.92
Total for Building/Public Liability			\$4,719.92	

Labour

Date	Ref.	Details	Amount	Balance
01/07/2025	Obal	Opening Balance	\$755.70	\$755.70
02/07/2025	5327	Garden Maintenance 01/6 Body Corp Ground Care	\$75.57	\$831.27
13/07/2025	5348	Garden Maintenance 13/7 Body Corp Ground Care	\$77.44	\$908.71
31/08/2025	5367	Garden Maintenance 24/8 Body Corp Ground Care	\$77.44	\$986.15
Total for Labour			\$986.15	

Management Fee

Date	Ref.	Details	Amount	Balance
01/07/2025	Obal	Opening Balance	\$2,676.41	\$2,676.41
31/07/2025	57917	Management Fee (31/07/2025 - 31/07/2025) Team Body Corporate	\$271.52	\$2,947.93
31/08/2025	58652	Management Fee (01/08/2025 - 31/08/2025) Team Body Corporate	\$271.52	\$3,219.45
Total for Management Fee			\$3,219.45	

Mgmt Additional Services

Date	Ref.	Details	Amount	Balance
31/08/2025	58652	Work Order Processing (01/08/2025 - 31/08/2025) Team Body Corporate	\$49.50	\$49.50
Total for Mgmt Additional Services			\$49.50	

Team Body Corporate
195 Weyba Road NOOSAVILLE QLD 4566 ABN: 89879891432
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Expenses & Other Income - C.T.S. 11894
"LERINDA"
15 PANGARINDA PLACE, MOOLOOLABA, QLD 4557
For the Financial Period 01/07/2025 to 25/09/2025

Pest Control - General

Date	Ref.	Details	Amount	Balance
01/07/2025	Obal	Opening Balance	\$469.46	\$469.46
04/09/2025	INV-34894	Deluxe Pest Control <i>Bundilla Pest Control- Bundilla Termite P/L</i>	\$414.89	\$884.35
Total for Pest Control - General			\$884.35	

Plumbing

Date	Ref.	Details	Amount	Balance
01/07/2025	Obal	Opening Balance	\$445.50	\$445.50
Total for Plumbing			\$445.50	

Report Costs

Date	Ref.	Details	Amount	Balance
01/07/2025	Obal	Opening Balance	\$1,032.00	\$1,032.00
Total for Report Costs			\$1,032.00	

Total for Administrative Fund - Expenses **\$11,468.87**

Sinking Fund - Other Income

Interest Received

Date	Ref.	Details	Amount	Balance
01/07/2025	Obal	Opening Balance	\$250.03	\$250.03
01/07/2025	1	Adjustment - Interest Received on At Call - 300625	\$23.20	\$273.23
31/07/2025	2	Adjustment - Interest Paid	\$34.29	\$307.52
29/08/2025	3	Adjustment - Interest Paid	\$32.48	\$340.00
Total for Interest Received			\$340.00	

Total Discount on Levies

Date	Ref.	Details	Amount	Balance
01/07/2025	Obal	Opening Balance	\$-1,307.98	\$-1,307.98
Total for Total Discount on Levies			\$-1,307.98	
Total for Sinking Fund - Other Income				\$-967.98

Sinking Fund - Expenses

Building Rectification

Date	Ref.	Details	Amount	Balance
01/07/2025	Obal	Opening Balance	\$160.96	\$160.96
Total for Building Rectification			\$160.96	

Sinking Fund Forecast

Date	Ref.	Details	Amount	Balance
01/07/2025	Obal	Opening Balance	\$437.00	\$437.00
Total for Sinking Fund Forecast			\$437.00	
Total for Sinking Fund - Expenses				\$597.96

Team Body Corporate

195 Weyba Road NOOSAVILLE QLD 4566 ABN: 89879891432

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Statement of Key Financial Information - Community Title Scheme 11894
"LERINDA"
15 PANGARINDA PLACE, MOOLOOLABA, QLD 4557
For the Financial Period 01/07/2025 to 25/09/2025

Consolidated

Name of Fund:	Administrative Fund	\$	
Balance carried forward from previous reporting period:		1,687.91	
Total income received during reporting period:		13,365.96	(2)
Total interest earned by fund during reporting period:		0.00	(3)
Total contributions paid during reporting period:		2,565.40	
Total unpaid contributions payable for reporting period:		641.35	(4)
Total expenditure for maintenance during reporting period:		11,468.87	
Total expenditure for administration costs during reporting period:		0.00	
Balance of Fund at end of reporting period:		3,585.00	
List of principal items of expenditure proposed for next reporting period:			
Total Expenses		0.00	

Notes:

(1) The Statement of Key Financial Information is a statutory report to display amounts for the financial period for financial information required under the Act. It is not a cumulative report and should not be interpreted as one.

(2) Total income received represents the total receipts and may include amounts not represented on this report.

(3) Total interest includes interest received on the working account, and investment accounts and penalty interest for late payment of levies.

(4) This amount represents the total of unpaid levy contributions due and payable during, and prior to the reporting period.

Team Body Corporate

195 Weyba Road NOOSAVILLE QLD 4566 ABN: 89879891432

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Statement of Key Financial Information - Community Title Scheme 11894
"LERINDA"
15 PANGARINDA PLACE, MOOLOOLABA, QLD 4557
For the Financial Period 01/07/2025 to 25/09/2025

Consolidated

Name of Fund:	Sinking Fund	\$	
Balance carried forward from previous reporting period:		30,121.25	
Total income received during reporting period:		8,341.72	(2)
Total interest earned by fund during reporting period:		0.00	(3)
Total contributions paid during reporting period:		1,538.80	
Total unpaid contributions payable for reporting period:		384.70	(4)
Total expenditure for maintenance during reporting period:		597.96	
Total expenditure for administration costs during reporting period:		0.00	
Balance of Fund at end of reporting period:		37,865.01	
List of principal items of expenditure proposed for next reporting period:			
Total Expenses		0.00	

Notes:

(1) The Statement of Key Financial Information is a statutory report to display amounts for the financial period for financial information required under the Act. It is not a cumulative report and should not be interpreted as one.

(2) Total income received represents the total receipts and may include amounts not represented on this report.

(3) Total interest includes interest received on the working account, and investment accounts and penalty interest for late payment of levies.

(4) This amount represents the total of unpaid levy contributions due and payable during, and prior to the reporting period.

Team Body Corporate

195 Weyba Road NOOSAVILLE QLD 4566 ABN: 89879891432

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Debtor Positions Report - C.T.S. 11894
"LERINDA"

15 PANGARINDA PLACE, MOOLOOLABA, QLD 4557
For the Financial Period 01/07/2025 to 25/09/2025

Consolidated

SINKING FUND FORECAST

Body Corporate

Lerinda - CTS11894



15 Pangarinda Place

MOOLOOLABA

04/10/2024

Job No 29061/2024/SFF

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SECTION A – SUMMARY OF SINKING FUND FORECAST

PROPERTY NAME

Body Corporate	Lerinda
CTS/SP Number	11894

PHYSICAL ADDRESS

Building Address	15 Pangarinda Place MOOLOOLABA QLD 4557
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INTRODUCTION

This report has been commissioned by the Body Corporate to provide a sinking fund forecast for the above-mentioned property.

This forecast satisfies the requirements of the Body Corporate and Community Management Act 1997. The purpose of this forecast is to establish a reserve of funds which allows for their future expenditure on the replacement of building components at the end of their expected life.

REPORT SUMMARY

Building Type	BFP
Year of Construction/ Registration Date	1979
Financial Year Start Date	01/09/2024
Opening Balance	\$30,121.25
Number of Lots	5
Number of Entitlements	5
Proposed Sinking Fund Levy – Per Lot Entitlement	\$1,154.06
Proposed Sinking Fund Levy – Annual	\$5,770.31

ADDITIONAL INFORMATION

Company taxation rate	30
Allowance for future building cost escalation - %	4
Contingency Allowance - %	5
Registered for GST	NO
Forecast Period – Number of Years	15

PROPERTY INSPECTION

Property Inspection Date	26/09/2024
--------------------------	------------

SECTION B – SINKING FUND FORECAST

2.1 GENERAL INFORMATION

The estimates in this forecast are based on the typical usage for a building of this type.

This forecast has been based on a reasonable estimate of the expected life of the components listed in the forecast. The actual life of the components can be expected to vary from the estimated life and will be affected by maintenance programs, climate and environmental conditions, material failure, misuse and design errors etc.

This forecast is based on the assumption that the Body Corporate Committee or onsite Manager will implement a maintenance policy to recognize and encourage regular maintenance expenditure in the prevention of larger remedial capital expenditures.

The contributions and expenses in this report should be reviewed on an annual basis to take into account any change in condition of the building, new work that may have been attended to or changes in the Sinking Fund balance. It will also require updating if there is a change in any statutory requirements affecting this project.

2.2 LIFE EXPECTANCY

This forecast is based on the estimated life allowances sourced from industry trade specialists. The estimated life of the products is a guide only and the actual life may vary based on the site conditions and maintenance programs.

The estimated life of the components as listed in the elemental breakdown of this forecast.

E.O.L = Estimated overall life

E.R.L = Estimated Remaining Life

2.3 CONTINGENCY

A contingency has been allowed for any unforeseen expenses.

2.4 GOODS AND SERVICES TAX (GST)

The forecast is inclusive of the ten (10%) allowance for Goods and Services Tax.

2.5 SINKING FUND BALANCE

The sinking fund balance is forecast on expected contributions and expenses at the beginning of the year.

2.6 CONTRIBUTION / ALLOWANCE

These terms within the report refer to monies set aside over the term of the report for future expenditure of items which may or may occur within the 15-year cycle. These are budgeting items and not expenditure.

SECTION C – EXCLUSIONS

3.1 SPECIFIC EXCLUSIONS

The forecast makes no allowance for costs associated with the following:

- Additional costs by shortage of labour and materials caused by widespread catastrophes or extremely buoyant building conditions.
- Operational costs including Management fees and employment costs, insurances, administration costs and expenses, cleaning and consumables.
- Rates
- Land legal and finance costs
- Recurring items such as maintenance contracts and cost of remedial repairs arising from lack of fully implemented maintenance program.
- Refurbishments which are unrelated to physical deterioration, unless Body Corporate has provided us with specific costs
- Costs associated with vandalism
- Latent defects
- Damage or component failure which may occur for whatever reason before the end of the expected life span of each component
- Minor items such as light bulbs and batteries
- Items which are included in the administration fund
- Costs arising from changes to legislation, e.g. GST
- Electrical cabling, mechanical duct-work and tiling – all are deemed to not require replacing within 10 years if periodic repairs, maintenance and reconditioning are carried out. The cost of all such repairs, maintenance and reconditioning have also been excluded.

3.2 STRUCTURAL DEFECTS

This is not a structural report and does not cover expenditure that occurs either directly or indirectly as a result of structural defects. It does not cover expenditure as a result of accidental damage.

3.3 ASBESTOS SURVEY

An Asbestos detection survey is not applicable.

3.4 SAFETY

The inspection and report does not cover safety issues.

3.5 TERMS AND CONDITIONS

All services provided by Seymour Consultants are based on our general terms and conditions which are available on our website at www.seymourconsultants.com.au

SECTION D – CONTRIBUTION SUMMARY

Sinking Fund Forecast Contribution Summary

General Information

Number of Entitlements	5	5	Lots
Opening Balance	\$ 30,121		
Inflation Rate (p.a.)	4.00	%	
Interest Rate (after tax)	1.50	%	
Y1 Contribution per Ent/Yr	\$ 1,154.06		
Previous year	2024		
Financial year 1 start	01/09/2024		

Sinking Fund Contribution Summary

Year	Financial Year Period	Expected Expenses	Required Contribution	Sinking Fund Balance	Contribution Per Ent. P.A.
				\$30,121	
Year 1 - (2025)	01/09/2024 to 31/08/2025	\$0	\$5,770	\$35,892	\$1,154.06
Year 2 - (2026)	01/09/2025 to 31/08/2026	\$0	\$6,001	\$41,893	\$1,200.22
Year 3 - (2027)	01/09/2026 to 31/08/2027	-\$3,892	\$6,241	\$44,242	\$1,248.23
Year 4 - (2028)	01/09/2027 to 31/08/2028	-\$319	\$6,491	\$50,413	\$1,298.16
Year 5 - (2029)	01/09/2028 to 31/08/2029	-\$2,500	\$6,750	\$54,664	\$1,350.09
Year 6 - (2030)	01/09/2029 to 31/08/2030	-\$6,129	\$7,020	\$55,556	\$1,404.09
Year 7 - (2031)	01/09/2030 to 31/08/2031	-\$5,261	\$7,301	\$57,596	\$1,460.26
Year 8 - (2032)	01/09/2031 to 31/08/2032	-\$7,310	\$7,593	\$57,879	\$1,518.67
Year 9 - (2033)	01/09/2032 to 31/08/2033	-\$22,735	\$7,897	\$43,041	\$1,579.41
Year 10 - (2034)	01/09/2033 to 31/08/2034	-\$10,686	\$8,213	\$40,568	\$1,642.59
Year 11 - (2035)	01/09/2034 to 31/08/2035	-\$5,642	\$8,541	\$43,468	\$1,708.29
Year 12 - (2036)	01/09/2035 to 31/08/2036	-\$9,614	\$8,883	\$42,737	\$1,776.63
Year 13 - (2037)	01/09/2036 to 31/08/2037	-\$4,203	\$9,238	\$47,773	\$1,847.69
Year 14 - (2038)	01/09/2037 to 31/08/2038	-\$4,616	\$9,608	\$52,765	\$1,921.60
Year 15 - (2039)	01/09/2038 to 31/08/2039	-\$22,361	\$9,992	\$40,396	\$1,998.46

- General maintenance costs are excluded.
- All figures stated are net and are exclusive of any discounts or penalty interest.
- Sinking Fund Balance includes bank interest at the rate per annum as stated above.
- No liability accepted.

SECTION E – SINKING FUND FORECAST SUMMARY

Sinking Fund Forecast Summary

Annual Increase: 4%	CURRENT COSTS	Year 1 2025	Year 2 2026	Year 3 2027	Year 4 2028	Year 5 2029	Year 6 2030	Year 7 2031	Year 8 2032	Year 9 2033	Year 10 2034	Year 11 2035	Year 12 2036	Year 13 2037	Year 14 2038	Year 15 2039	TOTAL
		1.000	1.040	1.082	1.125	1.170	1.217	1.265	1.316	1.369	1.423	1.480	1.539	1.601	1.665	1.732	

Sinking Fund Forecast Summary

Building	29,585	0	0	2,704	0	0	3,304	2,088	6,607	20,384	0	3,664	4,180	4,003	549	2,857	50,339
Services	10,387	0	0	1,003	0	1,351	2,533	0	0	1,269	10,177	1,710	3,206	0	0	1,606	22,854
External Works	13,181	0	0	0	304	1,029	0	2,923	355	0	0	0	1,770	0	3,846	16,833	27,061
Contingency	2,658	0	0	185	15	119	292	251	348	1,083	509	269	458	200	220	1,065	5,013
TOTAL	55,811	0	0	3,892	319	2,500	6,129	5,261	7,310	22,735	10,686	5,642	9,614	4,203	4,616	22,361	105,267

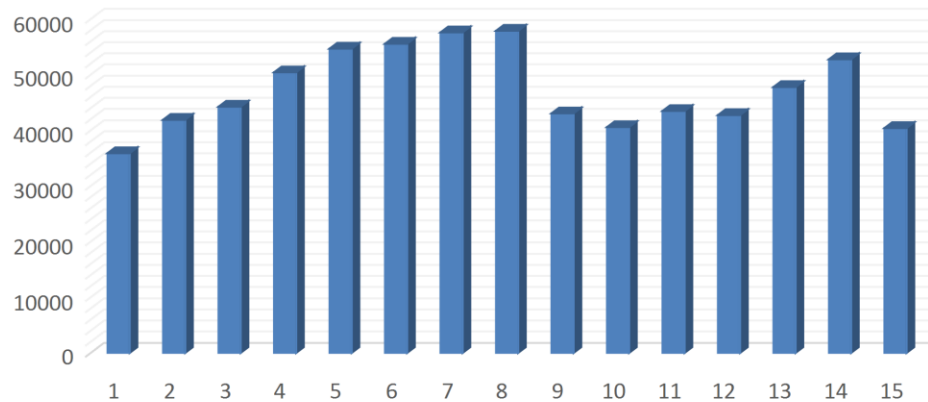
SECTION F – SINKING FUND FORECAST DETAILS

Sinking Fund Forecast Details

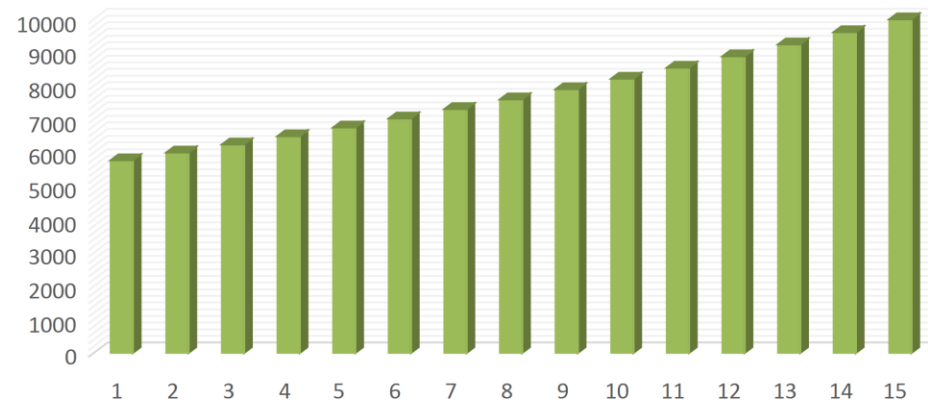
Annual Increase %	Description	EOL	ERL	CURRENT COSTS	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	TOTAL
					2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	
					1.000	1.040	1.082	1.125	1.170	1.217	1.265	1.316	1.369	1.423	1.480	1.539	1.601	1.665	1.732	
Building																				
Building	Metal roofing	Contribution to replace or repair metal roof sheeting	9	9	1,586								2,171							2,171
Building	Metal roofing	Reseal roof fixings to metal sheeting	9	9	317								434							434
Building	Roof plumbing	Contribution to replace gutters, fascias, downpipes	6	6	2,715					3,304						4,180				7,484
Building	External surfaces	Paint external building façade & passageway	10	9	11,341								15,521							15,521
Building	External surfaces	Paint soffits - refer external Paint	10	9																
Building	External surfaces	Paint concrete soffits - refer to external Paint	10	9																
Building	Windows	Contribution to replace windows	8	8	1,760							2,316								2,316
Building	Windows	Contribution to replace window seals	8	8	1,650							2,171								2,171
Building	Balustrading	Contribution to replace balustrading	12	11	2,475										3,664					3,664
Building	Balustrading	Paint metal balustrading / handrails	10	3	2,500		2,704										4,003			6,707
Building	Doors	Contribution to replace doors - general	8	8	770							1,013								1,013
Building	Doors	Paint doors, frames & architraves	10	9	880								1,204							1,204
Building	Doors	Contribution to replace garage doors	8	7	1,650						2,088								2,857	4,945
Building	Doors	Paint garage doors	10	9	770								1,054							1,054
Building	Fitments	Replace letter boxes	15	14	330													549		549
Building	Fitments	Replace wash lines	8	8	840							1,106								1,106
Services																				
Services	Electrical	Contribution to replace light fittings - External	3	3	927		1,003			1,128			1,269			1,428			1,606	6,434
Services	Electrical	Repair electrical services	6	6	1,155					1,405						1,778				3,183
Services	Electrical	Replace main electrical switchboard	15	10	7,150									10,177						10,177
Services	Hydraulics	Allowance to replace pipework	6	5	1,155				1,351						1,710					3,061
External works																				
External works	Concrete	Repairs to concrete driveways	7	7	2,310						2,923							3,846		6,769
External works	Landscaping	Replacement of mulch	4	4	270			304				355				416				1,075
External works	Retaining wall(s)	Repairs to block retaining/revetment wall	15	15	6,421														11,119	11,119
External works	Fencing	Repair timber fencing	7	5	880				1,029							1,355				2,384
External works	Fencing	Replace timber fencing - shared %	15	15	3,300														5,715	5,715

SECTION G – GRAPHICAL EXPLANATION

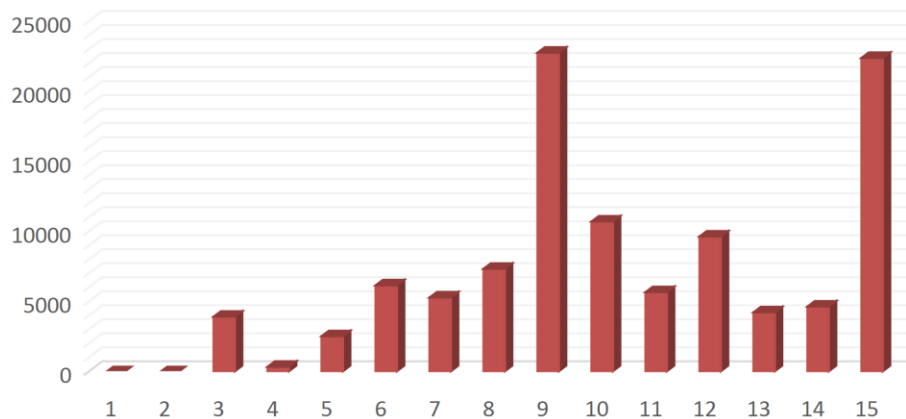
Balance



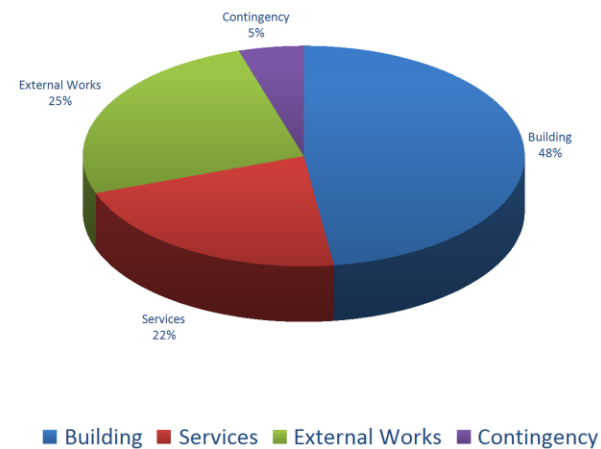
Contributions



Expenditure



Summary Of Major Expenditure



SECTION H – PHOTOGRAPHS



