

Seller disclosure statement



Queensland
Government

Property Law Act 2023 section 99

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

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

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

This statement does not include information about:

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

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

Part 1 – Seller and property details

Seller **LUKE JOHN KENEALY and ALANA JADE HORNBY**

Property address
(referred to as the
“property” in this
statement) **5/22 WALLACE STREET, NEWTOWN QLD 4350**

Lot on plan description **5/BUP5892**

Community titles scheme
or BUGTA scheme:

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

☒ **Yes**

☐ **No**

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

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

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

Title details

The seller gives or has given the buyer the following—

A title search for the property issued under the *Land Title Act 1994*
showing interests registered under that Act for the property.

☒ **Yes**

A copy of the plan of survey registered for the property.

☒ **Yes**

Registered encumbrances	Registered encumbrances, if any, are recorded on the title search, and may affect your use of the property. Examples include easements, statutory covenants, leases and mortgages. You should seek legal advice about your rights and obligations before signing the contract.
Unregistered encumbrances (excluding statutory encumbrances)	There are encumbrances not registered on the title that will continue to affect the property after settlement. ☐ Yes ☒ No Note—If the property is part of a community titles scheme or a BUGTA scheme it may be subject to and have the benefit of statutory easements that are NOT required to be disclosed. Unregistered lease (if applicable) If the unregistered encumbrance is an unregistered lease, the details of the agreement are as follows: » the start and end day of the term of the lease: » the amount of rent and bond payable: » whether the lease has an option to renew: 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:
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> As per Annexed Before You Dig Search
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>) 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>: Low Density Residential	
Transport proposals and resumptions	The lot is affected by a notice issued by a Commonwealth, State or local government entity and given to the seller about a transport infrastructure proposal* to: locate transport infrastructure on the property; or alter the dimensions of the property. ☐ Yes ☒ No The lot is affected by a notice of intention to resume the property or any part of the property. ☐ Yes ☒ No <i>If Yes, a copy of the notice, order, proposal or correspondence must be given by the seller.</i>	
* <i>Transport infrastructure</i> has the meaning defined in the <i>Transport Infrastructure Act 1994</i>. A <i>proposal</i> means a resolution or adoption by some official process to establish plans or options that will physically affect the property.		
Contamination and environmental protection	The property is recorded on the Environmental Management Register or the Contaminated Land Register under the <i>Environmental Protection Act 1994</i>. ☐ 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 <i>If Yes, a copy of the order or application must be given by the seller.</i>	
Heritage	The property is affected by the <i>Queensland Heritage Act 1992</i> or is included in the World Heritage List under the <i>Environment Protection and Biodiversity Conservation Act 1999</i> (Cwlth). ☐ 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: \$1410.35 Date Range: 01/07/2026 - 31/12/2026
	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: \$397.27 Date Range: 01/01/2026 - 30/06/2026
	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. ☒ Yes ☐ No (If Yes, complete the information below)
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. ☒ Yes 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.
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. ☒ Yes ☐ No If No— An explanatory statement is given to the buyer that states: ☐ Yes » a copy of a body corporate certificate for the lot is not attached; and » the reasons under section 6 of the <i>Property Law Regulation 2024</i> why the seller has not been able to obtain a copy of the body corporate certificate for the lot.
Statutory Warranties	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 ☐ Yes ☒ No (If Yes, complete the information below)
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. ☐ Yes ☐ No If No— An explanatory statement is given to the buyer that states: ☐ Yes » 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.

Signatures – SELLER

L J Kenealy
Signature of seller

A J Hornby
Signature of seller

Luke John Kenealy
Name of Seller

Alana Jade Hornby
Name of Seller

17/08/2026
Date

17/08/2026
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

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	16558159	Search Date:	11/08/2026 14:34
Date Title Created:	10/01/1984	Request No:	57196592
Previous Title:	12735024		

ESTATE AND LAND

Estate in Fee Simple

LOT 5 BUILDING UNIT PLAN 5892

Local Government: TOOWOOMBA

COMMUNITY MANAGEMENT STATEMENT 9319

REGISTERED OWNER

Dealing No: 716218204 19/12/2014

LUKE JOHN KENEALY

ALANA JADE HORNBY

JOINT TENANTS

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 19506233 (POR 81)
2. MORTGAGE No 716218205 19/12/2014 at 12:28
COMMONWEALTH BANK OF AUSTRALIA A.B.N. 48 123 123 124

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

CATAPLOGUED NOTED ON R.P. 16949
CHARTED ON T.M. WILSONTON 22 13/01/84

BUILDING UNITS AND GROUP TITLES ACT 1980.
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980.

(Form 1)

Regulation 2 (1)
Sheet 1 of 12 Sheets.

Name of Building: "BEATRICE LODGE"

BUILDING UNITS PLAN NO. 5892

Signatures of Registered Proprietors:

Director

Name of Registered Proprietors: M. K. COLLINS INDUSTRIES PTY. LTD.

Address: 101 North Street,
TOOWOOMBA, 4350.

Reference to Title: C.T. Volume 2735 Folio 24

Description of Parcel: ~~Sub. 31 of Sub. Allot 81~~
~~of Section 4 on R.P. 16949~~

Subdivision 31 of
Section 4 of
Subdivision A of
Portion 81

County: Auburn

Parish: Drayton

Name of Body Corporate: The Proprietors,
"Beatrice Lodge",
Building Units Plan No. 5892

Address at which documents may be served:
Davidson & Sullivan,
Solicitors,
158 Hume Street,
TOOWOOMBA, 4350.

BUILDING UNITS PLAN NO:

5892

REGISTERED: 4 Jan 1984 at 10.20am

[Signature]



REGISTRAR OF TITLES

[Signature]

Town Clerk,
COUNCIL of the CITY of TOOWOOMBA.



CT

RETAIDOP... 11 11 11 A



5892



601178476

H120621

DATA TAKEON

Receipt No.	
69012	406
Lodgement	63 00.
New Titles	98 00.
Endts on N/Ts	
Photocopies	48 00
Total	\$ 206-00
TIME \$ 206-00	
DEED & CONSENT BY WESTPAC. A. C. FOX & ASSOCIATES 210 QUEEN STREET, BRISBANE, 4000 Davidson & Sullivan, Solicitors, Keweenaw...	

RECEIVED
REG. OF TITLES
MAY 4 10 23 AM '93

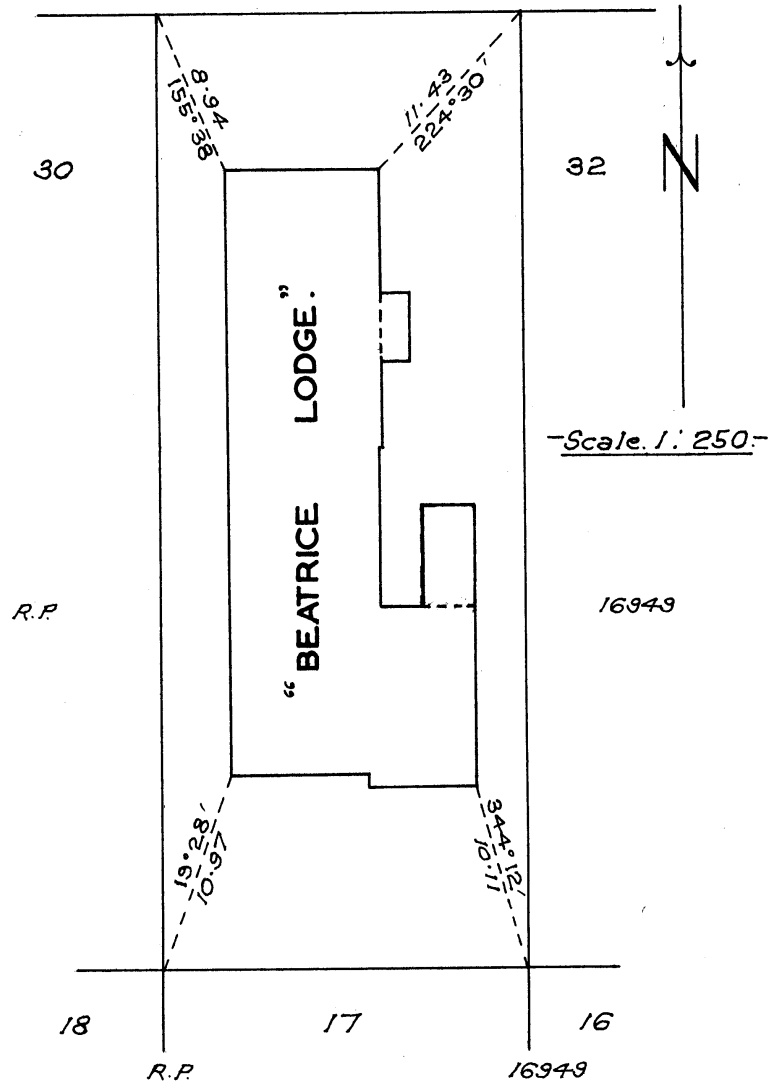
BUILDING UNITS AND GROUP TITLES ACT 1980.
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980.

Regulation 8 (1)
Sheet No.2 of 8 Sheets.

BUILDING UNITS PLAN NO: 5892

WALLACE

ST.



Addition & amendment
in block by me.

T. Samuel
Licd Surveyor
23.11.83

John
Town Clerk,
COUNCIL of the CITY of TOOWOOMBA.

BUILDING UNITS AND GROUP TITLES ACT 1980.
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980.

(Form 2)

Regulations 8 (1)
Sheet No.3 of 8 Sheets.

BUILDING UNITS PLAN NO: **5892**

I, BRYAN MC.CONNEL of TOOWOOMBA, Licensed Surveyor,
registered under the Surveyors Act 1977-78, hereby certify
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 said Plan.

DATED this *Twenty Eighth* day of *February* 1983.



Licensed Surveyor



Town Clerk,
COUNCIL of the CITY of TOOWOOMBA.

BUILDING UNITS AND GROUP TITLES ACT 1980.
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980.

(Form 3)

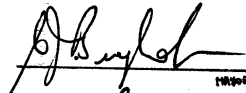
Regulation 8 (1)
Sheet No.4 of 8 Sheets.

BUILDING UNITS PLAN NO: **5892**

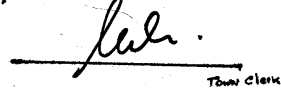
CERTIFICATE OF LOCAL AUTHORITY.

The COUNCIL of the CITY of TOOWOOMBA hereby certifies that the proposed subdivision of the parcel as illustrated in the abovementioned plan has been approved by the COUNCIL of the CITY of TOOWOOMBA and that all the requirements of the Local Government Acts, 1936 to 19⁸³, as modified by the Building Units and Group Titles Act 1980 have been complied with in regard to the subdivision.

DATED this *Twenty-ninth* day of *September* 1983.


MAYOR

(Seal)


TOWN CLERK

COUNCIL of the CITY of TOOWOOMBA.

BUILDING UNITS AND GROUP TITLES ACT 1980.
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980.

(Form 6)

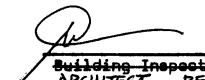
Regulation 8 (1)
Sheet No.5 of 8 Sheets.

BUILDING UNITS PLAN NO. 5892

 I, STEPHEN L. WALLACE, of TOOWOOMBA, AN ARCHITECT within the meaning of the Architects Act 1962 to 1971
~~a Building Inspector (appointed by the Council of the City)~~

~~as a Building Inspector~~ hereby certify that the building shown on the building units plan to which this certificate is annexed has been substantially completed in accordance with plans and specifications approved by the COUNCIL of the CITY of TOOWOOMBA.

DATED this TWENTIETH day of SEPTEMBER 1983.


~~Building Inspector~~
ARCHITECT - REG. NO. 1429.


Town Clerk,
COUNCIL of the CITY of TOOWOOMBA.

BUILDING UNITS AND GROUP TITLES ACT 1980.
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980.

(Form 8)

Regulation 8 (1)
Sheet No.6 of 8 Sheets.

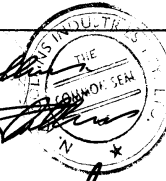
BUILDING UNITS PLAN NO: **5892**

SCHEDULE OF LOT ENTITLEMENTS AND REFERENCE TO
CURRENT CERTIFICATE OF TITLE

Lot No.	Level	Entitlement	Current C.T's	
			Vol	Fol.
1	A	1	6558	155
2	A	1	6558	156
3	A	1	6558	157
4	A	1	6558	158
5	A & B	1	6558	159
AGGREGATE			5	

Director

Secretary



John.
Town Clerk,
COUNCIL of the CITY of TOOWOOMBA.

BUILDING UNITS AND GROUP TITLES ACT 1980.
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980.

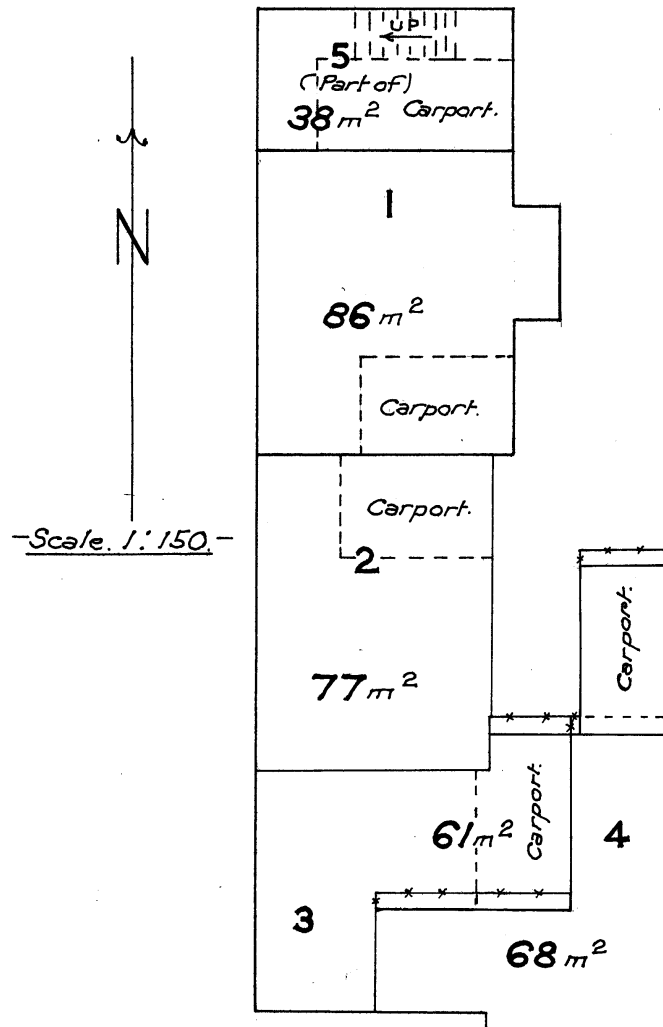
(Form 9)

Regulations 8 (1)
Sheet No.7 of 8 Sheets.

BUILDING UNITS PLAN NO:

5892

-LEVEL "A"-



-Scale 1:150-

Floor areas are approximate only.

Signatures of Registered Proprietors:

Secretary

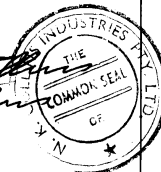
Director

Amendments in black by me.

T3Cannel

Lic'd Surveyor.
23.12.83

Town Clerk,
COUNCIL of the CITY of TOOWOOMBA.



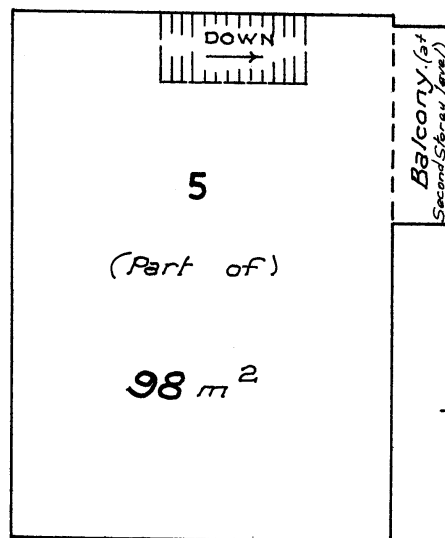
BUILDING UNITS AND GROUP TITLES ACT 1980.
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980.

—(Form 6) (Form 9) *B. Shute*

Regulation 15.
Sheet No. 8 of 8 Sheets.

BUILDING UNITS PLAN NO: 5892

—LEVEL "B".—



—Scale 1:100.—

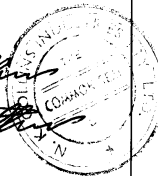
It is stipulated that the uncovered part of the Unit shown, extends to ceiling height of the Unit only.

Floor areas are approximate only.

Signatures of Registered Proprietors: *J. J. Lally*

Director

Secretary



Lally

Town Clerk,
COUNCIL of the CITY of TOOWOOMBA.

Sheet 5 of 5
2

End of line - sheet 8

The site plan requires amending

pgs 11, 11.83

Repeat

pgs 30, 11.83

Reg fee
\$5.00 paid
31143
28/12/83

Reg fee
paid.
30/11/83

WDE
F34311
2

Inspection OK
278
Regulator pgs 3, 184

5892

Westpac Banking Corporation

260 Queen Street, Brisbane
G.P.O. Box 2237, Brisbane
Qld. 4001 Australia
Telephone: 227 2222

Legal Administration Section, Qld.
Chief State Manager's Office

The Registrar of Titles,
Real Property Office,
BRISBANE, QLD. 4000

21 October, 1983

Dear Sir,

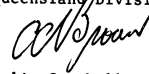
Bill of Mortgage No H24820 N.K. COLLINS INDUSTRIES PTY. LTD.
to Bank over the whole of ~~the~~ land described in Certificate of
Title number 551534 Volume 2735 Folio 24.

Westpac Banking Corporation as Mortgagee under the abovementioned
Bill of Mortgage No H24820 hereby consents to the registration of
Building Units Plan number ~~551534~~ of "Beatrice Lodge", C/-
Davidson & Sullivan, 158 Hume Street, Toowoomba.

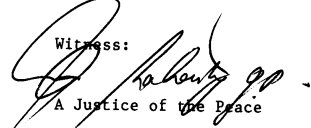
DATED this twenty first day of October, 1983

WESTPAC BANKING CORPORATION
By its Attorneys


Chisholm Ross ATHERTON
Acting in place of
Manager Legal of the
Queensland Division


Colin Campbell BROWN
Manager Recoveries of the
Queensland Division

Witness:


A Justice of the Peace

5892



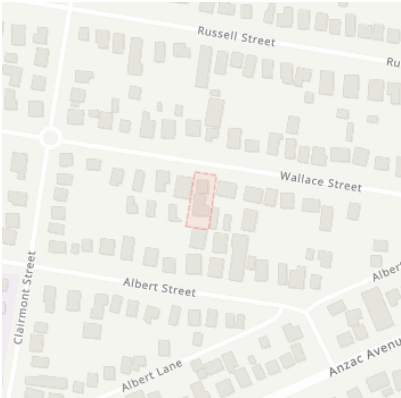
Contact Details

Contact	Contact number	Company	Enquirer ID
Chelsea McDonald	0499 418 278	Enterprise Legal	3732520
Email	Address		
chelsea@enterpriselegal.com.au	11 Annand Street Toowoomba City QLD 4350		

Job Site and Enquiry Details

WARNING: The map below only displays the location of the proposed job site and does not display any asset owners' pipe or cables. The area highlighted has been used only to identify the participating asset owners, who will send information to you directly.

Enquiry date	Start date	End date	On behalf of	Job purpose	Locations	Onsite activities
11/08/2026	11/08/2026	11/08/2027	Other Conveyancing	Design	Both Road, Nature Strip, Footpath	Conveyancing



Check that the location of the job site is correct. If not, you must submit a new enquiry.

If the scope of works change or plan validity dates expire, you must submit a new enquiry.

Do NOT dig without plans. Safe excavation is your responsibility. If you don't understand the plans or how to proceed safely, please contact the relevant asset owners.

User Reference	Address	Notes/description
22 Wallace Street	22 Wallace Street Newtown QLD 4350	-

Your Responsibility and Duty of Care

- **Lodging an enquiry does not authorise project commencement.** Before starting work, you must obtain all necessary information from all affected asset owners.
- If you don't receive plans within 2 business days, contact the asset owner & quote their sequence number.
- Always follow the 5Ps of Safe Excavation (page 2), and locate assets before commencing work.
- Ensure you comply with State legislative requirements for Duty of Care and safe digging.
- If you damage an underground asset, you MUST advise the asset owner immediately.
- By using the BYDA service, you agree to the [Privacy Policy](#) and [Term of Use](#).
- For more information on safe digging practices, visit www.byda.com.au

Asset Owner Details

Below is a list of asset owners with underground infrastructure in and around your job site. It is your responsibility to identify the presence of these assets. Plans issued by Members are indicative only unless specified otherwise. Note: not all asset owners are registered with BYDA. You must contact asset owners not listed here directly.

Referral ID (Seq. no)	Authority Name	Phone	Status
277588091	APA Group Gas Networks (90073)	1800 085 628	NOTIFIED
277588089	Ergon QLD	13 10 46	NOTIFIED
277588088	NBN Co Qld	1800 687 626	NOTIFIED
277588090	Telstra QLD Regional	1800 653 935	NOTIFIED
277588087	Toowoomba Regional Council	13 18 72	NOTIFIED

END OF UTILITIES LIST

Site 22 Wallace Street
Address: Newtown
QLD 4350

Sequence 277588091
Number:



Scale 1: 6000

Map Sources: Esri, Garmin, HERE, FAO, NOAA, USGS,
© OpenStreetMap contributors, and the GIS User Community



Enquiry Area

Map Key Area



Sequence Number: 277588091



Map Sources: Esri, Garmin, HERE, FAO, NOAA, USGS,
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Map Key Area



Legend

PIPE LEGEND: GAS TYPE AND PRESSURE

	Low pressure	Medium pressure	High pressure	Transmission
Natural gas				
Natural gas – proposed				
LPG (yellow dash)	not applicable			not applicable
Hydrogen blended (aqua dash)	not applicable			not applicable

PIPE LEGEND: SPECIAL DESIGNATION

	Low pressure	Medium pressure	High pressure	Transmission
Critical main (yellow highlight)				
Casing (grey highlight)				not applicable

These designations typically apply to any pipe type and pressure

PIPE LEGEND: OTHER STATUS

Abandoned pipe	
Idle or inactive pipe	

ABBREVIATION

BoK	Back of kerb	FoK	Front of kerb
C	Depth of cover	NTI	Not tied in
CP	Cathodic protection		

OBJECT SYMBOLS

Valve		CP test station		Syphon	
Buried valve		CP anode		Marker	
Regulator station		CP bond wire		Part service ^A	
Gas connected property		CP rectifier terminal			

^AA live gas service terminated underground within the property boundary, available for future extension to the gas meter.

PIPE CODE AND MATERIAL

P*	Polyethylene (PE)	CU	Copper
P3	Polyvinyl chloride (PVC)	N2	Nylon
S*	Steel	W2	Wrought galv iron
C*	Cast iron	W3	PE coat wrought galv iron

INTERPRETATION EXAMPLE

	High pressure, 40 mm polyethylene in an 80 mm cast iron casing
	Medium pressure, 63 mm steel

Pipe diameter in millimetres is shown before pipe code.
40P6 = 40 mm nominal diameter

This map was created in colour and should be printed in colour



BYDA

Sequence: 277588089
Date: 11/08/2026

Scale: 1:575
Tile No: **OVERVIEW**

LEGEND

- Substation
- Cable Marker
- Pit
- Pole
- Pillar
- LV Cable (up to 1kV)
- HV Cable (1kV - <33kV)
- HV Cable (33kV and over)
- Pit Boundary
- Planned Work Area

AS5488 Category "D" Plan



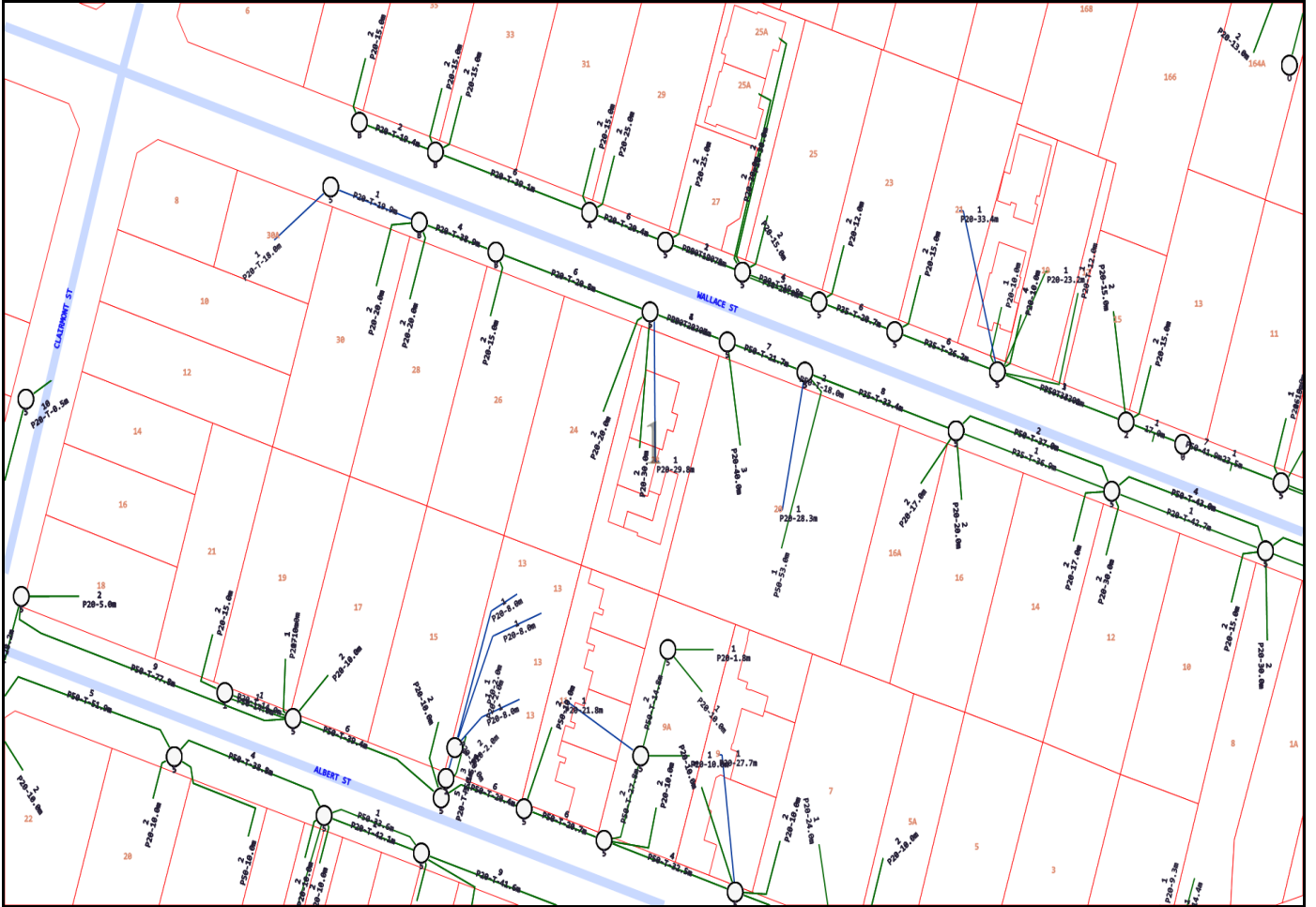
DISCLAIMER: While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither Ergon Energy Network nor Pelican Corp shall have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan response or the information contained in it or the completeness or accuracy of such information. Use of such information is subject to and constitutes acceptance of these terms.



LEGEND

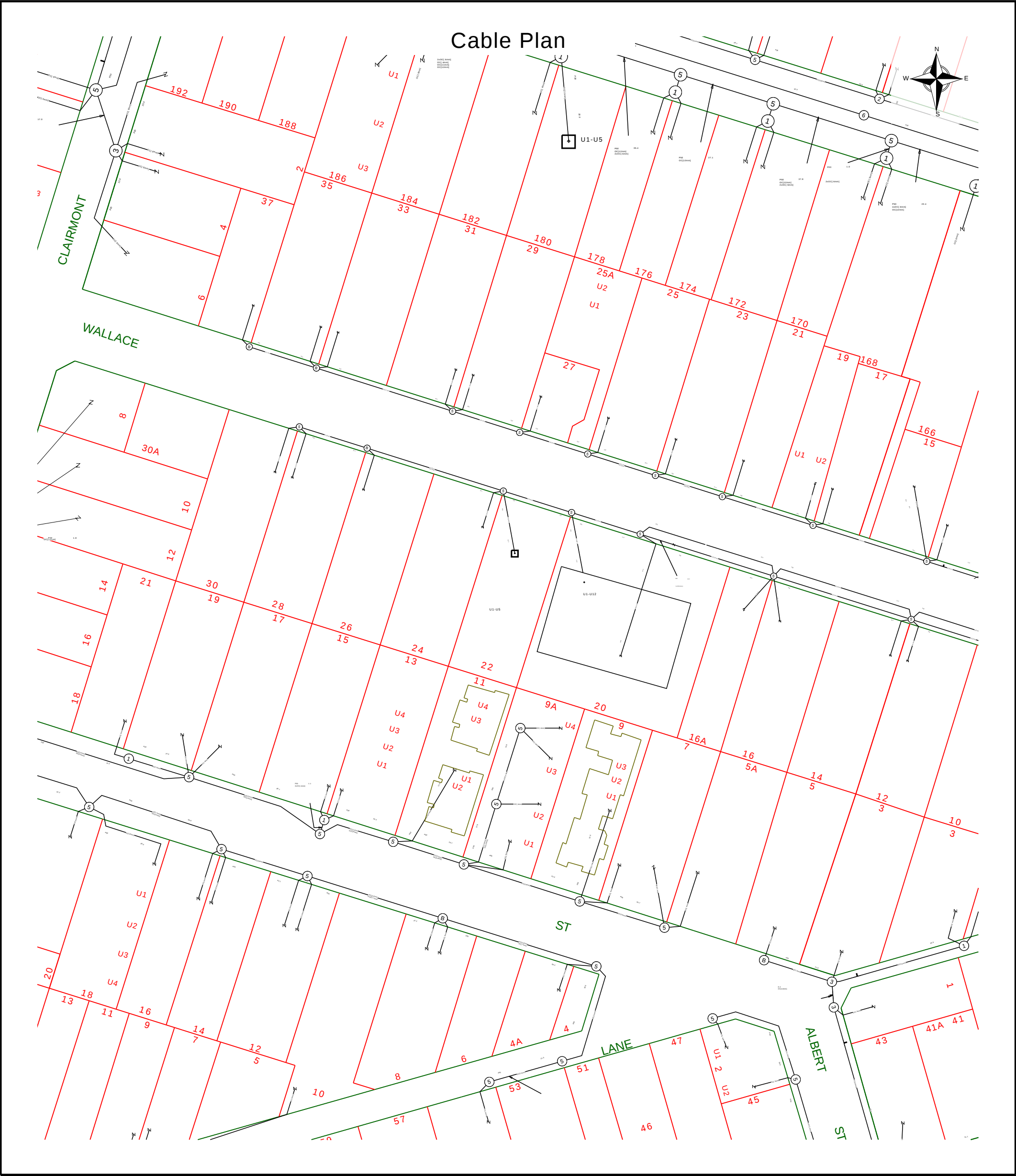


	Parcel and the location
	Pit with size "5"
	Power Pit with size "2E". Valid PIT Size: e.g. 2E, 5E, 6E, 8E, 9E, E, null.
	Manhole
	Pillar
	Cable count of trench is 2. One "Other size" PVC conduit (PO) owned by Telstra (-T-), between pits of sizes, "5" and "9" are 25.0m apart. One 40mm PVC conduit (P40) owned by NBN, between pits of sizes, "5" and "9" are 20.0m apart.
	2 Direct buried cables between pits of sizes, "5" and "9" are 10.0m apart.
	Trench containing any INSERVICE/CONSTRUCTED (Copper/RF/Fibre) cables.
	Trench containing only DESIGNED/PLANNED (Copper/RF/Fibre/Power) cables.
	Trench containing any INSERVICE/CONSTRUCTED (Power) cables.
	Road and the street name "Broadway ST"
Scale	0 20 40 60 Meters 1:2000 1 cm equals 20 m



Emergency Contacts

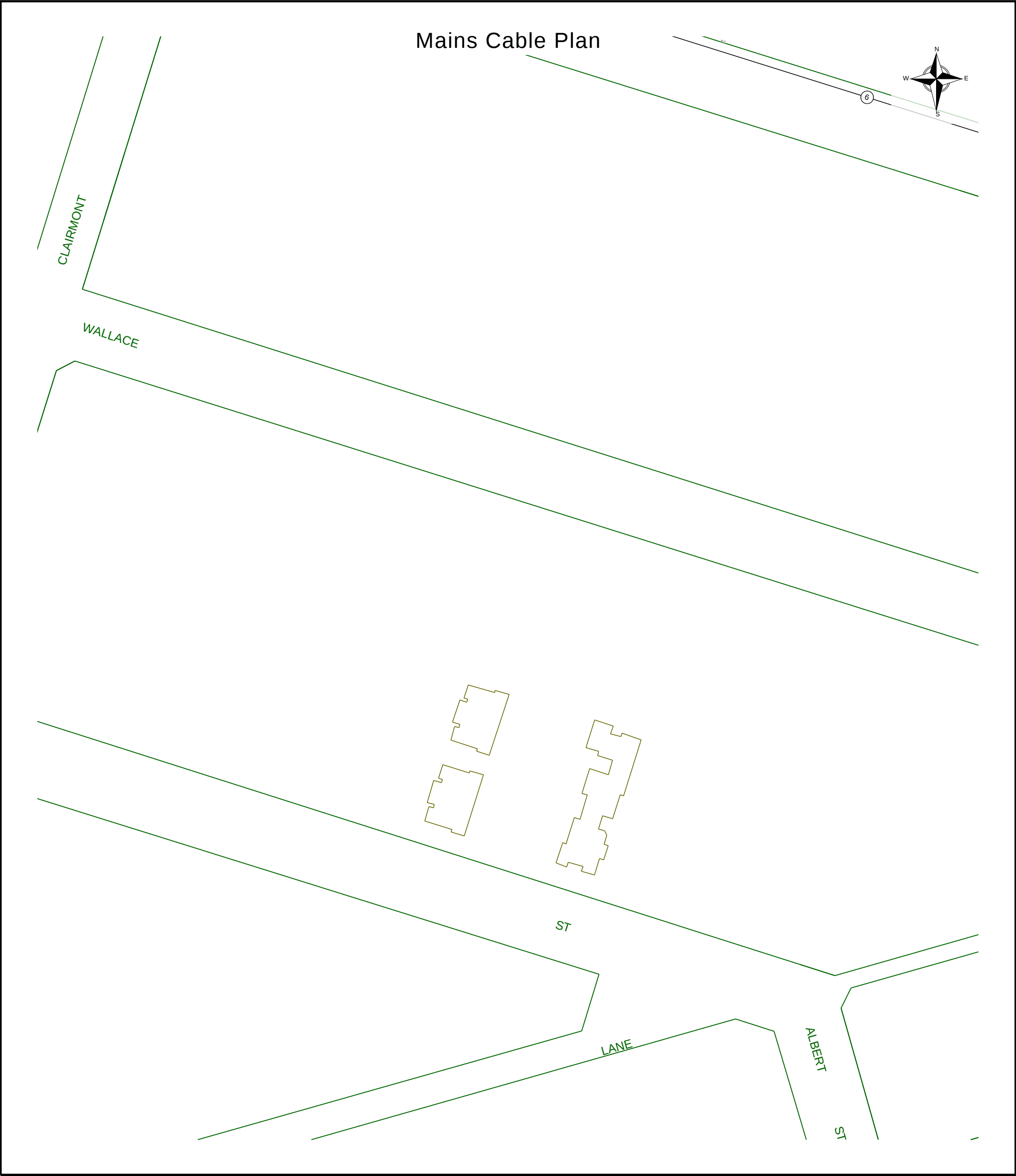
You must immediately report any damage to the **nbn™** network that you are/become aware of. Notification may be by telephone - 1800 626 329.



	Report Damage: https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra Ph - 13 22 03 Email - Telstra.Plans@team.telstra.com Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries	Sequence Number: 277588090
TELSTRA LIMITED A.C.N. 086 174 781 Generated On 11/08/2026 14:43:25		Please read Duty of Care prior to any excavating

The above plan must be viewed in conjunction with the Mains Cable Plan on the following page

WARNING
Telstra plans and location information conform to Quality Level "D" of the Australian Standard AS 5488-Classification of Subsurface Utility Information. As such, Telstra supplied location information is indicative only. Spatial accuracy is not applicable to Quality Level D. Refer to AS 5488 for further details. The exact position of Telstra assets can only be validated by physically exposing it. Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy. Further on site investigation is required to validate the exact location of Telstra plant prior to commencing construction work. A Certified Locating Organisation is an essential part of the process to validate the exact location of Telstra assets and to ensure the asset is protected during construction works.
See the Steps- Telstra Duty of Care that was provided in the email response.



	Report Damage: https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra- Ph - 13 22 03 Email - Telstra.Plans@team.telstra.com Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries	Sequence Number: 277588090
	TELSTRA LIMITED A.C.N. 086 174 781	Please read Duty of Care prior to any excavating
	Generated On 11/08/2026 14:43:28	

The above plan must be viewed in conjunction with the Mains Cable Plan on the following page

WARNING
Telstra plans and location information conform to Quality Level "D" of the Australian Standard AS 5488-Classification of Subsurface Utility Information. As such, Telstra supplied location information is indicative only. Spatial accuracy is not applicable to Quality Level D. Refer to AS 5488 for further details. The exact position of Telstra assets can only be validated by physically exposing it. Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy. Further on site investigation is required to validate the exact location of Telstra plant prior to commencing construction work. A Certified Locating Organisation is an essential part of the process to validate the exact location of Telstra assets and to ensure the asset is protected during construction works.

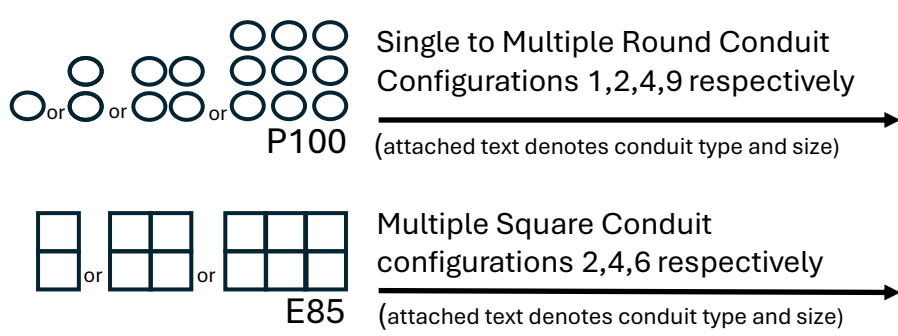
See the Steps- Telstra Duty of Care that was provided in the email response.

Page 2 of 2

LEGEND



	Leadin terminates at a Customer Address		Cable Joining Pit Number / Letter indicating Pit type/size
	Exchange Major Cable Present		Elevated Joint (above ground joint on buried cable)
	Pillar / Cabinet Above ground Free Standing		Telstra Plant in shared Utility trench
	Above ground Complex Equipment Please note: Powered by 240v electricity		Aerial cable / or cable on wall
OC	Other Carrier Telecommunication Cable/ Asset. Not Telstra Owned		Aerial cable (attached to joint use Pole e.g., Power Pole)
DIST	Distribution cables in Main Cable Ducts		Marker Post Installed
MC	Main Cable ducts on a Distribution Plan		Buried Transponder
	Blocked or Damaged Duct		Marker Post & Transponder
	Footway Access Chamber (can vary between 1-lid to 12-lid)		Optical Fibre Cable Direct Buried
	NBN Pillar		Direct Buried Cable
	Third Party Owned Network Non-Telstra		nbn owned network



Some examples of conduit type and size:

A - Asbestos cement, P - PVC / Plastic, C - Concrete, GI - Galvanised Iron, E - Earthenware

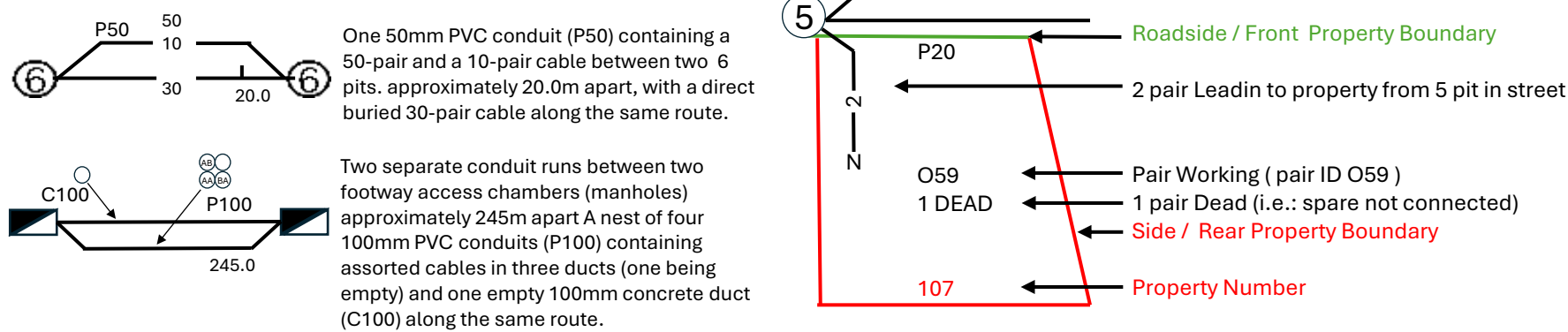
Conduit sizes nominally range from 20mm to 100mm

P50 50mm PVC conduit

P100 100mm PVC conduit

A100 100mm asbestos cement conduit

Some Examples of how to read Telstra Plans



The 5 Ps of Safe Excavation

<https://www.byda.com.au/before-you-dig/best-practice-guides/>

Plan	Prepare	Pothole	Protect	Proceed
Plan your job. Use the BYDA service at least one day before your job is due to begin, and ensure you have the correct plans and information required to carry out a safe project.	Prepare by communicating with asset owners if you need assistance. Look for clues onsite. Engage a Certified Locator.	Potholing is physically sighting the asset by hand digging or hydro vacuum extraction.	Protecting and supporting the exposed infrastructure is the responsibility of the excavator. Always erect safety barriers in areas of risk and enforce exclusion zones.	Only proceed with your excavation work after planning, preparing, potholing (unless prohibited), and having protective measures in place.



- Legend**
- BYDA Enquiry Area
 - Abandoned Water Pipe
 - Water Hydrant
 - Reticulation Main
 - Water Service
 - Sewer Gravity Main
 - Sewer Manhole
 - Sewer Service
 - Street Tree

Whilst all due care has been taken in the preparation of this plan / information, the accuracy of the provided information cannot be guaranteed.

All information **MUST** be verified on site. Please refer any discrepancies to Toowoomba Regional Council by phoning 131 872.

No part of this plan is to be reproduced without Toowoomba Regional Council permission.

Refer to the attached Disclaimer for more information.



End of document

i This document may exclude some files (eg. DWF or ZIP files)

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Your Toowoomba STRATA Contact:
Coral Tranter
07 4639 1955



FORM 33 - BODY CORPORATE CERTIFICATE COVER SHEET

Please find attached the following:-

- Form 33 - Body Corporate Certificate
- Register of Assests
- Register of Authorisation Affecting the Lots
- Register of Leases and Licences
- By-Laws
- Community Management Statement
- Building Management Statement (if applicable)
- Sinking Fund Forecast (most recent if held)
- Financial Statements (most recent)
- Certificate of Currency for Insurance (If applicable)
- Other Required Certificates (if applicable)

Toowoomba Strata Pty Ltd
ABN 73 010 319 892

1/200 Hume Street
PO Box 2244
TOOWOOMBA QLD 4350

T 07 4639 1955

E email@toowoombastrata.com.au
W www.toowoombastrata.com.au

Details of the Subject Lot

Lot Number	5
Unit Number	5
Scheme Name	BEATRICE LODGE CTS 9319
Building Address	22 WALLACE STREET, NEWTOWN
Certificate Date	11/08/2026

Seller Details

Owner	Luke John KENEALY & Alana Jade HORNBY	Office Must match request
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Warning - Levies!

The attached statement only includes amounts owing up to 11/08/2026. New levy amounts can easily be added after 11/08/2026, for example:-

- Standard levies if a new levy period has occurred since 11/08/2026
- Special levies if the levies are only approved after 11/08/2026
- Debt Collection levies can only be issued once the costs are known and this might only happen after 11/08/2026
- Interest and penalties levies issued after 11/08/2026

Prior to settlement (eg the morning of settlement) we recommend you obtain a new certificate or as a minimum telephone the office to check the balance owing.

Finally, even checking on the morning of settlement will not discover levies that might issue immediately after settlement. For example, if an EGM is due to be held the day after settlement and that meeting includes the issuing of a special levy. Prior to settlement a proper and thorough search of the body corporate records should be conducted.

This Statement does not have an indefinite life as circumstances change (eg levies change, insurances change etc). Accordingly, if you have any doubts you should check the currency of the document prior to issuing to a prospective purchaser. Additional fees will apply if a new document needs to be produced (regardless if no changes do actually happen).

Warning!

New Owners become jointly and severally liable for all amounts owing.

166 Payment and recovery of body corporate debts

(3) A liability to pay a body corporate debt in relation to a lot is enforceable jointly and severally against each of the following persons-

(a) a person who was the owner of the lot when the debt became payable;

(b) a person, including a mortgagee in possession, who becomes an owner of the lot before the debt is paid.

FORM 33 - BODY CORPORATE CERTIFICATE

NEED MORE INFORMATION!

Toowoomba STRATA's role

It is **not** the role of Toowoomba Strata staff to provide advice about this Form 33. If you do have questions you need to direct those questions to your legal advisor. Please do **not** be offended if we kindly ask you to chat through your questions with your legal advisor. It is always best to telephone your legal adviser, it is their job to protect your interests that is why you pay them!

Free Search Items

Do you need more information for free, for example:

- Architectural plans (if held)
- Easement documentation (if any)
- Engineering plans (if held)
- Financial Statements (more than just one year)
- Minutes of General Meetings (from establishment)
- Minutes of Committee Meetings (from establishment)
- Survey plans (which helps determine maintenance responsibility)
- etc

All of these items are freely available at <https://www.toowoombastrata.com.au/bodies-corporate-library>

Paid Search Items (currently \$77 to receive all records electronically)

Would you like to read even more, including all correspondence, email etc - you should conduct a search of the body corporate records at <https://www.toowoombastrata.com.au/shop>. This means you receive every document Toowoomba Strata holds in relation to the body corporate.

Understanding the law

The Act <https://www.legislation.qld.gov.au/view/html/inforce/current/act-1997-028>

Accommodation Module <https://www.legislation.qld.gov.au/view/html/inforce/current/sl-2020-0229>

Commercial Module <https://www.legislation.qld.gov.au/view/html/inforce/current/sl-2020-0230>

Small Schemes Module <https://www.legislation.qld.gov.au/view/html/asmade/sl-2020-0231>

Specified Two-Lot Module <https://www.legislation.qld.gov.au/view/html/inforce/current/sl-2011-0305>

Standard Module <https://www.legislation.qld.gov.au/view/html/inforce/current/sl-2020-0233>

Government Buying Information

www.qld.gov.au/buyingbodycorporate

Building Condition Reports

Consider if a building condition report should be undertaken. This will help identify:

- Current maintenance items that require attention
- Future maintenance items that will require future attention
- Analysis of the current sinking fund balance and current sinking fund levies against the future maintenance requirements (most providers do **NOT** undertake this analysis ... but they should!)

Note: While the lot you are purchasing maybe in perfect condition, it is important to remember that you are part of an entire building. For example, the lot at the other end of the complex may require underpinning, the sinking fund is inadequate, you maybe forced to pay a special levy to fund the underpinning repair works.

BODY CORPORATE CERTIFICATE

The information in this certificate is issued on **11/08/2026**.

Name of Scheme	BEATRICE LODGE CTS 9319	Lot	5
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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	BEATRICE LODGE CTS 9319
Address of community titles scheme	22 WALLACE STREET, NEWTOWN QLD 4350
Body corporate manager	Bodies corporate often engage a body corporate manager to handle administrative functions. The body corporate manager for the scheme: Toowoomba STRATA ABN: 73010319892 PO Box 2244 TOOWOOMBA QLD 4350 Ph: 0746391955 email@toowoombastrata.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	5
Plan number	BUP 5892
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? - Refer By-Laws and/or the Community Management Statement (CMS) 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: 0 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

WARNING! The following pages disclose owners contributions and amounts owing for the current financial year ONLY.

This means levies that have been approved that fall outside of the current financial year are not disclosed in this certificate.

To ensure full disclosure of these amounts the final attachments to the certificate are:

- **Levy Transaction Summary (including all levies approved for both the current year and future years)**
- **Levy Notice (if a balance is outstanding)**

***** If this page shows blank fields, please refer to the owner transaction summary included at the end of the document for full disclosure.**

Owner contributions and amounts owing - see WARNING previous page**Administrative fund contributions**

Total amount of contributions (before any discount) for Lot 5 for the current financial year	\$1,927.84
Number of instalments	4 (if there are more rows in the below tables than the number of instalments, they will be blank)
Monthly penalty for overdue contributions (if applicable)	0%
Discount for on-time payments (if applicable)	10.00%

Due Date	Details	Amount	Discount	Paid
31/10/2025	Standard Levy Contribution Schedule (01/10/2025 - 31/12/2025)	\$461.11	\$46.10 if paid by 31/10/2025	Partly Paid
31/01/2026	Standard Levy Contribution Schedule (01/01/2026 - 31/03/2026)	\$488.91	\$48.90 if paid by 31/01/2026	Not Paid
30/04/2026	Standard Levy Contribution Schedule (01/04/2026 - 30/06/2026)	\$488.91	\$48.90 if paid by 30/04/2026	Not Paid
31/07/2026	Standard Levy Contribution Schedule (01/07/2026 - 30/09/2026)	\$488.91	\$48.90 if paid by 31/07/2026	Not Paid
			if paid by	
			if paid by	
			if paid by	
			if paid by	
			if paid by	
			if paid by	
			if paid by	
			if paid by	

Sinking fund contributions

Total amount of contributions (before any discount) for Lot 5 for the current financial year	\$1,111.11
Number of instalments	4
Monthly penalty for overdue contributions (if applicable)	0%
Discount for on-time payments (if applicable)	10.00%

Due Date	Details	Amount	Discount	Paid
31/10/2025	Standard Levy Contribution Schedule (01/10/2025 - 31/12/2025)	\$244.44	\$24.45 if paid by 31/10/2025	Not Paid
31/01/2026	Standard Levy Contribution Schedule (01/01/2026 - 31/03/2026)	\$288.89	\$28.90 if paid by 31/01/2026	Not Paid
30/04/2026	Standard Levy Contribution Schedule (01/04/2026 - 30/06/2026)	\$288.89	\$28.90 if paid by 30/04/2026	Not Paid
31/07/2026	Standard Levy Contribution Schedule (01/07/2026 - 30/09/2026)	\$288.89	\$28.90 if paid by 31/07/2026	Not Paid
			if paid by	
			if paid by	

Special contributions (if any)

You can access the body corporate records for more information.

Total amount of contributions (before any discount) for Lot 5	\$0.00
Monthly penalty for overdue contributions (if applicable)	0%
Discount for on-time payments (if applicable)	10.00%

Due Date	Details	Amount	Discount	Paid
			if paid by	
			if paid by	
			if paid by	
			if paid by	
			if paid by	
			if paid by	
			if paid by	
			if paid by	
			if paid by	
			if paid by	
			if paid by	
			if paid by	

Other amounts payable by the lot owner (if any)

For the current financial year there are:

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

Summary of amounts due but not paid by the current owner

At the date of this certificate 11/08/2026, 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	\$2,806.70
Overdue special contributions	\$0.00
Penalties on overdue contributions	\$0.00
Other amounts due but not paid	
Total amounts due but not paid	\$2,806.70
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 administrative fund balance (as at date of certificate): \$-5,399.63 Current sinking fund balance (as at date of certificate): \$8,082.14 Current Total fund balance (as at date of certificate): \$2,682.51 Warning! The existence of a sinking fund forecast does NOT mean the body corporate has an adequately funded Sinking Fund. A prudent due diligence of the future maintenance requirements should still be undertaken. A sinking fund forecast can often never fully estimate unknown or hidden items eg the condition of underground services. Finally, a sinking fund forecast will provide recommended contributions, however, often these recommendations are NOT followed which means the chance of special levies remains high due to not properly funding the sinking fund.
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. Warning! Lot owners often make unauthorised improvements eg installation of whirly birds, skylights, awnings, pergola covering, paving courtyards etc. All improvements are meant to be approved by the body corporate and recorded in the Register of Authorisations Affecting the Common Property. However, unauthorised improvements still occur and the current lot owner is responsible for the maintenance of these unauthorised improvements.
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.

Warning! Please ensure you fully understand if the buildings and all lots are insured by the body corporate. Often, a body corporate formed under a standard format plan of subdivision will have a building and infrastructure insurance policy that does **NOT** insure the lots and only insures common infrastructure eg common property fencing, roads, gates etc.

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. Warning! The occupier is responsible for insuring the contents of the lot and any public liability risks which might occur within the lot. Contents includes carpets, curtains, dishwashers, furniture and personal belongings.

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. Warning! The existence of an embedded network generally means you have no choice of electrical retailer. For example, it is generally impossible for an occupier to use a different "main stream" electrical retailer.

Body corporate authority

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

Name/s	Jason Elliott on behalf of Toowoomba Strata Pty Ltd
Position/s held	Sole Director of Toowoomba Strata Pty Ltd duly appointed body corporate manager
Signature/s	
Date	11/08/2026

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 - certificate of currency
- insurance - certificate of insurance or another similar renewal document that shows information regarding the premium paid (depending which is held on file)

Exclusive Use Areas (or similar areas) – FAQ's

	Exclusive Use Area	Private Yard	Part of the lot	Common property
How recorded	Drawn as part of the by-laws applying to the body corporate. These by-laws can either be within the Community Management Statement or as a Change of By-Laws for pre 1997 bodies corporate	Drawn as part of the Survey Plan. Only applies to Building Format Plans drawn after 1997	Drawn as part of the lot boundaries. Only applies to Standard Format Plans (and Group Title Plans)	Sometimes areas are physically fenced off but are NOT connected legally to the lot at all ie they remain common property.
Maintenance Responsibility	Mostly by the lot owner (but not always) you need to read the associated by-laws	By the lot owner	By the lot owner	By the body corporate. However, sometimes access to these areas is impossible other coming through the lot.
Improvements to the area eg paving, tool lockers, water tanks etc	Only with the permission of the body corporate	Only with the permission of the body corporate	Only with the permission of the body corporate	Only with the permission of the body corporate

Exclusive Use Car Parks

Never assume adjacent car parks are for the exclusive use of the lot. Almost certainly they are not allocated to the lot (even if often occupied by an occupant). You **MUST** read the by-laws to determine rights (if the by-laws say nothing then that means no right exists).

Never assume parking in front of garages or in the driveway is OK. Almost certainly the area is simply common property and not carparking at all. You **MUST** read the by-laws to determine rights (if the by-laws say nothing then that means no right exists).

Sinking Fund Forecast and Balance FAQ's

There is no current sinking fund forecast!	Some bodies corporate choose NOT to obtain a professional sinking fund forecast. Often the cost of obtaining a sinking fund forecast is the reason for not obtaining the forecast. This would never be a sound recommendation.
The body corporate is not contributing the amounts suggested by the sinking fund forecast?	Some bodies corporate choose NOT to contribute the suggested amount. Often contributing the suggested amount would significantly increase levies and some bodies are not prepared to pay significantly higher levies. This would never be a sound recommendation.
Is the sinking fund forecast a guarantee of the future expenditure?	No! It is impossible to predict the future. Some maintenance issues will arise sooner than predicted. Some maintenance issues will cost more than predicted. Some maintenance items are impossible to predict (eg underground services).
The sinking fund seems very low!	This happens when maintenance issues happen sooner than predicted or were not predicted at all. This happens when a maintenance costs are more than predicted. Also, this happens when insufficient contributions are made to the sinking the fund. NEVER assume the sinking fund will always hold enough money for every maintenance issue that will arise.
Does having a sinking fund forecast guarantee a well-funded sinking fund?	No! Because maintenance issues happen sooner than predicted or were not predicted at all. Maintenance issues may be more expensive than predicted. Also, this happens when insufficient contributions are made to the sinking the fund.
What is the correct sinking fund balance?	That is an impossible question! Also, some people would prefer lower contributions and accept the risk of special levies whereas others would prefer a very conservative and extremely well fund sinking fund.
The building is brand new does that means the sinking fund levies should be very low?	No! Nothing stays brand new forever! Everything starts to age immediately, paintwork, fencing, retaining walls, the roof, underground services etc
Does the original owner prefer to have lower sinking fund levies?	Yes! The original owner will often argue that the building is brand new under the builder's warranty and will need nothing spent for 10+ years. However, every building starts aging and deteriorating on day 1 and not after 10+ years. The original owner and their real estate agent prefer to market the body corporate with "low levies".
How are special levies avoided?	The are only two ways to avoid special levies: • Ensure the sinking fund has a very high and conservative balance (even that is not a guarantee) • Delay maintenance (but that may not be possible eg the sewer needs replacement now)
What questions should I be asking?	How old is the building? What is the condition of the building? What is the sinking fund balance compared to the forecasted balance? Is the body corporate contributing the recommended amounts? Then just be conservative!

Asset Register
9319 BEATRICE LODGE 22 WALLACE STREET

Printed: 11/08/2026 04:01 pm User: Janine Dayrit

Page 1

Description	Type	Acquisition Method	Date Acquired	Acquired From	Original Cost	Cost to Date	Market Value
Nil							

Authorisations Affecting Lots
9319 BEATRICE LODGE 22 WALLACE STREET

Printed: 11/08/2026 04:01 pm User: Janine Dayrit

Page 1

Lot No	Resolution Date	Description	Conditions
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Nil

BY-LAWS – BEATRICE LODGE CTS 9319

1. **Council's power to employ agents and servants.** A council may employ for and on behalf of the body corporate such agents and servants as it thinks fit in connection with the exercise and performance of the powers, authorities, duties and functions of the body corporate.
2. **Notice-board.** A council shall cause a notice-board to be affixed to some part of the common property.
3. **Meetings and delegation of powers and duties.** The council may -
 - (a) meet together for the conduct of business, adjourn and otherwise regulate its meetings as it thinks fit:
Provided that it shall meet when the secretary or, in his absence, any member of the council at the request of not less than one-third of the members of the council gives, within the period of time, if any, specified in the request to the other members not less than seven days notice of a meeting proposed by him specifying the reason for calling such meeting and, where a member of the council other than the secretary is requested to convene a meeting of the council under this by-law, he may give, on behalf of the council, the notice required to be given under by-law 4;
 - (b) subject to any restriction imposed or direction given at a general meeting, delegate to one or more of its members such of its powers and duties as it thinks fit and at any time revoke such delegation.
4. **Notice of council meetings.** For not less than twenty-four hours ending immediately before a council holds a meeting it shall cause a notice of its intention to hold the meeting, containing the agenda for the meeting, to be displayed on the notice-board.
5. **Voting in writing by members of council.** Where -
 - (a) by-law 4 has been complied with in relation to any meeting;
 - (b) the council has caused to be served on each member of the council a copy of any motion for a proposed resolution to be submitted at the meeting; and
 - (c) any such resolution has been approved in writing by a majority of the members of the council,the resolution shall, subject to section 45(3), be as valid as if it had been duly passed at a duly convened meeting of the council, notwithstanding that the meeting was not held.
6. **Minutes of certain resolutions to be included in council's minutes.** The council shall cause to be included in its minutes a minute of all resolutions passed pursuant to by-law 5.
7. **Acts etc., of council valid notwithstanding vacancies.** Any act or proceeding of a council done in good faith is, notwithstanding that at the time when the act or proceeding was done, taken or commenced there was -
 - (a) a vacancy in the office of a member of the council; or
 - (b) a defect in the appointment, or a disqualification of a member, as valid as if the vacancy, defect or disqualification did not exist and the council were fully and properly constituted.
8. **Powers and duties of secretary.** The powers and duties of a secretary of a body corporate include -
 - (a) the preparation and distribution of minutes of meetings of the body corporate and the submission of a motion for confirmation of the minutes of any meeting of the body corporate at the next such meeting;
 - (b) the giving on behalf of the body corporate and of the council of the notices required to be given under this act;
 - (c) the maintenance of the roll;
 - (d) the supply of information on behalf of the body corporate in accordance with section 40(1) (a) and (b);
 - (e) the answering of communications addressed to the body corporate;
 - (f) the calling of nominations of candidates for election as chairman, secretary and treasurer of the body corporate and other members of the council; and
 - (g) subject to section 29(1), (6) and (7), the convening of meetings of the body corporate and of the council.
9. **Powers and duties of treasurer.** The powers and duties of a treasurer of a body corporate include -
 - (a) the notifying of proprietors of any contributions levied pursuant to this Act;
 - (b) the receipt, acknowledgment and banking of and the accounting for any money paid to the body corporate;
 - (c) the preparation of any certificate applied to under section 40(1)(c); and

- (d) the keeping of the books of account referred to in section 38(1) (g) and the preparation of the statement of accounts referred to in section 38(1)(h).
10. **Noise.** A proprietor or occupier of a lot shall not upon the parcel create any noise likely to interfere with the peaceful enjoyment of the proprietor or occupier of another lot or of any person lawfully using common property.
11. **Vehicles.** A proprietor or occupier of a lot shall not park or stand any motor or other vehicle upon common property except with the consent in writing of the body corporate.
12. **Obstruction.** A proprietor or occupier of a lot shall not obstruct lawful use of common property by any person.
13. **Damage to lawns, etc., on common property.** A proprietor or occupier of a lot shall not -
- (a) damage any lawn, garden, tree, shrub, plant or flower being part of or situated upon common property; or
 - (b) except with the consent in writing of the body corporate, use for his own purposes as a garden any portion of the common property.
14. **Damage to common property.** A proprietor or occupier of a lot shall not mark, paint, drive nails or screws or the like into, or otherwise damage or deface, any structure that forms part of the common property except with the consent in writing of the body corporate, but this by-law does not prevent a proprietor or person authorized by him from installing -
- (a) any locking or other safety device for protection of his lot against intruders; or
 - (b) any screen or other device to prevent entry of animals or insects upon his lot.
15. **Behaviour of invitees.** A proprietor or occupier of a lot shall take all reasonable steps to ensure that his invitees do not behave in a manner likely to interfere with the peaceful enjoyment of the proprietor or occupier of another lot or of any person lawfully using common property.
16. **Depositing rubbish, etc., on common property.** A proprietor or occupier of a lot shall not deposit or throw upon the common property any rubbish, dirt, dust or other material likely to interfere with the peaceful enjoyment of the proprietor or occupier of another lot or of any person lawfully using the common property.
17. **Appearance of building.** In the case of a building units plan, a proprietor or occupier of a lot shall not, except with the consent in writing of the body corporate, hang any washing, towel, bedding, clothing or other article or display any sign, advertisement, placard, banner, pamphlet or like matter on any part of his lot in such a way as to be visible from outside the building.
18. **Storage of flammable liquids, etc.** A proprietor or occupier of a lot shall not, except with the consent in writing of the body corporate, use or store upon his lot or upon the common property any flammable chemical, liquid or gas or other flammable material, other than chemicals, liquids, gases or other material used or intended to be used for domestic purposes, or any such chemical, liquid, gas or other material in a fuel tank of a motor vehicle or internal combustion engine.
19. **Garbage disposal.** A proprietor or occupier of a lot shall -
- (a) save where the body corporate provides some other means of disposal of garbage, maintain within his lot, or on such part of the common property as may be authorized by the body corporate, in clean and dry condition and adequately covered, a receptacle for garbage;
 - (b) comply with all local authority by-laws and ordinances relating to the disposal of garbage;
 - (c) ensure that the health, hygiene and comfort of the proprietor or occupier of any other lot is not adversely affected by his disposal of garbage.
20. **Keeping of animals.** A proprietor or occupier of a lot shall not keep any animal upon his lot or the common property after notice in that behalf from the council.
21. **Illegal use of lot prohibited.** A proprietor or occupier of a lot shall not use his lot for any purpose which may be illegal or injurious to the reputation of the parcel.

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

Dealing: 704184018
Title Reference: 19205892
Lodgment: 1068169
Date: 15/07/2000 11:48:15

1. Name of Community Title Scheme

BEATRICE LODGE

2. Regulation Module

Body Corporate and Community Management (Standard Module) Regulation 1997

3. Name of Body Corporate

BODY CORPORATE FOR BEATRICE LODGE COMMUNITY TITLES SCHEME 9319

4. Address for service of documents on the body corporate

DAVIDSON & SULLIVAN
SOLICITORS
PO BOX 599
TOOWOOMBA QLD 4350

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 BUP5892	1	1 in BUP5892	1
2 in BUP5892	1	2 in BUP5892	1
3 in BUP5892	1	3 in BUP5892	1
4 in BUP5892	1	4 in BUP5892	1
5 in BUP5892	1	5 in BUP5892	1

Total Lots: 5 Aggregate 5 Total Lots: 5 Aggregate 5

***** End *****

CATALOGUED NOTED ON R.P. 16949
CHARTED ON T.M. WILSONTON 22 13/01/84

BUILDING UNITS AND GROUP TITLES ACT 1980.
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980.

(Form 1)

Regulation 8 (1)
Sheet 1 of 1 of 38 Sheets.

Name of Building: "BEATRICE LODGE"

BUILDING UNITS PLAN NO. 5892

Signatures of Registered Proprietors:

Director

Name of Registered Proprietors: N. K. COLLINS INDUSTRIES PTY. LTD.

Address: 101 North Street,
TOOWOOMBA, 4350.

Reference to Title: C.T. Volume 2735 Folio 24

Description of Parcel: ~~Sub 31 of Subn. Allot 81~~
~~of Section 4 on R.P. 16949~~

Subdivision 31 of
Section 4 of
Subdivision A of
Portion 81

County: Aubigny

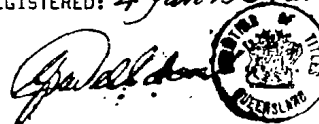
Parish: Drayton

Name of Body Corporate: The Proprietors,
"Beatrice Lodge",
Building Units Plan No. 5892

Address at which documents may be served:
Davidson & Sullivan,
Solicitors,
158 Hume Street,
TOOWOOMBA, 4350.

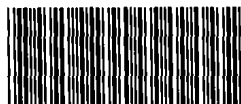
BUILDING UNITS PLAN NO: 5892

REGISTERED: 4 Jan 1984 at 10.20am



REGISTRAR OF TITLES

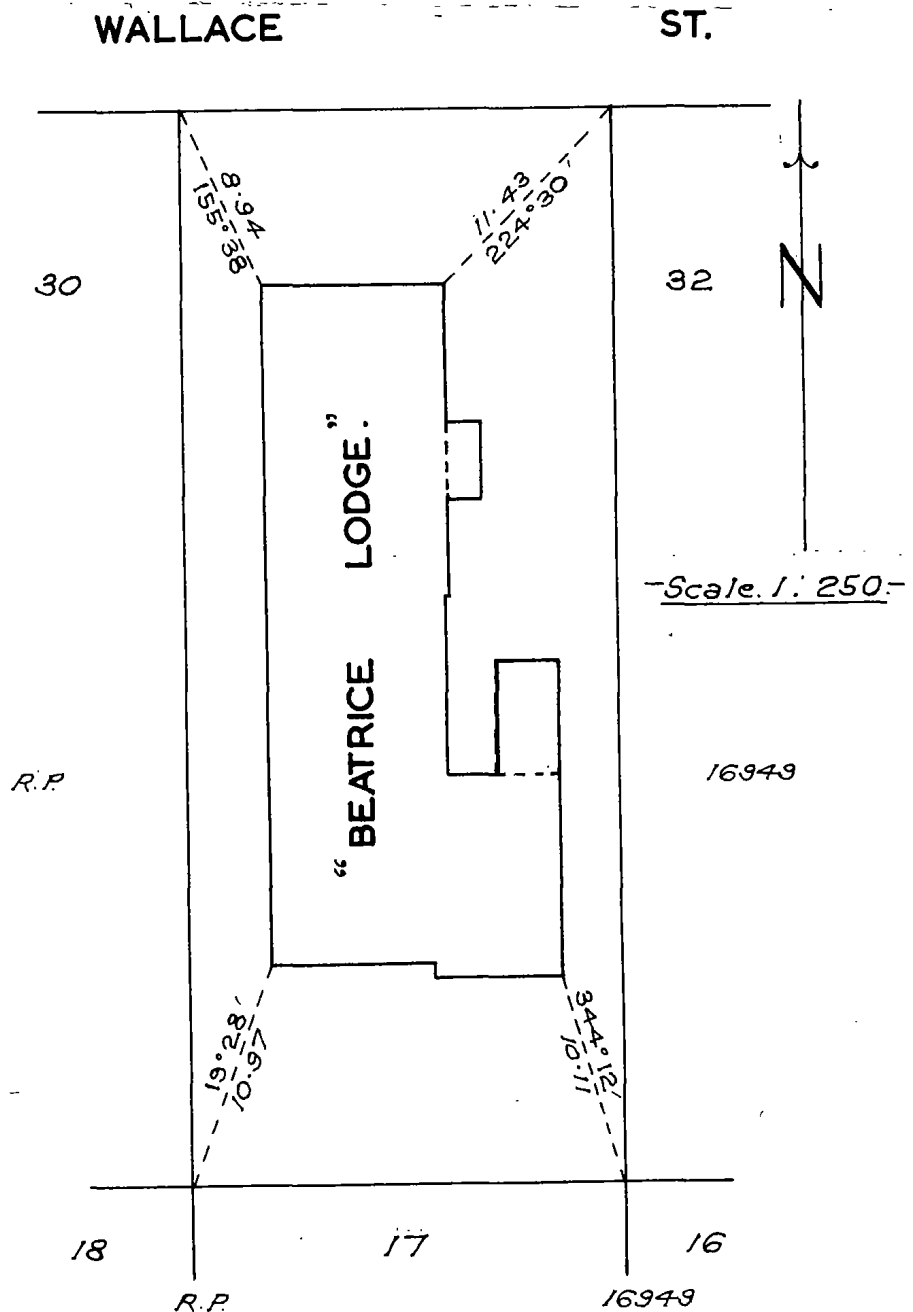
Town Clerk,
COUNCIL of the CITY of TOOWOOMBA.



BUP5892

CMS9319

BUILDING UNITS PLAN NO: 5892



Addition & amendment
in black by me.

T. Samuel
Licd Surveyor
23.11.03

[Signature]
Town Clerk,
COUNCIL of the CITY of TOOWOOMBA.

BUILDING UNITS AND GROUP TITLES ACT 1980.
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980.

(Form 2)

Regulations 8 (1)
Sheet No.3 of 8 Sheets.

BUILDING UNITS PLAN NO: **5892**

I, **BRYAN MC.CONNEL** of **TOOWOOMBA**, Licensed Surveyor,
registered under the Surveyors Act 1977-78, hereby certify
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 said Plan.

DATED this *Twenty Eighth* day of *February* 1983.



Licensed Surveyor



Town Clerk,
COUNCIL of the CITY of TOOWOOMBA.

BUILDING UNITS AND GROUP TITLES ACT 1980.
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980.

(Form 3)

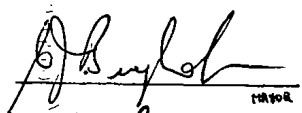
Regulation 8 (1)
Sheet No.4 of 8 Sheets.

BUILDING UNITS PLAN NO: **5892**

CERTIFICATE OF LOCAL AUTHORITY.

The COUNCIL of the CITY of TOOWOOMBA hereby certifies that the proposed subdivision of the parcel as illustrated in the abovementioned plan has been approved by the COUNCIL of the CITY of TOOWOOMBA and that all the requirements of the Local Government Acts, 1936 to 197³~~9~~, as modified by the Building Units and Group Titles Act 1980 have been complied with in regard to the subdivision.

DATED this *Twenty. ninth* day of *September* 1983.



Mayor


Town Clerk
(Seal)

COUNCIL of the CITY of TOOWOOMBA.

BUILDING UNITS AND GROUP TITLES ACT 1980.
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980.

(Form 8)

Regulation 8 (1)
Sheet No.6 of 8 Sheets.

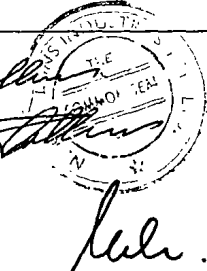
BUILDING UNITS PLAN NO: **5892**

SCHEDULE OF LOT ENTITLEMENTS AND REFERENCE TO
CURRENT CERTIFICATE OF TITLE

Lot No.	Level	Entitlement	Current C.T's	
			Vol	Fol.
1	A	1	6558	155
2	A	1	6558	156
3	A	1	6558	157
4	A	1	6558	158
5	A & B	1	6558	159
AGGREGATE			5	

Director

Secretary


Town Clerk,
COUNCIL of the CITY of TOOWOOMBA.

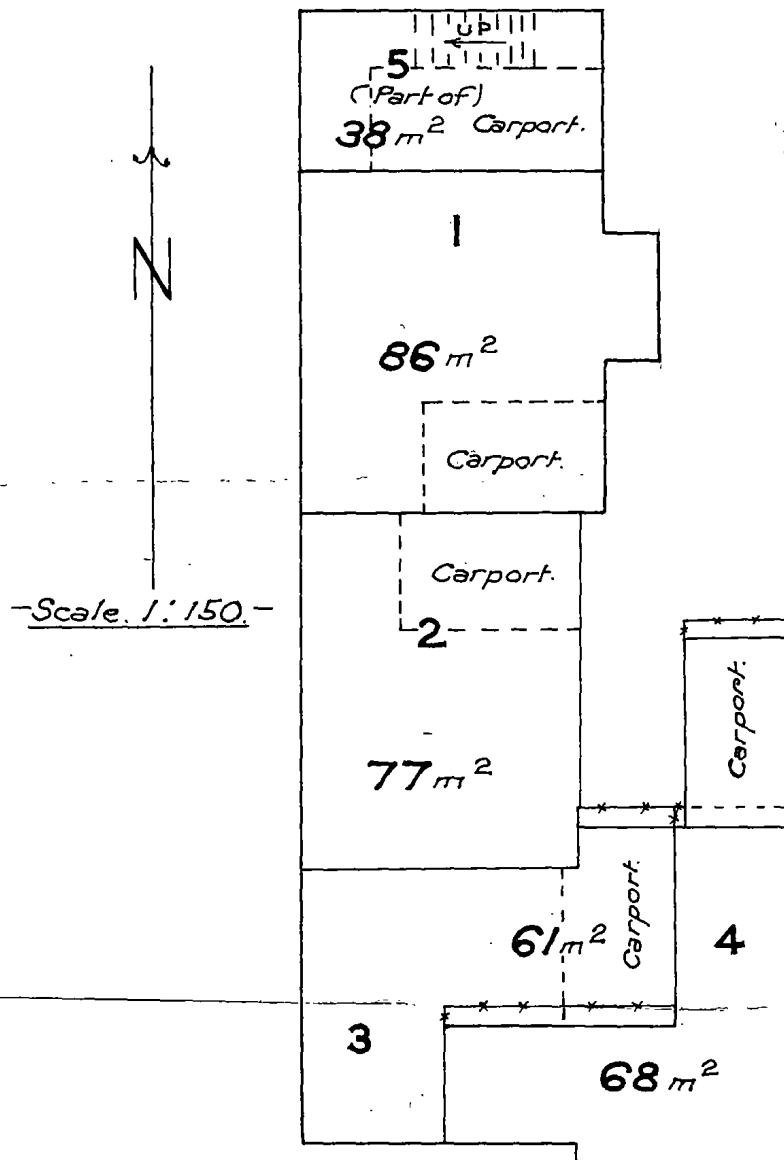
BUILDING UNITS AND GROUP TITLES ACT 1980.
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980.

(Form 9)

Regulations 8 (1)
Sheet No.7 of 8 Sheets.

BUILDING UNITS PLAN NO: **5892**

—LEVEL "A"—



Floor areas are approximate only.

Signatures of Registered Proprietors:

Secretary

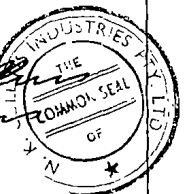
Director

Amendments in black by me.

T. E. Connel

Licd Surveyor.
23.12.83

[Signature]
Town Clerk,
COUNCIL of the CITY of TOOWOOMBA.

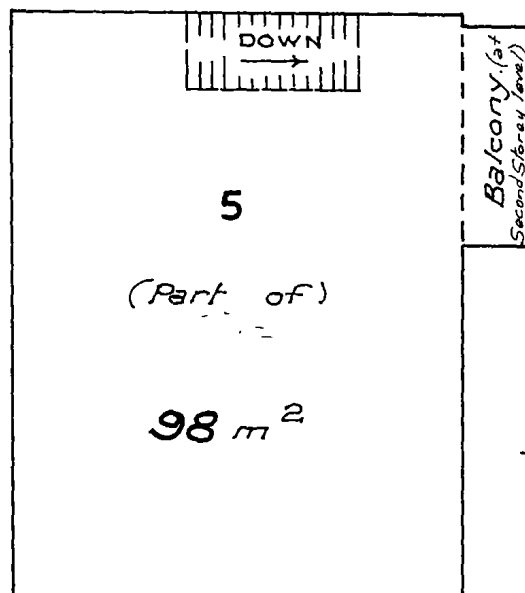


~~(Form 5)~~ (Form 9) *B. Shute*

Regulation 15.
Sheet No. 8 of 8 Sheets.

BUILDING UNITS PLAN NO: **5892**

— LEVEL "B" —



It is stipulated that the uncovered part of the Unit shown, extends to ceiling height of the Unit only.

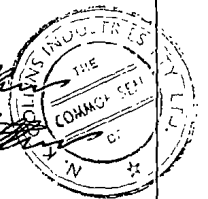
Floor areas are approximate only.

Signatures of Registered Proprietors:

J. T. Calhoun
Director

[Signature]
Secretary

[Signature]
Town Clerk,
COUNCIL of the CITY of TOOWOOMBA.



5892

Westpac Banking Corporation

260 Queen Street, Brisbane
G.P.O. Box 2237, Brisbane
Qld. 4001 Australia
Telephone: 227 2222

Legal Administration Section, Qld.
Chief State Manager's Office

The Registrar, of Titles,
Real Property Office,
BRISBANE, QLD. 4000

21 October, 1983

Dear Sir,

Bill of Mortgage No H24820 N.K. COLLINS INDUSTRIES PTY. LTD.
to Bank over the whole of the land described in Certificate of
Title number 551534 Volume 2735 Folio 24.

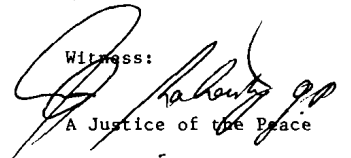
Westpac Banking Corporation as Mortgagee under the abovementioned
Bill of Mortgage No H24820 hereby consents to the registration of
Building Units Plan number 5892 of "Beatrice Lodge", C/-
Davidson & Sullivan, 158 Hume Street, Toowoomba.

DATED this twenty first day of October, 1983

WESTPAC BANKING CORPORATION
By its Attorneys


Chisholm Ross ATHERTON
Acting in place of
Manager Legal of the
Queensland Division


Colin Campbell BROWN
Manager Recoveries of the
Queensland Division

Witness:

A Justice of the Peace

BODY CORPORATE FOR BEATRICE LODGE CTS 9319
22 Wallace Street, Newtown Qld 4350



Key Dates

Date Scheme Registered	4 January 1984
Date on Certificate of Classification	20 May 1983 (indicative of when building was complete)
Building Classification	2

Survey Plan Details

Survey Plan Number	Lots 1 to 5 on BUP 5892
Type of Plan	Building * Format Plan
* meaning generally the body corporate is responsible to maintain the building	

BUILDING UNITS PLAN NO: 5892

Staging Information

This complex was not staged from a titling point of view

Regulation Module

Standard Module

Courtyards

None (simply common property – body corporate maintains when access is readily available)

Note: Do **not** do anything to your private yard or exclusive use courtyard that effects natural drainage eg paving
Do **not** dig up your private yard or exclusive use courtyard – damage to common property services can happen

Carparking Entitlements

Garage – **Yes (1 x single garage)**

Outside car spaces – **Nil** (all outside spaces are visitor spaces)

Is parking in the driveway or in front of garages permitted? **No**

Pets

Yes (if body corporate has not notified against the keeping of pets)

Bin Storage

Either fully within any bin enclosure(s) or within the unit ie in the garage or in the courtyard

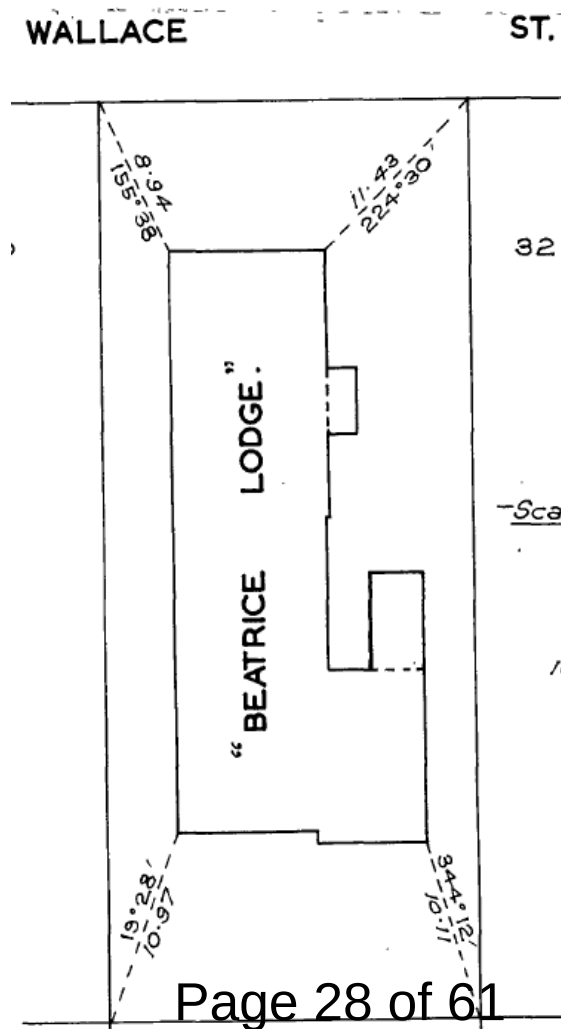
Other Important Information

None

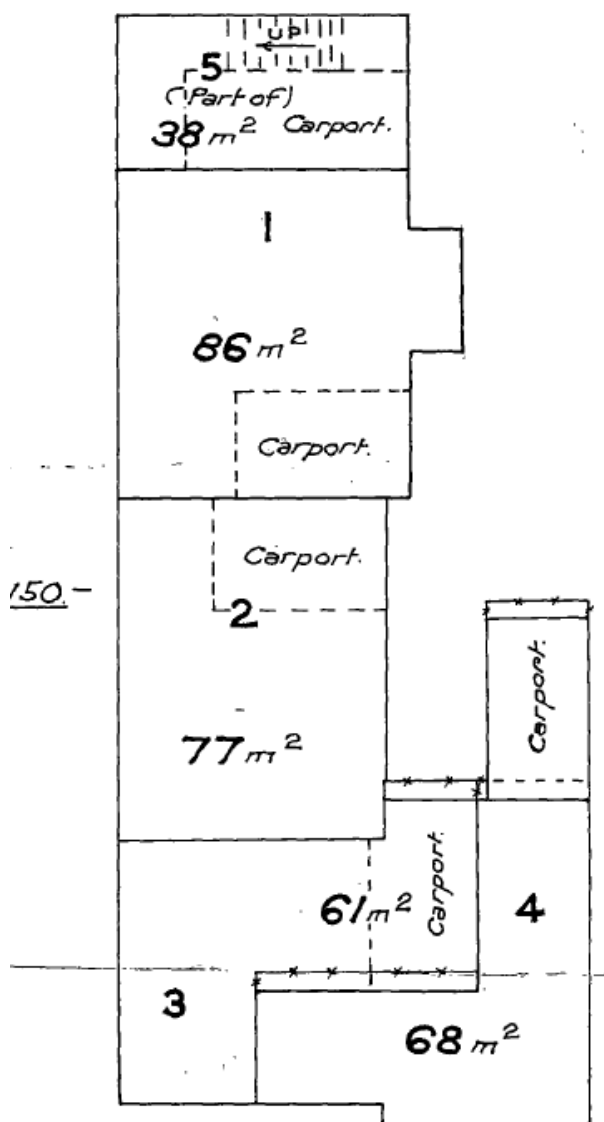
Need more information ... visit our "On Line Library" at www.toowoombastrata.com.au

Items available include plans, by-laws, minutes, insurance information etc

Last updated 11 November 2024

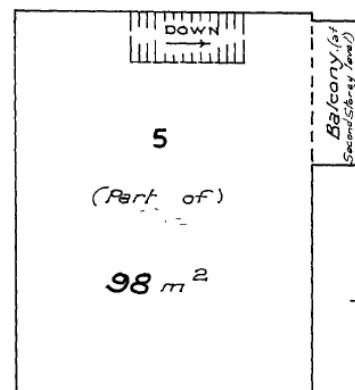


— LEVEL "A" —



Floor areas are approximate only.

— LEVEL "B" —



Recent Major Works

<i>Type of work</i>	<i>Contractor</i>	<i>Date</i>	<i>Amount</i>
Roof Repairs	 Roof Remedies QLD	31 October 2024	\$3,201.00
Painting of Barge Boards & Fascias	 ELITE PAINTING	5 February 2024	\$3,520.00
Roof Inspection	 INDEPENDENT ROOF INSPECTIONS PTY LTD	14 December 2023	\$1,495.00
Replace Gutters & Downpipes	 BOX GUTTERS & ROOFING	24 February 2023	\$7,825.00
Replace Courtyard Fencing & Bin Enclosure	AllVia Fabrication	15 February 2018	\$7,950.00
Main Electrical Cable replacement	Action Electrical	20 April 2017	\$1,881.00
Replace Dividing Fence (50%)	Greg McDonald	16 August 2016	\$2,750.00



Level 14, 260 Queen Street
Brisbane QLD 4000

Renewal Schedule

CHU Residential Strata Insurance Plan

Policy Number	869107Q
Policy Wording	CHU RESIDENTIAL STRATA INSURANCE PLAN
The Insured	BODY CORPORATE FOR BEATRICE LODGE COMMUNITY TITLE SCHEME 9319
Situation	22 WALLACE STREET NEWTOWN QLD 4350
Policy Period	31/07/2026 to 31/07/2027 at 4:00pm

Sections

Section 1 – Insured Property

Building: \$1,649,616
Common Area Contents: \$0
Loss of Rent & Temporary Accommodation (total payable): \$247,442
Lot Owners' Fixtures and Improvements (per lot): \$250,000

Optional Extensions:

Catastrophe Insurance Sum Insured: Not Selected
Machinery Breakdown: Not Selected
Lot Owners' Contents inclusion (per lot): Not Selected

Section 2 – Liability to Others

Sum Insured: \$10,000,000

Section 3 – Voluntary Workers

Death: \$300,000
Total Disablement: \$3,000 per week

Section 4 – Fidelity Guarantee and Cyber

Fidelity Guarantee Sum Insured: \$250,000
Cyber Sum Insured: \$50,000

Section 5 – Office Bearers' Legal Liability

Sum Insured: \$5,000,000

Section 6 – Government Audit Costs and Legal Expenses

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

Flood Cover is included.



Excesses

Section 1 – Insured Property

Standard: \$1,000

Section 2 – Liability to Others

Other excesses payable are shown in the Policy Wording.

Property Including	Base Premium	GST	Stamp Duty	Premium
Section 1 – Insured Property	\$3,167.14	\$316.72	\$313.56	\$3,797.42
Lot Owners' Fixtures and Improvements (per lot)				
Other Sections Including				
Section 2 – Liability to Others	\$118.63	\$11.88	\$11.74	\$142.25
Section 3 – Voluntary Workers				
Section 5 – Office Bearers' Legal Liability				
Section 6 – Government Audit Costs and Legal Expenses				
Admin Fee	\$200.00	\$20.00		\$220.00
Total Premium	\$3,485.77	\$348.60	\$325.30	\$4,159.67

Premium

Base Premium	\$3,285.77
Levies	\$0.00
GST	\$348.60
Stamp Duty	\$325.30
Admin Fee	\$200.00
Total Payable	\$4,159.67

TOOWOOMBA STRATA PTY LTD
Commission
Commission GST

\$657.15
\$65.72

Date of Issue

24/07/2026

The contract of insurance is arranged by CHU Underwriting Agencies Pty Ltd (ABN 18 001 580 070), AFSL 243261) on behalf of the insurers: QBE insurance (Australia) Limited (ABN 78 003 191 035, AFSL 239545).

Refer to **Important Information** below for excess descriptions and confirmation of cover. Please refer to your Product Disclosure Statement and Policy Wording QM562-0526 for further terms and conditions that apply.

Important Information

Confirmation of cover

The cover provided by this schedule forms part of your contract of insurance and is in force for the Period of Insurance shown. Cover is subject to the policy terms, conditions, limitations and exclusions. Please refer to your policy document and PDS.

Your duty when you renew your policy

This document sets out the information we hold about you, your property and your policy.

By law, you must take reasonable care not to make a misrepresentation. This means before renewal, you must review this information and tell us if anything is wrong or if there have been any changes. Some types of changes may impact our offer of renewal terms.

If we do not hear from you and you renew your policy, this means you agree that the information you have previously provided to us is correct and that nothing has changed.

If you do not tell us about anything that has changed, or if any of the information is misleading, incomplete, inaccurate or fraudulent we may reduce or not pay a claim, cancel your policy or treat it as if it never existed.

If anything is unclear, please contact us.

Excesses – explanatory notes

Whenever an Excess and amount is shown in the Schedule or Policy Wording, You must pay or contribute the stated amount for each claim You make against the Insured Event.

Water Damage Excess

The following Excess will apply to Section 1 – Insured Property for loss or damage caused by:

- a. Damage from bursting, leaking, discharging or overflowing of tanks, apparatus or pipes
- b. Rainwater

The additional Excess payable will be shown on Your Policy Schedule.

Other excesses apply. These are listed on your Policy Schedule or described in the Policy Wording.



Level 14, 260 Queen Street
Brisbane QLD 4000

Certificate of Currency

CHU Residential Strata Insurance Plan

Policy No	869107Q
Policy Wording	CHU RESIDENTIAL STRATA INSURANCE PLAN
Period of Insurance	31/07/2026 to 31/07/2027 at 4:00pm
The Insured	BODY CORPORATE FOR BEATRICE LODGE COMMUNITY TITLE SCHEME 9319
Situation	22 WALLACE STREET NEWTOWN QLD 4350

Sections

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Sum Insured: \$5,000,000

Section 6 – Government Audit Costs and Legal Expenses

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

Flood Cover is included.



Date Printed

24/07/2026

This certificate confirms this policy is in force for the Period of Insurance shown, subject to the policy terms, conditions and exclusions. It is a summary of cover only (for full details refer to the current policy wording QM562-0526 and schedule). It does not alter, amend or extend the policy. This information is current only at the date of printing.

OWNER TRANSACTION SUMMARY from 01/01/25 to 31/12/26
All Schedules

C.T.S.: 9319
Building Address: 22 WALLACE STREET
:
Suburb: NEWTOWN
Building Name: BEATRICE LODGE
GST?: No

Units: 5 Lots: 5

State: QLD Post Code: 4350
ABN: 94 649 540 911
Manager: Coral Tranter

Levy Table		
FULLY PAID	the levy has been paid in full	Review levy period if settlement adjustments are needed
PARTIALLY PAID	the levy has been partially paid but not overdue yet	Review levy period if settlement adjustments are needed
PAID IN ADVANCE	The levy has been paid in advance	Review levy period if settlement adjustments are needed
OVERDUE	the levy is either owing or partly owing and past the due date	Must be taken into account at settlement
UNPAID	the levy is not past its due date	Review periods as may need to be taken into account at settlement
Total Due: \$x.xx as at dd/mm/yy = only what is past the due date		

Lot#: 5 Unit#: 5
Owner Name: Luke John KENEALY & Alana Jade HORNBLY

Units of Entitlement: 1
Contribution Schedule: 1

Paid To: 30/09/25
Arrears: \$2,806.70

Interest Schedule: 1
Interest: \$0.00
Total Due: \$2,806.70 as at 11/08/26

Levies									
Due Date	Reference	Details	Total Due	Paid	Discount	Unpaid	Arrears	Interest Due	GST
31/01/25	213	Standard Levy Contribution Schedule from 01/01/2025 to 31/03/2025 FULLY PAID	\$705.55	\$705.55	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		Admin	\$461.11	\$461.11	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		Sinking	\$244.44	\$244.44	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
30/04/25	214	Standard Levy Contribution Schedule from 01/04/2025 to 30/06/2025 FULLY PAID	\$705.55	\$705.55	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		Admin	\$461.11	\$461.11	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		Sinking	\$244.44	\$244.44	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
31/07/25	215	Standard Levy Contribution Schedule from 01/07/2025 to 30/09/2025 FULLY PAID	\$705.55	\$705.55	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		Admin	\$461.11	\$461.11	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		Sinking	\$244.44	\$244.44	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
31/10/25	216	Standard Levy Contribution Schedule from 01/10/2025 to 31/12/2025 OVERDUE	\$705.55	\$232.25	\$0.00	\$473.30	\$473.30	\$0.00	\$0.00
		Admin	\$461.11	\$232.25	\$0.00	\$228.86	\$228.86	\$0.00	\$0.00
		Sinking	\$244.44	\$0.00	\$0.00	\$244.44	\$244.44	\$0.00	\$0.00
31/01/26	233	Standard Levy Contribution Schedule from 01/01/2026 to 31/03/2026 OVERDUE	\$777.80	\$0.00	\$0.00	\$777.80	\$777.80	\$0.00	\$0.00
		Admin	\$488.91	\$0.00	\$0.00	\$488.91	\$488.91	\$0.00	\$0.00
		Sinking	\$288.89	\$0.00	\$0.00	\$288.89	\$288.89	\$0.00	\$0.00
30/04/26	234	Standard Levy Contribution Schedule from 01/04/2026 to 30/06/2026 OVERDUE	\$777.80	\$0.00	\$0.00	\$777.80	\$777.80	\$0.00	\$0.00
		Admin	\$488.91	\$0.00	\$0.00	\$488.91	\$488.91	\$0.00	\$0.00
		Sinking	\$288.89	\$0.00	\$0.00	\$288.89	\$288.89	\$0.00	\$0.00

OWNER TRANSACTION SUMMARY from 01/01/25 to 31/12/26

All Schedules

C.T.S.: 9319
 Lot#: 5 Unit#: 5
 Owner Name: Luke John KENEALY & Alana Jade HORNBY

Units of Entitlement: 1
 Contribution Schedule: 1

Paid To: 30/09/25
 Arrears: \$2,806.70

Interest Schedule: 1

Interest: \$0.00
 Total Due: \$2,806.70 as at 11/08/26

Levies(Continued)

Due Date	Reference	Details	Total Due	Paid	Discount	Unpaid	Arrears	Interest Due	GST
31/07/26	235	Standard Levy Contribution Schedule from 01/07/2026 to 30/09/2026	\$777.80	\$0.00	\$0.00	\$777.80	\$777.80	\$0.00	\$0.00
		OVERDUE							
		Admin	\$488.91	\$0.00	\$0.00	\$488.91	\$488.91	\$0.00	\$0.00
		Sinking	\$288.89	\$0.00	\$0.00	\$288.89	\$288.89	\$0.00	\$0.00
31/10/26	236	Standard Levy Contribution Schedule from 01/10/2026 to 31/12/2026	\$777.80	\$0.00	\$0.00	\$777.80	\$0.00	\$0.00	\$0.00
		UNPAID							
		Admin	\$488.91	\$0.00	\$0.00	\$488.91	\$0.00	\$0.00	\$0.00
		Sinking	\$288.89	\$0.00	\$0.00	\$288.89	\$0.00	\$0.00	\$0.00
Levy Totals for the Period 01/01/25 to 31/12/26			\$5,933.40	\$2,348.90	\$0.00	\$3,584.50	\$2,806.70	\$0.00	\$0.00

Receipts

Date	Reference	Details	Admin	Sinking	Total	Discount	Interest Paid	GST
13/01/25	301	Standard Levy Contribution Schedule for 01/10/2023 to 31/12/2023	\$0.00	\$12.70	\$12.70	\$0.00	\$0.00	\$0.00
		Receipt; bpay-payment - DEFT Bpay 0000000865						
13/01/25	302	Exterior Painting approved at AGM	\$0.00	\$88.40	\$88.40	\$0.00	\$0.00	\$0.00
		Receipt; bpay-payment - DEFT Bpay 0000000865						
17/02/25	305	Exterior Painting approved at AGM	\$0.00	\$495.00	\$495.00	\$0.00	\$0.00	\$0.00
		Receipt; bpay-payment - DEFT Bpay 0000000865						
14/04/25	307	Standard Levy Contribution Schedule for 01/01/2024 to 31/03/2024	\$388.88	\$1.07	\$389.95	\$0.00	\$0.00	\$0.00
		Receipt; bpay-payment - DEFT Bpay 0000000865						
14/04/25	308	Exterior Painting approved at AGM	\$0.00	\$120.60	\$120.60	\$0.00	\$0.00	\$0.00
		Receipt; bpay-payment - DEFT Bpay 0000000865						
02/05/25	312	Standard Levy Contribution Schedule for 01/01/2024 to 31/03/2024	\$0.00	\$100.00	\$100.00	\$0.00	\$0.00	\$0.00
		Receipt; bpay-payment - DEFT Bpay 0000000865						
14/05/25	313	Standard Levy Contribution Schedule for 01/01/2024 to 31/03/2024	\$0.00	\$121.15	\$121.15	\$0.00	\$0.00	\$0.00
		Receipt; bpay-payment - DEFT Bpay 0000000865						
14/05/25	314	Standard Levy Contribution Schedule for 01/04/2024 to 30/06/2024	\$13.85	\$0.00	\$13.85	\$0.00	\$0.00	\$0.00
		Receipt; bpay-payment - DEFT Bpay 0000000865						
06/06/25	315	Standard Levy Contribution Schedule for 01/04/2024 to 30/06/2024	\$100.00	\$0.00	\$100.00	\$0.00	\$0.00	\$0.00
		Receipt; bpay-payment - DEFT Bpay 0000000865						

OWNER TRANSACTION SUMMARY from 01/01/25 to 31/12/26

All Schedules

C.T.S.: 9319
Lot#: 5 **Unit#:** 5
Owner Name: Luke John KENEALY & Alana Jade HORNBY

Units of Entitlement: 1
Contribution Schedule: 1

Paid To: 30/09/25
Arrears: \$2,806.70

Interest Schedule: 1

Interest: \$0.00
Total Due: \$2,806.70 as at 11/08/26

Receipts(Continued)

Date	Reference	Details	Admin	Sinking	Total	Discount	Interest Paid	GST
10/06/25	316	Standard Levy Contribution Schedule for 01/04/2024 to 30/06/2024 Receipt; bpay-payment - DEFT Bpay 0000000865	\$170.55	\$0.00	\$170.55	\$0.00	\$0.00	\$0.00
07/07/25	319	Standard Levy Contribution Schedule for 01/04/2024 to 30/06/2024 Receipt; bpay-payment - DEFT Bpay 0000000865	\$104.48	\$222.22	\$326.70	\$0.00	\$0.00	\$0.00
23/07/25	321	Standard Levy Contribution Schedule for 01/07/2024 to 30/09/2024 Receipt; bpay-payment - DEFT Bpay 0000000865	\$211.10	\$0.00	\$211.10	\$0.00	\$0.00	\$0.00
15/08/25	323	Special Levy for approved Roofing Works Receipt; bpay-payment - DEFT Bpay 0000000865	\$0.00	\$200.00	\$200.00	\$0.00	\$0.00	\$0.00
04/09/25	324	Standard Levy Contribution Schedule for 01/07/2024 to 30/09/2024 Receipt; bpay-payment - DEFT Bpay 0000000865	\$177.78	\$22.22	\$200.00	\$0.00	\$0.00	\$0.00
11/09/25	325	Standard Levy Contribution Schedule for 01/07/2024 to 30/09/2024 Receipt; bpay-payment - DEFT Bpay 0000000865	\$0.00	\$200.00	\$200.00	\$0.00	\$0.00	\$0.00
25/09/25	326	Standard Levy Contribution Schedule for 01/10/2024 to 31/12/2024 Receipt; bpay-payment - DEFT Bpay 0000000865	\$160.00	\$0.00	\$160.00	\$0.00	\$0.00	\$0.00
25/09/25	327	Special Levy for approved Roofing Works Receipt; bpay-payment - DEFT Bpay 0000000865	\$0.00	\$40.00	\$40.00	\$0.00	\$0.00	\$0.00
02/10/25	328	Standard Levy Contribution Schedule for 01/10/2024 to 31/12/2024 Receipt; bpay-payment - DEFT Bpay 0000000865	\$200.00	\$0.00	\$200.00	\$0.00	\$0.00	\$0.00
30/10/25	333	Standard Levy Contribution Schedule for 01/10/2024 to 31/12/2024 Receipt; bpay-payment - DEFT Bpay 0000000865	\$28.88	\$222.22	\$251.10	\$0.00	\$0.00	\$0.00
30/10/25	334	Standard Levy Contribution Schedule for 01/01/2025 to 31/03/2025 Receipt; bpay-payment - DEFT Bpay 0000000865	\$148.90	\$0.00	\$148.90	\$0.00	\$0.00	\$0.00
27/11/25	335	Standard Levy Contribution Schedule for 01/01/2025 to 31/03/2025 Receipt; bpay-payment - DEFT Bpay 0000000865	\$200.00	\$0.00	\$200.00	\$0.00	\$0.00	\$0.00
24/12/25	336	Standard Levy Contribution Schedule for 01/01/2025 to 31/03/2025 Receipt; bpay-payment - DEFT Bpay 0000000865	\$112.21	\$87.79	\$200.00	\$0.00	\$0.00	\$0.00
22/01/26	341	Standard Levy Contribution Schedule for 01/01/2025 to 31/03/2025 Receipt; bpay-payment - DEFT Bpay 0000000865	\$0.00	\$156.65	\$156.65	\$0.00	\$0.00	\$0.00
22/01/26	342	Standard Levy Contribution Schedule for 01/04/2025 to 30/06/2025 Receipt; bpay-payment - DEFT Bpay 0000000865	\$43.35	\$0.00	\$43.35	\$0.00	\$0.00	\$0.00

OWNER TRANSACTION SUMMARY from 01/01/25 to 31/12/26

All Schedules

C.T.S.: 9319
Lot#: 5 **Unit#:** 5
Owner Name: Luke John KENEALY & Alana Jade HORNBY

Units of Entitlement: 1
Contribution Schedule: 1

Paid To: 30/09/25
Arrears: \$2,806.70

Interest Schedule: 1

Interest: \$0.00
Total Due: \$2,806.70 as at 11/08/26

Receipts(Continued)

Date	Reference	Details	Admin	Sinking	Total	Discount	Interest Paid	GST
05/02/26	343	Standard Levy Contribution Schedule for 01/04/2025 to 30/06/2025 Receipt; bpay-payment - DEFT Bpay 0000000865	\$200.00	\$0.00	\$200.00	\$0.00	\$0.00	\$0.00
20/02/26	344	Standard Levy Contribution Schedule for 01/04/2025 to 30/06/2025 Receipt; bpay-payment - DEFT Bpay 0000000865	\$200.00	\$0.00	\$200.00	\$0.00	\$0.00	\$0.00
05/03/26	345	Standard Levy Contribution Schedule for 01/04/2025 to 30/06/2025 Receipt; bpay-payment - DEFT Bpay 0000000865	\$17.76	\$182.24	\$200.00	\$0.00	\$0.00	\$0.00
30/04/26	351	Standard Levy Contribution Schedule for 01/04/2025 to 30/06/2025 Receipt; bpay-payment - DEFT Bpay 0000000865	\$0.00	\$62.20	\$62.20	\$0.00	\$0.00	\$0.00
30/04/26	352	Standard Levy Contribution Schedule for 01/07/2025 to 30/09/2025 Receipt; bpay-payment - DEFT Bpay 0000000865	\$137.80	\$0.00	\$137.80	\$0.00	\$0.00	\$0.00
11/06/26	355	Standard Levy Contribution Schedule for 01/07/2025 to 30/09/2025 Receipt; bpay-payment - DEFT Bpay 0000000865	\$200.00	\$0.00	\$200.00	\$0.00	\$0.00	\$0.00
09/07/26	359	Standard Levy Contribution Schedule for 01/07/2025 to 30/09/2025 Receipt; bpay-payment - DEFT Bpay 0000000865	\$123.31	\$76.69	\$200.00	\$0.00	\$0.00	\$0.00
29/07/26	363	Standard Levy Contribution Schedule for 01/07/2025 to 30/09/2025 Receipt; bpay-payment - DEFT Bpay 0000000865	\$0.00	\$167.75	\$167.75	\$0.00	\$0.00	\$0.00
29/07/26	364	Standard Levy Contribution Schedule for 01/10/2025 to 31/12/2025 Receipt; bpay-payment - DEFT Bpay 0000000865	\$32.25	\$0.00	\$32.25	\$0.00	\$0.00	\$0.00
07/08/26	365	Standard Levy Contribution Schedule for 01/10/2025 to 31/12/2025 Receipt; bpay-payment - DEFT Bpay 0000000865	\$200.00	\$0.00	\$200.00	\$0.00	\$0.00	\$0.00
Receipt Totals for the Period 01/01/25 to 31/12/26			\$3,171.10	\$2,578.90	\$5,750.00	\$0.00	\$0.00	\$0.00

BEATRICE LODGE CTS 9319

ABN 94 649 540 911
22 WALLACE STREET
NEWTOWN QLD 4350

Oops - it looks like you may have forgotten to pay your levies...

LEVY REMINDER NOTICE

Invoice

Luke John KENEALY & Alana Jade HORNB
5/22 Wallace Street
NEWTOWN QLD 4350

luke-and-alana@bigpond.com

Amount Overdue \$2,728.90 31/10/2025 *

* Due Date is for the oldest amount owing
- refer table below for all dates

Date of Notice 11/08/2026
Account Number 0865
Lot Number 5
Unit Number 5

Account Enquiries
Coral Tranter
coral@toowoombastrata.com.au

Details	Administrative Fund	Sinking Fund	Interest/ Discount	DUE DATES	Total
Standard Levy Contribution Schedule (01/10/25 - 31/12/25)	\$228.86	\$244.44	\$0.00	31/10/2025	\$473.30
Standard Levy Contribution Schedule (01/01/26 - 31/03/26)	\$488.91	\$288.89	\$0.00	31/01/2026	\$777.80
Standard Levy Contribution Schedule (01/04/26 - 30/06/26)	\$488.91	\$288.89	\$0.00	30/04/2026	\$777.80
Standard Levy Contribution Schedule (01/07/26 - 30/09/26)	\$488.91	\$288.89	-\$77.80	31/07/2026	\$700.00

No GST has been charged.

Amount Overdue \$2,728.90 31/10/2025

Did not get the original levy notice or there was a genuine oversight - that is OK !
Please pay the discounted amount only no later than the 21st of the month. This applies to the current levy only.

If you are receipt of this notice, it is because payment has not been receipted by our office. If you believe that payment has been made, we would appreciate if you can double check your bank statement before we investigate further.

Not getting email? Please add reception@toowoombastrata.com.au to your safe sender list.

If you are having trouble paying your levies please contact your Toowoomba Strata contact to discuss a payment plan.



Ways to pay



PayID®:
30410544808654@deft.com.au

Pay with PayID from your online banking.
First time paying with us? Pay using another method first to activate your PayID.

CARD OR
DIRECT DEBIT

DEFT Reference Number:
30410544808654

Visit deft.com.au to pay by card or direct debit.
Card payments may attract a surcharge.



Billers Code: 96503
Ref: 30410544808654

Mobile & Internet Banking - BPAY
Make this payment from your preferred bank account or card.



*496 304105448 08654

Pay in-store at Australia Post by eftpos or cheque.
Cheques payable to BEATRICE LODGE CTS 9319

SINKING FUND FORECAST

Beatrice Lodge

CTS 9319



DATE: 21/02/2026



OLIVE TREE

Consulting Group



Olive Tree Consulting Group
GOLD COAST | BRISBANE | TOOWOOMBA
SUNSHINE COAST | NORTHERN NSW

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SCHEDULE 1 – SINKING FUND SUMMARY

SCHEDULE 2 – CASHFLOW SUMMARY

SCHEDULE 3 – SUMMARY OF COST ELEMENTS

SCHEDULE 4 – DETAILS OF COST ELEMENTS



INTRODUCTION

PROPERTY DETAILS

Body Corporate	Beatrice Lodge
CTS	9319
Address	22 Wallace Street, Newtown QLD 4350
Plan Type	BFP
Date of Inspection	27/01/2026
Consultant	Tyrin Batty (QS)

PROPERTY DESCRIPTION:

The scheme consists of 5 residential lots consisting of single level and double storey townhouses.

Common property includes driveway, timber fencing, mailboxes and bin area.

CONSTRUCTION:

Structural: Reinforced concrete slab.

Roofing: Tiled on trusses.

Walls/ Cladding: Facebrick.

Roadways: Reinforced concrete.

BASIS OF ASSESSMENT

The Assessment will consider the following:

1. Location
2. Building construction costs
3. Capital maintenance observed during our site inspection.
4. Capital maintenance advised by our client, and or quotations received by contractors to undertake specific works.
5. Estimated date of works to be undertaken.
6. Estimated cost of work to be undertaken.
7. Provisional allowances for works which timing may be unknown, or unclear, however, it is deemed important to include in the forecast period.

STATUS

- We recommend a desktop update of the Sinking Fund Forecast every 12 months to ensure accuracy of cost forecasting.



METHODOLOGY

KEY INPUTS:

Key data inputs used for this Sinking Fund Report include:

Start Date of Financial Year	01/10/2025
First Year of this Report	2025-2026
Sinking Fund Account Balance	\$10,303.69
Proposed Sinking Fund Contributions Lot Ent. Per Annum	\$1,000.00
Proposed Sinking Fund Levy Per Annum	\$5,000.00

Key variable inputs include:

Date of Inspection	27/01/2026
Rate of Inflation – Over 15 years	4.00% pa
Interest Rate on Investments	2.50 % pa
Rate of Taxation on Interest– Over 15 years	25.00% pa
Rate for Contingency	5.00% pa
Sinking Fund Forecast Period	15 years

BACKGROUND INFORMATION:

The report has been compiled based on the following information provided:

- Information pertaining to the current levy contributions from a sinking fund budget (if already established by the body corporate).
- Total aggregate CSLE.
- Sinking fund balance or anticipated balance.
- Any specific cost information required for inclusion, should have been provided by the client, such as current quotations and or programming information.

In the event of any missing information, or if unable to attain, the Quantity Surveyor has made necessary assumptions.

SITE INSPECTION:

A physical inspection of the asset was assessed using site plans, survey plan(s), architectural plans. Physical measurements and photographs are taken at the time of inspection.

PERIOD

- The nominal forecast period of this Report is for a total of fifteen (15) years.
- Elements may have a life which exceed the 15 years in our report. Allowances have been made or an explanatory note is given to describe these elements.



COST ESTIMATES

- The cost budgets contained herein are forecast estimates only.
- Consideration to the age and overall condition of elements contained herein have been assessed.
- The rates utilised in this report vary from several sources including, but not limited to, our internal cost databases.
- Our cost database has been created from data collected from with buildings of a similar age, type and condition, and correspondence with various maintenance contractors, painting contractors, plant and equipment suppliers, and general manufactures and/or installers.
- We also reference rates from industry publications such as AIQS Building Cost Index and Rawlinson's published cost databases, where required.
- Consideration of seasonal predictable weather and ground conditions has been made, but any serious event may exacerbate any damage and associated cost of repair.
- Performance and overall life of the various building materials may also vary unpredictably, but any failure may exacerbate any damage and associated cost of repair.
- Accordingly, we strongly recommend the respective owners of the property, and/or its Body Corporate, regularly review their cost requirements. It is recommended that a desktop review with us is conducted on an annual basis.

LEVY CONTRIBUTIONS

- Levy Income has been determined by forecasting the expenditure requirement and making an assessment of levy contributions required to meet the expenditure.
- In the event that the Body Corporate has been under collecting levies and does not have adequate funds, it may be necessary to raise a special levy to catch up or draw level. Similarly, in the event of unexpected costs a special levy may be required.
- The levy income is generally increased at an assumed escalation rate per annum of the forecast, although greater increases may be necessary to maintain an adequate bank balance.
- Precise determination of the most appropriate balance for a Sinking Fund is considered subjective, hence, again, we propose you review your requirements at least annually for the greatest accuracy of your cost plan.

PROVISIONAL ALLOWANCE

- A provisional allowance for cost elements has been used where the exact cost of replacement timing is unknown.
- This is calculated as a percentage of the overall life of the element. For example: If, total cost of replacement = \$15,000, and estimated life = 15 years, then the annual allowance = $\$1,000 + \text{CPI}$.

REPLACEMENT CONSIDERATIONS

- Replacement is considered for a whole element, a new overall life would follow in sequence for the element.
- Capital repairs are costs the Body Corporate has allocated to the sinking fund forecast instead of the administrative fund.
- Replacement may be only part of the total replacement value of the whole element depending on the capital works required.

GOODS AND SALES TAX (GST)

- GST is excluded on all costs and all levy contributions.



INTEREST

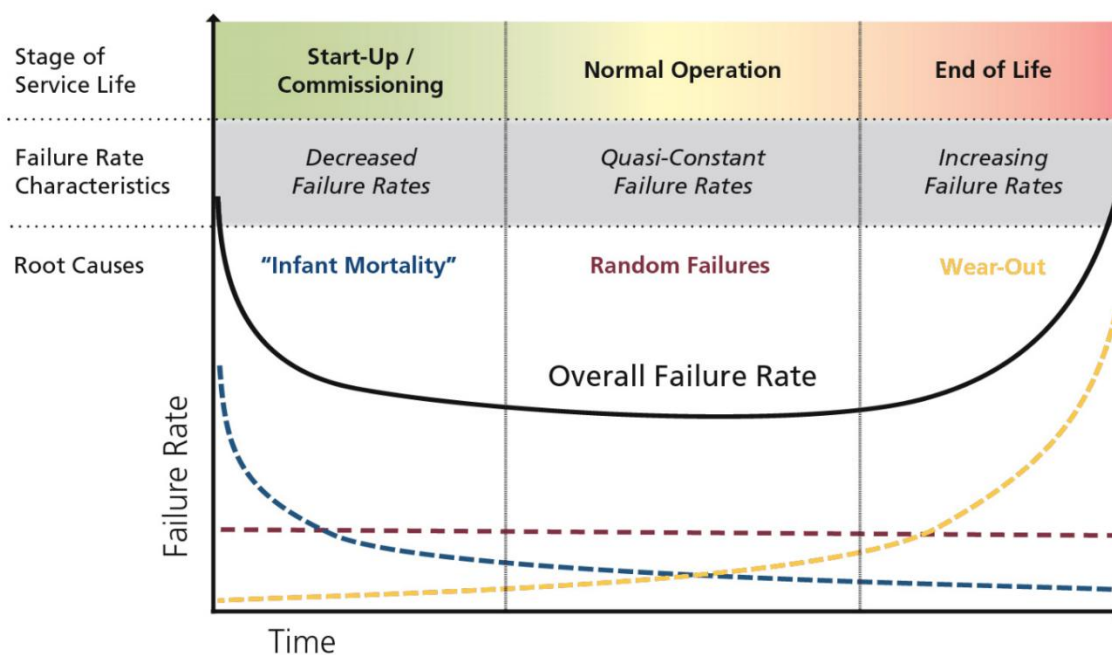
- Interest receivable on the Sinking Fund bank account has been accounted for in the calculation.
- Interest receivable has been determined by using this net rate on the fund balance at the end of the preceding financial year.
- Interest receivable does not consider any withdrawals during the year.

LIFE CYCLE METHODOGY

Factors which influence the life cycle of costs relating to the building, and/or asset have been considered in preparation of this report.

WEI BULL - BATHTUB CURVE

- The bathtub curve consists of three periods: an infant mortality period with a decreasing failure rate followed by a normal life period (also known as "useful life") with a low, relatively constant failure rate and concluding with a wear-out period that exhibits an increasing failure rate.
- Elements contained in the sinking fund forecast and their replacement have been assessed based on whether it is still fit for purpose, fully functional, and/or whether the element is at its end of life.
- Elements may have shorter than expected overall life in the case of early life failure, or random failure.



LEGISLATIVE REQUIREMENTS

A sinking fund forecast is required in accordance with the BCCM Act and regulations to form part of the body corporate records and have a minimum of 9 years of cost analysis. For new developments the original owner is required to provide a sinking fund analysis of 10 years.

QUEENSLAND JURISDICTION

Standard Module

Section 96 Documents and materials to be given to body corporate at first annual general meeting

(1) (n) a detailed and comprehensive estimate of the body corporate's sinking fund expenditure for the scheme's first 10 financial years that must include an estimate for the repainting of common property and of buildings that are body corporate assets;

Section 160 Budgets

(3) The sinking fund budget must—

(1) The body corporate must, by ordinary resolution, adopt the following 2 budgets for each financial year—

(a) the administrative fund budget;

(b) the sinking fund budget.

(a) allow for raising a reasonable capital amount both to provide for necessary and reasonable spending from the sinking fund for the financial year, and also to reserve an appropriate proportional share of amounts necessary to be accumulated to meet anticipated major expenditure over at least the next 9 years after the financial year, having regard to—

(i) anticipated expenditure of a capital or non-recurrent nature; and

(ii) the periodic replacement of items of a major capital nature; and

(iii) other expenditure that should reasonably be met from capital; and

(b) fix the amount to be raised by way of contribution to cover the capital amount mentioned in paragraph (a).

Example— Painting of the common property is anticipated to be necessary in 3 years' time at a cost currently estimated at \$12,000. The contribution amount for the sinking fund in the budget for the financial year must therefore include the annual proportional share for painting of \$4,000. Next year, the estimated cost has increased to \$12,400 and so the second-year levy will be \$4,200. The estimated cost in the third year is \$12,800, so with the \$8,200 accumulated, a levy of \$4,600 is necessary to meet the cost. In larger community titles schemes, the sinking fund will have several projects being funded for various future times.

(4) If the scheme is a lot included in another community titles scheme, the administrative fund budget must also include an estimate of the total amount the body corporate may reasonably be expected to contribute to the administrative and sinking funds for the other scheme, and any other fund provided for in the regulation module applying to the other scheme.

(5) The original owner must prepare proposed budgets for adoption by the body corporate at its first annual general meeting, and the committee must prepare proposed budgets for adoption by the body corporate at each later annual general meeting.



Continued >>>

(6) Copies of the proposed budgets must accompany the notice of an annual general meeting.

(7) To remove any doubt, it is declared that the inclusion of an item of expenditure in a budget adopted by the body corporate is not, of itself, authority for the expenditure.

167 Administrative and sinking funds

(1) The body corporate must establish and keep an administrative fund and a sinking fund.

2) The body corporate must pay into its administrative fund any amount received by the body corporate that is not required under subsection (3) to be paid into its sinking fund.

(3) The body corporate must pay into its sinking fund—

(a)the amount raised by way of contribution to cover anticipated spending of a capital or non-recurrent nature, including the periodic renewal or replacement of major items of a capital nature and other spending that should be reasonably met from capital; and

(b)amounts received under policies of insurance for destruction of items of a major capital nature; and

(c)interest from investment of the sinking fund.

(1) The administrative and sinking funds may be invested in the way a trustee may invest trust funds.

(2) All amounts received by the body corporate for the credit of the administrative or sinking fund must be paid into 1 or more accounts kept solely in the name of the body corporate at a financial institution.

(3) All payments from the administrative or sinking fund must be made from the account or accounts.

(4) Funds must not be transferred between the administrative fund and the sinking fund.

Section 169 Application of administrative and sinking funds

(1) The sinking fund may be applied towards—

(a)spending of a capital or non-recurrent nature; and

(b)the periodic replacement of major items of a capital nature; and

(c)other spending that should reasonably be met from capital.



ASSUMPTIONS, INCLUSIONS, EXCLUSIONS AND LIMITATIONS OF REPORT

ASSUMPTIONS

- The cost estimates included within this Report are to be used for budgeting purposes only.
- This report assumes that all plant and equipment falling under the liability of the Body Corporate will be maintained under comprehensive maintenance agreements. We note that any costs incurred under such maintenance agreements is to be accounted for via a separate Administrative Fund Budget.
- Quantity Surveyors are professionals in construction costs, we are not experts in quality of workmanship or programming. Notwithstanding this, the Quantity Surveyor has made basic observations with regards to workmanship and programming in the preparation of this report.
- Our report should only be relied upon for the purposes of establishing the sinking fund budget for a period of 12 months after the date of the report.

INCLUSIONS:

- Cost elements assessed includes:
 - Preliminary costs, substructure, superstructure, services, external fabric and finishes, internal fabric and finishes, fittings, services, recreational services, external works, oncosts as advised and limited to common property assets.
- Cost associated with planned refurbishments or improvements as advised by the Body Corporate.
- Other costs specifically advised by the Body Corporate, including quotations from contractors.

EXCLUSIONS:

- Items which are not common property.
- Any elements of regular maintenance of the administrative fund or contained in a service agreement with a contractor.
- Building defects which are not known.
- Structural issues which may arise.
- Refurbishments or improvements not advised by the Body Corporate.
- Expenditure which is the result of wilful damage.
- Items where suitable access was not provided, or if limited by line of sight – then reasonable assumptions may be made.
- Loose furniture and equipment unless specified under fittings.



DISCLAIMER AND QUALIFICATIONS

- The calculations contained herein are current estimates only as at the assessment date and may therefore change significantly and/or unexpectedly over a relatively short period, including changes caused by economic conditions, the cost of construction, legislation, and/or other factors specific to the particular property. These may include but not limited to unforeseen weather patterns, catastrophic events, lack of scheduled maintenance and the like.
- The costs in this report are current as at the assessment date only. Some or all of the costs or values assessed herein may change significantly and unexpectedly over a relatively short period of time. This may include as a result of general market movements or factors specific to the subject building, labour availability and supplies over a period of time.
- The economic life of the materials and equipment is estimated on the assumption that a reasonable standard of maintenance is applied and maintained for this building by the Body Corporate.
- We have no direct or indirect pecuniary or other interest in the subject property or with the owner.
- This report has been prepared on specific instructions from the client for the purposes of providing a Sinking Fund Forecast cost. It is not to be relied upon by any other person(s) / party or used for any other purpose.
- We accept no liability to third parties, nor do we contemplate that this report will be used by another person(s) / party for any other purpose other than for that which it was intended.
- Neither the whole nor any part of this report or any reference thereto may be included in any published document, circular or statement, nor published in part or in full in any way, without the prior written consent of Olive Tree Consulting Group.
- Olive Tree Consulting Group does not accept any liability for losses arising from such subsequent changes in costs or value. Liability is limited under Professional Standards Legislation.

CHANGE REQUIREMENTS

- The body corporate is responsible for reviewing this document within 30 days from the date of the report. Any change requests must be submitted within this period by email.
- Change requests will be reviewed, and if deemed necessary and relevant, updates will be made within 5 to 10 working days.
- All change requests must be submitted by a single, designated point of contact nominated by the body corporate. We will not accept instruction from other parties without prior approval.
- Any additional change requests submitted outside the 30-day review period, will incur additional charges. These charges will be calculated on an hourly rate basis
- Files are closed after the 30-day review period unless prior arrangements are made. Reopening a closed file or making changes after this period may require a re-assessment of the job and will incur additional charges. This policy ensures efficiency and high service standards for our clients.



PHOTOGRAPHS

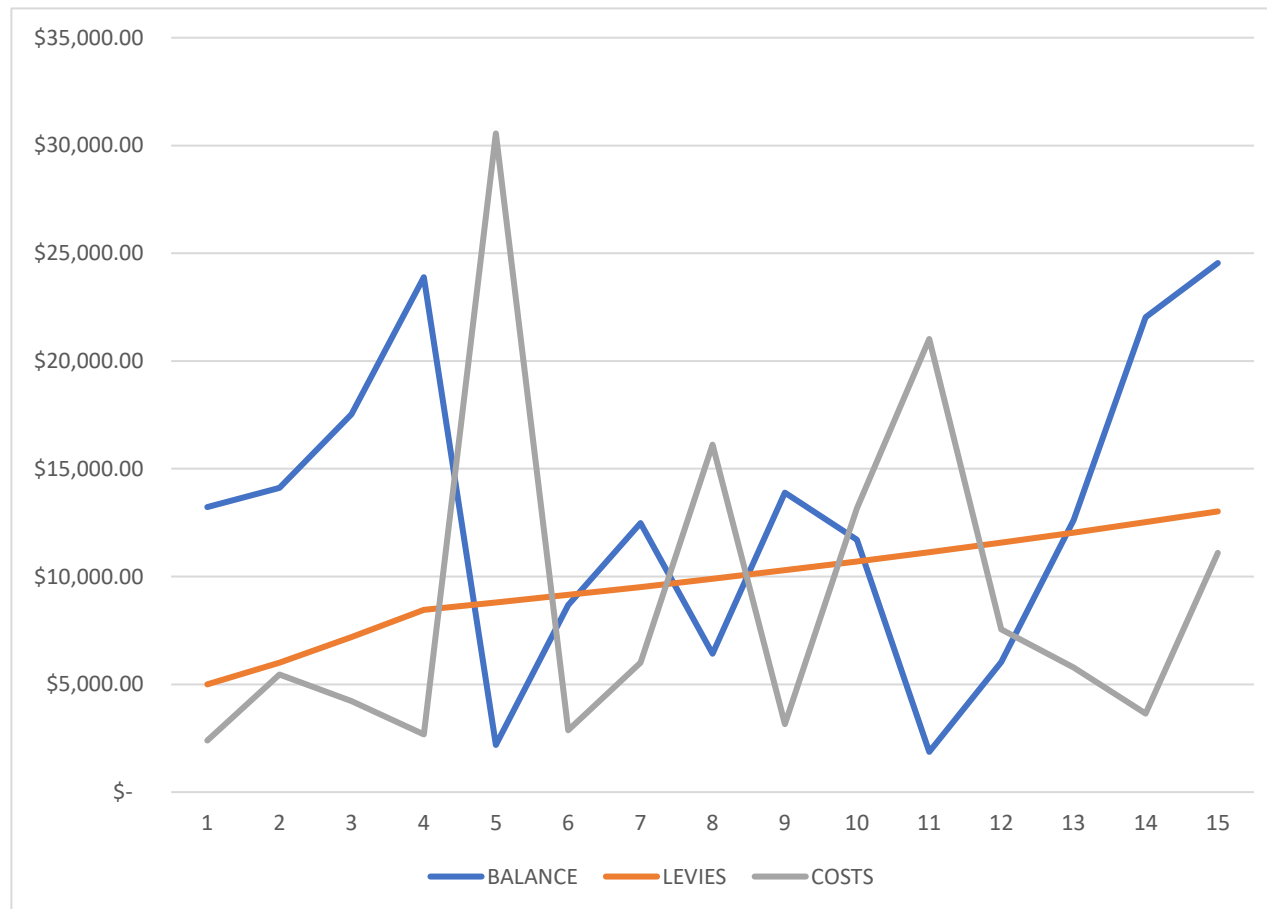


Schedule 1 – Sinking Fund Summary

Building:	Beatrice Lodge
CTS:	9319
Number of Lots	5
CSLE	5
Financial Year	1/10/2025
Estimated balance	\$ 10,303.69
Estimated Interest	2.5%
CPI	4.0%
Budget Year 1 (excl. GST)	\$ 5,000.00
Budget Year 1 /CLSE (excl. GST)	\$ 1,000.00

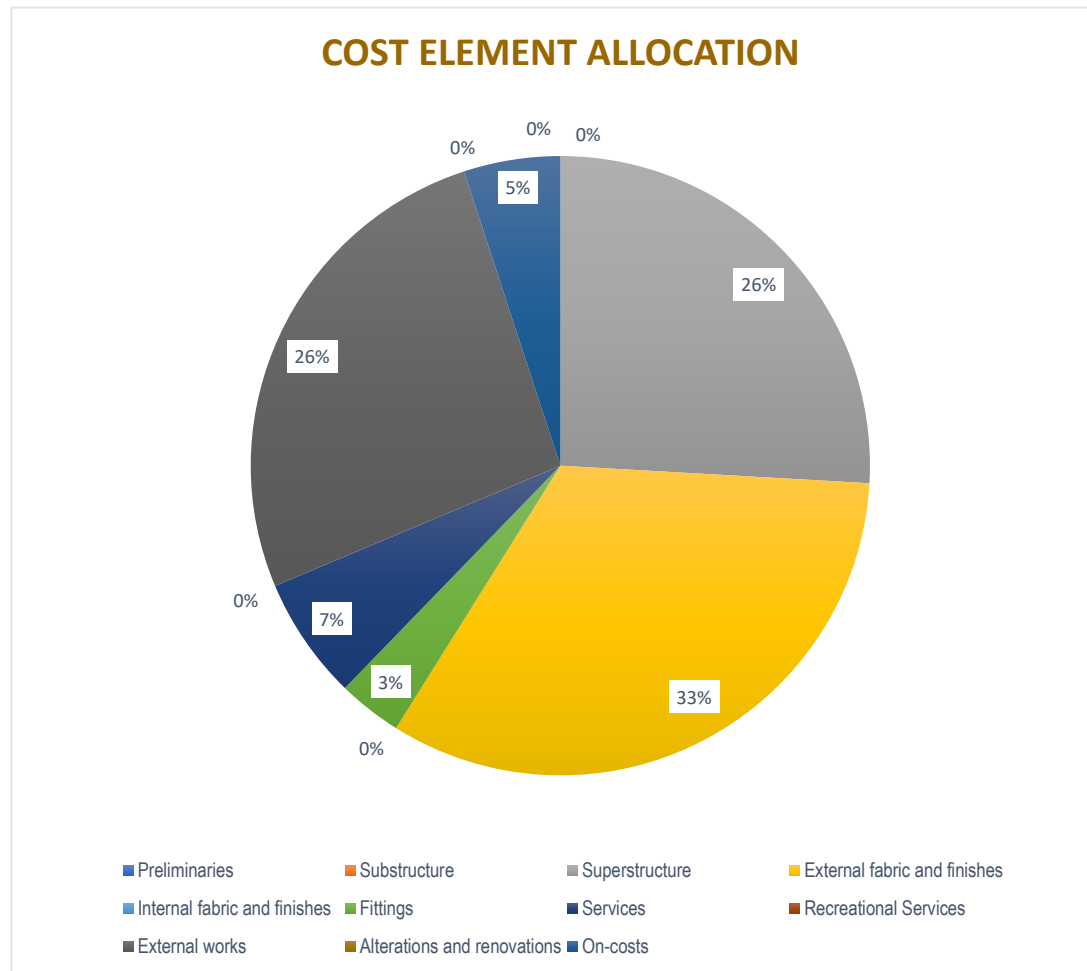
Year		Period		Opening Balance	Budget/ Levies excl. GST	Special Levy excl. GST	Cost Allocation excl. GST	Estimated Interest 2.5%	Closing Balance	Per Unit / CSLE
1	1/10/2025	to	30/09/2026	\$ 10,303.69	\$ 5,000.00	\$ -	\$ 2,394.83	\$ 323.00	\$ 13,231.86	\$ 1,000.00
2	1/10/2026	to	30/09/2027	\$ 13,231.86	\$ 6,000.00	\$ -	\$ 5,454.62	\$ 344.00	\$ 14,121.25	\$ 1,200.00
3	1/10/2027	to	30/09/2028	\$ 14,121.25	\$ 7,200.00	\$ -	\$ 4,216.54	\$ 428.00	\$ 17,532.71	\$ 1,440.00
4	1/10/2028	to	30/09/2029	\$ 17,532.71	\$ 8,460.00	\$ -	\$ 2,682.20	\$ 583.00	\$ 23,893.51	\$ 1,692.00
5	1/10/2029	to	30/09/2030	\$ 23,893.51	\$ 8,798.40	\$ -	\$ 30,560.00	\$ 53.00	\$ 2,184.91	\$ 1,759.68
6	1/10/2030	to	30/09/2031	\$ 2,184.91	\$ 9,150.34	\$ -	\$ 2,873.79	\$ 212.00	\$ 8,673.45	\$ 1,830.07
7	1/10/2031	to	30/09/2032	\$ 8,673.45	\$ 9,516.35	\$ -	\$ 6,007.58	\$ 305.00	\$ 12,487.22	\$ 1,903.27
8	1/10/2032	to	30/09/2033	\$ 12,487.22	\$ 9,897.00	\$ -	\$ 16,121.38	\$ 157.00	\$ 6,419.85	\$ 1,979.40
9	1/10/2033	to	30/09/2034	\$ 6,419.85	\$ 10,292.88	\$ -	\$ 3,161.17	\$ 339.00	\$ 13,890.56	\$ 2,058.58
10	1/10/2034	to	30/09/2035	\$ 13,890.56	\$ 10,704.60	\$ -	\$ 13,164.56	\$ 286.00	\$ 11,716.60	\$ 2,140.92
11	1/10/2035	to	30/09/2036	\$ 11,716.60	\$ 11,132.78	\$ -	\$ 21,027.76	\$ 46.00	\$ 1,867.62	\$ 2,226.56
12	1/10/2036	to	30/09/2037	\$ 1,867.62	\$ 11,578.09	\$ -	\$ 7,552.55	\$ 147.00	\$ 6,040.17	\$ 2,315.62
13	1/10/2037	to	30/09/2038	\$ 6,040.17	\$ 12,041.22	\$ -	\$ 5,778.22	\$ 308.00	\$ 12,611.17	\$ 2,408.24
14	1/10/2038	to	30/09/2039	\$ 12,611.17	\$ 12,522.87	\$ -	\$ 3,640.13	\$ 537.00	\$ 22,030.90	\$ 2,504.57
15	1/10/2039	to	30/09/2040	\$ 22,030.90	\$ 13,023.78	\$ -	\$ 11,106.93	\$ 599.00	\$ 24,546.76	\$ 2,604.76

Schedule 2 – Cashflow Summary



Schedule 3 – Summary of Cost Elements

CAT #	Cost Element	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 Estimated Cost
		2025 to	2026 to	2027 to	2028 to	2029 to	2030 to	2031 to	2032 to	2033 to	2034 to	2035 to	2036 to	2037 to	2038 to	2039 to	
		2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	
C1	Preliminaries	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C2	Substructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3	Superstructure	\$911	\$947	\$984	\$1,020	\$1,056	\$1,093	\$1,129	\$1,166	\$1,202	\$1,239	\$18,950	\$1,311	\$1,348	\$1,384	\$1,421	\$35,161
C4	External fabric and finishes	\$781	\$813	\$844	\$875	\$25,556	\$938	\$969	\$1,000	\$1,031	\$6,210	\$1,094	\$1,125	\$1,156	\$1,188	\$1,219	\$44,799
C5	Internal fabric and finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C6	Fittings	\$0	\$1,560	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,160	\$0	\$0	\$819	\$4,539
C7	Services	\$453	\$471	\$489	\$507	\$525	\$543	\$561	\$580	\$598	\$616	\$634	\$652	\$670	\$688	\$706	\$8,693
C8	Recreational Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C9	External works	\$0	\$1,404	\$1,630	\$0	\$2,552	\$0	\$3,038	\$13,056	\$0	\$4,080	\$0	\$1,944	\$2,234	\$0	\$5,772	\$35,710
C10	Alterations and renovations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C11	On-costs	\$250	\$260	\$270	\$280	\$870	\$300	\$310	\$320	\$330	\$1,020	\$350	\$360	\$370	\$380	\$1,170	\$6,840
TOTAL		\$2,395	\$5,455	\$4,217	\$2,682	\$30,560	\$2,874	\$6,008	\$16,121	\$3,161	\$13,165	\$21,028	\$7,553	\$5,778	\$3,640	\$11,107	\$135,742



Schedule 4 – Details of Cost Elements

Element	Sub Element	Contribution Type	Est. Life	Year Next Due	Qty	Unit	COST	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 COST
								2025 to 2026	2026 to 2027	2027 to 2028	2028 to 2029	2029 to 2030	2030 to 2031	2031 to 2032	2032 to 2033	2033 to 2034	2034 to 2035	2035 to 2036	2036 to 2037	2037 to 2038	2038 to 2039	2039 to 2040	
Preliminaries																							-
Preliminaries	Working at heights - included in rates	Included				Note																	-
Preliminaries	Washdown -include in administrative fund	Excluded				Note	-																-
Superstructure																							-
Roof	Roof tiles	Provisional Allowance	35		375	m2	31,875	911	947	984	1,020	1,056	1,093	1,129	1,166	1,202	1,239	1,275	1,311	1,348	1,384	1,421	17,486
Roof	Pointing and capping of roof tiles	Replacement	15	11	375	m2	4,500										6,300						6,300
Roof	Gutters and downpipes	Replacement	15	11	125	m	8,125										11,375						11,375
External fabric and finishes																							-
External walls	Repainting - eaves, soffits,cladding, posts, external doors, downpipes.	Replacement	12	5	472	m2	21,250					24,650											24,650
Balustrading	Timber balustrading	Provisional Allowance	35		8	m	3,080	88	92	95	99	102	106	109	113	116	120	123	127	130	134	137	1,690
Balustrading	Balustrading fixings	Replacement	15	10	4	No	260									354							354
Windows	Metal windows	Provisional Allowance	45		15	No	13,200	293	305	317	329	340	352	364	375	387	399	411	422	434	446	458	5,632
Windows	Window seals	Replacement	15	10	15	No	3,525									4,794							4,794
External doors	General doors	Provisional Allowance	35		5	No	4,750	136	141	147	152	157	163	168	174	179	185	190	195	201	206	212	2,606
External doors	Garage roller doors	Provisional Allowance	35		5	No	9,250	264	275	285	296	307	317	328	338	349	359	370	381	391	402	412	5,074
Fittings																							-
Fitments	Mailboxes	Replacement	15	15	5	No	525															819	819
Fitments	Signage - Building	Replacement	10	2	2	No	1,500		1,560									2,160					3,720
Services																							-
Hydraulic services	Upgrade water supply/mains services	Provisional Allowance	45		40	m	5,400	120	125	130	134	139	144	149	154	158	163	168	173	178	182	187	2,304
Hydraulic services	Upgrade external - stormwater services	Provisional Allowance	45		25	m	4,625	103	107	111	115	119	123	127	132	136	140	144	148	152	156	160	1,973
Electric light and power	Switchboard and wiring services	Provisional Allowance	25		50	No	5,750	230	239	248	258	267	276	285	294	304	313	322	331	340	350	359	4,416

Element	Sub Element	Contribution Type	Est. Life	Year Next Due	Qty	Unit	COST	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 COST
								2025 to 2026	2026 to 2027	2027 to 2028	2028 to 2029	2029 to 2030	2030 to 2031	2031 to 2032	2032 to 2033	2033 to 2034	2034 to 2035	2035 to 2036	2036 to 2037	2037 to 2038	2038 to 2039	2039 to 2040	
External works																							-
Roadways	Reinforced concrete roads - repair @ 15%	Replacement	10	3	13		1,509			1,630										2,234			3,864
Timber fencing	Replace timber fencing - 120m	Replacement	15	8	120	m	10,200								13,056								13,056
Brick Entrance	Repair Brick Entrance	Replacement	20	10	1	No	3,000										4,080						4,080
Retaining walls	Replace retaining walls	Replacement	25	15	5	m2	1,500															2,340	2,340
Landscaping	Upgrade garden beds	Replacement	12	7	1	No	1,100							1,364									1,364
Landscaping	Tree lopping / cut back	Replacement	5	2	1	No	1,350		1,404					1,674					1,944				5,022
Bin Enclosure	Upgrade bin enclosures	Replacement	10	5	1	No	2,200					2,552										3,432	5,984
On-costs																							-
Contingencies	Contingencies @ 5% of annual budget	Replacement	1	1	1	Item	250	250	260	270	280	290	300	310	320	330	340	350	360	370	380	390	4,800
Consultants	Sinking fund forecast update	Replacement	5	5	1	Item	500					580					680					780	2,040

ABOUT OLIVE TREE

Tyrin Batty
Director

The Body Corporate Consulting Edge

Olive Tree Consulting Group brings a new approach to solutions in strata across the body corporate industry in Queensland and Northern New South Wales.

With a team of qualified experts, including QS professionals, engineers, WHS specialists, building inspectors, project managers and facility managers — we deliver expert guidance on caretaking, performance assessments, dispute resolution, documentation, new developments and more.

Our comprehensive expertise spans high-rise towers, townhouse developments, commercial and industrial properties, land subdivisions, and multi-layered schemes across Queensland and Northern New South Wales.

We are committed to delivering reliable, cost-effective advice and industry-leading insights, ensuring your body corporate receives the best value for money without compromising on quality.

Our Services



Management Rights

Time and Motion remuneration reviews, schedule of duties, common property condition reports, caretaker performance reviews, competency assessments.



Body Corporate Compliance

Insurance valuations, sinking fund forecasts, asbestos audits, lot entitlement reviews, building management statement reviews, fire safety, and WHS safety.



Development Consulting

New development advice, strata titling options, lot entitlements, initial cost budgets, levy contribution schedules, and international services.



Quantity Surveying / Project Management

Project management (capital works), scope of works, cost plans, bill of quantities (BOQ), bank reports, progress payments.



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

Dealing: 704184018
Title Reference: 19205892
Lodgment: 1068169
Date: 15/07/2000 11:48:15

1. Name of Community Title Scheme

BEATRICE LODGE

2. Regulation Module

Body Corporate and Community Management (Standard Module) Regulation 1997

3. Name of Body Corporate

BODY CORPORATE FOR BEATRICE LODGE COMMUNITY TITLES SCHEME 9319

4. Address for service of documents on the body corporate

DAVIDSON & SULLIVAN
SOLICITORS
PO BOX 599
TOOWOOMBA QLD 4350

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 BUP5892	1	1 in BUP5892	1
2 in BUP5892	1	2 in BUP5892	1
3 in BUP5892	1	3 in BUP5892	1
4 in BUP5892	1	4 in BUP5892	1
5 in BUP5892	1	5 in BUP5892	1

Total Lots: 5 Aggregate 5 Total Lots: 5 Aggregate 5

***** End *****