# 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 | **ALEX JOSEPH PARSONS** |
| Property address (referred to as the "property" in this statement) | **8/316 STENNER STREET, MIDDLE RIDGE QLD 4350** |
| Lot on plan description | **8/SP307321** |

Community titles scheme or BUGTA scheme:

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

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

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

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

| | | |
|---|---|---|
| **Title details** | **The seller gives or has given the buyer the following—** | |
| | A title search for the property issued under the *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.<br><br>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**<br><br>**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.<br><br>**Unregistered lease (if applicable)**<br><br>If the unregistered encumbrance is an unregistered lease, the details of the agreement are as follows:<br>» the start and end day of the term of the lease:<br>» the amount of rent and bond payable:<br>» whether the lease has an option to renew:<br><br>**Other unregistered agreement in writing (if applicable)**<br><br>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**<br><br>**Unregistered oral agreement (if applicable)**<br><br>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**<br><br>*If* **Yes**, *the details of any statutory encumbrances are as follows:*<br>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 *Residential Tenancies and Rooming Accommodation Act 2008* during the last 12 months. ☒ **Yes** ☐ **No**<br><br>If **Yes**, when was the rent for the premises or each of the residents' rooms last increased? *(Insert date of the most recent rent increase for the premises or rooms)* 9 September 2026<br><br>**Note**—Under the *Residential Tenancies and Rooming Accommodation Act 2008* the rent for a residential premises may not be increased earlier than 12 months after the last rent increase for the premises.<br><br>As the owner of the property, you may need to provide evidence of the day of the last rent increase. You should ask the seller to provide this evidence to you prior to settlement. |

# Part 3 – Land use, planning and environment

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

| | | | |
|---|---|---|---|
| **Zoning** | The zoning of the property is *(Insert zoning under the planning scheme, the Economic Development Act 2012; the Integrated Resort Development Act 1987; the Mixed Use Development Act 1993; the State Development and Public Works Organisation Act 1971 or the Sanctuary Cove Resort Act 1985, as applicable)*:<br>Low-Medium Density Residential | | |
| **Transport proposals and resumptions** | The lot is affected by a notice issued by a Commonwealth, State or local government entity and given to the seller about a transport infrastructure proposal* to: locate transport infrastructure on the property; or alter the dimensions of the property. | ☐ **Yes** | ☒ **No** |
| | The lot is affected by a notice of intention to resume the property or any part of the property. | ☐ **Yes** | ☒ **No** |
| | *If* **Yes**, *a copy of the notice, order, proposal or correspondence must be given by the seller.* | | |

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

| | | | |
|---|---|---|---|
| **Contamination and environmental protection** | The property is recorded on the Environmental Management Register or the Contaminated Land Register under the *Environmental Protection Act 1994*. | ☐ **Yes** | ☒ **No** |
| | **The following notices are, or have been, given:** | | |
| | A notice under section 408(2) of the *Environmental Protection Act 1994* (for example, land is contaminated, show cause notice, requirement for site investigation, clean up notice or site management plan). | ☐ **Yes** | ☒ **No** |
| | A notice under section 369C(2) of the *Environmental Protection Act 1994* (the property is a place or business to which an environmental enforcement order applies). | ☐ **Yes** | ☒ **No** |
| | A notice under section 347(2) of the *Environmental Protection Act 1994* (the property is a place or business to which a prescribed transitional environmental program applies). | ☐ **Yes** | ☒ **No** |
| **Trees** | There is a tree order or application under the *Neighbourhood Disputes (Dividing Fences and Trees) Act 2011* affecting the property. | ☐ **Yes** | ☒ **No** |
| | *If* **Yes**, *a copy of the order or application must be given by the seller.* | | |
| **Heritage** | The property is affected by the *Queensland Heritage Act 1992* or is included in the World Heritage List under the *Environment Protection and Biodiversity Conservation Act 1999* (Cwlth). | ☐ **Yes** | ☒ **No** |
| **Flooding** | Information about whether the property is affected by flooding or another natural hazard or within a natural hazard overlay can be obtained from the relevant local government and you should make your own enquires. Flood information for the property may also be available at the FloodCheck Queensland portal or the Australian Flood Risk Information portal. | | |
| **Vegetation, habitats and protected plants** | Information about vegetation clearing, koala habitats and other restrictions on development of the land that may apply can be obtained from the relevant State government agency. | | |

# Part 4 – Buildings and structures

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

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

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

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

| | |
|---|---|
| **Building Energy Efficiency Certificate** | If the property is a commercial office building of more than 1,000m2, a Building Energy Efficiency Certificate is available on the Building Energy Efficiency Register. |

| | |
|---|---|
| **Asbestos** | The seller does not warrant whether asbestos is present within buildings or improvements on the property. Buildings or improvements built before 1990 may contain asbestos. Asbestos containing materials (ACM) may have been used up until the early 2000s. Asbestos or ACM may become dangerous when damaged, disturbed, or deteriorating. Information about asbestos is available at the Queensland Government Asbestos Website (asbestos.qld.gov.au) including common locations of asbestos and other practical guidance for homeowners. |

# Part 5 – Rates and services

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

| **Rates** | **Whichever of the following applies—** |
|---|---|
| | The total amount payable* for all rates and charges (without any discount) for the property as stated in the most recent rate notice is:<br>Amount: $1410.35 Date Range: 01/07/2026 - 31/12/2026<br>OR<br>The property is currently a rates exempt lot.** ☐<br>OR<br>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:<br>Amount: $748.49 Date Range: 01/07/2026 - 31/12/2026<br>OR<br>There is no separate water services notice issued for the lot; however, an estimate of the total amount payable for water services is:<br>Amount: Date Range: |

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

# Part 6 – Community titles schemes and BUGTA schemes

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

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

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

| | | | |
|---|---|---|---|
| **Body Corporate and Community Management Act 1997** | **The property is included in a community titles scheme.** ***(If Yes, complete the information below)*** | ☒ **Yes** | ☐ **No** |
| **Community Management Statement** | A copy of the most recent community management statement for the scheme as recorded under the *Land Title Act 1994* or another Act is given to the buyer.<br><br>**Note**—If the property is part of a community titles scheme, the community management statement for the scheme contains important information about the rights and obligations of owners of lots in the scheme including matters such as lot entitlements, by-laws and exclusive use areas. | ☒ **Yes** | |
| **Body Corporate Certificate** | A copy of a body corporate certificate for the lot under the *Body Corporate and Community Management Act 1997*, section 205(4) is given to the buyer.<br><br>*If **No***— An explanatory statement is given to the buyer that states:<br><br>» a copy of a body corporate certificate for the lot is not attached; and<br>» the reasons under section 6 of the *Property Law Regulation 2024* why the seller has not been able to obtain a copy of the body corporate certificate for the lot. | ☒ **Yes**<br><br>☐ **Yes** | ☐ **No** |
| **Statutory Warranties** | **Statutory Warranties**—If you enter into a contract, you will have implied warranties under the *Body Corporate* and *Community Management Act 1997* relating to matters such as latent or patent defects in common property or body corporate assets; any actual, expected or contingent financial liabilities that are not part of the normal operating costs; and any circumstances in relation to the affairs of the body corporate that will materially prejudice you as owner of the property. There will be further disclosure about warranties in the contract. | | |

| | | | |
|---|---|---|---|
| **Building Units and Group Titles Act 1980** | **The property is included in a BUGTA scheme** ***(If Yes, complete the information below)*** | ☐ **Yes** | ☒ **No** |
| **Body Corporate Certificate** | A copy of a body corporate certificate for the lot under the *Building Units and Group Titles Act 1980*, section 40AA(1) is given to the buyer.<br><br>*If **No***— An explanatory statement is given to the buyer that states:<br><br>» a copy of a body corporate certificate for the lot is not attached; and<br>» the reasons under section 7 of the *Property Law Regulation 2024* why the seller has not been able to obtain a copy of the body corporate certificate for the lot.<br><br>**Note**—If the property is part of a BUGTA scheme, you will be subject to by-laws approved by the body corporate and other by-laws that regulate your use of the property and common property. | ☐ **Yes**<br><br>☐ **Yes** | ☐ **No** |

# Signatures – SELLER

Alex Parsons (Nov 3, 2026 11:22:22 GMT+10)

Signature of seller

Signature of seller

**ALEX JOSEPH PARSONS**

Name of Seller

Name of Seller

03/11/2026

Date

Date

# Signatures – BUYER

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

Signature of buyer

Signature of buyer

Name of buyer

Name of buyer

Date

Date

# Current Title Search

**Queensland Titles Registry Pty Ltd**
**ABN 23 648 568 101**

| | | | |
|---|---|---|---|
| **Title Reference:** | **51215591** | **Search Date:** | 26/10/2026 17:02 |
| **Date Title Created:** | 02/04/2020 | **Request No:** | 58091033 |
| **Previous Title:** | 13018026 | | |

## ESTATE AND LAND

Estate in Fee Simple

LOT 8 SURVEY PLAN 307321
Local Government: TOOWOOMBA

COMMUNITY MANAGEMENT STATEMENT 53549

## REGISTERED OWNER

Dealing No: 720216252 18/08/2020

ALEX JOSEPH PARSONS

## EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10044129 (POR 481)

2. MORTGAGE No 724239943 31/07/2025 at 15:08
WESTPAC BANKING CORPORATION A.C.N. 007 457 141

## ADMINISTRATIVE ADVICES

NIL

## UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

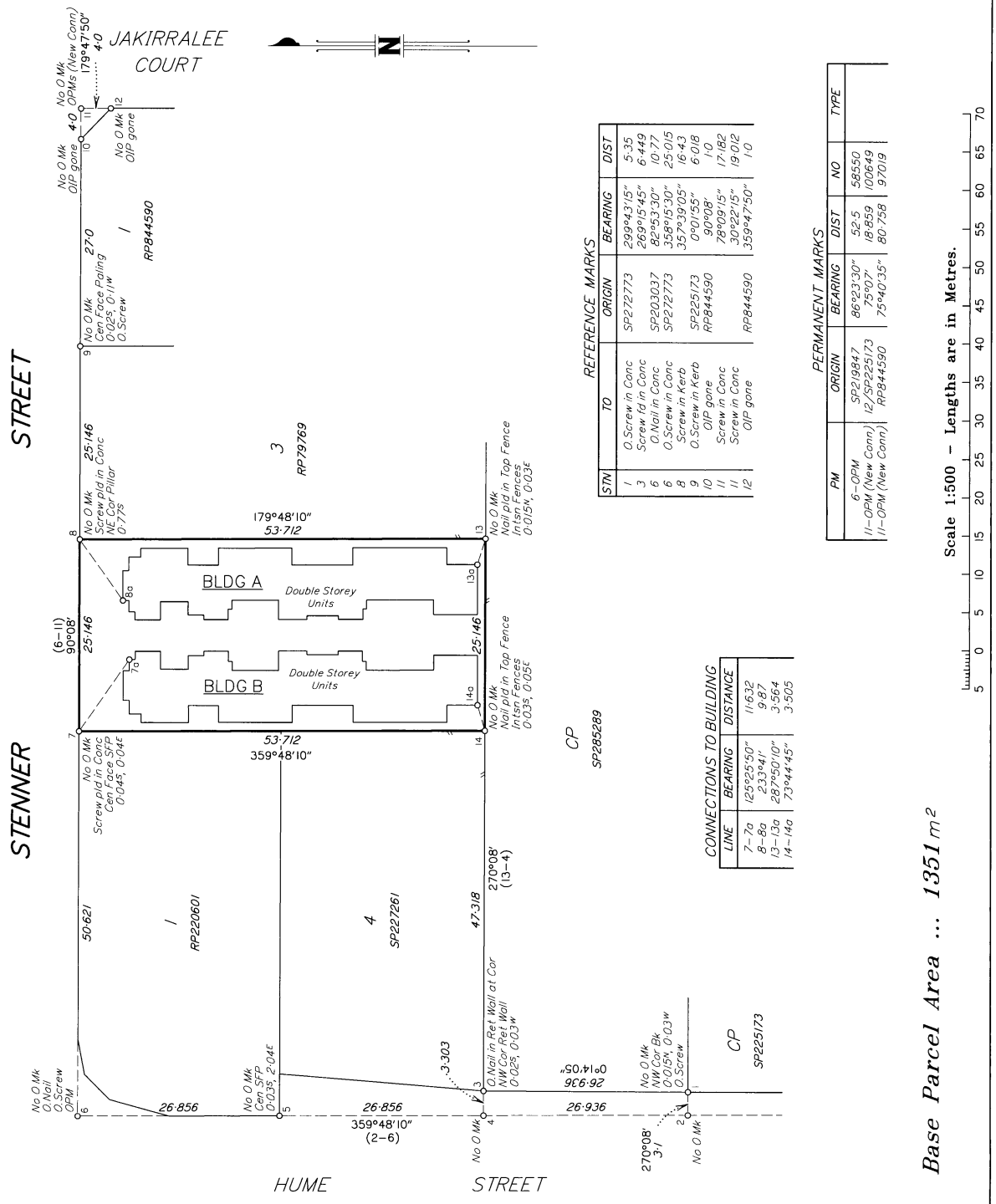
** End of Current Title Search **

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

Land Title Act 1994 ; Land Act 1994
Form 21 Version 4

# SURVEY PLAN

Sheet 1 of 4




REFERENCE MARKS

| STN | TO | ORIGIN | BEARING | DIST |
|---|---|---|---|---|
| 1 | O.Screw in Conc | SP272773 | 299°43'15" | 5·35 |
| 3 | Screw fd in Conc | | 269°15'45" | 6·449 |
| 6 | O.Nail in Conc | SP203037 | 82°53'30" | 10·77 |
| 8 | O.Screw in Conc | SP272773 | 358°15'30" | 25·015 |
| 8 | Screw in Kerb | | 357°39'05" | 16·43 |
| 9 | O.Screw in Kerb | SP225173 | 0°01'55" | 6·018 |
| 10 | O/P gone | RP844590 | 90°08' | 1·0 |
| 11 | Screw in Conc | | 78°09'15" | 17·182 |
| 11 | Screw in Conc | | 30°22'15" | 19·012 |
| 12 | O/P gone | RP844590 | 359°47'50" | 1·0 |

PERMANENT MARKS

| PM | ORIGIN | BEARING | DIST | NO | TYPE |
|---|---|---|---|---|---|
| 6–OPM | SP219847 | 86°23'30" | 52·5 | 58550 | |
| 11–OPM (New Conn) | 12/SP225173 | 75°07' | 18·859 | 100649 | |
| 11–OPM (New Conn) | RP844590 | 75°40'35" | 80·758 | 97019 | |

CONNECTIONS TO BUILDING

| LINE | BEARING | DISTANCE |
|---|---|---|
| 7–7a | 125°25'50" | 11·632 |
| 8–8a | 233°41' | 9·87 |
| 13–13a | 28°50'10" | 3·564 |
| 14–14a | 73°44'45" | 3·505 |

Scale 1:500 – Lengths are in Metres.

5 0 5 10 15 20 25 30 35 40 45 50 55 60 65 70

Base Parcel Area ... 1351 m²

BYRNE SURVEYORS PTY LTD (ACN 132 444 850) hereby certify that the land comprised in this plan was surveyed by the corporation, by Mitchell Dane HOOSON, Surveying Associate, for whose work the corporation accepts responsibility, under the supervision of Peter Thomas EATON, Cadastral Surveyor and that the plan is accurate, that the said survey was performed in accordance with the Survey and Mapping Infrastructure Act 2003 and Surveyors Act 2003 and associated Regulations and Standards and that the said survey was completed on 21/01/2020.

Gregory Thomas Cooper
Director

Peter Thomas Eaton
Director

Date 19-2-2020

0 50mm 100mm 150mm

State copyright reserved.

## Plan of Lots 1–10 and Common Property

Cancelling Lot 2 on RP79769

LOCAL GOVERNMENT: REGIONAL TOOWOOMBA

LOCALITY: MIDDLE RIDGE

Meridian: SP285289

Survey Records: No

Scale: 1:500

Format: BUILDING

SP307321

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

Land Title Act 1994 ; Land Act 1994
Form 21B Version 1

**719988798**

$1393.00
01/04/2020 15:36

**BE 400 NT**

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

Sheet 2 of 4

5. Lodged by

ENOY LAWYERS
26 Market Street
BRISBANE QLD 4000
07 3363 961

LODGER CODE 2699

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

1. Certificate of Registered Owners or Lessees.

I/We PRIVE (TOOWOOMBA) PTY LTD
A.C.N. 613 078 667

(Names in full)

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

* as Lessees of this land agree to this plan.

Signature of *Registered Owners *Lessees

(DIRECTOR)
FOONG YEE CHAN

(DIRECTOR)
CRAIG ROONEY PEVMAN

* Rule out whichever is inapplicable

6.

| Existing | | Created | | |
|---|---|---|---|---|
| Title Reference | Description | New Lots | Road | Secondary Interests |
| 13018026 | Lot 2 on RP79769 | 1–10 & CP | | |

MORTGAGE ALLOCATIONS

| Mortgage | Lots Fully Encumbered | Lots Partially Encumbered |
|---|---|---|
| 719705539 | 1–10 | |

REINSTATEMENT REPORT

Plans Searched: SP285289, SP272773, SP227261, SP225173, SP219847, RP844590, RP220601, RP79769

Datum: Stenner Street alignment

Stn 1 fixed by O.Screw (SP272773)

Stn 3 fixed by O.Nail in retaining wall (SP285289)

Stn 6 fixed by original reference marks

Stn 9 fixed by O. Screw

Stn 11 fixed by new connection to OPM97019 (agrees with as calculated from RP844590)

Dimensions agree with previous surveys. Base Parcel dimensions are deed vide RP79769

2. Planning Body Approval.

* TOOWOOMBA REGIONAL COUNCIL
hereby approves this plan in accordance with the :
% PLANNING ACT 2016

Date of Development Approval: 21/11/2018

Dated this 23RD day of MARCH 2020

# Stewart William Somers
General Manager with Delegated Authority
# Toowoomba Regional Council

* Insert the name of the Planning Body.
# Insert designation of signatory or delegation
% Insert applicable approving legislation.

9. Building Format Plans only.

I certify that :

* As far as it is practical to determine, no part of the building shown on this plan encroaches onto adjoining lots or road;

~~* Part of the building shown on this plan encroaches onto adjoining * lots and road~~

Cadastral Surveyor/~~Director~~* Date 2-3-2020

*delete words not required

| 1–10 & CP | POR 481 |
|---|---|
| Lots | Orig |

7. Orig Grant Allocation :

8. Passed & Endorsed :

By : BYRNE SURVEYORS PTY LTD
Date : 2-3-2020
Designation : Cadastral Surveyor/Director

10. Lodgement Fees :

| | |
|---|---|
| Survey Deposit | $ |
| Lodgement | $ |
| New Titles | $ |
| Photocopy | $ |
| Postage | $ |
| TOTAL | $ |

3. Plans with Community Management Statement :

CMS Number : 53549
Name : "Jewel Middle Ridge"

4. References :

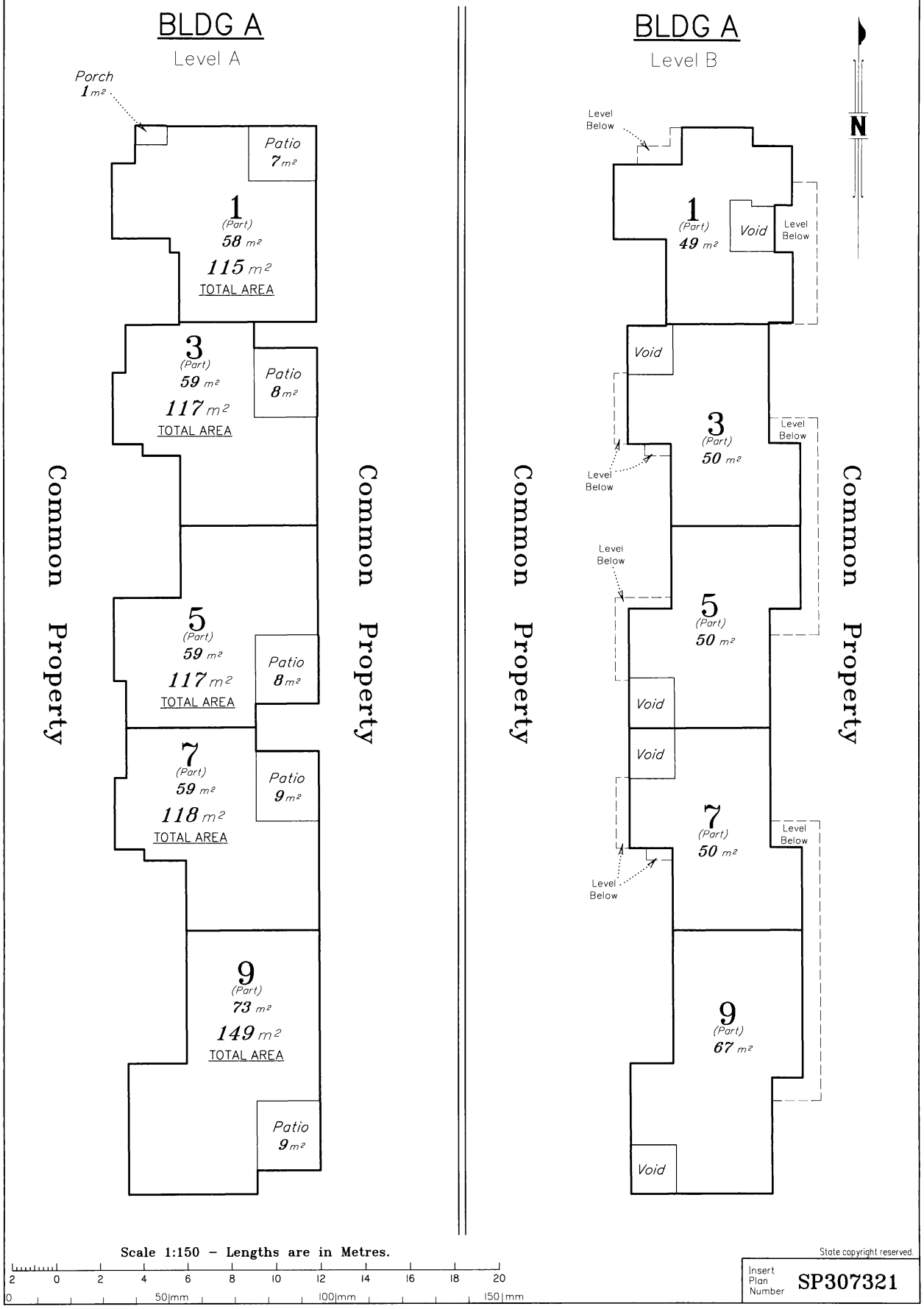
Dept File :
Local Govt : SEAL/2020/792
Surveyor : 18/166

11. Insert Plan Number **SP307321**

Land Title Act 1994 ; Land Act 1994
Form 21A Version 1

ADDITIONAL SHEET

Sheet 3 of 4




Scale 1:150 – Lengths are in Metres.

2 0 2 4 6 8 10 12 14 16 18 20

0 50|mm 100|mm 150|mm

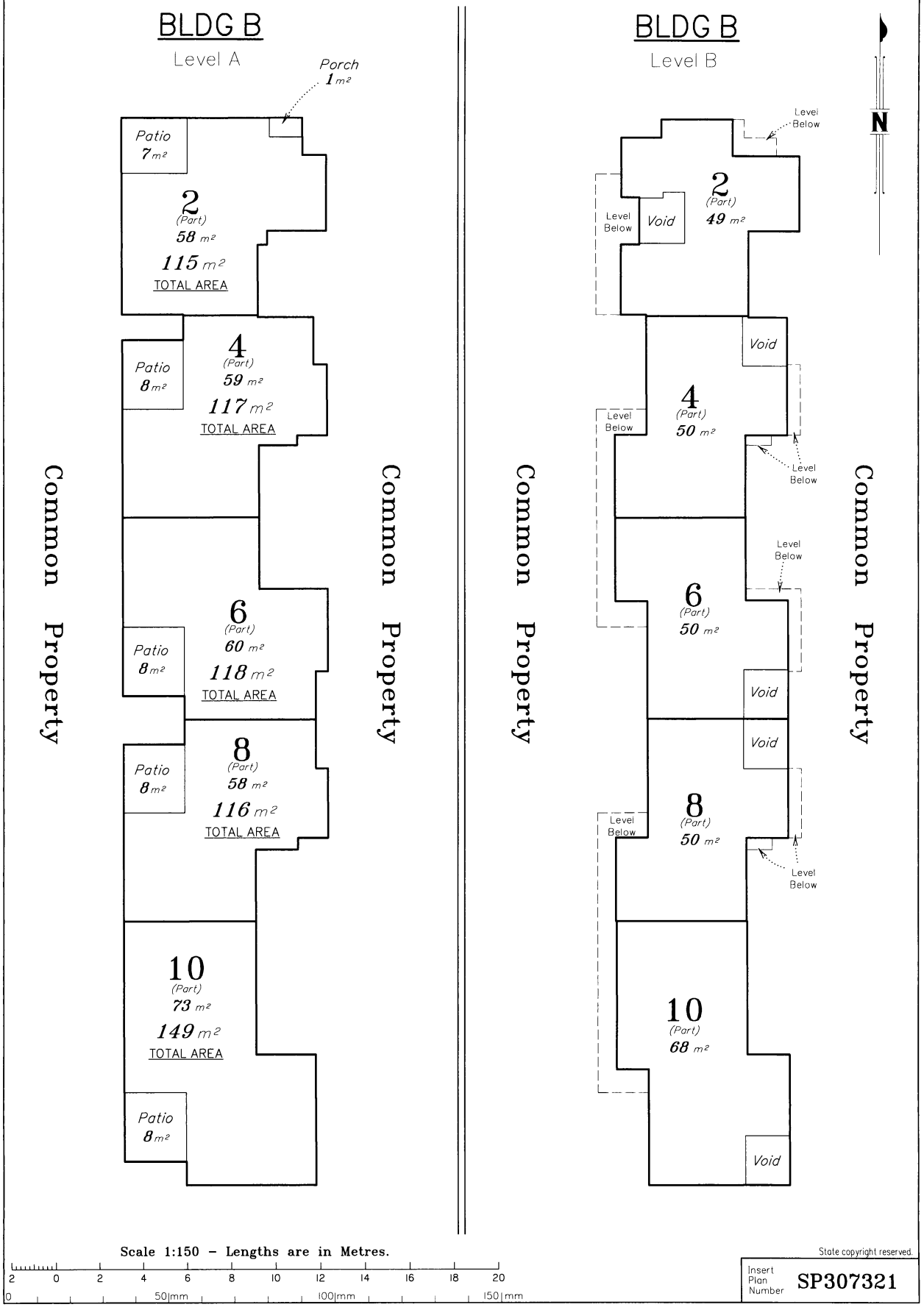
State copyright reserved

Insert Plan Number SP307321

Land Title Act 1994 ; Land Act 1994
Form 21A Version 1

ADDITIONAL SHEET

Sheet 4 of 4




Scale 1:150 – Lengths are in Metres.

2 0 2 4 6 8 10 12 14 16 18 20

0 50|mm 100|mm 150|mm

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Insert Plan Number SP307321

***Your Toowoomba STRATA Contact:***
*Arabella Centracchio*
*07 4639 1955*

# FORM 33 - BODY CORPORATE CERTIFICATE
# COVER SHEET

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

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)

## Details of the Subject Lot

| | |
|---|---|
| Lot Number | **8** |
| Unit Number | **8** |
| Scheme Name | **JEWEL MIDDLE RIDGE CTS 53549** |
| Building Address | **316 STENNER STREET, MIDDLE RIDGE** |
| Certificate Date | **29/10/2026** |

## Seller Details

| | | |
|---|---|---|
| Owner | **Alex Joseph PARSONS** | *Office*<br>*Must match request* |

## Warning - Levies!

The attached statement only includes amounts owing up to 29/10/2026. New levy amounts can easily be added after 29/10/2026, for example:-

- Standard levies if a new levy period has occurred since 29/10/2026
- Special levies if the levies are only approved after 29/10/2026
- Debt Collection levies can only be issued once the costs are known and this might only happen after 29/10/2026
- Interest and penalties levies issued after 29/10/2026

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 through 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 **29/10/2026**.

| **Name of Scheme** | JEWEL MIDDLE RIDGE CTS 53549 | **Lot** | 8 |
|---|---|---|---|

**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** | **JEWEL MIDDLE RIDGE CTS 53549** |
| **Address of community titles scheme** | 316 STENNER STREET, MIDDLE RIDGE QLD 4350 |
| **Body corporate manager** | Bodies corporate often engage a body corporate manager to handle administrative functions.<br><br>The body corporate manager for the scheme:<br>Toowoomba STRATA ABN: 73010319892<br>PO Box 2244<br>TOOWOOMBA QLD 4350<br>Ph: 0746391955<br>email@toowoombastrata.com.au |
| **Accessing records** | Who is responsible for keeping the body corporate's records?<br>- The body corporate manager named above. |

## Property and community titles scheme details

| | |
|---|---|
| **Lot number** | 8 |
| **Plan number** | SP 307321 |
| **Plan of subdivision** | Building Format Plan<br><br>The plan of subdivision applying to a lot determines maintenance and insurance responsibilities. |
| **Regulation module** | Standard<br><br>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.<br><br>**Is the scheme part of a layered arrangement of community titles schemes?**<br>- No<br><br>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.<br><br>**Does a building management statement apply to the community titles scheme?**<br>- No<br><br>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.<br><br>**Are there any exclusive use by-laws or other allocations of common property in effect for the community titles scheme?**<br>- Refer By-Laws and/or the Community Management Statement (CMS)<br><br>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**<br>Total contribution schedule lot entitlements for all lots: **10** |
| **Interest schedule** | Interest schedule lot entitlement for the lot: **10**<br>Total interest schedule lot entitlements for all lots: **104** |
| **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.<br>- 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.<br>- 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.<br>**- 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.**<br>- 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.**<br>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 certifidate are:**

- **Levy Transaction Summary (inluding 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 8 for the current financial year | $1,638.76 |
| 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 |
|---|---|---|---|---|
| 30/04/2026 | Standard Levy Contribution Schedule (01/04/2026 - 30/06/2026) | $183.35 | $18.35 if paid by 30/04/2026 | Fully Paid |
| 30/04/2026 | Insurance Levy (01/04/2026 - 30/06/2026) | $205.55 | $20.55 if paid by 30/04/2026 | Fully Paid |
| 31/07/2026 | Standard Levy Contribution Schedule (01/07/2026 - 30/09/2026) | $194.42 | $19.45 if paid by 31/07/2026 | Fully Paid |
| 31/07/2026 | Insurance Levy (01/07/2026 - 30/09/2026) | $222.20 | $22.20 if paid by 31/07/2026 | Fully Paid |
| 31/10/2026 | Standard Levy Contribution Schedule (01/10/2026 - 31/12/2026) | $194.42 | $19.45 if paid by 31/10/2026 | Fully Paid |
| 31/10/2026 | Insurance Levy (01/10/2026 - 31/12/2026) | $222.20 | $22.20 if paid by 31/10/2026 | Fully Paid |
| 31/01/2027 | Standard Levy Contribution Schedule (01/01/2027 - 31/03/2027) | $194.42 | $19.45 if paid by 31/01/2027 | Not Paid |
| 31/01/2027 | Insurance Levy (01/01/2027 - 31/03/2027) | $222.20 | $22.20 if paid by 31/01/2027 | Not Paid |
| | | | if paid by | |
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### Sinking fund contributions

| | |
|---|---|
| Total amount of contributions (before any discount) for Lot 8 for the current financial year | $1,083.34 |
| 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 |
|---|---|---|---|---|
| 30/04/2026 | Standard Levy Contribution Schedule (01/04/2026 - 30/06/2026) | $250.00 | $25.00 if paid by 30/04/2026 | Fully Paid |
| 30/04/2026 | Insurance Levy (01/04/2026 - 30/06/2026) | $0.00 | $0.00 if paid by 30/04/2026 | Fully Paid |
| 31/07/2026 | Standard Levy Contribution Schedule (01/07/2026 - 30/09/2026) | $277.78 | $27.80 if paid by 31/07/2026 | Fully Paid |
| 31/07/2026 | Insurance Levy (01/07/2026 - 30/09/2026) | $0.00 | $0.00 if paid by 31/07/2026 | Fully Paid |
| 31/10/2026 | Standard Levy Contribution Schedule (01/10/2026 - 31/12/2026) | $277.78 | $27.80 if paid by 31/10/2026 | Fully Paid |
| 31/10/2026 | Insurance Levy (01/10/2026 - 31/12/2026) | $0.00 | $0.00 if paid by 31/10/2026 | Fully Paid |

### Special contributions (if any)
You can access the body corporate records for more information.

| | |
|---|---|
| Total amount of contributions (before any discount) for Lot 8 | $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 | |
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### 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 29/10/2026, the following amounts are due but not yet paid for the lot.
A $0.00 or Nil balance indicates that all payments for the lot are up to date.

| | |
|---|---|
| Overdue annual contributions | $0.00 |
| Overdue special contributions | $0.00 |
| Penalties on overdue contributions | $0.00 |
| Other amounts due but not paid | |
| **Total amounts due but not paid** | **$0.00** |
| Total amount in credit (if applicable)<br>Credit balance on the lot and payments made before due date. | $624.95 |

## 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.<br>Prior to signing a contract, you should consider whether the current sinking fund balance is appropriate to meet likely future capital expenditure.<br><br>**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?**<br>- Yes<br>If yes, you can obtain a copy from the body corporate records.<br><br>**Current administrative fund balance (as at date of certificate):** $10,178.64<br>**Current sinking fund balance (as at date of certificate):** $28,170.56<br>**Current Total fund balance (as at date of certificate):** $38,349.20<br><br>**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.<br><br>**Are there any authorised improvements to the common property that the owner of the lot is responsible for maintaining in good condition?**<br>- Yes<br>If yes, details given with this certificate.<br><br>**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.<br>- 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:<br>- type of policy;<br>- name of the insurer;<br>- sum insured;<br>- amount of premium; and<br>- 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.<br><br>**Does the body corporate currently hold alternative insurance approved under an alternative insurance order?**<br>- 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.<br><br>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.<br><br>**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.<br><br>If the Standard Module, Accommodation Module, or Commercial Module apply to a community titles<br>scheme, the body corporate may also authorise a person to conduct a letting agent business for the<br>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.<br><br>A service contractor who is also authorised to be a letting agent for the scheme is called a caretaking<br>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'.<br><br>The maximum term of a service contract or authorisation entered into by a body corporate is:<br>- 1 year if the Specified Two-lot Schemes Module applies to the scheme;<br>- 10 years if the Standard Module applies to the scheme; and<br>- 25 years if the Accommodation Module or Commercial Module applies to the scheme.<br><br>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.<br><br>**Has the body corporate engaged a caretaking services contractor for the scheme?**<br>- No<br>If yes, name of caretaking service contractor engaged:<br><br>**Has the body corporate authorised a letting agent for the scheme?**<br>- No<br>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?<br><br>**Electricity**: No<br>**Hot Water / Gas**: No<br>**Internet / Data**: No<br><br>More information about embedded networks in community titles schemes is available from www.qld.gov.au/buyingbodycorporate.<br><br>**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 | 29/10/2026 |

### 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:<br>• Ensure the sinking fund has a very high and conservative balance (even that is not a guarantee)<br>• 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?<br>What is the condition of the building?<br>What is the sinking fund balance compared to the forecasted balance?<br>Is the body corporate contributing the recommended amounts?<br>Then just be conservative! |

# Asset Register
## 53549 JEWEL MIDDLE RIDGE 316 STENNER STREET



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

Nil

# Authorisations Affecting Lots
## 53549 JEWEL MIDDLE RIDGE 316 STENNER STREET



| Lot No | Resolution Date | Description | Conditions |
|---|---|---|---|
| 8 | 29/09/22 | Installation of Solar Panels | Contact Toowoomba STRATA for full terms and conditions |

# BY-LAWS – JEWEL MIDDLE RIDGE CTS 53549

**1 Noise**

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

**2 Vehicles**

**(1)** The occupier of a lot must not -

(a) park a vehicle, or allow a vehicle to stand, in a regulated parking area; or

(b) without the approval of the body corporate, park a vehicle, or allow a vehicle to stand, on any other part of the common property; or

(c) permit an invitee to park a vehicle, or allow a vehicle to stand, on the common property, other than in a regulated parking area.

**(2)** An approval under subsection (1)(b) must state the period for which it is given.

**(3)** The body corporate may cancel the approval by giving 7 days written notice to the occupier.

**(4)** In this section -

***regulated parking area*** means an area of scheme land designated as being available for use, by invitees of occupiers of lots included in the scheme, for parking vehicles.

**3 Obstruction**

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

**4 Damage to lawns etc.**

**(1)** The occupier of a lot must not, without the body corporate's written approval -

(a) damage a lawn, garden, tree, shrub, plant or flower on the common property; or

(b) use a part of the common property as a garden.

**(2)** An approval under subsection (1) must state the period for which it is given.

**(3)** However, the body corporate may cancel the approval by giving 7 days written notice to the occupier.

**5 Damage to common property**

**(1)** An occupier of a lot must not, without the body corporate's written approval, mark, paint, drive nails, screws or other objects into, or otherwise damage or deface a structure that forms part of the common property.

**(2)** However, an occupier may install a locking or safety device to protect the lot against intruders, or a screen to prevent entry of animals or insects, if the device or screen is soundly built and is consistent with the colour, style and materials of the building.

**(3)** The owner of a lot must keep a device installed under subsection (2) in good order and repair.

**6 Behaviour of invitees**

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

**7 Leaving of rubbish etc. on the common property**

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

**8 Appearance of lot**

**(1)** The occupier of a lot must not, without the body corporate's written approval, make a change to the external appearance of the lot unless the change is minor and does not detract from the amenity of the lot and its surrounds.

**(2)** The occupier of a lot must not, without the body corporate's written approval -

(a) hang washing, bedding, or another cloth article if the article is visible from another lot or the common property, or from outside the scheme land; or

(b) display a sign, advertisement, placard, banner, pamphlet or similar article if the article is visible from another lot or the common property, or from outside the scheme land.

**(3)** Subsection (2)(b) does not apply to a real estate advertising sign for the sale or letting of the lot if the sign is of a reasonable size.

**(4)** This section does not apply to a lot created under a standard format plan of subdivision.

**9 Storage of flammable materials**

**(1)** The occupier of a lot must not, without the body corporate's written approval, store a flammable substance on the common property.

**(2)** The occupier of a lot must not, without the body corporate's written approval, store a flammable substance on the lot unless the substance is used or intended for use for domestic purposes.

**(3)** However, this section does not apply to the storage of fuel in -

(a) the fuel tank of a vehicle, boat, or internal combustion engine; or

(b) a tank kept on a vehicle or boat in which the fuel is stored under the requirements of the law regulating the storage of flammable liquid.

**10 Garbage disposal**

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

**(2)** The occupier of a lot must -

(a) comply with all of the following laws about the disposal of garbage—

(i) if the lot is in an urban development area—UDA by-laws, and any local laws that apply;

(ii) if the lot is not in an urban development area—local laws; and

(b) ensure that the occupier does not, in disposing of garbage, adversely affect the health, hygiene or comfort of the occupiers of other lots.

**11 Keeping of animals**

**(1)** The occupier of a lot must not, without the body corporate's written approval—

(a) bring or keep an animal on the lot or the common property; or

(b) permit an invitee to bring or keep an animal on the lot or the common property.

**(2)** The occupier must obtain the body corporate's written approval before bringing, or permitting an invitee to bring, an animal onto the lot or the common property.

**(3)** An occupier may, notwithstanding by-laws 11(1) and 11(2), keep either a small cat or a small dog on the following terms and conditions:-

(a) the small cat or small dog must be kept completely within the lot and must be prevented from wandering onto common property; and

(b) the small cat or small dog must be kept and managed in accordance with all relevant Local Authority's or Council's By-laws in relation to the keeping of cats and dogs generally; and

(c) the small cat or small dog must not create noise likely to interfere with the peaceful enjoyment of a person lawfully on another lot or the common property; and

(d) in the event a cat or dog kept pursuant to this by-law was to defecate on the common property or another owners lot the owner of offending cat or dog must appropriately clean up after it.

**(4)** An occupier may, notwithstanding by-laws 11(1) and 11(2), keep fish, birds and other common household pets on the following terms and conditions:-

(a) the animals must be kept completely within the lot and must be prevented from wandering onto common property; and

(b) the animals must be kept and managed in accordance with all relevant Local Authority's or Council's By-laws in relation to the keeping of animals; and

(c) the animals must not create noise likely to interfere with the peaceful enjoyment of a person lawfully on another lot or the common property; and

(d) in the event an animal kept pursuant to this by-law was to defecate on the common property or another owners lot the owner of offending animal must appropriately clean up after it.

**12 Exclusive Use – Courtyards**

**(1)** The owners of lots have exclusive use of courtyard areas on the common property identified in Schedule E and on the attached plan marked A.

**(2)** An owner with an exclusive use courtyard area is liable, in respect of that exclusive use courtyard area, for the maintenance of and operating costs of the exclusive use courtyard area (excluding any common utility infrastructure contained within the exclusive use courtyard area).

**(3)** An owner with an exclusive use courtyard area must not damage, dig-up, block, obstruct, hinder etc any common utility infrastructure contained within the exclusive use courtyard area.

**(4)** An owner with an exclusive use courtyard area must allow the body corporate or another owner appropriate access to service and maintain any common utility infrastructure contained within the exclusive use courtyard area.

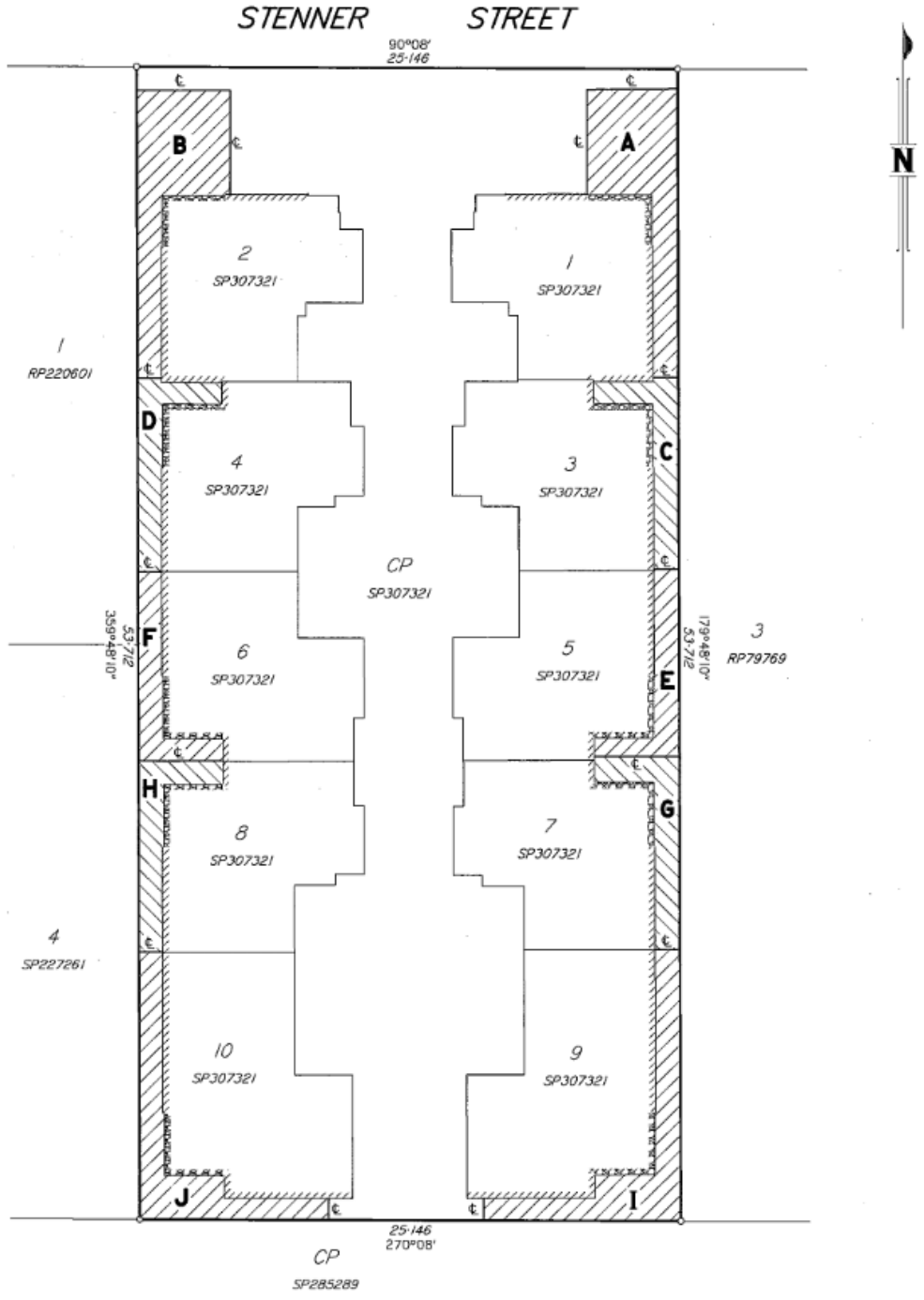
**(5)** An owner with an exclusive use courtyard area must allow the body corporate or another owner appropriate access to read and maintain any electricity or other utility meter contained within the exclusive use courtyard area.

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

| Lot on Plan | Exclusive Use of Common Property | Use |
|---|---|---|
| Lot 1 on SP 307321 | Area A on attached sketch plan marked A | Courtyard |
| Lot 2 on SP 307321 | Area B on attached sketch plan marked A | Courtyard |
| Lot 3 on SP 307321 | Area C on attached sketch plan marked A | Courtyard |
| Lot 4 on SP 307321 | Area D on attached sketch plan marked A | Courtyard |
| Lot 5 on SP 307321 | Area E on attached sketch plan marked A | Courtyard |
| Lot 6 on SP 307321 | Area F on attached sketch plan marked A | Courtyard |
| Lot 7 on SP 307321 | Area G on attached sketch plan marked A | Courtyard |
| Lot 8 on SP 307321 | Area H on attached sketch plan marked A | Courtyard |
| Lot 9 on SP 307321 | Area I on attached sketch plan marked A | Courtyard |
| Lot 10 on SP 307321 | Area J on attached sketch plan marked A | Courtyard |

Page 8 of 9

# EXCLUSIVE USE PLAN A – "Jewel Middle Ridge"




## LEGEND

- Outside Face of Wall
- ℄ Centreline of Fence
- Edge of Concrete
- Edge of Tiles
- Edge of Timber Deck

EXCLUSIVE USE AREAS FOR LOTS 1–10 ON SP307321

| UNIT | EXCLUSIVE USE | AREA (sqm) |
|---|---|---|
| 1 | A | 31 |
| 2 | B | 31 |
| 3 | C | 13 |
| 4 | D | 13 |
| 5 | E | 13 |
| 6 | F | 13 |
| 7 | G | 14 |
| 8 | H | 13 |
| 9 | I | 26 |
| 10 | J | 25 |

I, Byrne Surveyors Pty Ltd, Cadastral Surveyor, certify that the information shown on this sketch is correct.

Director

Date 2-3-2020

Scale 1:200 – Lengths are in Metres.

2 0 2 4 6 8 10 12 14 16 18 20 22 24 26 28

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

# GENERAL REQUEST

Duty Imprint

**FORM 14** Version 4
Page 1 of 1

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BE 460

**1. Nature of Request**

Request to Record the First Community Management Statement for Jewel Middle Ridge Community Titles Scheme

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

Enyo Lawyers (Attention: Righardt Allers)
26 Market Street
BRISBANE QLD 4000
Phone: 0410 363 961
Email: righardt@enyolawyers.com.au

**Lodger Code**
2699

**2. Lot on Plan Description**

Lot 2 on RP79769

**Title Reference**

13018026

**3. Registered Proprietor / State Lessee**

PRIVE (TOOWOOMBA) PTY LTD A.C.N. 613 078 667

**4. Interest**

Fee Simple

**5. Applicant**

PRIVE (TOOWOOMBA) PTY LTD A.C.N. 613 078 667

**6. Request**

We hereby request that the First Community Management Statement deposited herewith be recorded as the Community Management Statement for Jewel Middle Ridge Community Titles Scheme and that c/-Toowoomba Strata Pty Ltd, PO Box 2244, TOOWOOMBA QLD 4350 be recorded as the address for service of the body corporate for the scheme.

**7. Execution by applicant**

31/03/2020
**Execution Date**

**Solicitor's Signature**
***Execution**

Righardt Van Reenen Allers
*Solicitor*

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



© The State of Queensland (Natural Resources, Mines and Energy) 2020

# FIRST COMMUNITY MANAGEMENT STATEMENT



THIS STATEMENT MUST BE LODGED TOGETHER WITH
A
A
(3
C 53549

**This statement incorporates and must include the following:**

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

**1. Name of community titles scheme**

Jewel Middle Ridge
Community Titles Scheme

**2. Regulation module**

Standard Module

**3. Name of body corporate**

Body Corporate for Jewel Middle Ridge Community Titles Scheme

**4. Scheme land**

| Lot on Plan Description | Title Reference |
|---|---|
| Common Property of Jewel Middle Ridge Community Titles Scheme | To issue from 13018026 |
| Lots 1 to 10 on SP 307321 | To issue from 13018026 |

**5. #Name and address of original owner**

Prive (Toowoomba) Pty Ltd A.C.N. 613 078 667
c/- Enyo Lawyers, 26 Market Street, Brisbane QLD 4000

**6. Reference to plan lodged with this statement**

Survey Plan 307321

**# first community management statement only**

**7. Local Government community management statement notation**

Stewart William Somers — **signed**
~~General Manager with Delegated Authority~~ — **name and designation**
Toowoomba Regional Council — **name of Local Government**

**8. Execution by original owner/Consent of body corporate**

Prive (Toowoomba) Pty Ltd A.C.N. 613 078 667

26/2/2020
**Execution Date**

(DIRECTOR) CRAIG RODNEY TEEVAN
(DIRECTOR) FOONG YEE LHAK
***Execution**

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

**Privacy Statement**
Collection of information from this form is authorised by legislation and is used to maintain publicly searchable records. For more information see the Department's website.

## SCHEDULE A SCHEDULE OF LOT ENTITLEMENTS

| Lot on Plan | Contribution | Interest |
|---|---|---|
| Lot 1 on SP 307321 | 1 | 10 |
| Lot 2 on SP 307321 | 1 | 10 |
| Lot 3 on SP 307321 | 1 | 10 |
| Lot 4 on SP 307321 | 1 | 10 |
| Lot 5 on SP 307321 | 1 | 10 |
| Lot 6 on SP 307321 | 1 | 10 |
| Lot 7 on SP 307321 | 1 | 10 |
| Lot 8 on SP 307321 | 1 | 10 |
| Lot 9 on SP 307321 | 1 | 12 |
| Lot 10 on SP 307321 | 1 | 12 |
| **TOTALS** | 10 | 104 |

**Section 66(1)(db)(i) – Statement regarding the Contribution Schedule Principal**

The Contribution Schedule Principle under Section 46(7) on which the contribution schedule lot entitlements have been decided is the "Equality Principle".

**Section 66(dc)(i) – Statement regarding Interest Schedule Lot Entitlements**

The interest schedule lot entitlements reflect the respective market values of the lots.

## SCHEDULE B EXPLANATION OF THE DEVELOPMENT OF SCHEME LAND

No further development intended.

Section 66 (1) (f) & (g) of the Body Corporate and Community Management Act 1997 is not applicable

## SCHEDULE C BY-LAWS

**1 Noise**

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

**2 Vehicles**

**(1)** The occupier of a lot must not -

(a) park a vehicle, or allow a vehicle to stand, in a regulated parking area; or

(b) without the approval of the body corporate, park a vehicle, or allow a vehicle to stand, on any other part of the common property; or

(c) permit an invitee to park a vehicle, or allow a vehicle to stand, on the common property, other than in a regulated parking area.

**(2)** An approval under subsection (1)(b) must state the period for which it is given.

**(3)** The body corporate may cancel the approval by giving 7 days written notice to the occupier.

**(4)** In this section -

***regulated parking area*** means an area of scheme land designated as being available for use, by invitees of occupiers of lots included in the scheme, for parking vehicles.

**3 Obstruction**

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

**4 Damage to lawns etc.**

**(1)** The occupier of a lot must not, without the body corporate's written approval -

(a) damage a lawn, garden, tree, shrub, plant or flower on the common property; or

(b) use a part of the common property as a garden.

**(2)** An approval under subsection (1) must state the period for which it is given.

**(3)** However, the body corporate may cancel the approval by giving 7 days written notice to the occupier.

**5 Damage to common property**

**(1)** An occupier of a lot must not, without the body corporate's written approval, mark, paint, drive nails, screws or other objects into, or otherwise damage or deface a structure that forms part of the common property.

**(2)** However, an occupier may install a locking or safety device to protect the lot against intruders, or a screen to prevent entry of animals or insects, if the device or screen is soundly built and is consistent with the colour, style and materials of the building.

**(3)** The owner of a lot must keep a device installed under subsection (2) in good order and repair.

**6 Behaviour of invitees**

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

**7 Leaving of rubbish etc. on the common property**

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

**8 Appearance of lot**

**(1)** The occupier of a lot must not, without the body corporate's written approval, make a change to the external appearance of the lot unless the change is minor and does not detract from the amenity of the lot and its surrounds.

**(2)** The occupier of a lot must not, without the body corporate's written approval -

(a) hang washing, bedding, or another cloth article if the article is visible from another lot or the common property, or from outside the scheme land; or

(b) display a sign, advertisement, placard, banner, pamphlet or similar article if the article is visible from another lot or the common property, or from outside the scheme land.

**(3)** Subsection (2)(b) does not apply to a real estate advertising sign for the sale or letting of the lot if the sign is of a reasonable size.

(4) This section does not apply to a lot created under a standard format plan of subdivision.

**9 Storage of flammable materials**

(1) The occupier of a lot must not, without the body corporate's written approval, store a flammable substance on the common property.

(2) The occupier of a lot must not, without the body corporate's written approval, store a flammable substance on the lot unless the substance is used or intended for use for domestic purposes.

(3) However, this section does not apply to the storage of fuel in -

(a) the fuel tank of a vehicle, boat, or internal combustion engine; or

(b) a tank kept on a vehicle or boat in which the fuel is stored under the requirements of the law regulating the storage of flammable liquid.

**10 Garbage disposal**

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

(2) The occupier of a lot must -

(a) comply with all of the following laws about the disposal of garbage—

(i) if the lot is in an urban development area—UDA by-laws, and any local laws that apply;

(ii) if the lot is not in an urban development area—local laws; and

(b) ensure that the occupier does not, in disposing of garbage, adversely affect the health, hygiene or comfort of the occupiers of other lots.

**11 Keeping of animals**

(1) The occupier of a lot must not, without the body corporate's written approval—

(a) bring or keep an animal on the lot or the common property; or

(b) permit an invitee to bring or keep an animal on the lot or the common property.

(2) The occupier must obtain the body corporate's written approval before bringing, or permitting an invitee to bring, an animal onto the lot or the common property.

(3) An occupier may, notwithstanding by-laws 11(1) and 11(2), keep either a small cat or a small dog on the following terms and conditions:-

(a) the small cat or small dog must be kept completely within the lot and must be prevented from wandering onto common property; and

(b) the small cat or small dog must be kept and managed in accordance with all relevant Local Authority's or Council's By-laws in relation to the keeping of cats and dogs generally; and

(c) the small cat or small dog must not create noise likely to interfere with the peaceful enjoyment of a person lawfully on another lot or the common property; and

(d) in the event a cat or dog kept pursuant to this by-law was to defecate on the common property or another owners lot the owner of offending cat or dog must appropriately clean up after it.

(4) An occupier may, notwithstanding by-laws 11(1) and 11(2), keep fish, birds and other common household pets on the following terms and conditions:-

(a) the animals must be kept completely within the lot and must be prevented from wandering onto common property; and

(b) the animals must be kept and managed in accordance with all relevant Local Authority's or Council's By-laws in relation to the keeping of animals; and

(c) the animals must not create noise likely to interfere with the peaceful enjoyment of a person lawfully on another lot or the common property; and

(d) in the event an animal kept pursuant to this by-law was to defecate on the common property or another owners lot the owner of offending animal must appropriately clean up after it.

**12 Exclusive Use – Courtyards**

**(1)** The owners of lots have exclusive use of courtyard areas on the common property identified in Schedule E and on the attached plan marked A.

**(2)** An owner with an exclusive use courtyard area is liable, in respect of that exclusive use courtyard area, for the maintenance of and operating costs of the exclusive use courtyard area (excluding any common utility infrastructure contained within the exclusive use courtyard area).

**(3)** An owner with an exclusive use courtyard area must not damage, dig-up, block, obstruct, hinder etc any common utility infrastructure contained within the exclusive use courtyard area.

**(4)** An owner with an exclusive use courtyard area must allow the body corporate or another owner appropriate access to service and maintain any common utility infrastructure contained within the exclusive use courtyard area.

**(5)** An owner with an exclusive use courtyard area must allow the body corporate or another owner appropriate access to read and maintain any electricity or other utility meter contained within the exclusive use courtyard area.

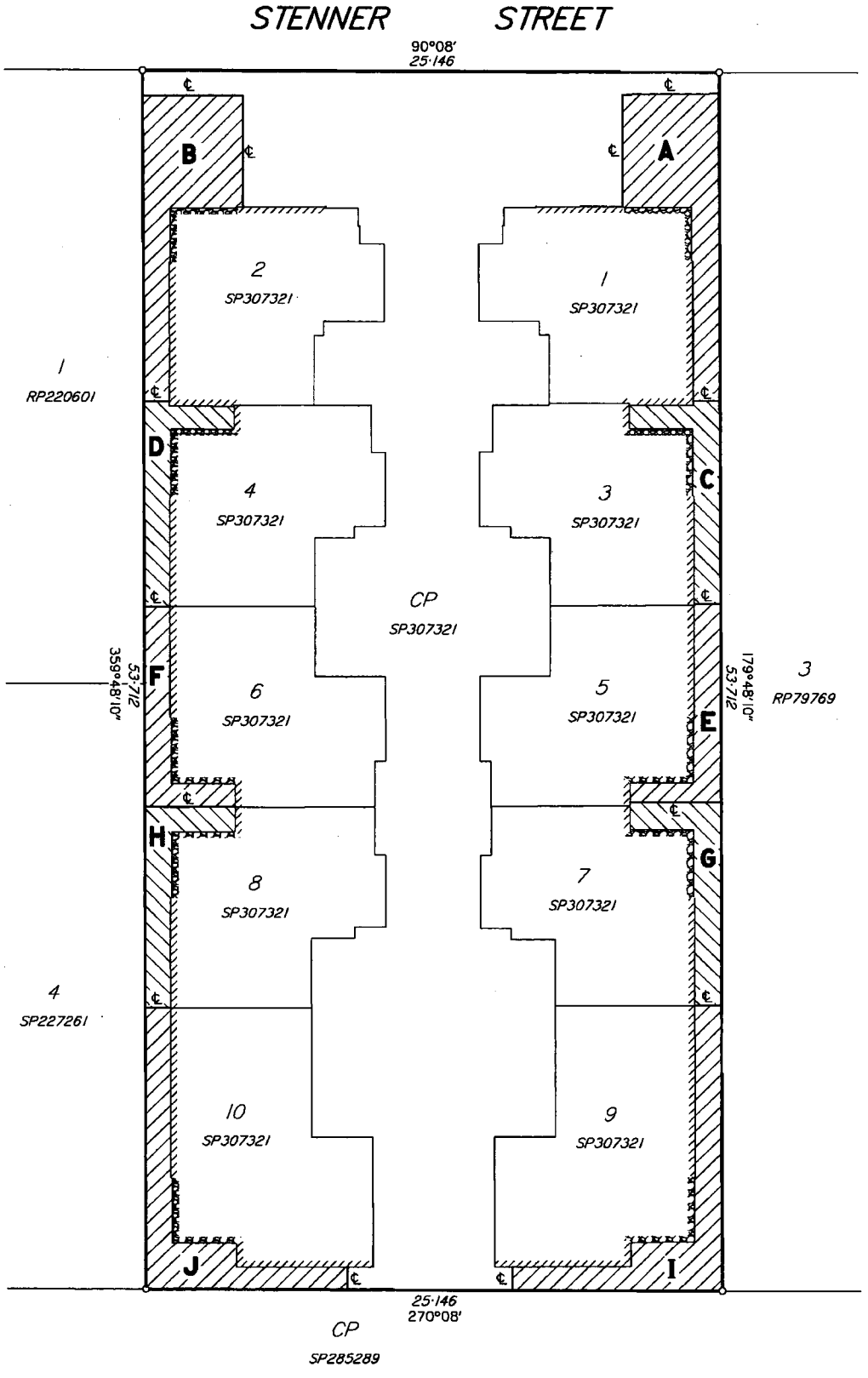
**SCHEDULE D OTHER DETAILS REQUIRED/PERMITTED TO BE INCLUDED**

| Lot on Plan or CP | Statutory Easement | Services Location Diagram |
|---|---|---|
| Lot 1 on SP 307321 | Sewer, Stormwater, Telecommunications, Electricity, Water, Support | B |
| Lot 2 on SP 307321 | Sewer, Stormwater, Telecommunications, Electricity, Water, Support | B |
| Lot 3 on SP 307321 | Sewer, Stormwater, Telecommunications, Electricity, Water, Support | B |
| Lot 4 on SP 307321 | Sewer, Stormwater, Telecommunications, Electricity, Water, Support | B |
| Lot 5 on SP 307321 | Sewer, Stormwater, Telecommunications, Electricity, Water, Support | B |
| Lot 6 on SP 307321 | Sewer, Stormwater, Telecommunications, Electricity, Water, Support | B |
| Lot 7 on SP 307321 | Sewer, Stormwater, Telecommunications, Electricity, Water, Support | B |
| Lot 8 on SP 307321 | Sewer, Stormwater, Telecommunications, Electricity, Water, Support | B |
| Lot 9 on SP 307321 | Sewer, Stormwater, Telecommunications, Electricity, Water, Support | B |
| Lot 10 on SP 307321 | Sewer, Stormwater, Telecommunications, Electricity, Water, Support | B |
| Common Property | Sewer, Stormwater, Telecommunications, Electricity, Water, Support | B |

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

| Lot on Plan | Exclusive Use of Common Property | Use |
|---|---|---|
| Lot 1 on SP 307321 | Area A on attached sketch plan marked A | Courtyard |
| Lot 2 on SP 307321 | Area B on attached sketch plan marked A | Courtyard |
| Lot 3 on SP 307321 | Area C on attached sketch plan marked A | Courtyard |
| Lot 4 on SP 307321 | Area D on attached sketch plan marked A | Courtyard |
| Lot 5 on SP 307321 | Area E on attached sketch plan marked A | Courtyard |
| Lot 6 on SP 307321 | Area F on attached sketch plan marked A | Courtyard |
| Lot 7 on SP 307321 | Area G on attached sketch plan marked A | Courtyard |
| Lot 8 on SP 307321 | Area H on attached sketch plan marked A | Courtyard |
| Lot 9 on SP 307321 | Area I on attached sketch plan marked A | Courtyard |
| Lot 10 on SP 307321 | Area J on attached sketch plan marked A | Courtyard |

# EXCLUSIVE USE PLAN A – "Jewel Middle Ridge"




EXCLUSIVE USE AREAS FOR LOTS 1–10 ON SP307321

| UNIT | EXCLUSIVE USE | AREA (sqm) |
|---|---|---|
| 1 | A | 31 |
| 2 | B | 31 |
| 3 | C | 13 |
| 4 | D | 13 |
| 5 | E | 13 |
| 6 | F | 13 |
| 7 | G | 14 |
| 8 | H | 13 |
| 9 | I | 26 |
| 10 | J | 26 |

## LEGEND

- Outside Face of Wall
- ℄ Centreline of Fence
- Edge of Concrete
- Edge of Tiles
- Edge of Timber Deck

*I, Byrne Surveyors Pty Ltd, Cadastral Surveyor, certify that the information shown on this sketch is correct.*

Director

Date 2-3-2020

**Scale 1:200 – Lengths are in Metres.**

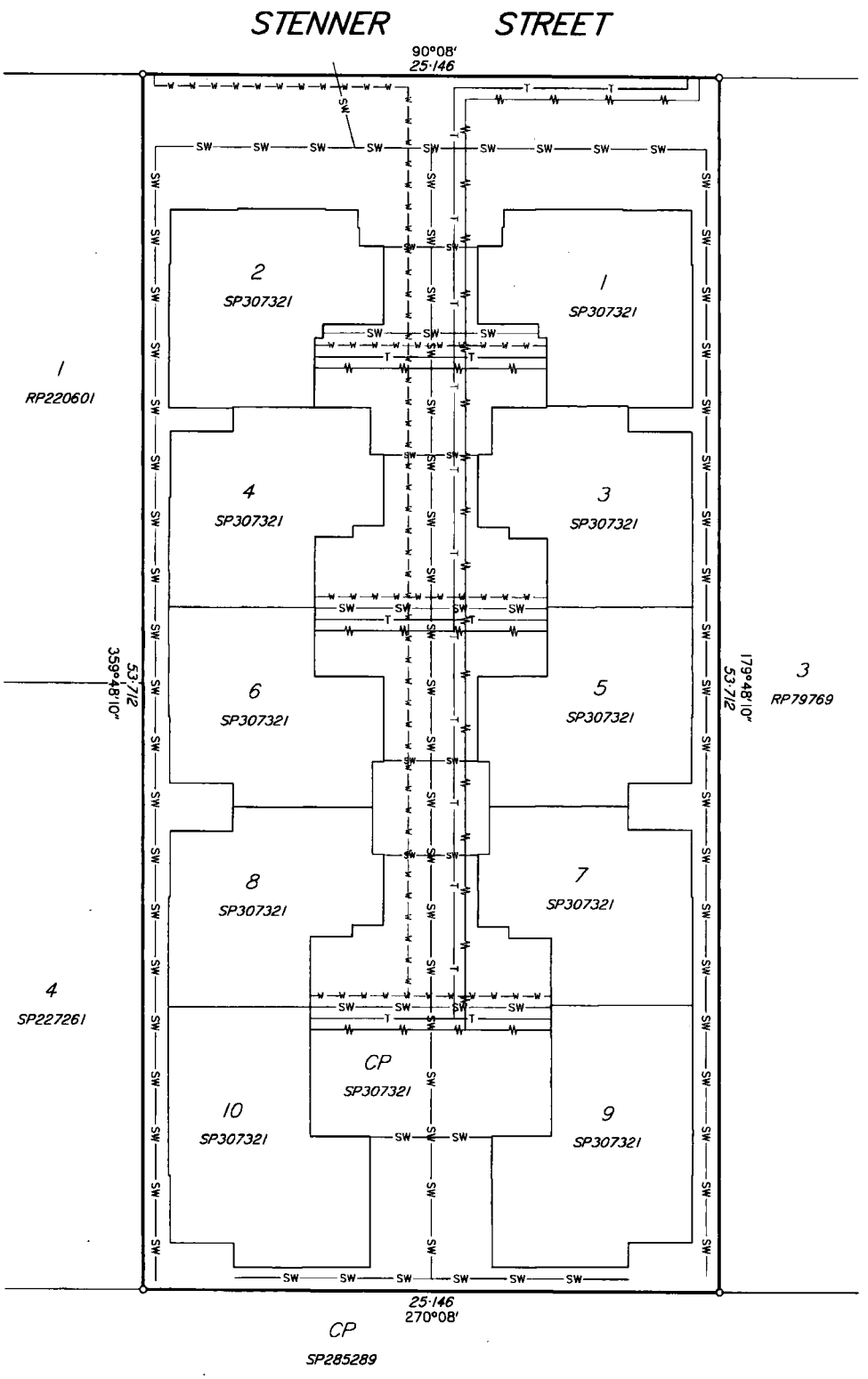
2 0 2 4 6 8 10 12 14 16 18 20 22 24 26 28

# SERVICES LOCATION DIAGRAM B

**CMS Name** *"Jewel Middle Ridge"*

**CMS No.**

*DATE COMPLETED: – 21/01/2020*




SEWER —S—S—S—S—S—

STORMWATER —SW—SW—SW—SW—

TELSTRA —T—T—T—

ELECT —W—W—W—

WATER —W—W—W—W—W—W—W—W—W—W—

**Scale 1:200 – Lengths are in Metres.**

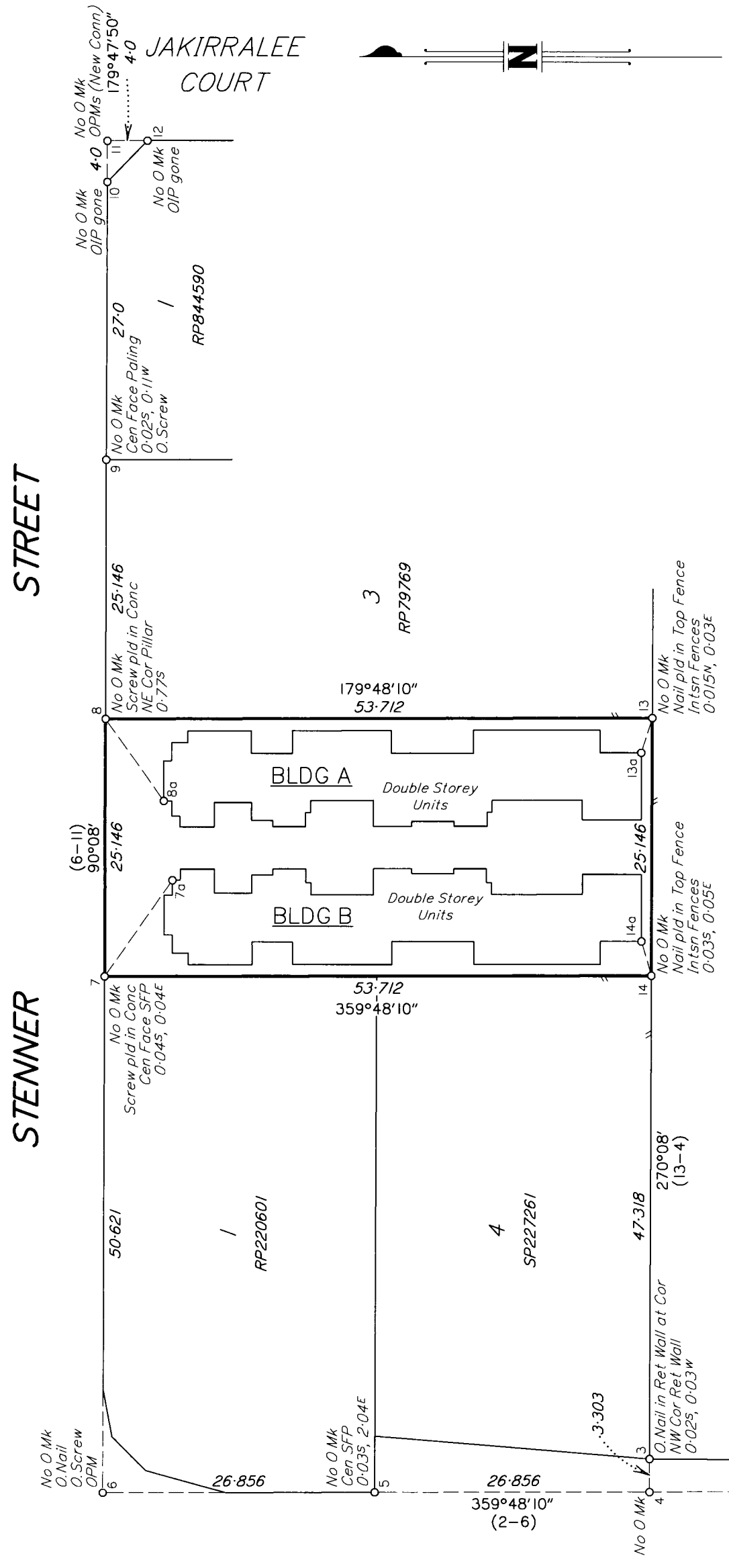
2 0 2 4 6 8 10 12 14 16 18 20 22 24 26 28

SP307321 V0 REGISTERED Recorded Date 01/04/2020 15:36 Page 1 of 4 Not To Scale

Land Title Act 1994 ; Land Act 1994
Form 21 Version 4

# SURVEY PLAN

Sheet 1 of 4




## REFERENCE MARKS

| STN | TO | ORIGIN | BEARING | DIST |
|---|---|---|---|---|
| 1 | O.Screw in Conc | SP272773 | 299°43'15" | 5·35 |
| 3 | Screw fd in Conc | | 269°15'45" | 6·449 |
| 6 | O.Nail in Conc | SP203037 | 82°53'30" | 10·77 |
| 6 | O.Screw in Conc | SP272773 | 358°15'30" | 25·015 |
| 8 | Screw in Kerb | | 357°39'05" | 16·43 |
| 9 | O.Screw in Kerb | SP225173 | 0°01'55" | 6·018 |
| 10 | O/P gone | RP844590 | 90°08' | 1·0 |
| 11 | Screw in Conc | | 78°09'15" | 17·182 |
| 11 | Screw in Conc | | 30°22'15" | 19·012 |
| 12 | O/P gone | RP844590 | 359°47'50" | 1·0 |

## PERMANENT MARKS

| PM | ORIGIN | BEARING | DIST | NO | TYPE |
|---|---|---|---|---|---|
| 6–OPM | SP219847 | 86°23'30" | 52·5 | 58550 | |
| 11–OPM (New Conn) | 12/SP225173 | 75°07' | 18·859 | 100649 | |
| 11–OPM (New Conn) | RP844590 | 75°40'35" | 80·758 | 97019 | |

## CONNECTIONS TO BUILDING

| LINE | BEARING | DISTANCE |
|---|---|---|
| 7–7a | 125°25'50" | 11·632 |
| 8–8a | 233°41' | 9·87 |
| 13–13a | 287°50'10" | 3·564 |
| 14–14a | 73°44'45" | 3·505 |

Scale 1:500 – Lengths are in Metres.

0 5 10 15 20 25 30 35 40 45 50 55 60 65 70

Base Parcel Area ... 1351 m²

BYRNE SURVEYORS PTY LTD (ACN 132 444 850) hereby certify that the land comprised in this plan was surveyed by the corporation, by Mitchell Dane HOOSON, Surveying Associate, for whose work the corporation accepts responsibility, under the supervision of Peter Thomas EATON, Cadastral Surveyor and that the plan is accurate, that the said survey was performed in accordance with the Survey and Mapping Infrastructure Act 2003 and Surveyors Act 2003 and associated Regulations and Standards and that the said survey was completed on 21/01/2020.

Gregory Thomas Cooper
Director

Peter Thomas Eaton
Director

Date 19-2-2020

0 50 mm 100 mm 150 mm

State copyright reserved.

# Plan of Lots 1–10 and Common Property

Cancelling Lot 2 on RP79769

LOCAL GOVERNMENT: TOOWOOMBA REGIONAL

LOCALITY: MIDDLE RIDGE

Meridian: SP285289

Survey Records: No

Scale: 1:500

Format: BUILDING

SP307321



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

Land Title Act 1994 ; Land Act 1994
Form 21B Version 1

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

Sheet 2 of 4

**719988798**

$1393.00
01/04/2020 15:36

**BE 400 NT**

5. Lodged by

ENOG LAWYERS
26 Market Street
BRISBANE QLD 4000
07 10 363 961

LODGER CODE 2699

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

1. Certificate of Registered Owners or Lessees.

I/We PRIVE (TOOWOOMBA) PTY LTD
A.C.N. 613 078 667

(Names in full)

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

* as Lessees of this land agree to this plan.

Signature of *Registered Owners *Lessees

(DIRECTOR)
FOONG YEE CHAN

(DIRECTOR)
CRAIG ROONEY TEEVAN

* Rule out whichever is inapplicable

6.

| Existing | | Created | | |
|---|---|---|---|---|
| Title Reference | Description | New Lots | Road | Secondary Interests |
| 13018026 | Lot 2 on RP79769 | 1–10 & CP | | |

MORTGAGE ALLOCATIONS

| Mortgage | Lots Fully Encumbered | Lots Partially Encumbered |
|---|---|---|
| 719705539 | 1–10 | |

REINSTATEMENT REPORT

Plans Searched: SP285289, SP272773, SP227261, SP225173, SP219847, RP844590, RP220601, RP79769

Datum: Stenner Street alignment

Stn 1 fixed by O.Screw (SP272773)

Stn 3 fixed by O.Nail in retaining wall (SP285289)

Stn 6 fixed by original reference marks

Stn 9 fixed by O. Screw

Stn 11 fixed by new connection to OPM97019 (agrees with as calculated from RP844590)

Dimensions agree with previous surveys. Base Parcel dimensions are deed vide RP79769

2. Planning Body Approval.

* TOOWOOMBA REGIONAL COUNCIL
hereby approves this plan in accordance with the :
% PLANNING ACT 2016

Dated this 23RD day of MARCH 2020

# Stewart William Somers
General Manager with Delegated Authority
# Toowoomba Regional Council

* Insert the name of the Planning Body.
# Insert designation of signatory or delegation
% Insert applicable approving legislation.

3. Plans with Community Management Statement :
CMS Number : 53549
Name : "Jewel Middle Ridge"

4. References :
Dept File :
Local Govt : SEAL/2020/792
Surveyor : 18/166

| 1–10 & CP | POR 481 |
|---|---|
| Lots | Orig |

7. Orig Grant Allocation :

8. Passed & Endorsed :
By : BYRNE SURVEYORS PTY LTD
Date : 2-3-2020
Signed :
Designation : Cadastral Surveyor/Director

Date of Development Approval: 21/11/2018

9. Building Format Plans only.
I certify that :
* As far as it is practical to determine, no part of the building shown on this plan encroaches onto adjoining lots or road;
~~* Part of the building shown on this plan encroaches onto adjoining * lots and road~~

Cadastral Surveyor/~~Director~~* Date 2-3-2020
*delete words not required

10. Lodgement Fees :

| | |
|---|---|
| Survey Deposit | $ |
| Lodgement | $ |
| ____New Titles | $ |
| Photocopy | $ |
| Postage | $ |
| TOTAL | $ |

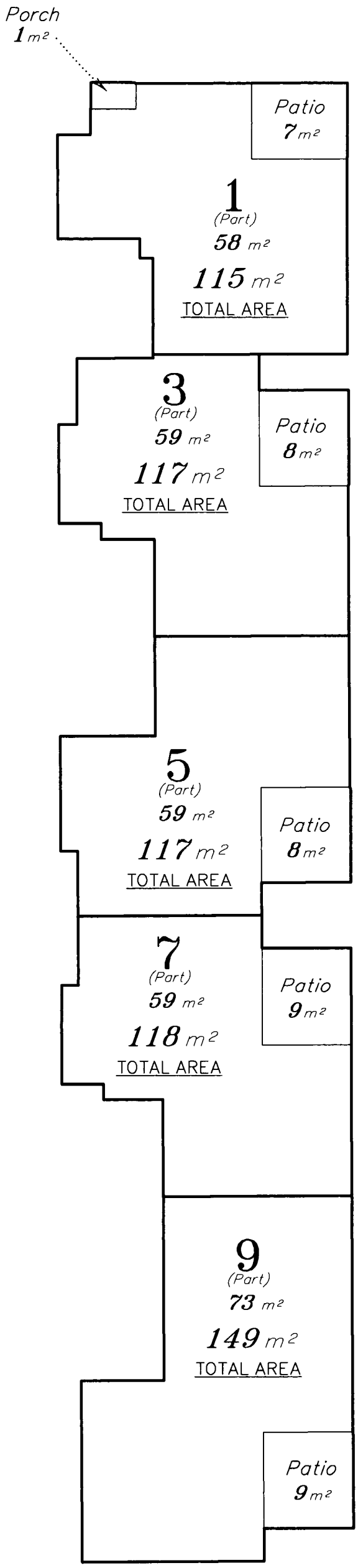
11. Insert Plan Number SP307321

Land Title Act 1994 ; Land Act 1994
Form 21A Version 1

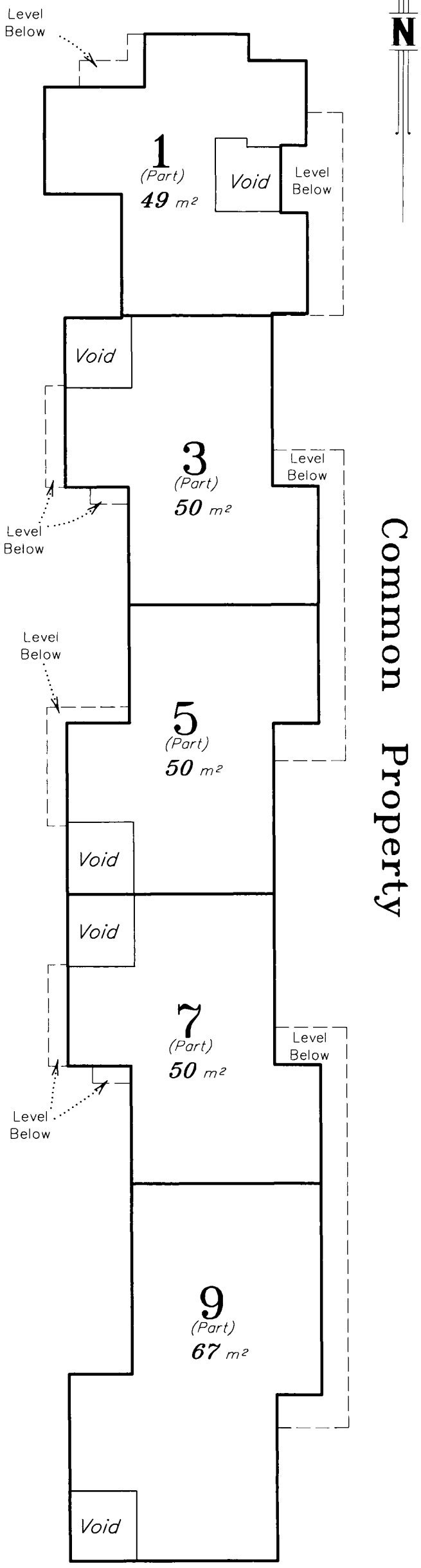
# ADDITIONAL SHEET

Sheet 3 of 4

## BLDG A
Level A




## BLDG A
Level B




N

Scale 1:150 – Lengths are in Metres.

2 0 2 4 6 8 10 12 14 16 18 20
0 50 mm 100 mm 150 mm

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Insert Plan Number SP307321

Land Title Act 1994 ; Land Act 1994
Form 21A Version 1

# ADDITIONAL SHEET

Sheet 4 of 4

## BLDG B
Level A

Porch 1 m²

Patio 7 m²

2 (Part) 58 m² 115 m² TOTAL AREA

Patio 8 m²

4 (Part) 59 m² 117 m² TOTAL AREA

Patio 8 m²

6 (Part) 60 m² 118 m² TOTAL AREA

Patio 8 m²

8 (Part) 58 m² 116 m² TOTAL AREA

10 (Part) 73 m² 149 m² TOTAL AREA

Patio 8 m²

Common Property

Common Property

## BLDG B
Level B

N

Level Below

Level Below

Void

2 (Part) 49 m²

Void

Level Below

4 (Part) 50 m²

Level Below

Level Below

6 (Part) 50 m²

Void

Void

Level Below

8 (Part) 50 m²

Level Below

10 (Part) 68 m²

Void

Common Property

Common Property

Scale 1:150 – Lengths are in Metres.

2 0 2 4 6 8 10 12 14 16 18 20

0 50|mm 100|mm 150|mm

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Insert Plan Number SP307321



P > 1300 136 036 F > 1300 136 037
W> www.solutionsinengineering.com E > enquiry@solutionsinengineering.com
ABN 77 079 173 194

# Sinking Fund Forecast Update

## Jewel Middle Ridge

**316 Stenner Street**

**Middle Ridge QLD 4350**

**Community Title Scheme 53549**



| Report details | |
|---|---|
| **Inspection date:** | 16/07/2026 |
| **Inspector:** | Michael Valdivia |



P > 1300 136 036 F > 1300 136 037
W> www.solutionsinengineering.com E > enquiry@solutionsinengineering.com
ABN 77 079 173 194

20/07/2026

The Body Corporate
Jewel Middle Ridge
316 Stenner Street
Middle Ridge QLD 4350

Dear Committee Members,

**Thank you for appointing our company to conduct your Sinking Fund Forecast.**

Based on our survey of your property, we have determined that the Body Corporate will need to increase its contributions in the short term to cover its forecast sinking fund expenses. We recommend that the levies initially be set at the level shown in this report. Once the short-term expenses have been paid for, we recommend that this report be updated to confirm that the levies can be reduced to the level shown in this report.

This forecast should be updated regularly to account for actual changes in construction and maintenance costs, unanticipated changes in the property's condition over time, changes in legal requirements and any discrepancies between the forecast and actual sinking fund balances. Regular updates also create peace of mind and assist the Body Corporate to manage the risk of litigation from individual owners (current and future) for breaches of its duty to maintain the common property by providing reasonable, up-to-date estimates of the cost of necessary maintenance work and repairs.

**Key Report Data Levies Summary – First Financial Year**

| | |
|---|---|
| Levy Per Unit Entitlement (Total sinking fund levy divided by unit entitlements) | $975.00 |
| Total Unit Entitlements | 10 |
| Total Sinking Fund Levy | $9,750.00 |

The data used to arrive at the above figures is in the attached report. It is designed for ease of reading. For your convenience here is your Report Index:



| **Report Index** | **Page No.** |
|---|---|
| **Owners Report Summary** | **Section 1** |
| Building Details and Report Inputs Page | 2 |
| 15 Year Cash Flow Tracking & Graph with New Levies | 3 |
| **Report Detail** | **Section 2** |
| 15 Year Anticipated Expenditure Table | 4 |
| Building Data List from Property Inspection | 7 |
| Inspector’s Building Report & Building Specific Report Notes | 12 |
| Report Notes | 13 |



**All services provided by Solutions in Engineering are supplied on the basis of our 'Supply Terms and Conditions' which are available from our Office and from our website www.solutionsinengineering.com**

If you have any questions regarding your report or need our specialised services in Professional Safety Reports, Insurance Valuations, Maintenance Reports, Asbestos Audits or Balustrade Testing call us on 1300 136 036 or email enquiry@solutionsinengineering.com.

Yours sincerely,

The Team at Solutions in Engineering

# Building Details & Report Inputs

## Supplied information

| | |
|---|---|
| Building Name | Jewel Middle Ridge |
| Building Address | 316 Stenner Street<br>Middle Ridge QLD 4350 |
| Community Title Scheme No. | 53549 |
| Plan Type | Building Format Plan |
| Registered Plan Date/Year of Construction | 2020 |
| Number of Unit Entitlements | 10 |
| Number of Units | 10 |
| Estimated Sinking Fund Balance | $27,860 |
| Starting date of Financial Year for Report | 1/04/2026 |
| GST Status | Not Registered for GST |
| Current Sinking Fund Levy per Lot Entitlement | 975.00 |

## Report assumptions & information

| | |
|---|---|
| Assumed Interest Rate on invested funds (For funds over $10,000) | 3.03% |
| Company Taxation Rate | 25.00% |
| Interest on Invested Funds – Based on Assumed Interest Rate minus Company Taxation Rate. Calculated only on Sinking Fund balances over $10,000 | 2.27% |
| Contingency Allowance - For minor and/or unforeseen expenses | 8% |
| Assumed Rate of Inflation for Building Maintenance Costs | 2.90% |
| Forecast Period - Number of years the plan forecasts | 15 years |

## 15 Year Levy Table

| Year | Year To | Total Contribution | Contribution per Lot Entitlement | Quarterly Contribution |
|---|---|---|---|---|
| 1 | 31/03/2027 | 9,750.00 | 975.00 | 243.75 |
| 2 | 31/03/2028 | 13,650.00 | 1,365.00 | 341.25 |
| 3 | 31/03/2029 | 19,110.00 | 1,911.00 | 477.75 |
| 4 | 31/03/2030 | 26,754.00 | 2,675.40 | 668.85 |
| 5 | 31/03/2031 | 37,455.60 | 3,745.56 | 936.39 |
| 6 | 31/03/2032 | 22,473.36 | 2,247.34 | 561.84 |
| 7 | 31/03/2033 | 23,147.56 | 2,314.76 | 578.69 |
| 8 | 31/03/2034 | 23,841.99 | 2,384.20 | 596.05 |
| 9 | 31/03/2035 | 24,557.25 | 2,455.73 | 613.93 |
| 10 | 31/03/2036 | 25,293.97 | 2,529.40 | 632.35 |
| 11 | 31/03/2037 | 26,052.79 | 2,605.28 | 651.32 |
| 12 | 31/03/2038 | 26,834.37 | 2,683.44 | 670.86 |
| 13 | 31/03/2039 | 27,639.40 | 2,763.94 | 690.99 |
| 14 | 31/03/2040 | 28,468.58 | 2,846.86 | 711.72 |
| 15 | 31/03/2041 | 29,322.64 | 2,932.26 | 733.07 |

## 15 Year Cash Flow Tracking Sheet

The table below shows the cash flow starting with the anticipated **'Opening Balance'** at the start of the first financial year which you provided to us. We then add the **'Total Levy Contributions'** for the year and any **'Interest'** on balances greater than $10,000. Any **'Anticipated Expenses'** (including contingency allowance) are then allowed for leaving a **'Closing Balance'** for the year which in turn becomes the **'Opening Balance'** for the following year. In summary:

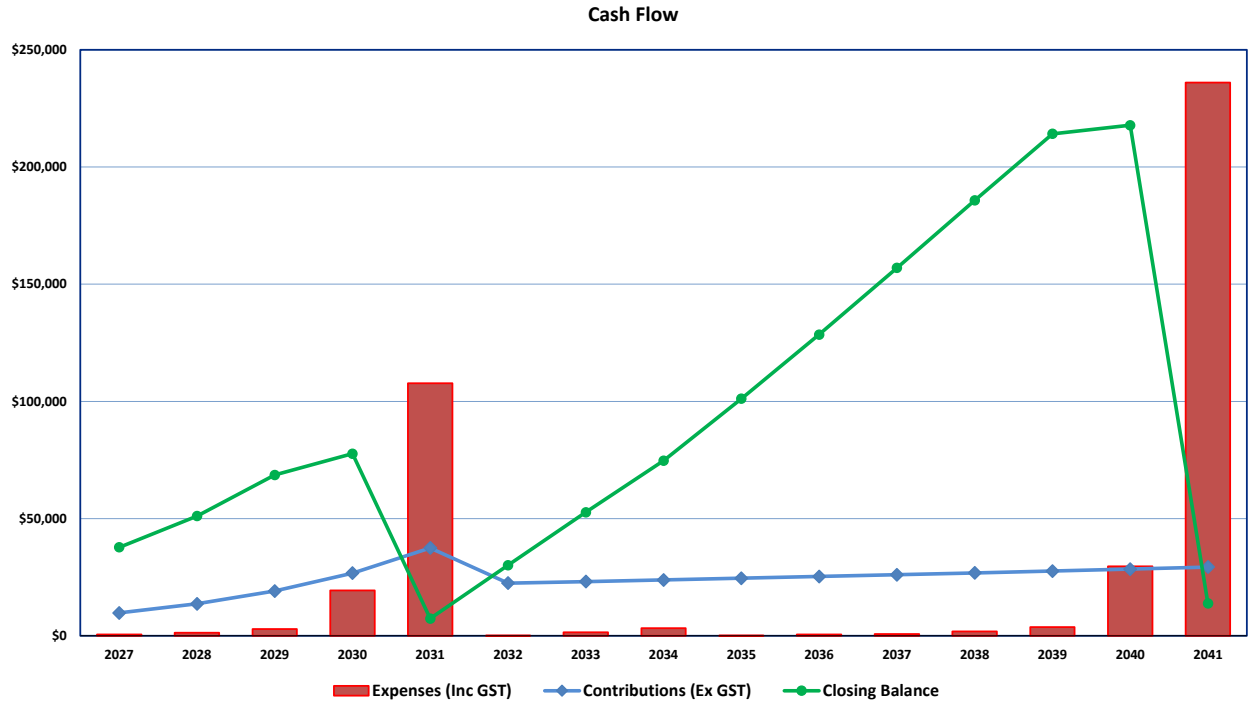
**Opening Balance + Total Levy Contributions + Interest – Anticipated Expenses = Closing Balance**

| Year | Year To | Opening Balance | Total Levy Contributions (Exc. GST) | Interest (After Tax) | Anticipated Expenses (Inc. GST) | Closing Balance |
|---|---|---|---|---|---|---|
| 1 | 31/03/2027 | 27,860.00 | 9,750.00 | 736.29 | 599.00 | 37,747.29 |
| 2 | 31/03/2028 | 37,747.29 | 13,650.00 | 996.83 | 1,318.00 | 51,076.12 |
| 3 | 31/03/2029 | 51,076.12 | 19,110.00 | 1,343.34 | 2,906.00 | 68,623.46 |
| 4 | 31/03/2030 | 68,623.46 | 26,754.00 | 1,641.96 | 19,335.00 | 77,684.42 |
| 5 | 31/03/2031 | 77,684.42 | 37,455.60 | 0.00 | 107,781.00 | 7,359.02 |
| 6 | 31/03/2032 | 7,359.02 | 22,473.36 | 420.71 | 124.00 | 30,129.09 |
| 7 | 31/03/2033 | 30,129.09 | 23,147.56 | 929.40 | 1,520.00 | 52,686.05 |
| 8 | 31/03/2034 | 52,686.05 | 23,841.99 | 1,430.02 | 3,221.00 | 74,737.06 |
| 9 | 31/03/2035 | 74,737.06 | 24,557.25 | 1,973.71 | 136.00 | 101,132.02 |
| 10 | 31/03/2036 | 101,132.02 | 25,293.97 | 2,576.77 | 530.00 | 128,472.76 |
| 11 | 31/03/2037 | 128,472.76 | 26,052.79 | 3,202.97 | 798.00 | 156,930.52 |
| 12 | 31/03/2038 | 156,930.52 | 26,834.37 | 3,845.33 | 1,900.00 | 185,710.22 |
| 13 | 31/03/2039 | 185,710.22 | 27,639.40 | 4,487.16 | 3,715.00 | 214,121.78 |
| 14 | 31/03/2040 | 214,121.78 | 28,468.58 | 4,847.38 | 29,630.00 | 217,807.74 |
| 15 | 31/03/2041 | 217,807.74 | 29,322.64 | 2,598.83 | 235,966.00 | 13,763.21 |

## 15 Year Cash Flow Graph

The graph below tracks the 'Contributions' (the amount collected in levies), the projected 'Closing balance' of the sinking fund and the likely 'Expenses' for each year of this forecast. The three lines in the graph are:

- Contributions line - Total sinking fund contributions per year.
- Expenses line – Total anticipated expenses in each year.
- Closing balance line – Shows the amount left in the fund bank account at the end of the year after all anticipated expenses have been allowed for.



# Anticipated Expenditures Table Year 1 - 15

This table shows when expenses will occur in the next 15 years. From left to right the columns are:

**'Expenditure Items'** - lists the different areas and items of expenditure.

**'Current Cost'** - shows the current maintenance expenditure costs in today's dollars.

Year 1 to 15 - shows the costs in the year in which they occur including the 'Assumed Rate of Inflation' compounded annually until the cost is due.

At the bottom on each column, there are three lines. Firstly, a **'Grand Total (Inc. GST)'** followed by a line calculating the '**Contingency Allowance (Inc. GST)'** for unforeseen and minor expenses and finally **'Total Expenses (Inc. GST)'** for that year. Please note: This page rounds figures to the nearest whole dollar.

| Expenditure Item | Current Cost | Year 1 (2027) | Year 2 (2028) | Year 3 (2029) | Year 4 (2030) | Year 5 (2031) | Year 6 (2032) | Year 7 (2033) | Year 8 (2034) | Year 9 (2035) | Year 10 (2036) | Year 11 (2037) | Year 12 (2038) | Year 13 (2039) | Year 14 (2040) | Year 15 (2041) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **1. PRELIMINARIES** | | | | | | | | | | | | | | | | |
| Work at heights access and site setup | 21,672 | - | - | - | - | 24,297 | - | - | - | - | - | - | - | - | - | 32,338 |
| Hire roof guard rail | 3,870 | - | - | - | 4,217 | - | - | - | - | - | - | - | - | - | 5,612 | - |
| **Sub Total (Incl. GST)** | | **0** | **0** | **0** | **4,217** | **24,297** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **5,612** | **32,338** |
| | | | | | | | | | | | | | | | | |
| **2. ROOFING** | | | | | | | | | | | | | | | | |
| Repaint barge capping | 741 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 1,106 |
| Repaint downpipes | 2,858 | - | - | - | - | 3,204 | - | - | - | - | - | - | - | - | - | 4,265 |
| Repair downpipes (Total: 80 lm) - 10% | 648 | - | - | - | - | 727 | - | - | - | - | - | - | - | - | - | 967 |
| Repaint eaves lining | 7,575 | - | - | - | - | 8,493 | - | - | - | - | - | - | - | - | - | 11,303 |
| Repaint fascia | 8,719 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 13,010 |
| Repaint guttering | 7,034 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 10,496 |
| Repair guttering (Total: 234 lm) - 10% | 1,868 | - | - | - | - | 2,094 | - | - | - | - | - | - | - | - | - | 2,787 |
| Repaint metal roofing | 27,200 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 40,587 |
| Repair metal roofing (Total: 828 m2) - 5% | 7,326 | - | - | - | 7,982 | - | - | - | - | - | - | - | - | - | 10,623 | - |
| Replace metal roofing | 144,428 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| **Sub Total (Incl. GST)** | | **0** | **0** | **0** | **7,982** | **14,518** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **10,623** | **84,521** |
| | | | | | | | | | | | | | | | | |
| **3. EXTERIOR** | | | | | | | | | | | | | | | | |
| Repaint ceilings | 2,814 | - | - | - | - | 3,155 | - | - | - | - | - | - | - | - | - | 4,199 |
| Repaint timber doors | 1,266 | - | - | - | - | 1,419 | - | - | - | - | - | - | - | - | - | 1,889 |
| Replace timber doors (Total: 10 ea.) - 10% | 489 | - | - | - | - | - | - | - | - | - | - | - | - | - | 709 | - |
| Repaint beams | 601 | - | - | - | - | 674 | - | - | - | - | - | - | - | - | - | 897 |
| Repair beams (Total: 20 lm) - 5% | 128 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 191 |
| Repaint posts | 902 | - | - | - | - | 1,011 | - | - | - | - | - | - | - | - | - | 1,346 |
| Repair posts (Total: 30 lm) - 10% | 208 | - | - | - | - | 233 | - | - | - | - | - | - | - | - | - | - |
| Repaint gates | 71 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 106 |
| Repair metal pedestrian gates | 98 | - | - | - | 107 | - | - | - | - | - | - | - | - | - | 142 | - |
| Replace metal pedestrian gates | 980 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Repair concrete walkway surfaces (Total: 18 m2) - 20% | 555 | 555 | - | - | - | - | - | - | - | - | - | 739 | - | - | - | - |

| Expenditure Item | Current Cost | Year 1 (2027) | Year 2 (2028) | Year 3 (2029) | Year 4 (2030) | Year 5 (2031) | Year 6 (2032) | Year 7 (2033) | Year 8 (2034) | Year 9 (2035) | Year 10 (2036) | Year 11 (2037) | Year 12 (2038) | Year 13 (2039) | Year 14 (2040) | Year 15 (2041) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Repair tiled walkway surfaces (Total: 2 m2) - 50% | 264 | - | - | - | - | 296 | - | - | - | - | 341 | - | - | - | - | 394 |
| Replace tiled walkway surfaces | 527 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Repaint walls | 44,025 | - | - | - | - | 49,358 | - | - | - | - | - | - | - | - | - | 65,692 |
| Repaint framed windows | 7,885 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 11,766 |
| Repair framed windows and seals (Total: 120 m2 ) - 3% | 2,600 | - | - | - | - | 2,915 | - | - | - | - | - | - | - | - | - | 3,880 |
| **Sub Total (Incl. GST)** | | **555** | **0** | **0** | **107** | **59,061** | **0** | **0** | **0** | **0** | **341** | **739** | **0** | **0** | **851** | **90,360** |
| | | | | | | | | | | | | | | | | |
| **4. DRIVEWAY AND PARKING** | | | | | | | | | | | | | | | | |
| Replace metal drainage grates (Total: 4 ea.) - 20% | 350 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Repair concrete driveway surfaces (Total: 316 m2) - 5% | 2,221 | - | - | - | 2,420 | - | - | - | - | - | - | - | - | - | 3,221 | - |
| Repaint line marking | 116 | - | - | - | - | 130 | - | - | - | - | 150 | - | - | - | - | 173 |
| Repaint sectional overhead doors | 3,349 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 4,997 |
| Replace sectional overhead doors (Total: 8 ea.) - 20% | 8,480 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Repaint sectional overhead doors - Double | 1,256 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 1,874 |
| Replace sectional overhead doors - Double (Total: 2 ea.) - 20% | 5,054 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Repaint sliding gates | 419 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 625 |
| Repair sliding gates | 445 | - | - | - | 485 | - | - | - | - | - | - | - | - | - | 645 | - |
| Replace sliding gates | 4,500 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Replace sliding gate motors | 1,240 | - | - | - | 1,351 | - | - | - | - | - | - | - | - | - | 1,798 | - |
| **Sub Total (Incl. GST)** | | **0** | **0** | **0** | **4,256** | **130** | **0** | **0** | **0** | **0** | **150** | **0** | **0** | **0** | **5,664** | **7,669** |
| | | | | | | | | | | | | | | | | |
| **5. FIXTURES AND FITTINGS** | | | | | | | | | | | | | | | | |
| Replace mailboxes | 911 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Replace signage | 2,000 | - | - | - | - | - | - | - | - | - | - | - | - | - | 2,900 | - |
| **Sub Total (Incl. GST)** | | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **2,900** | **0** |
| | | | | | | | | | | | | | | | | |
| **6. FENCING AND WALLS** | | | | | | | | | | | | | | | | |
| Repaint metal slat fences | 715 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 1,067 |
| Repair metal slat fences (Total: 5 lm) - 10% | 137 | - | - | - | 149 | - | - | - | - | - | - | - | - | - | 199 | - |
| Replace metal slat fences | 684 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Repaint timber paling fences | 857 | - | - | - | - | 961 | - | - | - | - | - | - | - | - | - | 1,279 |
| Repair timber paling fences (Total: 6 lm) - 10% | 158 | - | 163 | - | - | - | - | 188 | - | - | - | - | 216 | - | - | - |
| Replace timber paling fences | 948 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Repair timber paling fences (50% shared cost) (Total: 130 lm) - 10% | 1,027 | - | 1,057 | - | - | - | - | 1,219 | - | - | - | - | 1,407 | - | - | - |
| Replace timber paling fences (50% shared cost) | 10,270 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |

| Expenditure Item | Current Cost | Year 1 (2027) | Year 2 (2028) | Year 3 (2029) | Year 4 (2030) | Year 5 (2031) | Year 6 (2032) | Year 7 (2033) | Year 8 (2034) | Year 9 (2035) | Year 10 (2036) | Year 11 (2037) | Year 12 (2038) | Year 13 (2039) | Year 14 (2040) | Year 15 (2041) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Repaint blockwork walls | 740 | - | - | - | - | 830 | - | - | - | - | - | - | - | - | - | 1,104 |
| Repair blockwork screen walls (Total: 12 m2) - 10% | 891 | - | - | - | 971 | - | - | - | - | - | - | - | - | - | 1,292 | - |
| Replace blockwork screen walls | 5,346 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Repair rock screen walls (Total: 6 m2) - 10% | 203 | - | - | - | 221 | - | - | - | - | - | - | - | - | - | 294 | - |
| Replace rock screen walls | 1,221 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Repair timber retaining walls (50% shared cost) (Total: 104 m2) - 10% | 2,441 | - | - | 2,585 | - | - | - | - | 2,982 | - | - | - | - | 3,440 | - | - |
| Replace timber retaining walls (50% shared cost) | 23,078 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| **Sub Total (Incl. GST)** | | **0** | **1,220** | **2,585** | **1,341** | **1,791** | **0** | **1,407** | **2,982** | **0** | **0** | **0** | **1,622** | **3,440** | **1,785** | **3,450** |
| | | | | | | | | | | | | | | | | |
| **7. ELECTRICAL** | | | | | | | | | | | | | | | | |
| Replace electrical switchboards | 6,655 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Maintain common area lighting | 100 | - | - | 106 | - | - | 115 | - | - | 126 | - | - | 137 | - | - | 149 |
| **Sub Total (Incl. GST)** | | **0** | **0** | **106** | **0** | **0** | **115** | **0** | **0** | **126** | **0** | **0** | **137** | **0** | **0** | **149** |
| | | | | | | | | | | | | | | | | |
| **Grand Total (Incl. GST)** | | **555** | **1,220** | **2,691** | **17,903** | **99,797** | **115** | **1,407** | **2,982** | **126** | **491** | **739** | **1,759** | **3,440** | **27,435** | **218,487** |
| **Contingency Allowance (Incl. GST)** | | **44** | **98** | **215** | **1,432** | **7,984** | **9** | **113** | **239** | **10** | **39** | **59** | **141** | **275** | **2,195** | **17,479** |
| **Grand Total Expenses (Incl. Contingency Allowance and GST)** | | **599** | **1,318** | **2,906** | **19,335** | **107,781** | **124** | **1,520** | **3,221** | **136** | **530** | **798** | **1,900** | **3,715** | **29,630** | **235,966** |

## Building Data List from the Property Inspection for Jewel Middle Ridge

This table has all the data collected by the building inspector while inspecting the complex. The columns from left to right are:

**'Items'** – identifies and describes the maintenance item
**'Qty'** – lets you know the quantity of that item in scope
**'Unit'** – is the unit rate used to measure the quantity
**'Rate'** – is the cost of each unit in dollars
**'Value'** - is the quantity (Qty) multiplied by the Rate ($)
**'Next Due'** - is the remaining life in years until an item needs money spent on it.
**'Total Life'** - is the total life of the item after it is replaced, repaired or repainted.
**'Comments'** - details any useful explanatory notes for the item.

| Items | Qty | Unit | Rate ($) | Value ($) | Next Due | Total Life | Comments |
|---|---|---|---|---|---|---|---|
| **1. PRELIMINARIES** | | | | | | | |
| Work at heights access and site setup | 1548 | m2 | 14.00 | 21,672.00 | 5 | 10 | Access |
| Hire roof guard rail | 258 | lm | 15.00 | 3,870.00 | 4 | 10 | Hire as required |
| **2. ROOFING** | | | | | | | |
| Repaint barge capping | 24 | lm | 30.88 | 741.00 | 15 | 10 | Ongoing painting program |
| Repaint downpipes | 80 | lm | 35.72 | 2,858.00 | 5 | 10 | Ongoing painting program |
| Repair downpipes (Total: 80 lm) - 10% | 8 | lm | 80.96 | 648.00 | 5 | 10 | Repair as required |
| Repaint eaves lining | 258 | lm | 29.36 | 7,575.00 | 5 | 10 | Ongoing painting program |
| Repaint fascia | 234 | lm | 37.26 | 8,719.00 | 15 | 10 | Ongoing painting program |
| Repaint guttering | 234 | lm | 30.06 | 7,034.00 | 15 | 10 | Ongoing painting program |
| Repair guttering (Total: 234 lm) - 10% | 24 | lm | 77.82 | 1,868.00 | 5 | 10 | Repair as required |
| Repaint metal roofing | 828 | m2 | 32.85 | 27,200.00 | 15 | 10 | Ongoing painting program |
| Repair metal roofing (Total: 828 m2) - 5% | 42 | m2 | 174.43 | 7,326.00 | 4 | 10 | Repair as required |
| Replace metal roofing | 828 | m2 | 174.43 | 144,428.00 | 54 | 60 | Replace as required |
| **3. EXTERIOR** | | | | | | | |
| Repaint ceilings | 80 | m2 | 35.17 | 2,814.00 | 5 | 10 | Ongoing painting program |
| Repaint timber doors | 10 | ea. | 126.55 | 1,266.00 | 5 | 10 | Ongoing painting program |
| Replace timber doors (Total: 10 ea.) - 10% | 1 | ea. | 488.97 | 489.00 | 14 | 20 | Replace as required |
| Repaint beams | 20 | lm | 30.06 | 601.00 | 5 | 10 | Ongoing painting program |
| Repair beams (Total: 20 lm) - 5% | 1 | lm | 128.34 | 128.00 | 15 | 20 | Repair as required |
| Repaint posts | 30 | lm | 30.06 | 902.00 | 5 | 10 | Ongoing painting program |
| Repair posts (Total: 30 lm) - 10% | 3 | lm | 69.49 | 208.00 | 5 | 20 | Repair as required |
| Repaint gates | 1 | ea. | 71.45 | 71.00 | 15 | 10 | Ongoing painting program |
| Repair metal pedestrian gates | 1 | ea. | 98.00 | 98.00 | 4 | 10 | Repair as required |
| Replace metal pedestrian gates | 1 | ea. | 980.00 | 980.00 | 34 | 40 | Replace as required |
| Repair concrete walkway surfaces (Total: 18 m2) - 20% | 4 | m2 | 138.79 | 555.00 | 1 | 10 | Repair as required |
| Repair tiled walkway surfaces (Total: 2 m2) - 50% | 1 | m2 | 263.67 | 264.00 | 5 | 5 | Repair as required |
| Replace tiled walkway surfaces | 2 | m2 | 263.67 | 527.00 | 25 | 30 | Replace as required |
| Repaint walls | 1428 | m2 | 30.83 | 44,025.00 | 5 | 10 | Ongoing painting program |
| Repaint framed windows | 120 | m2 | 65.71 | 7,885.00 | 15 | 10 | Ongoing painting program |
| Repair framed windows and seals (Total: 120 m2 ) - 3% | 4 | m2 | 650.00 | 2,600.00 | 5 | 10 | Repair as required |

| Items | Qty | Unit | Rate ($) | Value ($) | Next Due | Total Life | Comments |
|---|---|---|---|---|---|---|---|
| **4. DRIVEWAY AND PARKING** | | | | | | | |
| Replace metal drainage grates (Total: 4 ea.) - 20% | 1 | ea. | 350.27 | 350.00 | 24 | 30 | Replace as required |
| Repair concrete driveway surfaces (Total: 316 m2) - 5% | 16 | m2 | 138.79 | 2,221.00 | 4 | 10 | Repair as required |
| Repaint line marking | 5 | lm | 23.13 | 116.00 | 5 | 5 | Ongoing painting program |
| Repaint sectional overhead doors | 8 | ea. | 418.62 | 3,349.00 | 15 | 10 | Ongoing painting program |
| Replace sectional overhead doors (Total: 8 ea.) - 20% | 2 | ea. | 4,240.01 | 8,480.00 | 34 | 40 | Replace as required |
| Repaint sectional overhead doors - Double | 2 | ea. | 627.90 | 1,256.00 | 15 | 10 | Ongoing painting program |
| Replace sectional overhead doors - Double (Total: 2 ea.) - 20% | 1 | ea. | 5,054.23 | 5,054.00 | 34 | 40 | Replace as required |
| Repaint sliding gates | 1 | ea. | 418.62 | 419.00 | 15 | 10 | Ongoing painting program |
| Repair sliding gates | 1 | ea. | 445.38 | 445.00 | 4 | 10 | Repair as required |
| Replace sliding gates | 1 | ea. | 4,500.00 | 4,500.00 | 34 | 40 | Replace as required |
| Replace sliding gate motors | 1 | ea. | 1,240.00 | 1,240.00 | 4 | 10 | Replace as required |
| **5. FIXTURES AND FITTINGS** | | | | | | | |
| Replace mailboxes | 10 | ea. | 91.08 | 911.00 | 24 | 30 | Replace as required |
| Replace signage | 10 | Per unit | 200.00 | 2,000.00 | 14 | 20 | Replace as required |
| **6. FENCING AND WALLS** | | | | | | | |
| Repaint metal slat fences | 10 | lm | 71.45 | 715.00 | 15 | 10 | Ongoing painting program |
| Repair metal slat fences (Total: 5 lm) - 10% | 1 | lm | 136.70 | 137.00 | 4 | 10 | Repair as required |
| Replace metal slat fences | 5 | lm | 136.70 | 684.00 | 44 | 50 | Replace as required |
| Repaint timber paling fences | 12 | lm | 71.45 | 857.00 | 5 | 10 | Ongoing painting program |
| Repair timber paling fences (Total: 6 lm) - 10% | 1 | lm | 158.05 | 158.00 | 2 | 5 | Repair as required |
| Replace timber paling fences | 6 | lm | 158.05 | 948.00 | 37 | 40 | Replace as required |
| Repair timber paling fences (50% shared cost) (Total: 130 lm) - 10% | 13 | lm | 79.00 | 1,027.00 | 2 | 5 | Repair as required |
| Replace timber paling fences (50% shared cost) | 130 | lm | 79.00 | 10,270.00 | 37 | 40 | Replace as required |
| Repaint blockwork walls | 24 | m2 | 30.83 | 740.00 | 5 | 10 | Ongoing painting program |
| Repair blockwork screen walls (Total: 12 m2) - 10% | 2 | m2 | 445.51 | 891.00 | 4 | 10 | Repair as required |
| Replace blockwork screen walls | 12 | m2 | 445.51 | 5,346.00 | 54 | 60 | Replace as required |
| Repair rock screen walls (Total: 6 m2) - 10% | 1 | m2 | 203.48 | 203.00 | 4 | 10 | Repair as required |
| Replace rock screen walls | 6 | m2 | 203.48 | 1,221.00 | 54 | 60 | Replace as required |
| Repair timber retaining walls (50% shared cost) (Total: 104 m2) - 10% | 11 | m2 | 221.90 | 2,441.00 | 3 | 5 | Repair as required |
| Replace timber retaining walls (50% shared cost) | 104 | m2 | 221.90 | 23,078.00 | 33 | 40 | Replace as required |
| **7. ELECTRICAL** | | | | | | | |
| Replace electrical switchboards | 10 | Per unit | 665.47 | 6,655.00 | 34 | 40 | Replace as required |
| Maintain common area lighting | 1 | Per unit | 100.00 | 100.00 | 3 | 3 | Maintain as required |

# Building Photo Section

**Item Group**

ROOFING




EXTERIOR






**Item Group**

DRIVEWAY AND PARKING







FIXTURES AND FITTINGS




FENCING AND WALLS



**Item Group**

ELECTRICAL



## Inspector's Report for Jewel Middle Ridge

1. INFLATION - It is necessary to offset the effects of inflation on construction materials and labour costs and to ensure that adequate funds are available to provide for major works. These major works can frequently become necessary as the property ages but cannot be reliably forecast this far in advance. Based on historical data and current trends, we anticipate that construction and maintenance costs will increase by 50% every 15 years. The fund balance will be reviewed in light of current price levels and the state of the property at the time of each update.
2. UPDATES - We recommend that this report is updated every 3 years to ensure that it captures market variations and any changes to the property itself.
3. ADMINISTRATION EXPENSES - We assume that small repairs & improvements, regular maintenance items are financed via the administration fund and therefore are not included in this report.
4. FINANCIAL YEAR ALREADY STARTED - Starting levies in this report have already been set. Any adjustments will be made from the following financial year onwards.
5. PAINT WITHIN LOT BOUNDARIES - The measurements and estimated costs for painting include all surfaces identified by the inspector, including those within lot boundaries. While the maintenance costs of some of these surfaces are technically the responsibility of the individual lot owners, it is usual to include the painting of these areas to preserve the appearance of the property and to reduce overall costs for individual lot owners.
6. PAINT QUOTATIONS - It is recommended that quotations are obtained for painting well in advance of when the work is to be carried out to allow for any shortfall or excess in funds. The costs estimated for painting are as accurate as possible but will vary from actual painting quotations.
7. PAINT SERVICE-LIFE - Paint serves to protect a surface as well as improving its appearance. Paint seals the surface from water, salt, or air pollutants. Although paint may hold its appearance for at least ten years before cracking and/or peeling occurs, it may become porous and lose its protective abilities before this point.
8. ELEVATING WORKING PLATFORMS - Funds allocated for elevating working platforms (EWP's) can be used for many types of access equipment including, but not limited to; scaffolding, boom lifts, cherry pickers, etc.
9. FENCES OR WALLS DIVIDING COMMON PROPERTY FROM LOTS - For aesthetic and practical reasons, the maintenance costs for fences or walls dividing the common property from individual lots have been included in this report.
10. BOUNDARY FENCES OR WALLS - Maintenance of fences or walls between properties is regulated under the Neighbourhood Disputes (Dividing Fences and Trees) Act 2011, which states that neighbours have equal responsibility for dividing fences or walls (excluding retaining walls). As such, a 50% rate has been used for all maintenance work on boundary fences or walls.
11. ROOFS - Roofs may have a service life of 60 years or more with proper care and maintenance.

# Report Notes
## Sinking Fund Forecast (QLD)

*This forecast satisfies the current requirements of Section 160 of the Body Corporate and Community Management (Standard Module) Regulation 2020. The Regulation states:-*

***160 Budgets***
*(1) The body corporate must, by ordinary resolution, adopt 2 budgets for each financial year -*
*(a) the administrative fund budget*
*(b) the sinking fund budget*

*(3)The sinking fund budget must-*
*(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 nine 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).*

**THIS REPORT DEALS WITH THE SINKING FUND BUDGET.**

***Figures used and updates -*** The figures used in the forecast are typical for this type of building and normal usage. The Body Corporate has some discretion in the timing of most maintenance items. The purpose of this forecast is to ensure funds are available when required to cover foreseeable expenses.

***Contingency -*** A contingency has been allowed for any unforeseen expenses. Please refer to the second page of the report.

***Interest, Taxation and Inflation -*** The standard interest rate used by Solutions in Engineering is based on the Reserve Bank of Australia's (RBA) historical series for Cash Management and Online Savings Account interest rates for the past previous fifteen years. The company tax rate is applied to interest income unless Solutions in Engineering is advised that the Body Corporate is exempt from tax on external income. The standard inflation rate used by Solutions in Engineering is based upon the entire RBA historical series for Construction, Manufacturing and Property Services inflation, commencing March 1999. While historical figures are not an accurate predictor of specific future outcomes, over the life of this report (fifteen years), interest rates and inflation should approach long-term averages. Changes in economic conditions may affect the accuracy of these figures. This report should be updated at regular intervals to ensure that any such changes are taken into account.

***Administration Budget -*** Items of a recurrent nature that are covered by the administration budget such as maintenance contract for lifts, fire protection equipment, air conditioners, cleaning and gardening are not included. Neither are items of a minor recurrent nature with varying life spans such as light bulbs and exit light battery packs.

***Safety -*** The inspection does not cover safety issues.

***Lifts -*** Due to the many types of lift contracts covering varying parts and aspects of lift maintenance, no allowance is made unless instructed by the Body Corporate Committee/Representative.

**Fire Maintenance** – We have assumed that the Fire Maintenance Contractor has covered the Fire Maintenance Items; no allowance is made unless instructed by the Body Corporate Committee/Representative.

***Items with Indefinite Lives -*** There is no allowance for replacement of items that, if properly maintained, should last indefinitely, (unless otherwise requested by the body corporate). This forecast deals only with estimating the timing of physical obsolescence.

***Improvements -*** The Body Corporate may resolve to undertake improvements not related to normal maintenance. No allowance has been made for these items unless instructed.

***Defects -*** No allowance has been made for correction of defects resulting from faulty construction except where nominated in the report. The inspectors report summarises only issues observed during our inspection and is not a structural report.

***Ongoing Maintenance Programs -*** The lives of some items overall may have been extended indefinitely due to the use of an ongoing maintenance program. When there is any doubt in our minds about how and when an item may need replacement or maintenance, we give control to the Body Corporate. With allowances for ongoing maintenance programs, allow funds to be available for maintenance, gradual replacement or in some cases accumulation of funds for total replacement in the long term. The lives of some items can vary considerably, especially with issues such as:

- Usage.
- Accidental damage to floor tiles, which may or may not be still available or in stock.
- Fences can be maintained and replaced gradually or all at once.
- Metal and Aluminium Balustrades can last anywhere between 10 and 50 years, depending on the original quality, coatings (painting) and maintenance.
- Concrete driveways that have been cracked but are still perfectly sound and serviceable.
- Pumps and Fans can last indefinitely or wear out relatively quickly. This often depends on the quality of internal construction and finish.

***Updates -*** The forecast is made with the best available data at this time. The forecast should be upgraded at regular intervals. We recommend a minimum of bi-annual updates.

***Your FREE amendment (conditions) -*** In order to ensure that this service is provided to all clients in an efficient and productive manner we ask that you fully review your report and list anything you would like changed in a single email allowing for the requested amendments to be dealt with in one effort. Due to the extra work involved and inefficiency created by an incomplete initial amendment request further amendments requests will be charged for based on the hours and effort required.

***Supply terms and conditions*** - All services provided by Solutions in Engineering are supplied on the basis of **Supply Terms and Conditions** which are available from our Office and from our website www.solutionsinengineering.com

**Please read the information and the notes on the Inspector's report to gain the most from this report.**

**BODY CORPORATE FOR JEWEL MIDDLE RIDGE CTS 53549**
**316 Stenner Street, Middle Ridge Qld 4350**



**Key Dates**

| | |
|---|---|
| Date Scheme Registered | 2 April 2020 |
| Date on Certificate of Classification | 27 February 2020 (indicative of when building was complete) |
| Building Classification | 1a |

**Survey Plan Details**

| | |
|---|---|
| Survey Plan Number | Lots 1 to 10 on SP 307321 |
| Type of Plan | Building * Format Plan |

* meaning generally the body corporate is responsible to maintain the building

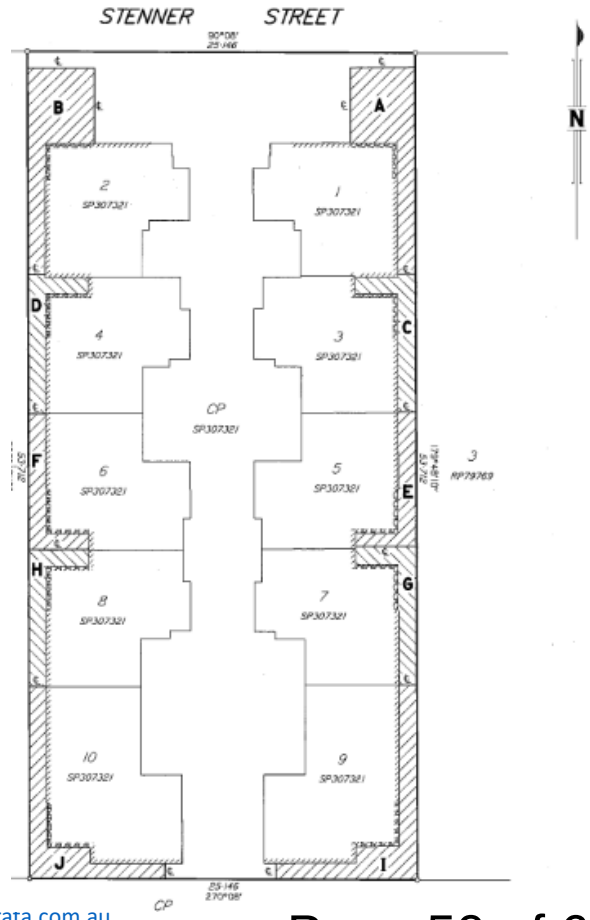



**Staging Information**
This complex was not staged from a titling point of view

**Regulation Module**
Standard Module

**Courtyards**
Exclusive Use Courtyards (owners must maintain their exclusive use courtyards **not** the body corporate per the by-laws)

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 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 the by-laws are small pet friendly – refer by-laws for full conditions

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

**Recent Major Works**

| *Type of work* | *Contractor* | *Date* | *Amount* |
|---|---|---|---|
| - | - | - | - |

STRATA COMMUNITY INSURANCE

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

# STRATA COMMUNITY SCHEDULE

Please ensure that You carefully review this Schedule, including the Important Information section which outlines Your Duty to take reasonable care not to make a misrepresentation, together with Your PDS and Policy Wording.

## THE INSURED

| | |
|---|---|
| POLICY NUMBER | POL11188719 |
| OUR REFERENCE | QTE10610232 |
| PDS AND POLICY WORDING | Residential Strata Product Disclosure Statement and Policy Wording SCI034-Policy-RS-PPW-02/2021<br>Supplementary Product Disclosure Statement SCIA-036_SPDS_RSC-10/2021 |
| THE INSURED | Body Corporate for Jewel Middle Ridge Community Title Scheme 53549 |
| SITUATION | 316 Stenner Street, Middle Ridge, QLD, 4350 |
| PERIOD OF INSURANCE | Commencement Date: 4:00pm on 01/03/2026<br>Expiry Date: 4:00pm on 01/03/2027 |
| INTERMEDIARY | Toowoomba Strata Pty Ltd |
| ADDRESS | PO Box 2244, Toowoomba QLD, 4350 |
| DATE OF ISSUE | 19/02/2026 |

## POLICY LIMITS / SUMS INSURED

| | | | |
|---|---|---|---|
| SECTION 1 | PART A | 1. Building | $5,108,043 |
| | | Common Area Contents | Not Included |
| | | 2. Terrorism Cover under Section 1 Part A2 | Applies |
| | PART B | Loss of Rent/Temporary Accommodation | $766,206 |
| | OPTIONAL COVERS | 1. Flood | Included |
| | | 2. Floating Floors | Included |
| SECTION 2 | Liability | | $10,000,000 |
| SECTION 3 | Voluntary Workers | | Included |
| SECTION 5 | Fidelity Guarantee | | $100,000 |
| SECTION 6 | Office Bearers' Liability | | Not Included |
| SECTION 7 | Machinery Breakdown | | Not Included |
| SECTION 8 | Catastrophe | | $766,206 |
| SECTION 9 | PART A | Government Audit Costs – Professional Fees | $25,000 |

| | | | |
|---|---|---|---|
| | PART B | Appeal Expenses | $100,000 |
| | PART C | Legal Defence Expenses | $50,000 |
| SECTION 10 | Lot Owners' Fixtures and Improvements | | $300,000 |
| SECTION 11 | Loss of Lot Market Value | | Not Included |

## EXCESS

You must pay or contribute the amount of any Excess and/or Contribution as specified below or in accordance with the relevant Section of the Policy wording for each claim. Should more than one Excess be payable for any claim arising from the one Event, such excesses will not be aggregated and the highest single level of Excess only will apply.

| | | |
|---|---|---|
| SECTION 1 | $2,000 | Insured Property |
| SECTION 9 | $1,000 | Legal Defence Expenses and 10% Contribution |

## PREMIUM

| Base Premium | Levies | Premium GST | Stamp Duty | *PREMIUM* | Admin Fee | Admin Fee GST | **TOTAL** |
|---|---|---|---|---|---|---|---|
| $6,375.94 | $0.00 | $637.61 | $631.22 | $7,644.77 | $200.00 | $20.00 | **$7,864.77** |

| Intermediary Commission | Intermediary Commission GST |
|---|---|
| $1,275.19 | $127.54 |

This document has been issued by Strata Community Insurance Agencies Pty Ltd (ABN 72 165 914 009) and will be a tax invoice for GST purposes when you make a payment.

## PAYMENT OPTIONS

**The amount of $7,864.77 is due by 01/03/2026.**

### Pay in 3 easy steps

**Please check**
- All documents
- Refer to 'Important Information' attached
- Advise us if anything needs changing

**To make changes**
- Please call 1300 SCINSURE (1300 724 678)
- Email yourcover@scinsure.com.au

**To pay**
- Follow the 'How to Pay' instructions, please contact us for further payment methods

### How to Pay

**DIRECT DEBIT – INSTALMENT**
Please contact our office for Direct Debit Request and Agreement

**EFT / DIRECT DEPOSIT**
Strata Community Insurance Trust Account
Our Reference QTE10610232
ANZ Bank BSB: 012-013
Account number: 215745659

**Telephone & Internet Banking - BPAY®**
Please contact our office to get your unique reference code.
**Biller Code: 236620**
**Ref: 106102324**
Contact your bank or financial institution to make this payment from your cheque, savings, debit or transaction account.
More info: www.bpay.com.au

**CHEQUE**
Send your cheque, together with the payment slip below to:

Payable to: Strata Community Insurance
Mail to: PO Box 631, North Sydney, NSW, 2059

**CREDIT CARD** at
www.stratacommunityinsure.com.au

Invoice Number QTE10610232

STRATA COMMUNITY INSURANCE

**PAYMENT SLIP** *Please complete this slip for cheque payments only*

| | |
|---|---|
| **Reference Number** | QTE10610232 |
| **The Insured** | Body Corporate for Jewel Middle Ridge Community Title Scheme 53549 |
| **Address** | 316 Stenner Street<br>Middle Ridge<br>QLD 4350 |

**Amount Due:**

$7,864.77

**Amount paid:**

$

*Please add amount paid*

**IMPORTANT INFORMATION**

This Policy has been issued by Strata Community Insurance Agencies Pty Ltd ABN 72 165 914 009 AFS Licence No. 457787 on behalf of the insurer Allianz Australia Insurance Limited, ABN 15 000 122 850, AFS Licence No. 234708. It forms part of Your contract of insurance and You should refer to it together with the Product Disclosure Statement and insurance Policy wording (PDS and Policy) to consider whether the benefits, terms, conditions and exclusions of your Policy remain relevant and suitable for Your needs and circumstances. The PDS and Policy are available from our website www.stratacommunityinsure.com.au this is also where You can locate Your workers compensation documentation (if applicable) http://stratacommunityinsure.com.au/products/forms-documents/ alternatively You can contact us for a copy. If You have previously provided a Workers Compensation wages declaration and Your circumstances have changed please provide an updated wages declaration, which can also be found on our website.

Your Duty to take reasonable care not to make a misrepresentation

You must take reasonable care not to make a misrepresentation to Us. This responsibility applies until We issue You with a Policy for the first time or agree to renew, extend, vary/change, or reinstate Your Policy.

You must answer Our questions honestly, accurately and to the best of Your knowledge. A misrepresentation includes a statement that is false, partially false, or which does not fairly reflect the truth. It is not misrepresentation if You do not answer a question or if Your answer is obviously incomplete or irrelevant to the question asked.

The responsibility to take reasonable care not to make a misrepresentation applies to everyone who will be insured under the Policy. If You are answering questions on behalf of anyone, We will treat Your answers or representations as theirs.

Whether or not You have taken reasonable care not to make a misrepresentation is to be determined having regard to all relevant circumstances, including the type of insurance, who it is intended to be sold to, whether You are represented by a broker, Your particular characteristics and circumstances We are aware of.

**If You do not meet the above Duty,** We may reject or not fully pay Your claim and/or cancel Your Policy. If the misrepresentation was deliberate or reckless, this is an act of fraud, and We may treat Your Policy as if it never existed.

If Our information or questions are unclear, You can contact Strata Community Insurance on 1300 724 678 or visit stratacommunityinsure.com.au.

Cooling Off Period

You have 21 days after buying or renewing Your Policy to decide if it meets Your needs and You wish to continue. If You notify Us within this period that You wish to cancel Your Policy as from its start date, we will refund Your premium less any government taxes or duties that are non-refundable or remain payable by Us but we will not refund any Policy administration or instalment fees. This cooling off right does not apply if You have made or are entitled to make a claim. Even after the cooling off period ends You still have cancellation rights, however we may deduct certain amounts from any refund (see “Cancelling Your Policy” in the PDS and Policy).

Claims made notice

Section 6 of the Policy operates on a ‘claims made and notified’ basis. This means that, subject to the provisions of Section 6, where You give notice in writing to Us of any facts that might give rise to a claim against You as soon as reasonably practicable after You become aware of those facts but before the expiry of the Period of Insurance, You may have rights under Section 40(3) of the *Insurance Contracts Act 1984* (Cth) to be indemnified in respect of any claim subsequently made against You arising from those facts notwithstanding that the claim is made after the expiry of the Period of Insurance.

Any such rights arise under the legislation only, in that the terms of the Policy and the effect of the Section, subject to the continuous cover special conditions, is that You are not covered for claims made against You after the expiry of the Period of Insurance.

STRATA COMMUNITY INSURANCE

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

# CERTIFICATE OF CURRENCY

## THE INSURED

| | |
|---|---|
| POLICY NUMBER | POL11188719 |
| PDS AND POLICY WORDING | Residential Strata Product Disclosure Statement and Policy Wording SCI034-Policy-RS-PPW-02/2021<br>Supplementary Product Disclosure Statement SCIA-036_SPDS_RSC-10/2021 |
| THE INSURED | Body Corporate for Jewel Middle Ridge Community Title Scheme 53549 |
| SITUATION | 316 Stenner Street, Middle Ridge, QLD, 4350 |
| PERIOD OF INSURANCE | Commencement Date: 4:00pm on 01/03/2026<br>Expiry Date: 4:00pm on 01/03/2027 |
| INTERMEDIARY | Toowoomba Strata Pty Ltd |
| ADDRESS | PO Box 2244, Toowoomba, QLD, 4350 |
| DATE OF ISSUE | 19/02/2026 |

## POLICY LIMITS / SUMS INSURED

| | | | |
|---|---|---|---|
| SECTION 1 | PART A | 1. Building | $5,108,043 |
| | | Common Area Contents | Not Included |
| | | 2. Terrorism Cover under Section 1 Part A2 | Applies |
| | PART B | Loss of Rent/Temporary Accommodation | $766,206 |
| | OPTIONAL COVERS | 1. Flood | Included |
| | | 2. Floating Floors | Included |
| SECTION 2 | Liability | | $10,000,000 |
| SECTION 3 | Voluntary Workers | | Included |
| SECTION 5 | Fidelity Guarantee | | $100,000 |
| SECTION 6 | Office Bearers' Liability | | Not Included |
| SECTION 7 | Machinery Breakdown | | Not Included |
| SECTION 8 | Catastrophe | | $766,206 |
| SECTION 9 | PART A | Government Audit Costs – Professional Fees | $25,000 |
| | PART B | Appeal Expenses | $100,000 |
| | PART C | Legal Defence Expenses | $50,000 |
| SECTION 10 | Lot Owners' Fixtures and Improvements | | $300,000 |
| SECTION 11 | Loss of Lot Market Value | | Not Included |

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

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

# Balance Sheet - C.T.S. 53549
# "JEWEL MIDDLE RIDGE"
## 316 STENNER STREET, MIDDLE RIDGE, QLD 4350

For the Financial Period 01/04/2025 to 31/03/2026

**FINAL**

## Consolidated

| | Administrative | Sinking | TOTAL THIS YEAR |
|---|---|---|---|
| **Assets** | | | |
| Cash At Bank | | | |
| JEWEL MIDDLE RIDGE | $4,720.86 | $23,838.87 | $28,559.73 |
| **Total Assets** | **$4,720.86** | **$23,838.87** | **$28,559.73** |
| **Liabilities** | | | |
| Accounts Payable (GST Free) | $88.00 | $0.00 | $88.00 |
| Levies Paid in Advance | $387.00 | $225.00 | $612.00 |
| **Total Liabilities** | **$475.00** | **$225.00** | **$700.00** |
| **Net Assets** | **$4,245.86** | **$23,613.87** | **$27,859.73** |
| **Owners Funds** | | | |
| Opening Balance | $3,621.97 | $16,578.19 | $20,200.16 |
| Net Income For The Period | $623.89 | $7,035.68 | $7,659.57 |
| **Total Owners Funds** | **$4,245.86** | **$23,613.87** | **$27,859.73** |

# Income and Expenditure Statement - C.T.S. 53549
# "JEWEL MIDDLE RIDGE"
## 316 STENNER STREET, MIDDLE RIDGE, QLD 4350

For the Financial Period 01/04/2025 to 31/03/2026

**FINAL**

### Consolidated

| Administrative Fund | TOTAL THIS YEAR | Last Year Actual |
|---|---|---|
| **Income** | | |
| Bank Interest | $71.45 | *$51.66* |
| Levy Income | $15,884.40 | *$15,883.40* |
| Levy Income Prompt Payment Discount | $(1,588.80) | *$(1,588.80)* |
| **Total Administrative Fund Income** | **$14,367.05** | *$14,346.26* |
| **Expenses** | | |
| Body Corporate Management | $2,571.94 | *$2,558.08* |
| Cleaning | $300.00 | *$0.00* |
| Electricity | $0.00 | *$0.00* |
| Garden & Lawn Maintenance | $1,705.00 | *$1,243.00* |
| Insurance | $7,864.77 | *$6,878.17* |
| Photocopying, Postage etc | $307.57 | *$402.09* |
| Preparation of Tax Return | $180.00 | *$180.00* |
| Repairs & Maintenance | $613.88 | *$468.00* |
| Software Licensing Charge (inc Electronic Voting) | $200.00 | *$120.00* |
| **Total Administrative Fund Expenses** | **$13,743.16** | *$11,849.34* |
| **Administrative Fund Surplus/Deficit** | **$623.89** | *$2,496.92* |
| **Opening Balance for the period** | **$3,621.97** | *$1,125.05* |
| **Closing Balance for the period** | **$4,245.86** | *$3,621.97* |

# Income and Expenditure Statement - C.T.S. 53549
# "JEWEL MIDDLE RIDGE"
## 316 STENNER STREET, MIDDLE RIDGE, QLD 4350

For the Financial Period 01/04/2025 to 31/03/2026

**FINAL**

### Consolidated

| Sinking Fund | TOTAL THIS YEAR | Last Year Actual |
|---|---|---|
| **Income** | | |
| Levy Income | $9,888.90 | *$9,333.40* |
| Levy Income Prompt Payment Discount | $(989.00) | *$(933.50)* |
| **Total Sinking Fund Income** | **$8,899.90** | *$8,399.90* |
| **Expenses** | | |
| Building Maintenance & Improvements | $0.00 | *$1,300.00* |
| Cleaning | $0.00 | *$3,250.00* |
| Gate Maintenance & Improvements | $677.00 | *$0.00* |
| Painting | $687.21 | *$0.00* |
| Pest Control - Sinking | $500.01 | *$500.00* |
| Sinking Funding Provision | $0.00 | *$0.00* |
| **Total Sinking Fund Expenses** | **$1,864.22** | *$5,050.00* |
| **Sinking Fund Surplus/Deficit** | **$7,035.68** | *$3,349.90* |
| **Opening Balance for the period** | **$16,578.19** | *$13,228.29* |
| **Closing Balance for the period** | **$23,613.87** | *$16,578.19* |

# OWNER TRANSACTION SUMMARY from 30/06/26 to 30/06/27
## All Schedules

| 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

**C.T.S.:** 53549 **Units:** 10 **Lots:** 10
**Building Address:** 316 STENNER STREET
**:**
**Suburb:** MIDDLE RIDGE **State:** QLD **Post Code:** 4350
**Building Name:** JEWEL MIDDLE RIDGE **ABN:** 59 476 369 109
**GST?:** No **Manager:** Arabella Centracchio

**Lot#:** 8 **Unit#:** 8 **Units of Entitlement:** 1 **Paid To:** 31/12/26
**Owner Name:** Alex Joseph PARSONS **Contribution Schedule:** 1

**Insurance Schedule:** 1
**Interest Schedule:** 1

## Levies

| Due Date | Reference | Details | | Total Due | Paid | Discount | Unpaid | Arrears | Interest Due | GST |
|---|---|---|---|---|---|---|---|---|---|---|
| 31/07/26 | 629 | Standard Levy Contribution Schedule from 01/07/2026 to 30/09/2026 | | $472.20 | $472.20 | $47.25 | $0.00 | $0.00 | $0.00 | $0.00 |
| | | FULLY PAID | Admin | $194.42 | $194.42 | $19.45 | $0.00 | $0.00 | $0.00 | $0.00 |
| | | | Sinking | $277.78 | $277.78 | $27.80 | $0.00 | $0.00 | $0.00 | $0.00 |
| 31/07/26 | 669 | Standard Levy Insurance Schedule from 01/07/2026 to 30/09/2026 | | $222.20 | $222.20 | $22.20 | $0.00 | $0.00 | $0.00 | $0.00 |
| | | FULLY PAID | Admin | $222.20 | $222.20 | $22.20 | $0.00 | $0.00 | $0.00 | $0.00 |
| | | | Sinking | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 |
| 31/10/26 | 630 | Standard Levy Contribution Schedule from 01/10/2026 to 31/12/2026 | | $472.20 | $472.20 | $47.25 | $0.00 | $0.00 | $0.00 | $0.00 |
| | | PAID IN ADVANCE | Admin | $194.42 | $194.42 | $19.45 | $0.00 | $0.00 | $0.00 | $0.00 |
| | | | Sinking | $277.78 | $277.78 | $27.80 | $0.00 | $0.00 | $0.00 | $0.00 |
| 31/10/26 | 670 | Standard Levy Insurance Schedule from 01/10/2026 to 31/12/2026 | | $222.20 | $222.20 | $22.20 | $0.00 | $0.00 | $0.00 | $0.00 |
| | | PAID IN ADVANCE | Admin | $222.20 | $222.20 | $22.20 | $0.00 | $0.00 | $0.00 | $0.00 |
| | | | Sinking | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 |
| 31/01/27 | 631 | Standard Levy Contribution Schedule from 01/01/2027 to 31/03/2027 | | $472.20 | $0.00 | $0.00 | $472.20 | $0.00 | $0.00 | $0.00 |
| | | UNPAID | Admin | $194.42 | $0.00 | $0.00 | $194.42 | $0.00 | $0.00 | $0.00 |
| | | | Sinking | $277.78 | $0.00 | $0.00 | $277.78 | $0.00 | $0.00 | $0.00 |
| 31/01/27 | 671 | Standard Levy Insurance Schedule from 01/01/2027 to 31/03/2027 | | $222.20 | $0.00 | $0.00 | $222.20 | $0.00 | $0.00 | $0.00 |
| | | UNPAID | Admin | $222.20 | $0.00 | $0.00 | $222.20 | $0.00 | $0.00 | $0.00 |
| | | | Sinking | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 |

**C.T.S.:** 53549
**Lot#:** 8 **Unit#:** 8
**Owner Name:** **Alex Joseph PARSONS**

**Units of Entitlement:** 1
**Contribution Schedule:** 1
**Insurance Schedule:** 1
**Interest Schedule:** 1

**Paid To:** 31/12/26
**Interest:** $0.00
**Total Due:** $0.00 as at 29/10/26

## Levies(Continued)

| Due Date | Reference | Details | | Total Due | Paid | Discount | Unpaid | Arrears | Interest Due | GST |
|---|---|---|---|---|---|---|---|---|---|---|
| 30/04/27 | 632 | Standard Levy Contribution Schedule from 01/04/2027 to 30/06/2027 | | $472.20 | $0.00 | $0.00 | $472.20 | $0.00 | $0.00 | $0.00 |
| | | UNPAID | Admin | $194.42 | $0.00 | $0.00 | $194.42 | $0.00 | $0.00 | $0.00 |
| | | | Sinking | $277.78 | $0.00 | $0.00 | $277.78 | $0.00 | $0.00 | $0.00 |
| 30/04/27 | 672 | Standard Levy Insurance Schedule from 01/04/2027 to 30/06/2027 | | $222.20 | $0.00 | $0.00 | $222.20 | $0.00 | $0.00 | $0.00 |
| | | UNPAID | Admin | $222.20 | $0.00 | $0.00 | $222.20 | $0.00 | $0.00 | $0.00 |
| | | | Sinking | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 |
| **Levy Totals for the Period 30/06/26 to 30/06/27** | | | | **$2,777.60** | **$1,388.80** | **$138.90** | **$1,388.80** | **$0.00** | **$0.00** | **$0.00** |

## Receipts

| Date | Reference | Details | Admin | Sinking | Total | Discount | Interest Paid | GST |
|---|---|---|---|---|---|---|---|---|
| 16/07/26 | 515 | Standard Levy Contribution Schedule for 01/07/2026 to 30/09/2026 | $194.42 | $277.78 | $472.20 | $47.25 | $0.00 | $0.00 |
| | | Receipt; bpay-payment - DEFT Bpay 0000004098 | | | | | | |
| 16/07/26 | 516 | Standard Levy Insurance Schedule for 01/07/2026 to 30/09/2026 | $222.20 | $0.00 | $222.20 | $22.20 | $0.00 | $0.00 |
| | | Receipt; bpay-payment - DEFT Bpay 0000004098 | | | | | | |
| 05/10/26 | 540 | Standard Levy Contribution Schedule for 01/10/2026 to 31/12/2026 | $194.42 | $277.78 | $472.20 | $47.25 | $0.00 | $0.00 |
| | | Receipt; bpay-payment - DEFT Bpay 0000004098 | | | | | | |
| 05/10/26 | 541 | Standard Levy Insurance Schedule for 01/10/2026 to 31/12/2026 | $222.20 | $0.00 | $222.20 | $22.20 | $0.00 | $0.00 |
| | | Receipt; bpay-payment - DEFT Bpay 0000004098 | | | | | | |
| **Receipt Totals for the Period 30/06/26 to 30/06/27** | | | **$833.24** | **$555.56** | **$1,388.80** | **$138.90** | **$0.00** | **$0.00** |

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

# GENERAL REQUEST

Duty Imprint

**FORM 14** Version 4
Page 1 of 1

**719988771**

$192.00
01/04/2020 15:34

**BE 460**

| 1. Nature of Request | Lodger (Name, address, E-mail & phone number) | Lodger Code |
|---|---|---|
| Request to Record the First Community Management Statement for Jewel Middle Ridge Community Titles Scheme | Enyo Lawyers (Attention: Righardt Allers)<br>26 Market Street<br>BRISBANE QLD 4000<br>Phone: 0410 363 961<br>Email: righardt@enyolawyers.com.au | 2699 |

| 2. Lot on Plan Description | Title Reference |
|---|---|
| Lot 2 on RP79769 | 13018026 |

**3. Registered Proprietor / State Lessee**

PRIVE (TOOWOOMBA) PTY LTD A.C.N. 613 078 667

**4. Interest**

Fee Simple

**5. Applicant**

PRIVE (TOOWOOMBA) PTY LTD A.C.N. 613 078 667

**6. Request**

We hereby request that the First Community Management Statement deposited herewith be recorded as the Community Management Statement for Jewel Middle Ridge Community Titles Scheme and that c/-Toowoomba Strata Pty Ltd, PO Box 2244, TOOWOOMBA QLD 4350 be recorded as the address for service of the body corporate for the scheme.

**7. Execution by applicant**

31/03/2020
**Execution Date**



**Solicitor's Signature**

Righardt Van Reenen Allers
*Solicitor*

***Execution**

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

© Queensland Titles Registry Pty Ltd 2026

# FIRST COMMUNITY MANAGEMENT STATEMENT



THIS STATEMENT MUST BE LODGED TOGETHER WITH
A
A
(3
C **53549**

**This statement incorporates and must include the following:**

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

**1. Name of community titles scheme**

Jewel Middle Ridge
Community Titles Scheme

**2. Regulation module**

Standard Module

**3. Name of body corporate**

Body Corporate for Jewel Middle Ridge Community Titles Scheme

**4. Scheme land**

| Lot on Plan Description | Title Reference |
|---|---|
| Common Property of Jewel Middle Ridge Community Titles Scheme | To issue from 13018026 |
| Lots 1 to 10 on SP 307321 | To issue from 13018026 |

**5. #Name and address of original owner**

Prive (Toowoomba) Pty Ltd A.C.N. 613 078 667
c/- Enyo Lawyers, 26 Market Street, Brisbane QLD 4000

**6. Reference to plan lodged with this statement**

Survey Plan 307321

**# first community management statement only**

**7. Local Government community management statement notation**

Stewart William Somers — **signed**
General Manager with Delegated Authority — **name and designation**
Toowoomba Regional Council — **name of Local Government**

**8. Execution by original owner/Consent of body corporate**

Prive (Toowoomba) Pty Ltd A.C.N. 613 078 667

26/2/2020
**Execution Date**

(DIRECTOR) CRAIG RODNEY TEEMAN (DIRECTOR) FOONG YEE LIANG ***Execution**

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

**Privacy Statement**
Collection of information from this form is authorised by legislation and is used to maintain publicly searchable records. For more information see the Department's website.

## SCHEDULE A SCHEDULE OF LOT ENTITLEMENTS

| Lot on Plan | Contribution | Interest |
|---|---|---|
| Lot 1 on SP 307321 | 1 | 10 |
| Lot 2 on SP 307321 | 1 | 10 |
| Lot 3 on SP 307321 | 1 | 10 |
| Lot 4 on SP 307321 | 1 | 10 |
| Lot 5 on SP 307321 | 1 | 10 |
| Lot 6 on SP 307321 | 1 | 10 |
| Lot 7 on SP 307321 | 1 | 10 |
| Lot 8 on SP 307321 | 1 | 10 |
| Lot 9 on SP 307321 | 1 | 12 |
| Lot 10 on SP 307321 | 1 | 12 |
| **TOTALS** | 10 | 104 |

**Section 66(1)(db)(i) – Statement regarding the Contribution Schedule Principal**

The Contribution Schedule Principle under Section 46(7) on which the contribution schedule lot entitlements have been decided is the "Equality Principle".

**Section 66(dc)(i) – Statement regarding Interest Schedule Lot Entitlements**

The interest schedule lot entitlements reflect the respective market values of the lots.

## SCHEDULE B EXPLANATION OF THE DEVELOPMENT OF SCHEME LAND

No further development intended.

Section 66 (1) (f) & (g) of the Body Corporate and Community Management Act 1997 is not applicable

## SCHEDULE C BY-LAWS

**1 Noise**

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

**2 Vehicles**

**(1)** The occupier of a lot must not -

(a) park a vehicle, or allow a vehicle to stand, in a regulated parking area; or

(b) without the approval of the body corporate, park a vehicle, or allow a vehicle to stand, on any other part of the common property; or

(c) permit an invitee to park a vehicle, or allow a vehicle to stand, on the common property, other than in a regulated parking area.

**(2)** An approval under subsection (1)(b) must state the period for which it is given.

**(3)** The body corporate may cancel the approval by giving 7 days written notice to the occupier.

**(4)** In this section -

***regulated parking area*** means an area of scheme land designated as being available for use, by invitees of occupiers of lots included in the scheme, for parking vehicles.

**3 Obstruction**

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

**4 Damage to lawns etc.**

**(1)** The occupier of a lot must not, without the body corporate's written approval -

(a) damage a lawn, garden, tree, shrub, plant or flower on the common property; or

(b) use a part of the common property as a garden.

**(2)** An approval under subsection (1) must state the period for which it is given.

**(3)** However, the body corporate may cancel the approval by giving 7 days written notice to the occupier.

**5 Damage to common property**

**(1)** An occupier of a lot must not, without the body corporate's written approval, mark, paint, drive nails, screws or other objects into, or otherwise damage or deface a structure that forms part of the common property.

**(2)** However, an occupier may install a locking or safety device to protect the lot against intruders, or a screen to prevent entry of animals or insects, if the device or screen is soundly built and is consistent with the colour, style and materials of the building.

**(3)** The owner of a lot must keep a device installed under subsection (2) in good order and repair.

**6 Behaviour of invitees**

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

**7 Leaving of rubbish etc. on the common property**

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

**8 Appearance of lot**

**(1)** The occupier of a lot must not, without the body corporate's written approval, make a change to the external appearance of the lot unless the change is minor and does not detract from the amenity of the lot and its surrounds.

**(2)** The occupier of a lot must not, without the body corporate's written approval -

(a) hang washing, bedding, or another cloth article if the article is visible from another lot or the common property, or from outside the scheme land; or

(b) display a sign, advertisement, placard, banner, pamphlet or similar article if the article is visible from another lot or the common property, or from outside the scheme land.

**(3)** Subsection (2)(b) does not apply to a real estate advertising sign for the sale or letting of the lot if the sign is of a reasonable size.

**(4)** This section does not apply to a lot created under a standard format plan of subdivision.

**9 Storage of flammable materials**

**(1)** The occupier of a lot must not, without the body corporate's written approval, store a flammable substance on the common property.

**(2)** The occupier of a lot must not, without the body corporate's written approval, store a flammable substance on the lot unless the substance is used or intended for use for domestic purposes.

**(3)** However, this section does not apply to the storage of fuel in -

(a) the fuel tank of a vehicle, boat, or internal combustion engine; or

(b) a tank kept on a vehicle or boat in which the fuel is stored under the requirements of the law regulating the storage of flammable liquid.

**10 Garbage disposal**

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

**(2)** The occupier of a lot must -

(a) comply with all of the following laws about the disposal of garbage—

(i) if the lot is in an urban development area—UDA by-laws, and any local laws that apply;

(ii) if the lot is not in an urban development area—local laws; and

(b) ensure that the occupier does not, in disposing of garbage, adversely affect the health, hygiene or comfort of the occupiers of other lots.

**11 Keeping of animals**

**(1)** The occupier of a lot must not, without the body corporate's written approval—

(a) bring or keep an animal on the lot or the common property; or

(b) permit an invitee to bring or keep an animal on the lot or the common property.

**(2)** The occupier must obtain the body corporate's written approval before bringing, or permitting an invitee to bring, an animal onto the lot or the common property.

**(3)** An occupier may, notwithstanding by-laws 11(1) and 11(2), keep either a small cat or a small dog on the following terms and conditions:-

(a) the small cat or small dog must be kept completely within the lot and must be prevented from wandering onto common property; and

(b) the small cat or small dog must be kept and managed in accordance with all relevant Local Authority's or Council's By-laws in relation to the keeping of cats and dogs generally; and

(c) the small cat or small dog must not create noise likely to interfere with the peaceful enjoyment of a person lawfully on another lot or the common property; and

(d) in the event a cat or dog kept pursuant to this by-law was to defecate on the common property or another owners lot the owner of offending cat or dog must appropriately clean up after it.

**(4)** An occupier may, notwithstanding by-laws 11(1) and 11(2), keep fish, birds and other common household pets on the following terms and conditions:-

(a) the animals must be kept completely within the lot and must be prevented from wandering onto common property; and

(b) the animals must be kept and managed in accordance with all relevant Local Authority's or Council's By-laws in relation to the keeping of animals; and

(c) the animals must not create noise likely to interfere with the peaceful enjoyment of a person lawfully on another lot or the common property; and

(d) in the event an animal kept pursuant to this by-law was to defecate on the common property or another owners lot the owner of offending animal must appropriately clean up after it.

**12 Exclusive Use – Courtyards**

**(1)** The owners of lots have exclusive use of courtyard areas on the common property identified in Schedule E and on the attached plan marked A.

**(2)** An owner with an exclusive use courtyard area is liable, in respect of that exclusive use courtyard area, for the maintenance of and operating costs of the exclusive use courtyard area (excluding any common utility infrastructure contained within the exclusive use courtyard area).

**(3)** An owner with an exclusive use courtyard area must not damage, dig-up, block, obstruct, hinder etc any common utility infrastructure contained within the exclusive use courtyard area.

**(4)** An owner with an exclusive use courtyard area must allow the body corporate or another owner appropriate access to service and maintain any common utility infrastructure contained within the exclusive use courtyard area.

**(5)** An owner with an exclusive use courtyard area must allow the body corporate or another owner appropriate access to read and maintain any electricity or other utility meter contained within the exclusive use courtyard area.

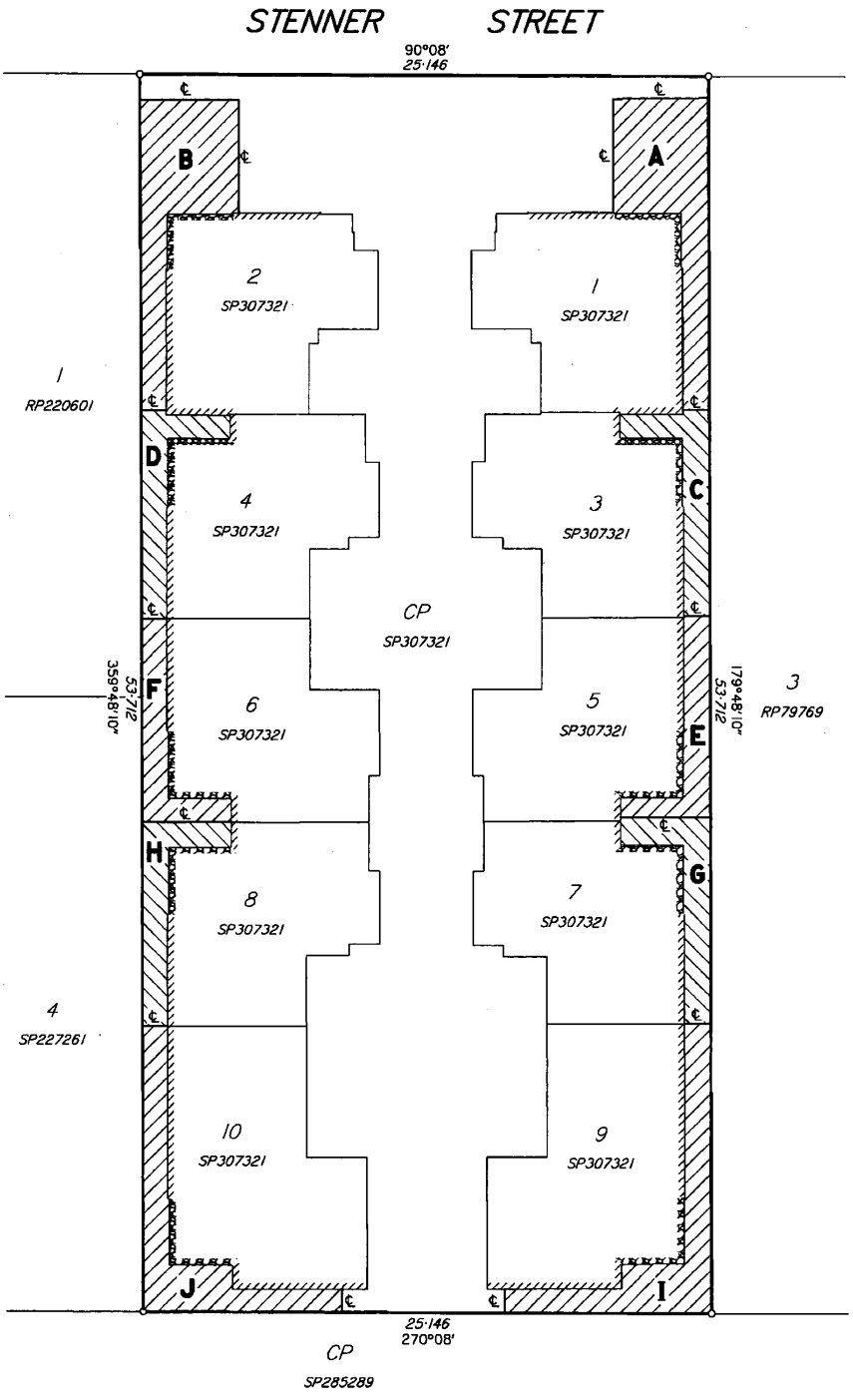
**SCHEDULE D OTHER DETAILS REQUIRED/PERMITTED TO BE INCLUDED**

| Lot on Plan or CP | Statutory Easement | Services Location Diagram |
|---|---|---|
| Lot 1 on SP 307321 | Sewer, Stormwater, Telecommunications, Electricity, Water, Support | B |
| Lot 2 on SP 307321 | Sewer, Stormwater, Telecommunications, Electricity, Water, Support | B |
| Lot 3 on SP 307321 | Sewer, Stormwater, Telecommunications, Electricity, Water, Support | B |
| Lot 4 on SP 307321 | Sewer, Stormwater, Telecommunications, Electricity, Water, Support | B |
| Lot 5 on SP 307321 | Sewer, Stormwater, Telecommunications, Electricity, Water, Support | B |
| Lot 6 on SP 307321 | Sewer, Stormwater, Telecommunications, Electricity, Water, Support | B |
| Lot 7 on SP 307321 | Sewer, Stormwater, Telecommunications, Electricity, Water, Support | B |
| Lot 8 on SP 307321 | Sewer, Stormwater, Telecommunications, Electricity, Water, Support | B |
| Lot 9 on SP 307321 | Sewer, Stormwater, Telecommunications, Electricity, Water, Support | B |
| Lot 10 on SP 307321 | Sewer, Stormwater, Telecommunications, Electricity, Water, Support | B |
| Common Property | Sewer, Stormwater, Telecommunications, Electricity, Water, Support | B |

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

| Lot on Plan | Exclusive Use of Common Property | Use |
|---|---|---|
| Lot 1 on SP 307321 | Area A on attached sketch plan marked A | Courtyard |
| Lot 2 on SP 307321 | Area B on attached sketch plan marked A | Courtyard |
| Lot 3 on SP 307321 | Area C on attached sketch plan marked A | Courtyard |
| Lot 4 on SP 307321 | Area D on attached sketch plan marked A | Courtyard |
| Lot 5 on SP 307321 | Area E on attached sketch plan marked A | Courtyard |
| Lot 6 on SP 307321 | Area F on attached sketch plan marked A | Courtyard |
| Lot 7 on SP 307321 | Area G on attached sketch plan marked A | Courtyard |
| Lot 8 on SP 307321 | Area H on attached sketch plan marked A | Courtyard |
| Lot 9 on SP 307321 | Area I on attached sketch plan marked A | Courtyard |
| Lot 10 on SP 307321 | Area J on attached sketch plan marked A | Courtyard |

# EXCLUSIVE USE PLAN A – "Jewel Middle Ridge"




## LEGEND

- Outside Face of Wall
- ℄ Centreline of Fence
- Edge of Concrete
- Edge of Tiles
- Edge of Timber Deck

EXCLUSIVE USE AREAS FOR LOTS 1–10 ON SP307321

| UNIT | EXCLUSIVE USE | AREA (sqm) |
|---|---|---|
| 1 | A | 31 |
| 2 | B | 31 |
| 3 | C | 13 |
| 4 | D | 13 |
| 5 | E | 13 |
| 6 | F | 13 |
| 7 | G | 14 |
| 8 | H | 13 |
| 9 | I | 26 |
| 10 | J | 25 |

I, Byrne Surveyors Pty Ltd, Cadastral Surveyor, certify that the information shown on this sketch is correct.

Director

Date 2-3-2020

Scale 1:200 – Lengths are in Metres.

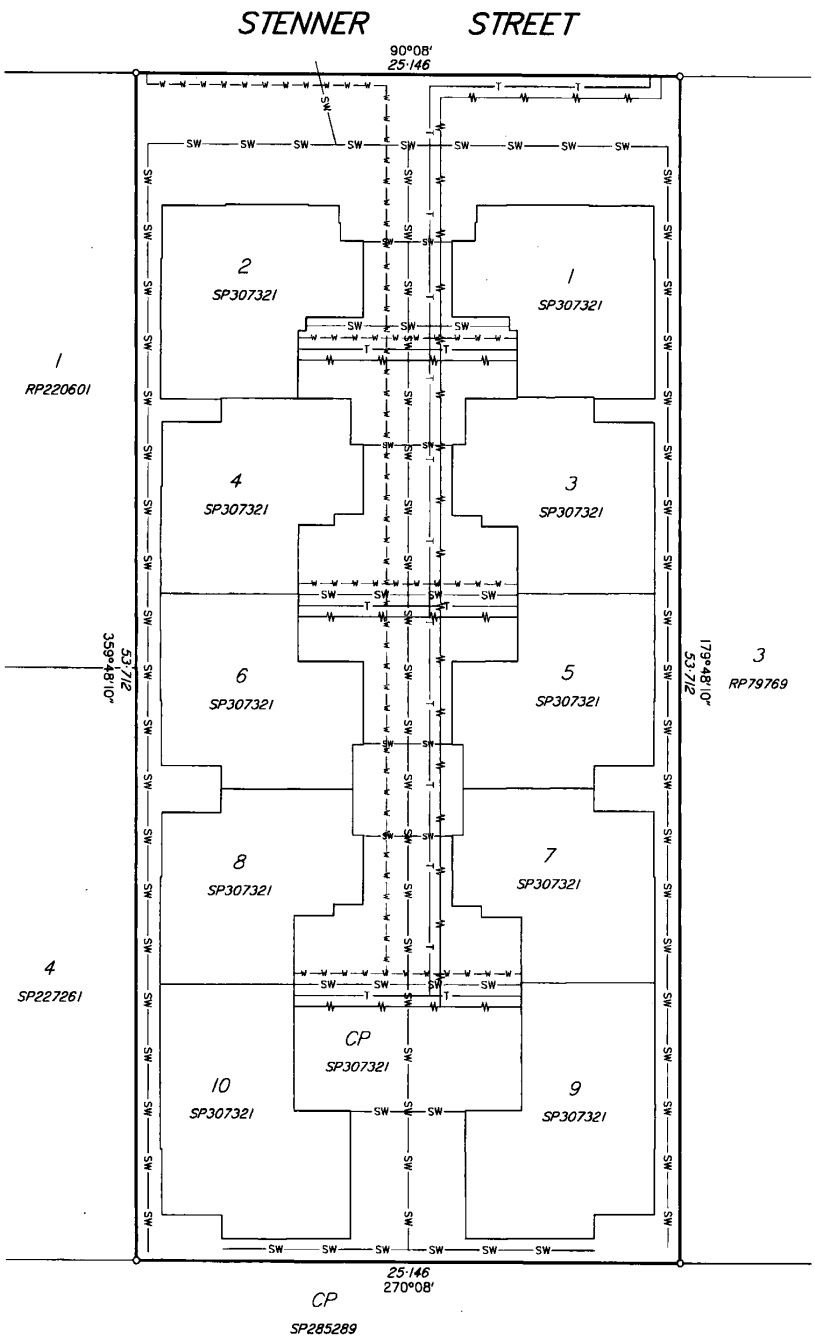
2 0 2 4 6 8 10 12 14 16 18 20 22 24 26 28

# SERVICES LOCATION DIAGRAM B

**CMS Name** *"Jewel Middle Ridge"*

**CMS No.**

DATE COMPLETED: – 21/01/2020




SEWER —S—S—S—S—S—

STORMWATER —SW—SW—SW—SW—

TELSTRA —T—T—T—

ELECT —W—W—W—

WATER —W—W—W—W—W—W—W—W—W—W—

**Scale 1:200 – Lengths are in Metres.**

2 0 2 4 6 8 10 12 14 16 18 20 22 24 26 28

# FINAL Seller Disclosure Statement

Final Audit Report 2026-11-03

| | |
|---|---|
| Created: | 2026-11-03 |
| By: | Chelsea McDonald (chelsea@enterpriselegal.com.au) |
| Status: | Signed |
| Transaction ID: | CBJCHBCAABAAYM-pW3rhDJCWB-RdGxo1Zbhi4sijHMUu |

## "FINAL Seller Disclosure Statement" History

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