

Seller disclosure statement

Property Law Act 2023 section 99

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

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

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

This statement does not include information about:

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

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

Part 1 Seller and property details

Seller **PHILLIP ANDREW GRAVANTE & ANTOINETTE-MARIE GRAVANTE**

Property
address
*(referred to as the
property in this
statement)*

16/78 Lower King Street, Caboolture QLD 4510

Lot on plan
description

LOT 16 SURVEY PLAN 243080

Community titles scheme or
BUGTA scheme:

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

Yes ☒

No ☐

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

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

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

Title details

The seller gives or has given the buyer the following

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

A copy of the plan of survey registered for the property. ☒ **Yes**

Registered encumbrances

Registered encumbrances, if any, are recorded on the title search, and may affect your use of the property. Examples include easements, statutory covenants, leases and mortgages.

You should seek legal advice about your rights and obligations before signing the contract.

Unregistered encumbrances(excluding statutory encumbrances)	There are encumbrances not registered on the title that will continue ☐ Yes ☒ No to affect the property after settlement. NoteIf the property is part of a community titles scheme or a BUGTA scheme it may be subject to and have the benefit of statutory easements that are NOT required to be disclosed. Unregistered lease (if applicable) If the unregistered encumbrance is an unregistered lease, the details of the agreement are as follows: the start and end day of the term of the lease: the amount of rent and bond payable: whether the lease has an option to renew: Other unregistered agreement in writing (if applicable) If the unregistered encumbrance is created by an agreement in writing, and is not an unregistered lease, a copy of the agreement is ☐ Yes given, together with relevant plans, if any. Other unregistered agreement in writing (if applicable) Unregistered oral agreement (if applicable) If the unregistered encumbrance is created by an oral agreement, and is not an unregistered lease, the details of the agreement are as follows:
Statutory encumbrances	There are statutory encumbrances that affect the property. ☒ Yes ☐ No If Yes, the details of any statutory encumbrances are as follows: All statutory rights relating to water supply, sewerage, drainage, electricity, internet, telephone, and other services passing through or over the property, whether protected by registered or statutory easements, including but not limited to any infrastructure or public authority rights identified in this Form 2, including Annexures.
Residential tenancy or rooming accommodation agreement	The property has been subject to a residential tenancy agreement or a rooming accommodation agreement under the Residential Tenancies and Rooming Accommodation Act 2008 during the last 12 months. ☒ Yes ☐ No If Yes, when was the rent for the premises or each of the residents rooms last increased? (Insert date of the most recent rent increase for the premises or rooms) 01/06/2026 NoteUnder the Residential Tenancies and Rooming Accommodation Act 2008 the rent for a residential premises may not be increased earlier than 12 months after the last rent increase for the premises. As the owner of the property, you may need to provide evidence of the day of the last rent increase. You should ask the seller to provide this evidence to you prior to settlement.

Part 3 Land use, planning and environment

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

Zoning	The zoning of the property is (Insert zoning under the planning scheme, the Economic Development Act 2012; the Integrated Resort Development Act 1987; the Mixed Use Development Act 199; the State Development and Public Works Organisation Act 1971 or the Sanctuary Cove Resort Act 1985, as applicable): General Residential - Urban Neighbourhood
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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.
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* *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
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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.
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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
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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.
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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
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Part 4 Buildings and structures

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

Swimming pool	There is a relevant pool for the property. If a community titles scheme or a BUGTA scheme a shared pool is located in the scheme. Pool compliance certificate is given. OR Notice of no pool safety certificate is given.	☐ Yes ☒ No ☐ Yes ☒ No ☐ Yes ☐ No ☐ Yes ☒ No
Unlicensed building work under owner builder permit	Building work was carried out on the property under an owner builder permit in the last 6 years. 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.	☐ Yes ☒ No
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. 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. If Yes , a copy of the notice or order must be given by the seller.	☐ Yes ☒ No ☐ Yes ☒ No
Building Energy Efficiency Certificate	If the property is a commercial office building of more than 1,000m ² , a Building Energy Efficiency Certificate is available on the Building Energy Efficiency Register.	
Asbestos	The seller does not warrant whether asbestos is present within buildings or improvements on the property. Buildings or improvements built before 1990 may contain asbestos. Asbestos containing materials (ACM) may have been used up until the early 2000s. Asbestos or ACM may become dangerous when damaged, disturbed, or deteriorating. Information about asbestos is available at the Queensland Government Asbestos Website (asbestos.qld.gov.au) including common locations of asbestos and other practical guidance for homeowners.	

Part 5 Rates and services

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

Rates

Whichever of the following applies

The total amount payable* for all rates and charges (without any discount) for the property as stated in the most recent rate notice is:

Amount

\$ 586.40

Date Range: 01/01/2026 to 31/03/2026

Or

The property is currently a rates exempt lot.**

☐

Or

The property is not rates exempt but no separate assessment of rates is issued by a local government for the property

☐

*Concessions: A local government may grant a concession for rates. The concession will not pass to you as buyer unless you meet the criteria in section 120 of the Local Government Regulation 2012 or section 112 of the *City of Brisbane Regulation 2012*

** An exemption for rates applies to particular entities. The exemption will not pass to you as buyer unless you meet the criteria in section 93 of the Local Government Act 2009 or section 95 of the *City of Brisbane Act 2010*.

Water

Whichever of the following applies

The total amount payable as charges for water services for the property as indicated in the most recent water services notice* is:

Amount

\$ 396.59

Date Range: 22/04/2026 to 18/07/2026

Or

There is no separate water services notice issued for the lot; however, an estimate of the total amount payable for water services is:

Amount \$

Date Range:

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

Part 6 Community titles schemes and BUGTA schemes

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

WARNING TO BUYER If the property is part of a community titles scheme or a BUGTA scheme and you purchase the property, you will become a member of the body corporate for the scheme with the right to participate in significant decisions about the scheme and you will be required to pay contributions towards the body corporates 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 ☒ Yes Note If the property is part of a community titles scheme, the community management statement for the scheme contains important information about the rights and obligations of owners of lots in the scheme including matters such as lot entitlements, by-laws and exclusive use areas
Body Corporate Certificate	A copy of a body corporate certificate for the lot under the Body Corporate and Community Management Act 1997, section 205(4) is ☒ Yes ☐ No If No An explanatory statement is given to the buyer that states: ☐ Yes - a copy of a body corporate certificate for the lot is not attached; and - the reasons under section 6 of the Property Law Regulation 2024 why the seller has not been able to obtain a copy of the body corporate certificate for the lot.
Statutory Warranties	Statutory Warranties If you enter into a contract, you will have implied warranties under the 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. ☐ Yes ☐ No If No An explanatory statement is given to the buyer that states: ☐ Yes - a copy of a body corporate certificate for the lot is not attached; and - the reasons under section 7 of the Property Law Regulation 2024 why the seller has not been able to obtain a copy of the body corporate certificate for the lot. Note If the property is part of a BUGTA scheme, you will be subject to by-laws approved by the body corporate and other by-laws that regulate your use of the property and common property.

Signatures **SELLER**

Signature of seller



03/10/2026, 13:28

Signature of seller

This form is signed by one seller under the authority of all sellers
pursuant to section 97(2)(b) of the Property Law Act 2023.
PHILLIP ANDREW GRAVANTE & ANTOINETTE-MARIE GRAVANTE

Name of seller

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

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	50955104	Search Date:	28/09/2026 12:15
Date Title Created:	09/07/2014	Request No:	57788526
Previous Title:	12427048		

ESTATE AND LAND

Estate in Fee Simple

LOT 16 SURVEY PLAN 243080

Local Government: MORETON BAY

COMMUNITY MANAGEMENT STATEMENT 46197

REGISTERED OWNER

Dealing No: 721184277 19/10/2021

PHILLIP ANDREW GRAVANTE

ANTOINETTE-MARIE GRAVANTE

JOINT TENANTS

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10116154 (POR 19)
2. EASEMENT No 713891315 06/06/2011 at 14:51
benefiting the land over
EASEMENT G ON SP243077
3. EASEMENT No 713891319 06/06/2011 at 14:52
benefiting the land over
EASEMENT H ON SP243077
4. MORTGAGE No 723682138 19/11/2024 at 13:06
NORFINA LIMITED A.C.N. 010 831 722

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

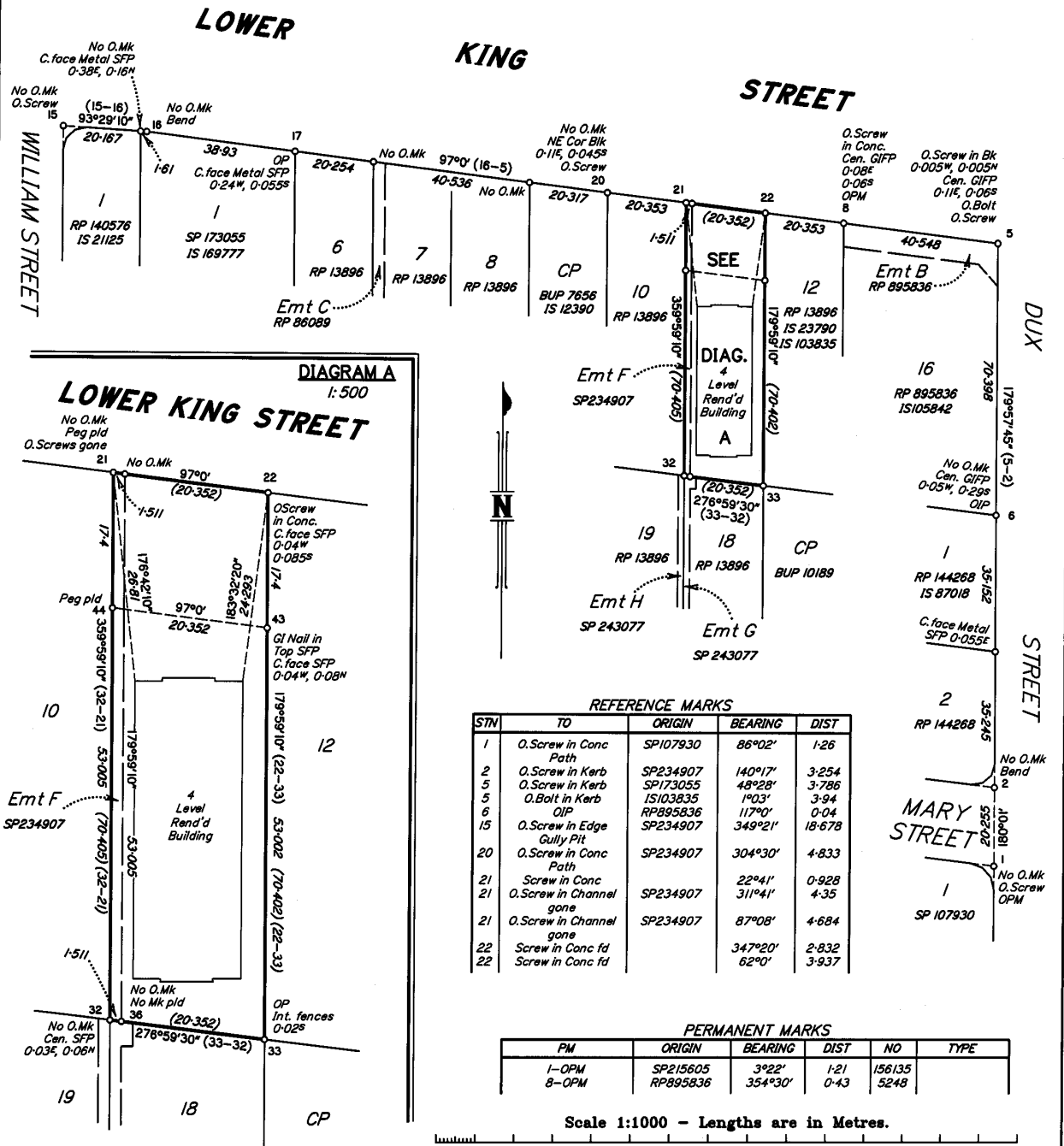
NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

Land Title Act 1994; Land Act 1994
Form 21 Version 3

SURVEY PLAN

Sheet
1 of
4**Area of Base Parcel**
1422 m²

I, Errol Joseph Deller hereby certify that the land comprised in this plan was surveyed by Michael Gilbert BOKO, Cadastral Surveyor for whose work I accept responsibility 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 March 2014

[Signature]
Cadastral Surveyor
Date: 21/3/14

**Plan of Lots 1-18
& Common Property**

Cancelling Lot 11 on RPI3896

LOCAL GOVERNMENT: Moreton Bay R. C. LOCALITY: CABOOLTURE

Meridian: SP234907

Survey Records: No

Scale: 1:1000

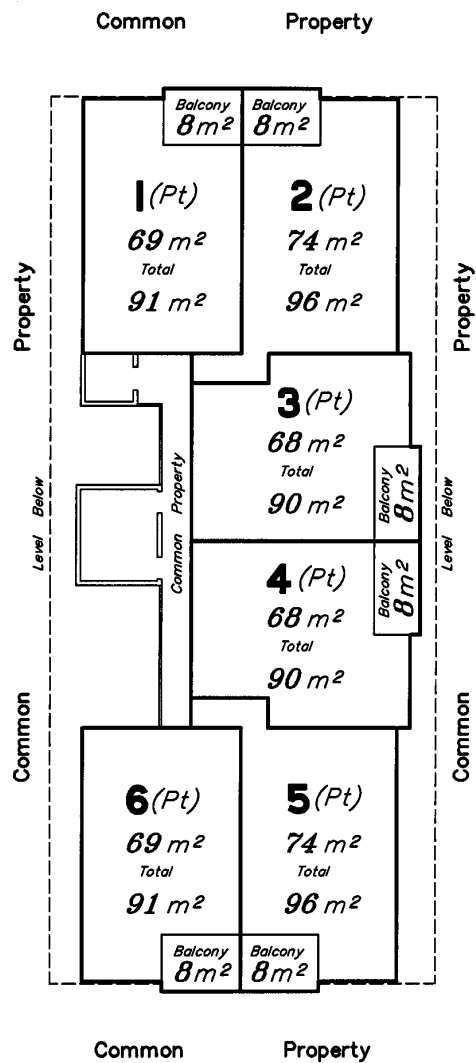
Format: BUILDING



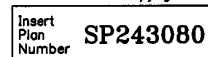
SP243080

715880262 \$1876.60 07/07/2014 15:33 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.																																						
1. Certificate of Registered Owners or Lessees. 1/We <u>LOWER KING STREET PTY LTD</u> <u>A.C.N. 133 202 187 TRUSTEE UNDER</u> <u>INSTRUMENT 713280701</u> (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: DOMINIC JOSEPH QUINER <u>DIRECTOR DANIEL JOSEPH LARUCCA DIRECTOR</u> Signature of *Registered Owners *Lessees <u>LOWER KING STREET PTY LTD</u> <u>A.C.N. 133 202 187</u>		5. Lodged by <u>WARLON SCOTT LAMBERS</u> <u>GPO BOX 2495</u> <u>BRISBANE QLD 4001</u> <u>PH: 07 3002 7416</u> <u>REF: 2468:BB</u> CODE: 148A. (Include address, phone number, reference, and Lodger Code) <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th colspan="2">Existing</th> <th colspan="3">Created</th> </tr> <tr> <th>Title Reference</th> <th>Description</th> <th>New Lots</th> <th>Road</th> <th>Secondary Interests</th> </tr> <tr> <td>12427048</td> <td>Lot 11 on RP13896</td> <td>1-18 & CP</td> <td>New Rd</td> <td></td> </tr> </table> MORTGAGE ALLOCATIONS <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>Mortgage</th> <th>Lots Fully Encumbered</th> <th>Lots Partially Encumbered</th> </tr> <tr> <td>715100072</td> <td>1-18</td> <td></td> </tr> <tr> <td>715104487</td> <td>1-18</td> <td></td> </tr> </table> BENEFIT EASEMENT ALLOCATIONS <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>Easement</th> <th>Lots Fully Benefited</th> <th>Lots Partially Benefited</th> </tr> <tr> <td>713891315 (Emt G SP234907)</td> <td>1-18 & CP</td> <td></td> </tr> <tr> <td>713891319 (Emt H SP243077)</td> <td>1-18 & CP</td> <td></td> </tr> </table> ENCUMBRANCE EASEMENT ALLOCATIONS <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>Easement</th> <th>Lots to be Encumbered</th> </tr> <tr> <td>713882286 (Emt F SP234907)</td> <td>CP</td> </tr> </table>		Existing		Created			Title Reference	Description	New Lots	Road	Secondary Interests	12427048	Lot 11 on RP13896	1-18 & CP	New Rd		Mortgage	Lots Fully Encumbered	Lots Partially Encumbered	715100072	1-18		715104487	1-18		Easement	Lots Fully Benefited	Lots Partially Benefited	713891315 (Emt G SP234907)	1-18 & CP		713891319 (Emt H SP243077)	1-18 & CP		Easement	Lots to be Encumbered	713882286 (Emt F SP234907)	CP
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2. Planning Body Approval. * <u>MORETON BAY REGIONAL COUNCIL</u> hereby approves this plan in accordance with the: % <u>Sustainable Planning Act 2009</u> Dated this <u>12th</u> day of <u>JUNE 2014</u> # Delegated Officer <u>Marco Alberti</u> # Principal Development Planner * Insert the name of the Planning Body. % Insert applicable approving legislation. # Insert designation of signatory or delegation.		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">1-18 & CP</td> <td style="width: 50%;">Por 19</td> </tr> <tr> <td style="text-align: center;">Lots</td> <td style="text-align: center;">Orig</td> </tr> </table> 7. Orig Grant Allocation : 8. Map Reference : 9443-11242 9. Parish : CANNING 10. County : Canning 11. Passed & Endorsed : <u>[Signature]</u> By: <u>E. J. Deller</u> Date: <u>24.6.14</u> Signed: <u>[Signature]</u> Designation: <u>Cadastral Surveyor</u> Date of Development Approval: 18/11/2010 12. Building Format Plans only. I certify that: * As far as it is practical to determine, no part of the building shown on this plan encroaches onto adjoining lots or road; ~~* Part of the building shown on this plan encroaches onto adjoining lots and road~~ <u>[Signature]</u> <u>15.11.14</u> Cadastral Surveyor/Director Date *delete words not required 13. Lodgement Fees: <table style="width: 100%;"> <tr> <td>Survey Deposit</td> <td style="text-align: right;">\$</td> </tr> <tr> <td>Lodgement</td> <td style="text-align: right;">\$</td> </tr> <tr> <td>..... New Titles</td> <td style="text-align: right;">\$</td> </tr> <tr> <td>Photocopy</td> <td style="text-align: right;">\$</td> </tr> <tr> <td>Postage</td> <td style="text-align: right;">\$</td> </tr> <tr> <td>TOTAL</td> <td style="text-align: right;">\$</td> </tr> </table> 14. Insert Plan Number SP243080		1-18 & CP	Por 19	Lots	Orig	Survey Deposit	\$	Lodgement	\$	 New Titles	\$	Photocopy	\$	Postage	\$	TOTAL	\$																					
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..... New Titles	\$																																							
Photocopy	\$																																							
Postage	\$																																							
TOTAL	\$																																							
3. Plans with Community Management Statement : CMS Number : Name : <u>AVICHI APARTMENTS</u>		4. References : Dept File : Local Govt : <u>DA1994/200/179</u> Surveyor : <u>11318</u>																																						

LEVEL B
1:200

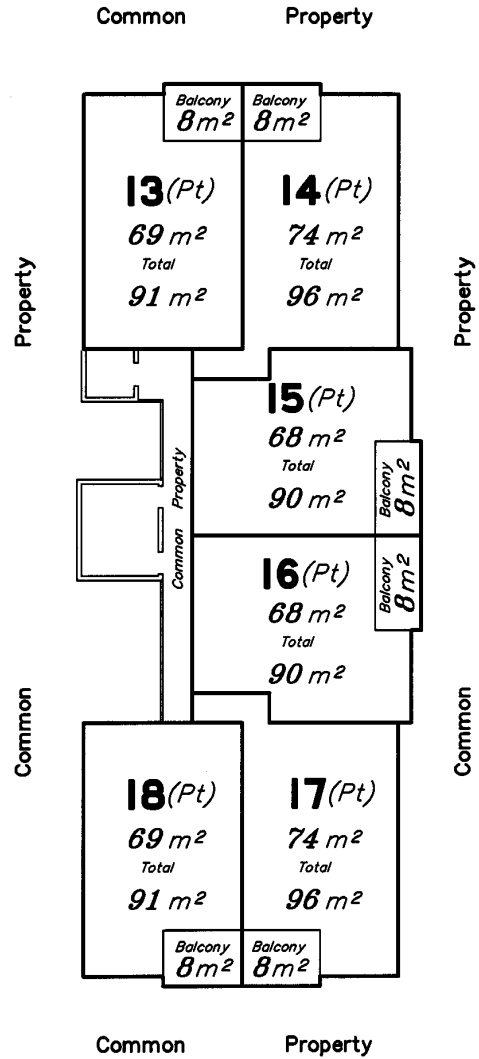
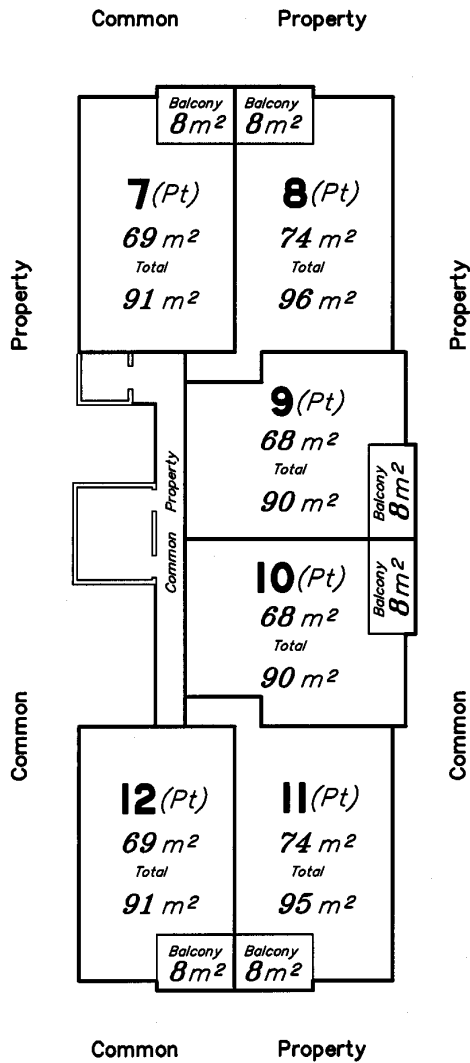


State copyright reserved.



LEVEL C
1:200

LEVEL D
1:200



Scale 1:200 - Lengths are in Metres.

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

0 50mm 100mm 150mm

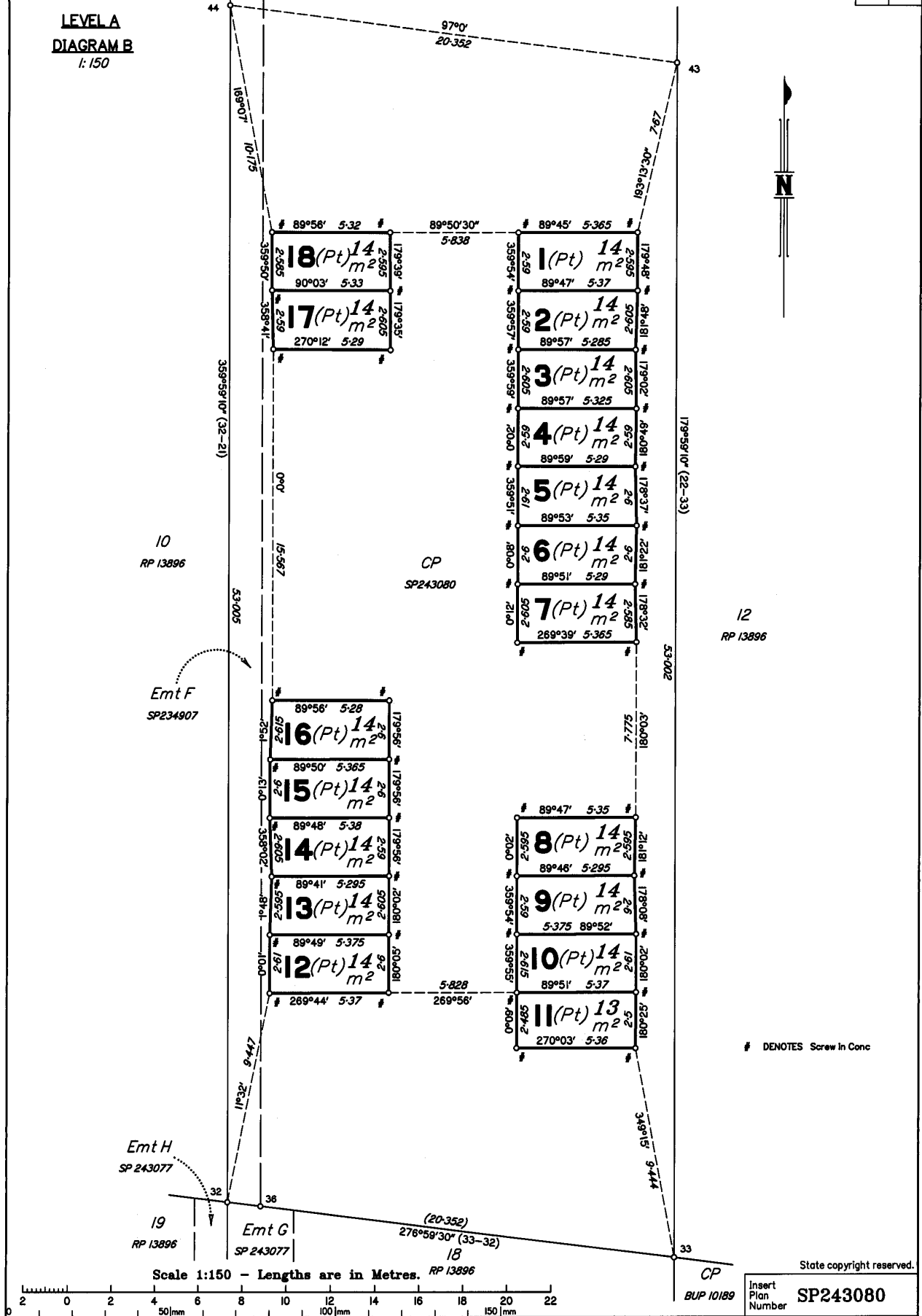
State copyright reserved.

Insert Plan Number **SP243080**

11318-A

LEVEL A
DIAGRAM B
1:150

1/318-A



State copyright reserved.

Insert Plan Number **SP243080**

BU 10189

RP 13896

Emt G
SP 243077

19
RP 13896

Emt H
SP 243077

Emt F
SP 234907

CP
SP 243080

10
RP 13896

12
RP 13896

Scheme Name: AVICHI APARTMENTS COMMUNITY TITLES SCHEME 46197

Body Corp. Addr: STRATA CARE
PO BOX 1251
FORTITUDE VALLEY
QLD
4006

COMMUNITY MANAGEMENT STATEMENT No: 46197

Title	Lot	Plan
50955088	CP	SP 243080
50955089	1	SP 243080
50955090	2	SP 243080
50955091	3	SP 243080
50955092	4	SP 243080
50955093	5	SP 243080
50955094	6	SP 243080
50955095	7	SP 243080
50955096	8	SP 243080
50955097	9	SP 243080
50955098	10	SP 243080
50955099	11	SP 243080
50955100	12	SP 243080
50955101	13	SP 243080
50955102	14	SP 243080
50955103	15	SP 243080
50955104	16	SP 243080
50955105	17	SP 243080
50955106	18	SP 243080

COMMUNITY MANAGEMENT STATEMENT Dealing No: 717642439

** End of CMS Search Statement **

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

QUEENSLAND TITLES REGISTRY

Land Act 1994 and Water Act 2000

GENERAL REQUEST

Duty Imprint

FORM 14 Version 4

Page 1 of 1



717642439

BE 470

11/11/2016 15:23 \$85.00

1. Nature of request

REQUEST TO RECORD NEW COMMUNITY
MANAGEMENT STATEMENT FOR AVICHI
APARTMENTS COMMUNITY TITLES SCHEME
46197

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

WARLOW SCOTT LAWYERS
LEVEL 7, 79 ADELAIDE STREET
BRISBANE QLD 4000
PH: 7 3002 7444
EMAIL: reception@warlowscott.com.au

Lodger
Code

148A

2. Lot on Plan Description

COMMON PROPERTY OF AVICHI
APARTMENTS COMMUNITY TITLES
SCHEME 46197

Title Reference

TO ISSUE FROM
50955088

LOT 1 ON SP 278540

TO ISSUE FROM
50955088

3. Registered Proprietor/State Lessee

BODY CORPORATE FOR AVICHI APARTMENTS COMMUNITY TITLES SCHEME 46197

4. Interest

NOT APPLICABLE

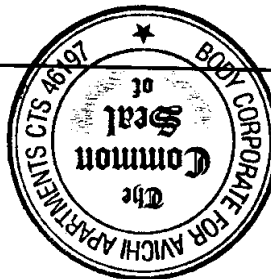
5. Applicant

BODY CORPORATE FOR AVICHI APARTMENTS COMMUNITY TITLES SCHEME 46197

6. Request

I hereby request that: the new community management statement deposited herewith which amends Item 6 (Reference to plan lodged with this statement) to include SP 278540 which excises part of the common property of the community titles scheme to create a new lot 1 on SP278540 (which is excised from the community titles scheme) be recorded as the community management statement for Avichi Apartments community titles scheme 46197

7. Execution by applicant



7 / 11 / 16
Execution Date

Daryl Curran
Daryl Curran
Chairman

ASHLEIGH JULIUS
Ashleigh Julius
SECRETARY

Applicant's or Solicitor's Signature

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

46197

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

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

1. Name of community titles scheme AVICHI APARTMENTS COMMUNITY TITLES SCHEME 46197	2. Regulation module STANDARD MODULE
3. Name of body corporate BODY CORPORATE FOR AVICHI APARTMENTS COMMUNITY TITLES SCHEME 46197	
4. Scheme land Lot on Plan Description SEE ENLARGED PANEL Title Reference	
5. *Name and address of original owner N/A	6. Reference to plan lodged with this statement SP 278540

first community management statement only

7. Local Government community management statement notation

..... signed
Not applicable pursuant to s 60(6) of the *Body Corporate and Community Management Act 1997*
..... name and designation
..... name of Local Government

8. Execution by original owner/Consent of body corporate



7 / 11 / 16
Execution Date

Daryl Curran
Daryl Curran
Chairman

ASHLEIGH JULIUS
Ashleigh Julius
SECRETARY

*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 this information is authorised by the *Body Corporate and Community Management Act 1997* and is used to maintain the publicly searchable registers in the land registry. For more information about privacy in NR&W see the Department's website.

AVICHI APARTMENTS COMMUNITY TITLES SCHEME 46197

4. Scheme land

Lot on Plan Description	Title Reference
COMMON PROPERTY OF AVICHI APARTMENTS CTS 46197	50955088
LOT 1 ON SP 243080	50955089
LOT 2 ON SP 243080	50955090
LOT 3 ON SP 243080	50955091
LOT 4 ON SP 243080	50955092
LOT 5 ON SP 243080	50955093
LOT 6 ON SP 243080	50955094
LOT 7 ON SP 243080	50955095
LOT 8 ON SP 243080	50955096
LOT 9 ON SP 243080	50955097
LOT 10 ON SP 243080	50955098
LOT 11 ON SP 243080	50955099
LOT 12 ON SP 243080	50955100
LOT 13 ON SP 243080	50955101
LOT 14 ON SP 243080	50955102
LOT 15 ON SP 243080	50955103
LOT 16 ON SP 243080	50955104
LOT 17 ON SP 243080	50955105
LOT 18 ON SP 243080	50955106

SCHEDULE A SCHEDULE OF LOT ENTITLEMENTS

Lot on Plan	Contribution	Interest
Lot 1 on SP243080	10	330
Lot 2 on SP243080	10	330
Lot 3 on SP243080	10	330
Lot 4 on SP243080	10	330
Lot 5 on SP243080	10	330
Lot 6 on SP243080	10	330
Lot 7 on SP243080	10	330
Lot 8 on SP243080	10	330
Lot 9 on SP243080	10	330
Lot 10 on SP243080	10	330
Lot 11 on SP243080	10	330
Lot 12 on SP243080	10	330
Lot 13 on SP243080	10	330
Lot 14 on SP243080	10	330
Lot 15 on SP243080	10	330
Lot 16 on SP243080	10	330
Lot 17 on SP243080	10	330
Lot 18 on SP243080	10	330
TOTALS	180	5940

1. CONTRIBUTION LOT ENTITLEMENTS

- 1.1. The Contribution Lot Entitlements have been decided in accordance with the equality principal.

2. INTEREST LOT ENTITLEMENTS

- 2.1. The Interest Schedule Lot Entitlements reflect the respective market values for the Lots.

SCHEDULE B EXPLANATION OF THE DEVELOPMENT OF SCHEME LAND

1. Section 66(1)(d)(i), Section 66(1)(f) and Section 66(1)(g) of the Body Corporate and Community Management Act 1997 are not applicable.

SCHEDULE C BY-LAWS**1. DEFINITIONS**

- 1.1 In these By-laws the following terms have the following meaning unless the context otherwise requires:

"Act" means the Body Corporate and Community Management Act 1997 as amended from time to time.

"Body Corporate" means the body corporate for the Scheme established pursuant to the Act.

"Building" means the building or buildings and/or parts thereof including the Lots erected upon the Scheme Land.

"Plan" means the registered Survey Plan for the Scheme Land.

"By-laws" means the By-laws for the Scheme.

"Common Property" means the common property for the Scheme.

"Committee" means the Committee of the Body Corporate appointed pursuant to the Act.

"Committee's Representative" means a member of the Committee appointed from time to time for the purpose of representing the Committee.

"Scheme Land" means the land contained within the Scheme.

"Lot" means a lot in the Scheme.

"Secretary" means the secretary of the Body Corporate.

"Scheme" means the community title scheme for Avichi Apartments Community Titles Scheme.

2. NOISE

- 2.1 The owner or 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.

3. VEHICLES AND PARKING

- 3.1 The occupier of a lot must not, without the body corporate's written approval:
- (a) park a vehicle, or allow a vehicle to stand, on the common property, or
 - (b) permit an invitee to park a vehicle, or allow a vehicle to stand, on the common property, except for the designated visitor parking which must remain available at all times for the sole use of visitors' vehicles.
- 3.2 An approval under subsection (1) must state the period for which it is given, with the exception of designated visitor parking. However, the body corporate may cancel the approval by giving 7 days written notice to the occupier, with the exception of designated visitor parking.
- 3.3 Despite any other By-Law, designated visitor parking must remain available at all times for the sole use of visitor vehicles.

4. OBSTRUCTION

- 4.1 The owner or occupier of a Lot must not obstruct the lawful use of the Common Property by someone else.

5. DAMAGE TO LAWNS ETC

- 5.1 The owner or 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.

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

- 5.3 However, the Body Corporate may cancel the approval by giving 7 days written notice to the occupier.

6. DAMAGE TO COMMON PROPERTY

- 6.1 An owner or 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.
- 6.2 However, an owner or 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.

- 6.3 The owner or occupier of a Lot must keep a device installed under subsection (2) in good order and repair.

7. BEHAVIOUR OF INVITEES

- 7.1 An owner or occupier of a Lot must take reasonable steps to ensure that the occupier's invitees do not behave in a way likely to interfere with the peaceful enjoyment of another Lot or the Common Property.

8. LEAVING OF RUBBISH ETC ON COMMON PROPERTY

- 8.1 The owner or 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.

9. APPEARANCE OF LOT

- 9.1 The owner or occupier of a Lot must not, without the Body Corporate's written approval, make a change to the external appearance of the Lot.

- 9.2 The owner or 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.

10. STORAGE OF FLAMMABLE MATERIALS

- 10.1 The owner or occupier of a Lot must not, without the Body Corporate's written approval, store a flammable substance on the Common Property.

- 10.2 The owner or 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.

- 10.3 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.

11. GARBAGE DISPOSAL

- 11.1 Unless the Body Corporate provides some other way of garbage disposal, the owner or 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.

- 11.2 The owner or occupier of a Lot must:

- (a) comply with all local government local laws about disposal of garbage; and
- (b) ensure that the occupier does not, in disposing of garbage, adversely affect the health, hygiene or comfort of the occupiers of other Lots.

12. KEEPING OF ANIMALS

- 12.1 The owner or 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.

- 12.2 The owner or 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.

13. OBJECTS KEPT IN STAIRWAYS

- 13.1 An owner or occupier must not leave any object of any description in the common stairways. In the event that objects are left in the common stairways, any owner or occupier shall immediately remove such object.

14. USE OF LOTS

- 14.1 Subject to any exclusions contained in these By-laws an owner or occupier of a Lot shall not use that Lot or permit the same to be used otherwise than as a private residence nor for any purpose that may cause a nuisance or hazard or for any illegal or immoral purpose or for any other purpose that may endanger the safety or good reputation of persons residing within the Scheme Land.

- 14.2 Despite the foregoing, any caretaker or on site manager may occupy a lot in the Scheme and operate a letting service and general caretaking operations from the designated lot as authorised by the Body Corporate from time to time .

15. USE OF RADIOS ETC

- 15.1 An owner or occupier of a Lot shall not operate or permit to be operated upon the parcel any radio, two way radio, short wave radio, transmitter, telecommunications device or electronic equipment so as to interfere with any domestic appliance or apparatus (including a radio or television receiver) lawfully in use upon the Common Property or in any other Lot.

16. STRUCTURAL ALTERATIONS TO THE INTERIOR OF LOTS

- 16.1 The manner and style of any structural fit out or structural alteration to the interior of any Lot must have the prior written approval of the Committee. The Committee shall be entitled to request plans and specifications as it might consider necessary to enable it to grant its approval and the owner of a Lot shall provide all such plans and specifications PROVIDED HOWEVER that where kitchen facilities are to be installed an extraction system approved by the Committee and relevant Statutory Authorities must be installed.

17. ALTERATIONS TO THE EXTERIOR OF LOTS

- 17.1 Where an owner proposes to carry out work, which will alter the exterior of any Lot, he shall follow the procedure set out below:
- (a) Apply in writing to the Body Corporate outlining the proposed work and provide plans and specifications. Such plans and specifications must be of the same architectural standard as the Building.
 - (b) The Body Corporate on behalf of the owner shall submit to the architect nominated by the Committee from time to time the plans and specifications for his approval in writing. The Body Corporate will use its best endeavours to ensure that the architect gives a decision promptly.
 - (c) The approval of the architect to any plans and specifications shall be considered by the Committee, provided that the architect shall be entitled to approve such plans with appropriate variations. If the architect refuses to give any approval the owner shall not be entitled to make the alterations proposed.
 - (d) If the Architect approves such plans then the proposal will be submitted to a general meeting of the Body Corporate for permission to proceed with alterations.
 - (e) Any costs associated with the procedure outlined above, including any fee from the architect, shall be paid by the owner seeking to make the alteration.

18. BALCONIES, TERRACES, FENCES, PERGOLAS, SCREENS, EXTERNAL BLINDS OR AWNINGS

- 18.1 An owner or occupier of a Lot shall not construct or permit the construction or erection of any balcony, terrace, fence, pergola, screen, external blind or awning of any kind within or upon a Lot or on Common Property without

the prior approval in writing of the Committee. Such work must be carried out in a workmanlike manner and must not detract from the overall appearance of the Building.

- 18.2 The owner of a Lot shall be responsible for the maintenance and repair of any fence which forms part of the Lot. The Body Corporate shall have the power to repair or replace such fence at the expense of the Lot owner should the fence fall into disrepair.

- 18.3 All balconies and terraces shown on the approved drawings and documents are to remain unenclosed with no shutters, glazing, louvres or similar permanent structures other than those clearly depicted on the approved drawings.

19. MAINTENANCE RESPONSIBILITY OF ALTERATIONS TO COMMON PROPERTY

- 19.1 Any alteration made to Common Property or fixture or fitting attached to Common Property by an owner of a Lot, whether made or attached with or without the approval of the Body Corporate Committee, shall, unless otherwise provided by resolution of general meeting or of a meeting of the Committee, be repaired and maintained by the owner for the time being of the Lot.

20. MAINTENANCE OF LOTS

- 20.1 Each owner shall be responsible for the maintenance of his Lot and shall ensure that his Lot is so kept and maintained as not to be offensive in appearance to other Lot owners through the accumulation of excess rubbish or otherwise. Maintenance of lawns and gardens that are located within the Lot, will be the responsibility of the Lot owner. All such lawns and gardens are to be mown regularly and kept well maintained.

21. REPLACEMENT OF GLASS

- 21.1 Windows shall be kept clean by the owner or occupier of a Lot and promptly replaced by the owner of the Lot with fresh glass of the same kind and weight as originally installed.

22. BEHAVIOUR OF INVITEES

- 22.1 An owner or occupier of a Lot shall take all reasonable steps to ensure that his invitees do not behave in a manner likely to interfere with the peaceful enjoyment of the owner of another Lot or of any person lawfully using Common Property.
- 22.2 The owner or occupier of a Lot shall be liable to compensate the Body Corporate in respect of all damage to the Common Property or personal property vested in it caused by such owner or their invitees.
- 22.3 An owner or occupier of Lot which is the subject of a lease or licence agreement shall take all reasonable steps, including any action available to him under any such lease or licence agreement, to ensure that any lessee or licensee or other occupier of the Lot or their invitees comply with the provisions of the By-Laws.
- 22.4 The duties and obligations imposed by these By-laws on an owner of a Lot shall be observed not only by the owner but also by the guests, servants, employees, agents, children, invitees and licensees of such owner.
- 22.5 Where the Body Corporate expends money to make good damage caused by a breach of the Act, or of these By-laws by any owner of a Lot or the guests, servants, employees, agents, children, invitees or licensees of the owner of any Lot or any of them, the Body Corporate Committee shall be entitled to recover the amount so expended as a debt in any action in any Court of competent jurisdiction from the owner of the Lot at the time when the breach occurred.
- 22.6 An owner or occupier shall require their invitees to be quiet at all times when passing over Common Property after 11.00pm.

23. WINDOW TREATMENTS SUCH AS CURTAINS/SIMILAR VENETIAN BLINDS AND SHUTTERS

- 23.1 An owner or occupier of a Lot shall not hang curtains visible from outside the Lot unless those curtains have a white backing or unless such colour and design have been approved by the Committee. An owner or occupier of a Lot shall not install, renovate and/or replace a curtain backing or window treatment without having the colour and design of same approved by the Committee. In giving such approval, the Committee shall ensure so far as

practicable that curtain backing and window treatment used in all units have colours that are sympathetic to the tones of the Building and present an aesthetic appearance when viewed from Common Property or any other Lot.

24. AUCTION SALES

- 24.1 An owner of a Lot shall not permit any auction sale to be conducted or to take place in his Lot or in the dwelling or upon the Scheme Land without the prior approval in writing of the Committee.

25. CORRESPONDENCE AND REQUESTS TO THE SECRETARY OF THE BODY CORPORATE

- 25.1 All complaints, applications or requests to the Body Corporate or its Committee shall be addressed in writing to the Secretary or the Body Corporate Manager of the Body Corporate.

26. COPY OF BY-LAWS TO BE PRODUCED UPON REQUEST

- 26.1 Where any Lot or Common Property is leased or rented, otherwise than to an owner of a Lot, the lessor or as the case may be, landlord shall cause to be produced to the Lessee or tenant for his inspection a copy of the By-Laws.

27. RECOVERY OF COSTS

- 27.1 An owner shall pay on demand the whole of the Body Corporate costs and expenses (including Solicitor and own client costs) which amount shall be deemed to be a liquidated debt due, in recovering all and any levies or moneys duly levied upon such owner by the Body Corporate pursuant to the Act.
- 27.2 The Body Corporate may charge and recover interest at an annual rate determined by the Body Corporate by ordinary resolution in general meeting on any unpaid levies or other monies payable by an owner to the Body Corporate.
- 27.3 Any expense incurred by the Body Corporate in remedying any breach of the Act or the By-Laws shall be deemed to be a debt due by the owner of the Lot whose occupier caused such expense to the Body Corporate.

28. POWER OF BODY CORPORATE COMMITTEE

- 28.1 The Committee may make rules relating to the Common Property not inconsistent with these By-laws and the same shall be observed by the owners of Lots unless and until they are disallowed or revoked by a majority resolution at a general meeting of the Body Corporate.
- 28.2 The Committee may retain such agents and servants it deems appropriate in carrying out its duties.

29. AIR CONDITIONING

- 29.1 No air conditioning system may be installed within a Lot or on Common Property without the prior written approval of the Body Corporate. The Body Corporate may establish standards for the type, noise, disposal, vibration, method of installation, location of condensers, provision of air, water reticulation and the like associated with the installation of any air conditioning unit.

30. SALE OF LOTS

- 30.1 Despite any other By-Law the original owner, its agents and any person authorised by it may:
- (a) use any Lot it owns as a display Lot and sales Lot;
 - (b) place any signs and other advertising and display material in and about the Lot and about the Common Property; and
 - (c) together with persons authorised by it, pass over the Common Property to gain access to and egress from any Lot.
- 30.2 Despite any other By-Law any other owner of a Lot may not erect any sign indicating sale of a Lot within 12 months of registration of the Scheme.

31. PAY TELEVISION / BROADBAND / PHONE / FAX / MODEM / RECEIVERS / ANTENNAE

- 31.1 The Committee has the power to allow a person to install cabling and associated items to allow the provision of cable or satellite television/computer/phone/fax/modem services to the Scheme Land and to enter into agreements with the providers of such services as deemed acceptable by the Committee from time to time.

32. RIGHT OF ENTRY

- 32.1 An owner or occupier shall allow entry into their Lot by the Body Corporate and its authorised parties for all purposes (including inspection and works) associated with the Body Corporate, the Building and the By-Laws upon reasonable notice. In the absence of any other special circumstances, twenty-four hours written notice shall be deemed reasonable. Despite the foregoing, no notice shall be required in the case of emergency.
- 32.2 The Body Corporate shall ensure as little disruption is caused to the owner or occupier of a Lot when exercising any rights of entry.

33. CARETAKER AND LETTING AGENTS' EQUIPMENT

- 33.1 Any caretaker or letting agent appointed by the Body Corporate shall be entitled to install, maintain and replace any equipment on the Common Property reasonably required for the operation of any services allowed under any agreements with the Body Corporate including PABX, pool cleaning, vending machines and cleaning equipment.

34. BODY CORPORATE AGREEMENTS

- 34.1 Subject to the Act the Body Corporate may enter into agreements with any other party on such terms as it may decide in its sole discretion including:
- (a) an agreement for the caretaking of the Common Property and letting of the Lots from the Scheme Land;
 - (b) an agreement for the management of the Body Corporate including appointing a body corporate manager including carrying out tasks involving the duties of the secretary and treasurer;
 - (c) an agreement with the original owner concerning the further development of the Scheme Land and the recording of any new community management statement;
 - (d) an agreement with any party concerning the utility infrastructure and its supply and maintenance;
 - (e) an agreement with any energy supplier;
 - (f) an agreement with any cable television, satellite television, broadband, computer, fax, modem, PABX or phone service provider; and
 - (f) an agreement to grant any licence or special rights or occupation authority to any party concerning use and occupation of any part of the Common Property not previously granted exclusive use to any other Lot owner.

35. HOT WATER, GAS & ELECTRICITY CONSUMPTION

- 35.1 The Body Corporate may enter into agreements for the supply of hot water, electricity and gas to owners and occupiers of the Lots in the Scheme.
- 35.2 The Body Corporate has the power to sell hot water, gas and electricity to each Lot and to charge the owner or occupier for all hot water, gas and electricity consumption, including associated operating expenses, for their respective lot ("Consumption Charges").
- 35.3 The owners and occupiers must purchase and use all hot water, gas and electricity consumed in their lot direct from the Body Corporate if the Body Corporate has entered into an agreement to provide such hot water, gas and electricity.

- 35.4 If an owner or occupier of a Lot does not agree to purchase and use all hot water, gas or electricity consumed in their lot from the Body Corporate under terms acceptable to the Body Corporate, then the Body Corporate will be under no obligation to supply hot water, gas or electricity to the Lot, and is entitled to enter upon the Lot and disconnect or discontinue the supply to that lot and neither the Body Corporate, the Body Corporate Committee or the Body Corporate Manager shall, under any circumstances whatsoever, be held responsible or liable for any loss or grievance incurred by an owner or occupier of a Lot as a result of the disconnection or discontinuance of the supply.
- 35.5 The Body Corporate shall arrange for the installation of a separate meter in each Lot to measure the consumption.
- 35.6 The Body Corporate and its authorised parties shall be entitled to enter upon any Lot for all purposes associated with the Body Corporate's right to charge Consumption Charges including but not limited to the installation, maintenance, upgrade and repair of infrastructure for the supply of hot water, gas and electricity, and the installation, reading and maintenance of meters.
- 35.7 The Body Corporate shall render accounts to each owner or occupier of a Lot for Consumption Charges, and such accounts shall be payable to the Body Corporate by the owner or occupier as and when determined by the Body Corporate from time to time.
- 35.8 If an owner or occupier of a Lot does not pay the Consumption Charges for their Lot as and when due, then the Body Corporate is entitled to enter upon the Lot and disconnect or discontinue the supply of hot water, gas or electricity to that Lot.
- 35.9 If an owner or occupier of a Lot does not pay the Consumption Charges for their Lot as and when due, the Body Corporate may recover any unpaid Consumption Charges from the owner or occupier as a liquidated debt, including in any Court of competent jurisdiction.
- 35.10 An owner or occupier of a Lot shall pay on demand the whole of the Body Corporate's costs and expenses (including Solicitor and own client costs calculated on an indemnity basis), which amount shall be deemed to be a liquidated debt due, in recovering all and any unpaid Consumption Charges levied by the Body Corporate under By Law.
- 35.11 To remove any doubt, in respect of an account which has been rendered by the Body Corporate under this By Law, the owner or occupier of a Lot is liable jointly and severally with any person who was liable to pay the Consumption Charges when that owner or occupier became the owner or occupier of that Lot.
- 35.12 Neither the Body Corporate, the Body Corporate Committee or the Body Corporate Manager shall, under any circumstances whatsoever:
- (a) be held responsible or liable for any loss or grievance resulting in any way of any Consumption Charges which were unpaid when that owner or occupier became the owner or occupier of that Lot;
 - (b) be responsible or liable for any failure in the supply of hot water, gas or electricity due to any breakdowns, repairs, maintenance, strikes, accidents or other causes of any class or description; or
 - (c) be responsible or liable for any loss or grievance incurred by anyone as a result of the body corporate exercising its rights under this By-law.
- 35.13 The body corporate may, from time to time, determine a security deposit to be paid by the owner or occupier of a Lot as a guarantee against non-payment of accounts for Consumption Charges, or monies payable under this By Law.
- 35.14 The Body Corporate shall not be obliged to provide or supply hot water, gas or electricity and unless the Body Corporate elects to exercise its right to supply these services the owner or occupier of the Lot must arrange supply direct from the appropriate service provider.
- 35.15 The Body Corporate may chose any supplier for the purposes of supplying hot water, gas or electricity, and is under no obligation to provide an option of an alternative supplier or charging system.

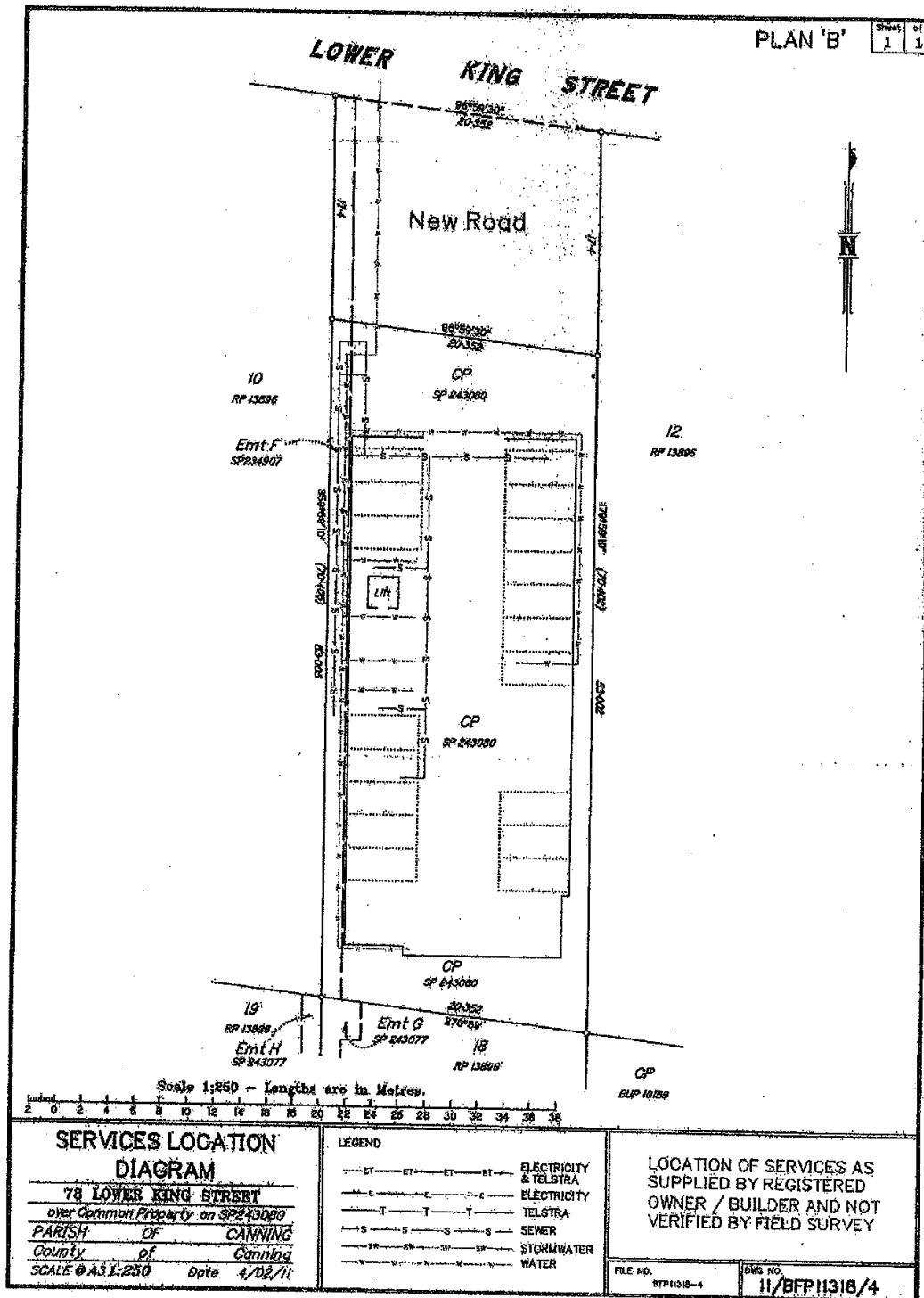
SCHEDULE D OTHER DETAILS REQUIRED/PERMITTED TO BE INCLUDED

1. The location of service easements are shown in the attached services location diagram marked Plan 'B'.
2. The Lots affected or proposed to be affected by statutory easements are shown in the following table:

Type of Statutory Easement	Lots Affected
Telstra	Lots 1 to 18 & Common Property on SP 243080
Electricity	Lots 1 to 18 & Common Property on SP 243080
Sewer	Lots 1 to 18 & Common Property on SP 243080
Water	Lots 1 to 18 & Common Property on SP 243080
Storm Water	Lots 1 to 18 & Common Property on SP 243080
Support and Shelter	Lots 1 to 18 & Common Property on SP 243080

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

Not applicable



29 September 2026

AVICHI APARTMENTS CTS 46197
Not registered for GST

Surch IT Pty Ltd

Ref

Re Lot 16 AVICHI APARTMENTS CTS 46197

Fee 84.10 Paid

Please find enclosed the Body Corporate Information Certificate.

This certificate contains details relating to body corporate contributions and other financial information as prescribed by the Act.

We recommend that prospective purchasers engage a professional body corporate records search agent to obtain a full inspection of the records.

This will ensure any matters such as contingent liabilities, insurance details, common property defects, or ongoing disputes are fully considered prior to purchase.

Should you require any further clarification regarding this certificate, please do not hesitate to contact our office.

Yours faithfully,
Stratacare Australia
On behalf of the body corporate

BCCM**Form 33**

Department of Justice

Body corporate certificate*Body Corporate and Community Management Act 1997, section 205(4)**This form is effective from 1 August 2025*

For the sale of a lot included in a community titles scheme under the Body Corporate and Community Management Act 1997 (other than a lot to which the Body Corporate and Community Management (Specified Two-lot Schemes Module) Regulation 2011 applies).

WARNING - Do not sign a contract to buy a property in a community titles scheme until you have read and understood the information in this certificate. Obtain independent legal advice if needed.

You may rely on this certificate against the body corporate as conclusive evidence of matters stated in the certificate, except any parts where the certificate contains an error that is reasonably apparent.

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

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

This certificate does not include information about:

- physical defects in the common property or buildings in the scheme;
- body corporate expenses and liabilities for which the body corporate has not fixed contributions;
- current, past or planned body corporate disputes or court actions;
- orders made against the body corporate by an adjudicator, a tribunal or a court;
- matters raised at recent committee meetings or body corporate meetings; or
- the lawful use of lots, including whether a lot can be used for short-term letting.

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

The community management statement

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

The Office of the Commissioner for Body Corporate and Community Management

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

You can ask for a search of adjudicators orders to find out if there are any past or current dispute applications lodged for the community titles scheme for the lot you are considering buying www.qld.gov.au/searchofadjudicatorsorders.

The information in this certificate is issued on 29/09/2026

Becoming an owner

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

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

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

How to get more information

You can inspect the body corporate records which will provide important information about matters not included in this certificate. To inspect the body corporate records, you can contact the person responsible for keeping body corporate records (see below), or you can engage the services of a search agent. Fees will apply.

Planning and development documents can be obtained from the relevant local government or other planning authority. Some relevant documents, such as the development approval, may be available from the body corporate, depending on when and how the body corporate was established.

Contacting the body corporate

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

Name and number of the community titles scheme

AVICHI APARTMENTS

CTS No. **46197**

Body corporate manager

Bodies corporate often engage a body corporate manager to handle administrative functions.

Is there a body corporate manager for the scheme?

Yes. The body corporate manager is:

Name: **Andrew Jose**

Phone: **07 34355300**

Company: **STRATA CARE AUSTRALIA PTY LTD**

Email: **reception@stratacare.com.au**

Accessing records

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

The body corporate manager named above.

Property and community titles scheme details

Lot and plan details

Lot number: **16**

Plan type and number: **SP243080**

Plan of subdivision: **BUILDING FORMAT PLAN**

The plan of subdivision applying to a lot determines maintenance and insurance responsibilities.

Regulation module

There are 5 regulation modules for community titles schemes in Queensland. The regulation module that applies to the scheme determines matters such as the length of service contracts and how decisions are made.

More information is available from www.qld.gov.au/buyingbodycorporate.

The regulation module that applies to this scheme is the:

Standard

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

Layered arrangements of community titles schemes

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

Is the scheme part of a layered arrangement of community titles schemes?

No

If yes, you should investigate the layered arrangement to obtain further details about your rights and obligations. The name and number of each community titles scheme part of the layered arrangement should be listed in the community management statement for the scheme given to you by the seller.

Building management statement

A building management statement is a document, which can be put in place in certain buildings, that sets out how property and shared facilities are accessed, maintained and paid for by lots in the building. It is an agreement between lot owners in the building that usually provides for supply of utility services, access, support and shelter, and insurance arrangements. A lot can be constituted by a community titles scheme's land.

Does a building management statement apply to the community titles scheme?

No

If yes, you can obtain a copy of the statement from Titles Queensland: www.titlesqld.com.au. You should seek legal advice about the rights and obligations under the building management statement before signing the contract -for example, this can include costs the body corporate must pay in relation to shared areas and services.

By-laws and exclusive use areas

The body corporate may make by-laws (rules) about the use of common property and lots included in the community titles scheme. You must comply with the by-laws for the scheme. By-laws can regulate a wide range of matters, including noise, the appearance of lots, carrying out work on lots (including renovations), parking, requirements for body corporate approval to keep pets, and whether smoking is permitted on outdoor areas of lots and the common property. However, by-laws cannot regulate the type of residential use of lots that may lawfully be used for residential purposes. You should read the by-laws before signing a contract.

What by-laws apply?

The by-laws that apply to the scheme are specified in the community management statement for the scheme provided to you by the seller.

The community management statement will usually list the by-laws for the scheme. If the statement does not list any by-laws, Schedule 4 of the Body Corporate and Community Management Act 1997 will apply to the scheme.

In some older schemes, the community management statement may state that the by-laws as at 13 July 2000 apply. In these cases, a document listing the by-laws in consolidated form must be given with this certificate.

General by-laws

The community management statement includes the complete set of by-laws that apply to the scheme.

Exclusive use areas

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

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

No

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

Date of Resolution	Lot	Description	Conditions
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Lot entitlements and financial information

Lot entitlements

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

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

Contribution schedule

Contribution schedule lot entitlement for the lot: **10**

Total contribution schedule lot entitlements for all lots: **180**

Interest schedule

Interest schedule lot entitlement for the lot: **330**

Total interest schedule lot entitlements for all lots: **5,940**

Statement of accounts

The most recent statement of accounts prepared by the body corporate for the notice of the annual general meeting for the scheme is given with this certificate.

Owner contributions (levies)

The contributions (levies) paid by each lot owner towards body corporate expenses is determined by the budgets approved at the annual general meeting of the body corporate.

You need to pay contributions to the body corporate's administrative fund for recurrent spending and the sinking fund for capital and non-recurrent spending.

If the Commercial Module applies to the community titles scheme, there may also be a promotion fund that owners of lots have agreed to make payments to.

WARNING: You may have to pay a special contribution if a liability arises for which no or inadequate provision has been made in the body corporate budgets.

The contributions payable by the owner of the lot that this certificate relates to are listed over the page.

Body corporate debts

If any contributions or other body corporate debt (including penalties or reasonably incurred recovery costs) owing in relation to the lot are not paid before you become the owner of the property, YOU WILL BE LIABLE TO PAY THEM TO THE BODY CORPORATE. Before signing the contract, you should make sure that the contract addresses this or provides for an appropriate adjustment at settlement.

Owner contributions and amounts owing

Administrative fund contributions

Total amount of contributions (before any discount) for lot **16** for the current financial year: \$ **97.611**

Number of instalments: **1** (outlined below) Discount

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

penalty for overdue contributions (if applicable): **0.00** %

Period	Due date	Amount due	Amount due if discount applied	Paid
01/07/26 to 31/10/26	01/07/26	97.611	97.611	01/06/26

Amount overdue **Nil**

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

Sinking fund contributions

Total amount of contributions (before any discount) for lot **16** for the current financial year: \$ **55.541**

Number of instalments: **1** (outlined below) Discount

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

penalty for overdue contributions (if applicable): **0.00** %

Period	Due date	Amount due	Amount due if discount applied	Paid
01/07/26 to 31/10/26	01/07/26	55.541	55.541	01/06/26

Amount overdue **Nil**

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

Special contributions - Administrative Fund (IF ANY)

Date determined: **24/07/25** (Access the body corporate records for more information).

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

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

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

Monthly penalty for overdue contributions (if applicable): **0.00** %

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

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

Special contributions - Sinking Fund (IF ANY)

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

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

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

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

Monthly penalty for overdue contributions (if applicable): **0.00** %

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

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

Other contributions

	Period	Due date	Amount due	Amount due if discount applied	Paid
Insurance Levy*	01/07/25 to 31/10/25	01/07/25	205.76	205.76	01/07/25
Insurance Levy*	01/11/25 to 28/02/26	01/11/25	213.97	213.97	16/10/25
Insurance Levy*	01/03/26 to 30/06/26	01/03/26	213.97	213.97	02/03/26
Insurance Levy*	01/07/26 to 31/10/26	01/07/26	221.79	221.79	01/06/26

Other amounts payable by the lot owner

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

Summary of amounts due but not paid by the current owner

At the date of this certificate

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

(An amount in brackets indicates a credit or a payment made before the due date)

Common property and assets

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

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

Sinking fund forecast and balance - maintenance and replacement of common property / assets

The body corporate must have a sinking fund to pay for future capital expenses, such as repairs or replacement of common property and assets. The body corporate must raise enough money in its sinking fund budget each year to provide for spending for the current year and to reserve an amount to meet likely spending for 9 years after the current year. If there is not enough money in the sinking fund at the time maintenance is needed, lot owners will usually have to pay additional contributions.

Prior to signing a contract, you should consider whether the current sinking fund balance is appropriate to meet likely future capital expenditure.

Does the body corporate have a current sinking fund forecast that estimates future capital expenses and how much money needs to be accumulated in the sinking fund?

Yes - you can obtain a copy from the body corporate records

Current sinking fund balance (as at date of certificate): \$ 157,447.78

Improvements to common property the lot owner is responsible for

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

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

Date	Description	Conditions
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Body corporate assets

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

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

Insurance

The body corporate must insure the common property and assets for full replacement value and public risk. The body corporate must insure, for full replacement value, the following buildings where the lots in the scheme are created:

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

Body corporate insurance policies

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

TYPE/COMPANY	POLICY NO.	SUM INSURED	PREMIUM	DUE DATE	EXCESS
BUILDING QUS Via Honan Insurance Group	QUSS054352	7,696,721.00	11,867.19	07/07/27	\$2,000 Standard Excess \$5,000 Water Damage/ Burst Pipes / Resultant Damage
COMMON CONTENTS QUS Via Honan Insurance Group	QUSS054352	76,967.00		07/07/27	\$2,000 Standard Excess \$5,000 Water Damage/ Burst Pipes
PUBLIC LIABILITY QUS Via Honan Insurance Group	QUSS054352	20,000,000.00		07/07/27	
VOLUNTARY WORKERS QUS Via Honan Insurance Group	QUSS054352	200,000.00		07/07/27	
FIDELITY GUARANTEE QUS Via Honan Insurance Group	QUSS054352	100,000.00		07/07/27	\$1,000
OFFICE BEARERS QUS Via Honan Insurance Group	QUSS054352	1,000,000.00		07/07/27	
MACHINERY BREAKDOWN QUS Via Honan Insurance Group	QUSS054352	100,000.00		07/07/27	\$2,000 Standard Excess \$5,000 Generators & Central AC, \$2,500 Lifts & Pump motors
LOSS RENT/TEMP ACCOM QUS Via Honan Insurance Group	QUSS054352	1,154,508.00		07/07/27	\$2,000 Standard Excess \$5,000 Water Damage/ Burst Pipes
LEGAL EXPENSES QUS Via Honan Insurance Group	QUSS054352	100,000.00		07/07/27	\$1,000
FLOOD QUS Via Honan Insurance Group	QUSS054352	NOT INCL.		07/07/27	

Body corporate insurance policies

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

TYPE/COMPANY	POLICY NO.	SUM INSURED	PREMIUM	DUE DATE	EXCESS
BUILDING CATASTROPHE QUS Via Honan Insurance Group	QUSS054352	1,154,508.00		07/07/27	
FLOATING FLOORS QUS Via Honan Insurance Group	QUSS054352	NOT INCL.		07/07/27	
AUDIT COSTS QUS Via Honan Insurance Group	QUSS054352	25,000.00		07/07/27	
APPEAL EXPENSES WH&S QUS Via Honan Insurance Group	QUSS054352	INCLUDED		07/07/27	
LOT OWNERS FIXTURES QUS Via Honan Insurance Group	QUSS054352	250,000.00		07/07/27	

Alternative insurance

Where the body corporate is unable to obtain the required building insurance, an adjudicator may order that the body corporate take out alternative insurance. Information about alternative insurance is available from www.qld.gov.au/buyingbodycorporate.

Does the body corporate currently hold alternative insurance approved under an alternative insurance order?

No

Lot owner and occupier insurance

The occupier is responsible for insuring the contents of the lot and any public liability risks which might occur within the lot.

The owner is responsible for insuring buildings that do not share a common wall if the scheme is registered under a standard format plan of subdivision, unless the body corporate has set up a voluntary insurance scheme and the owner has opted-in.

More information about insurance in community titles schemes is available from your solicitor or www.qld.gov.au/buyingbodycorporate

Contracts and authorisations

Caretaking service contractors and letting agents – Accommodation Module, Commercial Module and Standard Module

A body corporate may engage service contractors to provide services to the body corporate to assist in the management of the scheme.

If the Standard Module, Accommodation Module, or Commercial Module apply to a community titles scheme, the body corporate may also authorise a person to conduct a letting agent business for the scheme, that is, to act as the agent of owners of lots in the scheme who choose to use the person's services for the letting of their lot.

A service contractor who is also authorised to be a letting agent for the scheme is called a caretaking service contractor. Together, an agreement to engage a person as a caretaking service contractor and authorise a person as a letting agent is typically referred to as 'management rights'.

The maximum term of a service contract or authorisation entered into by a body corporate is:

- 10 years if the Standard Module applies to the scheme; and
- 25 years if the Accommodation Module or Commercial Module applies to the scheme.

You may inspect the body corporate records to find information about any engagements or authorisations entered into by the body corporate, including the term of an engagement or authorisation and, for an engagement, duties required to be performed and remuneration payable by the body corporate.

Has the body corporate engaged a caretaking services contractor for the scheme?

No

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

No

Embedded network electricity supply

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

No

More information about embedded networks in community titles schemes is available from www.qld.gov.au/buyingbodycorporate.

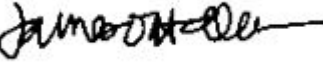
Body corporate authority

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

Name/s James O'Hare

Positions/s held Director

Date 29/09/2026



Signature/s _____

Copies of documents given with this certificate:

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

AVICHI APARTMENTS CTS 46197

78 Lower King Street Caboolture Qld 4510

BALANCE SHEET

AS AT 29 SEPTEMBER 2026

	ACTUAL 29/09/2026	ACTUAL 30/06/2026
<u>OWNERS FUNDS</u>		
Administrative Fund	6,804.02	8,872.67
Sinking Fund	157,447.78	145,732.23
<u>TOTAL</u>	<u>\$ 164,251.80</u>	<u>\$ 154,604.90</u>
<u>THESE FUNDS ARE REPRESENTED BY</u>		
<u>CURRENT ASSETS</u>		
Cash At Bank	37,666.31	104,519.46
Term Deposit - 12 Months	76,146.47	73,465.00
Term Deposit - 12 Months (2)	50,000.00	0.00
Prepaid Expenses	0.00	218.77
Levies In Arrears	1,531.52	0.00
Other Arrears	342.79	0.00
<u>TOTAL ASSETS</u>	<u>165,687.09</u>	<u>178,203.23</u>
<u>LIABILITIES</u>		
Accrued Expenses	0.00	763.41
Creditors	1,434.96	41.25
Levies In Advance	0.33	19,910.40
Other Advance Payments	0.00	2,883.27
<u>TOTAL LIABILITIES</u>	<u>1,435.29</u>	<u>23,598.33</u>
<u>NET ASSETS</u>	<u>\$ 164,251.80</u>	<u>\$ 154,604.90</u>

AVICHI APARTMENTS CTS 46197

78 Lower King Street Caboolture Qld 4510

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 JULY 2026 TO 29 SEPTEMBER 2026

	ACTUAL 01/07/26-29/09/26	BUDGET 01/07/26-30/06/27	VARIANCE %	ACTUAL 01/07/25-30/06/26
<u>ADMINISTRATIVE FUND</u>				
<u>INCOME</u>				
Admin Fund Levies	17,569.98	46,200.00	38.03	50,199.84
Insurance Levy	3,992.22	12,000.00	33.27	11,406.60
<u>TOTAL ADMIN. FUND INCOME</u>	21,562.20	58,200.00		61,606.44
<u>EXPENDITURE - ADMIN. FUND</u>				
Bank Fee - Deft/Stratapay	1.65	10.00	16.50	7.15
Cleaning - Bin, Bin Room	112.20	0.00		0.00
Compliance - Audit Fee	1,056.00	1,012.00	104.35	0.00
Compliance - Backflow Rego N	0.00	350.00	0.00	315.00
Compliance - Lift Rego N	0.00	400.00	0.00	385.78
Fees - Creditor Compliance	0.00	132.00	0.00	132.00
Fire - System & Equipment	2,209.90	7,000.00	31.57	6,091.75
Insurance - Premium	12,085.96	12,000.00	100.72	11,391.59
Pest - Pest Control	0.00	200.00	0.00	180.00
R & M - Building	232.50	2,200.00	10.57	520.00
R & M - Cleaning & Gardening	1,432.20	11,000.00	13.02	11,083.60
R & M - Electrical	0.00	700.00	0.00	689.02
R & M - Fence	418.00	0.00		0.00
R & M - Garage Doors	0.00	1,000.00	0.00	363.00
R & M - Garden & Grounds	990.00	0.00		0.00
R & M - Lift Maintenance	0.00	1,000.00	0.00	0.00
R & M - Lift - Phone & Sim	157.53	650.00	24.24	617.96
R & M - Lift Contract	1,886.64	5,800.00	32.53	5,550.00
R & M - Plumbing	0.00	300.00	0.00	262.50
Utilities - Electricity Com Po	217.11	3,100.00	7.00	2,863.80
Utilities - Water & Sewerage	55.16	1,000.00	5.52	4,119.87
Bcm - Disbursements	346.50	1,428.90	24.25	1,386.00
Bcm - Income Tax Lodgement	330.00	330.00	100.00	330.00
Bcm - Additional	187.00	300.00	62.33	291.50
Bcm - Secretarial Contract	1,318.50	5,104.38	25.83	4,935.70
Bcm - Software Licence Fee	148.50	594.00	25.00	504.96
Bcm - Voc	0.00	110.00	0.00	59.40
Bcm - Work Order & Quotes	445.50	1,485.00	30.00	1,467.67
<u>TOTAL ADMIN. EXPENDITURE</u>	23,630.85	57,206.28		53,548.25

AVICHI APARTMENTS CTS 46197

78 Lower King Street Caboolture Qld 4510

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 JULY 2026 TO 29 SEPTEMBER 2026

	ACTUAL	BUDGET	VARIANCE	ACTUAL
	01/07/26-29/09/26	01/07/26-30/06/27	%	01/07/25-30/06/26
<u>SURPLUS / DEFICIT</u>	<u>\$ (2,068.65)</u>	<u>\$ 993.72</u>		<u>\$ 8,058.19</u>
Opening Admin. Balance	8,872.67	8,872.67	100.00	814.48
<u>ADMINISTRATIVE FUND BALANCE</u>	<u>\$ 6,804.02</u>	<u>\$ 9,866.39</u>		<u>\$ 8,872.67</u>

AVICHI APARTMENTS CTS 46197

78 Lower King Street Caboolture Qld 4510

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 JULY 2026 TO 29 SEPTEMBER 2026

	ACTUAL 01/07/26-29/09/26	BUDGET 01/07/26-30/06/27	VARIANCE %	ACTUAL 01/07/25-30/06/26
<u>SINKING FUND</u>				
<u>INCOME</u>				
Sinking Fund Levies	9,997.38	29,758.00	33.60	28,563.84
Interest Received	2,681.47	0.00		3,465.00
<u>TOTAL SINKING FUND INCOME</u>	12,678.85	29,758.00		32,028.84
<u>EXPENDITURE - SINKING FUND</u>				
Fire Control	0.00	0.00	0.00	1,988.25
R & M - Electrical	0.00	0.00	0.00	1,176.04
Fencing	0.00	0.00	0.00	1,606.00
R & M - Garage Doors	0.00	0.00	0.00	11,759.00
Income Tax Payable	963.30	0.00		0.00
Pressure Cleaning	0.00	0.00	0.00	4,576.00
<u>TOTAL SINK. FUND EXPENDITURE</u>	963.30	0.00		21,105.29
<u>SURPLUS / DEFICIT</u>	\$ 11,715.55	\$ 29,758.00		\$ 10,923.55
Opening Sinking Fund Balance	145,732.23	145,732.23	100.00	134,808.68
<u>SINKING FUND BALANCE</u>	\$ 157,447.78	\$ 175,490.23		\$ 145,732.23

AVICHI APARTMENTS CTS 46197

78 Lower King Street Caboolture Qld 4510

BALANCE SHEET

AS AT 30 JUNE 2026

	ACTUAL 30/06/2026	ACTUAL 30/06/2025
<u>OWNERS FUNDS</u>		
Administrative Fund	8,872.67	814.48
Sinking Fund	145,732.23	134,808.68
<u>TOTAL</u>	<u>\$ 154,604.90</u>	<u>\$ 135,623.16</u>
<u>THESE FUNDS ARE REPRESENTED BY</u>		
<u>CURRENT ASSETS</u>		
Cash At Bank	104,519.46	88,624.07
Term Deposit - 12 Months	73,465.00	70,000.00
Prepaid Expenses	218.77	202.90
<u>TOTAL ASSETS</u>	<u>178,203.23</u>	<u>158,826.97</u>
<u>LIABILITIES</u>		
Accrued Expenses	763.41	1,379.38
Creditors	41.25	(253.05)
Levies In Advance	19,910.40	19,608.36
Other Advance Payments	2,883.27	2,469.12
<u>TOTAL LIABILITIES</u>	<u>23,598.33</u>	<u>23,203.81</u>
<u>NET ASSETS</u>	<u>\$ 154,604.90</u>	<u>\$ 135,623.16</u>

AVICHI APARTMENTS CTS 46197

78 Lower King Street Caboolture Qld 4510

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 JULY 2025 TO 30 JUNE 2026

	ACTUAL	BUDGET	VARIANCE	ACTUAL
	01/07/25-30/06/26	01/07/25-30/06/26	%	01/07/24-30/06/25
<u>ADMINISTRATIVE FUND</u>				
<u>INCOME</u>				
Admin Fund Levies	50,199.84	50,200.00	100.00	49,000.14
Insurance Levy	11,406.60	11,407.00	100.00	10,580.40
<u>TOTAL ADMIN. FUND INCOME</u>	61,606.44	61,607.00		59,580.54
<u>EXPENDITURE - ADMIN. FUND</u>				
Bank Fee - Deft/Stratapay	7.15	10.00	71.50	6.35
Cleaning - General	0.00	1,200.00	0.00	1,072.50
Compliance - Audit Fee	0.00	0.00	0.00	1,012.00
Compliance - Backflow Rego N	315.00	320.00	98.44	300.00
Compliance - Lift Rego N	385.78	400.00	96.44	377.09
Fees - Creditor Compliance	132.00	132.00	100.00	132.00
Fire - System & Equipment	6,091.75	7,000.00	87.02	6,430.60
Insurance - Claim Refunds N	0.00	0.00	0.00	(5,680.95)
Insurance - Claim Expenses	0.00	0.00	0.00	5,680.95
Insurance - Claim Excess N	0.00	0.00	0.00	1,000.00
Insurance - Premium	11,391.59	11,407.00	99.86	10,574.68
Pest - Pest Control	180.00	180.00	100.00	170.00
R & M - Building	520.00	2,000.00	26.00	1,194.90
R & M - Cleaning & Gardening	11,083.60	12,000.00	92.36	9,020.00
R & M - Electrical	689.02	500.00	137.80	0.00
R & M - Garage Doors	363.00	2,000.00	18.15	4,224.00
R & M - Lift Maintenance	0.00	3,000.00	0.00	2,629.00
R & M - Lift - Phone & Sim	617.96	650.00	95.07	599.96
R & M - Lift Contract	5,550.00	6,600.00	84.09	6,277.58
R & M - Plumbing	262.50	300.00	87.50	2,890.46
Utilities - Electricity Com Po	2,863.80	3,100.00	92.38	2,884.67
Utilities - Rebate Gov	0.00	0.00	0.00	(1,300.00)
Utilities - Water & Sewerage	4,119.87	900.00	457.76	795.40
Bcm - Disbursements	1,386.00	1,386.00	100.00	1,386.00
Bcm - Income Tax Lodgement	330.00	330.00	100.00	330.00
Bcm - Additional	291.50	600.00	48.58	495.00
Bcm - Secretarial Contract	4,935.70	4,935.70	100.00	4,783.67
Bcm - Software Licence Fee	504.96	504.90	100.01	504.96
Bcm - Voc	59.40	110.00	54.00	59.40
Bcm - Work Order & Quotes	1,467.67	2,000.00	73.38	2,106.50

AVICHI APARTMENTS CTS 46197

78 Lower King Street Caboolture Qld 4510

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 JULY 2025 TO 30 JUNE 2026

	ACTUAL	BUDGET	VARIANCE	ACTUAL
	01/07/25-30/06/26	01/07/25-30/06/26	%	01/07/24-30/06/25
Prior Yr's Adjustment	0.00	0.00	0.00	(1,422.07)
<u>TOTAL ADMIN. EXPENDITURE</u>	53,548.25	61,565.60		58,534.65
<u>SURPLUS / DEFICIT</u>	\$ 8,058.19	\$ 41.40		\$ 1,045.89
Opening Admin. Balance	814.48	814.48	100.00	(231.41)
<u>ADMINISTRATIVE FUND BALANCE</u>	\$ 8,872.67	\$ 855.88		\$ 814.48

AVICHI APARTMENTS CTS 46197

78 Lower King Street Caboolture Qld 4510

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 JULY 2025 TO 30 JUNE 2026

	ACTUAL 01/07/25-30/06/26	BUDGET 01/07/25-30/06/26	VARIANCE %	ACTUAL 01/07/24-30/06/25
<u>SINKING FUND</u>				
<u>INCOME</u>				
Sinking Fund Levies	28,563.84	28,564.00	100.00	27,741.96
Interest Received	3,465.00	0.00		0.00
<u>TOTAL SINKING FUND INCOME</u>	32,028.84	28,564.00		27,741.96
<u>EXPENDITURE - SINKING FUND</u>				
Fire Control	1,988.25	0.00		8,772.50
R & M - Electrical	1,176.04	0.00		0.00
Fencing	1,606.00	0.00		0.00
R & M - Garage Doors	11,759.00	0.00		0.00
Building - Repairs	0.00	0.00	0.00	10,981.33
Pressure Cleaning	4,576.00	0.00		0.00
<u>TOTAL SINK. FUND EXPENDITURE</u>	21,105.29	0.00		19,753.83
<u>SURPLUS / DEFICIT</u>	\$ 10,923.55	\$ 28,564.00		\$ 7,988.13
Opening Sinking Fund Balance	134,808.68	134,808.68	100.00	126,820.55
<u>SINKING FUND BALANCE</u>	\$ 145,732.23	\$ 163,372.68		\$ 134,808.68



Legend

 BYDA Enquiry

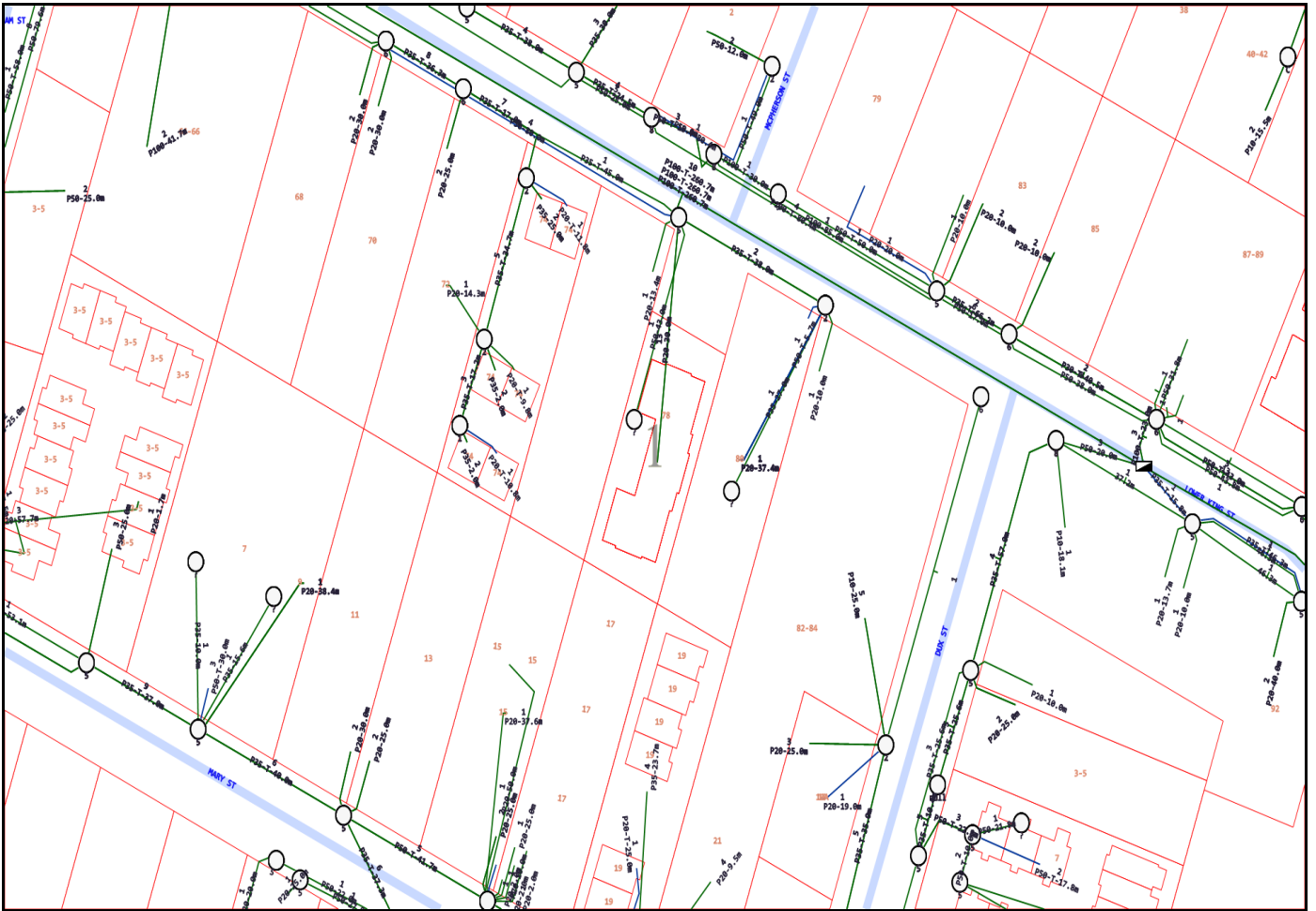
Disclaimer: The Plan is provided in response to a Before You Dig request. While all reasonable care has been taken to ensure the accuracy of the information on this plan, its purpose is to provide a general indication of the location of City Of Moreton Bay infrastructure. The information provided may contain errors or omissions and the accuracy may not suit all users. A site inspection and investigation is recommended before commencement of any project based on this data.



LEGEND



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



Emergency Contacts

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



Tile No: 1

WARNING: This document is confidential and may also be privileged. Confidentiality nor privilege is not waived or destroyed by virtue of it being transmitted to an incorrect addressee. Unauthorised use of the contents is therefore strictly prohibited. Any information contained in this document that has been extracted from our records is believed to be accurate, but no responsibility is assumed for any error or omission. Optus Plans and information supplied are valid for 30 days from the date of issue. If this timeline has elapsed, please raise a new enquiry.

Sequence Number: 280044272

Date Generated: 28 Sep 2026



For all Optus DBYD plan enquiries –
Email: Fibre.Locations@optus.net.au
For urgent onsite assistance contact 1800 505 777
Optus Limited ACN 052 833 208



Type of Works	Clearance to Physical Location of Optus Asset
Heavy vehicle Traffic (over 3 tonnes)	Not to be driven across Optus conduits with less than 600mm of cover. Not to be driven across Optus direct buried cable with less than 1.2 meters of cover. Once off crossings permitted, multiple crossing (e.g. road construction or logging) will require Optus approval. Accredited Optus Asset Locator to physically expose the Optus asset to verify actual depth.
Mechanical Excavators, Farm Ploughing, Vertical Hole installation for water bore or fencing etc.	Not within 1 meter. Accredited Optus Asset Locator to physically expose the Optus asset to verify actual location.

ASSET CLEARANCES AFTER COMPLETION OF WORKS

All Optus pits and manholes must be a minimum of 1 meter from the back of any kerb, 3.5 meters of the road surface without a kerb or not within 15 meters of street intersection.

In urban areas Optus conduit must have the following minimum depth of cover:

- Footway 600mm;
- Roadway 1 meter at drain invert and at road centre crown.

In rural areas Optus conduit must have a minimum depth of cover of 1 meter and direct buried cable 1.2 meters.

In cases where it is considered that the above clearances cannot be maintained at the completion of works, advice must be sought from the relevant Optus Damages and Relocations Team (refer "Further Assistance").

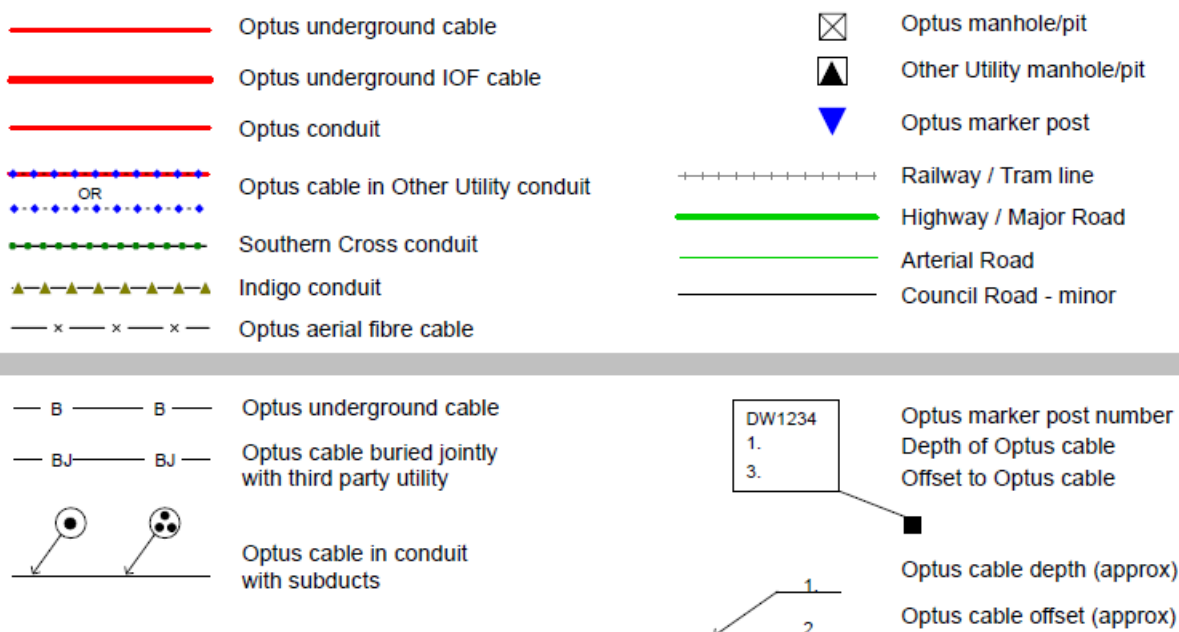
FURTHER ASSISTANCE

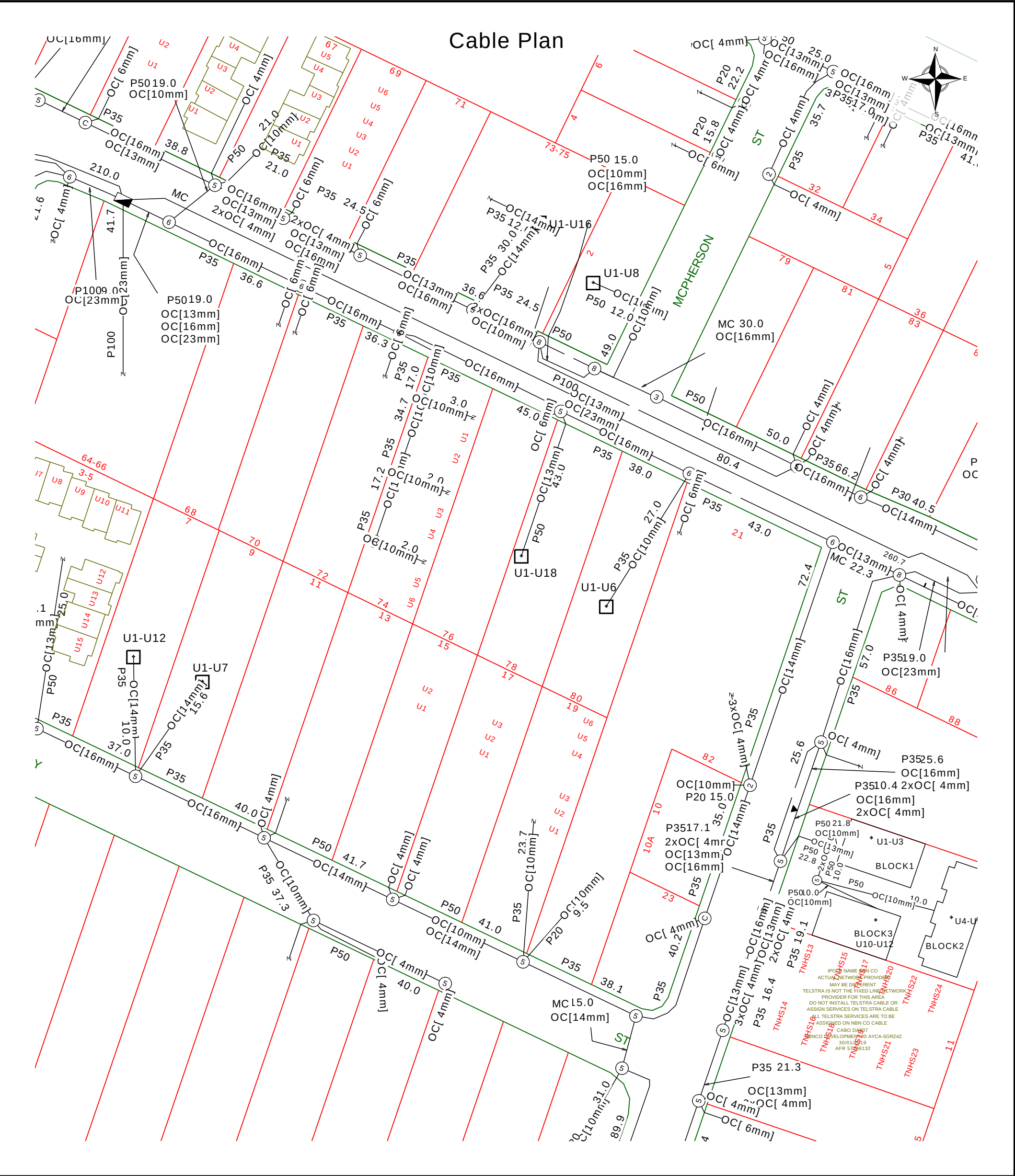
Further assistance on asset clearances, protection works, or relocation requirements can be obtained by contacting the relevant Optus Damages and Relocations Team on the following email address:

NFODamages&RelocationsDropbox@optus.com.au

Further assistance relating to asset location drawings etc. can be obtained by contacting the Optus Network Operations Asset Analysis Team on 1800 505 777.

OPTUS ENGINEERING DRAWING SYMBOLS





	Report Damage: https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra Ph - 13 22 03 Email - Telstra.Plans@team.telstra.com Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries	Sequence Number: 280044274
TELSTRA LIMITED A.C.N. 086 174 781 Generated On 28/09/2026 12:19:04		CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact InfraCo Plan Services should you require any assistance.

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

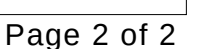
WARNING
Telstra plans and location information conform to Quality Level "D" of the Australian Standard AS 5488-Classification of Subsurface Utility Information. As such, Telstra supplied location information is indicative only. Spatial accuracy is not applicable to Quality Level D. Refer to AS 5488 for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

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

Page 1 of 2

$$2x($$

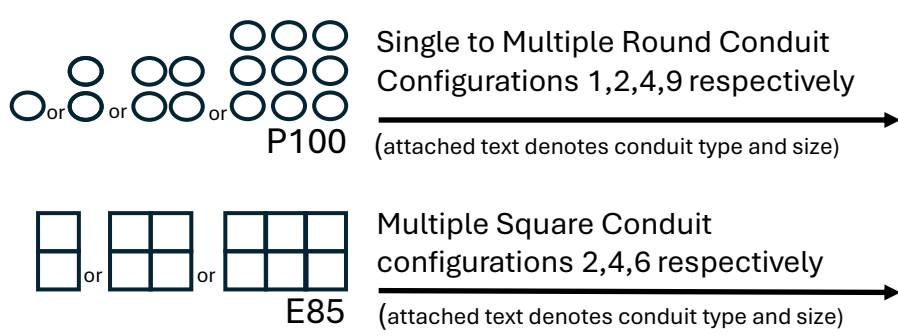

IPOLR NAME NBN CO
ACTUAL NETWORK PROVIDER
MAY BE DIFFERENT
TELSTRA IS NOT THE FIXED LINE NETWORK
PROVIDER FOR THIS AREA
DO NOT INSTALL TELSTRA CABLE OR
ASSIGN SERVICES ON TELSTRA CABLE
ALL TELSTRA SERVICES ARE TO BE
ASSIGNED ON NBN CO CABLE
CABO DA807
NBNCO DEVELOPMENT ID AYCA-5GRZ4Z
30/01/2019
AFR 57108132



LEGEND



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



Some examples of conduit type and size:

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

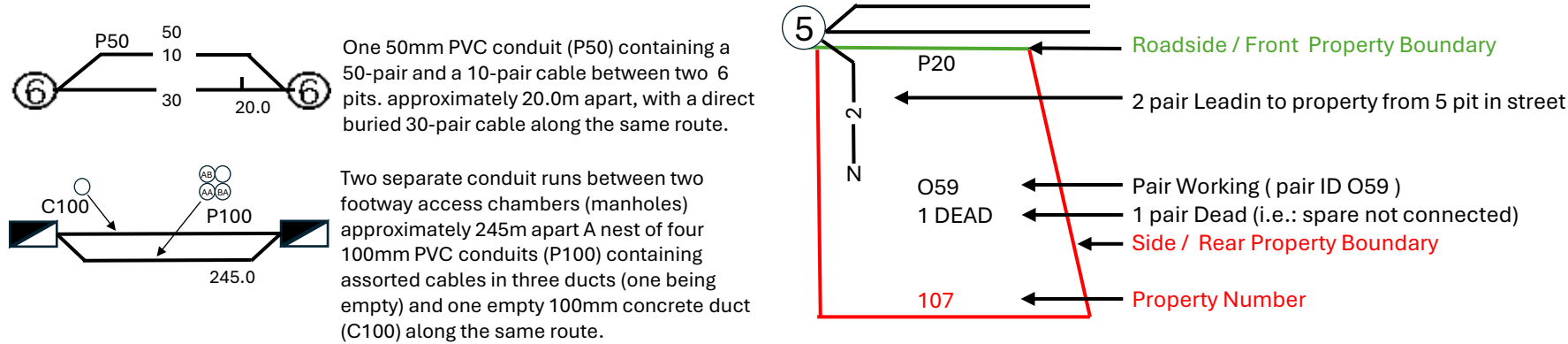
Conduit sizes nominally range from 20mm to 100mm

P50 50mm PVC conduit

P100 100mm PVC conduit

A100 100mm asbestos cement conduit

Some Examples of how to read Telstra Plans



The 5 Ps of Safe Excavation

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

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

UNITYWATER BYDA MAP

Sequence Number: 280044273

Job Number: 54345000

Printed On: 28 Sep 2026

Emergency Situations

Call Unitywater:

1300 086 489

This information on this plan is valid
for 30 days from "Printed On" date.

Legend



Extent of Unitywater Area

Water

 PS

Water Pump Station

 M

Water Service



Water Valve



Water Pipe (Abandoned)



Water Hydrant

 F

Water Fitting

Water Main



Trunk Main



Reticulation Main

Sewer

 PS

Sewer Pump Station



Sewer Maintenance Hole



Sewer Valve

 F

Sewer Fitting

Sewer Gravity Main



Trunk Main



Reticulation Main



Overflow Main



Sewer Pipe (Abandoned)

Sewer Pressure Main



Pressure Sewer



Rising Main



Vacuum Main



Pressure Sewer Service



Sewer Service

Recycled Water

 PS

Recycled Water Pump Station



Recycled Water Valve



Recycled Water Hydrant

 F

Recycled Water Fitting



Recycled Water Pipe (Abandoned)



Recycled Water Main

Scale: 1:1000
(If printed at 100%
on A3 size paper)



Before You Dig Australia
PO Box 953
Caboolture QLD 4510

Inquiries: 1300 0 Unity (1300 086 489) Email: dbyd@unitywater.com

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