

# Seller disclosure statement



Queensland  
Government

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

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

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

**This statement does not include information about:**

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

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

## Part 1 – Seller and property details

|                                                                       |                                                             |
|-----------------------------------------------------------------------|-------------------------------------------------------------|
| Seller                                                                | Brian Geoffrey Minto and Helene Mary Minto                  |
| Property address<br>(referred to as the “property” in this statement) | Unit 5/14 Mirle Street<br>Newtown Qld 4350                  |
| Lot on plan description                                               | Lot 5 on Building Unit Plan 3254 (Title reference 15868155) |

|                                          |                                                                                                                                                                                                              |                                                                                                                                          |
|------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| Community titles scheme or BUGTA scheme: | Is the property part of a community titles scheme or a BUGTA scheme:<br><input checked="" type="checkbox"/> <b>Yes</b><br><i>If <b>Yes</b>, refer to Part 6 of this statement for additional information</i> | <input type="checkbox"/> <b>No</b><br><i>If <b>No</b>, please disregard Part 6 of this statement as it does not need to be completed</i> |
|------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------|

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

|               |                                                                                                                                                                                                                                                                         |                                                                                                      |
|---------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|
| Title details | <b>The seller gives or has given the buyer the following—</b><br>A title search for the property issued under the <i>Land Title Act 1994</i> showing interests registered under that Act for the property.<br>A copy of the plan of survey registered for the property. | <input checked="" type="checkbox"/> <b>Yes</b><br><br><input checked="" type="checkbox"/> <b>Yes</b> |
|---------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|

|                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|---------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Registered encumbrances</b>                                      | <p>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.</p> <p>You should seek legal advice about your rights and obligations before signing the contract.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Unregistered encumbrances (excluding statutory encumbrances)</b> | <p>There are encumbrances not registered on the title that will continue <input type="checkbox"/> <b>Yes</b> <input checked="" type="checkbox"/> <b>No</b> to affect the property after <b>settlement</b>.</p> <p><b>Note</b>—If the property is part of a community titles scheme or a BUGTA scheme it may be subject to and have the benefit of statutory easements that are <b>NOT</b> required to be disclosed.</p> <p><b>Unregistered lease (if applicable)</b></p> <p>If the unregistered encumbrance is an unregistered lease, the details of the agreement are as follows:</p> <p>» the start and end day of the term of the lease: N/A</p> <p>» the amount of rent and bond payable: N/A</p> <p>» whether the lease has an option to renew: N/A</p> <p><b>Other unregistered agreement in writing (if applicable)</b></p> <p>If the unregistered encumbrance is created by an agreement in writing, and is not an unregistered lease, a copy of the agreement is given, together with relevant plans, if any. <input type="checkbox"/> <b>Yes</b></p> <p><b>Unregistered oral agreement (if applicable)</b></p> <p>If the unregistered encumbrance is created by an oral agreement, and is not an unregistered lease, the details of the agreement are as follows:</p> <p>N/A</p> |
| <b>Statutory encumbrances</b>                                       | <p>There are statutory encumbrances that affect the property. <input checked="" type="checkbox"/> <b>Yes</b> <input type="checkbox"/> <b>No</b></p> <p><i>If <b>Yes</b>, the details of any statutory encumbrances are as follows:</i></p> <div data-bbox="370 1395 1485 1637" style="border: 1px solid black; padding: 5px;"> <p>Any applicable statutory easement or rights for water supply, sewerage and/or drainage including but not limited to the sewer gravity main that traverses the property and the sewer manhole located on the property.</p> </div>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Residential tenancy or rooming accommodation agreement</b>       | <p>The property has been subject to a residential tenancy agreement or a rooming accommodation agreement under the <i>Residential Tenancies and Rooming Accommodation Act 2008</i> during the last 12 months. <input checked="" type="checkbox"/> <b>Yes</b> <input type="checkbox"/> <b>No</b></p> <p>If <b>Yes</b>, when was the rent for the premises or each of the residents' rooms last increased? (<i>Insert date of the most recent rent increase for the premises or rooms</i>) <span style="border: 1px solid black; padding: 2px 10px;">25-01-2026</span></p> <p><b>Note</b>—Under the <i>Residential Tenancies and Rooming Accommodation Act 2008</i> the rent for a residential premises may not be increased earlier than 12 months after the last rent increase for the premises.</p> <p>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.</p>                                                                                                                                                                                                                                                                                            |

## 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.

|                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  |  |
|---------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|
| <b>Zoning</b>                                     | <p>The zoning of the property is (<i>Insert zoning under the planning scheme, the Economic Development Act 2012; the Integrated Resort Development Act 1987; the Mixed Use Development Act 1993; the State Development and Public Works Organisation Act 1971 or the Sanctuary Cove Resort Act 1985, as applicable</i>):</p> <div style="border: 1px solid black; padding: 5px; width: fit-content;">Low-Medium Density Residential</div>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |  |  |
| <b>Transport proposals and resumptions</b>        | <p>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. <span style="float: right;"><input type="checkbox"/> <b>Yes</b> <input checked="" type="checkbox"/> <b>No</b></span></p> <p>The lot is affected by a notice of intention to resume the property or any part of the property. <span style="float: right;"><input type="checkbox"/> <b>Yes</b> <input checked="" type="checkbox"/> <b>No</b></span></p> <p><i>If <b>Yes</b>, a copy of the notice, order, proposal or correspondence must be given by the seller.</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  |  |
| <b>Contamination and environmental protection</b> | <p>The property is recorded on the Environmental Management Register or the Contaminated Land Register under the <i>Environmental Protection Act 1994</i>. <span style="float: right;"><input type="checkbox"/> <b>Yes</b> <input checked="" type="checkbox"/> <b>No</b></span></p> <p><b>The following notices are, or have been, given:</b></p> <p>A notice under section 408(2) of the <i>Environmental Protection Act 1994</i> (for example, land is contaminated, show cause notice, requirement for site investigation, clean up notice or site management plan). <span style="float: right;"><input type="checkbox"/> <b>Yes</b> <input checked="" type="checkbox"/> <b>No</b></span></p> <p>A notice under section 369C(2) of the <i>Environmental Protection Act 1994</i> (the property is a place or business to which an environmental enforcement order applies). <span style="float: right;"><input type="checkbox"/> <b>Yes</b> <input checked="" type="checkbox"/> <b>No</b></span></p> <p>A notice under section 347(2) of the <i>Environmental Protection Act 1994</i> (the property is a place or business to which a prescribed transitional environmental program applies). <span style="float: right;"><input type="checkbox"/> <b>Yes</b> <input checked="" type="checkbox"/> <b>No</b></span></p> |  |  |
| <b>Trees</b>                                      | <p>There is a tree order or application under the <i>Neighbourhood Disputes (Dividing Fences and Trees) Act 2011</i> affecting the property. <span style="float: right;"><input type="checkbox"/> <b>Yes</b> <input checked="" type="checkbox"/> <b>No</b></span></p> <p><i>If <b>Yes</b>, a copy of the order or application must be given by the seller.</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |  |
| <b>Heritage</b>                                   | <p>The property is affected by the <i>Queensland Heritage Act 1992</i> or is included in the World Heritage List under the <i>Environment Protection and Biodiversity Conservation Act 1999</i> (Cwlth). <span style="float: right;"><input type="checkbox"/> <b>Yes</b> <input checked="" type="checkbox"/> <b>No</b></span></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |  |  |
| <b>Flooding</b>                                   | <p>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 <a href="#">FloodCheck Queensland</a> portal or the <a href="#">Australian Flood Risk Information</a> portal.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |  |  |
| <b>Vegetation, habitats and protected plants</b>  | <p>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.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  |  |

## 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.

|                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                     |                                               |
|------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|-----------------------------------------------|
| <b>Swimming pool</b>                                       | There is a relevant pool for the property.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <input type="checkbox"/> <b>Yes</b> | <input checked="" type="checkbox"/> <b>No</b> |
|                                                            | If a community titles scheme or a BUGTA scheme – a shared pool is located in the scheme.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <input type="checkbox"/> <b>Yes</b> | <input type="checkbox"/> <b>No</b>            |
|                                                            | Pool compliance certificate is given.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <input type="checkbox"/> <b>Yes</b> | <input type="checkbox"/> <b>No</b>            |
|                                                            | OR<br>Notice of no pool safety certificate is given.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <input type="checkbox"/> <b>Yes</b> | <input type="checkbox"/> <b>No</b>            |
| <b>Unlicensed building work under owner builder permit</b> | Building work was carried out on the property under an owner builder permit in the last 6 years.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <input type="checkbox"/> <b>Yes</b> | <input checked="" type="checkbox"/> <b>No</b> |
|                                                            | <i>A notice under section 47 of the Queensland Building and Construction Commission Act 1991 must be given by the seller and you may be required to sign the notice and return it to the seller prior to signing the contract.</i>                                                                                                                                                                                                                                                                                                                                                       |                                     |                                               |
| <b>Notices and orders</b>                                  | There is an unsatisfied show cause notice or enforcement notice under the <i>Building Act 1975</i> , section 246AG, 247 or 248 or under the <i>Planning Act 2016</i> , section 167 or 168.                                                                                                                                                                                                                                                                                                                                                                                               | <input type="checkbox"/> <b>Yes</b> | <input checked="" type="checkbox"/> <b>No</b> |
|                                                            | 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.                                                                                                                                                                                                                                                                                                                                      | <input type="checkbox"/> <b>Yes</b> | <input checked="" type="checkbox"/> <b>No</b> |
|                                                            | <i>If <b>Yes</b>, a copy of the notice or order must be given by the seller.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                     |                                               |
| <b>Building Energy Efficiency Certificate</b>              | If the property is a commercial office building of more than 1,000m <sup>2</sup> , a Building Energy Efficiency Certificate is available on the Building Energy Efficiency Register.                                                                                                                                                                                                                                                                                                                                                                                                     |                                     |                                               |
| <b>Asbestos</b>                                            | 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 ( <a href="https://asbestos.qld.gov.au">asbestos.qld.gov.au</a> ) 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.

|              |                                                                                                                                                 |
|--------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Rates</b> | <b>Whichever of the following applies—</b>                                                                                                      |
|              | 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: <input type="text" value="\$1,341.01"/> Date Range: <input type="text" value="1/1/2026 - 30/6/2026"/>                                   |
|              | OR                                                                                                                                              |
|              | The property is currently a rates exempt lot.** <input type="checkbox"/>                                                                        |
|              | OR                                                                                                                                              |
|              | The property is not rates exempt but no separate assessment of rates is issued by a local government for the property. <input type="checkbox"/> |

\*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*.

|              |                                                                                                                                        |
|--------------|----------------------------------------------------------------------------------------------------------------------------------------|
| <b>Water</b> | <b>Whichever of the following applies—</b>                                                                                             |
|              | The total amount payable as charges for water services for the property as indicated in the most recent water services notice* is:     |
|              | Amount: <input type="text" value="\$397.27 + consumption"/> Date Range: <input type="text" value="1/1/2026 - 30/6/2026"/>              |
|              | 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: <input type="text" value="Insert estimated amount"/> Date Range: <input type="text" value="Insert date range"/>                |

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

Part 6 – Community titles schemes and BUGTA schemes

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

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

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

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

|                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                  |                                        |
|------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------|----------------------------------------|
| Building Units and Group Titles Act 1980 | The property is included in a BUGTA scheme<br>(If Yes, complete the information below)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <input type="checkbox"/> Yes                                     | <input checked="" type="checkbox"/> No |
| Body Corporate Certificate               | A copy of a body corporate certificate for the lot under the <i>Building Units and Group Titles Act 1980</i> , section 40AA(1) is given to the buyer.<br><br>If <b>No</b> — An explanatory statement is given to the buyer that states:<br><br>» a copy of a body corporate certificate for the lot is not attached; and<br><br>» the reasons under section 7 of the <i>Property Law Regulation 2024</i> why the seller has not been able to obtain a copy of the body corporate certificate for the lot.<br><br><b>Note</b> —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. | <input type="checkbox"/> Yes<br><br><input type="checkbox"/> Yes | <input type="checkbox"/> No            |

Signatures – SELLER

Signed by:  
*Brian Geoffrey Minto*  
0ATAA0A2AC4E41B...  
Signature of seller

Brian Geoffrey Minto  
Name of seller

28/5/2026  
Date

Signed by:  
*Helene Mary Minto*  
0436E65FB640453...  
Signature of seller

Helene Mary Minto  
Name of seller

28/5/2026  
Date

Signatures – BUYER

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

Signature of buyer

Name of buyer

Date

Signature of buyer

Name of buyer

Date

**Current Title Search**

Queensland Titles Registry Pty Ltd  
ABN 23 648 568 101

|                            |                 |                     |                  |
|----------------------------|-----------------|---------------------|------------------|
| <b>Title Reference:</b>    | <b>15868155</b> | <b>Search Date:</b> | 18/05/2026 16:33 |
| <b>Date Title Created:</b> | 28/03/1979      | <b>Request No:</b>  | 56175127         |
| <b>Previous Title:</b>     | 15809223        |                     |                  |

**ESTATE AND LAND**

Estate in Fee Simple

LOT 5 BUILDING UNIT PLAN 3254

Local Government: TOOWOOMBA

COMMUNITY MANAGEMENT STATEMENT 11903

**REGISTERED OWNER**

Dealing No: 709544006 26/04/2006

BRIAN GEOFFREY MINTO

HELENE MARY MINTO

JOINT TENANTS

**EASEMENTS, ENCUMBRANCES AND INTERESTS**

1. Rights and interests reserved to the Crown by  
Deed of Grant No. 19506230 (POR 78)

**ADMINISTRATIVE ADVICES**

NIL

**UNREGISTERED DEALINGS**

NIL

\*\* End of Current Title Search \*\*

BUP3254 V1 REGISTERED Page 1 of 9 Not To Scale

Catalogued Noted on RP/61080  
 Chartered on 7th March, 1979

( Form 1 )

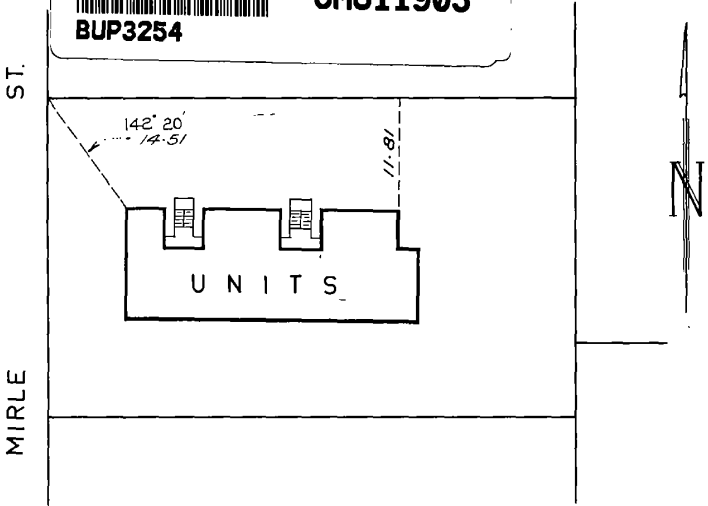
Name of the Building Units "BURLINGTON" Regulation 5 (a)

Building Units Plan No. **3254** Sheet No. 1 of 8 Sheets.



**BUP3254**

**CMS11903**



Signature of Registered Proprietors. Scale 1:500

CARYL ANN BETROS, RONALD JOSEPH BETROS,  
MARGARET KATHLEEN BETROS, GEORGE BETROS,  
EVA BETROS and GERARD ANTHONY BETROS

By their duly constituted  
Attorney  
*[Signature]*  
Peter John Betros

Name of Registered Proprietors.

PETER JOHN BETROS  
PETER JOHN BETROS,  
CARYL ANN BETROS, RONALD JOSEPH BETROS  
MARGARET KATHLEEN BETROS, GEORGE BETROS  
EVA BETROS and GERARD ANTHONY BETROS

as tenants in common in the shares of one  
undivided fourth, one undivided fourth, one  
undivided eighth, one undivided eighth, one  
undivided twelfth, one undivided twelfth one  
undivided twelfth shares respectively.

Address. C/- Betros Drapery,  
344 Ruthven Street,  
TOOWOOMBA.

Building Units Plan No. **3254**

County of Aubigny.

Parish of Drayton.

Registered 22 MAR 1979  
*[Signature]*  
Registrar of Titles. 

Reference to Title Vol. 5809 Fol. 223

Description of Parcel.

Lot 1 on R.P. 161080

Office Reference only.

*[Signature]*  
Town Clerk.  
Toowoomba City Council.

Name of Body Corporate.  
The proprietors  
"BURLINGTON"

Building Units Plan No. **3254**

Address at which documents may be served.

C/- Betros Drapery,  
344 Ruthven Street,  
TOOWOOMBA.

CISP

( Form 2 )

Regulation 12

Sheet No. 2 of 8 Sheets.

Building Units Plan No. 3254

I, JAMES STUART PARKINSON, Licensed Surveyor under the "Surveyors Act" 1977 - 1978, do hereby certify that the Building Units Plan to which this Certificate is annexed is within the external surface boundaries of the parcel the subject of the Building Units Plan.

Dated this 15th Day of December, 1978.

*P. E. Sondu T. P.*  
JUSTICE OF THE PEACE.

  
J.S. PARKINSON.  
Licensed Surveyor.



( Form 3 )

Regulation 13

Sheet No. 3 of 8 Sheets.

TOOWOOMBA CITY COUNCIL.

BUILDING UNITS PLAN No. 3254

The TOOWOOMBA CITY COUNCIL certifies that the proposed subdivision of the parcel, as illustrated in the Building Units Plan, has been approved by the Toowoomba City Council and that all requirements of the Local Government Act 1936 to 1977<sup>3</sup>, have been complied with in regard to the subdivision and in witness whereof

The Common Seal of the COUNCIL OF )  
THE CITY OF TOOWOOMBA was duly )  
 affixed to these presents and the )  
 same was signed by )

NELLIE ELIZABETH ROBINSON )  
 MAYOR )

BILLY BOYNE ROBINSON )  
 TOWN CLERK )

Nellie E Robinson  
 MAYOR

Billy Boyne Robinson  
 TOWN CLERK.

of the said City on the  
 THIRTY-FIRST Day of JANUARY 1979.  
 in the presence of

A. J. Cloutier JP  
A JUSTICE OF THE PEACE.

( Form 11 )

Regulation 13a

Sheet No. 4 of 8 Sheets.

BUILDING UNITS PLAN NO. 3254

I, Ronald James Kenyon of No 2 Joffre St Toowoomba  
a Building Inspector, appointed by the TOOWOOMBA CITY COUNCIL  
do hereby certify that the building shown on the Building Units  
Plan to which this Certificate is annexed has been substantially  
completed in accordance with Plans and Specifications approved  
by a designated Officer of the Toowoomba City Council.

Dated this 30<sup>th</sup> Day of January 1979.



BUILDING INSPECTOR.

TOOWOOMBA CITY COUNCIL.



TOWN CLERK.

TOOWOOMBA CITY COUNCIL.

(Form 4 )

3254

Regulation 14.

Sheet No. 5 of 8 Sheets.

Schedule of Unit Entitlement and Reference to Current Certificate  
of Title.

| Unit No. | Level | Entitlement | Current C's Title |       |
|----------|-------|-------------|-------------------|-------|
|          |       |             | Volume            | Folio |
| 1        | A & B | 1           | 5868              | 151   |
| 2        | A & B | 1           |                   | 152   |
| 3        | A & B | 1           |                   | 153   |
| 4        | A & B | 1           |                   | 154   |
| 5        | A & B | 1           |                   | 155   |
| 6        | A & C | 1           |                   | 156   |
| 7        | A & C | 1           |                   | 157   |
| 8        | A & C | 1           |                   | 158   |
| 9        | A & C | 1           |                   | 159   |
| 10       | A & C | 1           |                   | 160   |
| Total    |       | 10          |                   |       |

Signature of Registered Proprietors.

*[Signatures]*  
Caryl A. Betros. <sup>Joseph</sup> Ronald J. Betros. <sup>Kathleen</sup> Margaret A. Betros. George Betros. Eva Betros.  
Gerard A. Betros by their duly constituted attorney Peter John Betros.

*[Signature]*

Town Clerk  
Toowoomba City Council

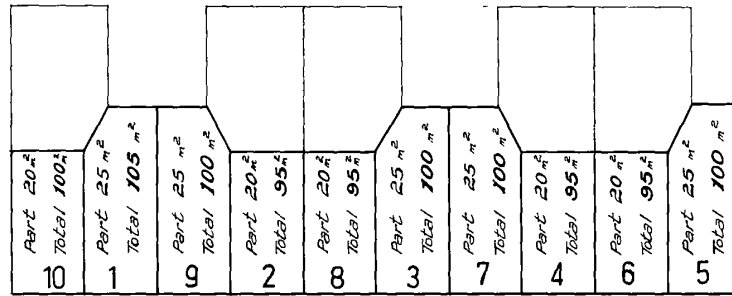
( Form 5 )

Regulation 15

Sheet No 6 of 8 Sheets.

Building Units Plan No. **3254**

Level A



Scale 1:200

Floor areas are approximate only.

Signature of Registered Proprietors.

*[Signature]*

*[Signature]*

*[Signature]*

Town Clerk

Toowoomba City Council

Caryl Ann Betros, Ronald Joseph Betros, Margaret Kathleen Betros, George Betros, Eva Betros, Gerard Anthony Betros, by their duly constituted attorney Peter John Betros.

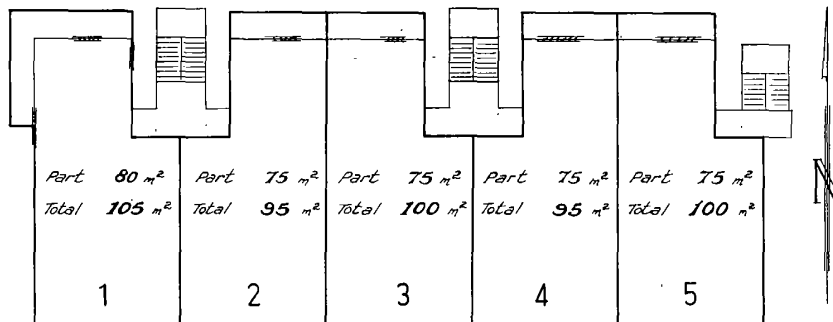
( Form 5 )

Regulation 15

Sheet No. 7 of 8 Sheets.

Building Units Plan No. **3254**

Level B



Scale 1:200

Floor Areas are approximate only.

It is stipulated that the height of the uncovered parts of the balcony extend to the ceiling height only.

Signature of Registered Proprietors.

*[Handwritten signatures of registered proprietors]*

*[Handwritten signature of Town Clerk]*  
Town Clerk.

Toowoomba City Council.

*Caryl Ann Betros, Ronald Joseph Betros, Margaret Kathleen Betros, George Betros, Eva Betros, Gerard Anthony Betros by their duly constituted attorney Peter John Betros.*

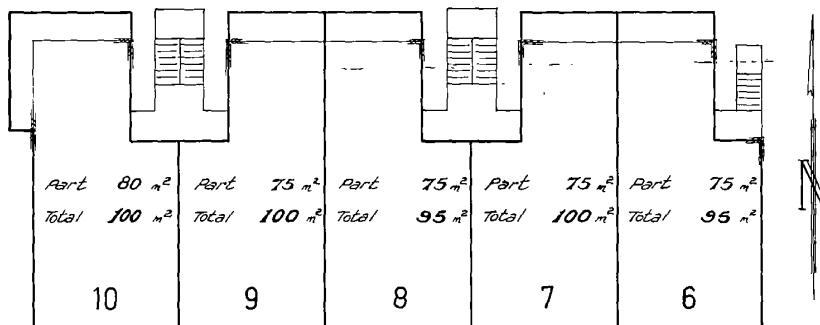
( Form 5 )

Regulation 15

Sheet No. 8 of 8 Sheets.

Building Units Plan No. **3254**

Level C



Scale 1:200

Floor areas are approximate only.

It is stipulated that the height of the uncovered parts of the balcony extend to the ceiling height only.

Signature of Registered Proprietors.

*[Signature]*

*[Signature]*  
Town Clerk

Toowoomba City Council.

*[Signature]*

Caryl Ann Betros, Ronald Joseph Betros  
Margaret Kathleen Betros, George Betros  
Eva Betros, Gerard Anthony Betros by  
their duly constituted attorney Peter John  
Betros.

The Registrar of Titles,  
Titles Office,  
BRISBANE.

Dear Sir,

RE: BUILDING UNITS PLAN - "BURLINGTON"

**3254**

General Credits Limited as mortgagee under Registered  
Bill of Mortgage No. F646726 hereby consents to the abovementioned  
Plan and to the registration thereof over the land comprised  
in Certificate of Title Volume 5809 Folio 223.

DATED the 1st day of March 1979.

EXECUTED on behalf of )  
GENERAL CREDITS LIMITED )  
by its duly constituted )  
Attorney CLIVE DOUGLAS )  
SCHULTZ, Manager, )  
Ipswich Branch )



**Your Toowoomba STRATA Contact:**  
**Janet Christiansen**  
**07 4639 1955**

## FORM 33 - BODY CORPORATE CERTIFICATE COVER SHEET

Please find attached the following:-

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



Toowoomba Strata Pty Ltd  
 ABN 73 010 319 892

1/200 Hume Street  
 PO Box 2244  
 TOOWOOMBA QLD 4350

**T 07 4639 1955**

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

### Details of the Subject Lot

|                  |                             |
|------------------|-----------------------------|
| Lot Number       | 5                           |
| Unit Number      | 5                           |
| Scheme Name      | BURLINGTON CTS 11903        |
| Building Address | 14-16 MIRLE STREET, NEWTOWN |
| Certificate Date | 20/05/2026                  |

### Seller Details

|       |                                    |                              |
|-------|------------------------------------|------------------------------|
| Owner | Brian Geoffrey & Helene Mary MINTO | Office<br>Must match request |
|-------|------------------------------------|------------------------------|

### Warning - Levies!

The attached statement only includes amounts owing up to 20/05/2026. New levy amounts can easily be added after 20/05/2026, for example:-

- Standard levies if a new levy period has occurred since 20/05/2026
- Special levies if the levies are only approved after 20/05/2026
- Debt Collection levies can only be issued once the costs are known and this might only happen after 20/05/2026
- Interest and penalties levies issued after 20/05/2026

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

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

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

### Warning!

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

#### 166 Payment and recovery of body corporate debts

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

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

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

# FORM 33 - BODY CORPORATE CERTIFICATE

## NEED MORE INFORMATION!

### Toowoomba STRATA's role

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

### Free Search Items

Do you need more information for free, for example:

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

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

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

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

### Understanding the law

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

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

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

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

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

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

### Government Buying Information

[www.qld.gov.au/buyingbodycorporate](http://www.qld.gov.au/buyingbodycorporate)

### Building Condition Reports

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

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

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

# BODY CORPORATE CERTIFICATE

The information in this certificate is issued on **20/05/2026**.

|                |                      |     |   |
|----------------|----------------------|-----|---|
| Name of Scheme | BURLINGTON CTS 11903 | Lot | 5 |
|----------------|----------------------|-----|---|

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

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

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

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

This certificate does not include information about:

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

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

## The community management statement

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

## The Office of the Commissioner for Body Corporate and Community Management

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

## Becoming an owner

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

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

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

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

## How to get more information

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

## Contacting the body corporate

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

|                                                   |                                                                                                                                                                                                                                                                                                                                             |
|---------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Name and number of community titles scheme</b> | <b>BURLINGTON CTS 11903</b>                                                                                                                                                                                                                                                                                                                 |
| <b>Address of community titles scheme</b>         | 14-16 MIRLE STREET, NEWTOWN QLD 4350                                                                                                                                                                                                                                                                                                        |
| <b>Body corporate manager</b>                     | <p>Bodies corporate often engage a body corporate manager to handle administrative functions.</p> <p>The body corporate manager for the scheme:<br/>           Toowoomba STRATA ABN: 73010319892<br/>           PO Box 2244<br/>           TOOWOOMBA QLD 4350<br/>           Ph: 0746391955<br/>           email@toowoombastrata.com.au</p> |
| <b>Accessing records</b>                          | <p>Who is responsible for keeping the body corporate's records?</p> <p>- The body corporate manager named above.</p>                                                                                                                                                                                                                        |

## Property and community titles scheme details

|                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|---------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Lot number</b>                                       | 5                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Plan number</b>                                      | BUP 3254                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Plan of subdivision</b>                              | <p>Building Format Plan</p> <p>The plan of subdivision applying to a lot determines maintenance and insurance responsibilities.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Regulation module</b>                                | <p>Standard</p> <p>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 <a href="http://www.qld.gov.au/buyingbodycorporate">www.qld.gov.au/buyingbodycorporate</a>.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Layered arrangements of community titles schemes</b> | <p>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 <a href="http://www.qld.gov.au/buyingbodycorporate">www.qld.gov.au/buyingbodycorporate</a>.</p> <p><b>Is the scheme part of a layered arrangement of community titles schemes?</b></p> <p>- No</p> <p>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.</p>                                                                                                                                                                                                                                                                          |
| <b>Building management statement</b>                    | <p>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.</p> <p><b>Does a building management statement apply to the community titles scheme?</b></p> <p>- No</p> <p>If yes, you can obtain a copy of the statement from Titles Queensland at <a href="http://www.titlesqld.com.au">www.titlesqld.com.au</a>. 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.</p> |

### 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.

|                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|----------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>General by-laws</b>     | The by-laws are listed in the community management statement, or a consolidated set of by-laws is given with this certificate.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Exclusive use areas</b> | <p>Individual lots may be granted exclusive use of common property or a body corporate asset, for example, a courtyard, car park or storage area. <b>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.</b></p> <p><b>Are there any exclusive use by-laws or other allocations of common property in effect for the community titles scheme?</b></p> <p>- Refer By-Laws and/or the Community Management Statement (CMS)</p> <p>If yes, the exclusive use by-laws or other allocations of common property for the schemes are listed in the community management statement and/or given with this certificate.</p> |

### Lot entitlements and financial information

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

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

|                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|-------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Contribution schedule</b>        | Contribution schedule lot entitlement for the lot: <b>1</b><br>Total contribution schedule lot entitlements for all lots: <b>10</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Interest schedule</b>            | Interest schedule lot entitlement for the lot: <b>1</b><br>Total interest schedule lot entitlements for all lots: <b>10</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Statement of accounts</b>        | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Owner contributions (levies)</b> | <p>- 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.</p> <p>- You need to pay contributions to the body corporate's <b>administrative fund</b> for recurrent spending and the <b>sinking fund</b> for capital and non-recurrent spending.</p> <p>- If the Commercial Module applies to the community titles scheme, there may also be a <b>promotion fund</b> that owners of lots have agreed to make payments to.</p> <p>- <b>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.</b></p> <p>- The contributions payable by the owner of the lot that this certificate relates to are listed over the page.</p> |
| <b>Body corporate debts</b>         | <p><b>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.</b></p> <p>Before signing the contract, you should make sure that the contract addresses this or provides for an appropriate adjustment at settlement.</p>                                                                                                                                                                                                                                                                                                                                                                                                                           |

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

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

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

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

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

|                                                                                              |                                                                                                   |
|----------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|
| Total amount of contributions (before any discount) for Lot 5 for the current financial year | \$1,961.09                                                                                        |
| Number of instalments                                                                        | 4 (if there are more rows in the below tables than the number of instalments, they will be blank) |
| Monthly penalty for overdue contributions (if applicable)                                    | 0%                                                                                                |
| Discount for on-time payments (if applicable)                                                | 10.00%                                                                                            |

| Due Date   | Details                                                       | Amount   | Discount                      | Paid       |
|------------|---------------------------------------------------------------|----------|-------------------------------|------------|
| 31/01/2026 | Standard Levy Contribution Schedule (01/01/2026 - 31/03/2026) | \$427.76 | \$42.80 if paid by 31/01/2026 | Fully Paid |
| 30/04/2026 | Standard Levy Contribution Schedule (01/04/2026 - 30/06/2026) | \$511.11 | \$51.10 if paid by 30/04/2026 | Fully Paid |
| 31/07/2026 | Standard Levy Contribution Schedule (01/07/2026 - 30/09/2026) | \$511.11 | \$51.10 if paid by 31/07/2026 | Not Paid   |
| 31/10/2026 | Standard Levy Contribution Schedule (01/10/2026 - 31/12/2026) | \$511.11 | \$51.10 if paid by 31/10/2026 | Not Paid   |
|            |                                                               |          | if paid by                    |            |
|            |                                                               |          | if paid by                    |            |
|            |                                                               |          | if paid by                    |            |
|            |                                                               |          | if paid by                    |            |
|            |                                                               |          | if paid by                    |            |
|            |                                                               |          | if paid by                    |            |
|            |                                                               |          | if paid by                    |            |
|            |                                                               |          | if paid by                    |            |

**Sinking fund contributions**

|                                                                                              |            |
|----------------------------------------------------------------------------------------------|------------|
| Total amount of contributions (before any discount) for Lot 5 for the current financial year | \$1,161.11 |
| Number of instalments                                                                        | 4          |
| Monthly penalty for overdue contributions (if applicable)                                    | 0%         |
| Discount for on-time payments (if applicable)                                                | 10.00%     |

| Due Date   | Details                                                       | Amount   | Discount                      | Paid       |
|------------|---------------------------------------------------------------|----------|-------------------------------|------------|
| 31/01/2026 | Standard Levy Contribution Schedule (01/01/2026 - 31/03/2026) | \$294.44 | \$29.45 if paid by 31/01/2026 | Fully Paid |
| 30/04/2026 | Standard Levy Contribution Schedule (01/04/2026 - 30/06/2026) | \$288.89 | \$28.90 if paid by 30/04/2026 | Fully Paid |
| 31/07/2026 | Standard Levy Contribution Schedule (01/07/2026 - 30/09/2026) | \$288.89 | \$28.90 if paid by 31/07/2026 | Not Paid   |
| 31/10/2026 | Standard Levy Contribution Schedule (01/10/2026 - 31/12/2026) | \$288.89 | \$28.90 if paid by 31/10/2026 | Not Paid   |
|            |                                                               |          | if paid by                    |            |
|            |                                                               |          | if paid by                    |            |

**Special contributions (if any)**

You can access the body corporate records for more information.

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

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

**Other amounts payable by the lot owner (if any)**

For the current financial year there are:

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

**Summary of amounts due but not paid by the current owner**

At the date of this certificate 20/05/2026, the following amounts are due but not yet paid for the lot.

A \$0.00 or Nil balance indicates that all payments for the lot are up to date.

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

## Common property and assets

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

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

|                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|----------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Sinking fund forecast and balance (maintenance and replacement of common property / assets)</b> | <p>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.</p> <p>Prior to signing a contract, you should consider whether the current sinking fund balance is appropriate to meet likely future capital expenditure.</p> <p><b>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?</b></p> <p>- Yes</p> <p>If yes, you can obtain a copy from the body corporate records.</p> <p><b>Current administrative fund balance (as at date of certificate):</b> \$-4,930.84<br/> <b>Current sinking fund balance (as at date of certificate):</b> \$32,141.41<br/> <b>Current Total fund balance (as at date of certificate):</b> \$27,210.57</p> <p><b>Warning!</b> The existence of a sinking fund forecast does <b>NOT</b> mean the body corporate has an adequately funded Sinking Fund. A prudent due diligence of the future maintenance requirements should still be undertaken. A sinking fund forecast can often never fully estimate unknown or hidden items eg the condition of underground services. Finally, a sinking fund forecast will provide recommended contributions, however, often these recommendations are NOT followed which means the chance of special levies remains high due to not properly funding the sinking fund.</p> |
| <b>Improvements to common property the lot owner is responsible for</b>                            | <p>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.</p> <p><b>Are there any authorised improvements to the common property that the owner of the lot is responsible for maintaining in good condition?</b></p> <p>- Yes</p> <p>If yes, details given with this certificate.</p> <p><b>Warning!</b> Lot owners often make unauthorised improvements eg installation of whirly birds, skylights, awnings, pergola covering, paving courtyards etc. All improvements are meant to be approved by the body corporate and recorded in the Register of Authorisations Affecting the Common Property. However, unauthorised improvements still occur and the current lot owner is responsible for the maintenance of these unauthorised improvements.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Body corporate assets</b>                                                                       | <p>The body corporate must keep a register of all body corporate assets worth more than \$1,000.</p> <p>- A copy of the body corporate register of assets is given with this certificate (if any).</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |

## Insurance

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

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

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

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

|                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Body corporate insurance policies</b> | <p>Details of each current insurance policy held by the body corporate are given with this certificate. This includes, for each policy, the:</p> <ul style="list-style-type: none"> <li>- type of policy;</li> <li>- name of the insurer;</li> <li>- sum insured;</li> <li>- amount of premium; and</li> <li>- excess payable on a claim.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Alternative insurance</b>             | <p>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 <a href="http://www.qld.gov.au/buyingbodycorporate">www.qld.gov.au/buyingbodycorporate</a>.</p> <p><b>Does the body corporate currently hold alternative insurance approved under an alternative insurance order?</b></p> <ul style="list-style-type: none"> <li>- No</li> </ul>                                                                                                                                                                                                                                                                                                                                      |
| <b>Lot owner and occupier insurance</b>  | <p>The occupier is responsible for insuring the contents of the lot and any public liability risks which might occur within the lot.</p> <p>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 <a href="http://www.qld.gov.au/buyingbodycorporate">www.qld.gov.au/buyingbodycorporate</a>.</p> <p><b>Warning!</b> The occupier is responsible for insuring the contents of the lot and any public liability risks which might occur within the lot. Contents includes carpets, curtains, dishwashers, furniture and personal belongings.</p> |

**Contracts and authorisations**

|                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|----------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Caretaking service contractors and letting agents</b> | <p>A body corporate may engage service contractors to provide services to the body corporate to assist in the management of the scheme.</p> <p>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.</p> <p>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'.</p> <p>The maximum term of a service contract or authorisation entered into by a body corporate is:</p> <ul style="list-style-type: none"> <li>- 1 year if the Specified Two-lot Schemes Module applies to the scheme;</li> <li>- 10 years if the Standard Module applies to the scheme; and</li> <li>- 25 years if the Accommodation Module or Commercial Module applies to the scheme.</li> </ul> <p>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.</p> <p><b>Has the body corporate engaged a caretaking services contractor for the scheme?</b></p> <p>- No</p> <p>If yes, name of caretaking service contractor engaged:</p> <p><b>Has the body corporate authorised a letting agent for the scheme?</b></p> <p>- No</p> <p>If yes, name of authorised letting agent:</p> |
| <b>Embedded network supply</b>                           | <p>Are there arrangement/s to supply any of the below services to occupiers in the community titles scheme through an embedded network?</p> <p><b>Electricity:</b> No<br/> <b>Hot Water / Gas:</b> No<br/> <b>Internet / Data:</b> No</p> <p>More information about embedded networks in community titles schemes is available from <a href="http://www.qld.gov.au/buyingbodycorporate">www.qld.gov.au/buyingbodycorporate</a>.</p> <p><b>Warning!</b> The existence of an embedded network generally means you have no choice of electrical retailer. For example, it is generally impossible for an occupier to use a different "main stream" electrical retailer.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |

**Body corporate authority**

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

|                 |                                                                                     |
|-----------------|-------------------------------------------------------------------------------------|
| Name/s          | Jason Elliott on behalf of Toowoomba Strata Pty Ltd                                 |
| Position/s held | Sole Director of Toowoomba Strata Pty Ltd duly appointed body corporate manager     |
| Signature/s     |  |
| Date            | 20/05/2026                                                                          |

**Copies of documents given with this certificate:**

- by-laws for the scheme in consolidated form (if applicable)
- details of exclusive use by-laws or other allocations of common property (if applicable)
- the most recent statement of accounts
- details of amounts payable to the body corporate for another reason (if applicable)
- details of improvements the owner is responsible for (if applicable)
- the register of assets (if applicable)
- insurance - certificate of currency
- insurance - certificate of insurance or another similar renewal document that shows information regarding the premium paid (depending which is held on file)

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

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

**Exclusive Use Car Parks**

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

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

## Sinking Fund Forecast and Balance FAQ's

|                                                                                            |                                                                                                                                                                                                                                                                                                                                                                     |
|--------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| There is no current sinking fund forecast!                                                 | Some bodies corporate choose <b>NOT</b> to obtain a professional sinking fund forecast. Often the cost of obtaining a sinking fund forecast is the reason for not obtaining the forecast. This would never be a sound recommendation.                                                                                                                               |
| The body corporate is not contributing the amounts suggested by the sinking fund forecast? | Some bodies corporate choose <b>NOT</b> to contribute the suggested amount. Often contributing the suggested amount would significantly increase levies and some bodies are not prepared to pay significantly higher levies. This would never be a sound recommendation.                                                                                            |
| Is the sinking fund forecast a guarantee of the future expenditure?                        | No! It is impossible to predict the future. Some maintenance issues will arise sooner than predicted. Some maintenance issues will cost more than predicted. Some maintenance items are impossible to predict (eg underground services).                                                                                                                            |
| The sinking fund seems very low!                                                           | This happens when maintenance issues happen sooner than predicted or were not predicted at all. This happens when a maintenance costs are more than predicted. Also, this happens when insufficient contributions are made to the sinking the fund. <b>NEVER</b> assume the sinking fund will always hold enough money for every maintenance issue that will arise. |
| Does having a sinking fund forecast guarantee a well-funded sinking fund?                  | No! Because maintenance issues happen sooner than predicted or were not predicted at all. Maintenance issues may be more expensive than predicted. Also, this happens when insufficient contributions are made to the sinking the fund.                                                                                                                             |
| What is the correct sinking fund balance?                                                  | That is an impossible question! Also, some people would prefer lower contributions and accept the risk of special levies whereas others would prefer a very conservative and extremely well fund sinking fund.                                                                                                                                                      |
| The building is brand new does that means the sinking fund levies should be very low?      | No! Nothing stays brand new forever! Everything starts to age immediately, paintwork, fencing, retaining walls, the roof, underground services etc                                                                                                                                                                                                                  |
| Does the original owner prefer to have lower sinking fund levies?                          | Yes! The original owner will often argue that the building is brand new under the builder's warranty and will need nothing spent for 10+ years. However, every building starts aging and deteriorating on day 1 and not after 10+ years. The original owner and their real estate agent prefer to market the body corporate with "low levies".                      |
| How are special levies avoided?                                                            | The are only two ways to avoid special levies: <ul style="list-style-type: none"> <li>• Ensure the sinking fund has a very high and conservative balance (even that is not a guarantee)</li> <li>• Delay maintenance (but that may not be possible eg the sewer needs replacement now)</li> </ul>                                                                   |
| What questions should I be asking?                                                         | How old is the building?<br>What is the condition of the building?<br>What is the sinking fund balance compared to the forecasted balance?<br>Is the body corporate contributing the recommended amounts?<br>Then just be conservative!                                                                                                                             |

**Asset Register**  
**11903 BURLINGTON 14-16 MIRLE STREET**

Printed: 20/05/2026 09:54 am    User: Janine Dayrit

Page 1

| Description | Type | Acquisition Method | Date<br>Acquired | Acquired From | Original Cost | Cost to Date | Market Value |
|-------------|------|--------------------|------------------|---------------|---------------|--------------|--------------|
| Nil         |      |                    |                  |               |               |              |              |

**Authorisations Affecting Lots**  
**11903 BURLINGTON 14-16 MIRLE STREET**

Printed: 20/05/2026 09:54 am    User: Janine Dayrit

Page 1

| Lot No | Resolution Date | Description                                | Conditions                                             |
|--------|-----------------|--------------------------------------------|--------------------------------------------------------|
| 5      | 31/03/08        | Installation of air conditioners           | Contact Toowoomba STRATA for full terms and conditions |
| 5      | 31/03/08        | Installation of water tanks                | Contact Toowoomba STRATA for full terms and conditions |
| 5      | 31/03/08        | Pay TV (refer agreement in permanent file) | Contact Toowoomba STRATA for full terms and conditions |

## **BY-LAWS – BURLINGTON CTS 11903**

1. A proprietor shall not –
  - (a) use his unit for any purpose which may be illegal or injurious to the reputation of the building;
  - (b) make undue noise in or about any unit or common property
2. A proprietor shall not keep any animals on his unit or the common property after notice in that behalf from the council.

Dealing: 704226932  
Title Reference:19203254  
Lodgment: 1087118  
Date: 01/08/2000 17:08:18

1. Name of Community Title Scheme

BURLINGTON

2. Regulation Module

Body Corporate and Community Management (Standard Module) Regulation 1997

3. Name of Body Corporate

BODY CORPORATE FOR BURLINGTON COMMUNITY TITLES SCHEME 11903

4. Address for service of documents on the body corporate

UNIT 2/14 MIRLE STREET  
TOOWOOMBA QLD 4350

5. By-Laws

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

6. Contribution Schedule      7. Interest Schedule

| Lot           | Entitlement | Lot           | Entitlement |
|---------------|-------------|---------------|-------------|
| 1 in BUP3254  | 1           | 1 in BUP3254  | 1           |
| 2 in BUP3254  | 1           | 2 in BUP3254  | 1           |
| 3 in BUP3254  | 1           | 3 in BUP3254  | 1           |
| 4 in BUP3254  | 1           | 4 in BUP3254  | 1           |
| 5 in BUP3254  | 1           | 5 in BUP3254  | 1           |
| 6 in BUP3254  | 1           | 6 in BUP3254  | 1           |
| 7 in BUP3254  | 1           | 7 in BUP3254  | 1           |
| 8 in BUP3254  | 1           | 8 in BUP3254  | 1           |
| 9 in BUP3254  | 1           | 9 in BUP3254  | 1           |
| 10 in BUP3254 | 1           | 10 in BUP3254 | 1           |

Total Lots: 10 Aggregate 10    Total Lots: 10 Aggregate 10

\*\*\*\*\* End \*\*\*\*\*

Report cpor010 Page 1  
 Printed 30 APR 1997 14:52  
 By cpou010

Product Order Report  
 Order Number: 71698

Order Date: 30/04/1997 Order Number: 71698  
 Placed By: TOOWOOMBA LSC  
 Comments : DRUMMOND CO 392500

Payment By: CASH

Dest Name : TOOWOOMBA LSC

Dest Fax : 076 326627

Client Reference: CHRIS

Contact Telephone: 076 319149

Userid: landxtw

**RECEIVED**

2 MAY 1997

DEPT. OF NATURAL RESOURCES, TOOWOOMBA

Dest Address : DX41074 TOOWOOMBA  
 TOOWOOMBA LANDS

| Item Id | Disp | Item Description | Delivery | Medium   | Qty | \$Cost |
|---------|------|------------------|----------|----------|-----|--------|
| 1       |      | BUP 3254         | MAIL     | STANDARD | 1   |        |

Dispatched On: \_\_\_\_\_

\*\* END OF REPORT \*\*

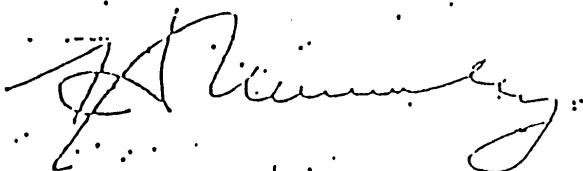
*Handwritten signature: PAD*

*Handwritten: N142*

PLEASE NOTE THAT COPIES OF  
BUP/GTP DO NOT CONTAIN  
INFORMATION RELATING TO  
UNREGISTERED DEALINGS LODGED  
AGAINST THE BUP/GTP.

IE: CHANGE OF BY-LAWS ARE NOT  
ATTACHED UNTIL REGISTERED.

FOR DETAILS OF UNREGISTERED  
DEALINGS OVER BUP/GTP PLEASE  
OBTAIN A BUP/GTP SEARCH  
STATEMENT.



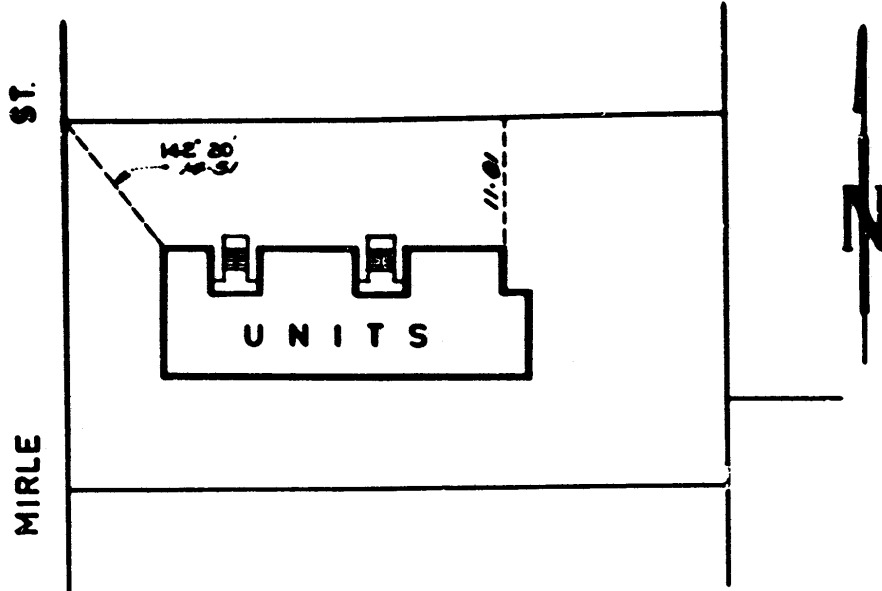
( Page 1 )

Name of the Building Units "BURLINGTON"

Regulation 5 (a)

Building Units Plan No. **3254**

Sheet No. 1 of 8 Sheets.



Signature of Registered Proprietors.

CARYL ANN BETROS, RONALD JOSEPH BETROS,  
MARGARET KATHLEEN BETROS, GEORGE BETROS,  
EVA BETROS and GERARD ANTHONY BETROS

PETER JOHN BETROS

Name of Registered Proprietors.

PETER JOHN BETROS,  
CARYL ANN BETROS, RONALD JOSEPH BETROS,  
MARGARET KATHLEEN BETROS, GEORGE BETROS,  
EVA BETROS and GERARD ANTHONY BETROS

Scale 1:500

By the duly constituted  
Attorney

*[Signature]*  
Peter John Betros

as tenants in common in the shares of one  
undivided fourth, one undivided fourth, one  
undivided eighth, one undivided eighth, one  
undivided twelfth, one undivided twelfth and  
undivided twelfth shares respectively.

Address. C/- Betros Drapery,  
344 Ruthven Street,  
TOOWOOMBA.

Building Units Plan No. **3254**

County of Aubigny.

Registered. 22/11/1979  
*[Signature]*  
Registrar of Titles. 

Parish of Drayton.

Reference to Title Vol. 5809 Fol. 223

Description of Parcel.

Lot 1 on R.P. 161080

Office Reference only.

Name of Body Corporate.

The proprietors  
"BURLINGTON"

Building Units Plan No. **3254**

Address at which documents may be served.

C/- Betros Drapery,  
344 Ruthven Street,  
TOOWOOMBA.

Town Clerk.

Toowoomba City Council.

|                                                                                                                             |                  |
|-----------------------------------------------------------------------------------------------------------------------------|------------------|
| Journal No.                                                                                                                 |                  |
| <b>F772368</b>                                                                                                              |                  |
| Receipt No. <b>23.00</b>                                                                                                    |                  |
| <b>99579</b>                                                                                                                |                  |
| Lodgement                                                                                                                   | <b>44.00</b>     |
| New Titles                                                                                                                  | <b>130.00</b>    |
| Endts on N/Ts                                                                                                               |                  |
| Photocopies                                                                                                                 | <b>21.00</b>     |
| Total                                                                                                                       | <b>\$ 195.00</b> |
| TIME                                                                                                                        |                  |
| <i>K. G. Shine &amp; Dean</i><br><i>Dols</i><br><i>Soowoomba</i><br><i>deed &amp; consent for</i><br><i>General credits</i> |                  |

RECEIVED  
REG. OF TITLES

Mar 14 3 45 PM '79

( Form 2 )

Regulation 12

Sheet No. 2 of 8 Sheets.

Building Units Plan No. 3254

I, JAMES STUART PARKINSON, Licensed Surveyor under the "Surveyors Act" 1977 - 1978, do hereby certify that the Building Units Plan to which this Certificate is annexed is within the external surface boundaries of the parcel the subject of the Building Units Plan.

Dated this 15th Day of December, 1978.

*P. E. Somers T. P.*  
JUSTICE OF THE PEACE.

  
J.S. PARKINSON.  
Licensed Surveyor.



( Form 3 )

Regulation 13Sheet No. 3 of 8 Sheets.TOOWOOMBA CITY COUNCIL.BUILDING UNITS PLAN No. 3254

The TOOWOOMBA CITY COUNCIL certifies that the proposed subdivision of the parcel, as illustrated in the Building Units Plan, has been approved by the Toowoomba City Council and that all requirements of the Local Government Act 1936 to 1977, have been complied with in regard to the subdivision and in witness whereof

The Common Seal of the COUNCIL OF )  
THE CITY OF TOOWOOMBA was duly )  
 affixed to these presents and the )  
 same was signed by )

WILLIE ELIZABETH ROBINSON )  
 MAYOR )

W. E. Robinson  
 MAYOR

BILLY BOYNE ROBINSON )  
 TOWN CLERK )

B. B. Robinson  
 TOWN CLERK.

of the said City on the  
 THIRTY-FIRST Day of JANUARY 1979.  
 in the presence of

A. J. L. Thompson JP  
A JUSTICE OF THE PEACE.

( Form 11 )

Regulation 13a

Sheet No. 4 of 8 Sheets.

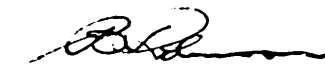
BUILDING UNITS PLAN NO. 3254

I, Reginald James Kenyon of No 2 Joffre St Toowoomba  
a Building Inspector, appointed by the TOOWOOMBA CITY COUNCIL  
do hereby certify that the building shown on the Building Units  
Plan to which this Certificate is annexed has been substantially  
completed in accordance with Plans and Specifications approved  
by a designated Officer of the Toowoomba City Council.

Dated this 30<sup>th</sup> Day of January 1979.

  
BUILDING INSPECTOR.

TOOWOOMBA CITY COUNCIL.

  
TOWN CLERK.  
TOOWOOMBA CITY COUNCIL.

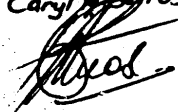
(Form 4 )

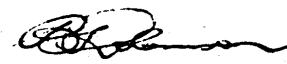
3254

Regulation 14.Sheet No. 5 of 8 Sheets.Schedule of Unit Entitlement and Reference to Current Certificate  
of Title.

| Unit<br>No. | Level | Entitle-<br>ment | Current C's Title |       |
|-------------|-------|------------------|-------------------|-------|
|             |       |                  | Volume            | Folio |
| 1           | A & B | 1                | 5868              | 151   |
| 2           | A & B | 1                |                   | 152   |
| 3           | A & B | 1                |                   | 153   |
| 4           | A & B | 1                |                   | 154   |
| 5           | A & B | 1                |                   | 155   |
| 6           | A & C | 1                |                   | 156   |
| 7           | A & C | 1                |                   | 157   |
| 8           | A & C | 1                |                   | 158   |
| 9           | A & C | 1                |                   | 159   |
| 10          | A & C | 1                |                   | 160   |
| Total       |       | 10               |                   |       |

Signature of Registered Proprietors.

  
 Caryl J. Betros, Ronald J. Betros, Margaret A. Betros, George Betros, Eva Betros  
  
 Gerard A. Betros by their duly constituted attorney Peter John Betros.

  
 Town Clerk  
Toowoomba City Council

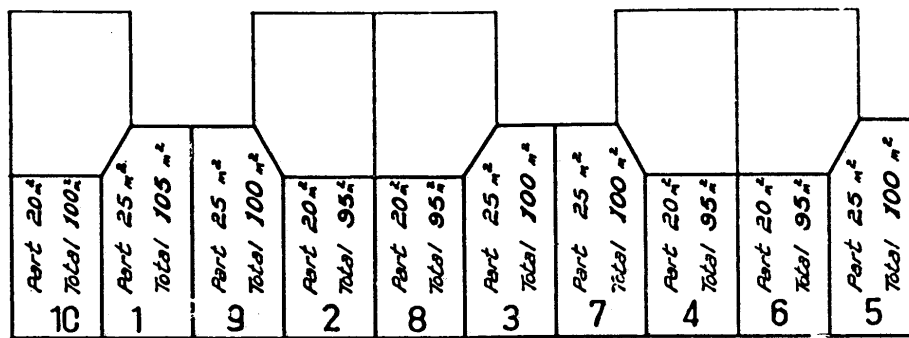
( Form 5 )

Regulation 15

Sheet No 6 of 8 Sheets.

Building Units Plan No. **3254**

Level A



Scale 1:200

Floor areas are approximate only.

Signature of Registered Proprietors.

*[Signatures of Registered Proprietors]*

*[Signature of Town Clerk]*  
Town Clerk

Toowoomba City Council

Caryl Ann Betros Ronald Joseph Betros Margaret  
Kathleen Betros, George Betros, Eva Betros, Gerard  
Anthony Betros, by their duly constituted attorney  
Peter John Betros.

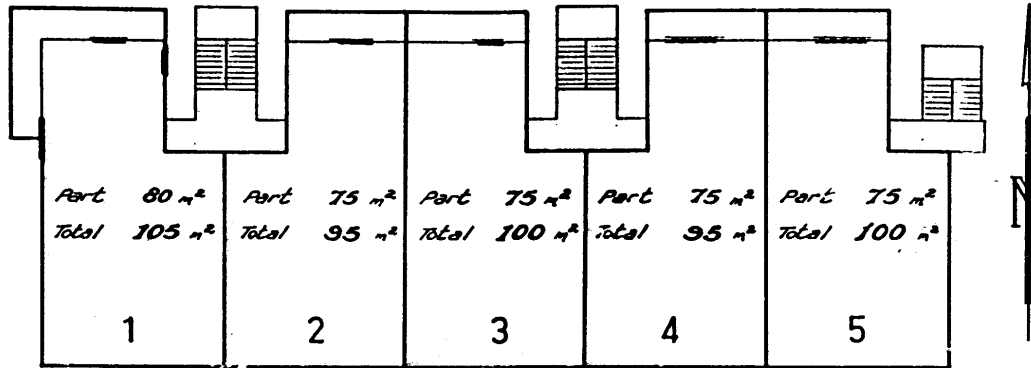
( Form 5 )

Regulation 15

Sheet No. 7 of 8 Sheets.

Building Units Plan No. **3254**

Level B



Scale 1:200

Floor Areas are approximate only.

It is stipulated that the height of the uncovered parts of the balcony extend to the ceiling height only.

Signature of Registered Proprietors.

*[Signatures of Registered Proprietors]*

*[Signature of Town Clerk]*  
Town Clerk.

Toowoomba City Council.

*Caryl Ann Betros, Ronald Joseph Betros,  
Margaret Kathleen Betros, George Betros,  
Eva Betros, Gerard Anthony Betros by their  
duly constituted attorney Peter John Betros.*

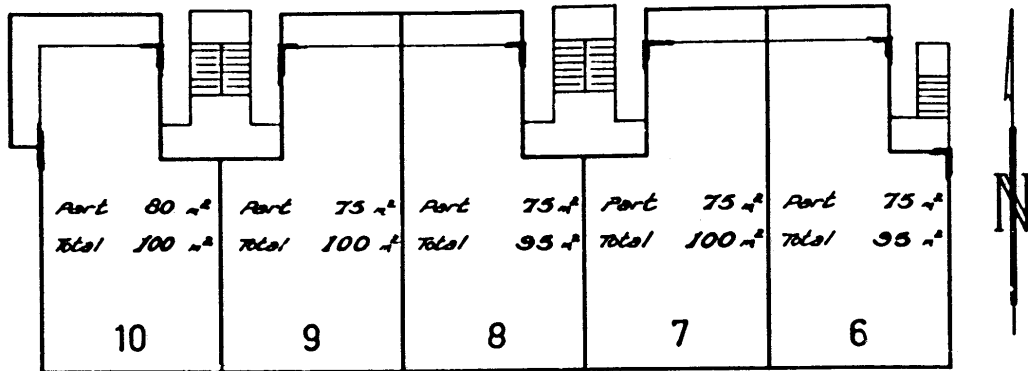
( Form 5 )

Regulation 15

Sheet No. 8 of 8 Sheets.

Building Units Plan No. **3254**

Level C



Scale 1:200

Floor areas are approximate only.

It is stipulated that the height of the uncovered parts of the balcony extend to the ceiling height only.

Signature of Registered Proprietors.

*[Signature]*

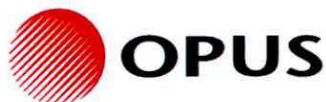
*[Signature]*

*[Signature]*

Town Clerk

Toowoomba City Council.

Caryl Ann Betros, Ronald Joseph Betros  
Margaret Kathleen Betros, George Betros  
Eva Betros, Gerard Anthony Betros by  
their duly constituted attorney Peter John  
Betros.



**Opus International  
Consultants (Australia) Pty Ltd**  
ABN 79 086 342 065  
Brisbane Boundary Street Office  
Level 2, 433 Boundary Street  
PO Box 99, Spring Hill QLD 4004  
Australia

t: +61 7 3838 2400  
f: +61 7 3838 2401  
w: [www.opus.com.au](http://www.opus.com.au)

12 December 2016

Emma Hine  
Body Corporate for:  
Burlington CTS 11903  
C/- Toowoomba Strata Pty Ltd  
PO Box 2244  
Toowoomba QLD 4350



Q-T7832.59

Dear Emma

**Sinking Fund Assessment  
Burlington CTS 11903  
14 Mirle Street, Toowoomba QLD 4350**

As requested, we have prepared a sinking fund contribution calculation report based on information provided and a visual inspection of the site carried out on 25 November 2016.

The report is for the purpose only of determining annual contributions to the Burlington CTS 11903 Sinking Fund. It covers periodic replacement and necessary maintenance expenditure with a recurrent period of one year or more for Body Corporate Capital Assets. Items of plant (such as air conditioners and hot water systems) are not included. The report includes a full list of the items assessed.

Cost estimates are based on industry standard rates and not on specific quotations for this site. Calculated contributions include a contingency of 10% and 10% allowance for GST and ignores expenditure on items more than 15 years in the future.

The report is not a comprehensive structural or condition assessment. Inspections carried out to derive the future expenditure estimates presented in this report are not exhaustive and may not be appropriate for other purposes. Use of the report for any purpose other than to determine the contribution levels is not authorised.

**The units are generally in good condition.**

- **Sections of the retaining wall have been damaged due to movement and should be repaired/replaced within two years.**
- **A number of the tiles on the stair landings are loose/cracked/missing and require replacing.**
- **We recommend storm grates be cleared of leaves at regular intervals.**



If a full condition assessment is required by the Body Corporate, we would be pleased to carry out this additional work on your request. You will appreciate that the life span of capital assets is impossible to predict with any degree of certainty as they depend, to a large extent, on such things as the original construction standards, environmental factors, and the like. Sinking fund contributions calculations should therefore be reassessed regularly, probably annually.

Should you require any additional information in relation to this matter please contact Paul Cannons on 3838 2400.

Regards



Paul Cannons  
Principal Asset Management Engineer



Figure 1 – View of driveway



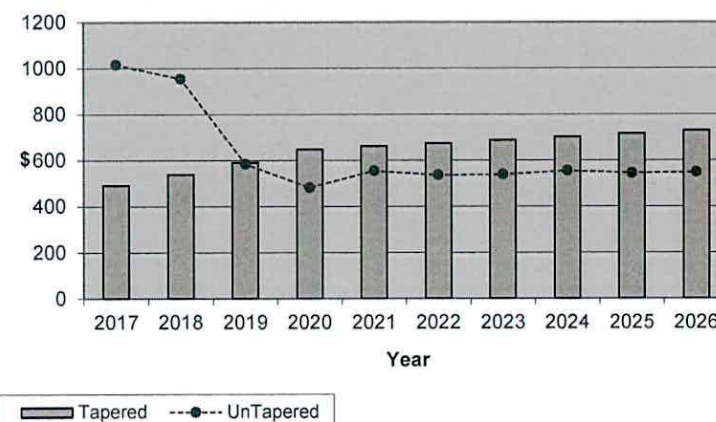
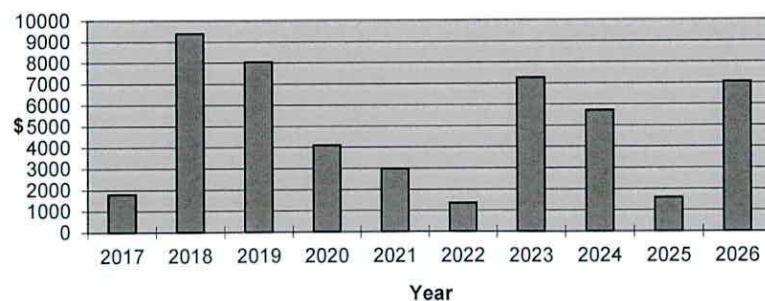
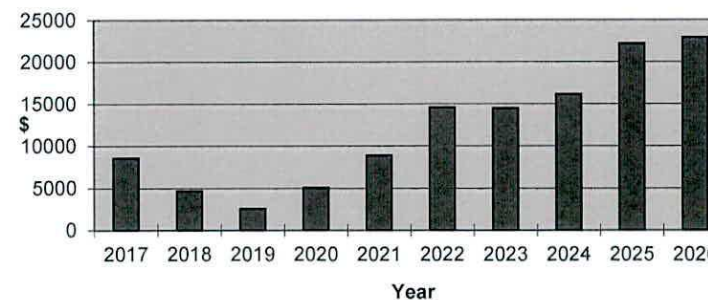
Figure 3 – Damaged landing tiles



Figure 3 – Damaged section of retaining wall

**Body Corporate: Toowoomba Strata Title Management****Unit: Burlington****: 11903****Parish: Drayton****County: Aubigny****Sinking Fund Report Summary (Review in 2019)****Sinking Fund Contributions**

| Year | Net Annual Contribution (all lots) | Net Quarterly Contribution (all lots) | Net Annual Contribution (per lot entitlement) | Net Quarterly Contribution (per lot entitlement) |
|------|------------------------------------|---------------------------------------|-----------------------------------------------|--------------------------------------------------|
| 2017 | \$4,900.00                         | \$1,225.00                            | \$490.00                                      | \$122.50                                         |
| 2018 | \$5,377.52                         | \$1,344.38                            | \$537.75                                      | \$134.44                                         |
| 2019 | \$5,901.57                         | \$1,475.39                            | \$590.16                                      | \$147.54                                         |
| 2020 | \$6,476.69                         | \$1,619.17                            | \$647.67                                      | \$161.92                                         |
| 2021 | \$6,606.23                         | \$1,651.56                            | \$660.62                                      | \$165.16                                         |
| 2022 | \$6,738.35                         | \$1,684.59                            | \$673.84                                      | \$168.46                                         |
| 2023 | \$6,873.12                         | \$1,718.28                            | \$687.31                                      | \$171.83                                         |
| 2024 | \$7,010.58                         | \$1,752.64                            | \$701.06                                      | \$175.26                                         |
| 2025 | \$7,150.79                         | \$1,787.70                            | \$715.08                                      | \$178.77                                         |
| 2026 | \$7,293.81                         | \$1,823.45                            | \$729.38                                      | \$182.35                                         |

**Net Annual Contributions (per lot entitlement)****Annual Expenditure****Fund Balance at Year End (tapered)**

**Sinking Fund contribution and expenditure report.**

11903

**Body Corporate:** Toowoomba Strata Title Management**Parish:** Drayton**Unit** Burlington**County:** Aubigny

14 Mirle Street

Toowoomba

|                                          | Asset Life (years) | Itemised Expenditure |            |            |            |            |          |            |            |          |            | Year of next exp. | Next Expend. |
|------------------------------------------|--------------------|----------------------|------------|------------|------------|------------|----------|------------|------------|----------|------------|-------------------|--------------|
|                                          |                    | 2017                 | 2018       | 2019       | 2020       | 2021       | 2022     | 2023       | 2024       | 2025     | 2026       |                   |              |
| DNP01 Downpipe maintain                  | 5                  |                      | \$2,120.95 |            |            |            |          | \$2,341.70 |            |          |            | 2028              | \$2,585      |
| FSC01 Fascia/Barge maintain              | 7                  |                      |            | \$1,153.80 |            |            |          |            |            |          | \$1,325.35 | 2026              | \$1,325      |
| SOF01 Soffit maintain                    | 7                  |                      |            | \$2,163.37 |            |            |          |            |            |          | \$2,485.04 | 2026              | \$2,485      |
| WAL03 Wall Masonry Gr.Level maintain     | 6                  | \$291.11             |            |            |            |            |          | \$327.84   |            |          |            | 2029              | \$369        |
| BAL01 Balcony/stair Tiled maintain       | 5                  |                      | \$1,201.87 |            |            |            |          | \$1,326.97 |            |          |            | 2028              | \$1,465      |
| BAL02 Balcony/Stair Tiled replace        | 50                 |                      |            |            | \$2,647.97 |            |          |            |            |          |            | 2070              | \$7,127      |
| RAL01 Railing maintain                   | 5                  |                      |            | \$1,009.57 |            |            |          |            | \$1,114.65 |          |            | 2029              | \$1,231      |
| DOR01 Door maintain                      | 5                  |                      |            | \$2,307.60 |            |            |          |            | \$2,547.77 |          |            | 2029              | \$2,813      |
| WAT02 50mm poly water pipe - replace     | 25                 |                      |            |            |            |            |          |            |            |          |            | 2030              | \$2,152      |
| WAT03 25mm poly pipe - replace           | 25                 |                      |            |            |            |            |          | \$62.45    |            |          |            | 2048              | \$102        |
| DNP02 Downpipe replace                   | 25                 |                      |            |            |            |            |          |            |            |          |            | 2030              | \$7,173      |
| DOR02 Roller door maintenance            | 10                 |                      |            |            |            | \$2,250.77 |          |            |            |          |            | 2031              | \$2,744      |
| LIT05 Light mid external replace         | 20                 |                      |            |            |            |            |          |            |            |          | \$331.34   | 2026              | \$331        |
| LIT02 Light max external replace         | 20                 |                      |            |            |            |            |          |            |            |          |            | 2029              | \$1,055      |
| SGN02 Signs - General                    | 5                  |                      | \$282.79   |            |            |            |          | \$312.23   |            |          |            | 2028              | \$345        |
| TVR01 Antenna & decoder system - replace | 10                 |                      |            |            |            |            |          |            | \$1,433.12 |          |            | 2034              | \$1,747      |
| EQP02 Service Equipment (excl. Plant)    | 2                  | \$138.62             |            | \$144.22   |            | \$150.05   |          | \$156.11   |            | \$162.42 |            | 2027              | \$169        |
| STL01 Steelwork-Maintenance              | 15                 |                      |            |            |            |            |          |            |            |          |            | 2030              | \$2,912      |
| STW03 Stormwater line - maintain         | 3                  | \$415.87             |            |            | \$441.33   |            |          | \$468.34   |            |          | \$497.01   | 2026              | \$497        |
| WAT01 Water main - maintain              | 3                  |                      |            | \$721.12   |            |            | \$765.26 |            |            | \$812.10 |            | 2028              | \$862        |

|                                        | Asset Life (years) | Itemised Expenditure |            |            |            |            |             |             |             |             |             | Year of next exp. | Next Expend. |
|----------------------------------------|--------------------|----------------------|------------|------------|------------|------------|-------------|-------------|-------------|-------------|-------------|-------------------|--------------|
|                                        |                    | 2017                 | 2018       | 2019       | 2020       | 2021       | 2022        | 2023        | 2024        | 2025        | 2026        |                   |              |
| SEW01 Sewerage line - maintain         | 3                  | \$415.87             |            |            | \$441.33   |            |             | \$468.34    |             |             | \$497.01    | 2026              | \$497        |
| LCP02 Tree Lopping                     | 10                 |                      |            |            |            |            |             |             |             |             | \$1,275.44  | 2026              | \$1,275      |
| RET03 Masonry retaining wall - replace | 50                 |                      | \$4,143.36 |            |            |            |             |             |             |             |             | 2068              | \$11,152     |
| GTR01 Gutter Eaves maintain            | 5                  |                      | \$1,093.04 |            |            |            |             | \$1,206.81  |             |             |             | 2028              | \$1,332      |
| PCI01 Pest Control Inspection          | 1                  | \$535.81             | \$546.52   | \$557.45   | \$568.60   | \$579.97   | \$591.57    | \$603.40    | \$615.47    | \$627.78    | \$640.34    | 2026              | \$640        |
| Net Annual Contributions               |                    | \$4,900.00           | \$5,377.52 | \$5,901.57 | \$6,476.69 | \$6,606.23 | \$6,738.35  | \$6,873.12  | \$7,010.58  | \$7,150.79  | \$7,293.81  |                   |              |
| less total expenditure                 |                    | \$1,797.29           | \$9,388.55 | \$8,057.15 | \$4,099.23 | \$2,980.80 | \$1,356.84  | \$7,274.19  | \$5,711.02  | \$1,602.31  | \$7,051.52  |                   |              |
| plus net interest:                     |                    | \$188.09             | \$102.45   | \$56.46    | \$110.98   | \$194.68   | \$319.59    | \$317.76    | \$353.99    | \$486.20    | \$502.52    |                   |              |
| Balance at year end (inc interest)     | \$5,294.06         | \$8,584.86           | \$4,676.28 | \$2,577.17 | \$5,065.62 | \$8,885.72 | \$14,586.82 | \$14,503.51 | \$16,157.06 | \$22,191.75 | \$22,936.56 |                   |              |
| Contribution per lot entitlement       |                    | \$490.00             | \$537.75   | \$590.16   | \$647.67   | \$660.62   | \$673.84    | \$687.31    | \$701.06    | \$715.08    | \$729.38    |                   |              |

**Total lot entitlements:** 10

**Basic assumptions**

**Fund earning rate:** 3.50%

**Tax on Earnings:** 36.00%

**Cost inflation rate:** 3.00%

**Contribution contingency:** 10.00%

**Contribution taper period (years):** 4

**Sunset period for expenditure (years):** 15

**First year contribution:** \$4,900.00

BODY CORPORATE FOR BURLINGTON CTS 119030  
Address, Suburb Qld 4350



Key Dates

Date Scheme Registered 22 March 1979  
Date on Certificate of Classification 30 January 1979 (indicative of when building was complete)  
Building Classification 2

Survey Plan Details

Survey Plan Number Lots 1 to 10 on BUP 3254  
Type of Plan Building \* Format Plan  
\* meaning generally the body corporate is responsible to maintain the building

Staging Information

This complex was not staged from a titling point of view

Regulation Module

Standard Module

Courtyards

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

Carparking Entitlements

Carport – Yes (1 x single carport)  
Outside car spaces – Nil (all outside spaces are visitor spaces)  
Is parking in the driveway or in front of garages permitted? No

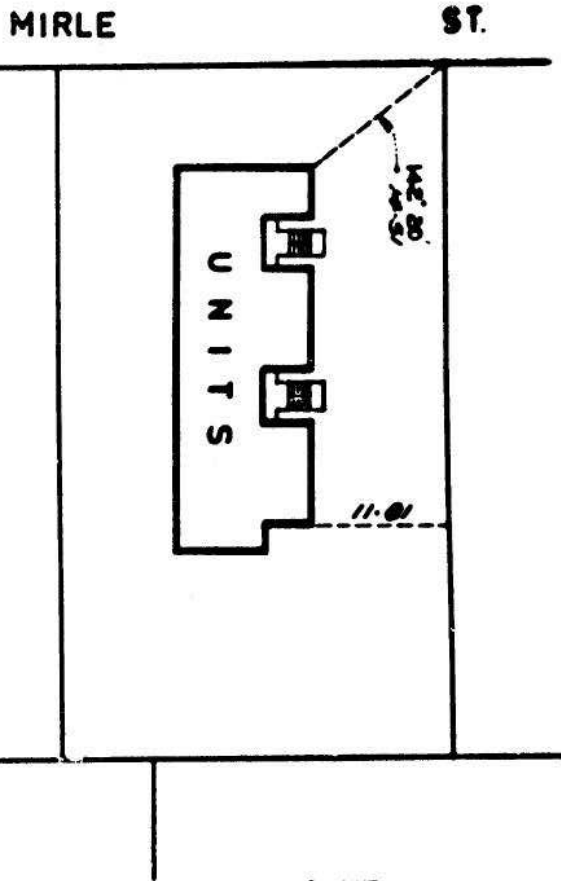
Pets

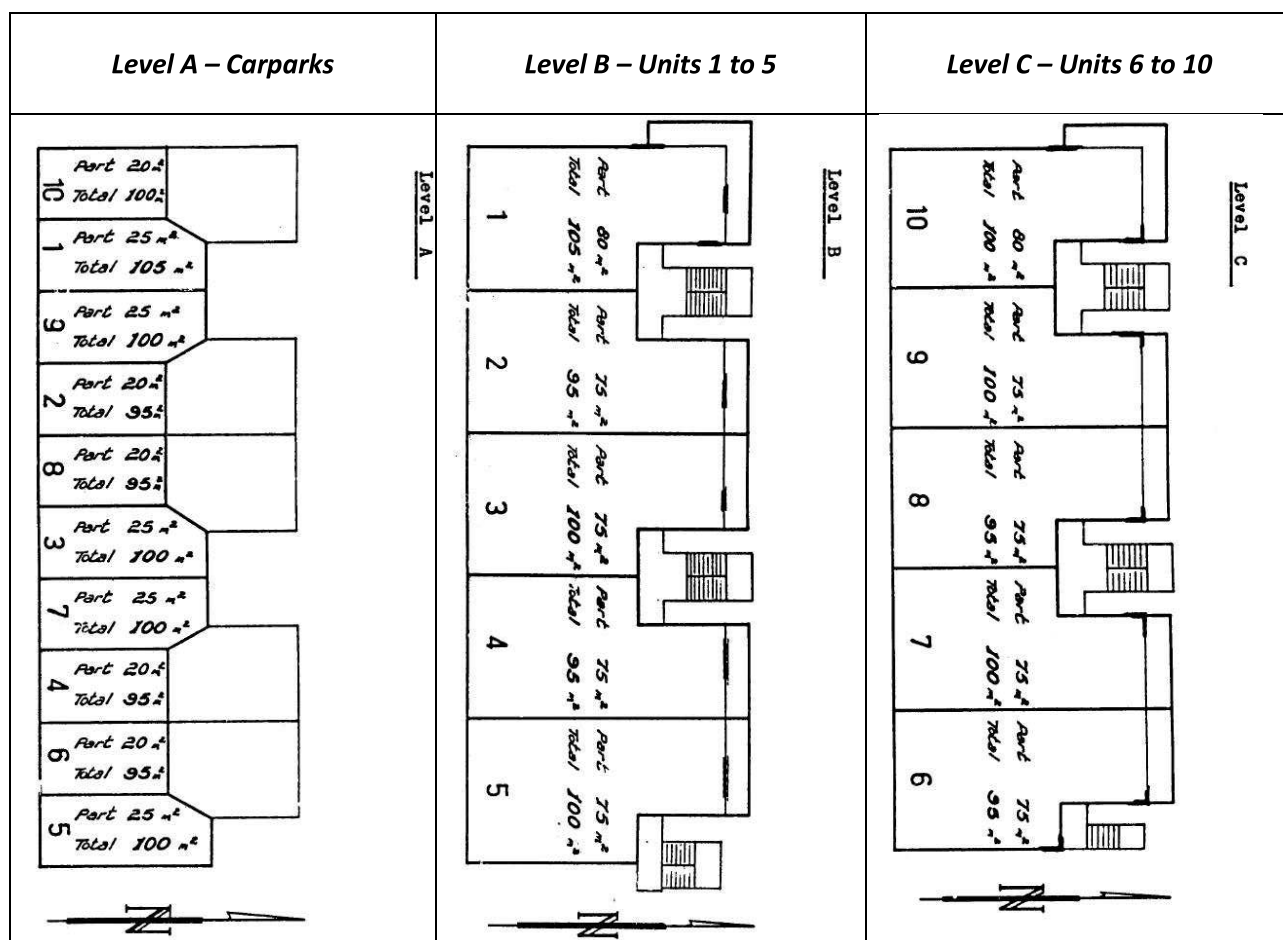
Yes (if body corporate has not notified against the keeping of pets)

Bin Storage

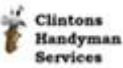
Either fully within any bin enclosure(s) or within the unit ie in the garage or in the courtyard

Building Units Plan No. 3254





#### Recent Major Works

| Type of work                              | Contractor                                                                          | Date            | Amount       |
|-------------------------------------------|-------------------------------------------------------------------------------------|-----------------|--------------|
| Roof Replacement                          |  | 18 August 2025  | \$112,823.18 |
| Kev's Welding Works                       |  | 20 March 2023   | \$41,101.50  |
| Patio redesign                            |  | 29 October 2021 | \$3,762.00   |
| Drain repairs                             |  | 16 August 2021  | \$2,628.71   |
| Gap sealing between driveway and building |  | 22 June 2020    | \$1,750.00   |
| Replace lighting with LED                 |  | 5 November 2019 | \$2,310.00   |
| Replace broken tiles                      |  | 12 May 2017     | \$2,420.00   |
| Stormwater Upgrade                        |  | 18 April 2016   | \$13,200.00  |
| Painting                                  | Duncans Painting Service                                                            | 21 May 2014     | \$11,250.80  |

|                    |                                                                                  |      |            |
|--------------------|----------------------------------------------------------------------------------|------|------------|
| Balustrade Upgrade |  | 2009 | \$4,320.00 |
|--------------------|----------------------------------------------------------------------------------|------|------------|



Level 14, 260 Queen Street  
Brisbane QLD 4000

## Renewal Schedule

### CHU Residential Strata Insurance Plan

|                       |                                                            |
|-----------------------|------------------------------------------------------------|
| <b>Policy Number</b>  | <b>HU0031027</b>                                           |
| <b>Policy Wording</b> | CHU RESIDENTIAL STRATA INSURANCE PLAN                      |
| <b>The Insured</b>    | BODY CORPORATE FOR BURLINGTON COMMUNITY TITLE SCHEME 11903 |
| <b>Situation</b>      | 14 MIRLE STREET NEWTOWN QLD 4350                           |
| <b>Policy Period</b>  | 28/02/2026 to 28/02/2027 at 4:00pm                         |

## Sections

### Section 1 – Insured Property

Building: \$4,381,222

Common Area Contents: \$0

Loss of Rent & Temporary Accommodation (total payable): \$657,183

Lot Owners' Fixtures and Improvements (per lot): \$250,000

#### Optional Extensions:

Catastrophe Insurance Sum Insured: \$1,314,366

Extended Cover - Loss of Rent & Temporary Accommodation: \$197,154

Escalation in Cost of Temporary Accommodation: \$65,718

Cost of Removal, Storage and Evacuation: \$65,718

Machinery Breakdown: Not Selected

Lot Owners' Contents inclusion (per lot): Not Selected

### Section 2 – Liability to Others

Sum Insured: \$20,000,000

### Section 3 – Voluntary Workers

Death: \$300,000

Total Disablement: \$3,000 per week

### Section 4 – Fidelity Guarantee

Sum Insured: \$250,000

### Section 5 – Office Bearers' Legal Liability

Sum Insured: \$5,000,000

### Section 6 – Government Audit Costs and Legal Expenses

Government Audit Costs: \$25,000

Appeal expenses – common property health & safety breaches: \$100,000

Legal Defence Expenses: \$50,000

**Flood Cover is included.**



Excesses

Section 1 – Insured Property

Standard: \$2,000

Section 2 – Liability to Others

Other excesses payable are shown in the Policy Wording.

| Property Including                                    | Base Premium | GST      | Stamp Duty | Premium    |
|-------------------------------------------------------|--------------|----------|------------|------------|
| Section 1 – Insured Property                          | \$5,213.01   | \$521.31 | \$516.11   | \$6,250.43 |
| Catastrophe Insurance                                 |              |          |            |            |
| Lot Owners’ Fixtures and Improvements (per lot)       |              |          |            |            |
| Other Sections Including                              |              |          |            |            |
| Section 2 – Liability to Others                       | \$277.42     | \$27.75  | \$27.47    | \$332.64   |
| Section 3 – Voluntary Workers                         |              |          |            |            |
| Section 5 – Office Bearers’ Legal Liability           |              |          |            |            |
| Section 6 – Government Audit Costs and Legal Expenses |              |          |            |            |
| Admin Fee                                             | \$200.00     | \$20.00  |            | \$220.00   |
| Total Premium                                         | \$5,690.43   | \$569.06 | \$543.58   | \$6,803.07 |



Premium

|                          |                   |
|--------------------------|-------------------|
| Base Premium             | \$5,490.43        |
| Levies                   | \$0.00            |
| GST                      | \$569.06          |
| Stamp Duty               | \$543.58          |
| Admin Fee                | \$200.00          |
| <b>Total Payable</b>     | <b>\$6,803.07</b> |
|                          |                   |
| TOOWOOMBA STRATA PTY LTD |                   |
| Commission               | \$1,098.10        |
| Commission GST           | \$109.81          |

Date of Issue 20/02/2026

Refer to **Important Information** below for excess descriptions and confirmation of cover. Please refer to your Product Disclosure Statement and Policy Wording QM562-0725 for further terms and conditions that apply.



## Important Information

### Confirmation of cover

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

### Your duty when you renew your policy

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

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

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

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

If anything is unclear, please contact us.

### Excesses – explanatory notes

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

#### Water Damage Excess

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

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

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

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



Level 14, 260 Queen Street  
Brisbane QLD 4000

# Certificate of Currency

## CHU Residential Strata Insurance Plan

|                            |                                                            |
|----------------------------|------------------------------------------------------------|
| <b>Policy No</b>           | <b>HU0031027</b>                                           |
| <b>Policy Wording</b>      | CHU RESIDENTIAL STRATA INSURANCE PLAN                      |
| <b>Period of Insurance</b> | 28/02/2026 to 28/02/2027 at 4:00pm                         |
| <b>The Insured</b>         | BODY CORPORATE FOR BURLINGTON COMMUNITY TITLE SCHEME 11903 |
| <b>Situation</b>           | 14 MIRLE STREET NEWTOWN QLD 4350                           |

---

### Sections

#### Section 1 – Insured Property

Building: \$4,381,222  
Common Area Contents: \$0  
Loss of Rent & Temporary Accommodation (total payable): \$657,183  
Lot Owners’ Fixtures and Improvements (per lot): \$250,000

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Catastrophe Insurance Sum Insured: \$1,314,366  
Extended Cover - Loss of Rent & Temporary Accommodation: \$197,154  
Escalation in Cost of Temporary Accommodation: \$65,718  
Cost of Removal, Storage and Evacuation: \$65,718  
Machinery Breakdown: Not Selected  
Lot Owners' Contents inclusion (per lot): Not Selected

#### Section 2 – Liability to Others

Sum Insured: \$20,000,000

#### Section 3 – Voluntary Workers

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

#### Section 4 – Fidelity Guarantee

Sum Insured: \$250,000

#### Section 5 – Office Bearers’ Legal Liability

Sum Insured: \$5,000,000

#### Section 6 – Government Audit Costs and Legal Expenses

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



**Flood Cover is included.**

Date Printed

20/02/2026

This certificate confirms this policy is in force for the Period of Insurance shown, subject to the policy terms, conditions and exclusions. It is a summary of cover only (for full details refer to the current policy wording QM562-0725 and schedule). It does not alter, amend or extend the policy. This information is current only at the date of printing.

Balance Sheet - C.T.S. 11903

"BURLINGTON"

14-16 MIRLE STREET, NEWTOWN, QLD 4350

For the Financial Period 01/01/2025 to 31/12/2025

|                           | Administrative | Sinking       | TOTAL<br>THIS<br>YEAR |
|---------------------------|----------------|---------------|-----------------------|
| <b>Assets</b>             |                |               |                       |
| Cash At Bank              |                |               |                       |
| ITO SP11903               | \$(1,420.88)   | \$18,126.45   | \$16,705.57           |
| BURLINGTON CTS 11903      | \$0.00         | \$10,000.00   | \$10,000.00           |
|                           |                |               |                       |
| Total Assets              | \$(1,420.88)   | \$28,126.45   | \$26,705.57           |
| <b>Liabilities</b>        |                |               |                       |
| Levies Paid in Advance    | \$1,295.03     | \$794.97      | \$2,090.00            |
|                           |                |               |                       |
| Total Liabilities         | \$1,295.03     | \$794.97      | \$2,090.00            |
|                           |                |               |                       |
| Net Assets                | \$(2,715.91)   | \$27,331.48   | \$24,615.57           |
| <b>Owners Funds</b>       |                |               |                       |
| Opening Balance           | \$(1,170.68)   | \$48,716.29   | \$47,545.61           |
| Net Income For The Period | \$(1,545.23)   | \$(21,384.81) | \$(22,930.04)         |
|                           |                |               |                       |
| Total Owners Funds        | \$(2,715.91)   | \$27,331.48   | \$24,615.57           |

Income and Expenditure Statement - C.T.S. 11903

"BURLINGTON"

14-16 MIRLE STREET, NEWTOWN, QLD 4350

For the Financial Period 01/01/2025 to 31/12/2025

Administrative Fund

|                                                   | TOTAL<br>THIS<br>YEAR | Last Year<br>Actual |
|---------------------------------------------------|-----------------------|---------------------|
| Income                                            |                       |                     |
| Bank Interest                                     | \$569.62              | \$549.09            |
| Levy Income                                       | \$16,944.00           | \$16,611.50         |
| Levy Income Prompt Payment Discount               | \$(1,736.12)          | \$(1,577.12)        |
| Total Administrative Fund Income                  | \$15,777.50           | \$15,583.47         |
| Expenses                                          |                       |                     |
| Body Corporate Management                         | \$2,361.25            | \$2,471.60          |
| Electricity                                       | \$1,017.90            | \$456.57            |
| Fire & OHS                                        | \$2,288.00            | \$1,210.00          |
| Garden & Lawn Maintenance                         | \$3,366.00            | \$3,071.00          |
| Insurance                                         | \$5,564.66            | \$6,300.77          |
| Photocopying, Postage etc                         | \$408.22              | \$296.62            |
| Preparation of Tax Return                         | \$180.00              | \$180.00            |
| Repairs & Maintenance                             | \$1,946.00            | \$1,543.50          |
| Software Licensing Charge (inc Electronic Voting) | \$170.00              | \$120.00            |
| Tax Paid                                          | \$20.70               | \$0.00              |
| Total Administrative Fund Expenses                | \$17,322.73           | \$15,650.06         |
| Administrative Fund Surplus/Deficit               | \$(1,545.23)          | \$(66.59)           |
| Opening Balance for the period                    | \$(1,170.68)          | \$(1,104.09)        |
| Closing Balance for the period                    | \$(2,715.91)          | \$(1,170.68)        |

Income and Expenditure Statement - C.T.S. 11903

"BURLINGTON"

14-16 MIRLE STREET, NEWTOWN, QLD 4350

For the Financial Period 01/01/2025 to 31/12/2025

Sinking Fund

|                                     | TOTAL<br>THIS<br>YEAR | Last Year<br>Actual |
|-------------------------------------|-----------------------|---------------------|
| Income                              |                       |                     |
| Levy Income                         | \$11,611.00           | \$10,389.00         |
| Levy Income Prompt Payment Discount | \$(1,189.28)          | \$(991.13)          |
| Special Levy Income                 | \$84,100.00           | \$0.00              |
| Total Sinking Fund Income           | \$94,521.72           | \$9,397.87          |
| Expenses                            |                       |                     |
| Building Maintenance & Improvements | \$3,284.60            | \$1,980.00          |
| Insurance Valuation Report          | \$0.00                | \$385.00            |
| Pest Control - Sinking              | \$0.00                | \$400.00            |
| Roof Maintenance                    | \$112,621.93          | \$0.00              |
| Sinking Funding Provision           | \$0.00                | \$0.00              |
| Total Sinking Fund Expenses         | \$115,906.53          | \$2,765.00          |
| Sinking Fund Surplus/Deficit        | \$(21,384.81)         | \$6,632.87          |
| Opening Balance for the period      | \$48,716.29           | \$42,083.42         |
| Closing Balance for the period      | \$27,331.48           | \$48,716.29         |

OWNER TRANSACTION SUMMARY from 01/07/26 to 31/03/27  
All Schedules

C.T.S.: 11903  
Building Address: 14-16 MIRLE STREET  
:  
Suburb: NEWTOWN  
Building Name: BURLINGTON  
GST?: No

Units: 10                      Lots: 10  
  
State: QLD                      Post Code: 4350  
ABN: 84 664 857 749  
Manager: Janet Christiansen

| Levy Table      |                                                                |                                                                   |
|-----------------|----------------------------------------------------------------|-------------------------------------------------------------------|
| FULLY PAID      | the levy has been paid in full                                 | Review levy period if settlement adjustments are needed           |
| PARTIALLY PAID  | the levy has been partially paid but not overdue yet           | Review levy period if settlement adjustments are needed           |
| PAID IN ADVANCE | The levy has been paid in advance                              | Review levy period if settlement adjustments are needed           |
| OVERDUE         | the levy is either owing or partly owing and past the due date | <b>Must</b> be taken into account at settlement                   |
| UNPAID          | the levy is <b>not</b> past its due date                       | Review periods as may need to be taken into account at settlement |

Total Due: \$x.xx as at dd/mm/yy = only what is past the due date

Lot#: 5                      Unit#: 5  
Owner Name: Brian Geoffrey & Helene Mary MINTO

Units of Entitlement: 1  
Contribution Schedule: 1

Paid To: 30/06/26

Interest Schedule: 1

| Levies                                          |           |                                                                   |            |        |          |            |         |              |        |
|-------------------------------------------------|-----------|-------------------------------------------------------------------|------------|--------|----------|------------|---------|--------------|--------|
| Due Date                                        | Reference | Details                                                           | Total Due  | Paid   | Discount | Unpaid     | Arrears | Interest Due | GST    |
| 31/07/26                                        | 430       | Standard Levy Contribution Schedule from 01/07/2026 to 30/09/2026 | \$800.00   | \$0.00 | \$0.00   | \$800.00   | \$0.00  | \$0.00       | \$0.00 |
|                                                 |           | UNPAID                                                            |            |        |          |            |         |              |        |
|                                                 |           | Admin                                                             | \$511.11   | \$0.00 | \$0.00   | \$511.11   | \$0.00  | \$0.00       | \$0.00 |
|                                                 |           | Sinking                                                           | \$288.89   | \$0.00 | \$0.00   | \$288.89   | \$0.00  | \$0.00       | \$0.00 |
| 31/10/26                                        | 431       | Standard Levy Contribution Schedule from 01/10/2026 to 31/12/2026 | \$800.00   | \$0.00 | \$0.00   | \$800.00   | \$0.00  | \$0.00       | \$0.00 |
|                                                 |           | UNPAID                                                            |            |        |          |            |         |              |        |
|                                                 |           | Admin                                                             | \$511.11   | \$0.00 | \$0.00   | \$511.11   | \$0.00  | \$0.00       | \$0.00 |
|                                                 |           | Sinking                                                           | \$288.89   | \$0.00 | \$0.00   | \$288.89   | \$0.00  | \$0.00       | \$0.00 |
| 31/01/27                                        | 432       | Standard Levy Contribution Schedule from 01/01/2027 to 31/03/2027 | \$800.00   | \$0.00 | \$0.00   | \$800.00   | \$0.00  | \$0.00       | \$0.00 |
|                                                 |           | UNPAID                                                            |            |        |          |            |         |              |        |
|                                                 |           | Admin                                                             | \$511.11   | \$0.00 | \$0.00   | \$511.11   | \$0.00  | \$0.00       | \$0.00 |
|                                                 |           | Sinking                                                           | \$288.89   | \$0.00 | \$0.00   | \$288.89   | \$0.00  | \$0.00       | \$0.00 |
| Levy Totals for the Period 01/07/26 to 31/03/27 |           |                                                                   | \$2,400.00 | \$0.00 | \$0.00   | \$2,400.00 | \$0.00  | \$0.00       | \$0.00 |