



# Seller disclosure statement

Property Law Act 2023 section 99

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

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

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

This statement does not include information about:

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

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

## Part 1 – Seller and property details

Sellers    Scott John Roderick and Geraldine Mary Roderick

Property address            2/18 Glendower Street, Mount Lofty QLD 4350  
(referred to as the  
“property” in this  
statement)

Lot on plan description    Lot 2 on BUP 2868

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

☒ **Yes**

☐ **No**

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

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

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

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

|                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                   |                     |                                        |                                             |                                             |    |
|--------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------|---------------------|----------------------------------------|---------------------------------------------|---------------------------------------------|----|
| Registered encumbrances                                      | <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>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                   |                     |                                        |                                             |                                             |    |
| Unregistered encumbrances (excluding statutory encumbrances) | <p>There are encumbrances not registered on the title that will continue to <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No 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> <table><tr><td>» the start and end day of the term of the lease:</td><td>16/12/25 to 22/6/26</td></tr><tr><td>» the amount of rent and bond payable:</td><td>Rent: \$420.00 per week<br/>Bond: \$1,680.00</td></tr><tr><td>» whether the lease has an option to renew:</td><td>No</td></tr></table> <p><b>Other unregistered agreement in writing (if applicable)</b></p> <p>If the unregistered encumbrance is created by an agreement in <input type="checkbox"/> Yes writing, and is not an unregistered lease, a copy of the agreement is given, together with relevant plans, if any.</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> <div></div> | » the start and end day of the term of the lease: | 16/12/25 to 22/6/26 | » the amount of rent and bond payable: | Rent: \$420.00 per week<br>Bond: \$1,680.00 | » whether the lease has an option to renew: | No |
| » the start and end day of the term of the lease:            | 16/12/25 to 22/6/26                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                   |                     |                                        |                                             |                                             |    |
| » the amount of rent and bond payable:                       | Rent: \$420.00 per week<br>Bond: \$1,680.00                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                   |                     |                                        |                                             |                                             |    |
| » whether the lease has an option to renew:                  | No                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                   |                     |                                        |                                             |                                             |    |
| Statutory encumbrances                                       | <p>There are statutory encumbrances that affect the property. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p><i>If Yes, the details of any statutory encumbrances are as follows:</i></p> <div></div>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                   |                     |                                        |                                             |                                             |    |
| Residential tenancy or rooming accommodation agreement       | <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"/> Yes <input type="checkbox"/> No</p> <p>If <b>Yes</b>, when was the rent for the premises or each of the residents' rooms last increased? (Insert date of the most recent rent increase for the premises or rooms)</p> <div>16/12/25</div> <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.

**Zoning**

The zoning of the property is *(Insert zoning under the planning scheme, the Economic Development Act 2012; the Integrated Resort Development Act 1987; the Mixed Use Development Act 1993; the State Development and Public Works Organisation Act 1971 or the Sanctuary Cove Resort Act 1985, as applicable)*:

Low density residential

**Transport proposals and resumptions**

The lot is affected by a notice issued by a Commonwealth, State or local government entity and given to the seller about a transport infrastructure proposal\* to: locate transport infrastructure on the property; or alter the dimensions of the property. ☐ Yes ☒ No

The lot is affected by a notice of intention to resume the property or any part of the property. ☐ Yes ☒ No

*If Yes, a copy of the notice, order, proposal or correspondence must be given by the seller.*

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

**Contamination and environmental protection**

The property is recorded on the Environmental Management Register or the Contaminated Land Register under the *Environmental Protection Act 1994*. ☐ Yes ☒ No

**The following notices are, or have been, given:**

A notice under section 408(2) of the *Environmental Protection Act 1994* (for example, land is contaminated, show cause notice, requirement for site investigation, clean up notice or site management plan). ☐ Yes ☒ No

A notice under section 369C(2) of the *Environmental Protection Act 1994* (the property is a place or business to which an environmental enforcement order applies). ☐ Yes ☒ No

A notice under section 347(2) of the *Environmental Protection Act 1994* (the property is a place or business to which a prescribed transitional environmental program applies). ☐ Yes ☒ No

**Trees**

There is a tree order or application under the *Neighbourhood Disputes (Dividing Fences and Trees) Act 2011* affecting the property. ☐ Yes ☒ No

*If Yes, a copy of the order or application must be given by the seller.*

**Heritage**

The property is affected by the *Queensland Heritage Act 1992* or is included in the World Heritage List under the *Environment Protection and Biodiversity Conservation Act 1999* (Cwlth). ☐ Yes ☒ No

**Flooding**

Information about whether the property is affected by flooding or another natural hazard or within a natural hazard overlay can be obtained from the relevant local government and you should make your own enquires. Flood information for the property may also be available at the FloodCheck Queensland portal or the Australian Flood Risk Information portal.

**Vegetation, habitats and protected plants**

Information about vegetation clearing, koala habitats and other restrictions on development of the land that may apply can be obtained from the relevant State government agency.

## Part 4 – Buildings and structures

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

### Swimming pool

There is a relevant pool for the property.

☐ Yes

☒ No

If a community titles scheme or a BUGTA scheme – a shared pool is located in the scheme.

☐ Yes

☒ No

Pool compliance certificate is given.

☐ Yes

☐ No

OR

Notice of no pool safety certificate is given.

☐ Yes

☐ No

### Unlicensed building work under owner builder permit

Building work was carried out on the property under an owner builder permit in the last 6 years.

☐ Yes

☒ No

*A notice under section 47 of the Queensland Building and Construction Commission Act 1991 must be given by the seller and you may be required to sign the notice and return it to the seller prior to signing the contract.*

### Notices and orders

There is an unsatisfied show cause notice or enforcement notice under the *Building Act 1975*, section 246AG, 247 or 248 or under the *Planning Act 2016*, section 167 or 168.

☐ Yes

☒ No

The seller has been given a notice or order, that remains in effect, from a local, State or Commonwealth government, a court or tribunal, or other competent authority, requiring work to be done or money to be spent in relation to the property.

☐ Yes

☒ No

*If Yes, a copy of the notice or order must be given by the seller.*

### Building Energy Efficiency Certificate

If the property is a commercial office building of more than 1,000m<sup>2</sup>, a Building Energy Efficiency Certificate is available on the Building Energy Efficiency Register.

### Asbestos

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

Part 5 – Rates and services

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

Rates

Whichever of the following applies—

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

Amount: \$1,341.01 Date Range: 1/1/26 to 30/6/26

OR

The property is currently a rates exempt lot.\*\* ☐

OR

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

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

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

Water

Whichever of the following applies—

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

Amount: \$397.27 plus water usage Date Range: 1/1/26 to 30/6/26

OR

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

Amount: Date Range:

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

Part 6 – Community titles schemes and BUGTA schemes

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

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

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

|                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                         |                                        |
|--------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|----------------------------------------|
| Body Corporate and Community Management Act 1997 | The property is included in a community titles scheme.<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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <input checked="" type="checkbox"/> Yes |                                        |
| Body Corporate Certificate                       | <p><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.</p> <p>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.</p> <p>If <b>No</b>— An explanatory statement is given to the buyer that states:</p> <ul style="list-style-type: none"><li>» a copy of a body corporate certificate for the lot is not attached; and</li><li>» 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.</li></ul> | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No            |
| Statutory Warranties                             | <p><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.</p>                                                                                                                                                                                                                                                                                  | <input type="checkbox"/> Yes            | <input type="checkbox"/> No            |
| 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                       | <p>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.</p> <p>If <b>No</b>— An explanatory statement is given to the buyer that states:</p> <ul style="list-style-type: none"><li>» a copy of a body corporate certificate for the lot is not attached; and</li><li>» 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.</li></ul> <p><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.</p>                                                                                                      | <input type="checkbox"/> Yes            | <input type="checkbox"/> No            |

Signatures – SELLER

Signature of seller

Scott John Roderick  
Name of seller

Date

DocuSigned by:  
*Geraldine Roderick*  
73D00DB3501F491...  
Signature of seller

Geraldine Mary Roderick  
Name of seller

09-Jul-26  
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>15769031</b> | <b>Search Date:</b> | 11/06/2026 10:30 |
| <b>Date Title Created:</b> | 10/05/1978      | <b>Request No:</b>  | 56472890         |
| <b>Previous Title:</b>     | 15763209        |                     |                  |

### ESTATE AND LAND

Estate in Fee Simple

LOT 2 BUILDING UNIT PLAN 2868

Local Government: TOOWOOMBA

COMMUNITY MANAGEMENT STATEMENT 12278

### REGISTERED OWNER

Dealing No: 721336343 13/12/2021

GERALDINE MARY RODERICK

SCOTT JOHN RODERICK

JOINT TENANTS

### EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by  
Deed of Grant No. 10187240 (POR 599)
2. MORTGAGE No 724170237 01/07/2025 at 14:32  
HUME BANK LIMITED A.C.N. 051 868 556

### ADMINISTRATIVE ADVICES

NIL

### UNREGISTERED DEALINGS

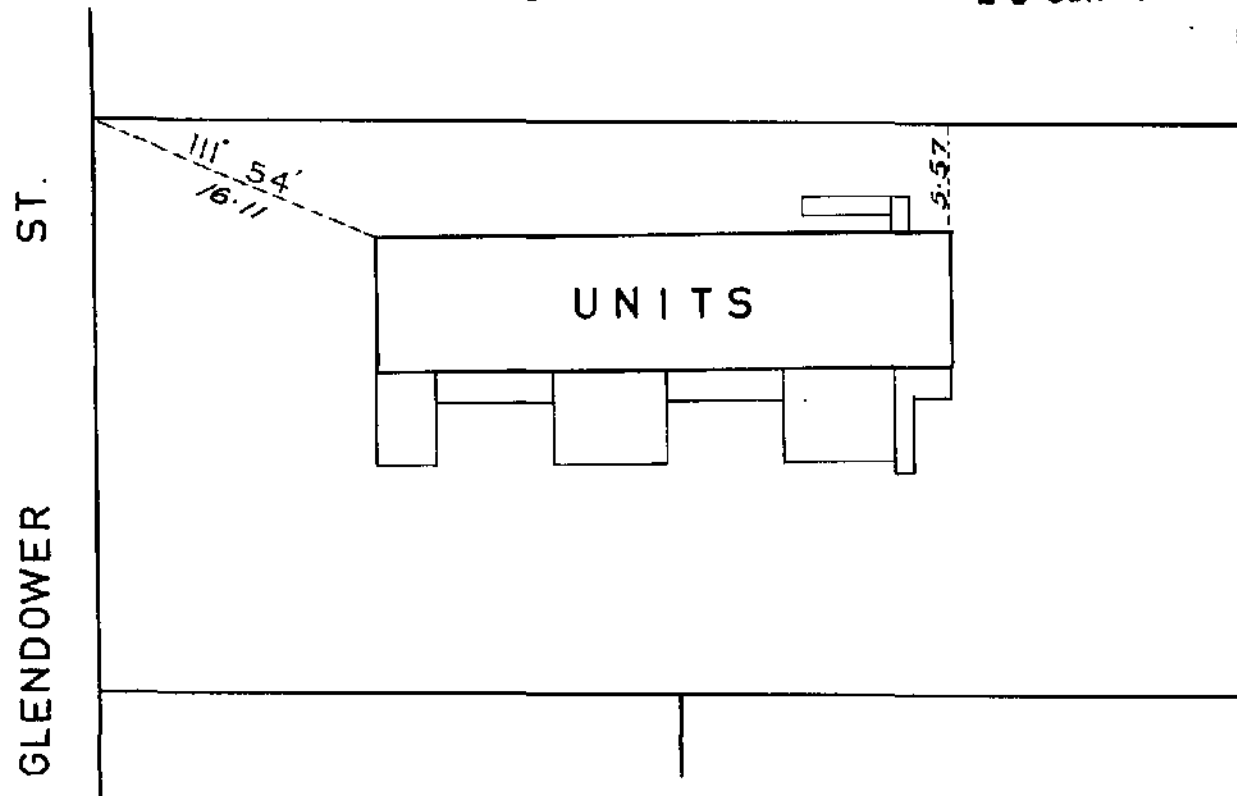
NIL

Caution - Charges do not necessarily appear in order of priority

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

( Form 1 )

Name of Building Units: "WARRAWONG COURT." Regulation 5 (a)  
Sheet No. 1 of 7 Sheets.  
Building Units Plan No. 2868 Annexure 1 to sheet 1  
made: 28 JUN 1995



Scale 1:400

Signature of Registered Proprietors.

*N. Emerson*

Name of Registered Proprietors.

Building Units Plan No. 2868

NORMAN EDWARD EMMERSON

Address: 5 McArthur Street,  
Toowoomba, 4350

Registered. 5 May 1978

County of Aubigny.

*James H. Bennett*  
Registrar of Titles.



Parish of Drayton.

Reference to Title.

Office Reference only

New Title to issue 5763 / 200

Description of Parcel.

Lot 1 on Registered Plan 159693

Name of Body Corporate.

*Norman Emerson*  
Town Clerk.

"WARRAWONG COURT"

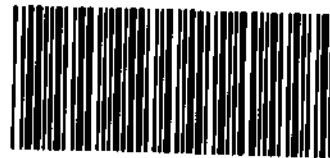
2868

Toowoomba City Council.

Building Units Plan No.

Address at which documents may be served.

B. J. Melrose, C/- TOOWOOMBA STRATA TITLE MANAGEMENT PTY LTD  
Solicitor, P.O. BOX 2244,  
536 Ruthven Street, TOOWOOMBA Q  
TOOWOOMBA 4350.  
4350



BUP2868

CMS12278

CISP

Catalogued. Noted on R.F. 159693  
Charted on T.M. Toowoomba Sh8  
11th May 1978

R.P. 1774

ANNEXURE 1 TO SHEET NO. 1 OF BUILDING UNITS PLAN NO. 2868 ON

28 JUN 1995 

REGISTRAR OF TITLES.

No. 700675696 NOTIFICATION OF CHANGE OF ADDRESS RECORDED

28 JUN 1995 

No. 700675793 NOTIFICATION OF CHANGE OF BY LAWS RECORDED

28 JUN 1995 

( Form 2 )

Regulation 12  
Sheet 2 of 7 Sheets.

BUILDING UNITS PLAN No. 2868

I, JAMES STUART PARKINSON, Authorised Surveyor under the  
"Land Surveyors' Act, 1908 to 19<sup>74</sup>~~16~~," 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 29th Day of July 1977.

*A. E. Sandu J.P.*  
A JUSTICE OF THE PEACE.

*J.S. Parkinson*  
J.S. PARKINSON  
AUTHORISED SURVEYOR.

*[Signature]*  
TOWN CLERK.  
TOOWOOMBA CITY COUNCIL.

( Form 3 )

Regulation 13

Sheet No. 3 of 7 Sheets.

TOOWOOMBA CITY COUNCIL

BUILDING UNITS PLAN No.      **2868**

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 compiled 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  
 seventeenth Day of JANUARY 1978

in the Presence of

*W. J. Donagh*

A JUSTICE OF THE PEACE.

( Form 11 )

Regulation 13a

Sheet No. 4 of 7 Sheets.

BUILDING UNITS PLAN No. 2868

I Reginald James Dwyer 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 13<sup>th</sup> Day of September 1977.

  
BUILDING INSPECTOR

  
TOWN CLERK.  
Toowoomba City Council

( Form 4 )

Regulation 14

2868

Sheet 5 of 7 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               | 5769              | 30    |
| 2           | A & B | 1               |                   | 31    |
| 3           | A & B | 1               |                   | 32    |
| 4           | A     | 1               |                   | 33    |
| 5           | A & B | 1               |                   | 34    |
|             |       |                 |                   |       |
| Total       |       | 5               |                   |       |

Signature of Registered Proprietors.

*W. E. Murray*

*[Signature]*

TOWN CLERK

Toowoomba City Council.

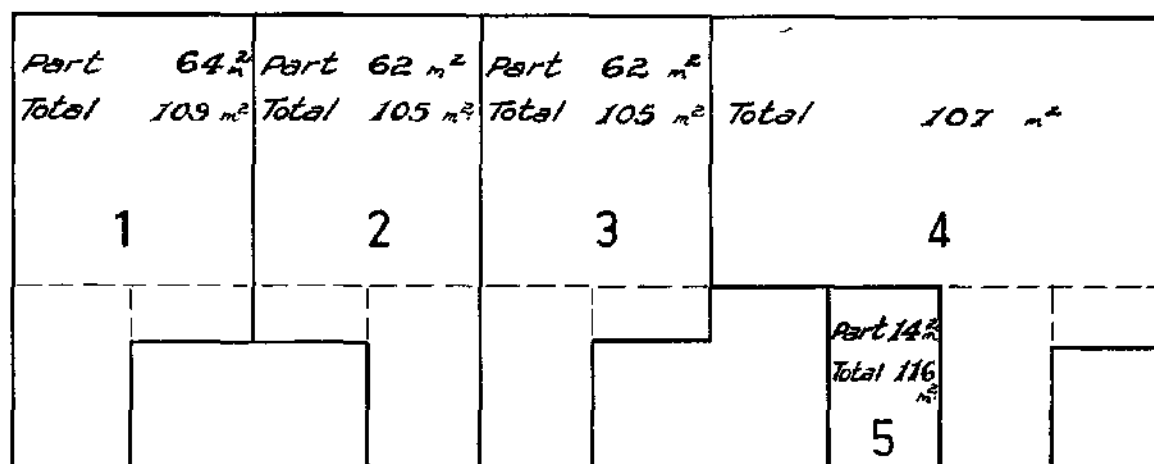
( Form 5 )

Regulation 15.

Sheet No. 6 of 7 Sheets

BUILDING UNITS PLAN No. **2868**

LEVEL A



Scale 1:200

Floor areas are approximate only

*[Signature]*

Signature of Registered Proprietors.

*[Signature]*

TOWN CLERK

Toowoomba City Council

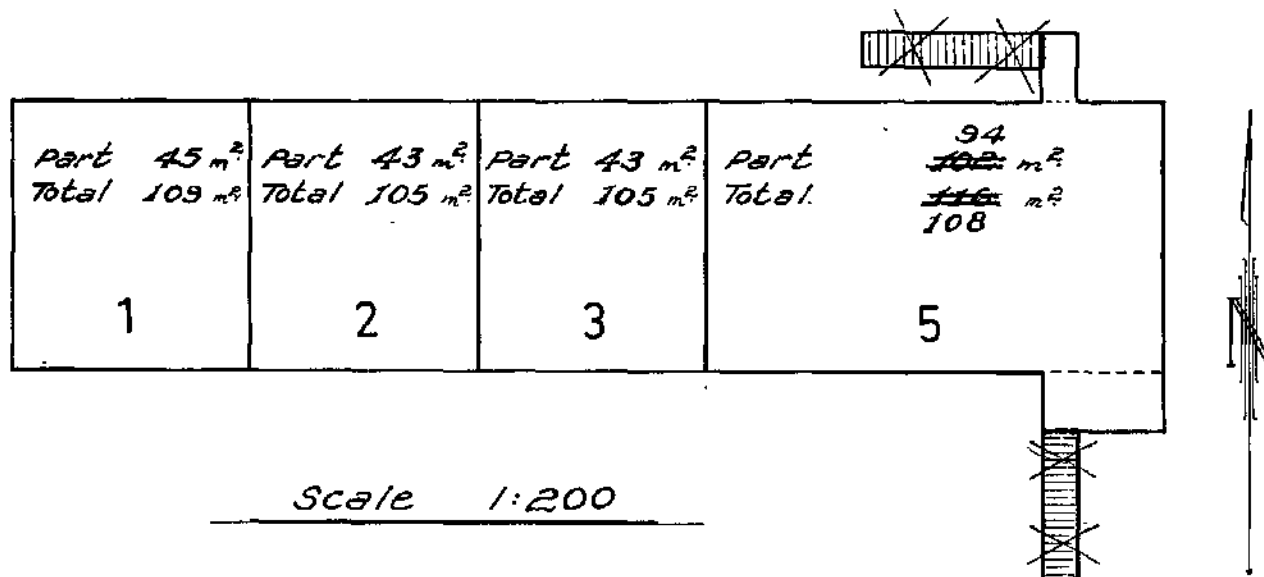
( Form 5 )

Regulation 15

Sheet No 7 of 7 Sheets

Building Units Plan No. 2868

LEVEL B



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

Floor areas are approximate only.

Signature of Registered Proprietors.

*J. E. Emmons*

*[Signature]*

TOWN CLERK.

Toowoomba City Council

QUEENSLAND

TO WIT

I, TERENCE JOHN NEWCOMBE of Toowoomba in the  
State of Queensland DO SOLEMNLY AND SINCERELY DECLARE as  
follows:-

1. I am the overseer for the Building Contractors  
engaged in the construction of "Warrawong Court" Home Units.
2. I did on the Second day of May, 1978 attend to  
the fixing on of plastic, aluminium and aluminous numbers  
on the entrance doors, above the entrance doors, on the  
carports and on each of the mail boxes to each of the said  
Home Units.

AND I MAKE this solemn Declaration conscientiously believing  
the same to be true and by virtue of the provisions of "The  
Oaths Act of 1867 to 1960".

SIGNED AND DECLARED by the abovenamed  
TERENCE JOHN NEWCOMBE at Toowoomba in  
the State of Queensland this 2nd day  
of May, 1978, before me:

} *J. J. Newcombe*

*V. A. Rowbotham J.P.*

A Justice of the Peace

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

Dealing: 704186477  
Title Reference: 19202868  
Lodgment: 1070628  
Date: 15/07/2000 12:15:39

1. Name of Community Title Scheme

WARRAWONG COURT

2. Regulation Module

Body Corporate and Community Management (Standard Module) Regulation 1997

3. Name of Body Corporate

BODY CORPORATE FOR WARRAWONG COURT COMMUNITY TITLES SCHEME 12278

4. Address for service of documents on the body corporate

TOOWOOMBA STRATA TITLE MANAGEMENT P/L  
PO BOX 2244  
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 BUP2868 | 1           | 1 in BUP2868 | 1           |
| 2 in BUP2868 | 1           | 2 in BUP2868 | 1           |
| 3 in BUP2868 | 1           | 3 in BUP2868 | 1           |
| 4 in BUP2868 | 1           | 4 in BUP2868 | 1           |
| 5 in BUP2868 | 1           | 5 in BUP2868 | 1           |

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

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

**Your Toowoomba STRATA Contact:**  
 Brittany McGrath  
 07 4639 1955

## FORM 33 - BODY CORPORATE CERTIFICATE COVER SHEET

Please find attached the following:-

- Form 33 - Body Corporate Certificate
- Register of Assets
- 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       | 2                                |
| Unit Number      | 2                                |
| Scheme Name      | WARRAWONG COURT CTS 12278        |
| Building Address | 18 GLENDOWER STREET, MOUNT LOFTY |
| Certificate Date | 11/06/2026                       |

### Seller Details

|       |                                      |                              |
|-------|--------------------------------------|------------------------------|
| Owner | Scott John & Geraldine Mary RODERICK | Office<br>Must match request |
|-------|--------------------------------------|------------------------------|

### Warning - Levies!

The attached statement only includes amounts owing up to 11/06/2026. New levy amounts can easily be added after 11/06/2026, for example:-

- Standard levies if a new levy period has occurred since 11/06/2026
- Special levies if the levies are only approved after 11/06/2026
- Debt Collection levies can only be issued once the costs are known and this might only happen after 11/06/2026
- Interest and penalties levies issued after 11/06/2026

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 **11/06/2026**.

|                |                           |     |   |
|----------------|---------------------------|-----|---|
| Name of Scheme | WARRAWONG COURT CTS 12278 | Lot | 2 |
|----------------|---------------------------|-----|---|

**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>WARRAWONG COURT CTS 12278</b>                                                                                                                                                                                                                                                          |
| <b>Address of community titles scheme</b>         | 18 GLENDOWER STREET, MOUNT LOFTY 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>                                       | 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Plan number</b>                                      | BUP 2868                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <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><br/> - 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>5</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Interest schedule</b>            | Interest schedule lot entitlement for the lot: <b>0</b><br>Total interest schedule lot entitlements for all lots: <b>5</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> | <ul style="list-style-type: none"> <li>- 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.</li> <li>- 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.</li> <li>- 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.</li> <li>- <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></li> <li>- The contributions payable by the owner of the lot that this certificate relates to are listed over the page.</li> </ul> |
| <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 2 for the current financial year | \$2,066.71                                                                                        |
| Number of instalments                                                                        | 4 (if there are more rows in the below tables than the number of instalments, they will be blank) |
| Monthly penalty for overdue contributions (if applicable)                                    | 0%                                                                                                |
| Discount for on-time payments (if applicable)                                                | 10.00%                                                                                            |

| Due Date   | Details                                                       | Amount   | Discount                      | Paid       |
|------------|---------------------------------------------------------------|----------|-------------------------------|------------|
| 30/09/2025 | Standard Levy Contribution Schedule (01/09/2025 - 30/11/2025) | \$466.69 | \$46.65 if paid by 30/09/2025 | Fully Paid |
| 31/12/2025 | Standard Levy Contribution Schedule (01/12/2025 - 28/02/2026) | \$533.34 | \$53.35 if paid by 31/12/2025 | Fully Paid |
| 31/03/2026 | Standard Levy Contribution Schedule (01/03/2026 - 31/05/2026) | \$533.34 | \$53.35 if paid by 31/03/2026 | Fully Paid |
| 30/06/2026 | Standard Levy Contribution Schedule (01/06/2026 - 31/08/2026) | \$533.34 | \$53.35 if paid by 30/06/2026 | 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 2 for the current financial year | \$1,244.44 |
| Number of instalments                                                                        | 4          |
| Monthly penalty for overdue contributions (if applicable)                                    | 0%         |
| Discount for on-time payments (if applicable)                                                | 10.00%     |

| Due Date   | Details                                                       | Amount   | Discount                      | Paid       |
|------------|---------------------------------------------------------------|----------|-------------------------------|------------|
| 30/09/2025 | Standard Levy Contribution Schedule (01/09/2025 - 30/11/2025) | \$311.11 | \$31.10 if paid by 30/09/2025 | Fully Paid |
| 31/12/2025 | Standard Levy Contribution Schedule (01/12/2025 - 28/02/2026) | \$311.11 | \$31.10 if paid by 31/12/2025 | Fully Paid |
| 31/03/2026 | Standard Levy Contribution Schedule (01/03/2026 - 31/05/2026) | \$311.11 | \$31.10 if paid by 31/03/2026 | Fully Paid |
| 30/06/2026 | Standard Levy Contribution Schedule (01/06/2026 - 31/08/2026) | \$311.11 | \$31.10 if paid by 30/06/2026 | 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 2 | \$4,000.00 |
| Monthly penalty for overdue contributions (if applicable)     | 0%         |
| Discount for on-time payments (if applicable)                 | 10.00%     |

| Due Date   | Details                                                | Amount     | Discount                     | Paid       |
|------------|--------------------------------------------------------|------------|------------------------------|------------|
| 20/02/2026 | Special Levy for approved pressure cleaning & painting | \$4,000.00 | \$0.00 if paid by 20/02/2026 | Fully Paid |
|            |                                                        |            | if paid by                   |            |
|            |                                                        |            | if paid by                   |            |
|            |                                                        |            | if paid by                   |            |
|            |                                                        |            | if paid by                   |            |
|            |                                                        |            | if paid by                   |            |
|            |                                                        |            | if paid by                   |            |
|            |                                                        |            | if paid by                   |            |
|            |                                                        |            | if paid by                   |            |
|            |                                                        |            | if paid by                   |            |
|            |                                                        |            | if paid by                   |            |
|            |                                                        |            | if paid by                   |            |

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

For the current financial year there are:

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

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

At the date of this certificate 11/06/2026, 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<br/>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> \$8,160.51<br/> <b>Current sinking fund balance (as at date of certificate):</b> \$21,997.01<br/> <b>Current Total fund balance (as at date of certificate):</b> \$30,157.52</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<br/>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.

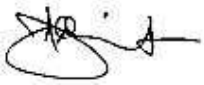
|                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <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            | 11/06/2026                                                                          |

## 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**  
**12278 WARRAWONG COURT 18 GLENDOWER STREET**

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

Nil

Authorisations Affecting Lots  
12278 WARRAWONG COURT 18 GLENDOWER STREET

Printed: 11/06/2026 11:37 am    User: Janine Dayrit

Page 1

| Lot No | Resolution Date | Description                      | Conditions                                             |
|--------|-----------------|----------------------------------|--------------------------------------------------------|
| 2      | 16/10/03        | Fixed Glass Replacement          | Contact Toowoomba STRATA for full terms and conditions |
| 2      | 16/10/03        | Upgrading Courtyards             | Contact Toowoomba STRATA for full terms and conditions |
| 2      | 04/11/04        | Installation of Air Conditioners | Contact Toowoomba STRATA for full terms and conditions |
| 2      | 26/10/05        | Installation of Water Tanks      | Contact Toowoomba STRATA for full terms and conditions |

## BY-LAWS – WARRAWONG COURT CTS 12278

### **BY-LAW 1        Noise**

1. A proprietor or occupier of a lot shall not upon the parcel create any noise likely to interfere with the peaceful enjoyment of the proprietor or occupier of another lot or of any person lawfully using common property.

### **BY-LAW 2        Vehicles**

2. Save where a by-law made pursuant to Section 30(7) authorizes him so to do, a proprietor or occupier of a lot shall not park or stand any motor or other vehicle upon common property except with the consent in writing of the body corporate.

### **BY-LAW 3        Obstruction**

3. A proprietor or occupier of a lot shall not obstruct lawful use of common property by any person.

### **BY-LAW 4        Damage to lawns, etc., on common property**

4. A proprietor or occupier of a lot shall not -

- (a) damage any lawn, garden, tree, shrub, plant or flower being part of or situated upon common property; or
- (b) except with the consent in writing of the body corporate, use for his own purposes as a garden any portion of the common property.

### **BY-LAW 5        Damage to common property**

5. A proprietor or occupier of a lot shall not mark, paint, drive nails or screws or the like into, or otherwise damage or deface, any structure that forms part of the common property except with the consent in writing of the body corporate, but this by-law does not prevent a proprietor or person authorised by him from installing -

- (a) any locking or other safety device for protection of his lot against intruders; or
- (b) any screen or other device to prevent entry of animals or insects upon his lot:

Provided that the locking or other safety device or, as the case may be, screen or other device is constructed in a workman-like manner, is maintained in a state of good and serviceable repair by the proprietor and does not detract from the amenity of the building.

### **BY-LAW 6        Behaviour of invitees**

6. A proprietor or occupier of a lot shall take all reasonable steps to ensure that his invitees do not behave in a manner likely to interfere with the peaceful enjoyment of the proprietor or occupier of another lot or of any person lawfully using common property.

### **BY-LAW 7        Depositing rubbish etc., on common property**

7. A proprietor or occupier of a lot shall not deposit or throw upon the common property any rubbish, dirt, dust or other material likely to interfere with the peaceful enjoyment of the proprietor or occupier of another lot or of any person lawfully using the common property.

### **BY-LAW 8        Appearance of building**

8. In the case of a building units plan, a proprietor or occupier of a lot shall not, except with the consent in writing of the body corporate, hang any washing, towel, bedding, clothing or other article or display any sign, advertisement, placard, banner, pamphlet or like matter on any part of his lot in such a way as to be visible from outside the building.

### **BY-LAW 9        Storage of flammable liquids etc.**

9. A proprietor or occupier of a lot shall not, except with the consent in writing of the body corporate, use or store upon his lot or upon the common property any flammable chemical, liquid or gas or other flammable material, other than chemicals, liquids, gases or other material used or intended to be used for domestic purposes, or any such chemical, liquid, gas or other material in a fuel tank of a motor vehicle or internal combustion engine.

### **BY-LAW 10       Garbage Disposal**

10. A proprietor or occupier of a lot shall -

- (a) save where the body corporate provides some other means of disposal of garbage, maintain within his lot, or on such part of the common property as may be authorised by the body corporate, in clean and dry condition and adequately covered, a receptacle for garbage;
- (b) comply with all local authority by-laws and ordinances relating to the disposal of garbage;
- (c) ensure that the health, hygiene and comfort of the proprietor or occupier of any other lot is not adversely affected by his disposal of garbage.

### **BY-LAW 11       Keeping of animals**

11. Subject to Section 30(12), a proprietor or occupier of a lot shall not, without the approval in writing of the body corporate, keep any animal upon his lot or the common property.

700675793

\$90.00

*B*  
*20/6/95*



31/05/1995  
09:08

BE 422

CH BY-LAWS

Building Units and Group Titles Act 1980

**BUILDING UNITS AND GROUP TITLES REGULATIONS 1980**

Form 17

Section 15

**NOTIFICATION OF CHANGE OF BY-LAWS**

The Proprietors "Warrawong Court" Building Units Plan Number 2868 hereby certify that in pursuance of the provisions of section 30 of the Building Units and Group Titles Act 1980 by special resolution so far as relates to By-Laws 1 to 11 duly passed on 22nd of May 1995 the By-Laws in force in respect of the parcel referred to in the said plan were repealed and replaced as follows:

**BY-LAW 1 Noise**

A proprietor or occupier of a lot shall not upon the parcel create any noise likely to interfere with the peaceful enjoyment of the proprietor or occupier of another lot or of any person lawfully using common property.

**BY-LAW 2 Vehicles**

Save where a by-law made pursuant to Section 30(7) authorizes him so to do, a proprietor or occupier of a lot shall not park or stand any motor or other vehicle upon common property except with the consent in writing of the body corporate.

**BY-LAW 3 Obstruction**

A proprietor or occupier of a lot shall not obstruct lawful use of common property by any person.

**BY-LAW 4 Damage to lawns, etc, on common property**

A proprietor or occupier of a lot shall not:

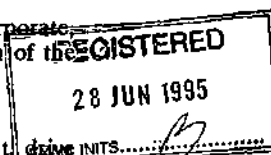
- (a) damage any lawn, garden, tree, shrub, plant or flower being part of or situated upon common property; or
- (b) except with the consent in writing of the body corporate, use for his own purposes as a garden any portion of the common property.

**BY-LAW 5 Damage to common property**

A proprietor or occupier of a lot shall not mark, paint, drive nails or screws or the like into, or otherwise damage or deface, any structure that forms part of the common property except with the consent in writing of the body corporate, but this by-law does not prevent a proprietor or person authorised by him from installing:

- (a) any locking or other safety device for protection of his lot against intruders; or
- (b) any screen or other device to prevent entry of animals or insects upon his lot:

Provided that the locking or other safety device or, as the case may be, screen or other device is constructed in a workman-like manner, is maintained in a state of good and serviceable repair



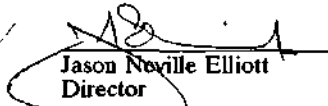
*Fullt  
DATE  
ENTERED*

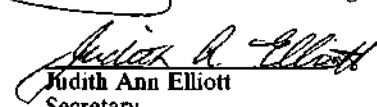
The Common Seal of the Proprietors "Warrawong Court" Building Units Plan Number 2868 was hereunto affixed on the 24th day of May 1995 by Toowoomba Strata Title Management Pty Ltd duly appointed Body Corporate Manager.



The Common Seal of Toowoomba Strata Title Management Pty Ltd was hereunto affixed on the 24th day of May 1995 in the presence of Jason Neville Elliott a Director and Judith Ann Elliott a Secretary.



  
Jason Neville Elliott  
Director

  
Judith Ann Elliott  
Secretary

by the proprietor and does not detract from the amenity of the building.

**BY-LAW 6 Behaviour of invitees**

A proprietor or occupier of a lot shall take all reasonable steps to ensure that his invitees do not behave in a manner likely to interfere with the peaceful enjoyment of the proprietor or occupier of another lot or of any person lawfully using common property.

**BY-LAW 7 Depositing rubbish etc, on common property**

A proprietor or occupier of a lot shall not deposit or throw upon the common property any rubbish, dirt, dust or other material likely to interfere with the peaceful enjoyment of the proprietor or occupier of another lot or of any person lawfully using the common property.

**BY-LAW 8 Appearance of building**

In the case of a building units plan, a proprietor or occupier of a lot shall not except with the consent in writing of the body corporate, hang any washing, towel, bedding, clothing or other article or display any sign, advertisement, placard, banner pamphlet or like matter on any part of his lot in such a way as to be visible from outside the building.

**BY-LAW 9 Storage of flammable liquids etc.**

A proprietor or occupier of a lot shall not, except with the consent in writing of the body corporate, use or store upon his lot or upon the common property any flammable chemical, liquid or gas or other flammable material, other than chemicals, liquids, gases or other material used or intended to be used for domestic purposes, or any such chemical, liquid, gas or other material in a fuel tank of a motor vehicle or internal combustion engine.

**BY-LAW 10 Garbage Disposal**

A proprietor or occupier of a lot shall:

- (a) save where the body corporate provides some other means of disposal of garbage, maintain within his lot, or on such part of the common property as may be authorised by the body corporate, in clean and dry condition and adequately covered, a receptacle for garbage;
- (b) comply with all local authority by-laws and ordinances relating to the disposal of garbage;
- (c) ensure that the health, hygiene and comfort of the proprietor or occupier of any other lot is not adversely affected by his disposal of garbage;
- (d) ensure that the receptacle for garbage is promptly returned to its normal position in accordance with By-Law 10(a) upon its clearance.

**BY-LAW 11 Keeping of animals**

Subject to Section 30(12), a proprietor or occupier of a lot shall not, without the approval in writing of the body corporate, keep any animal upon his lot or the common property.

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

Dealing: 704186477  
Title Reference: 19202868  
Lodgment: 1070628  
Date: 15/07/2000 12:15:39

1. Name of Community Title Scheme

WARRAWONG COURT

2. Regulation Module

Body Corporate and Community Management (Standard Module) Regulation 1997

3. Name of Body Corporate

BODY CORPORATE FOR WARRAWONG COURT COMMUNITY TITLES SCHEME 12278

4. Address for service of documents on the body corporate

TOOWOOMBA STRATA TITLE MANAGEMENT P/L  
PO BOX 2244  
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 BUP2868 | 1           | 1 in BUP2868 | 1           |
| 2 in BUP2868 | 1           | 2 in BUP2868 | 1           |
| 3 in BUP2868 | 1           | 3 in BUP2868 | 1           |
| 4 in BUP2868 | 1           | 4 in BUP2868 | 1           |
| 5 in BUP2868 | 1           | 5 in BUP2868 | 1           |

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

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



LAND TITLE ACT

**REGISTRATION CONFIRMATION STATEMENT**

DEPT. OF NATURAL RESOURCES, QUEENSLAND

Title Reference : 19202868

This is the current status of the title as at 12:15 on 15/07/2000

**REGISTERED OWNER**

BODY CORPORATE FOR WARRAWONG COURT COMMUNITY TITLES  
SCHEME 12278  
TOOWOOMBA STRATA TITLE MANAGEMENT P/L  
PO BOX 2244  
TOOWOOMBA QLD 4350

**LAND DESCRIPTION**

COMMON PROPERTY OF WARRAWONG COURT COMMUNITY TITLES SCHEME 12278  
COMMUNITY MANAGEMENT STATEMENT 12278

**EASEMENTS, ENCUMBRANCES AND INTERESTS**

1. Rights and interests reserved to the Crown by  
Deed of Grant No. 10187240 (POR 599)
2. CHANGE OF ADDRESS No 700675696 31/05/1995 at 08:48  
The address of the body corporate is changed from  
THE PROPRIETORS "WARRAWONG COURT"  
BUP 2868  
B.J. MELROSE SOLICITOR  
536 RUTHVEN ST TOOWOOMBA QLD  
4350  
to  
THE PROPRIETORS WARRAWONG COURT  
BUP NO. 2868 C/- TOOWOOMBA STRATA  
TITLE MANAGEMENT PTY LTD  
P O BOX 2244 TOOWOOMBA QLD  
4350
3. CHANGE OF BY-LAWS No 700675793 31/05/1995 at 09:08  
The by-laws have been changed
4. REQUEST FOR NEW CMS No 704186477 15/07/2000 at 12:15  
New COMMUNITY MANAGEMENT STATEMENT 12278  
MODULE:STANDARD

ADMINISTRATIVE ADVICES - NIL  
UNREGISTERED DEALINGS - NIL

CERTIFICATE OF TITLE ISSUED - No



LAND TITLE ACT

**REGISTRATION CONFIRMATION STATEMENT**

DEPT. OF NATURAL RESOURCES, QUEENSLAND

Title Reference : 19202868

DEALINGS REGISTERED  
704186477 NEW CMS

Caution - Charges do not necessarily appear in order of priority

\*\* End of Confirmation Statement \*\*

G. Mitchell  
Registrar Of Titles

Lodgement No: 1070628  
Office: BRISBANE

REGISTRAR OF TITLES  
G.P.O. Box 1401  
BRISBANE QLD 4001



26/09/1997

DEPT. OF NATURAL RESOURCES AUTOMATED TITLES SYSTEM  
26/09/1997 16:40 COMMUNITY TITLES SCHEME SEARCH STATEMENT  
Request No: 466

ENE470

Scheme Name: WARRAWONG COURT COMMUNITY TITLES SCHEME 12278

Body Corp. Addr: TOOWOOMBA STRATA TITLE MANAGEMENT P/L  
PO BOX 2244  
TOOWOOMBA QLD

Postcode: 4350

COMMUNITY MANAGEMENT STATEMENT No: 12278

| Title    | Lot | Plan     |
|----------|-----|----------|
| 19202868 | CP  | BUP 2868 |
| 15769030 | 1   | BUP 2868 |
| 15769031 | 2   | BUP 2868 |
| 15769032 | 3   | BUP 2868 |
| 15769033 | 4   | BUP 2868 |
| 15769034 | 5   | BUP 2868 |

This Community Titles Scheme has been created under an Interim Statement allocated under the provisions of the Body Corporate and Community Management Act 1997

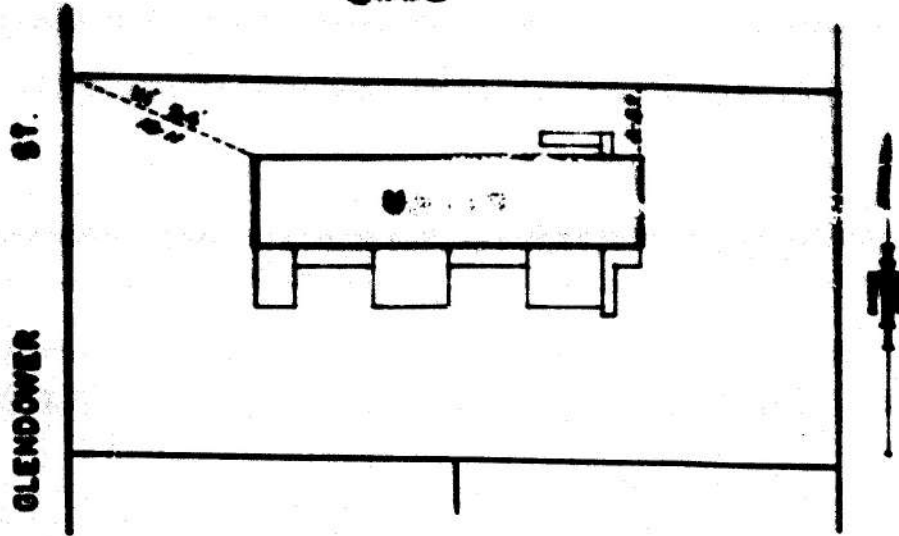
\*\* End of CMS Search Statement \*\*

Requested By: External Token

9648 / P<sup>c</sup> " 7

Coloured. Noted on R.P. 159693  
 Charted on T.M. Remembrance 298  
 11th May 1978

( Plan 1 )  
Name of Building Unit: "WARRANONG COURT"  
Registered on 5 (a)  
Sheet No. 1 of 7 Sheets  
Building Units Plan No. **2868**



Scale 1:400

Signature of Registered Proprietors. *H. Emmsay*

Name of Registered Proprietors. **NORMAN EDWARD ROBINSON**  
Building Units Plan No. **2868**

Address: 5 McArthur Street,  
Toowoomba, 4350

Registered. 5 May 1978

County of Aubigny.

*Heinrich*  
Registrar of Titles. 

Parish of Drayton.

Reference to Title.

Office Reference only

New Title to issue 5763 / 200

Description of Parcel.

Lot 1 on Registered Plan 159693

Name of Body Corporate.

*[Signature]*  
Town Clerk.

"WARRANONG COURT"

**2868** Toowoomba City Council.

Address at which documents may be served.

P. J. Melrose,  
Solicitor,  
536 Ruthven Street,  
TOOWOOMBA 4350.

R.P. 1774

|               |          |
|---------------|----------|
| Journal No.   |          |
| F559525       |          |
| Receipt No.   |          |
| 48795 100-90  |          |
| Lodgement     | 35 00    |
| New Titles    | 57 50    |
| Encls on N/Ts |          |
| Photocopies   | 14 40    |
| Total         | \$106 90 |
| TIME          |          |
| dud.          |          |

14 1/2

Brian & Brian

( Form 3 )

Regulation 13

Sheet No. 3 of 7 Sheets

TOOWOOMBA CITY COUNCIL

BUILDING UNITS PLAN No. **2068**

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 )

NELLIE ELIZABETH ROBINSON )

MAYOR )

SAUL BOWNE ROBINSON )

TOWN CLERK )

Nellie E. Robinson  
MAYOR

Saul B. Robinson  
TOWN CLERK

of the said City on the

seventeenth Day of JANUARY 1978

in the Presence of

W. D. Smith JP  
A JUSTICE OF THE PEACE.

( Form 3 )

Regulation 13

Sheet No. 3 of 7 Sheets

TOOWOOMBA CITY COUNCIL

BUILDING UNITS PLAN No. **2068**

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 )

NELLIE ELIZABETH ROBINSON )

MAYOR )

SAUL BOWNE ROBINSON )

TOWN CLERK )

Nellie E. Robinson  
MAYOR

Saul B. Robinson  
TOWN CLERK

of the said City on the

seventeenth Day of JANUARY 1978

in the Presence of

W. D. Smith JP  
A JUSTICE OF THE PEACE.

( Form 11 )

Regulation 12a

Sheet No. 4 of 7 Sheets

BUILDING UNITS PLAN No. 2068

*I, Raymond Dwyer*  
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 *13<sup>th</sup>* Day of *September* 1977.

*R Dwyer*  
BUILDING INSPECTOR

*[Signature]*  
TOWN CLERK.  
Toowoomba City Council

( Form 4 )

2868

Regulation 14

Sheet 5 of 7 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           | 5760              | 30    |
| 2        | A & B | 1           |                   | 31    |
| 3        | A & B | 1           |                   | 32    |
| 4        | A     | 1           |                   | 33    |
| 5        | A & B | 1           |                   | 34    |
|          |       |             |                   |       |
| Total    |       | 5           |                   |       |

Signature of Registered Proprietors.

*W. Emmerson*

TOWN CLERK

Toowoomba City Council.

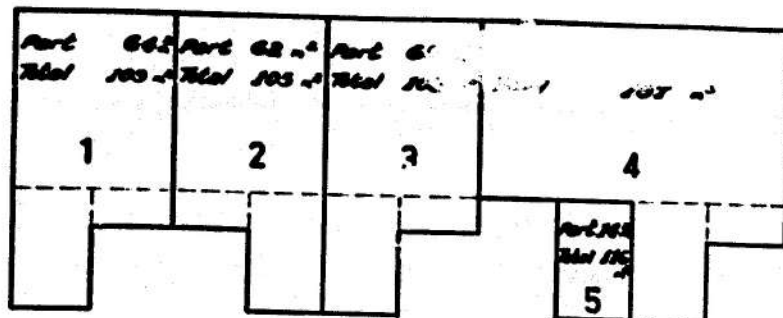
( Form 5 )

Regulation 15.

Sheet No. 6 of 7 Sheets

BUILDING UNITS PLAN No. 2868

LEVEL A



Scale 1:200

Floor areas are approximate only

*M. Emurrow*  
Signature of Registered Proprietors.

*[Signature]*  
TOWN CLERK  
Toowoomba City Council

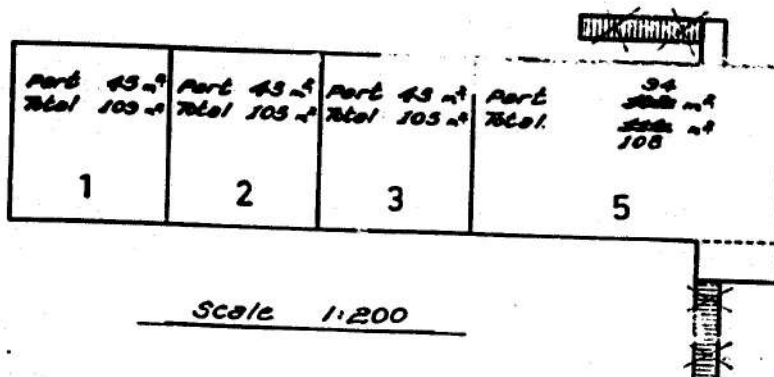
( Form 5 )

Regulation 15

Sheet No 7 of 7 Sheets

Building Units Plan No. 2668

LEVEL B



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

Floor areas are approximate only.

Signature of Registered Proprietors.

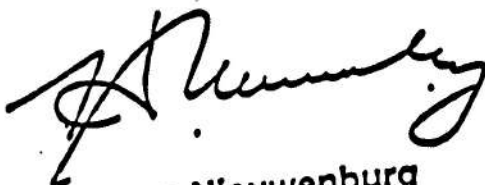
*J. H. Emmerson*

*[Signature]*

TOWN CLERK.  
Toowoomba City Council

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STATEMENT.



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# Sinking Fund Forecast

## Warrawong Court

18 Glendower Street

Mount Lofty QLD 4350

Community Title Scheme 12278



| Report details   |               |
|------------------|---------------|
| Inspection date: | 24/01/2022    |
| Inspector:       | Bruce Simpson |

27/01/2022

The Body Corporate  
Warrawong Court  
18 Glendower Street  
Mount Lofty QLD 4350

Dear Committee Members,

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

Based on our survey of your property, we have determined that the Body Corporate will need to increase its contributions in order to cover its forecast sinking fund expenses. We strongly recommend that the levies be set at the level shown in this report.

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

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

|                                                                                  |          |
|----------------------------------------------------------------------------------|----------|
| Levy Per Unit Entitlement (Total sinking fund levy divided by unit entitlements) | \$170.00 |
| Total Unit Entitlements                                                          | 5        |
| Total Sinking Fund Levy                                                          | \$850.00 |

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

| Report Index                                                 | Page No.         |
|--------------------------------------------------------------|------------------|
| <b>Owners Report Summary</b>                                 | <b>Section 1</b> |
| Building Details and Report Inputs Page                      | 2                |
| 15 Year Cash Flow Tracking & Graph with New Levies           | 3                |
| 15 Year Cash Flow Tracking & Graph with Old Levies           | 4                |
| <b>Report Detail</b>                                         | <b>Section 2</b> |
| 15 Year Anticipated Expenditure Table                        | 5                |
| Building Data List from Property Inspection                  | 7                |
| Inspector's Building Report & Building Specific Report Notes | 13               |
| Report Notes                                                 | 15               |

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Yours sincerely,



The Team at Solutions in Engineering

**NEW SOUTH WALES**

Level 5, 115 Pitt St Sydney 2000  
PO Box A72 Sydney South NSW 1235

**QUEENSLAND**

9 Gardner Close, Milton 4064  
PO Box 1584 Milton 4064

**VICTORIA**

Level 1, 1 Queens Rd Melbourne 3004  
GPO Box 5025 Melbourne 3001

## Building Details & Report Inputs Supplied information

|                                               |                                             |
|-----------------------------------------------|---------------------------------------------|
| Building Name                                 | Warrawong Court                             |
| Building Address                              | 18 Glendower Street<br>Mount Lofty QLD 4350 |
| Community Title Scheme No.                    | 12278                                       |
| Plan Type                                     | Building Format Plan                        |
| Registered Plan Date/Year of Construction     | 1978                                        |
| Number of Unit Entitlements                   | 5                                           |
| Number of Units                               | 5                                           |
| Estimated Sinking Fund Balance                | \$20,235                                    |
| Starting date of Financial Year for Report    | 1/09/2021                                   |
| GST Status                                    | Not Registered for GST                      |
| Current Sinking Fund Levy per Lot Entitlement | \$170.00                                    |

## Report assumptions & information

|                                                                                                                                                                |          |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|
| Assumed Interest Rate on invested funds (For funds over \$10,000) Years 1 - 3                                                                                  | 1.70%    |
| Assumed Interest Rate on invested funds (For funds over \$10,000) Years 4 - 15                                                                                 | 3.00%    |
| Company Taxation Rate                                                                                                                                          | 25.00%   |
| Interest on Invested Funds – Based on Assumed Interest Rate minus Company Taxation Rate. Calculated only on Sinking Fund balances over \$10,000 - Years 1 - 3  | 1.28%    |
| Interest on Invested Funds – Based on Assumed Interest Rate minus Company Taxation Rate. Calculated only on Sinking Fund balances over \$10,000 - Years 4 - 15 | 2.25%    |
| Contingency Allowance - For minor and/or unforeseen expenses                                                                                                   | 10%      |
| Assumed Rate of Inflation for Building Maintenance Costs - Based on average annual building cost increase over the past five years.                            | 3.00%    |
| Forecast Period - Number of years the forecasts                                                                                                                | 15 years |

## 15 Year Levy Table

| Year | Year To    | Total Contribution | Contribution per Lot Entitlement | Quarterly Contribution |
|------|------------|--------------------|----------------------------------|------------------------|
| 1    | 31/08/2022 | 850.00             | 170.00                           | 42.50                  |
| 2    | 31/08/2023 | 5,100.00           | 1,020.00                         | 255.00                 |
| 3    | 31/08/2024 | 5,253.00           | 1,050.60                         | 262.65                 |
| 4    | 31/08/2025 | 5,410.59           | 1,082.12                         | 270.53                 |
| 5    | 31/08/2026 | 5,572.91           | 1,114.58                         | 278.65                 |
| 6    | 31/08/2027 | 5,740.10           | 1,148.02                         | 287.01                 |
| 7    | 31/08/2028 | 5,912.30           | 1,182.46                         | 295.62                 |
| 8    | 31/08/2029 | 6,089.67           | 1,217.93                         | 304.48                 |
| 9    | 31/08/2030 | 6,272.36           | 1,254.47                         | 313.62                 |
| 10   | 31/08/2031 | 6,460.53           | 1,292.11                         | 323.03                 |
| 11   | 31/08/2032 | 6,654.35           | 1,330.87                         | 332.72                 |
| 12   | 31/08/2033 | 6,853.98           | 1,370.80                         | 342.70                 |
| 13   | 31/08/2034 | 7,059.60           | 1,411.92                         | 352.98                 |
| 14   | 31/08/2035 | 7,271.39           | 1,454.28                         | 363.57                 |
| 15   | 31/08/2036 | 7,489.53           | 1,497.91                         | 374.48                 |

## 15 Year Cash Flow Tracking Sheet

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

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

| Year | Year To    | Opening Balance | Total Levy Contributions (Exc. GST) | Special Levies | Interest (After Tax) | Anticipated Expenses (Inc. GST) | Closing Balance |
|------|------------|-----------------|-------------------------------------|----------------|----------------------|---------------------------------|-----------------|
| 1    | 31/08/2022 | 20,235.00       | 850.00                              | 25,000.00      | 0.00                 | 44,025.00                       | 2,060.00        |
| 2    | 31/08/2023 | 2,060.00        | 5,100.00                            |                | 0.00                 | 510.00                          | 6,650.00        |
| 3    | 31/08/2024 | 6,650.00        | 5,253.00                            |                | 0.00                 | 2,069.00                        | 9,834.00        |
| 4    | 31/08/2025 | 9,834.00        | 5,410.59                            |                | 260.65               | 1,910.00                        | 13,595.24       |
| 5    | 31/08/2026 | 13,595.24       | 5,572.91                            |                | 360.56               | 714.00                          | 18,814.71       |
| 6    | 31/08/2027 | 18,814.71       | 5,740.10                            |                | 427.91               | 5,333.00                        | 19,649.72       |
| 7    | 31/08/2028 | 19,649.72       | 5,912.30                            |                | 485.15               | 2,087.00                        | 23,960.17       |
| 8    | 31/08/2029 | 23,960.17       | 6,089.67                            |                | 607.61               | 0.00                            | 30,657.45       |
| 9    | 31/08/2030 | 30,657.45       | 6,272.36                            |                | 760.36               | 0.00                            | 37,690.17       |
| 10   | 31/08/2031 | 37,690.17       | 6,460.53                            |                | 827.00               | 8,330.00                        | 36,647.70       |
| 11   | 31/08/2032 | 36,647.70       | 6,654.35                            |                | 601.55               | 26,479.00                       | 17,424.60       |
| 12   | 31/08/2033 | 17,424.60       | 6,853.98                            |                | 469.16               | 0.00                            | 24,747.74       |
| 13   | 31/08/2034 | 24,747.74       | 7,059.60                            |                | 576.92               | 5,273.00                        | 27,111.26       |
| 14   | 31/08/2035 | 27,111.26       | 7,271.39                            |                | 691.81               | 0.00                            | 35,074.46       |
| 15   | 31/08/2036 | 35,074.46       | 7,489.53                            |                | 697.42               | 15,646.00                       | 27,615.41       |

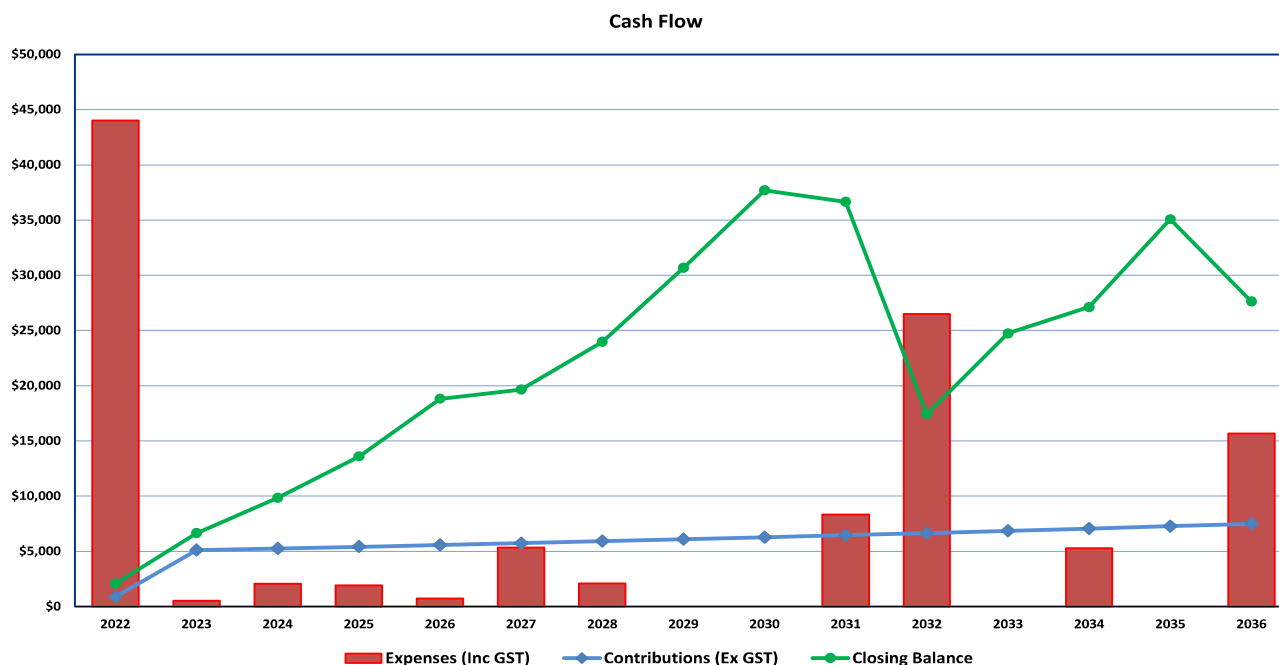
## 15 Year Cash Flow Graph

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

Contributions line - Total sinking fund contributions per year.

Expenses line – Total anticipated expenses in each year.

Closing balance line – Shows the amount left in the fund bank account at the end of the year after all anticipated expenses have been allowed for.



## What will happen if you stay with your current levy amount?

The table and graph below use the same information as on the previous page except they show the cash flow for the scheme if you do not vary your current levy amount.

### 15 Year Cash Flow Tracking Sheet

The table below shows the cash flow for the entirety of the forecast. In summary:

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

| Year | Year To    | Opening Balance | Total Levy Contributions (Exc. GST) | Interest (After Tax) | Anticipated Expenses (Inc. GST) | Closing Balance |
|------|------------|-----------------|-------------------------------------|----------------------|---------------------------------|-----------------|
| 1    | 31/08/2022 | 20,235.00       | 850.00                              | 0.00                 | 44,025.00                       | -22,940.00      |
| 2    | 31/08/2023 | -22,940.00      | 875.50                              | 0.00                 | 510.00                          | -22,574.50      |
| 3    | 31/08/2024 | -22,574.50      | 901.77                              | 0.00                 | 2,069.00                        | -23,741.73      |
| 4    | 31/08/2025 | -23,741.73      | 928.82                              | 0.00                 | 1,910.00                        | -24,722.91      |
| 5    | 31/08/2026 | -24,722.91      | 956.68                              | 0.00                 | 714.00                          | -24,480.23      |
| 6    | 31/08/2027 | -24,480.23      | 985.38                              | 0.00                 | 5,333.00                        | -28,827.85      |
| 7    | 31/08/2028 | -28,827.85      | 1,014.94                            | 0.00                 | 2,087.00                        | -29,899.91      |
| 8    | 31/08/2029 | -29,899.91      | 1,045.39                            | 0.00                 | 0.00                            | -28,854.52      |
| 9    | 31/08/2030 | -28,854.52      | 1,076.75                            | 0.00                 | 0.00                            | -27,777.77      |
| 10   | 31/08/2031 | -27,777.77      | 1,109.05                            | 0.00                 | 8,330.00                        | -34,998.72      |
| 11   | 31/08/2032 | -34,998.72      | 1,142.32                            | 0.00                 | 26,479.00                       | -60,335.40      |
| 12   | 31/08/2033 | -60,335.40      | 1,176.59                            | 0.00                 | 0.00                            | -59,158.81      |
| 13   | 31/08/2034 | -59,158.81      | 1,211.89                            | 0.00                 | 5,273.00                        | -63,219.92      |
| 14   | 31/08/2035 | -63,219.92      | 1,248.25                            | 0.00                 | 0.00                            | -61,971.67      |
| 15   | 31/08/2036 | -61,971.67      | 1,285.70                            | 0.00                 | 15,646.00                       | -76,331.97      |

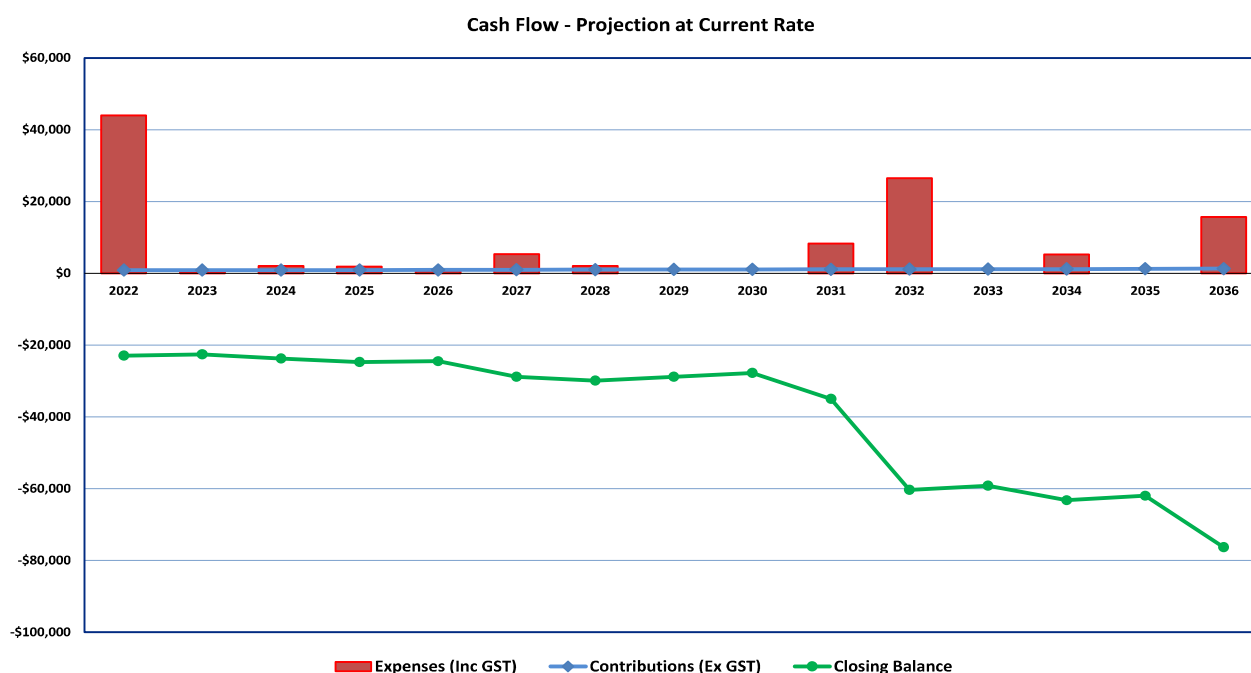
### 15 Year Cash Flow Graph

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

Contributions line - Total sinking fund contributions per year.

Expenses line – Total anticipated expenses in each year.

Closing balance line – Shows the amount left in the fund bank account at the end of the year after all anticipated expenses have been allowed for.



Anticipated Expenditures Table Year 1 - 15

This table shows when expenses will occur in the next 15 years. From left to right the columns are:-  
‘Expenditure Items’ - lists the different areas and items of expenditure.  
‘Current Cost’ - shows the current maintenance expenditure costs in today’s dollars.  
‘Year 1’ to ‘Year 15’ - shows the costs in the year in which they occur including the ‘Assumed Rate of Inflation’ compounded annually until the cost is due.

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

| Expenditure Item                               | Current Cost | Year 1 (2022) | Year 2 (2023) | Year 3 (2024) | Year 4 (2025) | Year 5 (2026) | Year 6 (2027) | Year 7 (2028) | Year 8 (2029) | Year 9 (2030) | Year 10 (2031) | Year 11 (2032) | Year 12 (2033) | Year 13 (2034) | Year 14 (2035) | Year 15 (2036) |
|------------------------------------------------|--------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|----------------|----------------|----------------|----------------|----------------|----------------|
| 1. BUILDING EXTERIOR                           |              |               |               |               |               |               |               |               |               |               |                |                |                |                |                |                |
| Repaint timber trim                            | 1,110        | 1,110         | -             | -             | -             | -             | -             | -             | -             | -             | -              | 1,492          | -              | -              | -              | -              |
| Repaint ceiling                                | 503          | 503           | -             | -             | -             | -             | -             | -             | -             | -             | -              | 676            | -              | -              | -              | -              |
| Repaint / re-stain & seal eaves lining         | 1,630        | 1,630         | -             | -             | -             | -             | -             | -             | -             | -             | -              | 2,191          | -              | -              | -              | -              |
| Repair eaves lining (total: 761m) - 2%         | 125          | 125           | -             | -             | -             | -             | -             | -             | -             | -             | -              | 168            | -              | -              | -              | -              |
| Repair window and door (allowance)             | 520          | 520           | -             | -             | -             | -             | -             | -             | -             | -             | -              | 699            | -              | -              | -              | -              |
| Repair plumbing pipework (allowance)           | 450          | -             | 464           | -             | -             | -             | -             | -             | -             | -             | -              | -              | -              | -              | -              | -              |
| Hire trades and labour - plumber               | 450          | 450           | -             | -             | -             | -             | -             | -             | -             | -             | -              | 605            | -              | -              | -              | -              |
| Sub Total (Incl. GST)                          |              | 4,338         | 464           | 0             | 0             | 0             | 0             | 0             | 0             | 0             | 0              | 5,831          | 0              | 0              | 0              | 0              |
| 2. ROOFING                                     |              |               |               |               |               |               |               |               |               |               |                |                |                |                |                |                |
| Repaint fascia                                 | 2,022        | 2,022         | -             | -             | -             | -             | -             | -             | -             | -             | -              | 2,717          | -              | -              | -              | -              |
| Repaint downpipes                              | 1,836        | 1,836         | -             | -             | -             | -             | -             | -             | -             | -             | -              | 2,467          | -              | -              | -              | -              |
| Repaint timber barge capping                   | 349          | 349           | -             | -             | -             | -             | -             | -             | -             | -             | -              | 469            | -              | -              | -              | -              |
| Repaint eaves guttering                        | 1,676        | 1,676         | -             | -             | -             | -             | -             | -             | -             | -             | -              | -              | -              | -              | -              | -              |
| Replace tiled roofing & sarking                | 42,884       | -             | -             | -             | -             | -             | -             | -             | -             | -             | -              | -              | -              | -              | -              | -              |
| Repair tiled roofing (total: 673m2) - 1%       | 374          | 374           | -             | -             | -             | -             | -             | -             | -             | -             | -              | 503            | -              | -              | -              | -              |
| Repair eaves guttering (total: 761m) - 3%      | 111          | 111           | -             | -             | -             | -             | -             | -             | -             | -             | -              | 149            | -              | -              | -              | -              |
| Repair metal fascia (total: 761m) - 3%         | 60           | 60            | -             | -             | -             | -             | -             | -             | -             | -             | -              | 81             | -              | -              | -              | -              |
| Repair metal barge capping (total: 141m) - 10% | 25           | 25            | -             | -             | -             | -             | -             | -             | -             | -             | -              | 34             | -              | -              | -              | -              |
| Repair tiled roof ridge capping (allowance)    | 225          | 225           | -             | -             | -             | -             | -             | -             | -             | -             | -              | 302            | -              | -              | -              | -              |
| Hire trades and labour - plumber               | 450          | 450           | -             | -             | -             | -             | -             | -             | -             | -             | -              | 605            | -              | -              | -              | -              |
| Wash roofing                                   | 3,338        | 3,338         | -             | -             | -             | -             | 3,870         | -             | -             | -             | -              | 4,486          | -              | -              | -              | -              |
| Sub Total (Incl. GST)                          |              | 10,466        | 0             | 0             | 0             | 0             | 3,870         | 0             | 0             | 0             | 0              | 11,813         | 0              | 0              | 0              | 0              |
| 3. PRELIMINARIES                               |              |               |               |               |               |               |               |               |               |               |                |                |                |                |                |                |
| Work at heights access and site setup          | 3,300        | 3,300         | -             | -             | -             | -             | -             | -             | -             | -             | -              | 4,435          | -              | -              | -              | -              |
| Sub Total (Incl. GST)                          |              | 3,300         | 0             | 0             | 0             | 0             | 0             | 0             | 0             | 0             | 0              | 4,435          | 0              | 0              | 0              | 0              |

| Expenditure Item                                                      | Current<br>Cost | Year 1<br>(2022) | Year 2<br>(2023) | Year 3<br>(2024) | Year 4<br>(2025) | Year 5<br>(2026) | Year 6<br>(2027) | Year 7<br>(2028) | Year 8<br>(2029) | Year 9<br>(2030) | Year 10<br>(2031) | Year 11<br>(2032) | Year 12<br>(2033) | Year 13<br>(2034) | Year 14<br>(2035) | Year 15<br>(2036) |
|-----------------------------------------------------------------------|-----------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| <b>4. CAR PARK &amp; DRIVEWAY</b>                                     |                 |                  |                  |                  |                  |                  |                  |                  |                  |                  |                   |                   |                   |                   |                   |                   |
| Repair bitumen (total: 424m2) - 2%                                    | 356             | -                | -                | -                | -                | 401              | -                | -                | -                | -                | 465               | -                 | -                 | -                 | -                 | 538               |
| Repair bitumen<br>(total: 424m2) (quotes required)                    | 18,847          | 18,847           | -                | -                | -                | -                | -                | -                | -                | -                | -                 | -                 | -                 | -                 | -                 | -                 |
| Replace signage                                                       | 250             | -                | -                | -                | -                | -                | -                | -                | -                | -                | 326               | -                 | -                 | -                 | -                 | -                 |
| Replace metal drainage grate                                          | 250             | -                | -                | -                | -                | -                | -                | -                | -                | -                | -                 | -                 | -                 | -                 | -                 | -                 |
| Repair concrete kerbing (total: 151m) - 10%                           | 220             | -                | -                | -                | -                | 248              | -                | -                | -                | -                | -                 | -                 | -                 | -                 | -                 | -                 |
| <b>Sub Total (Incl. GST)</b>                                          |                 | <b>18,847</b>    | <b>0</b>         | <b>0</b>         | <b>0</b>         | <b>649</b>       | <b>0</b>         | <b>0</b>         | <b>0</b>         | <b>0</b>         | <b>790</b>        | <b>0</b>          | <b>0</b>          | <b>0</b>          | <b>0</b>          | <b>538</b>        |
| <b>5. FENCING AND WALLS</b>                                           |                 |                  |                  |                  |                  |                  |                  |                  |                  |                  |                   |                   |                   |                   |                   |                   |
| Replace timber paling fences<br>(50% shared cost)                     | 3,610           | -                | -                | -                | -                | -                | -                | -                | -                | -                | 4,710             | -                 | -                 | -                 | -                 | -                 |
| Repair timber paling fences<br>(50% shared cost) (total: 641m) - 5%   | 169             | 169              | -                | -                | -                | -                | 196              | -                | -                | -                | -                 | 227               | -                 | -                 | -                 | -                 |
| Replace timber slat fence                                             | 9,048           | -                | -                | -                | -                | -                | -                | -                | -                | -                | -                 | -                 | -                 | -                 | -                 | 13,686            |
| Repair timber slat fence (total: 521m) - 2%                           | 174             | 174              | -                | -                | -                | -                | 202              | -                | -                | -                | -                 | 234               | -                 | -                 | -                 | -                 |
| Replace mailbox                                                       | 325             | -                | -                | -                | -                | -                | -                | -                | -                | -                | -                 | -                 | -                 | -                 | -                 | -                 |
| Repair brick wall (total: 71m2) - 5%                                  | 850             | -                | -                | 902              | -                | -                | -                | -                | -                | -                | -                 | -                 | -                 | 1,212             | -                 | -                 |
| Repair retaining wall<br>(50% shared cost) (total: 54m2) - 5%         | 923             | -                | -                | 979              | -                | -                | -                | -                | -                | -                | -                 | -                 | -                 | 1,316             | -                 | -                 |
| <b>Sub Total (Incl. GST)</b>                                          |                 | <b>343</b>       | <b>0</b>         | <b>1,881</b>     | <b>0</b>         | <b>0</b>         | <b>398</b>       | <b>0</b>         | <b>0</b>         | <b>0</b>         | <b>4,710</b>      | <b>461</b>        | <b>0</b>          | <b>2,528</b>      | <b>0</b>          | <b>13,686</b>     |
| <b>6. ELECTRICAL</b>                                                  |                 |                  |                  |                  |                  |                  |                  |                  |                  |                  |                   |                   |                   |                   |                   |                   |
| Test electrical switchboard                                           | 1,589           | 1,589            | -                | -                | 1,736            | -                | -                | 1,897            | -                | -                | 2,073             | -                 | -                 | 2,266             | -                 | -                 |
| Replace electrical switchboard                                        | 9,990           | -                | -                | -                | -                | -                | -                | -                | -                | -                | -                 | -                 | -                 | -                 | -                 | -                 |
| Hire trades and labour - electrician                                  | 450             | 450              | -                | -                | -                | -                | -                | -                | -                | -                | -                 | 605               | -                 | -                 | -                 | -                 |
| <b>Sub Total (Incl. GST)</b>                                          |                 | <b>2,039</b>     | <b>0</b>         | <b>0</b>         | <b>1,736</b>     | <b>0</b>         | <b>0</b>         | <b>1,897</b>     | <b>0</b>         | <b>0</b>         | <b>2,073</b>      | <b>605</b>        | <b>0</b>          | <b>2,266</b>      | <b>0</b>          | <b>0</b>          |
| <b>7. EXTERNAL STAIRS</b>                                             |                 |                  |                  |                  |                  |                  |                  |                  |                  |                  |                   |                   |                   |                   |                   |                   |
| Replace single flight timber staircase                                | 1,895           | -                | -                | -                | -                | -                | -                | -                | -                | -                | -                 | -                 | -                 | -                 | -                 | -                 |
| Repair single flight timber staircase<br>(allowance)                  | 190             | 190              | -                | -                | -                | -                | -                | -                | -                | -                | -                 | 255               | -                 | -                 | -                 | -                 |
| <b>Sub Total (Incl. GST)</b>                                          |                 | <b>190</b>       | <b>0</b>         | <b>0</b>         | <b>0</b>         | <b>0</b>         | <b>0</b>         | <b>0</b>         | <b>0</b>         | <b>0</b>         | <b>0</b>          | <b>255</b>        | <b>0</b>          | <b>0</b>          | <b>0</b>          | <b>0</b>          |
| <b>8. LANDSCAPING</b>                                                 |                 |                  |                  |                  |                  |                  |                  |                  |                  |                  |                   |                   |                   |                   |                   |                   |
| Maintain trees and vegetation                                         | 500             | 500              | -                | -                | -                | -                | 580              | -                | -                | -                | -                 | 672               | -                 | -                 | -                 | -                 |
| <b>Sub Total (Incl. GST)</b>                                          |                 | <b>500</b>       | <b>0</b>         | <b>0</b>         | <b>0</b>         | <b>0</b>         | <b>580</b>       | <b>0</b>         | <b>0</b>         | <b>0</b>         | <b>0</b>          | <b>672</b>        | <b>0</b>          | <b>0</b>          | <b>0</b>          | <b>0</b>          |
| <b>Grand Total (Incl. GST)</b>                                        |                 | <b>40,023</b>    | <b>464</b>       | <b>1,881</b>     | <b>1,736</b>     | <b>649</b>       | <b>4,848</b>     | <b>1,897</b>     | <b>0</b>         | <b>0</b>         | <b>7,573</b>      | <b>24,072</b>     | <b>0</b>          | <b>4,794</b>      | <b>0</b>          | <b>14,224</b>     |
| Contingency Allowance (Incl. GST)                                     |                 | 4,002            | 46               | 188              | 174              | 65               | 485              | 190              | 0                | 0                | 757               | 2,407             | 0                 | 479               | 0                 | 1,422             |
| <b>Grand Total Expenses<br/>(Incl. Contingency Allowance and GST)</b> |                 | <b>44,025</b>    | <b>510</b>       | <b>2,069</b>     | <b>1,910</b>     | <b>714</b>       | <b>5,333</b>     | <b>2,087</b>     | <b>0</b>         | <b>0</b>         | <b>8,330</b>      | <b>26,479</b>     | <b>0</b>          | <b>5,273</b>      | <b>0</b>          | <b>15,646</b>     |

Building Data List from the Property Inspection for Warrawong Court

This table has all the data collected by the building inspector while inspecting the complex. The columns from left to right are:-  
'Items' – identifies and describes the maintenance item  
'Qty' – lets you know the quantity of that item in scope  
'Unit' – is the unit rate used to measure the quantity  
'Rate' – is the cost of each unit in dollars  
'Value' – is the quantity (Qty) multiplied by the Rate (\$)  
'Next Due' - is the remaining life in years until an item needs money spent on it.  
'Total Life' - is the total life the item after it is replaced, repaired or reed.  
'Comments' – details any useful explanatory notes for the item.

| Items                                           |  |  |  |  |  |  | Qty | Unit | Rate (\$) | Value (\$) | NextDue   | Total Life | Comments                         |
|-------------------------------------------------|--|--|--|--|--|--|-----|------|-----------|------------|-----------|------------|----------------------------------|
| 1. BUILDING EXTERIOR                            |  |  |  |  |  |  |     |      |           |            |           |            |                                  |
| Repaint timber trim                             |  |  |  |  |  |  |     | 54   | lm        | 20.55      | 1,110.00  | 1          | Ongoing painting program         |
| Repaint ceiling                                 |  |  |  |  |  |  |     | 24   | m2        | 20.95      | 503.00    | 1          | Ongoing painting program         |
| Repaint / re-stain & seal eaves lining          |  |  |  |  |  |  |     | 76   | lm        | 21.45      | 1,630.00  | 1          | Ongoing painting program         |
| Repair eaves lining (total: 76lm) - 2%          |  |  |  |  |  |  |     | 2    | lm        | 62.52      | 125.00    | 1          | Repair as required               |
| Repair window and door (allowance)              |  |  |  |  |  |  |     | 2    | item      | 260.00     | 520.00    | 1          | Provision towards window repairs |
| Repair plumbing pipework (allowance)            |  |  |  |  |  |  |     | 1    | item      | 450.00     | 450.00    | 2          | Repair as required               |
| Hire trades and labour - plumber                |  |  |  |  |  |  |     | 1    | item      | 450.00     | 450.00    | 1          | As required                      |
| 2. ROOFING                                      |  |  |  |  |  |  |     |      |           |            |           |            |                                  |
| Repaint fascia                                  |  |  |  |  |  |  |     | 76   | lm        | 26.60      | 2,022.00  | 1          | Ongoing painting program         |
| Repaint downpipes                               |  |  |  |  |  |  |     | 72   | lm        | 25.50      | 1,836.00  | 1          | Ongoing painting program         |
| Repaint timber barge capping                    |  |  |  |  |  |  |     | 14   | lm        | 24.90      | 349.00    | 1          | Ongoing painting program         |
| Repaint eaves guttering                         |  |  |  |  |  |  |     | 76   | lm        | 22.05      | 1,676.00  | 1          | Ongoing painting program         |
| Replace tiled roofing & sarking                 |  |  |  |  |  |  |     | 673  | m2        | 63.72      | 42,884.00 | 35         | Replace as required              |
| Repair tiled roofing (total: 673m2) - 1%        |  |  |  |  |  |  |     | 7    | m2        | 53.40      | 374.00    | 1          | Repair as required               |
| Repair eaves guttering (total: 76lm) - 3%       |  |  |  |  |  |  |     | 2    | lm        | 55.56      | 111.00    | 1          | Repair as required               |
| Repair metal fascia (total: 76lm) - 3%          |  |  |  |  |  |  |     | 2    | lm        | 29.88      | 60.00     | 1          | Repair as required               |
| Repair metal barge capping (total: 14lm) - 10%  |  |  |  |  |  |  |     | 1    | lm        | 24.90      | 25.00     | 1          | Repair as required               |
| Repair tiled roof ridge capping (allowance)     |  |  |  |  |  |  |     | 1    | item      | 225.00     | 225.00    | 1          | Repair as required               |
| Hire trades and labour - plumber                |  |  |  |  |  |  |     | 1    | item      | 450.00     | 450.00    | 1          | As required                      |
| Wash roofing                                    |  |  |  |  |  |  |     | 673  | m2        | 4.96       | 3,338.00  | 1          | Quotes required                  |
| 3. PRELIMINARIES                                |  |  |  |  |  |  |     |      |           |            |           |            |                                  |
| Work at heights access and site setup           |  |  |  |  |  |  |     | 1    | item      | 3,300.00   | 3,300.00  | 1          | As required                      |
| 4. CAR PARK & DRIVEWAY                          |  |  |  |  |  |  |     |      |           |            |           |            |                                  |
| Repair bitumen (total: 424m2) - 2%              |  |  |  |  |  |  |     | 8    | m2        | 44.45      | 356.00    | 5          | Repair as required               |
| Repair bitumen (total: 424m2) (quotes required) |  |  |  |  |  |  |     | 424  | m2        | 44.45      | 18,847.00 | 1          | Quotes required                  |
| Replace signage                                 |  |  |  |  |  |  |     | 5    | per unit  | 50.00      | 250.00    | 10         | Replace as required              |
| Replace metal drainage grate                    |  |  |  |  |  |  |     | 1    | ea        | 250.00     | 250.00    | 20         | Replace as required              |
| Repair concrete kerbing (total: 15lm) - 10%     |  |  |  |  |  |  |     | 2    | lm        | 109.92     | 220.00    | 5          | Repair as required               |

| Items                                                            |    |      |          |          |    |  | Total Life | Comments                               |
|------------------------------------------------------------------|----|------|----------|----------|----|--|------------|----------------------------------------|
| 5. FENCING AND WALLS                                             |    |      |          |          |    |  |            |                                        |
| Replace timber paling fences (50% shared cost)                   | 64 | lm   | 56.40    | 3,610.00 | 10 |  | 40         | Replace as required                    |
| Repair timber paling fences (50% shared cost) (total: 64lm) - 5% | 3  | lm   | 56.40    | 169.00   | 1  |  | 5          | Repair as required                     |
| Replace timber slat fence                                        | 52 | lm   | 174.00   | 9,048.00 | 15 |  | 40         | Replace as required                    |
| Repair timber slat fence (total: 52lm) - 2%                      | 1  | lm   | 174.00   | 174.00   | 1  |  | 5          | Repair as required                     |
| Replace mailbox                                                  | 5  | ea   | 65.00    | 325.00   | 16 |  | 30         | Replace as required                    |
| Repair brick wall (total: 71m2) - 5%                             | 4  | m2   | 212.40   | 850.00   | 3  |  | 10         | Repair as required                     |
| Repair retaining wall (50% shared cost) (total: 54m2) - 5%       | 3  | m2   | 307.80   | 923.00   | 3  |  | 10         | Repair as required; quotation required |
| 6. ELECTRICAL                                                    |    |      |          |          |    |  |            |                                        |
| Test electrical switchboard                                      | 1  | item | 1,588.62 | 1,589.00 | 1  |  | 3          | Ongoing electrical program             |
| Replace electrical switchboard                                   | 1  | item | 9,990.00 | 9,990.00 | 20 |  | 40         | Replace as required                    |
| Hire trades and labour - electrician                             | 1  | item | 450.00   | 450.00   | 1  |  | 10         | As required                            |
| 7. EXTERNAL STAIRS                                               |    |      |          |          |    |  |            |                                        |
| Replace single flight timber staircase                           | 1  | ea   | 1,895.00 | 1,895.00 | 16 |  | 40         | Replace as required                    |
| Repair single flight timber staircase (allowance)                | 1  | ea   | 189.50   | 190.00   | 1  |  | 10         | Repair as required                     |
| 8. LANDSCAPING                                                   |    |      |          |          |    |  |            |                                        |
| Maintain trees and vegetation                                    | 1  | item | 500.00   | 500.00   | 1  |  | 5          | Repair as required                     |

Building Photo Section

| Item Group        | Photo                                                                                | Comment |
|-------------------|--------------------------------------------------------------------------------------|---------|
| Building exterior |    |         |
|                   |   |         |
|                   |  |         |
|                   |  |         |

| Item Group          | Photo                                                                                | Comment |
|---------------------|--------------------------------------------------------------------------------------|---------|
| Roofing             |   |         |
| Car park & driveway |  |         |

| Item Group        | Photo                                                                                | Comment |
|-------------------|--------------------------------------------------------------------------------------|---------|
|                   |   |         |
| Fencing and walls |  |         |

| Item Group      | Photo                                                                                | Comment |
|-----------------|--------------------------------------------------------------------------------------|---------|
|                 |   |         |
| Electrical      |  |         |
| External stairs |  |         |

## Inspector's Report for Warrawong Court

1. **INFLATION** - It is necessary to offset the effects of inflation of construction materials and labour costs and to ensure that adequate funds are available to provide for major works which frequently become necessary as the property ages but cannot be reliably forecast this far in advance. Based on historical data and current trends, we anticipate that construction and maintenance costs will increase by 50% every 15 years. The fund balance will be reviewed in light of current price levels and the state of the property at the time of each update.
2. **UPDATES** - We recommend that this report be updated every 3 years to ensure that it captures market variations and any changes to the property itself.
3. **FINANCIAL YEAR ALREADY STARTED** - Starting levies in this report have already been set. Any adjustments will be made from the following financial year onwards.
4. **TREES** - Trees should be kept below the height of guttering and clear of buildings wherever possible to prevent premature corrosion of the roof, flashings, gutters, and downpipes. Root systems should also be kept away from buildings, driveways, and walkways to prevent structural damage. Removal of trees may be required in some cases.
5. **PAINT QUOTATIONS** - It is recommended that quotations are obtained for painting well in advance of when the work is to be carried out to allow for any shortfall or excess in funds. The costs estimated for painting are as accurate as possible but will vary from actual painting quotations.
6. **PAINTED METAL** - Some painted metal items show signs of wear and / or damage. Repainting these items is recommended in the short term, but full replacement of these items should be considered and planned for well in advance.
7. **ELEVATING WORKING PLATFORMS** - Funds allocated for elevating working platforms (EWP's) can be used for many types of access equipment including, but not limited to scaffolding, boom lifts, cherry pickers, etc.
8. **BITUMEN SURFACES** - Bitumen surfaces are more susceptible to environmental factors than other areas of the property. It is important that any deterioration is addressed promptly, as the deterioration of bitumen tends to accelerate when not maintained, significantly increasing overall maintenance costs.
9. **BOUNDARY FENCES OR WALLS** - Maintenance of fences or walls between properties is regulated under the Neighbourhood Disputes (Dividing Fences and Trees) Act 2011, which states that neighbours have equal responsibility for dividing fences or walls (excluding retaining walls). As such, a 50% rate has been used for all maintenance work on boundary fences or walls.
10. **BOUNDARY RETAINING WALLS** - The law regarding retaining walls dividing properties is not settled and therefore the responsibility for maintaining them varies depending on a range of factors including who built the retaining wall, whose property it is on, and who benefits from its construction. For this report, we have presumed that the maintenance costs will be shared equally with neighbouring properties. As such, a 50% rate has been used for all maintenance work on boundary retaining walls.

11. **TILED ROOFS** - Tiled roofs may have a service life of 60 years or more with proper care and maintenance.
12. **SPECIAL LEVY** - A special levy of the amount of \$25,000 has been added to year one (1) as advised. This amount is to cover the expenditure of recommended repairs and painting as per the report. (Driveway repairs, Roof cleaning and repainting) NOTE. All items should have quotes sourced prior to confirming the required special levy amount.
13. **ASBESTOS** - Based on the age of the property, we presume there would be asbestos building materials used in concealed areas of the building. These areas are usually accessed during renovations or building works. Examples: Fibre cement sheeting to bathroom or wet area floors. Sheeting used to line the back of kitchens or bathrooms. Packing materials used under the building or behind door frames or windows. Vinyl flooring under kitchen or laundry floors.
14. After the inspection, it has been noticed that the fencing is in good condition. On the other hand, the roofing requires an urgent wash and that also the driveway requires urgent repairs and full repaint as soon as possible (we recommend quotes be sourced for these items) to prevent further damage to the areas mentioned.



## Report Notes

### Sinking Fund Forecast (QLD)

*This forecast satisfies the current requirements of Section 323D of the Body Corporate and Community Management Act 1997 and Section 139 of the Body Corporate and Community Management (Standard Module) Regulation 2008. The Regulation states:-*

#### **323 Sinking Fund Budgets**

- (1) For the current financial year, the body corporate for a community titles scheme may, by ordinary resolution, adopt a sinking fund budget –
  - (a) If the budget allows for raising a reasonable capital amount to provide for necessary and reasonable spending from the sinking fund for the financial year; and*
  - (b) Even if the budget does not include the anticipated major expenditure amount or part of the amount.**
- (2) The body corporate for a community titles scheme may, by ordinary resolution, adjust the sinking fund budget for the current financial year to remove or reduce the anticipated major expenditure amount, or part of the amount, included in the budget.*
- (3) If a body corporate adjusts a sinking fund budget under subsection (2) –
  - (a) The body corporate must refund to an owner of a lot the proportion of a contribution or contribution instalment paid by the owner that is not required for the budget because the anticipated major expenditure amount is removed or reduced; and*
  - (b) An owner of a lot entitled to a refund under paragraph (a) is not required to make a written request or provide evidence of payment for the refund to be made.**

#### **139 Budgets**

- (1) The body corporate must, by ordinary resolution, adopt 2 budgets for each financial year -
  - (a) the administrative fund budget; and*
  - (b) the sinking fund budget**
- (3) The sinking fund budget must-
  - (a) allow for raising a reasonable capital amount both to provide for necessary and reasonable spending from the sinking fund for the financial year, and to reserve an appropriate proportional share of amounts necessary to be accumulated to meet anticipated major expenses over at least the next nine years after the financial year, having regard to-
    - (i) anticipated expenditure of a capital or non-recurrent nature; and*
    - (ii) the periodic replacement of items of a major capital nature; and*
    - (iii) other expenditure that should reasonably be met from capital, and**
  - (b) fix the amount to be raised by way of contribution to cover the capital amount mentioned in paragraph(a).**

## THIS REPORT DEALS WITH THE SINKING FUND BUDGET.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**BODY CORPORATE FOR WARRAWONG COURT CTS 12278**  
**18 Glendower Street, Mount Lofty Qld 4350**



**Key Dates**

|                                       |                                                            |
|---------------------------------------|------------------------------------------------------------|
| Date Scheme Registered                | 5 May 1978                                                 |
| Date on Certificate of Classification | 9 December 1977 (indicative of when building was complete) |
| Building Classification               | 2                                                          |

**Survey Plan Details**

|                    |                         |
|--------------------|-------------------------|
| Survey Plan Number | Lots 1 to 5 on BUP 2868 |
| Type of Plan       | Building * Format Plan  |

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

**Building Units Plan No. 2868**

**Staging Information**

This complex was not staged from a titling point of view

**Regulation Module**

Standard Module

**Courtyards**

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

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

**Carparking Entitlements**

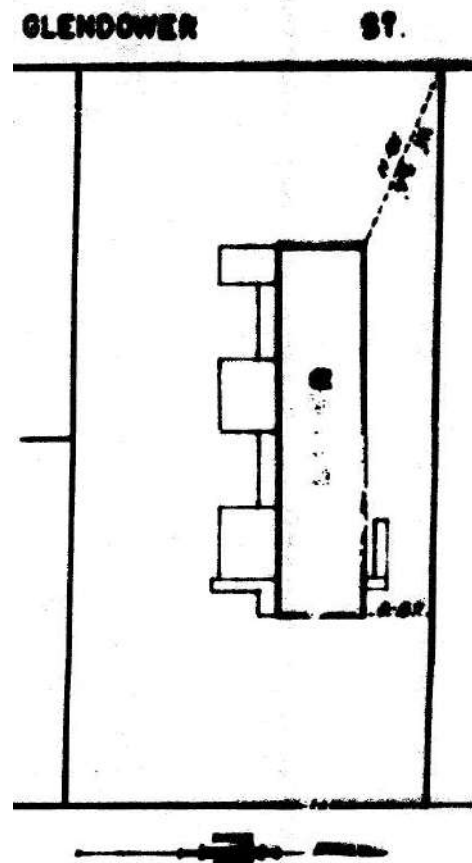
Garage – **Yes (1 x single garage)**  
 Outside car spaces – **Nil** (all outside spaces are visitor spaces)  
 Is parking in the driveway or in front of garages permitted? **No**

**Pets**

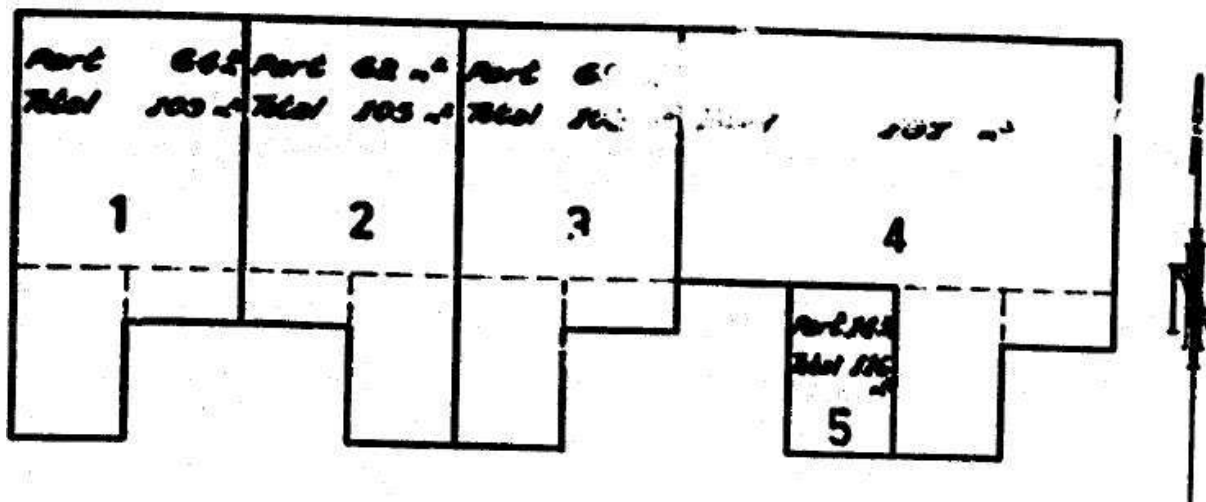
Pets may only be kept with the written permission of the body corporate

**Bin Storage**

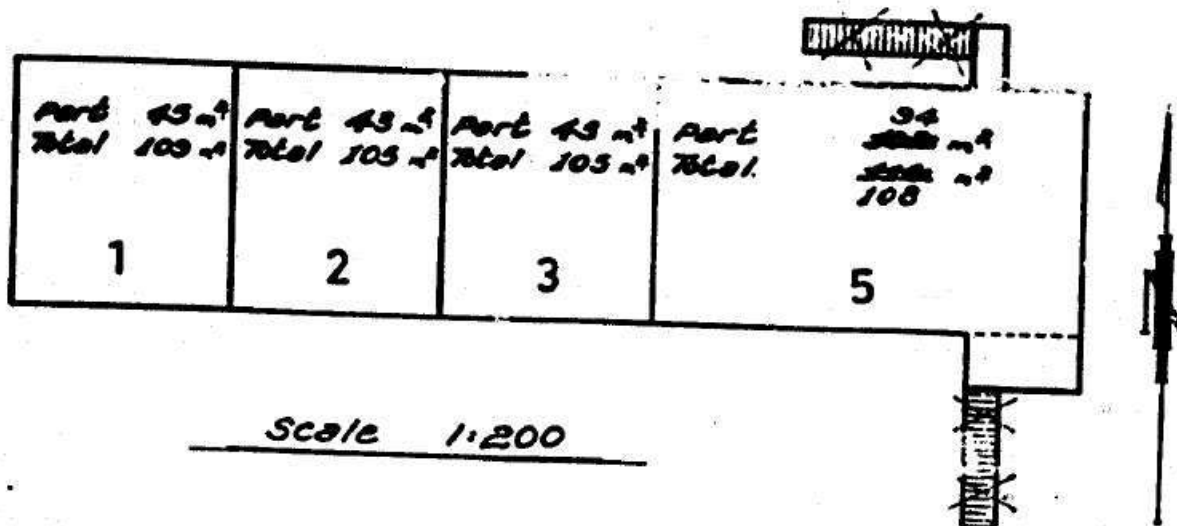
Either fully within any bin enclosure(s) or within the unit ie in the garage or in the courtyard



**LEVEL A**



**LEVEL B**



Recent Major Works

| Type of work                   | Contractor                                                                                               | Date              | Amount     |
|--------------------------------|----------------------------------------------------------------------------------------------------------|-------------------|------------|
| Tree Lopping                   | LRB Tree Services                                                                                        | 18 April 2024     | \$3,980.00 |
| Tree Lopping                   | LRB Tree Services                                                                                        | 23 October 2023   | \$3,800.00 |
| Tree Lopping                   | LRB Tree Services                                                                                        | 6 March 2023      | \$4,770.00 |
| Tree Lopping                   | Mario Rao                                                                                                | 6 October 2022    | \$1,500.00 |
| Meter Box Upgrade – not meters | Think Green Electrical                                                                                   | 11 September 2022 | \$3,960.00 |
| Plumbing Maintenance           |  Joels Plumbing and Gas | 2 December 2016   | \$1,750.00 |
|                                |                                                                                                          |                   |            |



**STRATA COMMUNITY  
INSURANCE**

[stratacommunityinsure.com.au](https://stratacommunityinsure.com.au)

**T** 1300 SCINSURE (1300 724 678)

**E** [myenquiry@scinsure.com.au](mailto:myenquiry@scinsure.com.au)

**A** PO Box 2878, Brisbane, QLD 4001

## STRATA COMMUNITY SCHEDULE

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

| THE INSURED            |                                                                                                                                                                                                            |
|------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| POLICY NUMBER          | QRSC15003614                                                                                                                                                                                               |
| OUR REFERENCE          | QTE10457130                                                                                                                                                                                                |
| PDS AND POLICY WORDING | Residential Strata Product Disclosure Statement and Policy Wording<br><a href="#">SCI034-Policy-RS-PPW-02/2021</a><br>Supplementary Product Disclosure Statement <a href="#">SCIA-036_SPDS_RSC-10/2021</a> |
| THE INSURED            | Body Corporate for Warrawong Court Community Title Scheme 12278                                                                                                                                            |
| SITUATION              | 18 Glendower Street, Mount Lofty, QLD, 4350                                                                                                                                                                |
| PERIOD OF INSURANCE    | Commencement Date: 4:00pm on 30/06/2025<br>Expiry Date: 4:00pm on 30/06/2026                                                                                                                               |
| INTERMEDIARY           | Toowoomba Strata Pty Ltd                                                                                                                                                                                   |
| ADDRESS                | PO Box 2244, Toowoomba QLD, 4350                                                                                                                                                                           |
| DATE OF ISSUE          | 11/06/2025                                                                                                                                                                                                 |

| POLICY LIMITS / SUMS INSURED |                                       |                                            |              |
|------------------------------|---------------------------------------|--------------------------------------------|--------------|
| SECTION 1                    | PART A                                | 1. Building                                | \$1,779,667  |
|                              |                                       | Common Area Contents                       | Not Included |
|                              | PART B                                | 2. Terrorism Cover under Section 1 Part A2 | Applies      |
|                              |                                       | Loss of Rent/Temporary Accommodation       | \$266,950    |
|                              |                                       | OPTIONAL COVERS                            |              |
|                              |                                       | 1. Flood                                   | Not Included |
|                              |                                       | 2. Floating Floors                         | Not Included |
| SECTION 2                    | Liability                             |                                            | \$20,000,000 |
| SECTION 3                    | Voluntary Workers                     |                                            | Included     |
| SECTION 5                    | Fidelity Guarantee                    |                                            | \$100,000    |
| SECTION 6                    | Office Bearers' Liability             |                                            | \$250,000    |
| SECTION 7                    | Machinery Breakdown                   |                                            | Not Included |
| SECTION 8                    | Catastrophe                           |                                            | \$533,900    |
| SECTION 9                    | PART A                                | Government Audit Costs – Professional Fees | \$25,000     |
|                              | PART B                                | Appeal Expenses                            | \$100,000    |
|                              | PART C                                | Legal Defence Expenses                     | \$50,000     |
| SECTION 10                   | Lot Owners' Fixtures and Improvements |                                            | \$300,000    |

SECTION 11

Loss of Lot Market Value

Not Included

EXCESS

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

SECTION 1

\$1,000

Insured Property

SECTION 9

\$1,000

Legal Defence Expenses and 10% Contribution

PREMIUM

|              |        |             |            |            |           |               |            |
|--------------|--------|-------------|------------|------------|-----------|---------------|------------|
| Base Premium | Levies | Premium GST | Stamp Duty | PREMIUM    | Admin Fee | Admin Fee GST | TOTAL      |
| \$2,726.84   | \$0.00 | \$272.68    | \$269.97   | \$3,269.49 | \$200.00  | \$20.00       | \$3,489.49 |

|                         |                             |
|-------------------------|-----------------------------|
| Intermediary Commission | Intermediary Commission GST |
| \$545.38                | \$54.54                     |

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

## PAYMENT OPTIONS

The amount of \$3,489.49 is due by 30/06/2025.

### Pay in 3 easy steps



#### Please check

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



#### To make changes

- Please call 1300 SCINSURE (1300 724 678)
- Email [yourcover@scinsure.com.au](mailto:yourcover@scinsure.com.au)



#### To pay

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

### How to Pay



#### DIRECT DEBIT – INSTALMENT

Please contact our office for Direct Debit Request and Agreement



#### EFT / DIRECT DEPOSIT

Strata Community Insurance Trust Account  
Our Reference QTE10457130  
ANZ Bank BSB: 012-013  
Account number: 215745659



#### Telephone & Internet Banking - BPAY®

Please contact our office to get your unique reference code.

**Biller Code: 236620**

**Ref: 104571303**

Contact your bank or financial institution to make this payment from your cheque, savings, debit or transaction account.

More info: [www.bpay.com.au](http://www.bpay.com.au)



#### CHEQUE

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

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



#### CREDIT CARD at

[www.stratacommunityinsure.com.au](http://www.stratacommunityinsure.com.au)

Invoice Number QTE10457130



**STRATA COMMUNITY  
INSURANCE**

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

**Reference Number** QTE10457130  
**The Insured** Body Corporate for Warrawong Court  
Community Title Scheme 12278  
**Address** 18 Glendower Street  
Mount Lofty  
QLD 4350

#### Amount Due:

\$3,489.49

#### Amount paid:

\$

*Please add amount paid*

### **IMPORTANT INFORMATION**

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

#### **Your Duty to take reasonable care not to make a misrepresentation**

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

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

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

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

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

If Our information or questions are unclear, You can contact Strata Community Insurance on 1300 724 678 or visit [stratacommunityinsure.com.au](http://stratacommunityinsure.com.au).

#### **Cooling Off Period**

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

#### **Claims made notice**

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

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



**STRATA COMMUNITY  
INSURANCE**



[stratacommunityinsure.com.au](http://stratacommunityinsure.com.au)

T 1300 SCINSURE (1300 724 678)

E [myenquiry@scinsure.com.au](mailto:myenquiry@scinsure.com.au)

A PO Box 2878, Brisbane, QLD 4001

## CERTIFICATE OF CURRENCY

### THE INSURED

|                        |                                                                                                                                                                                                         |
|------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| POLICY NUMBER          | QRSC15003614                                                                                                                                                                                            |
| PDS AND POLICY WORDING | Residential Strata Product Disclosure Statement and Policy Wording <a href="#">SCI034-Policy-RS-PPW-02/2021</a><br>Supplementary Product Disclosure Statement <a href="#">SCIA-036_SPDS_RSC-10/2021</a> |
| THE INSURED SITUATION  | Body Corporate for Warrawong Court Community Title Scheme 12278<br>18 Glendower Street, Mount Lofty, QLD, 4350                                                                                          |
| PERIOD OF INSURANCE    | Commencement Date: 4:00pm on 30/06/2025<br>Expiry Date: 4:00pm on 30/06/2026                                                                                                                            |
| INTERMEDIARY           | Toowoomba Strata Pty Ltd                                                                                                                                                                                |
| ADDRESS                | PO Box 2244, Toowoomba, QLD, 4350                                                                                                                                                                       |
| DATE OF ISSUE          | 11/06/2025                                                                                                                                                                                              |

### POLICY LIMITS / SUMS INSURED

|            |                                       |                                            |              |
|------------|---------------------------------------|--------------------------------------------|--------------|
| SECTION 1  | PART A                                | 1. Building                                | \$1,779,667  |
|            |                                       | Common Area Contents                       | Not Included |
|            |                                       | 2. Terrorism Cover under Section 1 Part A2 | Applies      |
|            | PART B                                | Loss of Rent/Temporary Accommodation       | \$266,950    |
|            | OPTIONAL COVERS                       | 1. Flood                                   | Not Included |
|            |                                       | 2. Floating Floors                         | Not Included |
| SECTION 2  | Liability                             |                                            | \$20,000,000 |
| SECTION 3  | Voluntary Workers                     |                                            | Included     |
| SECTION 5  | Fidelity Guarantee                    |                                            | \$100,000    |
| SECTION 6  | Office Bearers' Liability             |                                            | \$250,000    |
| SECTION 7  | Machinery Breakdown                   |                                            | Not Included |
| SECTION 8  | Catastrophe                           |                                            | \$533,900    |
| SECTION 9  | PART A                                | Government Audit Costs – Professional Fees | \$25,000     |
|            | PART B                                | Appeal Expenses                            | \$100,000    |
|            | PART C                                | Legal Defence Expenses                     | \$50,000     |
| SECTION 10 | Lot Owners' Fixtures and Improvements |                                            | \$300,000    |
| SECTION 11 | Loss of Lot Market Value              |                                            | Not Included |

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

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



**Income and Expenditure Statement - C.T.S. 12278****"WARRAWONG COURT"****18 GLENDOWER STREET, MOUNT LOFTY, QLD 4350**

For the Financial Period 01/09/2024 to 31/08/2025

**FINAL****Administrative Fund**

|                                                   | <b>TOTAL<br/>THIS<br/>YEAR</b> | <b>Last Year<br/>Actual</b> |
|---------------------------------------------------|--------------------------------|-----------------------------|
| <b>Income</b>                                     |                                |                             |
| Bank Interest                                     | \$427.55                       | \$460.66                    |
| Levy Income                                       | \$9,333.75                     | \$9,111.40                  |
| Levy Income Prompt Payment Discount               | \$(933.00)                     | \$(910.75)                  |
| <b>Total Administrative Fund Income</b>           | <b>\$8,828.30</b>              | <b>\$8,661.31</b>           |
| <b>Expenses</b>                                   |                                |                             |
| Bank Charges                                      | \$0.00                         | \$0.00                      |
| Body Corporate Management                         | \$1,143.00                     | \$1,252.90                  |
| Garden & Lawn Maintenance                         | \$4,631.00                     | \$3,333.00                  |
| Insurance                                         | \$3,489.49                     | \$3,539.66                  |
| Photocopying, Postage etc                         | \$165.14                       | \$138.78                    |
| Preparation of Tax Return                         | \$0.00                         | \$180.00                    |
| Repairs & Maintenance                             | \$264.00                       | \$0.00                      |
| Software Licensing Charge (inc Electronic Voting) | \$65.00                        | \$60.00                     |
| <b>Total Administrative Fund Expenses</b>         | <b>\$9,757.63</b>              | <b>\$8,504.34</b>           |
| <b>Administrative Fund Surplus/Deficit</b>        | <b>\$(929.33)</b>              | <b>\$156.97</b>             |
| <b>Opening Balance for the period</b>             | <b>\$4,665.17</b>              | <b>\$4,508.20</b>           |
| <b>Closing Balance for the period</b>             | <b>\$3,735.84</b>              | <b>\$4,665.17</b>           |



| Levy Table                                                        |                                                                |                                                                 |
|-------------------------------------------------------------------|----------------------------------------------------------------|-----------------------------------------------------------------|
| FULLY PAID                                                        | the levy has been paid in full                                 | Review levy period settlement adjustments are needed            |
| PARTIALLY PAID                                                    | the levy has been partially paid but not overdue yet           | Review levy period settlement adjustments are needed            |
| PAID IN ADVANCE                                                   | The levy has been paid in advance                              | Review levy period 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 <u>not</u> past its due date                       | Review periods as needed to be taken into account at settlement |
| Total Due: \$x.xx as at dd/mm/yy = only what is past the due date |                                                                |                                                                 |

OWNER TRANSACTION SUMMARY from 01/09/25 to 30/11/26  
All Schedules

|                                       |                           |                 |
|---------------------------------------|---------------------------|-----------------|
| C.T.S.: 12278                         | Units: 5                  | Lots: 5         |
| Building Address: 18 GLENDOWER STREET | State: QLD                | Post Code: 4350 |
| Suburb: MOUNT LOFTY                   | ABN: 61 904 576 590       |                 |
| Building Name: WARRAWONG COURT        | Manager: Brittany McGrath |                 |
| GST?: No                              |                           |                 |

|                                                  |                          |                         |
|--------------------------------------------------|--------------------------|-------------------------|
| Lot#: 2                                          | Unit#: 2                 | Units of Entitlement: 1 |
| Owner Name: Scott John & Geraldine Mary RODERICK | Contribution Schedule: 1 |                         |
|                                                  | Interest Schedule: 1     |                         |

| Levies                                          |           |                                                                                 |                                    |                                    |                               |                                  |                            |                            |                            |
|-------------------------------------------------|-----------|---------------------------------------------------------------------------------|------------------------------------|------------------------------------|-------------------------------|----------------------------------|----------------------------|----------------------------|----------------------------|
| Due Date                                        | Reference | Details                                                                         | Total Due                          | Paid                               | Discount                      | Unpaid                           | Arrears                    | Interest Due               | GST                        |
| 30/09/25                                        | 177       | Standard Levy Contribution Schedule from 01/09/2025 to 30/11/2025<br>FULLY PAID | \$777.80                           | \$777.80                           | \$77.75                       | \$0.00                           | \$0.00                     | \$0.00                     | \$0.00                     |
| 31/12/25                                        | 194       | Standard Levy Contribution Schedule from 01/12/2025 to 28/02/2026<br>FULLY PAID | \$466.69<br>\$311.11<br>\$844.45   | \$466.69<br>\$311.11<br>\$844.45   | \$46.65<br>\$31.10<br>\$84.45 | \$0.00<br>\$0.00<br>\$0.00       | \$0.00<br>\$0.00<br>\$0.00 | \$0.00<br>\$0.00<br>\$0.00 | \$0.00<br>\$0.00<br>\$0.00 |
| 20/02/26                                        | 211       | Special Levy for approved pressure cleaning & painting<br>FULLY PAID            | \$533.34<br>\$311.11<br>\$4,000.00 | \$533.34<br>\$311.11<br>\$4,000.00 | \$53.35<br>\$31.10<br>\$0.00  | \$0.00<br>\$0.00<br>\$0.00       | \$0.00<br>\$0.00<br>\$0.00 | \$0.00<br>\$0.00<br>\$0.00 | \$0.00<br>\$0.00<br>\$0.00 |
| 31/03/26                                        | 195       | Standard Levy Contribution Schedule from 01/03/2026 to 31/05/2026<br>FULLY PAID | \$0.00<br>\$4,000.00<br>\$844.45   | \$0.00<br>\$4,000.00<br>\$844.45   | \$0.00<br>\$0.00<br>\$84.45   | \$0.00<br>\$0.00<br>\$0.00       | \$0.00<br>\$0.00<br>\$0.00 | \$0.00<br>\$0.00<br>\$0.00 | \$0.00<br>\$0.00<br>\$0.00 |
| 30/06/26                                        | 196       | Standard Levy Contribution Schedule from 01/06/2026 to 31/08/2026<br>UNPAID     | \$533.34<br>\$311.11<br>\$844.45   | \$533.34<br>\$311.11<br>\$0.00     | \$53.35<br>\$31.10<br>\$0.00  | \$0.00<br>\$0.00<br>\$844.45     | \$0.00<br>\$0.00<br>\$0.00 | \$0.00<br>\$0.00<br>\$0.00 | \$0.00<br>\$0.00<br>\$0.00 |
| 30/09/26                                        | 197       | Standard Levy Contribution Schedule from 01/09/2026 to 30/11/2026<br>UNPAID     | \$533.34<br>\$311.11<br>\$844.45   | \$0.00<br>\$0.00<br>\$0.00         | \$0.00<br>\$0.00<br>\$0.00    | \$533.34<br>\$311.11<br>\$844.45 | \$0.00<br>\$0.00<br>\$0.00 | \$0.00<br>\$0.00<br>\$0.00 | \$0.00<br>\$0.00<br>\$0.00 |
| Levy Totals for the Period 01/09/25 to 30/11/26 |           |                                                                                 | \$8,155.60                         | \$6,466.70                         | \$246.65                      | \$1,688.90                       | \$0.00                     | \$0.00                     | \$0.00                     |

OWNER TRANSACTION SUMMARY from 01/09/25 to 30/11/26  
All Schedules

|                                                  |                          |                                  |
|--------------------------------------------------|--------------------------|----------------------------------|
| C.T.S.: 12278                                    | Units of Entitlement: 1  | Paid To: 31/05/26                |
| Lot#: 2      Unit#: 2                            | Contribution Schedule: 1 |                                  |
| Owner Name: Scott John & Geraldine Mary RODERICK | Interest Schedule: 1     | Interest: \$0.00                 |
|                                                  |                          | Total Due: \$0.00 as at 11/06/26 |

| Receipts                                           |           |                                                                                                                  |            |            |            |        |
|----------------------------------------------------|-----------|------------------------------------------------------------------------------------------------------------------|------------|------------|------------|--------|
| Date                                               | Reference | Details                                                                                                          | Admin      | Sinking    | Total      | GST    |
| 06/10/25                                           | 453       | Standard Levy Contribution Schedule for 01/09/2025 to 30/11/2025<br>Receipt; bpay-payment - DEFT Bpay 0000003137 | \$466.69   | \$311.11   | \$777.80   | \$0.00 |
| 16/01/26                                           | 457       | Standard Levy Contribution Schedule for 01/12/2025 to 28/02/2026<br>Receipt; bpay-payment - DEFT Bpay 0000003137 | \$533.34   | \$311.11   | \$844.45   | \$0.00 |
| 20/02/26                                           | 464       | Special Levy for approved pressure cleaning & painting<br>Receipt; bpay-payment - DEFT Bpay 0000003137           | \$0.00     | \$4,000.00 | \$4,000.00 | \$0.00 |
| 17/04/26                                           | 471       | Standard Levy Contribution Schedule for 01/03/2026 to 31/05/2026<br>Receipt; bpay-payment - DEFT Bpay 0000003137 | \$533.34   | \$311.11   | \$844.45   | \$0.00 |
| Receipt Totals for the Period 01/09/25 to 30/11/26 |           |                                                                                                                  | \$1,533.37 | \$4,933.33 | \$6,466.70 | \$0.00 |

WARRAWONG COURT CTS 12278

ABN 61 904 576 590  
18 GLENDOWER STREET  
MOUNT LOFTY QLD 4350

Your contribution to your community  
**LEVY NOTICE**  
Invoice

**Net Due** **\$760.00 \***

(after Credit)

**Due Date** **30/06/2026 #**

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

**Credit** **\$0.00**

(This Credit has automatically been applied against Net Due - Net Due does NOT require adjustment)

Scott John & Geraldine Mary RODERICK  
20 Calcutt Road  
GOWRIE JUNCTON QLD 4350

sjroderick77@yahoo.com.au;  
gercorcoran04@yahoo.com.au

Date of Notice 26/05/2026  
Account Number 3137  
Lot Number 2  
Unit Number 2

**Account Enquiries**

Brittany McGrath  
brittany@toowoombastrata.com.au  
07 4639 1955

| Details                                                   | Administrative Fund | Sinking Fund | Interest/<br>Discount | DUE DATES  | Total    |
|-----------------------------------------------------------|---------------------|--------------|-----------------------|------------|----------|
| Standard Levy Contribution Schedule (01/06/26 - 31/08/26) | \$533.34            | \$311.11     | -\$84.45              | 30/06/2026 | \$760.00 |

No GST has been charged.

**Net Due** (after Credit) **\$760.00 \***

**Due Date** **30/06/2026 #**

Total if not Paid by Due Date \$844.45



Maintenance



Contact Update  
(a new agent)

'Net Due' displays as nil (\$0.00) owing when your levy is fully prepaid or the amount will be fully paid via DEFT direct debit on the due date. Thank you!

Pay your levies via regular automatic transfers arranged through your bank? Please remember to adjust the amount transferred annually to match your new levies amount as approved at your Annual General Meeting. Thank you!

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

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



Ways to pay



**PayID®:**  
30411081031375@deft.com.au

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

**CARD OR  
DIRECT DEBIT**

**DEFT Reference Number:**  
30411081031375

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



**Biller Code:** 96503  
**Ref:** 30411081031375

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



\*496 304110810 31375

Pay in-store at Australia Post by eftpos or cheque.  
Cheques payable to WARRAWONG COURT CTS 12278