

# Seller disclosure statement



Queensland  
Government

Property Law Act 2023 section 99

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

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

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

This statement does not include information about:

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

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

## Part 1 – Seller and property details

Seller Tracy Maree Dunstan

Property address

3/5 Buck Street, Mysterton, QLD 4812

(referred to as the  
"property" in this  
statement)

Lot on plan description

Lot 3 on Survey Plan 212314

Community titles scheme  
or BUGTA scheme:

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

☒ **Yes**

☐ **No**

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

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

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

Title details

The seller gives or has given the buyer the following—

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

☒ **Yes**

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

☒ **Yes**

|                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|---------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Registered encumbrances</b>                                      | <p>Registered encumbrances, if any, are recorded on the title search, and may affect your use of the property. Examples include easements, statutory covenants, leases and mortgages.</p> <p>You should seek legal advice about your rights and obligations before signing the contract.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Unregistered encumbrances (excluding statutory encumbrances)</b> | <p>There are encumbrances not registered on the title that will continue <input type="checkbox"/> <b>Yes</b> <input checked="" type="checkbox"/> <b>No</b></p> <p>to affect the property after <b>settlement</b>.</p> <p><b>Note</b>—If the property is part of a community titles scheme or a BUGTA scheme it may be subject to and have the benefit of statutory easements that are <b>NOT</b> required to be disclosed.</p> <p><b>Unregistered lease (if applicable)</b></p> <p>If the unregistered encumbrance is an unregistered lease, the details of the agreement are as follows:</p> <p>» the start and end day of the term of the lease: <input type="text"/></p> <p>» the amount of rent and bond payable: <input type="text"/></p> <p>» whether the lease has an option to renew: <input type="text"/></p> <p><b>Other unregistered agreement in writing (if applicable)</b></p> <p>If the unregistered encumbrance is created by an agreement in writing, and is not an unregistered lease, a copy of the agreement is given, together with relevant plans, if any. <input type="checkbox"/> <b>Yes</b></p> <p><b>Unregistered oral agreement (if applicable)</b></p> <p>If the unregistered encumbrance is created by an oral agreement, and is not an unregistered lease, the details of the agreement are as follows</p> <div style="border: 1px solid black; height: 100px; width: 100%;"></div> |
| <b>Statutory encumbrances</b>                                       | <p>There are statutory encumbrances that affect the property. <input checked="" type="checkbox"/> <b>Yes</b> <input type="checkbox"/> <b>No</b></p> <p><i>If <b>Yes</b>, the details of any statutory encumbrances are as follows:</i></p> <div style="border: 1px solid black; padding: 10px; min-height: 80px;"> Townsville City Council - Waste water located at back corner of property </div>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Residential tenancy or rooming accommodation agreement</b>       | <p>The property has been subject to a residential tenancy agreement or a rooming accommodation agreement under the <i>Residential Tenancies and Rooming Accommodation Act 2008</i> during the last 12 months. <input type="checkbox"/> <b>Yes</b> <input checked="" type="checkbox"/> <b>No</b></p> <p>If <b>Yes</b>, when was the rent for the premises or each of the residents' rooms last increased? (<i>Insert date of the most recent rent increase for the premises or rooms</i>) <input type="text"/></p> <p><b>Note</b>—Under the <i>Residential Tenancies and Rooming Accommodation Act 2008</i> the rent for a residential premises may not be increased earlier than 12 months after the last rent increase for the premises.</p> <p>As the owner of the property, you may need to provide evidence of the day of the last rent increase. You should ask the seller to provide this evidence to you prior to settlement.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |

## Part 3 – Land use, planning and environment

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

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

## Part 4 – Buildings and structures

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

|                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                              |                                        |
|------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|----------------------------------------|
| <b>Swimming pool</b>                                       | There is a relevant pool for the property.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
|                                                            | If a community titles scheme or a BUGTA scheme – a shared pool is located in the scheme.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <input type="checkbox"/> Yes | <input type="checkbox"/> No            |
|                                                            | Pool compliance certificate is given.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <input type="checkbox"/> Yes | <input type="checkbox"/> No            |
|                                                            | OR<br>Notice of no pool safety certificate is given.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <input type="checkbox"/> Yes | <input type="checkbox"/> No            |
| <b>Unlicensed building work under owner builder permit</b> | Building work was carried out on the property under an owner builder permit in the last 6 years.<br><i>A notice under section 47 of the Queensland Building and Construction Commission Act 1991 must be given by the seller and you may be required to sign the notice and return it to the seller prior to signing the contract.</i>                                                                                                                                                                                                                                                  | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| <b>Notices and orders</b>                                  | There is an unsatisfied show cause notice or enforcement notice under the <i>Building Act 1975</i> , section 246AG, 247 or 248 or under the <i>Planning Act 2016</i> , section 167 or 168.                                                                                                                                                                                                                                                                                                                                                                                              | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> 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.<br><i>If Yes, a copy of the notice or order must be given by the seller.</i>                                                                                                                                                                                                                                                        | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| <b>Building Energy Efficiency Certificate</b>              | If the property is a commercial office building of more than 1,000m <sup>2</sup> , a Building Energy Efficiency Certificate is available on the Building Energy Efficiency Register.                                                                                                                                                                                                                                                                                                                                                                                                    |                              |                                        |
| <b>Asbestos</b>                                            | The seller does not warrant whether asbestos is present within buildings or improvements on the property. Buildings or improvements built before 1990 may contain asbestos. Asbestos containing materials (ACM) may have been used up until the early 2000s. Asbestos or ACM may become dangerous when damaged, disturbed, or deteriorating. Information about asbestos is available at the Queensland Government Asbestos Website ( <a href="http://asbestos.qld.gov.au">asbestos.qld.gov.au</a> ) including common locations of asbestos and other practical guidance for homeowners. |                              |                                        |

## Part 5 – Rates and services

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

### 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:

Date Range:

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:

Date Range

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.

|                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|---------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Body Corporate and Community Management Act 1997</b> | <p>The property is included in a community titles scheme. <input checked="" type="checkbox"/> <b>Yes</b> <input type="checkbox"/> <b>No</b></p> <p>(If Yes, complete the information below)</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Community Management Statement</b>                   | <p>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"/> <b>Yes</b></p> <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>                                                                                                                                                                                                |
| <b>Body Corporate Certificate</b>                       | <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. <input checked="" type="checkbox"/> <b>Yes</b> <input type="checkbox"/> <b>No</b></p> <p>If <b>No</b>— An explanatory statement is given to the buyer that states: <input type="checkbox"/> <b>Yes</b> <input type="checkbox"/> <b>No</b></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> |
| <b>Statutory Warranties</b>                             | <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>                                                                                                                                      |

|                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|-------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Building Units and Group Titles Act 1980</b> | <p>The property is included in a BUGTA scheme <input type="checkbox"/> <b>Yes</b> <input checked="" type="checkbox"/> <b>No</b></p> <p>(If Yes, complete the information below)</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Body Corporate Certificate</b>               | <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. <input type="checkbox"/> <b>Yes</b> <input type="checkbox"/> <b>No</b></p> <p>If <b>No</b>— An explanatory statement is given to the buyer that states: <input type="checkbox"/> <b>Yes</b></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> |

# Signatures – SELLER



Signature of seller

Signature of seller

Tracy Maree Dunstan

Name of seller

Name of seller

14/07/2026

Date

Date

# Signatures – BUYER

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

Signature of buyer

Signature of buyer

Name of buyer

Name of buyer

Date

Date

Queensland Titles Registry Pty Ltd  
ABN 23 648 568 101

|                            |                 |                     |                  |
|----------------------------|-----------------|---------------------|------------------|
| <b>Title Reference:</b>    | <b>50751402</b> | <b>Search Date:</b> | 03/07/2026 14:50 |
| <b>Date Title Created:</b> | 11/12/2008      | <b>Request No:</b>  | 56760610         |
| <b>Previous Title:</b>     | 20705022        |                     |                  |

#### ESTATE AND LAND

Estate in Fee Simple

LOT 3 SURVEY PLAN 212314

Local Government: TOWNSVILLE

COMMUNITY MANAGEMENT STATEMENT 39426

#### REGISTERED OWNER

Dealing No: 720522726 14/01/2021

TRACY MAREE DUNSTAN

#### EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by  
Deed of Grant No. 10285016 (POR 2A)
2. MORTGAGE No 720522727 14/01/2021 at 11:40  
AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED A.C.N. 005  
357 522

#### ADMINISTRATIVE ADVICES

NIL

#### UNREGISTERED DEALINGS

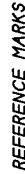
NIL

Caution - Charges do not necessarily appear in order of priority

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



|       |    |
|-------|----|
| Sheet | of |
| 1     | 3  |



| STN | REFERENCE FRAMES |            |        | REMARKS  |
|-----|------------------|------------|--------|----------|
|     | TO               | BEARING    | DIST.  |          |
| 1   | O Nail           | 213°13'40" | 16.94  | IS164770 |
| 4   | O Bolt           | 304°48"    | 4.866  | SP200723 |
| 5   | Nail             | 287°35'05" | 15.052 | In kerb  |
| 6   | O Bolt           | 123°57'19" | 15.61  | SP200723 |
| 2   | Nail             | 152°09'25" | 4.078  | PR19372  |
| 3   | Nail             | 152°09'25" | 4.078  | PR19372  |

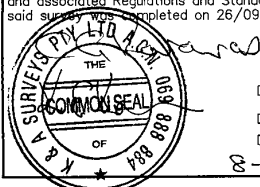
| PERMANENT MARKS |            |         |                   |
|-----------------|------------|---------|-------------------|
| STN             | BEARING    | DIST.   | REMARKS           |
| 1-OPM           | 269°37'10" | 124.09  | No127944 SP119497 |
| 1-OPM           | 351°29'45" | 209.958 | No7676 RP719168   |

| TRAVERSES ETC. |           |       |
|----------------|-----------|-------|
| LINE           | BEARING   | DIST. |
| 2-3            | 90°04'    | 20.35 |
| 6-6a           | 351°17"   | 4.023 |
| 6-6b           | 90°01'55" | 4.023 |

| BUILDING CONNECTIONS |            |        |
|----------------------|------------|--------|
| LINE                 | BEARING    | DIST.  |
| 5-A                  | 131°30'15" | 13.649 |
| 5-C                  | 92°39'05"  | 18.767 |
| 5-D                  | 16°53'35"  | 20.943 |
| 6a-B                 | 70°58'35"  | 6.57   |
| 6b-E                 | 61°18'25"  | 13.602 |
| 6c-F                 | 29°24'45"  | 4.30   |

BASE PARCEL AREA: 669 m<sup>2</sup>

K & A Surveys Pty Ltd ACN069888884  
herby certify that the land comprised in this plan was  
surveyed by the corporation, by Lindsay Ann Forrester  
Surveying Graduate for whose work the corporation  
accepts responsibility, under the supervision of  
Constantine George Karavas, Cadastral Surveyor and  
that the plan is accurate, that the said survey was  
performed in accordance with the Survey and Mapping  
Infrastructure Act 2003 and the Surveyors Act 2003  
and associated Regulations and Standards and that the  
said survey was completed on 26/09/08.



Director  
Director  
Date

*Cancelling Lot 16 on RP719772*

PARISH: COONAMBELAH

COUNTY: *Elphinstone*

Meridian: SP200723

F/N's: None

Scale: 1 : 750

Format: **BUILDING**



SP 212314

Plan Status:

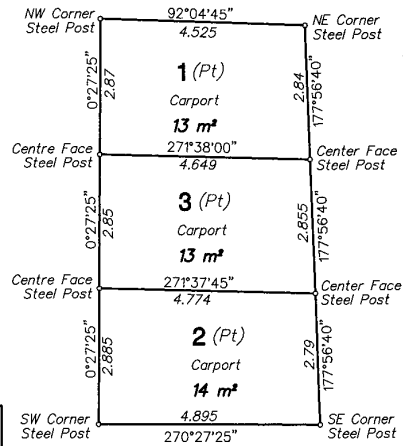
| <p style="font-size: 1.2em; font-weight: bold;">712095437</p> <p style="font-size: 0.8em;">TE 400 NT</p> <p style="font-size: 0.8em;">\$535.80<br/>09/12/2008 11:13</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                       | <p style="font-size: 0.8em; font-weight: bold;">WARNING : Folded or Mutilated Plans will not be accepted.<br/>Plans may be rolled.<br/>Information may not be placed in the outer margins.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                       |                 |                       |      |      |      |      |          |    |          |                       |   |   |          |                       |                           |           |     |   |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|-----------------|-----------------------|------|------|------|------|----------|----|----------|-----------------------|---|---|----------|-----------------------|---------------------------|-----------|-----|---|
| <p>1. Certificate of Registered Owners or Lessees.</p> <p>I/We <u>Jeffrey Alan Harris and</u><br/> <u>Margaret Harris (Joint Tenants Inter se. Interest 1/2)</u><br/> <u>Rachael Louise Harris (Tenant in Common. Interest 1/2)</u><br/> as Tenants in Common</p> <p>(Names in full)</p> <p>* as Registered Owners of this land agree to this plan and dedicate the Public Use Land as shown hereon in accordance with Section 50 of the Land Title Act 1994.</p> <p>* as Lessees of this land agree to this plan.</p> <div style="margin-top: 20px;"> <p><u><i>J. A. Harris</i></u> ..... Jeffrey Alan Harris<br/> Signature of * Registered Owners * Lessees</p> <p><u><i>[Signature]</i></u> ..... Margaret Ann Harris<br/> Signature of * Registered Owners * Lessees</p> <p><u><i>R. L. Harris</i></u> ..... Rachael Louise Harris<br/> Signature of * Registered Owners * Lessees</p> </div> <p style="font-size: 0.8em;">* Rule out whichever is inapplicable</p> |                       | <p>5. Lodged by</p> <p style="font-size: 1.2em; font-family: cursive;">STUART WATSON</p> <p style="font-size: 1.2em; font-family: cursive;">stuart@pae.law.com.</p> <p style="font-size: 0.8em;">(Include address, phone number, reference, and Lodger Code)</p>                                                                                                                                                                                                                                                                                                                                                                                                                             |                       |                 |                       |      |      |      |      |          |    |          |                       |   |   |          |                       |                           |           |     |   |
| <p>2. Local Government Approval</p> <p>* Townsville City Council</p> <p>hereby approves this plan in accordance with the Integrated Planning Act 1997</p> <div style="margin-top: 20px;"> <p>Dated this <u>20<sup>th</sup></u> day of <u>November 2008</u></p> <p style="text-align: center;"><u><i>Alicia Dello</i></u><br/> # Director, Planning and<br/> # Economic Development</p> </div> <p style="font-size: 0.8em;">* Insert the name of the Local Government.      * Insert Integrated Planning Act 1997 or<br/> # Insert designation of signatory or delegation      Local Government (Planning &amp; Environment) Act 1990</p>                                                                                                                                                                                                                                                                                                                                 |                       | <p>6. Existing</p> <table border="1" style="width: 100%; border-collapse: collapse; font-size: 0.8em;"> <tr> <th>Title Reference</th> <th>Lot</th> <th>Plan</th> <th>Lots</th> <th>Emts</th> <th>Road</th> </tr> <tr> <td>20705022</td> <td>16</td> <td>RP719772</td> <td>1-4 &amp; Common Property</td> <td>-</td> <td>-</td> </tr> </table> <p style="text-align: center; font-weight: bold; font-size: 0.8em;">MORTGAGE ALLOCATION</p> <table border="1" style="width: 100%; border-collapse: collapse; font-size: 0.8em;"> <tr> <th>Mortgage</th> <th>Lots Fully Encumbered</th> <th>Lots Partially Encumbered</th> </tr> <tr> <td>711150117</td> <td>1-4</td> <td>-</td> </tr> </table> |                       | Title Reference | Lot                   | Plan | Lots | Emts | Road | 20705022 | 16 | RP719772 | 1-4 & Common Property | - | - | Mortgage | Lots Fully Encumbered | Lots Partially Encumbered | 711150117 | 1-4 | - |
| Title Reference                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Lot                   | Plan                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Lots                  | Emts            | Road                  |      |      |      |      |          |    |          |                       |   |   |          |                       |                           |           |     |   |
| 20705022                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 16                    | RP719772                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 1-4 & Common Property | -               | -                     |      |      |      |      |          |    |          |                       |   |   |          |                       |                           |           |     |   |
| Mortgage                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Lots Fully Encumbered | Lots Partially Encumbered                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                       |                 |                       |      |      |      |      |          |    |          |                       |   |   |          |                       |                           |           |     |   |
| 711150117                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 1-4                   | -                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                       |                 |                       |      |      |      |      |          |    |          |                       |   |   |          |                       |                           |           |     |   |
| <p>3. Plans with Community Management Statement</p> <p>CMS Number : <u>39426</u></p> <p>Name : 5 on Buck</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                       | <p>7. Portion Allocation :</p> <table border="1" style="width: 100%; border-collapse: collapse; font-size: 0.8em;"> <tr> <td>Por 2A</td> <td>1-4 &amp; Common Property</td> </tr> <tr> <td>Orig</td> <td>Lots</td> </tr> </table> <p>8. Map Reference :<br/>8259-24424</p> <p>9. Locality :<br/>Mysterton</p> <p>10. Local Government :<br/>Townsville City Council</p> <p>11. Passed &amp; Endorsed :</p> <p>By : K&amp;A Surveys Pty Ltd ACN 069 888 884<br/> Date : <u>8-10-08</u><br/> Signed : <u><i>C. G. L. [Signature]</i></u><br/> Designation : Liaison Officer</p>                                                                                                                |                       | Por 2A          | 1-4 & Common Property | Orig | Lots |      |      |          |    |          |                       |   |   |          |                       |                           |           |     |   |
| Por 2A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 1-4 & Common Property |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                       |                 |                       |      |      |      |      |          |    |          |                       |   |   |          |                       |                           |           |     |   |
| Orig                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Lots                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                       |                 |                       |      |      |      |      |          |    |          |                       |   |   |          |                       |                           |           |     |   |
| <p>12. Building Format Plans only.</p> <p>I certify that :</p> <p>* As far as it is practical to determine, no part of the building shown on this plan encroaches onto adjoining lots or road;</p> <p>* <del>Part of the building shown on this plan encroaches onto adjoining lots and road</del></p> <p><u><i>C. G. L. [Signature]</i></u> ..... <u>8-10-08</u> .....<br/> Cadastral Surveyor/Director      Date<br/> * delete words not required</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                       | <p>13. Lodgement Fees :</p> <p>Survey Deposit \$ .....</p> <p>Lodgement \$ .....</p> <p>..... New Titles \$ .....</p> <p>Photocopy \$ .....</p> <p>Postage \$ .....</p> <p>TOTAL \$ .....</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                       |                 |                       |      |      |      |      |          |    |          |                       |   |   |          |                       |                           |           |     |   |
| <p>14. Insert Plan Number</p> <p style="font-size: 1.2em; font-weight: bold;">SP212314</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                       | <p>14. Insert Plan Number</p> <p style="font-size: 1.2em; font-weight: bold;">SP212314</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                       |                 |                       |      |      |      |      |          |    |          |                       |   |   |          |                       |                           |           |     |   |

**LEVEL A**  
Buildings A, B & C

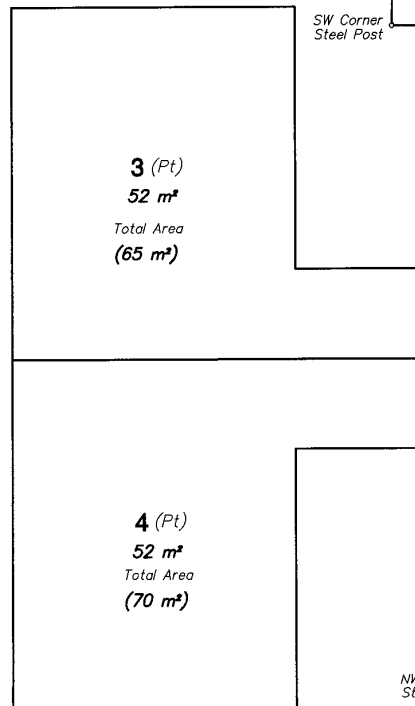


**COMMON  
PROPERTY**

**BLDG B**

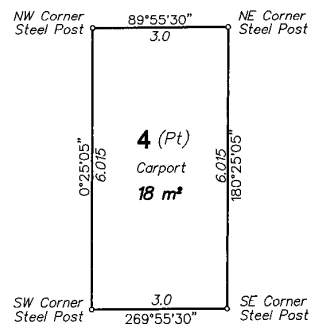


**BLDG A**



**COMMON  
PROPERTY**

**BLDG C**



Scale 1 : 100

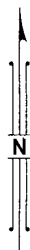
State copyright reserved.

Insert  
Plan  
Number

**SP212314**

**LEVEL B**

Building A



**COMMON  
PROPERTY**

BLDG A

**1 (Pt)**  
**52 m<sup>2</sup>**

Total Area  
**(65 m<sup>2</sup>)**

**2 (Pt)**  
**52 m<sup>2</sup>**

Total Area  
**(66 m<sup>2</sup>)**

Level below

**COMMON  
PROPERTY**

Level below

884/03D

Scale 1 : 100

5 m 10 m 15 m  
50 mm 100 mm 150 mm

State copyright reserved.

Insert  
Plan  
Number

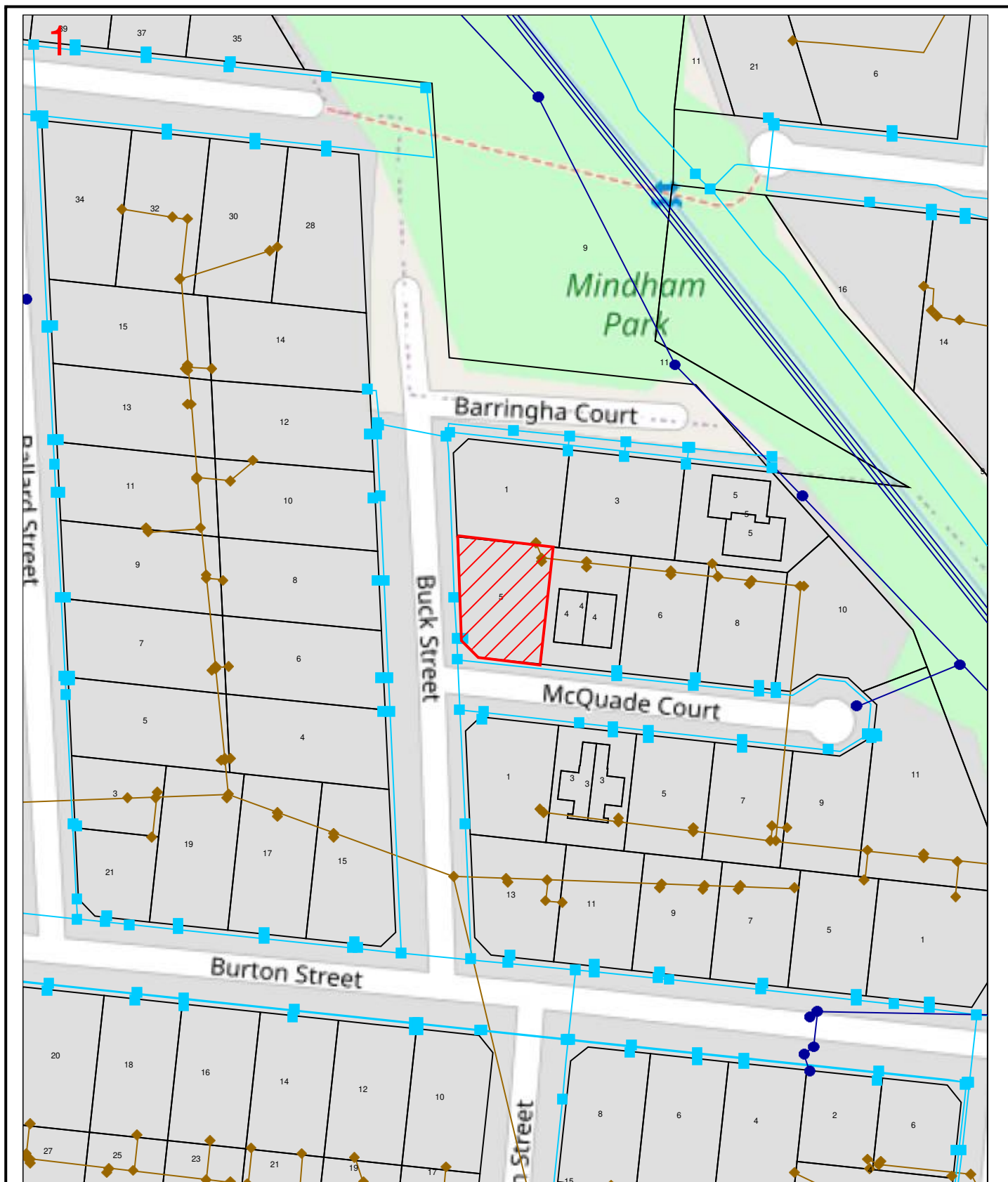
**SP212314**

# Overview Map

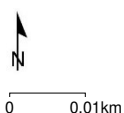
Sequence No: 275677219

Unit 3 5-9 Buck St Mysterton

Date: 06/07/2026



The information shown on this map has been produced from the Townsville City Council's digital database. There is no warranty implied or expressed regarding the accuracy or completeness of the data. The data has been compiled for information and convenience only, and it is the responsibility of the user to verify all information before placing reliance on it. For further assistance, please contact the Customer Service Centre on 1300 878 001



Imagery sourced from Open StreetMaps

## LEGEND:

|  |                         |  |                      |
|--|-------------------------|--|----------------------|
|  | Council Boundary        |  | Stormwater           |
|  | Suburb                  |  | Water                |
|  | Property                |  | Waste Water          |
|  | Affected BYDA Work Area |  | Fibre Optics (TCC)   |
|  |                         |  | Electrical Locations |

Electronic version current uncontrolled copy valid only at time of printing.

Document No. - < >  
 Authorised by - Asset Compliance Team Lead  
 Document Maintained by - Asset Compliance

Asset Compliance - Before You Dig Australia (BYDA) Pipeline Location Information

Version No.1  
 Initial Date of Adoption (Version No. 1) - 4/6/2024  
 Current Version Reviewed - 4/6/2024  
 Next Review Date - 4/6/2025  
 PAGE 3 OF 3

## Department of Transport and Main Roads

### Property Search - Advice to Applicant

Property Search reference 1030311

Date: 03/07/2026

Search Request reference: 199522994

#### Applicant details

Applicant: Claire Corrigan

claire.corrigan@bytherules.com.au

Buyer: not known not known

#### Search response:

Your request for a property search on Lot 3 on Plan SP212314 at Unit 3 5 Buck St, Mysterton Qld 4812 has been processed.

At this point in time the Department of Transport and Main Roads has no land requirement from the specified property.

#### **Note:**

1. Development proposed on this property may require approval under the Planning Act. This may include referral to the State Assessment and Referral Agency for assessment of the impacts to state transport corridors and infrastructure.
2. New or changed access between this property and a state transport corridor will require approval under the Transport Infrastructure Act.
3. To see what other State Government planning has been identified in your area, please refer to the online DA Mapping system. Refer to the State Transport interests under the SARA layers to identify what interests TMR has in your locality.  
< <https://planning.dsdmip.qld.gov.au/maps/sara-da>>
4. Any properties located in proximity to a current or future State transport corridor may be affected by noise. For existing corridors, refer to the online SPP interactive mapping system. Select the Information Purposes and refer to the Transport Infrastructure. If the property is located in a mandatory transport noise corridor then Mandatory Part 4.4 of the Queensland Development Code will apply.  
< <https://planning.dsdmip.qld.gov.au/maps/spp>>

#### **Disclaimer:**

Any information supplied by this Department of Transport and Main Roads' (TMR) property search is provided on the basis that you will use your own judgement to independently evaluate, assess and verify the information's completeness, suitability, purpose and usefulness.

Without limitation, TMR is under no liability for any negligence, claim, loss or damage (including consequential or indirect loss or lost time, profits, savings, contracts, revenue, interest, business opportunities, goodwill or damage to reputation) however caused (whether by negligence or otherwise) that may be suffered or incurred or that may arise directly or indirectly out of any act or omission on its part in connection with the use and reliance upon, and the provision of this property search, including loss or damage caused by any delays in providing this property search to the party who requested the information or any errors, misdescriptions, incompleteness and inaccuracies in the information. TMR excludes all warranties, representations, terms, conditions and undertaking in respect of the completeness, quality, accuracy, suitability or fitness of the information contained in this property search for your purpose. You acknowledge that the information provided is indicative only and may be subject to change.

#### **Privacy Statement:**

The personal information collected on this property search is required to enable TMR to communicate with you regarding your enquiry. The information recorded will not be disclosed to a third party without your consent or unless required or authorised to do so by law.



Department of the Environment, Tourism, Science and Innovation (DETSI)  
ABN 46 640 294 485  
GPO Box 2454, Brisbane QLD 4001, AUSTRALIA  
[www.detsi.qld.gov.au](http://www.detsi.qld.gov.au)

**SEARCH RESPONSE**  
**ENVIRONMENTAL MANAGEMENT REGISTER (EMR)**  
**CONTAMINATED LAND REGISTER (CLR)**

InfoTrack  
PO Box 10314 Adelaide St  
Brisbane QLD QLD 4001

Transaction ID: 51178636      EMR Site Id: 03 July 2026  
Cheque Number:  
Client Reference:

This response relates to a search request received for the site:

Lot: 3      Plan: SP212314  
3/5 BUCK ST  
MYSTERTON

**EMR RESULT**

The above site is NOT included on the Environmental Management Register.

**CLR RESULT**

The above site is NOT included on the Contaminated Land Register.

**ADDITIONAL ADVICE**

All search responses include particulars of land listed in the EMR/CLR when the search was generated.  
The EMR/CLR does NOT include:-

1. land which is contaminated land (or a complete list of contamination) if DETSI has not been notified
2. land on which a notifiable activity is being or has been undertaken (or a complete list of activities) if DETSI has not been notified

If you have any queries in relation to this search please email [emr.clr.registry@detsi.qld.gov.au](mailto:emr.clr.registry@detsi.qld.gov.au)

**Administering Authority**

Scheme Name: 5 ON BUCK COMMUNITY TITLES SCHEME 39426

Body Corp. Addr: NORTHERN BODY CORPORATE MANAGEMENT  
PO BOX 1595  
THURINGOWA CENTRAL QLD  
4817

COMMUNITY MANAGEMENT STATEMENT No: 39426

| Title    | Lot | Plan      |
|----------|-----|-----------|
| 50751399 | CP  | SP 212314 |
| 50751400 | 1   | SP 212314 |
| 50751401 | 2   | SP 212314 |
| 50751402 | 3   | SP 212314 |
| 50751403 | 4   | SP 212314 |

COMMUNITY MANAGEMENT STATEMENT Dealing No: 712095397

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

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



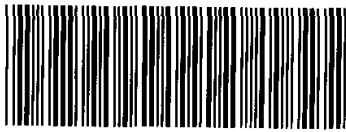
QUEENSLAND LAND REGISTRY

## GENERAL REQUEST

Land Title Act 1994, Land Act 1994 and Water Act 2000

Form 14 Version 4

Page 1 of 1



712095397

Duty Imprint

\$120.50

09/12/2008 11:10

TE 460

information about privacy in NR&W see  
<http://www.nrw.qld.gov.au/about/privacy/index.html>.

**1. Nature of request**

Request to Record first community management statement  
 for "5 on Buck"

**Lodger (Name, address & phone number)**

Stuart Watson  
 c/- p&e Law, Suite 3, level 1, 559  
 Flinders Street West TOWNSVILLE Q  
 4810, [stuart@paelaw.com](mailto:stuart@paelaw.com),  
 mobile: 0408 983 832

**Lodger Code****2. Lot on Plan Description**

Lot 16 on RP719772

**County**

Elphinstone

**Parish**

Coonambelah

**Title Reference**

20705022

**3. Registered Proprietor/State Lessee**

Jeffrey Alan Harris of 13 Collins Street AITKENVALE Q 4814  
 Margaret Ann Harris of 13 Collins Street AITKENVALE Q 4814  
 Rachael Louise Harris of c/- 13 Collins Street AITKENVALE Q 4814

**4. Interest**

Not Applicable

**5. Applicant**

Jeffrey Alan Harris of 13 Collins Street AITKENVALE Q 4814  
 Margaret Ann Harris of 13 Collins Street AITKENVALE Q 4814  
 Rachael Louise Harris of c/- 13 Collins Street AITKENVALE Q 4814

**6. Request**

I hereby request that: the first community management statement deposited herewith be recorded as the community management statement of 5 on Buck community titles scheme and that 13 Collins Street AITKENVALE Q 4814 be recorded as the address for service.

**7. Execution by applicant**

25/11/2008  
**Execution Date**

  
**Applicant's or Solicitor's Signature**

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

STUART WATSON QLS:28773

39426

This statement incorporates and must include the following:

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

CMS LABEL NUMBER

## 1. Name of community titles scheme

5 on Buck community titles scheme

## 2. Regulation module

Small Scheme Module

## 3. Name of body corporate

Body corporate for 5 on Buck CTS

## 4. Scheme land

| Lot on Plan Description          | County      | Parish      | Title Reference |
|----------------------------------|-------------|-------------|-----------------|
| Common Property of 5 on Buck CTS | Elphinstone | Coonambelah |                 |
| Lots 1 to 4 on SP212314          | Elphinstone | Coonambelah |                 |

## 5. Name and address of original owner

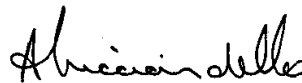
Jeffrey Alan Harris  
 Margaret Ann Harris  
 Rachael Louise Harris  
 all of c/- 13 Collins Street AITKENVALE Q 4814

## 6. Reference to plan lodged with this statement

Survey Plan 212314

# first community management statement only

## 7. Local Government community management statement notation



signed

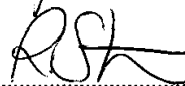
Director, Planning and Economic Development name and designation

Townsville City Council

name of Local Government

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

4/11/08  
 15/10/08  
 Execution Date

J. A. Harris 4-11-08  


\*Execution

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

## Privacy Statement

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

**SCHEDULE A SCHEDULE OF LOT ENTITLEMENTS**

| Lot on Plan       | Contribution | Interest |
|-------------------|--------------|----------|
| Lot 1 on SP212314 |              |          |
| Lot 2 on SP212314 |              |          |
| Lot 3 on SP212314 |              |          |
| Lot 4 on SP212314 |              |          |
| <b>TOTALS</b>     | 4            | 4        |

**SCHEDULE B EXPLANATION OF THE DEVELOPMENT OF SCHEME LAND**

No further development intended.

Section 57 (1) (e) & (f) of the Body Corporate and Community Management Act 1997 is not applicable.

**SCHEDULE C BY-LAWS**

Refer to Enlarged Panel

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

Nil

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

Nil

Title Reference [ 20705022 ]

**Noise**

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

**Vehicles**

- 2(1) The occupier of a lot must not, without the body corporate's written approval -  
(a) park a vehicle, or allow a vehicle to stand, on the common property; or  
(b) permit an invitee to park a vehicle, or allow a vehicle to stand, on the common property.  
2(2) An approval under subsection (1) must state the period for which it is given.  
2(3) However, the body corporate may cancel the approval by giving 7 days written notice to the occupier.

**Obstruction**

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

**Damage to lawns etc.**

- 4(1) The occupier of a lot must not, without the body corporate's written approval -  
(a) damage a lawn, garden, tree, shrub, plant or flower on the common property; or  
(b) use a part of the common property as a garden.  
4(2) An approval under subsection (1) must state the period for which it is given.  
4(3) However, the body corporate may cancel the approval by giving 7 days written notice to the occupier.

**Damage to common property**

- 5(1) An occupier of a lot must not, without the body corporate's written approval, mark, paint, drive nails, screws or other objects into, or otherwise damage or deface a structure that forms part of the common property.  
5(2) However, an occupier may install a locking or safety device to protect the lot against intruders, or a screen to prevent entry of animals or insects, if the device is soundly built and is consistent with the colour, style and materials of the building.  
5(3) The owner of a lot must keep a device installed under subsection (2) in good order and repair.

**Behaviour of invitees**

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

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

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

**Appearance of lot**

- 8(1) The occupier of a lot must not, without the body corporate's written approval, make a change to the external appearance of the lot unless the change is minor and does not detract from the amenity of the lot and its surrounds.  
8(2) The occupier of a lot must not, without the body corporate's written approval -  
(a) hang washing, bedding, or another cloth article if the article is visible from another lot or the common property, or from outside the scheme land; or  
(b) display a sign, advertisement, placard, banner, pamphlet or similar article if the article is visible from another lot or the common property, or from outside the scheme land.  
8(3) This section does not apply to a lot created under a standard format plan of subdivision.

**Storage of flammable liquids etc.**

- 9(1) The occupier of a lot must not, without the body corporate's written approval, store a flammable substance on the common property.  
9(2) The occupier of a lot must not, without the body corporate's written approval, store a flammable substance on the lot unless the substance is used or intended for use for domestic purposes.  
9(3) However, this section does not apply to the storage of fuel in -  
(a) the fuel tank of a vehicle, boat, or internal combustion engine; or  
(b) a tank kept on a vehicle or boat in which the fuel is stored under the requirements of the law regulating the storage of flammable liquid.

**SCHEDULE / ENLARGED PANEL /  
ADDITIONAL PAGE / DECLARATION**

Title Reference [ 20705022 ]

**Garbage Disposal**

10(1) Unless the body corporate provides some other way of garbage disposal, the occupier of a lot must keep a receptacle for garbage in a clean and dry condition and adequately covered on the lot, or on a part of the common property designated by the body corporate for the purpose.

10(2) The occupier of a lot must -

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

**Keeping of animals**

11(1) The occupier of a lot must not, without the body corporate's written approval -

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

11(2) The occupier must obtain the body corporate's written approval before bringing, or permitting an invitee to bring, an animal onto the lot or the common property.

03 July 2026

Dear Applicant,

**RE: 5 ON BUCK - 2 McQuade Court MYSTERTON QLD 4812**

Please find attached form 33 as requested.

Northern Body Corporate Management has been engaged by the Body Corporate to provide the information required for this form. The documents supplied represent all details currently available to us in relation to your request.

We recommend that the applicant reviews the enclosed documents thoroughly to ensure they satisfy the requirements of a Form 33. It is the applicant's responsibility to confirm the accuracy and completeness of the information and to ensure it complies with the form's criteria.

If any additional details are needed, or if any information appears to be missing or incomplete, the applicant must identify these gaps and notify us as appropriate. Our team is available to assist in sourcing any outstanding items upon request.

**Search of Records**

As a matter of best practice, we encourage the applicant to conduct a comprehensive search of all available Body Corporate records. This will help verify the accuracy of the enclosed documents and ensure that no relevant information has been overlooked. A records search can be arranged through our office if required.

**Disclaimer**

Please note that this information is provided in good faith based on records held by Northern Body Corporate Management and instructions received from the Body Corporate. While every effort has been made to ensure accuracy and currency, we do not guarantee the completeness of the information and accept no liability for any loss, damage, or claim arising from its use. It remains the applicant's responsibility to independently verify and confirm all necessary details within the form 33.

If you have any questions or require further assistance, please do not hesitate to contact our office.

Yours faithfully,

For and on behalf of the Body Corporate for

**5 ON BUCK**

Rebecca Cullen

**Body Corporate Manager**

**BCCM****Form 33**

Department of Justice

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

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

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

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

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

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

This certificate does not include information about:

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

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

**The community management statement**

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

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

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

**The information in this certificate is issued on 03/07/2026**

### Becoming an owner

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

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

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

### How to get more information

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

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

## Contacting the body corporate

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

### Name and number of the community titles scheme

**5 ON BUCK**

CTS No. **39426**

### Body corporate manager

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

### Is there a body corporate manager for the scheme?

Yes. The body corporate manager is:

Name: **Rebbeca Cullen**

Phone: **07 4723 8217**

Company: **Northern BCM (Townsville)**

Email: **admin@nbcmlqld.com**

### Accessing records

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

**Northern Body Corporate Management.**



## Property and community titles scheme details

### Lot and plan details

Lot number: **3**

Plan type and number: **212314**

Plan of subdivision: **BUILDING FORMAT PLAN**

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

### Regulation module

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

More information is available from [www.qld.gov.au/buyingbodycorporate](http://www.qld.gov.au/buyingbodycorporate).

**The regulation module that applies to this scheme is the:**

**Standard**

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

### Layered arrangements of community titles schemes

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

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

**No.**

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

### Building management statement

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

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

**No.**

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

## By-laws and exclusive use areas

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

### What by-laws apply?

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

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

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

### General by-laws

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

### Exclusive use areas

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

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

**No**

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

**If answered yes above, the exclusive use areas are listed in the community management statement attached.**

## Lot entitlements and financial information

### Lot entitlements

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

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

### Contribution schedule

Contribution schedule lot entitlement for the lot: **1**

Total contribution schedule lot entitlements for all lots: **4**

### Interest schedule

Interest schedule lot entitlement for the lot: **1**

Total interest schedule lot entitlements for all lots: **4**

### Statement of accounts

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

### Owner contributions (levies)

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

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

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

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

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

### Body corporate debts

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

## Owner contributions and amounts owing

### Administrative fund contributions

Total amount of contributions (before any discount) for lot **3** for the current financial year: \$ **4,856.26**

Number of instalments: **6** (outlined below)

Discount for on-time payments (if applicable): **20** %

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

| Period               | Due date | Amount due | Amount due if discount applied                     | Paid       |
|----------------------|----------|------------|----------------------------------------------------|------------|
| 01/09/25 to 30/11/25 | 01/09/25 | 809.37     | 647.50                                             | 07/08/25   |
| 01/12/25 to 28/02/26 | 01/12/25 | 809.37     | 647.50                                             | 01/12/25   |
| 01/03/26 to 31/05/26 | 01/05/26 | 809.38     | 647.50                                             | 23/04/26   |
| 01/06/26 to 31/08/26 | 01/06/26 | 809.38     | 647.50                                             | 23/04/26   |
| 01/09/26 to 30/11/26 | 01/09/26 | 809.38     | 647.50                                             |            |
| 01/12/26 to 28/02/27 | 01/12/26 | 809.38     | 647.50                                             |            |
|                      |          |            | Amount overdue                                     | <b>Nil</b> |
|                      |          |            | Amount Unpaid including amounts billed not yet due | <b>Nil</b> |

### Sinking fund contributions

Total amount of contributions (before any discount) for lot **3** for the current financial year: \$ **2,816.26**

Number of instalments: **6** (outlined below)

Discount for on-time payments (if applicable): **20** %

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

| Period               | Due date | Amount due | Amount due if discount applied                     | Paid       |
|----------------------|----------|------------|----------------------------------------------------|------------|
| 01/09/25 to 30/11/25 | 01/09/25 | 469.37     | 375.50                                             | 07/08/25   |
| 01/12/25 to 28/02/26 | 01/12/25 | 469.37     | 375.50                                             | 01/12/25   |
| 01/03/26 to 31/05/26 | 01/05/26 | 469.38     | 375.50                                             | 23/04/26   |
| 01/06/26 to 31/08/26 | 01/06/26 | 469.38     | 375.50                                             | 23/04/26   |
| 01/09/26 to 30/11/26 | 01/09/26 | 469.38     | 375.50                                             |            |
| 01/12/26 to 28/02/27 | 01/12/26 | 469.38     | 375.50                                             |            |
|                      |          |            | Amount overdue                                     | <b>Nil</b> |
|                      |          |            | Amount Unpaid including amounts billed not yet due | <b>Nil</b> |

### Special contributions - Administrative Fund (IF ANY)

Date determined: **10/03/26** (Access the body corporate records for more information).

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

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

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

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

| Period | Due date | Amount due | Amount due if discount applied | Paid |
|--------|----------|------------|--------------------------------|------|
|--------|----------|------------|--------------------------------|------|

Amount overdue **Nil**

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

#### Special contributions - Sinking Fund (IF ANY)

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

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

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

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

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

| Due date | Amount due | Amount due if discount applied | Paid |
|----------|------------|--------------------------------|------|
|----------|------------|--------------------------------|------|

Amount overdue **Nil**

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

#### Other amounts payable by the lot owner

| Purpose | Fund | Amount | Due date | Amount |
|---------|------|--------|----------|--------|
|---------|------|--------|----------|--------|

No other amounts payable for the lot.

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

At the date of this certificate

|                                                                         |            |
|-------------------------------------------------------------------------|------------|
| Annual contributions                                                    | <b>Nil</b> |
| Special contributions                                                   | <b>Nil</b> |
| Other contributions                                                     | <b>Nil</b> |
| Other payments                                                          | <b>Nil</b> |
| Penalties                                                               | <b>Nil</b> |
| Total amount overdue (Total Amount Unpaid including not yet due \$0.00) | <b>Nil</b> |

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

### Common property and assets

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

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

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

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

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

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

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

**Current sinking fund balance (as at date of certificate): \$ 12,177.77**

#### **Improvements to common property the lot owner is responsible for**

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

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

| Date | Description | Conditions |
|------|-------------|------------|
|------|-------------|------------|

#### **Body corporate assets**

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

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

## Insurance

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

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

### Body corporate insurance policies

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

| TYPE/COMPANY                    | POLICY NO.   | SUM INSURED   | PREMIUM  | DUE DATE | EXCESS                                                                                                      |
|---------------------------------|--------------|---------------|----------|----------|-------------------------------------------------------------------------------------------------------------|
| BUILDING<br>Suncorp             | HPS030272366 | 1,296,600.00  | 7,759.33 | 22/02/27 | \$2,000 All Claims + As Per Policy Wording<br>\$200 Water Damage; \$500 Theft/Burglary Vandalism by Tenants |
| LOSS OF RENT<br>Suncorp         | HPS030272366 | 129,660.00    | Included | 22/02/27 | \$2,000 All Claims + As Per Policy Wording                                                                  |
| PUBLIC LIABILITY<br>Suncorp     | HPS030272366 | 20,000,000.00 | Included | 22/02/27 | \$2,000 All Claims + As Per Policy Wording                                                                  |
| OFFICE BEARERS<br>Suncorp       | HPS030272366 | 1,000,000.00  | Included | 22/02/27 | \$2,000 All Claims + As Per Policy Wording                                                                  |
| COMMON AREA CONTENTS<br>Suncorp | HPS030272366 | 32,700.00     | Included | 22/02/27 | \$2,000 All Claims + As Per Policy Wording                                                                  |
| TEMP ACCOMMODATION<br>Suncorp   | HPS030272366 | 129,660.00    | Included | 22/02/27 | \$2,000 All Claims + As Per Policy Wording                                                                  |
| RESILIENCE IMPS.<br>Suncorp     | HPS030272366 | 10,000.00     | Included | 22/02/27 | \$2,000 All Claims + As Per Policy Wording                                                                  |

### Alternative insurance

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

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

**Not applicable.**

### Lot owner and occupier insurance

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

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

More information about insurance in community titles schemes is available from your solicitor or [www.qld.gov.au/buyingbodycorporate](http://www.qld.gov.au/buyingbodycorporate)

## Contracts and authorisations

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

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

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

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

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

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

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

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

**No**

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

**No**

### Embedded network electricity supply

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

**No**

More information about embedded networks in community titles schemes is available from [www.qld.gov.au/buyingbodycorporate](http://www.qld.gov.au/buyingbodycorporate).

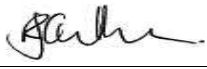
### Body corporate authority

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

**Name/s** Northern BCM (Townsville)

**Positions/s held** Body Corporate Manager

**Date** 03/07/2026

**Signature/s**  \_\_\_\_\_



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

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

## 5 ON BUCK CTS 39426

2 Mcquade Court Mysterton Qld 4812

### BALANCE SHEET

AS AT 03 JULY 2026

|                                              | ACTUAL<br>03/07/2026       | ACTUAL<br>31/08/2025       |
|----------------------------------------------|----------------------------|----------------------------|
| <b><u>OWNERS FUNDS</u></b>                   |                            |                            |
| Administrative Fund                          | 12,179.34                  | 18,252.56                  |
| Sinking Fund                                 | 12,177.77                  | 17,866.14                  |
| <b><u>TOTAL</u></b>                          | <b><u>\$ 24,357.11</u></b> | <b><u>\$ 36,118.70</u></b> |
| <b><u>THESE FUNDS ARE REPRESENTED BY</u></b> |                            |                            |
| <b><u>CURRENT ASSETS</u></b>                 |                            |                            |
| Bank Balance Admin Fund                      | 12,179.34                  | 17,296.92                  |
| Bank Balance Sinking Fund                    | 12,177.77                  | 18,617.14                  |
| Levies Billed Not Due                        | (5,114.96)                 | 0.00                       |
| Prepaid Expenses                             | 0.00                       | 2,252.15                   |
| <b><u>TOTAL ASSETS</u></b>                   | <b><u>19,242.15</u></b>    | <b><u>38,166.21</u></b>    |
| <b><u>LIABILITIES</u></b>                    |                            |                            |
| Next Year Discounts                          | 0.00                       | (511.48)                   |
| Levies Billed Not Due                        | (5,114.96)                 | 0.00                       |
| Levies In Advance                            | 0.00                       | 2,558.99                   |
| <b><u>TOTAL LIABILITIES</u></b>              | <b><u>(5,114.96)</u></b>   | <b><u>2,047.51</u></b>     |
| <b><u>NET ASSETS</u></b>                     | <b><u>\$ 24,357.11</u></b> | <b><u>\$ 36,118.70</u></b> |

## 5 ON BUCK CTS 39426

2 Mcquade Court Mysterton Qld 4812

### STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 SEPTEMBER 2025 TO 03 JULY 2026

|                                           | ACTUAL               | BUDGET              | ACTUAL              |
|-------------------------------------------|----------------------|---------------------|---------------------|
|                                           | 01/09/25-03/07/26    | 01/09/25-31/08/26   | 01/09/24-31/08/25   |
| <b><u>ADMINISTRATIVE FUND</u></b>         |                      |                     |                     |
| <b><u>INCOME</u></b>                      |                      |                     |                     |
| Administrative Fund Levy                  | 12,950.00            | 12,950.00           | 12,950.04           |
| Administrative Fund Discount              | (2,428.13)           | (2,590.00)          | (2,264.36)          |
| Levy Fees - Debt Recovery                 | 22.00                | 0.00                | 0.00                |
| <b><u>TOTAL ADMIN. FUND INCOME</u></b>    | <b>10,543.87</b>     | <b>10,360.00</b>    | <b>10,685.68</b>    |
| <b><u>EXPENDITURE - ADMIN. FUND</u></b>   |                      |                     |                     |
| Accountant - Audit Fees                   | 742.50               | 0.00                | 0.00                |
| Accountant - Tax Returns                  | 154.00               | 155.00              | 132.00              |
| Admin Fees - Arrears Fee                  | 22.00                | 0.00                | 0.00                |
| Admin Fees - Software Lic. Fee            | 88.00                | 88.00               | 88.00               |
| Admin Fees - Post/Phone/Stat              | 5.00                 | 0.00                | 0.00                |
| Building Repairs                          | 0.00                 | 250.00              | 0.00                |
| B C M - Additional Fee's                  | 363.00               | 100.00              | 44.00               |
| B C M - Bas / Tax Preparation             | 0.00                 | 132.00              | 132.00              |
| B C M - Disbursements                     | 363.00               | 435.00              | 435.60              |
| B C M - Management Fees                   | 1,032.46             | 1,210.00            | 1,191.62            |
| B C M - Work Order Fees                   | 198.00               | 200.00              | 159.50              |
| Bank Fees - Bpay Fees                     | 11.40                | 20.00               | 15.20               |
| Fire Protect - Audit Fees                 | 330.00               | 330.00              | 330.00              |
| Garden/Lawn Maintenance                   | 732.60               | 0.00                | 0.00                |
| Garden/Lawn - Maintenance                 | 2,443.65             | 1,800.00            | 1,762.75            |
| Insurance Premium - Building              | 10,011.48            | 6,000.00            | 4,946.96            |
| Pest Control                              | 120.00               | 120.00              | 120.00              |
| Utilities - Electricity                   | 0.00                 | 200.00              | 0.00                |
| <b><u>TOTAL ADMIN. EXPENDITURE</u></b>    | <b>16,617.09</b>     | <b>11,040.00</b>    | <b>9,357.63</b>     |
| <b><u>SURPLUS / DEFICIT</u></b>           | <b>\$ (6,073.22)</b> | <b>\$ (680.00)</b>  | <b>\$ 1,328.05</b>  |
| Opening Admin. Balance                    | 18,252.56            | 18,252.56           | 16,924.51           |
| <b><u>ADMINISTRATIVE FUND BALANCE</u></b> | <b>\$ 12,179.34</b>  | <b>\$ 17,572.56</b> | <b>\$ 18,252.56</b> |

## 5 ON BUCK CTS 39426

2 Mcquade Court Mysterton Qld 4812

### STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 SEPTEMBER 2025 TO 03 JULY 2026

|                                            | ACTUAL<br>01/09/25-03/07/26 | BUDGET<br>01/09/25-31/08/26 | ACTUAL<br>01/09/24-31/08/25 |
|--------------------------------------------|-----------------------------|-----------------------------|-----------------------------|
| <b><u>SINKING FUND</u></b>                 |                             |                             |                             |
| <b><u>INCOME</u></b>                       |                             |                             |                             |
| Sinking Fund Levies                        | 7,510.00                    | 7,510.00                    | 7,510.04                    |
| Sinking Fund Discount                      | (1,408.13)                  | (1,502.00)                  | (1,310.37)                  |
| <b><u>TOTAL SINKING FUND INCOME</u></b>    | <b>6,101.87</b>             | <b>6,008.00</b>             | <b>6,199.67</b>             |
| <b><u>EXPENDITURE - SINKING FUND</u></b>   |                             |                             |                             |
| Roof Systems - Gutters/Valleys             | 0.00                        | 9,860.00                    | 0.00                        |
| Trees/Shrubs - Tree Lopping                | 1,241.35                    | 1,660.00                    | 0.00                        |
| Building Repairs                           | 688.89                      | 0.00                        | 0.00                        |
| Plumbing & Drainage                        | 9,860.00                    | 0.00                        | 0.00                        |
| <b><u>TOTAL SINK. FUND EXPENDITURE</u></b> | <b>11,790.24</b>            | <b>11,520.00</b>            | <b>0.00</b>                 |
| <b><u>SURPLUS / DEFICIT</u></b>            | <b>\$ (5,688.37)</b>        | <b>\$ (5,512.00)</b>        | <b>\$ 6,199.67</b>          |
| Opening Sinking Fund Balance               | 17,866.14                   | 17,866.14                   | 11,666.47                   |
| <b><u>SINKING FUND BALANCE</u></b>         | <b>\$ 12,177.77</b>         | <b>\$ 12,354.14</b>         | <b>\$ 17,866.14</b>         |



# REGISTRATION CONFIRMATION STATEMENT

ENVIRONMENT AND RESOURCE MANAGEMENT, QUEENSLAND

Title Reference : 50751399

This is the current status of the title as at 15:24 on 29/06/2010

## REGISTERED OWNER

Dealing No: 712095437 09/12/2008

BODY CORPORATE FOR 5 ON BUCK COMMUNITY TITLES SCHEME  
39426

C/- KINGSBERRY BODY CORPORATE MANAGEMENT  
PO BOX 281  
TOWNSVILLE QLD 4810

## LAND DESCRIPTION

COMMON PROPERTY OF 5 ON BUCK COMMUNITY TITLES SCHEME 39426  
COMMUNITY MANAGEMENT STATEMENT 39426

Local Government: TOWNSVILLE

## EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by  
Deed of Grant No. 10285016 (POR 2A)
2. REQUEST FOR FIRST CMS No 712095397 09/12/2008 at 11:10  
COMMUNITY MANAGEMENT STATEMENT 39426  
MODULE:  
SMALL SCHEMES

ADMINISTRATIVE ADVICES - NIL  
UNREGISTERED DEALINGS - NIL

CERTIFICATE OF TITLE ISSUED - No

DEALINGS REGISTERED  
713305927 C BC ADDRESS

Caution - Charges do not necessarily appear in order of priority

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

M G Locke  
Registrar of Titles and Registrar of Water Allocations

Lodgement No: 2875521  
Email: neville@kingsberryproperty.com.au  
KINGSBERRY PROPERTY  
Office: TOWNSVILLE  
Box: 37

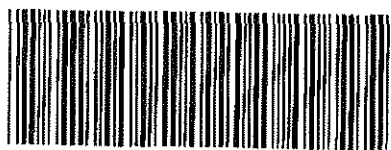
QUEENSLAND LAND REGISTRY

## GENERAL REQUEST

Land Title Act 1994, Land Act 1994 and Water Act 2000

Form 14 Version 4

Page 1 of 1



712095397

Duty Imprint

\$120.50

09/12/2008 11:10

TE 460

Information about privacy in NR&W see  
<http://www.nrw.qld.gov.au/about/privacy/index.html>

## 1. Nature of request

Request to Record first community management statement  
 for "5 on Buck"

## Lodger (Name, address &amp; phone number)

Stuart Watson  
 c/- p&e Law, Suite 3, level 1, 559  
 Flinders Street West TOWNSVILLE Q  
 4810, stuart@paclaw.com,  
 mobile: 0408 983 832

Lodger  
Code

## 2. Lot on Plan Description

Lot 16 on RP719772

## County

Elphinstone

## Parish

Coonambelah

## Title Reference

20705022

## 3. Registered Proprietor/State Lessee

Jeffrey Alan Harris of 13 Collins Street AITKENVALE Q 4814  
 Margaret Ann Harris of 13 Collins Street AITKENVALE Q 4814  
 Rachael Louise Harris of c/- 13 Collins Street AITKENVALE Q 4814

## 4. Interest

Not Applicable

## 5. Applicant

Jeffrey Alan Harris of 13 Collins Street AITKENVALE Q 4814  
 Margaret Ann Harris of 13 Collins Street AITKENVALE Q 4814  
 Rachael Louise Harris of c/- 13 Collins Street AITKENVALE Q 4814

## 6. Request

I hereby request that: the first community management statement deposited herewith be recorded as the community management statement of 5 on Buck community titles scheme and that 13 Collins Street AITKENVALE Q 4814 be recorded as the address for service.

## 7. Execution by applicant

25/11/2008  
 Execution Date

Applicant's or Solicitor's Signature

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

STUART WATSON QLS: 28773

39426

This statement incorporates and must include the following:

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

CMS LABEL NUMBER

## 1. Name of community titles scheme

5 on Buck community titles scheme

## 2. Regulation module

Small Scheme Module

## 3. Name of body corporate

Body corporate for 5 on Buck CTS

## 4. Scheme land

| Lot on Plan Description          | County      | Parish      | Title Reference |
|----------------------------------|-------------|-------------|-----------------|
| Common Property of 5 on Buck CTS | Elphinstone | Coonambelah |                 |
| Lots 1 to 4 on SP212314          | Elphinstone | Coonambelah |                 |

## 5. Name and address of original owner

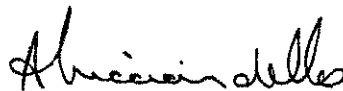
Jeffrey Alan Harris  
 Margaret Ann Harris  
 Rachael Louise Harris  
 all of c/- 13 Collins Street AITKENVALE Q 4814

## 6. Reference to plan lodged with this statement

Survey Plan 212314

# first community management statement only

## 7. Local Government community management statement notation



signed

Director, Planning and Economic Development

name and designation

Townsville City Council

name of Local Government

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

4/11/08  
 15/10/08  
 Execution Date

J. A. Harris 4-11-08  


\*Execution

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

## Privacy Statement

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



**SCHEDULE A SCHEDULE OF LOT ENTITLEMENTS**

| Lot on Plan       | Contribution | Interest |
|-------------------|--------------|----------|
| Lot 1 on SP212314 |              |          |
| Lot 2 on SP212314 |              |          |
| Lot 3 on SP212314 |              |          |
| Lot 4 on SP212314 |              |          |
| <b>TOTALS</b>     | 4            | 4        |

**SCHEDULE B EXPLANATION OF THE DEVELOPMENT OF SCHEME LAND**

No further development intended.

Section 57 (1) (e) & (f) of the Body Corporate and Community Management Act 1997 is not applicable.

**SCHEDULE C BY-LAWS**

Refer to Enlarged Panel

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

Nil

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

Nil

Title Reference [ 20705022 ]

**Noise**

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

**Vehicles**

2(1) The occupier of a lot must not, without the body corporate's written approval -

- (a) park a vehicle, or allow a vehicle to stand, on the common property; or
- (b) permit an invitee to park a vehicle, or allow a vehicle to stand, on the common property.

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

2(3) However, the body corporate may cancel the approval by giving 7 days written notice to the occupier.

**Obstruction**

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

**Damage to lawns etc.**

4(1) The occupier of a lot must not, without the body corporate's written approval -

- (a) damage a lawn, garden, tree, shrub, plant or flower on the common property; or
- (b) use a part of the common property as a garden.

4(2) An approval under subsection (1) must state the period for which it is given.

4(3) However, the body corporate may cancel the approval by giving 7 days written notice to the occupier.

**Damage to common property**

5(1) An occupier of a lot must not, without the body corporate's written approval, mark, paint, drive nails, screws or other objects into, or otherwise damage or deface a structure that forms part of the common property.

5(2) However, an occupier may install a locking or safety device to protect the lot against intruders, or a screen to prevent entry of animals or insects, if the device is soundly built and is consistent with the colour, style and materials of the building.

5(3) The owner of a lot must keep a device installed under subsection (2) in good order and repair.

**Behaviour of invitees**

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

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

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

**Appearance of lot**

8(1) The occupier of a lot must not, without the body corporate's written approval, make a change to the external appearance of the lot unless the change is minor and does not detract from the amenity of the lot and its surrounds.

8(2) The occupier of a lot must not, without the body corporate's written approval -

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

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

8(3) This section does not apply to a lot created under a standard format plan of subdivision.

**Storage of flammable liquids etc.**

9(1) The occupier of a lot must not, without the body corporate's written approval, store a flammable substance on the common property.

9(2) The occupier of a lot must not, without the body corporate's written approval, store a flammable substance on the lot unless the substance is used or intended for use for domestic purposes.

9(3) However, this section does not apply to the storage of fuel in -

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

**SCHEDULE / ENLARGED PANEL /  
ADDITIONAL PAGE / DECLARATION**

Title Reference [ 20705022 ]

**Garbage Disposal**

10(1) Unless the body corporate provides some other way of garbage disposal, the occupier of a lot must keep a receptacle for garbage in a clean and dry condition and adequately covered on the lot, or on a part of the common property designated by the body corporate for the purpose.

10(2) The occupier of a lot must -

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

**Keeping of animals**

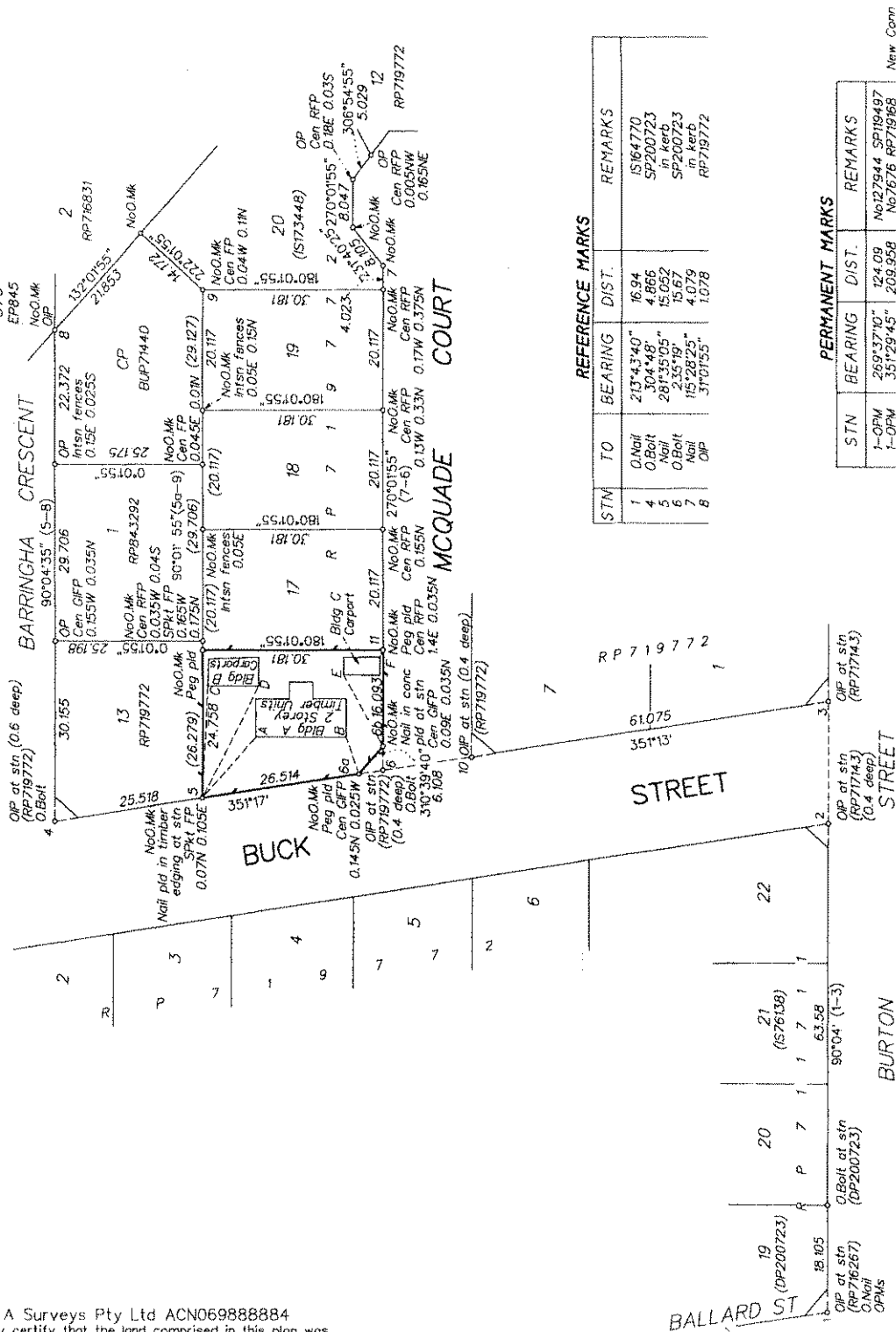
11(1) The occupier of a lot must not, without the body corporate's written approval -

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

11(2) The occupier must obtain the body corporate's written approval before bringing, or permitting an invitee to bring, an animal onto the lot or the common property.

Land Title Act 1994 ; Land Act 1994  
Form 21 Version 2

## SURVEY PLAN

Sheet  
1 of  
3

| STN | TO     | BEARING    | DIST.  | REMARKS  |
|-----|--------|------------|--------|----------|
| 1   | O.Nail | 213°43'40" | 16.94  | IS164770 |
| 4   | O.Bolt | 304°48'    | 4.866  | SP200723 |
| 5   | Nail   | 281°55'05" | 15.092 | in kerb  |
| 6   | O.Bolt | 235°19'    | 15.67  | SP200723 |
| 7   | Nail   | 15°28'25"  | 4.079  | in kerb  |
| 8   | O.P    | 370°155"   | 1.078  | RP719772 |

| STN   | BEARING    | DIST.   | REMARKS          |
|-------|------------|---------|------------------|
| 1-OPM | 269°37'10" | 124.09  | No127944 SP19497 |
| 1-OPM | 357°29'45" | 209.959 | No1676 RP719768  |

| LINE | BEARING   | DIST.  |
|------|-----------|--------|
| 2-3  | 90°04'    | 20.35  |
| 6-6a | 351°17'   | 4.023  |
| 6-6b | 90°01'55" | 4.023  |
| 6-10 | 171°25'   | 15.269 |

| LINE | BEARING    | DIST.  |
|------|------------|--------|
| 5-A  | 131°30'15" | 13.649 |
| 5-C  | 92°39'05"  | 18.767 |
| 5-D  | 116°53'35" | 20.943 |
| 6a-B | 70°58'35"  | 6.57   |
| 6b-E | 61°18'25"  | 13.602 |
| 11-F | 293°48'10" | 1.32   |

BASE PARCEL AREA: 669 m<sup>2</sup>

K & A Surveys Pty Ltd ACN0698888884  
hereby certify that the land comprised in this plan was  
surveyed by the corporation, by Lindsay Ann Forrester,  
Surveying Graduate for whose work the corporation  
accepts responsibility, under the supervision of  
Constantine George Karavas, Cadastral Surveyor and  
that the plan is accurate, that the said survey was  
performed in accordance with the Survey and Mapping  
Infrastructure Act 2003 and the Surveyors Act 2003,  
and associated Regulations and Standards and that the  
said survey was completed on 26/09/08.



Director  
Director  
Date

8-10-08

## PLAN OF LOTS 1-4 &amp; COMMON PROPERTY

Cancelling Lot 16 on RP719772

PARISH: COONAMBELAH

COUNTY: Elphinstone

Meridian: SP200723

F/N's: None

Scale: 1: 750

Format: BUILDING

SP212314

Plan Status:

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

712095437

\$535.80

09/12/2008 11:13

TE 400 NT

Registered

5. Lodged by

STUART WATSON

stuart@paclaw.com

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

1. Certificate of Registered Owners or Lessees.

1/We Jeffrey, Alan Harris, and  
Margaret Harris (Joint Tenants Inter se. Interest 1/2)  
Rachael Louise Harris (Tenant in Common. Interest 1/2)  
as Tenants in Common

(Names in full)

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

\* as Lessees of this land agree to this plan.

*J. A. Harris*

Jeffrey Alan Harris

Signature of \* Registered Owners \* Lessees

*M. Harris*

Margaret Ann Harris

Signature of \* Registered Owners \* Lessees

*R. L. Harris*

Rachael Louise Harris

Signature of \* Registered Owners \* Lessees

\* Rule out whichever is inapplicable

2. Local Government Approval

\* Townsville City Council

hereby approves this plan in accordance with the Integrated Planning Act 1997

Dated this 20<sup>th</sup> day of November 2008

*Alucian d'ello*  
# Director, Planning and  
# Economic Development

\* Insert the name of the Local Government.  
# Insert designation of signatory or delegation

\* Insert Integrated Planning Act 1997 or  
Local Government (Planning & Environment) Act 1990

3. Plans with Community Management Statement

CMS Number : 39426

Name : 5 on Buck

4. References :

Dept File :  
Local Govt :  
Surveyor : 8184/03

| Existing        |     |          | Created               |       |      |
|-----------------|-----|----------|-----------------------|-------|------|
| Title Reference | Lot | Plan     | Lots                  | Ernts | Road |
| 20705022        | 16  | RP719772 | 1-4 & Common Property | -     | -    |

MORTGAGE ALLOCATION

| Mortgage  | Lots Fully Encumbered | Lots Partially Encumbered |
|-----------|-----------------------|---------------------------|
| 711150117 | 1-4                   | -                         |

No development approval necessary

12. Building Format Plans only.

I certify that :

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

*C. C. L. L.* 8-10-08  
Cadastral Surveyor/Director \* Date  
\* delete words not required

|        |                       |
|--------|-----------------------|
| Por 2A | 1-4 & Common Property |
| Orig   | Lots                  |

7. Portion Allocation :

8. Map Reference :

8259-24424

9. Locality :

Mysterton

10. Local Government :

Townsville City Council

11. Passed & Endorsed :

By : K&A Surveys Pty Ltd ACN 069 888 884  
Date : 8-10-08  
Signed : *C. C. L. L.*  
Designation : Liaison Officer

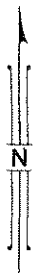
13. Lodgement Fees :

Survey Deposit \$  
Lodgement \$  
..... New Titles \$  
Photocopy \$  
Postage \$  
TOTAL \$

14. Insert Plan Number  
SP212314

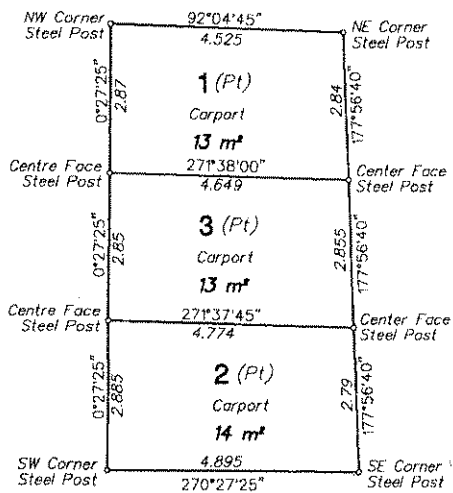
LEVEL A

Buildings A, B & C

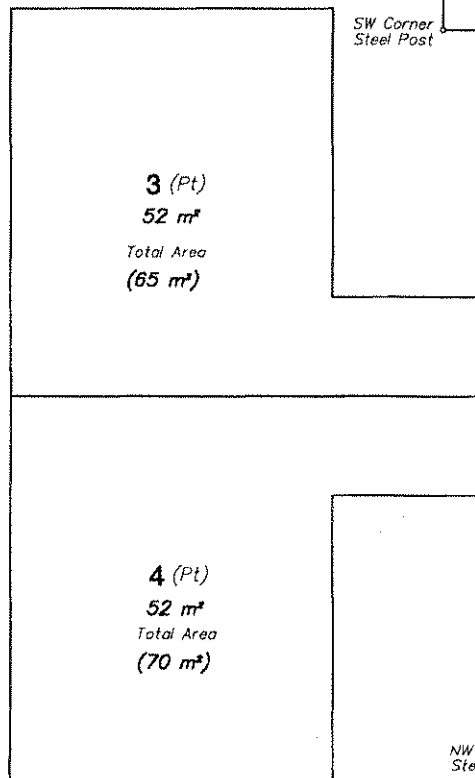


COMMON  
PROPERTY

BLDG B

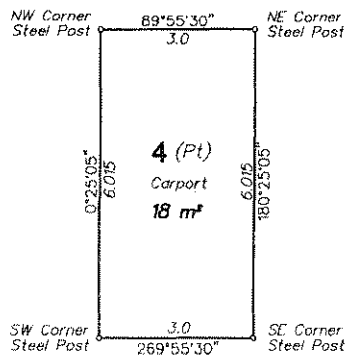


BLDG A

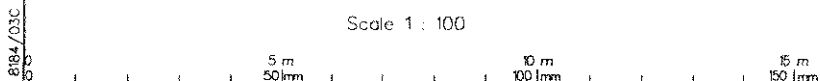


COMMON  
PROPERTY

BLDG C



Scale 1 : 100



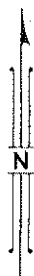
State copyright reserved.

Insert  
Plan  
Number

SP212314

**LEVEL B**

Building A



**COMMON  
PROPERTY**

BLDG A

**1 (Pt)**

**52 m<sup>2</sup>**

*Total Area*

**(65 m<sup>2</sup>)**

**2 (Pt)**

**52 m<sup>2</sup>**

*Total Area*

**(66 m<sup>2</sup>)**

*Level below*

**COMMON  
PROPERTY**

*Level below*

Scale 1 : 100

State copyright reserved.

Insert  
Plan  
Number

**SP212314**