



Strata and Community Title Services

**Cleveland Central**  
Level 1, 91 Middle Street  
Cleveland QLD 4163  
PO Box 539  
Cleveland QLD 4163

T 07 3479 9300

Whittles Australia Pty Ltd  
ABN 78 139 486 678

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

21/01/25

3/119 BLOOMFIELD ST  
CLEVELAND DC QLD 4163

Dear Sir/Madam

**RE:** **Section 206 - Disclosure Statement**  
10 CLEVELAND VIEW CTS 47781  
Plan Number: SP274836  
Community Title Scheme Number: 047781  
9-10 MICHELLE COURT, CLEVELAND  
ABN: 77945409621  
Lot: 00003  
OWNER: A I Garrad

**Secretary:** Whittles Australia Pty Ltd  
PO Box 539  
Cleveland QLD 4163  
  
P - 07 3479-9300  
E - info.cleveland@whittles.com.au

**Body Corporate Manager:** Whittles Australia Pty Ltd  
PO Box 539  
Cleveland QLD 4163  
  
P - 07 3479-9300  
E - info.cleveland@whittles.com.au

**Committee:** The Body Corporate has a Committee as stated under the applicable Regulation Module (and Whittles Body Corporate Management Pty Ltd has been appointed to perform the function of the Committee for the provision of information relating to the Body Corporate and Community Management Act 1997).

**Levies Determined By The Body Corporate For This Lot:**

Administrative Fund - Based on contribution schedule lot entitlements

<b>Administrative Fund</b>	<b>Amount</b>	<b>Due Date</b>
01/10/24 to 31/12/24	\$710.00	01/10/24
01/01/25 to 31/03/25	\$710.00	01/02/25
01/04/25 to 30/06/25	\$710.00	01/04/25
01/07/25 to 30/09/25	\$710.00	01/07/25
01/10/25 to 31/12/25 Interim	\$710.00	01/10/25

Sinking Fund - Based on contribution schedule lot entitlements

<b>Sinking Fund</b>	<b>Amount</b>	<b>Due Date</b>
01/10/24 to 31/12/24	\$285.00	01/10/24
01/01/25 to 31/03/25	\$428.00	01/02/25
01/04/25 to 30/06/25	\$428.00	01/04/25
01/07/25 to 30/09/25	\$428.00	01/07/25
01/10/25 to 31/12/25 Interim	\$428.00	01/10/25

**Improvements On Common Property For Which Buyer Will Be Responsible:**

Any improvements made by the Lot Owner with authorisation of the Body Corporate.

**Community Management Statement:**

The attached Community Management Statement includes information relating to the Regulation Module, Contribution Schedule Lot Entitlements and Interest Schedule Lot Entitlements.

**Body Corporate Assets Required To Be Recorded On The Register:** Nil

**Lot Entitlements:**

The Lot contribution lot entitlement value is 1 of a total 10.

The Lot interest lot entitlement value is 1 of a total 10.

Balance of Sinking fund at 21/01/2025 was \$39,082.46CR.

**Insurance Levies Not Included In Administrative Fund Levies:**

N/A

**Monetary Liability Under Exclusive Use By-Law**

As per the attached Community Management Statement.

**Insurance:**

Please refer to the attached Certificate of Currency / Certificate of Insurance.

**Mortgages or Securities Over Body Corporate Assets:** Nil

**Information Prescribed Under Regulation Module:**

Building Format Plan - Standard Module

*Kylie Scott*

.....  
Seller/Sellers Agent Name

Witness Name

.....  
Date



.....  
Seller/Sellers Agent Signature

Witness Signature

.....  
Date

The Buyer acknowledges having received and read this statement from the Seller before entering into the contracts.

.....  
Buyer's Name

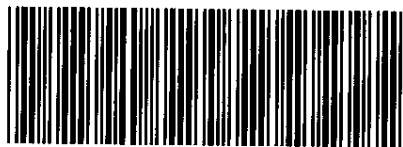
Witness Name

.....  
Date

.....  
Buyer's Signature

Witness Signature

.....  
Date



716787118

\$168.60  
29/09/2015 15:19

BE 460

<b>1. Nature of request</b> REQUEST TO RECORD FIRST COMMUNITY MANAGEMENT STATEMENT FOR 10 CLEVELAND VIEW COMMUNITY TITLES SCHEME.	<b>Lodger</b> (Name, address, E-mail & phone number) JAVICA PROPERTY SOLUTIONS PO BOX 56, CLEVELAND, QLD 4163 paul@javica.com.au PH: 3286 5177	<b>Lodger Code</b>  034A
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2. Lot on Plan Description	County	Parish	Title Reference
LOT 12 RP123986	STANLEY	CLEVELAND	14491140
LOT 13 RP123986	STANLEY	CLEVELAND	14491141

**3. Registered Proprietor/State Lessee**  
 CHRISTOPHER ANDREW ANDERSON  
 VIRGINIA IVY ANDERSON  
 UNDER INSTRUMENTS 714857728 & 714857725

**4. Interest**  
 FEE SIMPLE

**5. Applicant**  
 CHRISTOPHER ANDREW ANDERSON  
 VIRGINIA IVY ANDERSON  
 UNDER INSTRUMENTS 714857728 & 714857725

**6. Request**

I hereby request that: the First Community Management Statement deposited herewith be recorded as the Community Management Statement for 10 Cleveland View Community Titles Scheme and that Whittles care of PO Box 539, Cleveland Queensland 4163 be recorded as the address for the service on the Body Corporate for the scheme.

**7. Execution by applicant**

28 /09 / 15  
Execution Date

Applicant's or Solicitor's Signature

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

I  
V  
C  
V  
C

**47781**

This statement incorporates and must include the following:

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

**1. Name of community titles scheme**

10 Cleveland View Community Titles Scheme

**2. Regulation module**

Standard Module

**3. Name of body corporate**

Body Corporate for 10 Cleveland View Community Titles Scheme

**4. Scheme land**

Lot on Plan Description	County	Parish	Title Reference
Common Property of 10 Cleveland View Community Titles Scheme	Stanley	Cleveland	
Lot 1 on SP 274836	Stanley	Cleveland	
Lot 2 on SP 274836	Stanley	Cleveland	
Lot 3 on SP 274836	Stanley	Cleveland	
Lot 4 on SP 274836	Stanley	Cleveland	
Lot 5 on SP 274836	Stanley	Cleveland	
Lot 6 on SP 274836	Stanley	Cleveland	
Lot 7 on SP 274836	Stanley	Cleveland	
Lot 8 on SP 274836	Stanley	Cleveland	
Lot 9 on SP 274836	Stanley	Cleveland	
Lot 10 on SP 274836	Stanley	Cleveland	

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

Christopher Andrew Anderson and Virginia Ivy Anderson  
Trustee under Instruments 714857725 & 714857728  
PO Box 56  
CLEVELAND QLD 4163

# first community management statement only

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

SP 274836

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

Redland City Council by its Delegate

signed

Chris Vize, Acting Group Manager, City Planning and Assessment

name and designation

Redland City Council name of Local Government

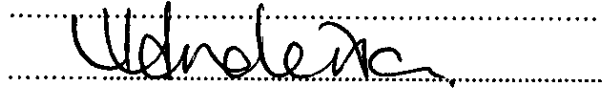
**8. Execution by original owner/Consent of body corporate**

Execution Date

09/07/15



\*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 SP 274836	1	1
Lot 2 on SP 274836	1	1
Lot 3 on SP 274836	1	1
Lot 4 on SP 274836	1	1
Lot 5 on SP 274836	1	1
Lot 6 on SP 274836	1	1
Lot 7 on SP 274836	1	1
Lot 8 on SP 274836	1	1
Lot 9 on SP 274836	1	1
Lot 10 on SP 274836	1	1
<b>TOTALS</b>	<b>10</b>	<b>10</b>

Statement pursuant to ss 66(1)(db) and (dc) of the *Body Corporate and Community Management Act 1997* (Qld):

1. The Equity Principle has been used to determine the Contribution Schedule Lot Entitlements.
2. The Market Value Principle has been used to determine the Interest Schedule Lot Entitlements. The Interest Schedule Lot Entitlements reflect the respective market values of the lots.

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

Sections 66(1)(f) and 66 (1) (g) of the *Body Corporate and Community Management Act 1997* do not apply to this Scheme.

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

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

**2. Vehicles and Obstruction**

2.1 The occupier of a lot must not –

- (a) park a vehicle, allow a vehicle to stand, or place or allow to be placed any object (whether a vehicle or any other object) of sufficient size that it may obstruct the lawful use of the common property by someone else, on any part of the land other than an area over which the occupier of a lot has been granted exclusive use in accordance with the plans contained at Schedule E; or
- (b) park a vehicle, allow a vehicle to stand, or place or allow to be placed any object (whether a vehicle or any other object) of sufficient size that is likely to, or does, obstruct the lawful use of the common property by someone else, on the common property without first obtaining the written consent of the body corporate (which may be given or withheld at the absolute discretion of the body corporate); or
- (c) permit an invitee to park a vehicle, or allow a vehicle to stand, or place or allow to be placed any object (whether a vehicle or any object) of sufficient size that it may obstruct the lawful use of the common property by someone else on the common property without the written approval of the body corporate (which may be given or withheld at the absolute discretion of the body corporate).

2.2 If an occupier of a lot breaches any of the provisions of by law 2.1 above, then the body corporate may remove and store the vehicle or the object (as the case may be) at the occupiers risk and expense or (if the occupier is not the owner of the lot), the risk and expense of the owner of the lot.

2.3 An approval under clause 2.1 must state the period for which is given. The Body corporate may cancel the approval by giving 7 days written notice to the occupier.

**3. Damage to lawns etc.**

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

**4. Damage to common property**

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

**5. Behaviour of invitees**

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

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

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

**7. Appearance of lot**

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

**8. Storage of flammable materials**

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

**9. Garbage disposal**

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

**10. Keeping of animals**

- (1) The occupier of a lot must not, without the body corporate's written approval-
  - (a) bring or keep an animal on the lot or the common property; or
  - (b) permit an invitee to bring or keep an animal on the lot or the common property.
- (2) The occupier must obtain the body corporate's written approval before bringing, or permitting an invitee to bring, an animal onto the lot or the common property.

However, section 181 of the Act provides as follows—

**181 Guide dogs**

- (1) A person mentioned in the *Guide Dogs Act 1972*, section 5, who has the right to be on a lot included in a community titles scheme, or on the common property, has the right to be accompanied by a guide dog while on the lot or common property.
- (2) A person mentioned in subsection (1) who is the owner or occupier of a lot included in a community titles scheme has the right to keep a guide dog on the lot.
- (3) A by-law can not exclude or restrict a right given by this section.

**11. Exclusive use Courtyards and Gardens**

The occupier for the time being of each lot shall be entitled to the exclusive use of the courtyard and garden area as are identified in Schedule E and the attached plan and shall be responsible at its own cost for the maintenance and upkeep of the exclusive use area.

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

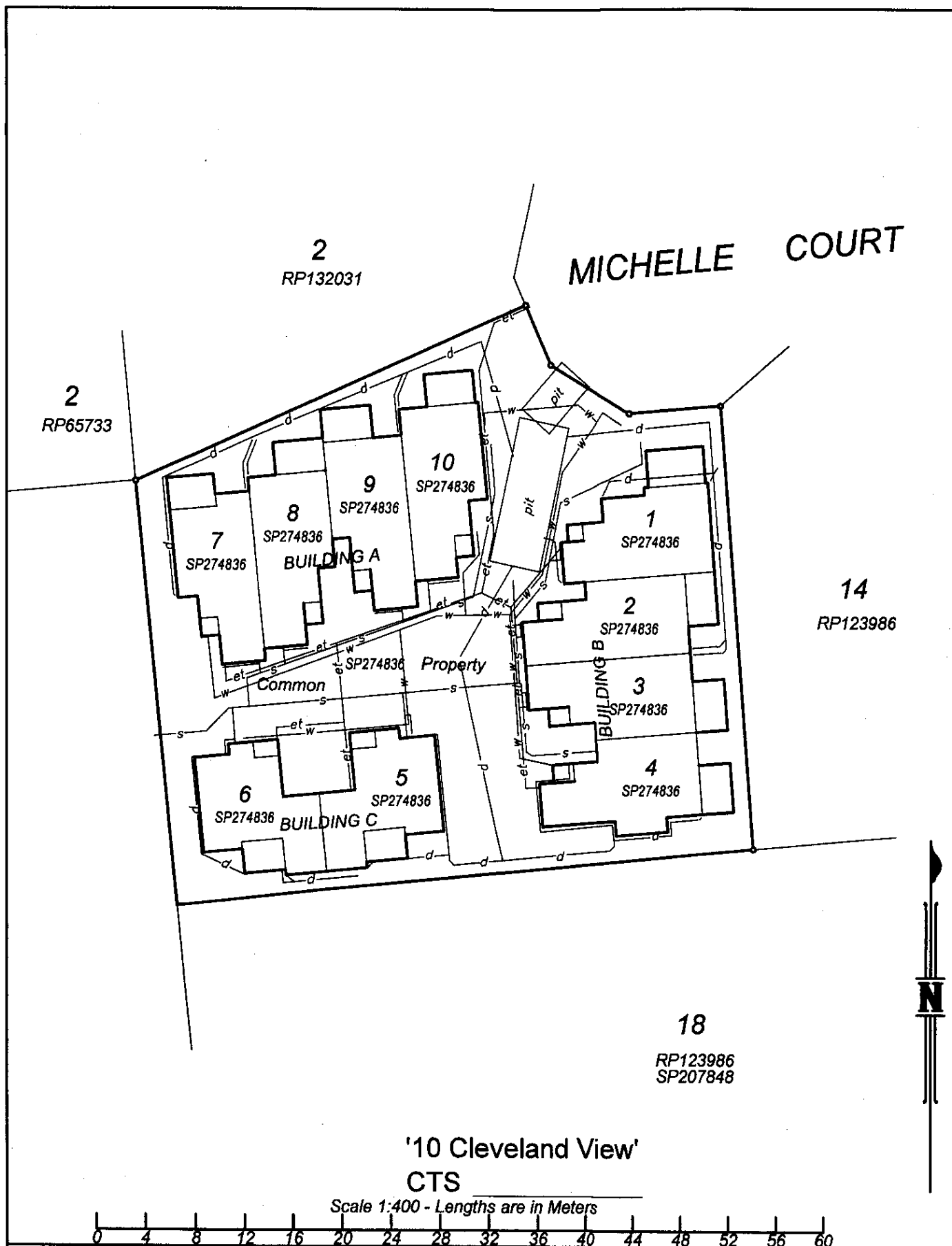
LOT ON PLAN OR CP	STATUTORY EASEMENT	SERVICE LOCATION DIAGRAMS
CP on SP 274836	Water, power, sewer, stormwater, communications, support & shelter	Services Location Diagram 'A'
Lot 1 on SP 274836	Water, power, sewer, stormwater, communications, support & shelter	Services Location Diagram 'A'
Lot 2 on SP 274836	Water, power, sewer, stormwater, communications, support & shelter	Services Location Diagram 'A'
Lot 3 on SP 274836	Water, power, sewer, stormwater, communications, support & shelter	Services Location Diagram 'A'
Lot 4 on SP 274836	Water, power, sewer, stormwater, communications, support & shelter	Services Location Diagram 'A'
Lot 5 on SP 274836	Water, power, sewer, stormwater, communications, support & shelter	Services Location Diagram 'A'
Lot 6 on SP 274836	Water, power, sewer, stormwater, communications, support & shelter	Services Location Diagram 'A'
Lot 7 on SP 274836	Water, power, sewer, stormwater, communications, support & shelter	Services Location Diagram 'A'
Lot 8 on SP 274836	Water, power, sewer, stormwater, communications, support & shelter	Services Location Diagram 'A'
Lot 9 on SP 274836	Water, power, sewer, stormwater, communications, support & shelter	Services Location Diagram 'A'
Lot 10 on SP 274836	Water, power, sewer, stormwater, communications, support & shelter	Services Location Diagram 'A'

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<b>SCHEDULE E DESCRIPTION OF LOTS ALLOCATED EXCLUSIVE USE AREAS OF COMMON PROPERTY</b>
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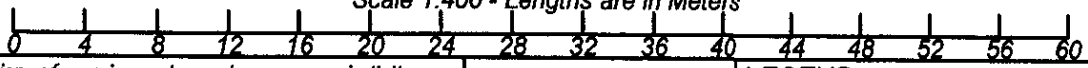
<b>LOT</b>	<b>EXCLUSIVE USE AREA</b>	<b>USE OF EXCLUSIVE USE AREA</b>
Lot 1 on SP 274836	Exclusive use area marked 1A on the Exclusive Use Plan 'B' attached	Courtyard and Garden Area
Lot 2 on SP 274836	Exclusive use area marked 2A on the Exclusive Use Plan 'B' attached	Courtyard and Garden Area
Lot 3 on SP 274836	Exclusive use areas marked 3A on the Exclusive Use Plan 'B' attached	Courtyard and Garden Area
Lot 4 on SP 274836	Exclusive use areas marked 4A on the Exclusive Use Plan 'B' attached	Courtyard and Garden Area
Lot 5 on SP 274836	Exclusive use areas marked 5A on the Exclusive Use Plan 'B' attached	Courtyard and Garden Area
Lot 6 on SP 274836	Exclusive use areas marked 6A on the Exclusive Use Plan 'B' attached	Courtyard and Garden Area
Lot 7 on SP 274836	Exclusive use areas marked 7A on the Exclusive Use Plan 'B' attached	Courtyard and Garden Area
Lot 8 on SP 274836	Exclusive use areas marked 8A on the Exclusive Use Plan 'B' attached	Courtyard and Garden Area
Lot 9 on SP 274836	Exclusive use areas marked 9A on the Exclusive Use Plan 'B' attached	Courtyard and Garden Area
Lot 10 on SP 274836	Exclusive use areas marked 10A on the Exclusive Use Plan 'B' attached	Courtyard and Garden Area

'A'



'10 Cleveland View'  
CTS

Scale 1:400 - Lengths are in Meters



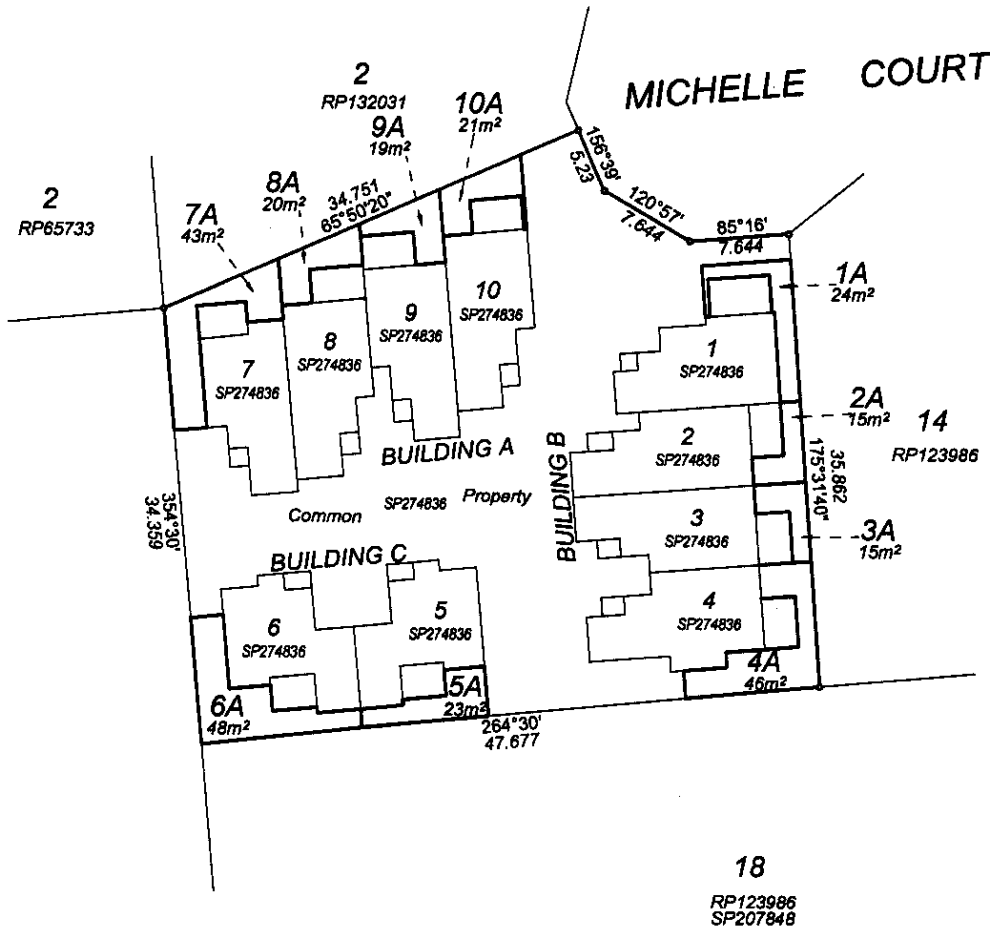
Note: position of services shown hereon are indicitive only. Cable and pipe locators should be used to verify locations and depths of services.

**SERVICES LOCATION DIAGRAM**

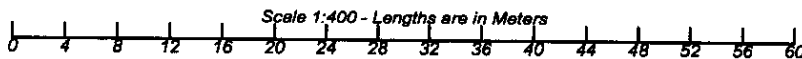
Job Ref: 130126-SLD  
Date of Preparation:  
1/06/2015  
Scale: 1:400 @ A4

LEGEND	
—•—•—•—	Electricity
—•—•—•—	Telstra
—•—•—•—	Sewer
—•—•—•—	Stormwater
—•—•—•—	Water
—•—•—•—	Gas

'B'



Exclusive Use Areas are defined by fences, face of buildings and edge of patios.



**PLAN OF EXCLUSIVE USE  
OF COMMON PROPERTY OF  
"10 Cleveland View"  
Community Titles Scheme**

I, Jonathan Craig BAUMANN, hereby certify that the details shown on this sketch plan are correct.

Date 12/06/2015

*[Signature]*  
Cadastral Surveyor

**Jon Baumann and Associates  
Surveyors**

65 Woolley Street, Taringa, Qld, 4068

Parish of Cleveland

Locality of Cleveland

Local Authority Redland City Council

Scale 1:400

Dwg No 130126-EXU