

BCCM

Form 33

Department of Justice

Body corporate certificate

Body Corporate and Community Management Act 1997, section 205(4)

This form is effective from 1 August 2025

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

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

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

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

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

This certificate does not include information about:

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

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

The community management statement

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

The Office of the Commissioner for Body Corporate and Community Management

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

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

The information in this certificate is issued on 04/09/2025

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

TULIP LANE

CTS No. **54761**

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: **Strata Management Group**

Company: **Strata Management Group P/L**

Phone: **07 3267 1888**

Email: **admin@stratamg.com.au**

Accessing records

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

The body corporate manager named above.

Property and community titles scheme details

Lot and plan details

Lot number: **19**

Plan type and number: **SP324317**

Plan of subdivision: **STANDARD FORMAT PLAN**

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

Regulation module

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

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

The regulation module that applies to this scheme is the:

Standard

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

Layered arrangements of community titles schemes

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

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

No

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

Building management statement

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

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

No

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

By-laws and exclusive use areas

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

What by-laws apply?

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

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

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

General by-laws

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

Exclusive use areas

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

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

No

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

N/A

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: **22**

Interest schedule

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

Total interest schedule lot entitlements for all lots: **22**

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 **19** for the current financial year: \$ **571.46**

Number of instalments: **4** (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
01/09/24	147.73	147.73	06/08/24
01/12/24	147.73	147.73	24/12/24
01/03/25	138.00	138.00	01/04/25
01/06/25	138.00	138.00	05/08/25
01/09/25	142.87	142.87	
01/12/25	142.87	142.87	

Amount overdue **\$142.87**
Amount Unpaid including amounts billed not yet due **\$142.87**

Sinking fund contributions

Total amount of contributions (before any discount) for lot **19** for the current financial year: \$ **758.26**

Number of instalments: **4** (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
01/09/24	139.13	139.13	24/12/24
01/12/24	139.13	139.13	24/12/24
01/03/25	240.00	240.00	01/04/25
01/06/25	240.00	240.00	05/08/25
01/09/25	240.00	240.00	
01/12/25	240.00	240.00	

Amount overdue **\$240.00**

Amount Unpaid including amounts billed not yet due **\$240.00**

Special contributions - Administrative Fund (IF ANY)

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

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

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

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

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

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

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

Special contributions - Sinking Fund (IF ANY)

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

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

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

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

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

Due date	Amount due	Amount due if discount applied	Paid
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Amount overdue **Nil**
Amount Unpaid including amounts billed not yet due **Nil**

Other amounts payable by the lot owner

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

Summary of amounts due but not paid by the current owner

At the date of this certificate

Annual contributions		\$382.87
Special contributions		Nil
Other contributions		Nil
Other payments		Nil
Penalties		Nil
Total amount overdue	(Total Amount Unpaid including not yet due \$382.87)	\$382.87

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

Common property and assets

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

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

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

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

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

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

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

Current sinking fund balance (as at date of certificate): \$ 16,653.82

Improvements to common property the lot owner is responsible for

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

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

Date	Description	Conditions
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Body corporate assets

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

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

Description	Type	Acquisition	Supplier	Original Cost	Cost To Date	Market Value
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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
COMMON PROPERTY CHU COMMUNITY ASSOC. PLAN	CA0006107865	1,408,382.00	5,009.52	15/06/26	\$ 500 all claims & as per policy wording.
CATASTROPHE CHU COMMUNITY ASSOC. PLAN		NOT SELECTED		15/06/26	
COMMON AREA CONTENTS CHU COMMUNITY ASSOC. PLAN	CA0006107865	0.00		15/06/26	
FIDELITY GUARANTEE CHU COMMUNITY ASSOC. PLAN	CA0006107865	250,000.00		15/06/26	
MACHINERY BREAKDOWN CHU COMMUNITY ASSOC. PLAN		NOT SELECTED		15/06/26	
OFFICE BEARERS LIAB. CHU COMMUNITY ASSOC. PLAN	CA0006107865	1,000,000.00		15/06/26	
LIABILITY TO OTHERS CHU COMMUNITY ASSOC. PLAN	CA0006107865	30,000,000.00		15/06/26	

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
GOVT. AUDIT COSTS CHU COMMUNITY ASSOC. PLAN	CA0006107865	25,000.00		15/06/26	
LEGAL DEFENCE EXP. CHU COMMUNITY ASSOC. PLAN	CA0006107865	50,000.00		15/06/26	
APPEAL EXPENSES CHU COMMUNITY ASSOC. PLAN	CA0006107865	100,000.00		15/06/26	
VOLUNTARY WORKERS CHU COMMUNITY ASSOC. PLAN	CA0006107865	\$200,000/\$2,000		15/06/26	
COMMUNITY INCOME CHU COMMUNITY ASSOC. PLAN	CA0006107865	211,257.00		15/06/26	
FLOOD CHU COMMUNITY ASSOC. PLAN		INCLUDED		15/06/26	
WORKERS COMPENSATION WORKCOVER QUEENSLAND	WSM250760328	Accident Policy	200.00	30/06/26	

Alternative insurance

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

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

No

Lot owner and occupier insurance

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

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

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

Contracts and authorisations

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

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

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

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

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

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

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

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

No

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

No

Embedded network electricity supply

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

No

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

Body corporate authority


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

Name/s Andrew Peters

Positions/s held Director

Date 04/09/2025

Signature/s

Signed by:

B54D01F79FC3474...

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

THIS CMS MUST BE DEPOSITED WITH:

- A FORM 14 GENERAL REQUEST; AND
- A FORM 18C (IF NO EXEMPTION TO THE PLANNING BODY CMS NOTATION APPLIES).

A NEW CMS MUST BE LODGED WITHIN THREE (3) MONTHS OF THE DATE OF CONSENT BY THE BODY CORPORATE

Office use only
CMS LABEL NUMBER

This statement incorporates and must include the following:

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

1. Name of community titles scheme

TULIP LANE COMMUNITY TITLES SCHEME

2. Regulation module

STANDARD MODULE

3. Name of body corporate

BODY CORPORATE FOR TULIP LANE COMMUNITY TITLES SCHEME

4. Scheme land

Lot on Plan Description
SEE ENLARGED PANEL

Title Reference
SEE ENLARGED
PANEL

5. #Name and address of original owner

PENFOLD WATERFORD PTY LTD ACN 607 570 294
LEVEL 9, 100 EDWARD STREET
BRISBANE QLD 4000

6. Reference to plan lodged with this statement

SP324317

first community management statement only

7. New CMS exemption to planning body community management statement notation (if applicable*)


Insert exemption clause (if no exemption – insert 'N/A' or 'not applicable')

*If there is no exemption or for a first community management statement (CMS), a Form 18C must be deposited with the Request to record the CMS.

8. Execution by original owner/Consent of body corporate

PENFOLD WATERFORD PTY LTD ACN 607 570 294

10, 8, 2021
Execution Date


Sole Director and Secretary
***Execution**

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

Privacy Statement

Collection of information from this form is authorised by legislation and is used to maintain publicly searchable records. For more information see the Department's website.

THIS STATEMENT MUST BE LODGED TOGETHER WITH A FORM 14 GENERAL REQUEST AND IN THE CASE OF A NEW STATEMENT MUST BE LODGED WITHIN THREE (3) MONTHS OF THE DATE OF CONSENT BY THE BODY CORPORATE

Office use only
CMS LABEL NUMBER

This statement incorporates and must include the following:

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

1. Name of community titles scheme
TULIP LANE COMMUNITY TITLES SCHEME

2. Regulation module
STANDARD MODULE

3. Name of body corporate
BODY CORPORATE FOR TULIP LANE COMMUNITY TITLES SCHEME

4. Scheme land
Lot on Plan Description
SEE ENLARGED PANEL
Title Reference
SEE ENLARGED PANEL

5. #Name and address of original owner
PENFOLD WATERFORD PTY LTD ACN 607 570 294
LEVEL 9, 100 EDWARD STREET
BRISBANE QLD 4000
6. Reference to plan lodged with this statement
SP324317

first community management statement only

7. Local Government community management statement notation

..... signed
name and designation
name of Local Government

8. Execution by original owner/Consent of body corporate

PENFOLD WATERFORD PTY LTD ACN 607 570 294

6/8/2021
Execution Date

.....
Sole Director and Secretary
***Execution**

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

Privacy Statement

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Title Reference TO BE ISSUED

4. Scheme land

Lot on Plan Description

Title Reference

LOT 1 ON SP324317

TO ISSUE FROM 14285150

LOT 2 ON SP324317

TO ISSUE FROM 14285150

LOT 3 ON SP324317

TO ISSUE FROM 14285150

LOT 4 ON SP324317

TO ISSUE FROM 14285150

LOT 5 ON SP324317

TO ISSUE FROM 14285150

LOT 6 ON SP324317

TO ISSUE FROM 14285150

LOT 7 ON SP324317

TO ISSUE FROM 14285150

LOT 8 ON SP324317

TO ISSUE FROM 14285150

LOT 9 ON SP324317

TO ISSUE FROM 14285150

LOT 10 ON SP324317

TO ISSUE FROM 14285150

LOT 11 ON SP324317

TO ISSUE FROM 14285150

LOT 12 ON SP324317

TO ISSUE FROM 14285150

LOT 13 ON SP324317

TO ISSUE FROM 14285150

LOT 14 ON SP324317

TO ISSUE FROM 14285150

LOT 15 ON SP324317

TO ISSUE FROM 14285150

LOT 16 ON SP324317

TO ISSUE FROM 14285150

LOT 17 ON SP324317

TO ISSUE FROM 14285150

LOT 18 ON SP324317

TO ISSUE FROM 14285150

LOT 19 ON SP324317

TO ISSUE FROM 14285150

LOT 20 ON SP324317

TO ISSUE FROM 14285150

LOT 21 ON SP324317

TO ISSUE FROM 14285150

LOT 22 ON SP324317

TO ISSUE FROM 14285150

COMMON PROPERTY OF TULIP

LANE COMMUNITY TITLES SCHEME

TO ISSUE FROM 14285150

SCHEDULE A SCHEDULE OF LOT ENTITLEMENTS

Lot on Plan	Contribution	Interest
LOT 1 ON SP324317	1	1
LOT 2 ON SP324317	1	1
LOT 3 ON SP324317	1	1
LOT 4 ON SP324317	1	1
LOT 5 ON SP324317	1	1
LOT 6 ON SP324317	1	1
LOT 7 ON SP324317	1	1
LOT 8 ON SP324317	1	1
LOT 9 ON SP324317	1	1
LOT 10 ON SP324317	1	1
LOT 11 ON SP324317	1	1
LOT 12 ON SP324317	1	1
LOT 13 ON SP324317	1	1
LOT 14 ON SP324317	1	1
LOT 15 ON SP324317	1	1
LOT 16 ON SP324317	1	1
LOT 17 ON SP324317	1	1
LOT 18 ON SP324317	1	1
LOT 19 ON SP324317	1	1
LOT 20 ON SP324317	1	1
LOT 21 ON SP324317	1	1
LOT 22 ON SP324317	1	1
TOTALS	22	22

1. Principles for Deciding the Contribution Lot Entitlement for a Lot

The contribution schedule lot entitlements for the scheme are equal and have been determined using the equality principle.

2. Principles for Deciding the Interest Lot Entitlement for a Lot

In accordance with section 46B of the *Body Corporate and Community Management Act 1997* (Qld), the interest schedule lot entitlements for the community titles scheme have been calculated using the market value principle. That is, the interest schedule lot entitlements reflect the respective market values of the lots in the community titles scheme.

SCHEDULE B EXPLANATION OF THE DEVELOPMENT OF SCHEME LAND

Sections 66(1)(f) and (g) of the BCCM Act are not applicable.

SCHEDULE C BY-LAWS**PART 1 – INTERPRETATION****1. Interpretation**

TULIP LANE COMMUNITY TITLES SCHEME

These By-Laws are to be interpreted in accordance with the following rules:

- (a) Terms not defined in this CMS but defined in the BCCM Act have the meanings given to them in the BCCM Act.
- (b) Terms not defined in this Schedule C but defined in Schedule B of this CMS have the meanings given to them in Schedule B.
- (c) Headings are for guidance only and are not to be used as an aid in interpretation.
- (d) Plurals include the singular and singular include the plural.
- (e) Reference to either gender includes a reference to the other gender.
- (f) Reference to the whole includes any part of the whole.
- (g) A reference to a statute, ordinance, code or other Law includes regulations and other instruments under it and consolidations, amendments, re-enactments or replacements of any of them.
- (h) A reference to a person includes a firm, a body corporate, an unincorporated association or an authority.
- (i) Where these By-Laws say that something can or must be done by the Body Corporate then that thing may be done by the Body Corporate or the Committee unless there is a legal restriction on the Committee doing so.
- (j) If a By-Law is illegal, invalid or unenforceable it is to be read down to such extent as may be necessary to ensure that it is legal, valid or enforceable as may be reasonable in the circumstances so as to give a valid operation of a partial character. If any such By-Law cannot be read down it, is deemed void and is severed and the remaining By-Laws are not in any way affected or impaired.

2. Definitions

In these By-Laws, unless the contrary intention appears:

- (a) **Approval** means approval A005256667 granted by BCC in respect of the Land.
- (b) **Authority** means any entity, body, state, local or other government body or some other person having or exercising control over the use or the operation of the Scheme.
- (c) **BCC** means Brisbane City Council (or their successor and assigns).
- (d) **BCCM Act** means the *Body Corporate and Community Management Act 1997* (Qld) and the Regulation Module applying to the Scheme (as that legislation and regulation may be known or amended from time to time).
- (e) **Body Corporate** means the body corporate created upon establishment of the Scheme.
- (f) **Breach** means any breach, potential breach or threatened breach by an Owner, Occupier or Invitee of:
 - (1) these By-Laws;
 - (2) the BCCM Act;
 - (3) this CMS;

TULIP LANE COMMUNITY TITLES SCHEME

- (4) any registered covenant or easement over the Common Property; or
- (5) any rules relating to the Common Property made by the Committee or the Body Corporate pursuant to these By-Laws or the BCCM Act.
- (g) **By-Laws** means these by-laws or any specified part of them.
- (h) **CMS** means this community management statement.
- (i) **Committee** means the committee of the Body Corporate appointed pursuant to the BCCM Act.
- (j) **Common Property** means the common property of the Scheme.
- (k) **Costs** includes any cost, charge, expense, outgoing, payment or other expenditure of any nature whatsoever, including where appropriate:
 - (1) legal fees on a solicitor and own client basis; and
 - (2) the cost of rectifying any Breach, or making good any damage caused by a Breach.
- (l) **Heavy Vehicle** means a motor vehicle in excess of 3 tonnes weight loaded and includes, irrespective of their weight, mobile homes, towed caravans, large trucks, boats, campervans and motor homes.
- (m) **Invitee** includes a tenant, guest, servant, employee, agent, member of the family, contractor, customer, visitor, invitee, licensee and any other person authorised to be on the Land by an Owner or Occupier.
- (n) **Land** means all of the land contained now or in the future in the Scheme.
- (o) **Law** means any statute, rule, regulation, proclamation, ordinance by-law or other statutory instrument which may be applicable from time to time.
- (p) **Lot** means a lot in the Scheme and includes all improvements constructed on a lot.
- (q) **Main and Hydrant** means a private internal water main with fire hydrant/s servicing the Scheme constructed in accordance with clause 41 of the Approval.
- (r) **Motor Vehicles** includes any vehicle which weighs no more than 3 tonne, is powered by an internal combustion engine which may include motorbikes and scooters but excludes Heavy Vehicles.
- (s) **Notice** means any notice in writing, statement in writing, any written material and any other written communication.
- (t) **Occupier** means any occupier of a Lot (or part of a Lot as the context may require) and includes:
 - (1) the Owner (where the context requires, even if the owner is not in actual occupation of the Lot);
 - (2) a mortgagee in possession of a Lot; and
 - (3) a tenant or sub-tenant (registered or otherwise) of a Lot or a part of a Lot.
- (u) **Owner** has the meaning defined by the BCCM Act and includes its successors in title and permitted assigns of the Owner.
- (v) **Scheme** means Tulip Lane community titles scheme the subject of the CMS.

PART 2 – COMPLIANCE WITH CMS, BY-LAWS, RULES, AND NOTICES**3. Observance of By-Laws and Peaceful Enjoyment**

- 3.1 Occupiers must observe and ensure that these By-Laws are observed by their Invitees.
- 3.2 Occupiers must not behave in a manner likely to interfere with the peaceful enjoyment of other Occupiers.
- 3.3 An Owner whose Lot is the subject of a lease, licence or tenancy agreement must take all reasonable steps to ensure that any tenant, licensee, sub-tenant or other Occupier or their Invitees comply with and observe these By-Laws.
- 3.4 An Owner must give a copy of these By-Laws to any Occupier of a Lot.

4. Rules Relating to Common Property

- 4.1 Subject to the BCCM Act and any limit on the amount the Committee may spend as determined by the Body Corporate, the Committee or the Body Corporate may make, amend, delete or add to, from time to time, rules relating to the Common Property and/or assets of the Body Corporate and in particular (without limitation) in relation to the use of any improvements on or facilities within the Common Property not inconsistent with these By-Laws, unless and until they are disallowed or revoked by the Body Corporate in general meeting.
- 4.2 Occupiers must comply with any rules relating to the Common Property and/or assets of Body Corporate made under this by-law.

5. Instructions to Contractors etc.

Occupiers must not directly instruct any contractors workmen or other person doing works on the Land and employed by the Body Corporate unless authorised in writing by the Body Corporate.

6. Notices to be Observed

Occupiers and Invitees must observe the terms of any Notice displayed in the Common Property by authority of the Body Corporate or the Committee or of any other lawful Authority.

PART 3 – VEHICLES AND BICYCLES**7. Vehicles**

- 7.1 An Owner or Occupier of a Lot must not, without the Body Corporate's written approval:
 - (a) park a Motor Vehicle or allow a Motor Vehicle to stand on the Common Property; or
 - (b) permit an Invitee to park a Motor Vehicle or allow a Motor Vehicle to stand on the Common Property,except for within the designated visitor parking, which must remain available at all times for the sole use of visitor's Motor Vehicles and not for the use of Owners or Occupiers of a Lot.
- 7.2 An approval under By-Law 7.1:
 - (a) must state the period for which it is given; and

TULIP LANE COMMUNITY TITLES SCHEME

- (b) may be cancelled by the Body Corporate by giving 7 day's written notice to the Owner or Occupier,

except for designated visitor parking.

- 7.3 Unless approved in writing by the Committee or the Body Corporate, Heavy Vehicles must not be parked on the Common Property or in a Lot's allocated car parking space.

- 7.4 Motor Vehicles parked within the Scheme must be kept clean and in a roadworthy condition.

8. Speed Limits

Occupiers must not exceed the speed limit which is put in place by the Body Corporate or the Committee (from time to time) on the Land while driving any Motor Vehicle (or such other authorised vehicle). Occupiers must use their best endeavours to ensure that their Invitees do not exceed any speed limit imposed from time to time on the Land.

PART 4 – OBLIGATIONS IN RESPECT OF LOTS**9. Use of Lots**

- 9.1 Lots must be used only for residential purposes unless consented to otherwise by the Body Corporate by way of a special resolution.

- 9.2 Lots must not be used:

- (a) for any purpose that may cause a nuisance or hazard or is in any manner likely to interfere with the peaceful enjoyment of other Occupiers or any person lawfully using the Common Property;
- (b) for any illegal or immoral purpose that will interfere with the good reputation of the Scheme;
- (c) for any purpose that may endanger the safety or good reputation of persons residing within the Scheme; or
- (d) for any purpose which is not lawful pursuant to an Authority.

- 9.3 Occupiers may, subject to By-Law 9.1, providing that it is lawful to do so, carry out a home occupation or business from a Lot and may receive visitors for that purpose providing:

- (a) the use is lawful and all necessary permits and insurances (including from the relevant Authorities) for the use are held;
- (b) the use does not unreasonably interfere with the amenity of other Occupiers; and
- (c) the Occupier obeys the reasonable directions and requirements of the Committee or the Body Corporate.

10. Alteration to Lots

- 10.1 An Owner or Occupier must not alter:

- (a) any part of a Lot where it does not have the approval of the relevant Authority, where such approval is required by Law;
- (b) any part of the Common Property; or

TULIP LANE COMMUNITY TITLES SCHEME

(c) any services or other infrastructure external to a Lot,
in any way without the approval in writing of the Body Corporate.

10.2 Any works which are conducted by the Owner under this By-Law must be done in a way that causes as little inconvenience as possible to other Owners on the Land including that it must ensure that:

- (a) no tradespeople block other Owner's driveways;
- (b) all works are conducted during times and in accordance with BCC noise restriction requirements;
- (c) all works must be conducted by suitably qualified tradespeople who hold and maintain appropriate insurance to cover them for the works that they will be conducting; and
- (d) no rubbish is left on the Common Property or in areas on the outside of the Lot which are visible to other Owners for extended periods of time.

11. Nuisance

Occupiers and Invitees must not make or permit any noise likely to unreasonably interfere with the peaceful enjoyment of other Occupiers.

12. Notifiable Events

- 12.1 Occupiers must immediately give Notice to the Body Corporate of any serious infectious disease contracted by the Occupier or an Invitee and include in such Notice details of all relevant information related to that disease.
- 12.2 The Body Corporate is authorised to notify any other Owners, Occupiers or any other person it may lawfully be required to notify of any notifiable disease and must do so as soon as practicable by any method the Body Corporate or any Authority may reasonably deem appropriate under the circumstances.

13. Insurance

Occupiers must not bring onto, do or keep anything in or on their Lots which may increase the rate of insurance of the Scheme or which may conflict with the laws relating to fires or any insurance policy for the Scheme or the regulations of any public authority.

PART 5 – OBLIGATIONS RELATING TO BOTH THE USE OF THE COMMON PROPERTY AND LOTS**14. Garbage Disposal**

- 14.1 Garbage must be kept in a clean receptacle on the Lot and/or the Common Property in the area designated by the Committee or the Body Corporate. Occupiers must use their best endeavours to ensure that any odours coming from the garbage are kept to a minimum or are immediately dealt with by the relevant Occupier.
- 14.2 Occupiers must not, in disposing of garbage, adversely affect the health, hygiene or comfort of other Occupiers.
- 14.3 The Body Corporate has the power to devise and adopt a garbage storage removal system from time to time. If approval is lawfully required, any system must be first approved by BCC's waste service division and must be complied with by Occupiers.

TULIP LANE COMMUNITY TITLES SCHEME

- 14.4 The Owners and the Body Corporate indemnify BCC and its agents in respect of any damage to the pavement and any other driving services, and release BCC from damage to Common Property caused in relation to Council's collection of refuse from the Scheme Land.

15. Flammable Substances

Occupiers must not, without the written permission of the Committee or the Body Corporate store a flammable substance:

- (a) on the Common Property; or
- (b) on the Lot, unless the substance is used or intended to be used for domestic purposes or as may be required by such other permitted use which has been lawfully approved in respect of a Lot.

16. Pets

An Owner or Occupier of a Lot may keep any pets on the Lot in compliance with the local laws enacted by the BCC from time to time.

PART 6 – OBLIGATIONS IN RESPECT OF COMMON PROPERTY**17. Obstruction**

Occupiers must not:

- (a) interfere with the lawful use of the Common Property; or
- (b) interfere with the use of access ways, footpaths or driveways on the Common Property or any easement giving access to or through the Common Property; or
- (c) use access ways, footpaths or driveways on the Common Property for any purpose other than access.

18. Accidents on Common Property

Occupiers must:

- (a) give Notice to the Body Corporate of any accident which occurs or arises out of or relates to Common Property;
- (b) include in such Notice, all details of the accident which would be normally required by an insurer; and
- (c) provide all such assistance with any insurance claim arising out of such accident as is reasonably required by the Body Corporate.

19. Damage to Common Property

- 19.1 Occupiers must not damage or remove or use for their own purposes any lawn, garden, or plant on Common Property without the written consent of the Committee of the Body Corporate.
- 19.2 Occupiers must not alter, operate, damage or in any way deface any structure that forms part of the Common Property without the written consent of the Committee of the Body Corporate.
- 19.3 Occupiers must promptly notify the Body Corporate of any damage to or defect in any service, connection or fixtures which comprise part of the Common Property.

TULIP LANE COMMUNITY TITLES SCHEME

- 19.4 If an Occupier causes damage to the Common Property, the cost of the repair of the damage will be the responsibility of the Occupier except where it is caused by reasons outside of the control of the Occupier and the Body Corporate's insurance will cover such a loss.

20. No Smoking or Illicit Drugs

Occupiers must not at any time smoke cigarettes or any other substance or take any illicit drugs whilst on Common Property.

21. Occupational Health and Safety and Other Laws

- 21.1 The Occupier must adhere to all laws including occupational health and safety laws and those relating to exposure to noise, working at heights, manual handling and safe operation of equipment.
- 21.2 The Occupier will comply in every respect with regulations under the *Health Act 1958* and the Building Code of Australia with regard to public buildings for the prevention of overcrowding and obstruction of doorways, passages, corridors or any other part of a building on the Land to ensure the safe exiting from the building in case of an emergency.

22. Main and Hydrant

- 22.1 Occupiers acknowledge that 24 hour access must be allowed to the Main and Hydrant for emergency and maintenance vehicles.
- 22.2 The Main and Hydrant are the Property of the Body Corporate, and must be maintained by the Body Corporate.

PART 7 – THE BODY CORPORATE**23. Empowering By-Law**

The Body Corporate is empowered to:

- (a) negotiate and to enter into such agreements and deeds for administration, caretaking, maintenance, services and security (collectively "Services") as it decides in its discretion are to its benefit;
- (b) regulate the provision of any Services throughout the Scheme and contributions toward the cost of the Services;
- (c) grant any easement, licence, right of way or any other concession to enable Services from any service contractor to pass through, under or over Common Property for the benefit of any other person or corporation; and
- (d) enter into or be a party to or have the benefit of a grant of easement with any adjoining land owner or the BCC whether pursuant to the any Law, approval of any Authority, or otherwise, for any purpose necessary for the use and enjoyment of the Scheme Land or for the benefit of adjoining land owners, the BCC or any other person including without limitation for access, Services, infrastructure for Services, maintenance or dividing fences.

24. Breach

- 24.1 If an Occupier commits a Breach, the Body Corporate may give the Owner and Occupier a Notice to Remedy the Breach within 14 days.

TULIP LANE COMMUNITY TITLES SCHEME

- 24.2 If the Owner or Occupier fail to remedy the Breach, the Body Corporate may, on a further 3 days' Notice to the Owner and Occupier, enter the Lot and carry out any necessary works to remedy the Breach but only to the extent necessary to remedy the Breach.
- 24.3 If an Occupier commits a Breach and the Body Corporate deems it to be an emergency situation, the Body Corporate may immediately enter the Lot and carry out the necessary works to remedy the Breach.
- 24.4 For avoidance of doubt, the Body Corporate may recover its costs in respect of that Breach in accordance with these By-Laws and under the BCCM Act.

25. Recovery of Costs

- 25.1 If an Occupier or Invitee commits a Breach, the Owner of the relevant Lot must pay on demand the whole of the Body Corporate's Costs in respect of that Breach, which amount will be deemed to be a liquidated debt.
- 25.2 Where the Body Corporate incurs Costs as a result of a Breach, the Body Corporate will be entitled to and the Committee may, in its absolute discretion:
- (a) seek an order of an Adjudicator under the BCCM Act requiring the Owner who committed the Breach, or who is responsible for the Breach (if the Breach was committed by an Occupier or Invitee), to pay the Body Corporate's Costs; or
 - (b) recover its Costs as a debt in an action in any Court of competent jurisdiction from the Owner who committed the Breach or who is responsible for the Breach (if the Breach was committed by an Occupier or Invitee).

26. Levies

- 26.1 If a contribution levied under the BCCM Act is unpaid by the due date for payment, then the Owner will have committed a Breach. The amount of the unpaid contribution will bear interest at an annual rate to be determined by the Committee from time to time, if no such determination has been made, then at a rate of 2.5% per month or any part month.
- 26.2 If, at the time a person becomes the Owner, another person is liable in respect of the Lot to pay a contribution or interest on a contribution, the Owner is jointly and severally liable with the other person for the payment of the contribution or interest.
- 26.3 Unpaid contributions and interest and all Body Corporate administrative costs and legal costs (on a solicitor and own client basis) associated with collecting the unpaid amounts are recoverable by the Body Corporate as a liquidated debt.

SCHEDULE D OTHER DETAILS REQUIRED/PERMITTED TO BE INCLUDED**SERVICES LOCATION DIAGRAM**

The location of Services is shown on the services location diagram annexed to this CMS and marked Annexure A.

EASEMENTS

The Lots affected, or proposed to be affected, by a statutory easement, and the type of statutory easement, are set out in the following table:

Easement	Land Title Act 1994	Lots Affected
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TULIP LANE COMMUNITY TITLES SCHEME

Easement for lateral or subjacent support	section 115N	Lots 1-22 and Common Property on SP324317
Easements for utility service and utility infrastructure	sections 115O and 115P	Lots 1-22 and Common Property on SP324317
Easements for shelter and projections	sections 115Q and 115R	Lots 1-22 and Common Property on SP324317
Easement for maintenance of building close to boundary	section 115S	Lots 1-22 and Common Property on SP324317

OTHER REQUIREMENTS OF REGULATION MODULE

Sections 66(2)(a) and (b) of the BCCM Act are not applicable.

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

Not applicable.

TULIP LANE COMMUNITY TITLES SCHEME

ANNEXURE A – SERVICES LOCATION DIAGRAM

FORM 20 Version 2

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

SCHEDULE E

QUEENSLAND LAND REGISTRY CMS

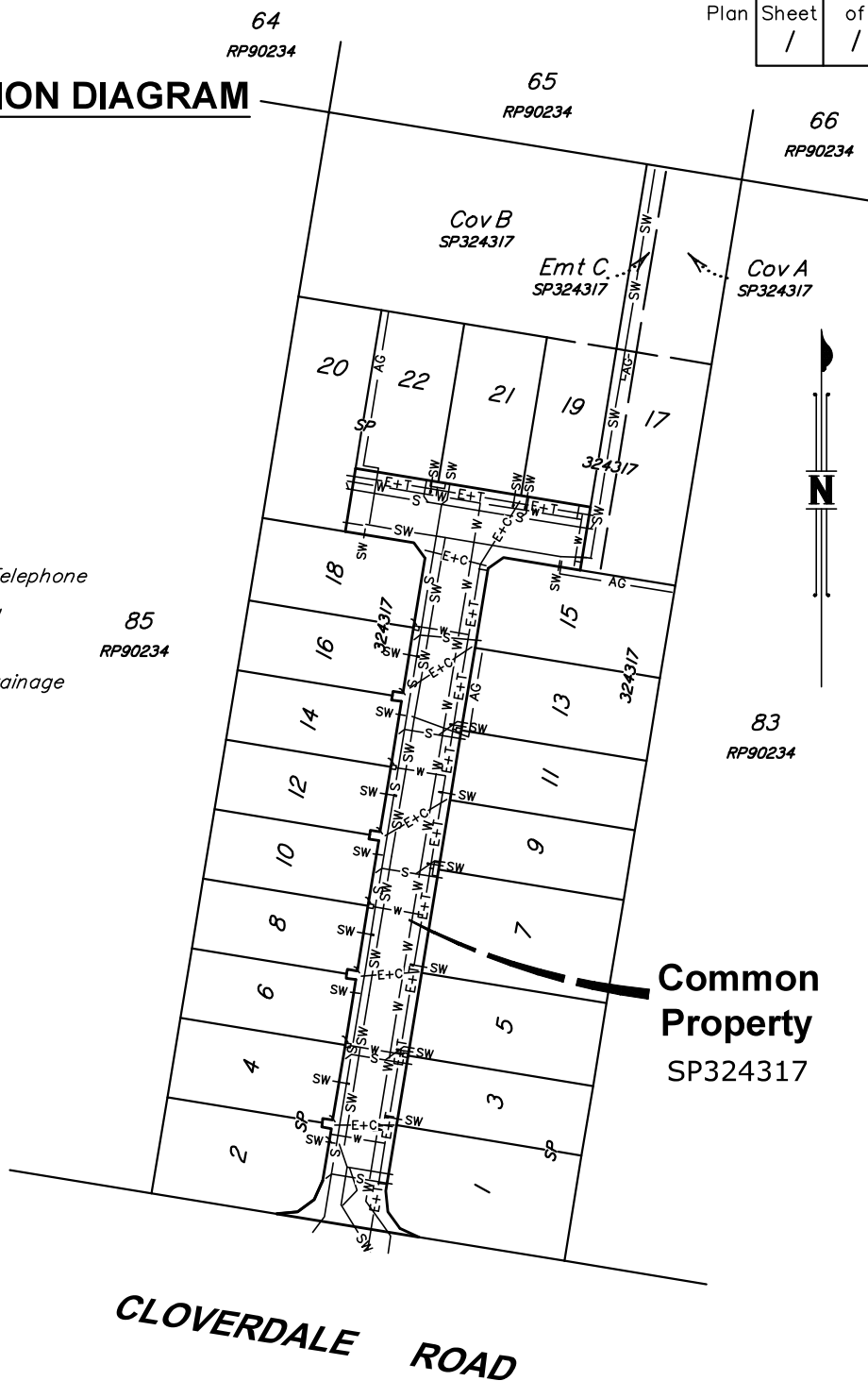
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Plan Sheet of

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PLAN A**SERVICES LOCATION DIAGRAM****"TULIP LANE" CTS****UTILITY SERVICES****LEGEND**

— W —	Water
— E —	U/G Elec
— S —	Sewer
— SW —	Stormwater
— T —	Telephone
— E+T —	Electricity & Telephone
— C —	Comms/ data
— G —	Gas
— AG —	Subsurface drainage

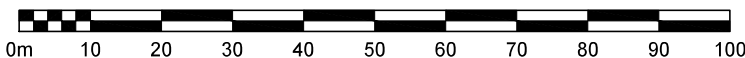


Notes:

1. Drawn to Scale on A4 sheet
2. Community Titles Scheme . . . "TULIP LANE" CTS
3. This service location diagram shows the indicative location of utility services within Lot 1-22 and Common Property as required by section 66(1) of the BCCM Act and should not be used for any other purpose.
4. Services shown are plotted from plan P19-191-OW-C00-05 provided by the engineer & not verified by field survey.
7. Revision A: Original Issue 02/03/2021 (DJL).

CLOVERDALE ROAD

Scale 1:1000



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Title:

Services Location Diagram
in Lot 1-22 and Common Property
on SP324317 of "TULIP LANE" CTS

Client:

**PENFOLD PROPERTY
GROUP PTY LTD**

Locality: DOOLANDELLA

Local Gov: BCC

Prepared By: DJL

Surveyed By: Approved: CTS

Date Created: 02/03/2021 Scale: 1:1000

Comp File: 191908.project

Plan No: 191908_007_SLD

A4



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TULIP LANE CTS 54761

BALANCE SHEET
AS AT 31 AUGUST 2024

	ACTUAL 31/08/2024	ACTUAL 31/08/2023
<u>OWNERS FUNDS</u>		
Administrative Fund	4,131.63	1,108.41
Sinking Fund	2,353.77	(2,152.92)
<u>TOTAL</u>	<u>\$ 6,485.40</u>	<u>\$ (1,044.51)</u>
<u>THESE FUNDS ARE REPRESENTED BY</u>		
<u>CURRENT ASSETS</u>		
Cash At Bank	9,414.13	3,285.45
Prepaid Expenses	3,604.49	0.00
<u>TOTAL ASSETS</u>	<u>13,018.62</u>	<u>3,285.45</u>
<u>LIABILITIES</u>		
Accruals	79.83	1,023.63
Levies In Advance	6,453.39	3,306.33
<u>TOTAL LIABILITIES</u>	<u>6,533.22</u>	<u>4,329.96</u>
<u>NET ASSETS</u>	<u>\$ 6,485.40</u>	<u>\$ (1,044.51)</u>



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TULIP LANE CTS 54761

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 SEPTEMBER 2023 TO 31 AUGUST 2024

	ACTUAL 01/09/23-31/08/24	BUDGET 01/09/23-31/08/24	VARIANCE %	ACTUAL 01/09/22-31/08/23
ADMINISTRATIVE FUND				
INCOME				
Administrative Fund Levy	13,000.02	13,000.00	100.00	12,657.04
Admin Fund Special Levy	1,122.00	1,122.00	100.00	0.00
TOTAL ADMIN. FUND INCOME	14,122.02	14,122.00		12,657.04
EXPENDITURE - ADMIN. FUND				
Accountant - Audit Fees	110.00	620.00	17.74	523.60
Accountant - Tax Returns	242.00	330.00	73.33	363.00
Admin Fees & Charges	146.00	180.00	81.11	142.00
Bank Charges	154.65	110.00	140.59	84.78
Compliance Reports	1,122.00	1,122.00	100.00	0.00
Computer/Internet Fees	382.36	400.00	95.59	382.36
Document Archival Fees	0.00	60.00	0.00	57.20
Fire Protection Services	0.00	750.00	0.00	642.95
Insurance - Premium	3,919.35	4,200.00	93.32	1,494.27
Insurance - Premium Stamp Duty	403.48	500.00	80.70	0.00
Insurance - Work Cover	0.00	200.00	0.00	0.00
Management Fees	1,005.75	950.00	105.87	850.10
Management Fees - Additional	1,771.80	1,500.00	118.12	1,273.25
Management Fees - Disbursement	0.00	270.00	0.00	0.00
Minor Building Maintenance	0.00	0.00	0.00	550.00
Plumbing Maintenance	434.50	2,000.00	21.72	4,810.20
Printing, Photocopying	379.36	300.00	126.45	264.92
Telephone, Facsimile	110.00	110.00	100.00	110.00
Utilities - Water & Sewerage	917.55	0.00		0.00
TOTAL ADMIN. EXPENDITURE	11,098.80	13,602.00		11,548.63
SURPLUS / DEFICIT	\$ 3,023.22	\$ 520.00		\$ 1,108.41
Opening Admin. Balance	1,108.41	1,108.41	100.00	0.00
ADMINISTRATIVE FUND BALANCE	\$ 4,131.63	\$ 1,628.41		\$ 1,108.41



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TULIP LANE CTS 54761

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 SEPTEMBER 2023 TO 31 AUGUST 2024

	ACTUAL 01/09/23-31/08/24	BUDGET 01/09/23-31/08/24	VARIANCE %	ACTUAL 01/09/22-31/08/23
<u>SINKING FUND</u>				
<u>INCOME</u>				
Sinking Fund Levies	12,243.00	12,243.00	100.00	1,879.68
<u>TOTAL SINKING FUND INCOME</u>	12,243.00	12,243.00		1,879.68
<u>EXPENDITURE - SINKING FUND</u>				
Plumbing	2,167.00	0.00		0.00
Pumps, Filters, Motors	4,238.31	5,000.00	84.77	4,032.60
Roadways, Driveways & Parking	1,331.00	0.00		0.00
<u>TOTAL SINK. FUND EXPENDITURE</u>	7,736.31	5,000.00		4,032.60
<u>SURPLUS / DEFICIT</u>	<u>\$ 4,506.69</u>	<u>\$ 7,243.00</u>		<u>\$ (2,152.92)</u>
Opening Sinking Fund Balance	(2,152.92)	(2,152.92)	100.00	0.00
<u>SINKING FUND BALANCE</u>	<u>\$ 2,353.77</u>	<u>\$ 5,090.08</u>		<u>\$ (2,152.92)</u>



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TULIP LANE CTS 54761

LOT BALANCE REPORT

31 August 2024

<u>Lot No</u>	<u>Unit No</u>	<u>Administrative Fund</u>	<u>Sinking Fund</u>	<u>Other</u>	<u>Total</u>
1	1	-147.73	-16.19	0.00	-163.92
2	2	-352.20	-139.13	0.00	-491.33
3	3	-147.73	-16.19	0.00	-163.92
4	4	-147.73	-139.13	0.00	-286.86
5	5	-147.73	-139.13	0.00	-286.86
6	6	-352.19	-139.13	0.00	-491.32
7	7	-352.20	-139.13	0.00	-491.33
8	8	-147.73	-18.72	0.00	-166.45
9	9	-412.66	-139.13	0.00	-551.79
10	10	-352.19	-139.13	0.00	-491.32
11	11	-147.73	-16.19	0.00	-163.92
12	12	-147.73	-139.13	0.00	-286.86
13	13	-188.27	-139.13	0.00	-327.40
14	14	-147.73	-139.13	0.00	-286.86
15	15	-147.73	-35.10	0.00	-182.83
16	16	-147.73	-139.13	0.00	-286.86
17	17	-147.73	-139.13	0.00	-286.86
18	18	-400.05	-139.13	0.00	-539.18
19	19	-147.73	-13.04	0.00	-160.77
21	21	-147.73	-16.19	0.00	-163.92
22	22	-147.73	-35.10	0.00	-182.83
Total		(\$4,477.98)	(\$1,975.41)	\$0.00	(\$6,453.39)