



Seller disclosure statement

Property Law Act 2023 section 99

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

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

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

This statement does not include information about:

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

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

Part 1 – Seller and property details

Seller **Scott Andrew Buckland & Liane Berlinda Buckland**

Property address (referred to as the "property" in this statement) **17/380 HANDFORD ROAD, TAIGUM QLD 4018**

Lot on plan description **17/GTP3930**

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

Yes **No**

If Yes, refer to Part 6 of this statement for additional information *If No, please disregard Part 6 of this statement as it does not need to be completed*

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

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

Registered encumbrances	<p>Registered encumbrances, if any, are recorded on the title search, and may affect your use of the property. Examples include easements, statutory covenants, leases and mortgages.</p> <p>You should seek legal advice about your rights and obligations before signing the contract.</p>
Unregistered encumbrances (excluding statutory encumbrances)	<p>There are encumbrances not registered on the title that will continue <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No to affect the property after settlement.</p> <p>Note—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 NOT required to be disclosed.</p> <p>Unregistered lease (if applicable)</p> <p>If the unregistered encumbrance is an unregistered lease, the details of the agreement are as follows:</p> <ul style="list-style-type: none"> » the start and end day of the term of the lease: <input style="width: 100%;" type="text"/> » the amount of rent and bond payable: <input style="width: 100%;" type="text"/> » whether the lease has an option to renew: <input style="width: 100%;" type="text"/> <p>Other unregistered agreement in writing (if applicable)</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"/> Yes</p> <p>Unregistered oral agreement (if applicable)</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>
Statutory encumbrances	<p>There are statutory encumbrances that affect the property. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><i>If Yes, the details of any statutory encumbrances are as follows:</i></p> <div style="border: 1px solid black; padding: 5px;"> <p>Any encumbrance relating to water, sewerage, drainage, electricity or any other service which in any way affects the land whether such Encumbrances is registered, unregistered or resulting from any other statute. See attached Homesnoop for disclosure of unregistered statutory encumbrances which may burden or benefit the land including but not limited to stormwater, sewerage, water, telecommunications, electricity, NBN and gas.</p> </div>
Residential tenancy or rooming accommodation agreement	<p>The property has been subject to a residential tenancy agreement or a rooming accommodation agreement under the <i>Residential Tenancies and Rooming Accommodation Act 2008</i> during the last 12 months. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes, 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 style="width: 100%;" type="text" value="27.03.2025"/></p> <p>Note—Under the <i>Residential Tenancies and Rooming Accommodation Act 2008</i> the rent for a residential premises may not be increased earlier than 12 months after the last rent increase for the premises.</p> <p>As the owner of the property, you may need to provide evidence of the day of the last rent increase. You should ask the seller to provide this evidence to you prior to settlement.</p>

Part 3 – Land use, planning and environment

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

Zoning	The zoning of the property is (<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>): <div style="border: 1px solid black; padding: 5px;">LMR2 - Low-medium density residential (2 or 3 storey mix)</div>		
Transport proposals and resumptions	The lot is affected by a notice issued by a Commonwealth, State or local government entity and given to the seller about a transport infrastructure proposal* to: locate transport infrastructure on the property; or alter the dimensions of the property.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	The lot is affected by a notice of intention to resume the property or any part of the property.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	<i>If Yes, a copy of the notice, order, proposal or correspondence must be given by the seller.</i>		
* <i>Transport infrastructure</i> has the meaning defined in the <i>Transport Infrastructure Act 1994</i> . A <i>proposal</i> means a resolution or adoption by some official process to establish plans or options that will physically affect the property.			
Contamination and environmental protection	The property is recorded on the Environmental Management Register or the Contaminated Land Register under the <i>Environmental Protection Act 1994</i> .	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	The following notices are, or have been, given:		
	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).	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	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).	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	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).	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Trees	There is a tree order or application under the <i>Neighbourhood Disputes (Dividing Fences and Trees) Act 2011</i> affecting the property. <i>If Yes, a copy of the order or application must be given by the seller.</i>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Heritage	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).	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Flooding	Information about whether the property is affected by flooding or another natural hazard or within a natural hazard overlay can be obtained from the relevant local government and you should make your own enquires. Flood information for the property may also be available at the FloodCheck Queensland portal or the Australian Flood Risk Information portal.		
Vegetation, habitats and protected plants	Information about vegetation clearing, koala habitats and other restrictions on development of the land that may apply can be obtained from the relevant State government agency.		

Part 4 – Buildings and structures

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

Swimming pool	There is a relevant pool for the property.	<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 checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
	Pool compliance certificate is given.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
	OR Notice of no pool safety certificate is given.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Unlicensed building work under owner builder permit	Building work was carried out on the property under an owner builder permit in the last 6 years.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	<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>		
Notices and orders	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.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	<i>If Yes, a copy of the notice or order must be given by the seller.</i>		
Building Energy Efficiency Certificate	If the property is a commercial office building of more than 1,000m ² , a Building Energy Efficiency Certificate is available on the Building Energy Efficiency Register.		
Asbestos	The seller does not warrant whether asbestos is present within buildings or improvements on the property. Buildings or improvements built before 1990 may contain asbestos. Asbestos containing materials (ACM) may have been used up until the early 2000s. Asbestos or ACM may become dangerous when damaged, disturbed, or deteriorating. Information about asbestos is available at the Queensland Government Asbestos Website (asbestos.qld.gov.au) 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.

<p>Body Corporate and Community Management Act 1997</p>	<p>The property is included in a community titles scheme. (If Yes, complete the information below)</p>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
<p>Community Management Statement</p>	<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.</p> <p>Note—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>	<input checked="" type="checkbox"/> Yes	
<p>Body Corporate Certificate</p>	<p>A copy of a body corporate certificate for the lot under the <i>Body Corporate and Community Management Act 1997</i>, section 205(4) is given to the buyer.</p> <p>If No— An explanatory statement is given to the buyer that states:</p> <ul style="list-style-type: none"> » a copy of a body corporate certificate for the lot is not attached; and » the reasons under section 6 of the <i>Property Law Regulation 2024</i> why the seller has not been able to obtain a copy of the body corporate certificate for the lot. 	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
<p>Statutory Warranties</p>	<p>Statutory Warranties—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>		
<p>Building Units and Group Titles Act 1980</p>	<p>The property is included in a BUGTA scheme (If Yes, complete the information below)</p>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<p>Body Corporate Certificate</p>	<p>A copy of a body corporate certificate for the lot under the <i>Building Units and Group Titles Act 1980</i>, section 40AA(1) is given to the buyer.</p> <p>If No— An explanatory statement is given to the buyer that states:</p> <ul style="list-style-type: none"> » a copy of a body corporate certificate for the lot is not attached; and » 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. <p>Note—If the property is part of a BUGTA scheme, you will be subject to by-laws approved by the body corporate and other by-laws that regulate your use of the property and common property.</p>	<input type="checkbox"/> Yes	<input type="checkbox"/> No

Signatures – SELLER

Signed by:

Scott Andrew Buckland

2812F4BD23FF441

Signature of seller

Signed by:

Liane Berlinda Buckland

6963DC9D3E7B4BE

Signature of seller

Scott Andrew Buckland

Name of Seller

Liane Berlinda Buckland

Name of Seller

18/4/2026

Date

18/4/2026

Date

Signatures – BUYER

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

Signature of buyer

Signature of buyer

Name of buyer

Name of buyer

Date

Date



Current Title Search

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference: 18644210	Search Date: 07/04/2026 15:00
Date Title Created: 29/11/1993	Request No: 55673250
Previous Title: 18546113	

ESTATE AND LAND

Estate in Fee Simple

LOT 17 GROUP TITLES PLAN 3930

Local Government: BRISBANE CITY

COMMUNITY MANAGEMENT STATEMENT 19378

REGISTERED OWNER

Dealing No: 721738285 03/06/2022

SCOTT ANDREW BUCKLAND

LIANE BERLINDA BUCKLAND

JOINT TENANTS

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10124116 (POR 305)
2. MORTGAGE No 721738286 03/06/2022 at 16:13
WESTPAC BANKING CORPORATION A.C.N. 007 457 141

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

B1

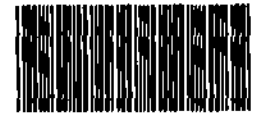
Por 305

Building Units and Group Titles Act 1980 - 1990
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980
(Form 1)

Regulation 8(1)
Sheet No. 1 of 10 Sheets
Annexure 1 to Sheet 1
Made 25 NOV 1993
Annexure 2 to Sheet 1
Made

NAME OF PARCEL: HANFORD CLOSE

GROUP TITLES PLAN NO. 3930



SIGNATURE OF REGISTERED PROPRIETOR:

CMS19378

GTP3930



NAME OF REGISTERED PROPRIETOR: Iezzi Constructions Pty Ltd (A.C.N. 009 699 003)

ADDRESS: 278 NEW CLEVELAND ROAD, TINGALPA, 4173

REFERENCE TO TITLE: VOLUME 8546 FOLIO 113

DESCRIPTION OF PARCEL: LOT 6 ON RP855022

COUNTY: KEDRON STANLEY

PARISH: STANLEY KEDRON

CITY: BRISBANE

NAME OF BODY CORPORATE: THE PROPRIETORS HANFORD CLOSE GROUP TITLES PLAN No. 3930

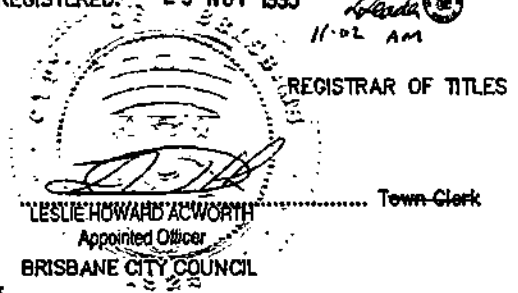
ADDRESS at which documents may be served: 278 NEW CLEVELAND ROAD, TINGALPA, 4173 of A.D.B.C. Pty. Ltd., P.O. Box 3013, South Brisbane, 4101

GROUP TITLES PLAN No.: **3930**

REGISTERED: 25 NOV 1993 11:02 AM

Amendments by M. [Signature]
Licenced Surveyor

Date 9-11-93



Surveyor's Reference: 0528
Local Authority Reference: (5)253/21/1-763/93

CISP



REGISTRAR OF TITLES.

3930

OF GROUP TITLES PLAN No.

25 NOV 1993

ON

ANNEXURE ONE TO SHEET No. 1

Easement No. L310584P in favour of The South East Queensland Electricity Board over Easement D on RP 815746, Produced 18 Dec 1992, Recorded 6 Jan 1993

Easement No. L310587X in favour of the within common property over Easement A on RP 815746, Produced 18 Dec 1992, Recorded 12 Jan 1993

Easement No. L498069E in favour of the Brisbane City Council over Easement F on RP 855022, Produced 24 May 1993, Recorded 12 June 1993

Easement No. L498070N in favour of the Brisbane City Council over Easement G on RP 855022, Produced 24 May 1993, Recorded 12 June 1993

No. L720738 J By Plan Cat No. 861823 Part of the common property is surveyed into Proposed Easements J and K, Produced 11 Nov 1993, Recorded -7 JAN 1994

~~No. L752610Y~~ Easement No. L752610Y in favour of Lot 12 in GTP 3930 over Easement J on RP 861823, Produced 3 Dec 1993, Recorded -7 JAN 1994

~~It is notified that lot 19 in this Group Titles Plan has been resubdivided by Group Titles Plan of Resubdivision No. 2973, Recorded~~

Easement No. L752611C in favour of Lot 19 in Group Titles Plan No. 3930 over Easement K on RP 861823, Produced 3 Dec 1993, Recorded -7 JAN 1994



12 JAN 1994

REGISTRAR OF TITLES

ANNEXURE TWO TO SHEET No. 1 OF GROUP TITLES PLAN No. 3930 ON

It is notified that Lot 19 in this Group Titles Plan has been resubdivided by Group Titles Plan of Resubdivision No. 3973, Recorded



12 JAN 1994

REGISTRAR OF TITLES



- 8 FEB 1994

NOTIFICATION OF CHANGE OF BY LAWS RECORDED

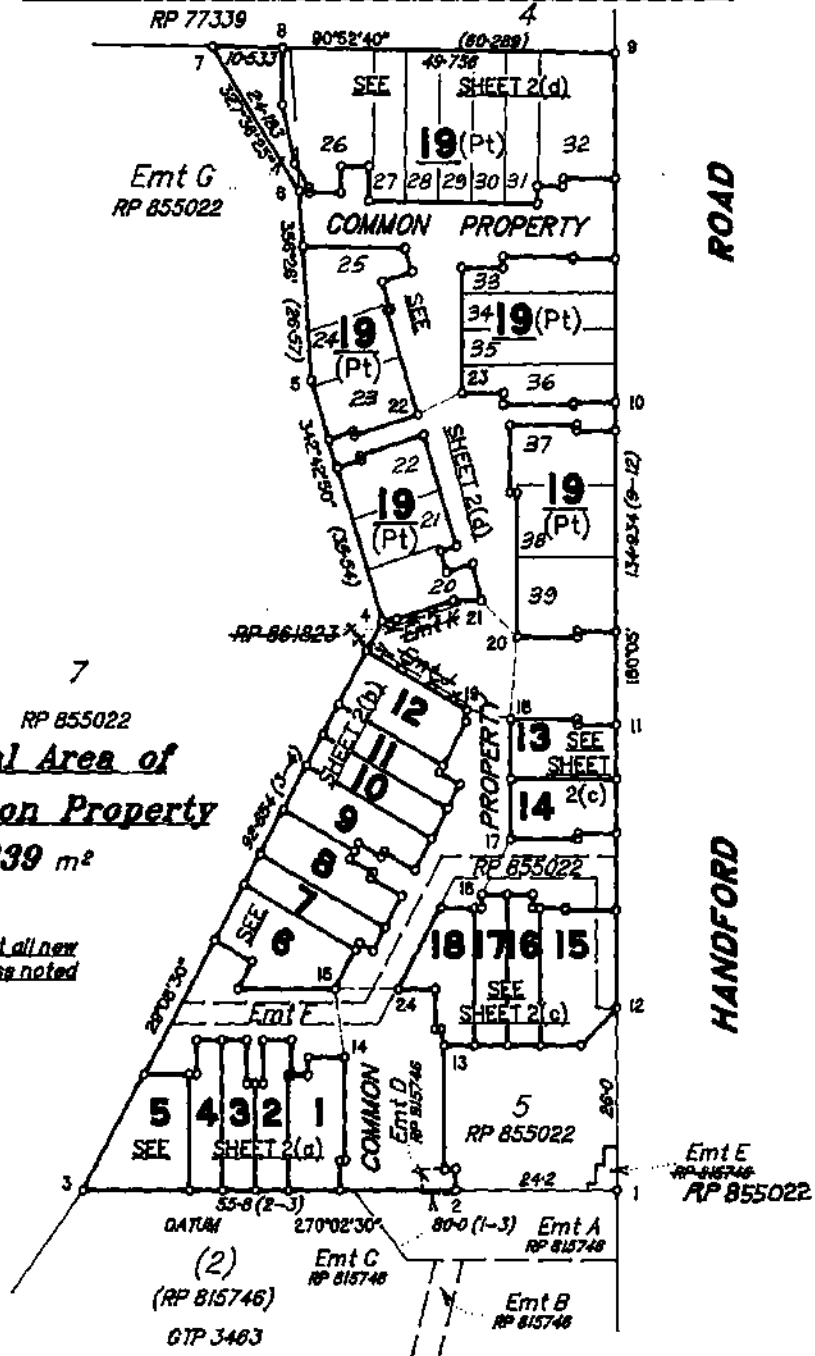
No. L756325C

Building Units and Group Titles Act 1980 - 1990
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980

Name of Parcel: **HANDEFORD CLOSE**

Regulation 8(1)
Sheet No. 2 of 10 Sheets

GROUP TITLES PLAN NO. 3930



7
RP 855022
**Total Area of
Common Property**
2839 m²

*Peg placed at all new
corners unless noted
otherwise.*

SCALE: 1:800

Amendments made to Lot 19
in accordance with Group Titles
Plan of Resubdivision No. 3973
this
[12 JAN 1994]
Leslie Howard Acworth

SIGNATURE OF REGISTERED PROPRIETOR:

X
IEZZI CONSTRUCTIONS PTY LTD
A.C.N. 009 699 883
DIRECTOR COMMON SEALS SECRETARY

Amendments by *M. Deby*
Licensed Surveyor
Date 9-11-93

LESLIE HOWARD ACWORTH
Appointed Officer
BRISBANE CITY COUNCIL
Town Clerk

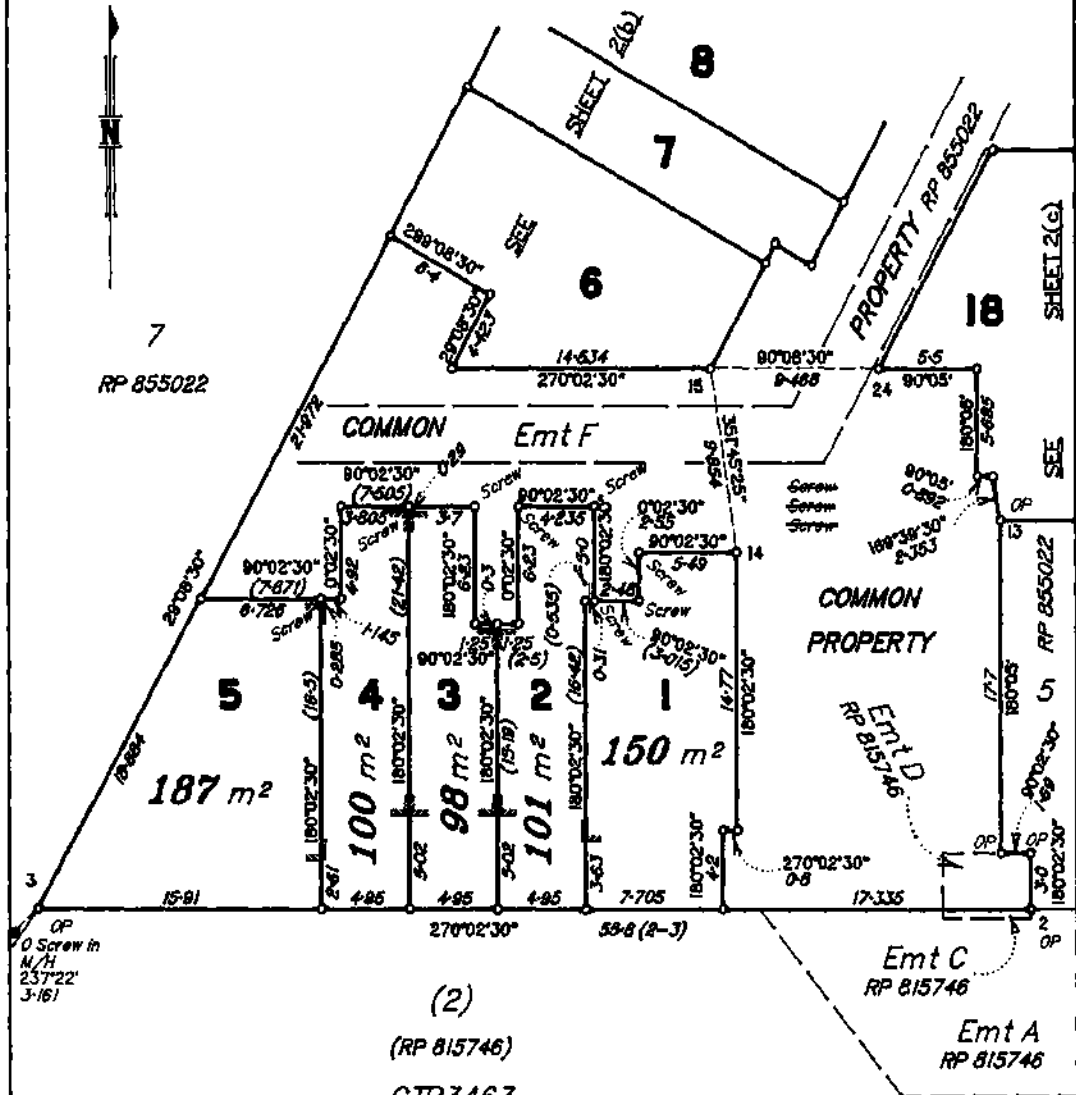


Building Units and Group Titles Act 1980 - 1990
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980

Name of Parcel: HANDFORD CLOSE

Regulation 8(1)
Sheet No. 2(a) of 10 Sheets

GROUP TITLES PLAN NO. 3930



(2)

(RP 815746)

GTP3463

Peq placed at all new corners
unless noted otherwise.

SCALE: 1:300

SIGNATURE OF REGISTERED PROPRIETOR:

X



Amendments by *M. [Signature]*

Licensed Surveyor

Date 9 - 11 - 93



Town Clerk

LESLIE HOWARD ACWORTH
Appointed Officer
BRISBANE CITY COUNCIL


Building Units and Group Titles Act 1980 - 1990
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980

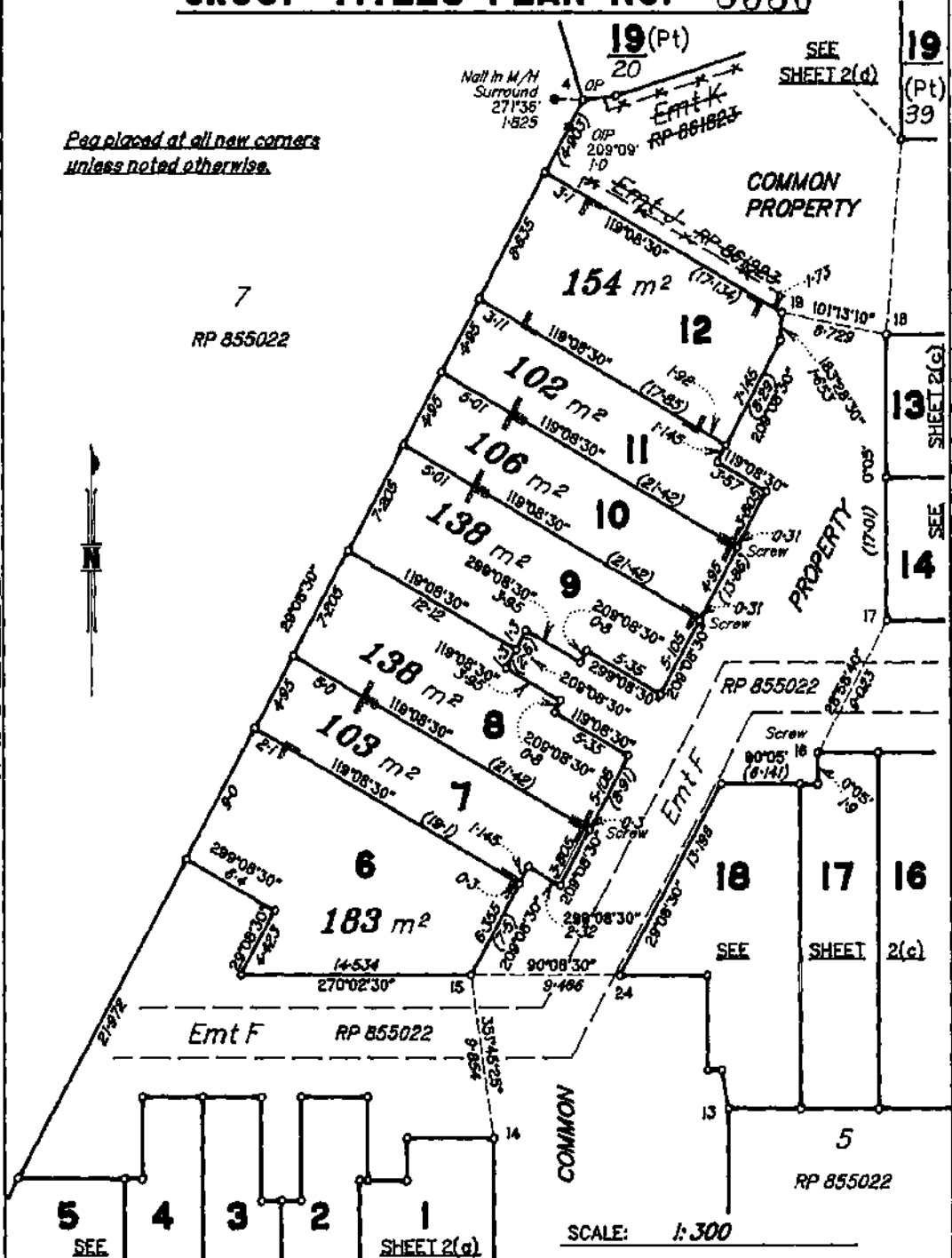
Name of Parcel: HANDFORD CLOSE

Regulation 8(1)
Sheet 2(b) of 10 Sheets

GROUP TITLES PLAN NO. 3930


Peg placed at all new corners unless noted otherwise.

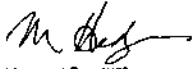
Amendments made to Lot 19
in accordance with Group Titles
Plan of Resubdivision No. 3973
this
12 JAN 1994




SIGNATURE OF REGISTERED PROPRIETOR:


IEZZI CONSTRUCTIONS
PTY LTD
A.C.N. 009 699 002
DIRECTOR COMMON SEAL SECRETARY


LESLIE HOWARD ACWORTH
Appointed Officer
BRISBANE CITY COUNCIL
Town Clerk

Amendments by 
Licensed Surveyor

Date 9-11-93

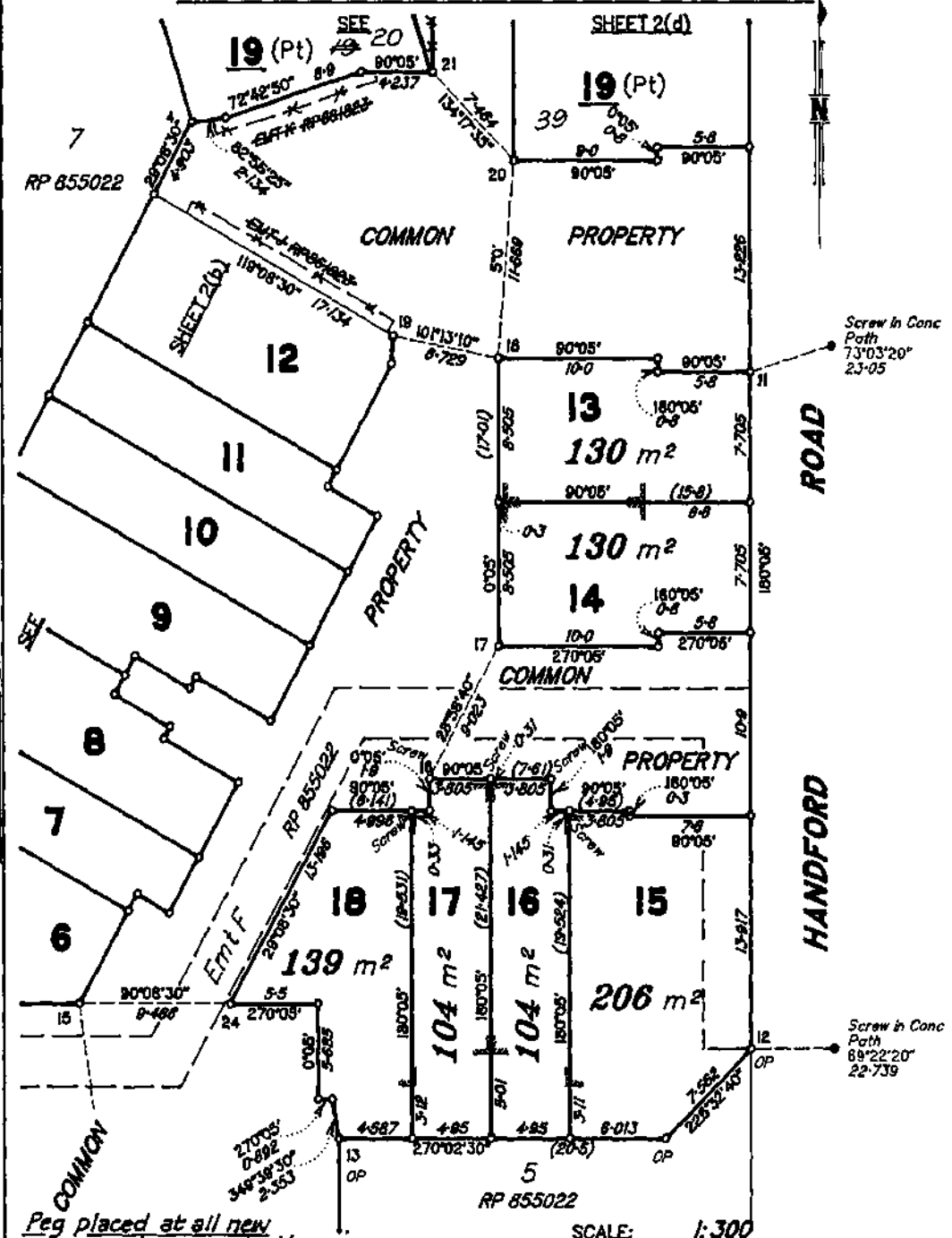
SCALE: 1:300

Building Units and Group Titles Act 1980 - 1990
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980

Name of Parcel: **HANDFORD CLOSE**

Regulation 8(1)
Sheet No. 2(c) of 10 Sheets

GROUP TITLES PLAN NO. 3930



Amendments made to Lot 19
in accordance with Group Titles
Plan of Resubdivision No. 3973
this
12 JAN 1994
Handford

*Peg placed at all new
corners unless noted otherwise.*

SCALE: 1:300

SIGNATURE OF REGISTERED PROPRIETOR:

IEZI CONSTRUCTIONS PTY LTD
A.C.N. 009 699 003
Director Secretary
COMMON SEAL

Amendments by *M. Jeffrey*
Licensed Surveyor

Date 9-11-93

LESIE HOWARD ACWORTH
Appointed Officer
BRISBANE CITY COUNCIL
Town-Clerk

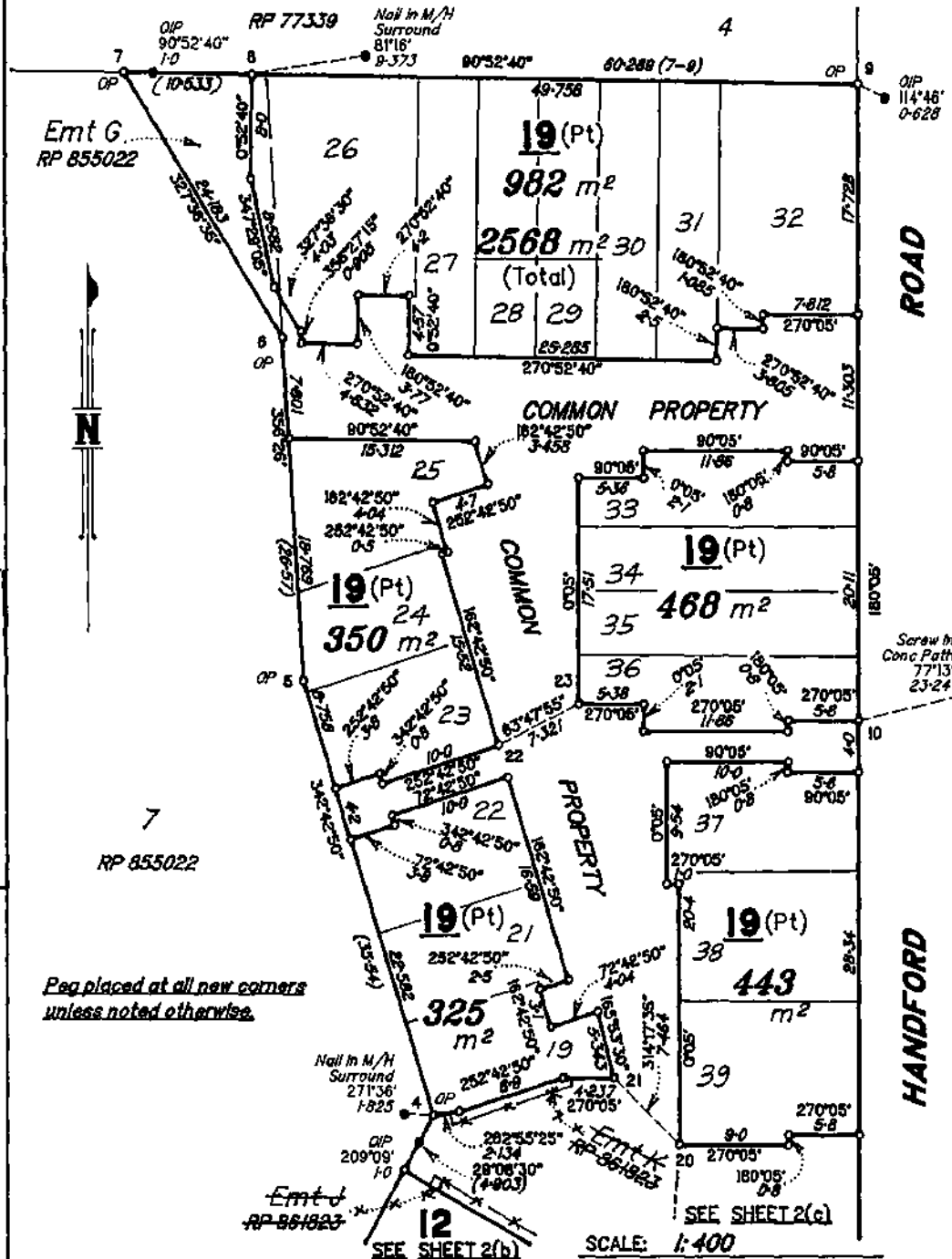


Building Units and Group Titles Act 1980 - 1990
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980

Name of Parcel: **HANDFORD CLOSE**

Regulation 8(1)
Sheet No. 2(a) of 10 Sheets

GROUP TITLES PLAN NO. 3930



Amendments made to Lot 19 in accordance with Group Titles Plan of Resubdivision No. 3973 this

12 JAN 1984

Peg placed at all new corners unless noted otherwise.

SIGNATURE OF REGISTERED PROPRIETOR:

IEZZI CONSTRUCTIONS PTY LTD
A.C.N. 009 699 083

DIRECTOR COMMON SEAL SECRETARY

Amendments by *M. De...*
Licensed Surveyor

Date 9-11-93

LESLIE HOWARD ACWORTH
Appointed Officer
BRISBANE CITY COUNCIL

Town Clerk

SCALE: 1:400

SEE SHEET 2(g)

SEE SHEET 2(b)

CISP

Building Units and Group Titles Act 1980 - 1990
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980
(Form 2)

Regulation 8(1)
Sheet No. 3 of 10 Sheets

NAME OF PARCEL: HANDFORD CLOSE

GROUP TITLES PLAN NO. 3930

I, *Malcolm John HEDGES*
hereby certify that *I have* surveyed the land
comprised in this plan

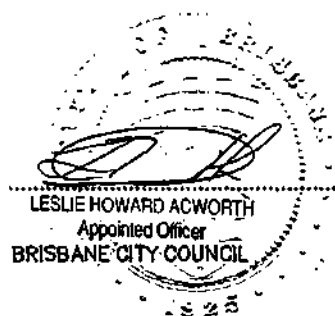
*by Allen Henry DENNIS, Surveying Associate,
for whose work I accept responsibility*

that the plan is accurate, and the said survey was performed in accordance
with the Surveyors Act 1977 - 1991 and the Surveyors Regulation 1992 and
that the said survey was completed on *31st August, 1993.*



Signature of Licensed Surveyor

Date 15/9/93


Towns Clerk
LESLIE HOWARD ACWORTH
Appointed Officer
BRISBANE CITY COUNCIL
1925

Building Units and Group Titles Act 1980 - 1990
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980
(Form 3)

NAME OF PARCEL: HANDEORD CLOSE

Regulation 8(1)
Sheet No. 4 of 10 Sheets

GROUP TITLES PLAN NO. 3930

CERTIFICATE OF LOCAL AUTHORITY

Brisbane City Council hereby certifies that the proposed subdivision of the parcel as illustrated in the abovementioned plan has been approved by the Brisbane City Council and that all the requirements of the Local Government (Planning and Environment) Act 1990, City of Brisbane Act 1924-1989/City of Brisbane Town Planning Act 1964-1988 as modified by the Building Units and Group Titles Act 1980-1990 have been complied with in regard to this subdivision.

DATED this


4th

day of

November

, 1993

.....
Lord Mayor

.....
Town Clerk

LESLIE HOWARD ACWORTH
Appointed Officer
Brisbane City Council
1993

Building Units and Group Titles Act 1980 - 1990
 BUILDING UNITS AND GROUP TITLES REGULATIONS 1980
 (Form 7)

NAME OF PARCEL: HANDFORD CLOSE

Regulation 8(1)
 Sheet No. 5 of 10 Sheets

GROUP TITLES PLAN NO. 3930

I, Raymond Bertram FARREN

of 322 Main Western Road,
 North Tamborine. 4272

a valuer registered under the provisions of the Valuers Registration Act 1965 - 1985 do hereby certify that set forth in the following schedule is in my opinion as to the unimproved value, and the lot entitlement, of each lot contained in the group titles plan to which this certificate is annexed.

SCHEDULE

LOT	UNIMPROVED VALUE	LOT ENTITLEMENT
1	\$11,000-00	11
2	\$10,000-00	10
3	\$10,000-00	10
4	\$10,000-00	10
5	\$13,000-00	13
6	\$13,000-00	13
7	\$10,000-00	10
8	\$11,000-00	11
9	\$11,000-00	11
10	\$10,000-00	10
11	\$10,000-00	10
12	\$12,000-00	12
13	\$11,000-00	11
14	\$11,000-00	11
15	\$13,000-00	13
16	\$10,000-00	10
17	\$10,000-00	10
18	\$11,000-00	11
19	\$213,000-00	213
20	\$ 10 000	10
21	\$ 10 000	10
22	\$ 10 000	10
23	\$ 10 000	10
24	\$ 10 000	10
25	\$ 11 000	11
26	\$ 14 000	14
27	\$ 10 000	10
28	\$ 10 000	10
29	\$ 10 000	10
30	\$ 10 000	10
31	\$ 10 000	10
32	\$ 13 000	13
33	\$ 10 000	10
34	\$ 10 000	10
35	\$ 10 000	10
36	\$ 10 000	10
AGGREGATE	\$410,000-00	410

Amendments made to Lot 19
 in accordance with Group Titles
 Plan of Resubdivision No. 3973
 this
 12 JAN 1994

DATED this 15th day of September 1993

R. B. Farren
 R.B. FARREN
 REGISTERED VALUER. No.342

LESLIE HOWARD ACWORTH
 Appointed Officer
 BRISBANE CITY COUNCIL
 Town Clerk

Building Units and Group Titles Act 1980 - 1990
 BUILDING UNITS AND GROUP TITLES REGULATIONS 1980
 (Form 8)


NAME OF PARCEL: HANFORD CLOSE

Regulation 8(1)
 Sheet No. 6 of 10 Sheets



GROUP TITLES PLAN NO. 3930


SCHEDULE OF LOT ENTITLEMENTS AND REFERENCE TO
 CURRENT CERTIFICATE OF TITLE

Lot No.	Entitlement	Current C's T.		Lot No.	Entitlement	Current C's T.	
		Vol.	Fol.			Vol.	Fol.
				35	10	8678	35
				36	10		36
				37	11		37
				38	12		38
				39	12		39
1	11	8644	194				
2	10		195				
3	10		196				
4	10		197				
5	13		198				
6	13		199				
7	10		200				
8	11		201				
9	11		202				
10	10		203				
11	10		204				
12	12		205				
13	11		206				
14	11		207				
15	13		208				
16	10		209				
17	10		210				
18	11		211				
19	11		212				
20	10	8678	20				
21	10		21				
22	10		22				
23	10		23				
24	10		24				
25	11		25				
26	14		26				
27	10		27				
28	10		28				
29	10		29				
30	10		30				
31	10		31				
32	13		32				
33	10		33				
34	10		34				
AGGREGATE	410			AGGREGATE			

Amendments made to Lot 19
 in accordance with Group Titles
 Plan of Resubdivision No. 3973
 this
 12 JAN 1994


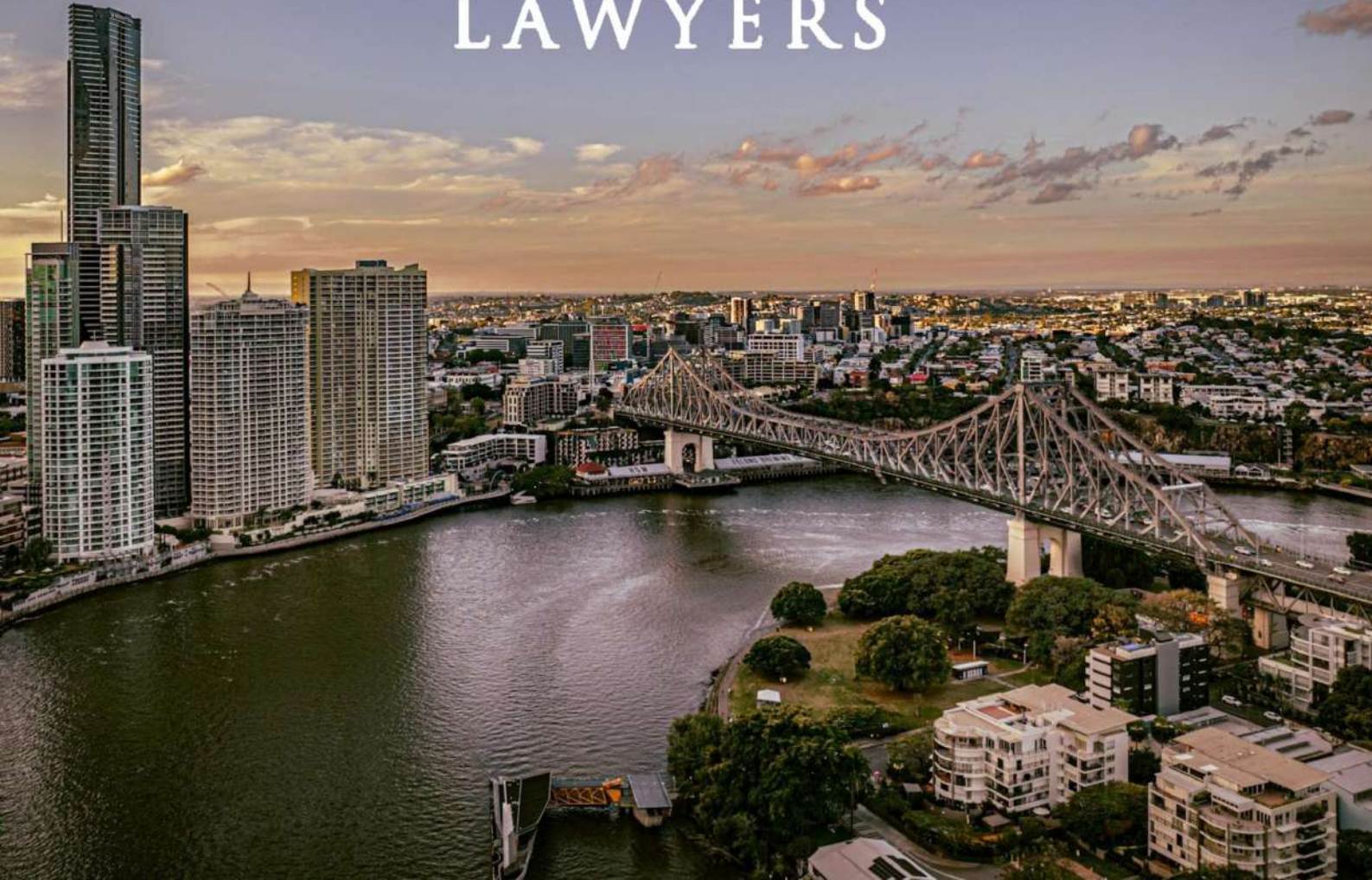
SIGNATURE OF REGISTERED PROPRIETOR:



 SECRETARY


 LESLIE HOWARD ACWORTH Town Clerk
 Appointed Officer
 BRISBANE CITY COUNCIL

CISL

ALF LAWYERS



PROPERTY REPORT

17/380 Handford Road
Taigum QLD



Market insights



Council zoning



Easements



Character and heritage



Flooding



Bushfire



Protected vegetation



Utilities



Lifestyle

HOW TO USE THIS REPORT

This report is aimed at giving property buyers a fast, easy and accessible way to understand any potential considerations for a property they are interested in purchasing. We use data from local, state and federal government organisations, utilities companies and other resources. This data is collated, analysed by our system, and presented in a way which is easy to understand. This report covers topics including planning and development, environment, utilities, roads and rail, and living. If considerations are identified for a property, they should be taken as items to be further investigated with the assistance of a professional (usually a town planner, building certifier or solicitor).

RATINGS INFORMATION



An information icon either indicates information about the property that is not applicable to be given a rating, or general information not related to the specific property.



A green icon indicates that Homesnoop has not identified any considerations for the property for that particular item. Items with a green rating should have no impact on future development or quality of life at the property.



A yellow icon indicates that Homesnoop has identified a potential consideration for the property. This may include limitations on future development, quality of life and/or financial considerations. If a yellow rating exists for some aspect of a property, we recommend undertaking further research as needed. Engaging a professional to help you understand the potential impact may also be useful.

DISCLAIMER

Users of the information recorded in this report (the Information) accept all responsibility and risk associated with the use of the Information and should seek independent professional advice in relation to dealings with property. Despite our best efforts, Homesnoop makes no representations or warranties in relation to the Information, and, to the extent permitted by law, exclude or limit all warranties relating to correctness, accuracy, reliability, completeness or currency and all liability for any direct, indirect and consequential costs, losses, damages and expenses incurred in any way (including but not limited to that arising from negligence) in connection with any use of or reliance on the Information. The Information is general in nature and may not reflect variations in local planning regulations or other area-specific considerations. All location-based Information is approximate and subject to positional uncertainty.

We are always looking to improve our reports. If you notice any issues with your report, or want to request new content, please contact us at hello@homesnoop.com.au and we will get back to you promptly.

PROPERTY SUMMARY

Selected lot/s: 17/GTP3930

Total area: 104 m2 (approx)

Zone/s: LMR2 - Low-medium density residential (2 or 3 storey mix)

State school catchments: Taigum SS and Sandgate District SHS

RATINGS SUMMARY



Stormwater Infrastructure - Location of stormwater infrastructure such as manholes or pipes.



Electricity Infrastructure - Location of electricity infrastructure such as poles and power lines.

Historic Bushfires - Shows if any bushfires have previously burned near the property.

Biodiversity Areas - Areas of biodiversity value with potential development restrictions.

Bushfire - Bushfire risk categories and potential effects on building requirements.

Coastal Hazards - Risk from coastal hazards such as rising sea levels and coastal erosion.

Flood Planning Areas - Indicates flood-based development controls.

Flood Risk - Indicates overall flood risk from all sources.

Heritage - Identification of any heritage protections for the property.

Historic Flooding - Shows if the property was affected by any of the 1974, 2011 or 2022 floods.

Landslides - Landslide risk and potential effects on building requirements.

Rail Noise - Noise from nearby railway lines and potential effects on building requirements.

Road Noise - Noise from nearby main roads and potential effects on building requirements.

Protected Vegetation - Significant urban vegetation or similar that may be protected against removal.

Regulated Parking - Areas which may have parking time limits and require resident permits.

Significant Landscape - Significant trees or similar that likely cannot be removed.

Traditional Building Character - Properties that must maintain traditional character in streets where there are houses built in or before 1946.

Transport Air Quality - Indication of potential air quality issues due to large traffic volumes.

Easements - Locations of easements on the property, such as for shared access or buried pipes.

Sewer Infrastructure - Location of sewer infrastructure such as manholes or buried pipes.

Water Infrastructure - Location of water infrastructure such as buried pipes.



17/380 Handford Road
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PLANNING & DEVELOPMENT

PROPERTY ZONING

Property zoning is a system that local governments use to control how land can be used within a specific area. The goal of zoning is to separate different types of land use, such as residential, commercial, and industrial, to prevent conflicts and promote orderly development. Each property is assigned to a specific zoning district which determines the permitted use of that land. For example, a residential zoning district would typically allow for the construction of houses, apartments, and other types of housing, while a commercial district would allow for businesses such as shops and restaurants.

PROPERTY INFORMATION



This property is in the LMR2 - Low-medium density residential (2 or 3 storey mix) zone.

Development comprises a mix of low and low-medium rise, low-medium density residential development. Development provides for co-existence of dwelling houses, dual occupancies or multiple dwellings. Development allows for urban consolidation and better use of physical and social infrastructure.

The zone of your property is important, as it significantly impacts what future development can be undertaken. Similarly, the zoning of the nearby area should be thoroughly considered. This will dictate the development that is allowed to be undertaken in your neighbourhood, potentially impacting your future enjoyment of the property. To find out more, visit qld.gov.au/knowyourzone or contact the local council.



EASEMENTS

An easement is a legal right for a person or company to use a portion of someone else's land for a specific purpose. The owner of the land still retains ownership, but the easement holder has the right to use the land for the specified purpose. Reasons for easements on residential property include shared driveways, underground utilities, drainage and overland flow paths. Typically easements cannot be built upon as it would obstruct access to the easement holder. As such, the size and location of any easements on a property must be carefully considered when planning any future development work.

PROPERTY INFORMATION



No easements have been identified for this property in the available digital datasets. However, easements may not always be digitised, and some may only appear on the property's title plan. Further checks are recommended to confirm the presence of any easements prior to purchase.



A title search remains the definitive source of information on easements and other encumbrances (such as covenants or mortgages). Always perform a title search prior to purchasing a property. Your solicitor will be able to undertake this on your behalf.



HERITAGE

Heritage development restrictions are put in place to protect and conserve the city's cultural and historical heritage. These restrictions are intended to ensure that any development or alterations to heritage listed properties are carried out in a way that respects and preserves their heritage significance. Development restrictions may apply to a range of activities, including building, altering, demolishing, or moving a building or structure, and may involve specific requirements or guidelines for the design, materials, and other aspects of the development.

PROPERTY INFORMATION



No heritage considerations have been identified for this property.



TRADITIONAL BUILDING CHARACTER

The intention of the traditional building character overlay is to maintain traditional character in streets where there are houses built in or before 1946. Examples are traditional timber and tin Queenslanders and 1920's masonry art deco buildings. Generally, houses built in or before 1946 are to be retained and any extensions or alterations are to complement the traditional building style. Also, new houses are to be designed to fit in with the character of the street.

PROPERTY INFORMATION



No traditional building character considerations have been identified for this property.



Many sites in the LMR2 Low-medium density residential (2 or 3 storey mix) zone are currently identified on the traditional building character overlay map. Council has stated that it is intended that over time the traditional building character overlay map be reviewed, and that these sites be included in either the Character residential zone or be removed from the traditional building character overlay map.



CHARACTER HOUSE (1946 IMAGERY)

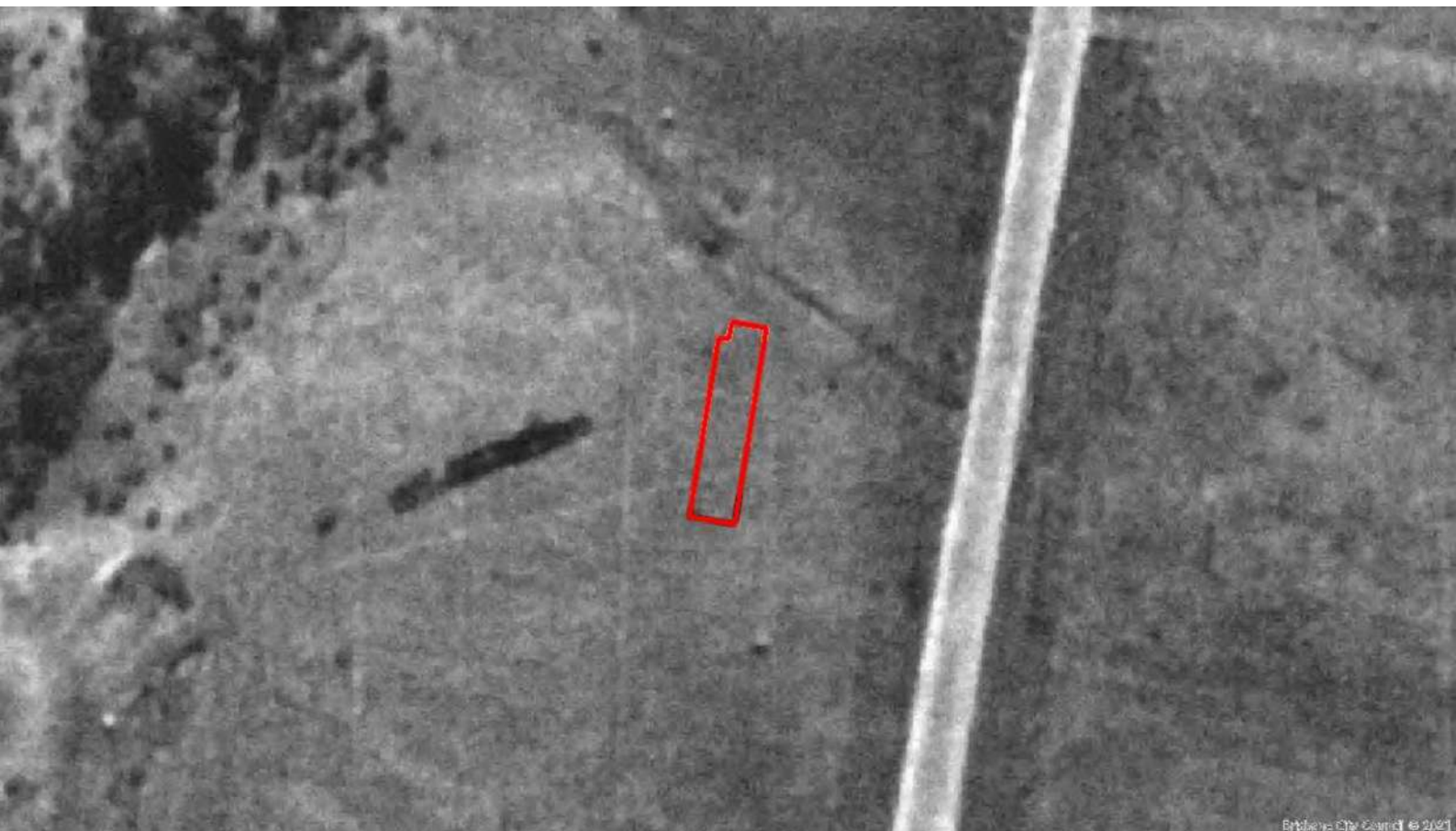
The image below shows aerial imagery from the year 1946. The property's boundary is highlighted in red based on its current location. If the property shows up in the image, and is subject to a Traditional building character, Heritage or Pre-1911 overlay, than it is classed as a character house and likely cannot be knocked down. Character houses also have increased restrictions on modifications or extensions.

PROPERTY INFORMATION



In general, properties built in or before 1946 are to be retained (cannot be demolished). This generally includes all structures on the property that existed in 1946, including garages or guest houses. Additions to the property post-1946 may be possible to remove. Use the 1946 aerial imagery to help identify what structures existed on the property in that year, if any.

Note that the image may be slightly mis-aligned to the property boundary due to limitations in technology from the era.



DWELLING HOUSE OVERLAY

The dwelling house overlay identifies areas with specific requirements for houses (such as height), including houses on small lots, required to protect the residential character of an area. It is normal to find the overlay applied to almost every house or townhouse property in suburban areas. If the property is not subject to the dwelling house overlay, the typical development criteria in the dwelling house code will not apply.

PROPERTY INFORMATION



This property is subject to a dwelling house overlay. This is normal for all residential properties in suburban areas. The dwelling house code specifies the general development criteria for houses such as maximum heights, boundary setbacks and granny flats.

There are different development criteria for houses on small lots within the dwelling house overlay. Council defines a small lot as less than 450m², or a rear lot that is less than 600m² excluding the driveway. When searching for a property, it is important to consider if it is classed as a small lot as it may have implications on your future development plans.



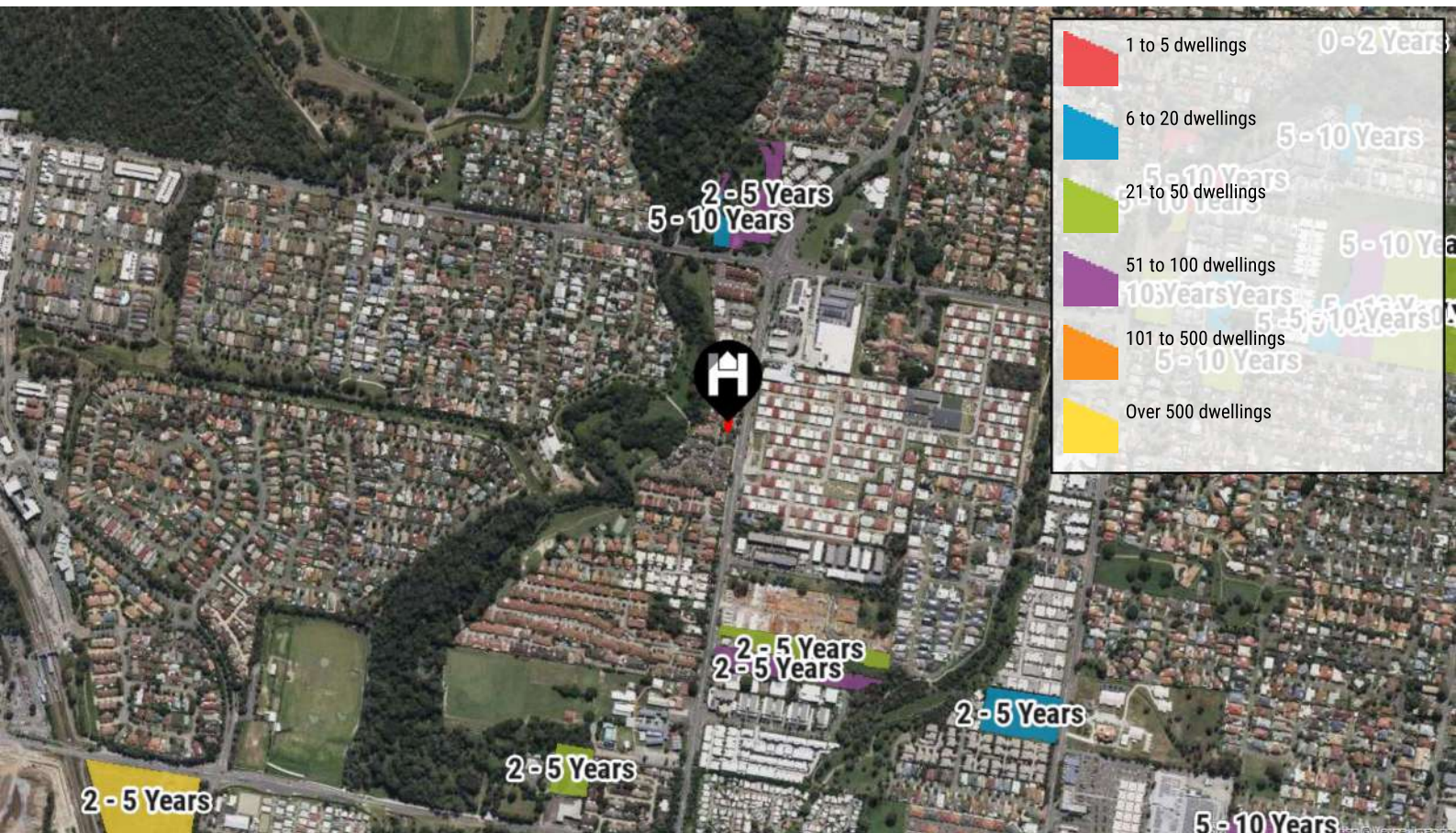
FUTURE RESIDENTIAL DEVELOPMENT

The Queensland Government's broadhectare residential land supply study identifies undeveloped land suitable for future housing development, focusing on parcels larger than 2500 sqm. It assesses physical suitability, planning provisions, and access to essential services like water and sewerage to categorize land as urban or rural residential. The study also estimates the timing of land availability, from immediate (0-2 years) to long-term (10+ years), based on infrastructure plans and developer intentions, helping to highlight potential housing supply and demand gaps.

PROPERTY INFORMATION



The land identified by the study is indicative only, with no guarantee it will ever be developed. However, it serves as a useful tool for assessing the potential for nearby land to contribute to future housing supply.



LAND CONTOURS

Land contours show the shape and elevation of the land's surface, which is important to understand when analysing a property for purchase. Generally, blocks that are flat or gently sloped are more desirable than those that have steeper or more irregular shaped slopes. A flat site is generally better for building because it makes construction easier and less expensive. Land contour data can also reveal how water flows over the land and help determine potential drainage issues. This can be particularly important in areas that are prone to flooding.

PROPERTY INFORMATION



Land contours for the property are shown in the image below. Each line represents either 1m, 5m or 10m of elevation, depending on the map scale. The elevation values are shown as metres above sea level.



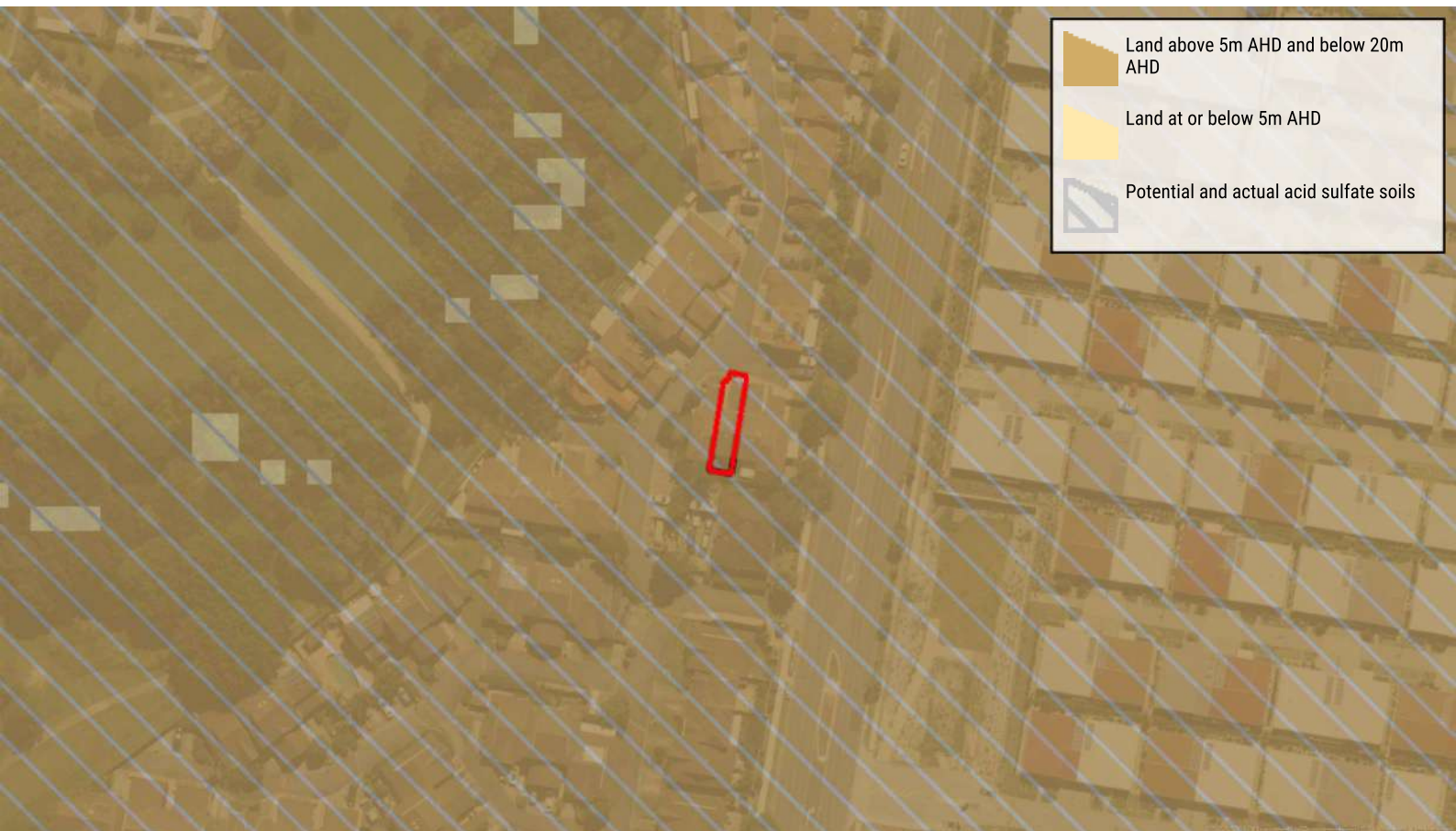
ACID SULFATE SOILS

In Brisbane, acid sulfate soils are frequently found in former tidal marsh and mangrove regions. These soils are typically benign unless disturbed. Upon drainage or excavation, the sulfide minerals in the soil can react with oxygen and water, producing sulfuric acid. This can result in harm to the environment, and to structures like buildings and roads.

PROPERTY INFORMATION



This property is subject to an acid sulfate soils overlay. For certain types of filling or excavation, an acid sulfate soils investigation report and/or management plan may be required. However, this is typically only applicable to filling or excavation performed under certain large-scale development works and should not be a concern to residential home buyers.





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ENVIRONMENT

FLOOD RISK

Brisbane experiences flooding from four sources: rivers, creeks, storm tides and overland flow. Brisbane City Council has developed the Flood Awareness Maps and adopted the terms 'high', 'medium', 'low' and 'very low' likelihood areas to help residents and businesses better understand the overall likelihood of a flood affecting their property.

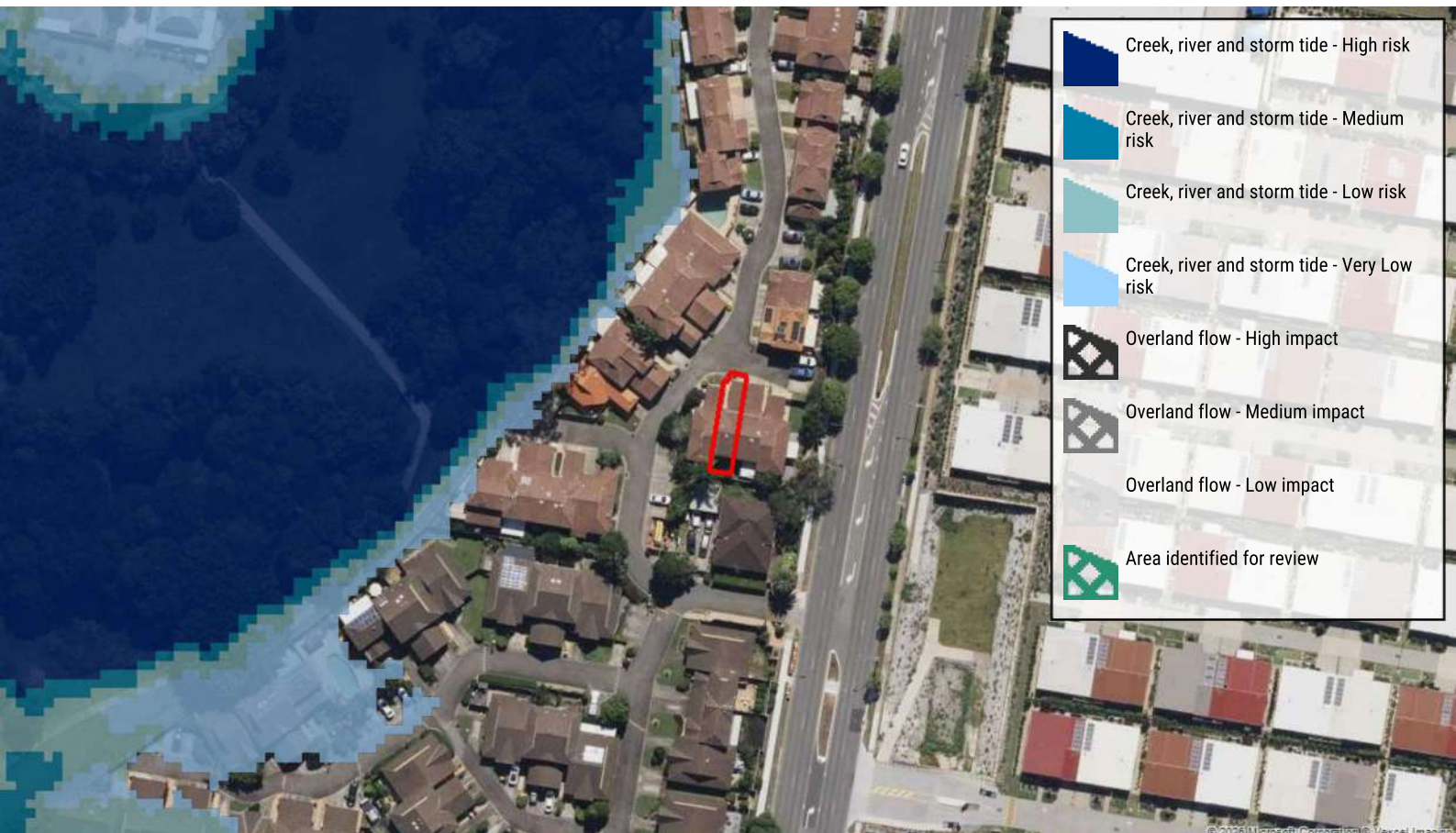
PROPERTY INFORMATION



No flood risk considerations have been identified for this property.



Properties that have a risk of flooding will likely have a Flood Planning Area assigned by Council. This determines the development restrictions or extra requirements that may apply due to flooding risk. Typically this includes minimum floor heights and stronger building designs. The Flood Planning Area information can be found on the other flood-related pages of this report.



FLOOD PLANNING AREAS

Flood planning areas identify land that may be affected by flooding from rivers, creeks, or waterways during significant rainfall events. River flooding typically occurs when prolonged, widespread rain across a catchment causes major rivers to rise and overflow their banks, while creek and waterway flooding is often more localised and can occur quickly during intense storms. Properties within flood planning areas are commonly subject to additional development requirements, such as minimum floor levels and more detailed approval processes.

PROPERTY INFORMATION



No flood planning considerations have been identified for this property.



Being in a flood-prone area can make it harder to obtain home and contents insurance, and drastically increase its cost. Home insurance is required by most lenders as a condition of the mortgage. If you are considering purchasing a property that is at risk of flooding, you should assess the extra cost for home insurance and factor it in.



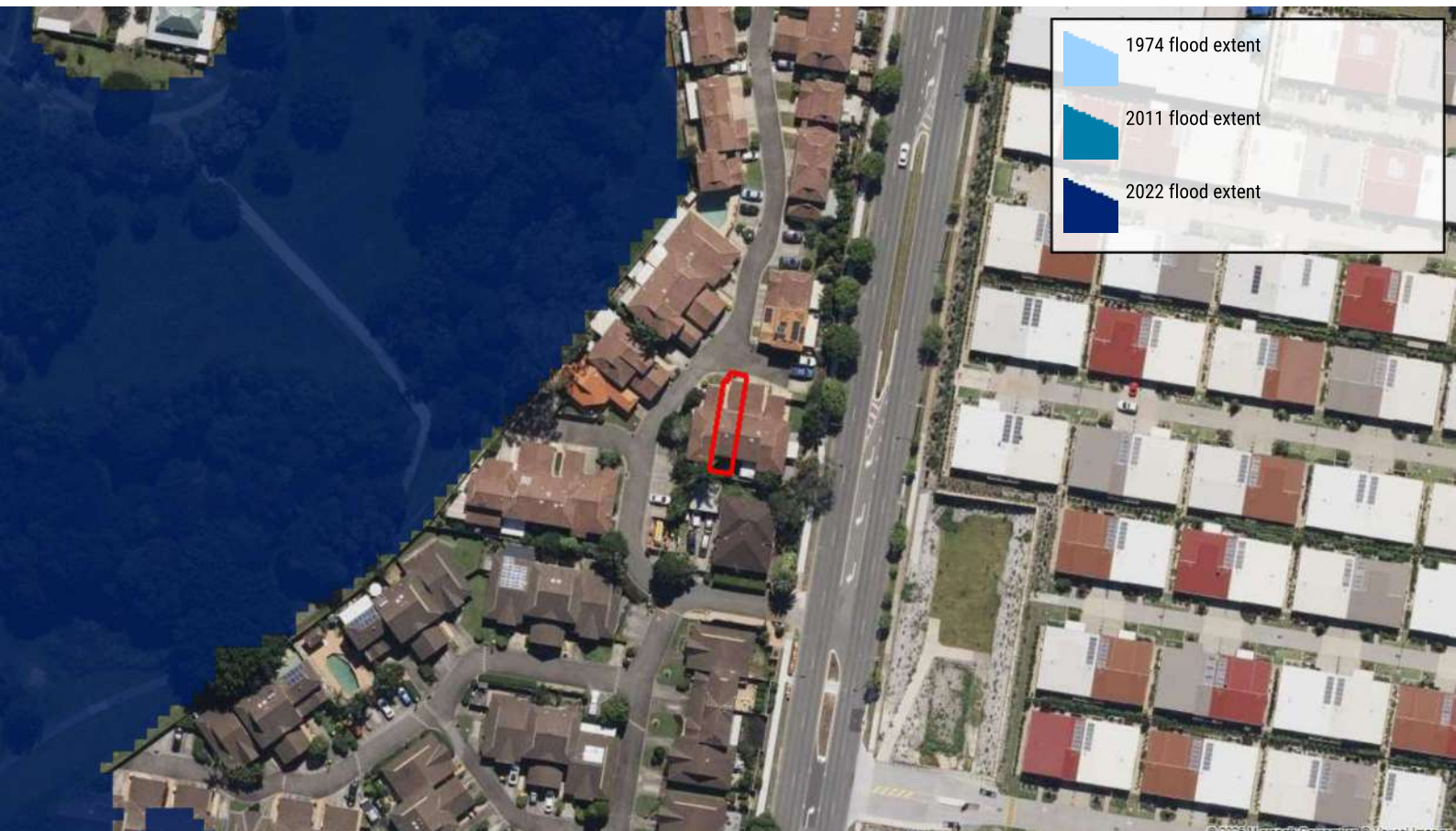
HISTORIC FLOODING

Brisbane has experienced major flooding events in 1974, 2011, and 2022, causing widespread devastation. The 1974 flood saw 642 mm of rainfall in 36 hours, destroying 8,000 homes. In 2011, the Brisbane River peaked again, inundating 20,000 homes and severely impacting suburbs like St Lucia and Rocklea. The 2022 flood brought record rainfall, affecting 177 suburbs and 23,400 properties. The map below indicates if the property was impacted by any of these events.

PROPERTY INFORMATION



No historic flooding considerations have been identified for this property. However, the dataset may not capture all previous flood events, so further investigations are recommended if the property is in a flood prone area.



FLOODING - 2011 FLOOD IMAGERY

Brisbane and surrounds experienced a major flood in 2011. Residents of 2,100 Brisbane streets were advised to evacuate prior to the arrival of floods, which struck the city on 12 January. The Brisbane River peaked on 13 January and 20,000 houses in Brisbane were inundated, with 3,600 homes being destroyed beyond repair. Some of the suburbs worst affected by the floods were St Lucia, West End, Rocklea and Graceville. The map below shows aerial imagery of the property from the 2011 floods.

PROPERTY INFORMATION



Aerial images do not cover all suburbs affected by the 2011 floods and may not show the peak flood level. Use the 2011 Flood Map page as a reference to see if this property was flood affected in 2011.

Note: if aerial imagery is not available for this property no image will be shown.



COASTAL HAZARDS

Coastal hazards are weather-related events, such as storm tides and other extreme weather events that result in inundation and erosion of nearby land. Coastal hazards include coastal erosion (from the ocean or rivers), storm tide inundation and sea-level rise inundation. The sea-level rise information accounts for an expected permanent rise of 0.8m by the year 2100 due to the impacts of climate change.

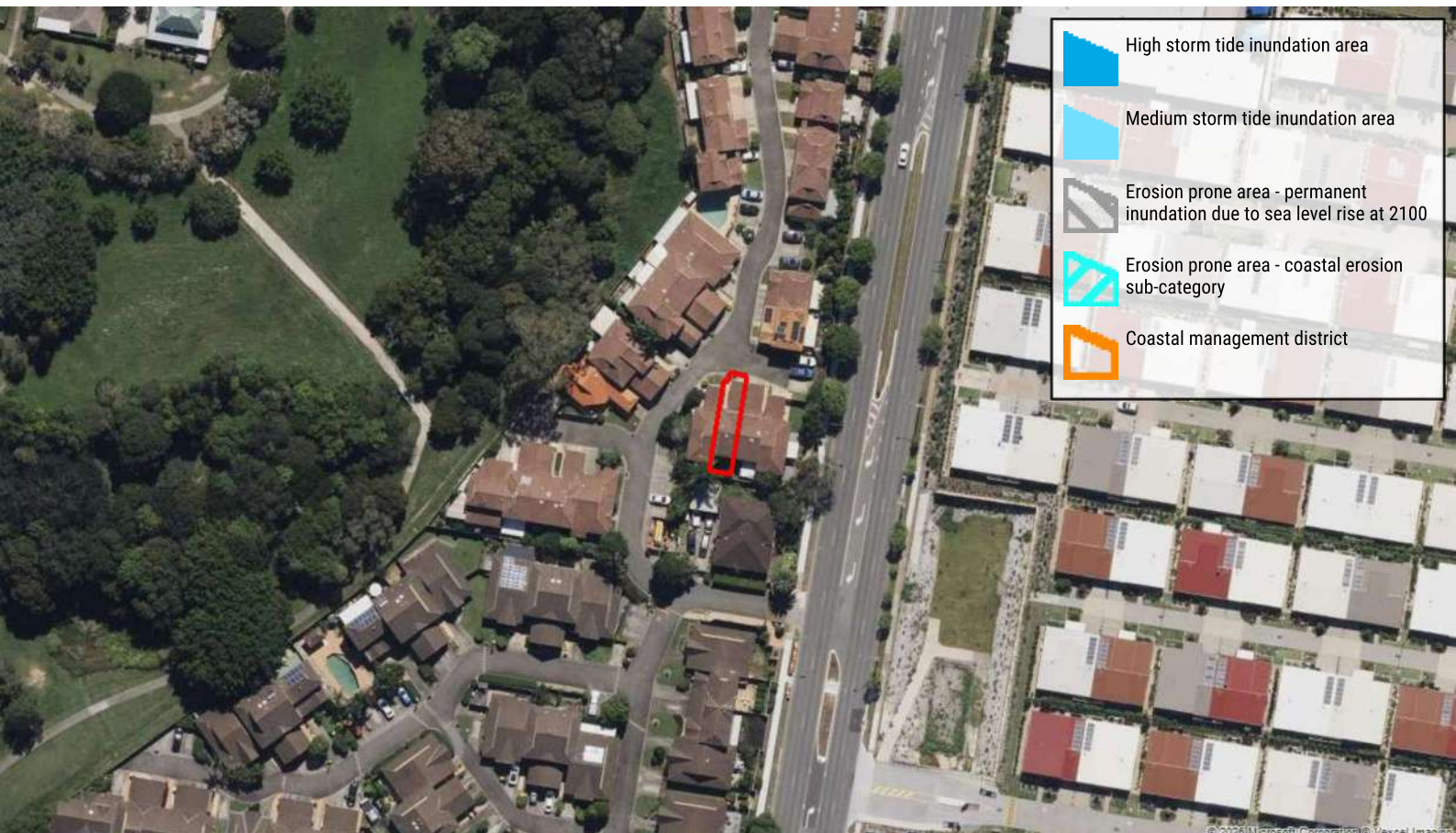
PROPERTY INFORMATION



No coastal hazard considerations have been identified for this property.



Coastal hazards can be present in areas that may not be expected, such as some inner suburbs of Brisbane due to nearby creeks and other waterways. As such, it is important to always check whether or not coastal hazards affect a property prior to purchase.



BUSHFIRE

Bushfires pose a threat to both properties and the people who live there. Therefore, properties located in areas at risk of bushfire often have development restrictions aimed at reducing the risk of bushfire damage. These restrictions can come from the local Council, the State Government and/or the National Construction Code.

PROPERTY INFORMATION



No bushfire considerations have been identified for this property.



Bushfire overlays can be unexpectedly present in suburban areas due to proximity to small bushlands. As such, it is important to always check whether or not a bushfire overlay affects a property prior to purchase.



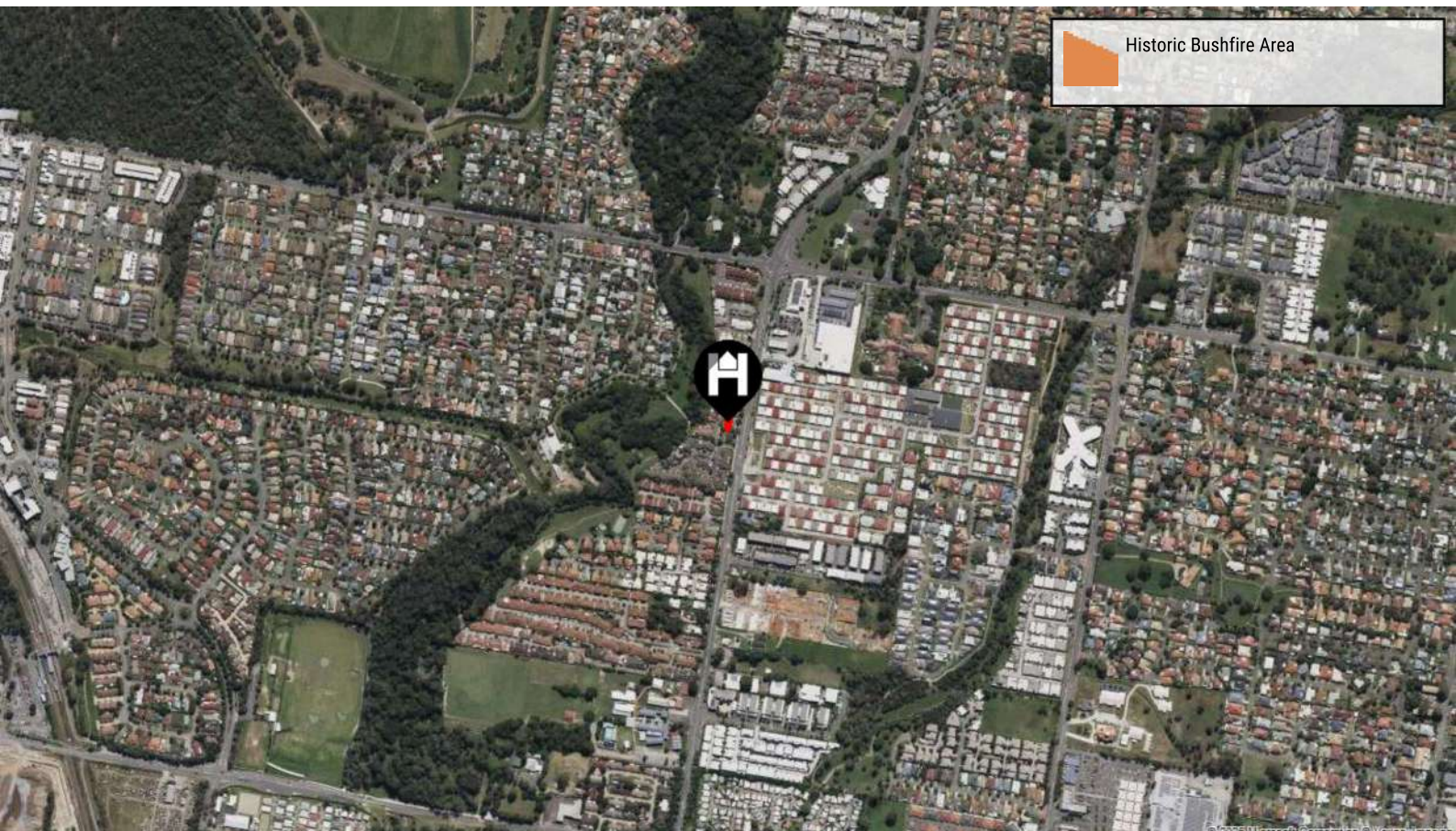
HISTORIC BUSHFIRES

Australia has experienced numerous significant bushfire events, impacting communities and landscapes across the country. Past bushfires can be an indicator of ongoing risk, as areas that have burned before may be prone to future fires. Additionally, the occurrence of a bushfire is likely associated with a higher Bushfire Attack Level (BAL) rating under AS3959: Construction of buildings in bushfire-prone areas, which may result in stricter building requirements.

PROPERTY INFORMATION



No historic bushfire considerations have been identified for this property. However, the dataset may not capture all previous bushfires, so further investigations are recommended if the property is in a bushfire prone area.



LANDSLIDES

Landslide risk refers to the likelihood of a property being affected by landslides or slope failures. This risk can be influenced by factors such as the slope angle and soil type, rainfall amounts and flow paths, as well as human activities like excavation or construction. Proper geological and geotechnical assessments, as well as monitoring and mitigation measures, can help reduce landslide risk for properties.

PROPERTY INFORMATION



No landslide considerations have been identified for this property.



BIODIVERSITY AREAS

This overlay aims to guide development in areas significant for their ecological values. Its primary purpose is to ensure that any development respects and preserves local and state environmental features by requiring careful assessment of potential impacts. The overlay focuses on the conservation and restoration of key habitats, including lands with strategic biodiversity value, waterways, foreshores, wetlands, and koala habitats. It aims to minimize developmental impacts on these areas and mandates environmental offsets when significant residual impacts are unavoidable.

PROPERTY INFORMATION



No biodiversity considerations have been identified for this property.



PROTECTED VEGETATION

Some types of vegetation are listed as protected under Brisbane City Council Natural Assets Local Law (NALL). The vegetation generally cannot be removed and a permit is required to perform any pruning or management of the vegetation. When vegetation is protected under the NALL it includes protection of the trunk, the canopy, foliage, flowers and the root zone. Even if the landowner does not have the trunk of the tree growing on their property, they may still be affected by restrictions under the NALL if the canopy overhangs the property boundary.

PROPERTY INFORMATION



No protected vegetation considerations have been identified for this property.



SIGNIFICANT LANDSCAPE

Significant landscape is concerned with identifying, protecting and enhancing the visual and/or aesthetic landscape qualities of an area. Typically this results in restrictions preventing removal of certain vegetation. A significant landscape tree located on an adjoining property may also have implications for your property if it overhangs the boundary.

PROPERTY INFORMATION



No significant landscape considerations have been identified for this property.





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UTILITIES

ELECTRICITY INFRASTRUCTURE

Electricity infrastructure includes power poles, power lines, substations and transformers. Typically the infrastructure is located outside property boundary and poses no issue to a homeowner. However, there are some instances where a property may have electricity infrastructure located within the property boundary, such as a power pole. The local supplier of electricity should be contacted for any queries related to electrical infrastructure.

PROPERTY INFORMATION



No electricity infrastructure considerations have been identified for this property.



In the map below, the term 'cable' means an electrical conductor located underground (shown as a dashed line). The term 'wire' means one that is located overhead (shown as a solid line). Only above-ground infrastructure is available in some locations, so if no electricity infrastructure is shown, it may be supplied by an underground cable.



WATER INFRASTRUCTURE

Water infrastructure includes all the necessary piping, pumps, valves and manholes in order to run the city's fresh water supply network. Typically the main infrastructure is located outside property boundary and the property just has a connection via a water supply property connection line. In this locaiton, water and sewer infrastructure is owned and operated by Queensland Urban Utilities. If you have questions or concerns about water and sewer infrastructure, contact them for more details.

PROPERTY INFORMATION



No water infrastructure considerations have been identified for this property.



Building work over or near sewers, water mains, stormwater drains and combined sanitary drains must be assessed against the Queensland Development Code MP 1.4. This code dictates certain design requirements including footing designs and clearance zones, which may mean your preferred design is not possible. As such, it is important to always check for sewer infrastructure on a property prior to purchase.



SEWER INFRASTRUCTURE

Sewer infrastructure includes all the necessary piping, pumps, valves and manholes in order to run the city's sewer network. Typically the infrastructure is located outside property boundaries and poses no issue to a homeowner. However, there are some instances where a property may have extra sewer infrastructure located within the property boundary such as manholes or buried pipes. In this location, water and sewer infrastructure is owned and operated by Queensland Urban Utilities. If you have questions or concerns about water and sewer infrastructure, contact them for more details.

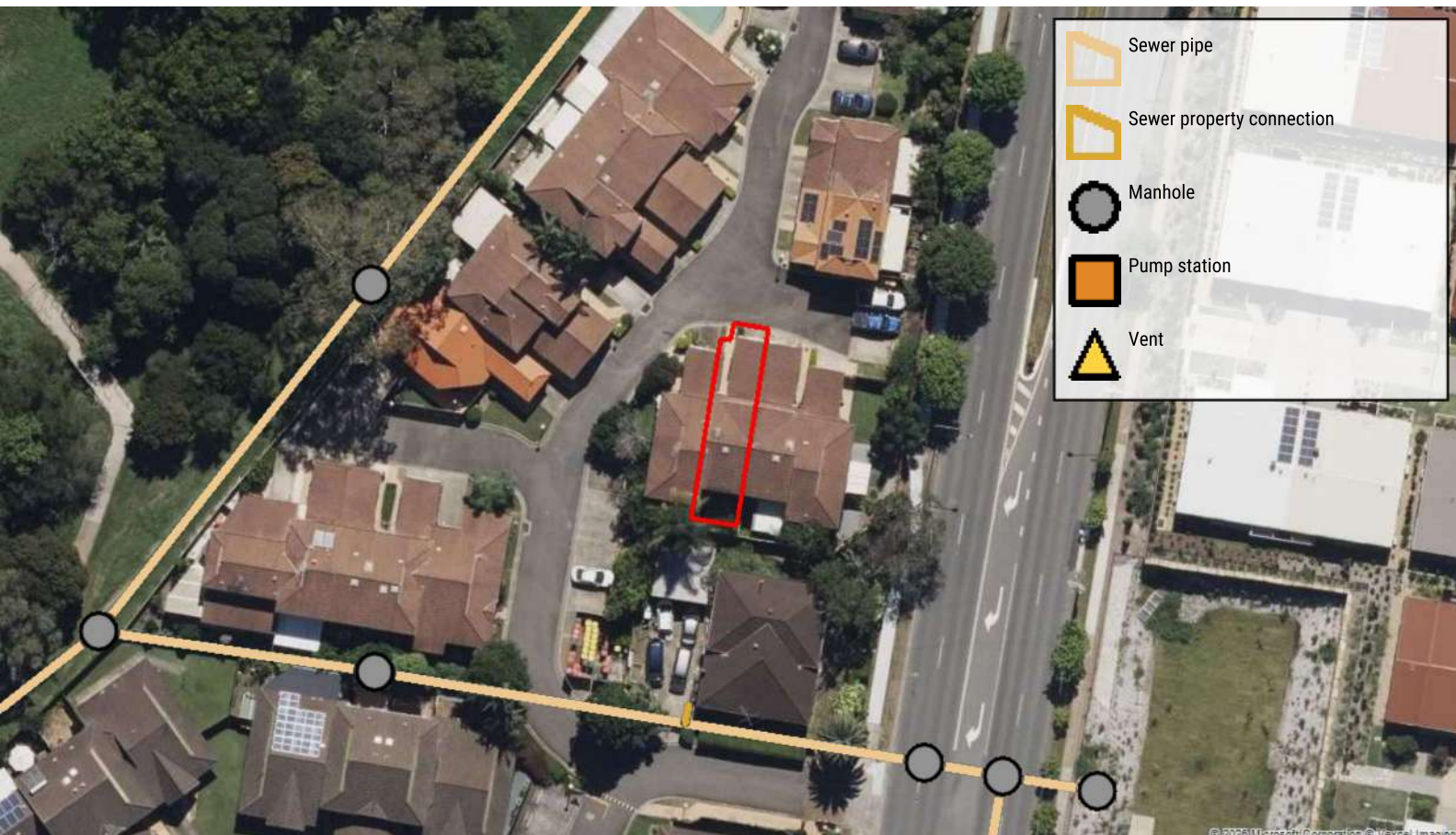
PROPERTY INFORMATION



No sewer infrastructure considerations have been identified for this property.



Building work over or near sewers, water mains, stormwater drains and combined sanitary drains must be assessed against the Queensland Development Code MP 1.4. This code dictates certain design requirements including footing designs and clearance zones, which may mean your preferred design is not possible. As such, it is important to always check for sewer infrastructure on a property prior to purchase.



STORMWATER INFRASTRUCTURE

The stormwater network is a system of pipes, channels, and other structures designed to manage and control the flow of rainwater and direct it away from populated areas. The water is discharged at controlled points such as streams, rivers, or other bodies of water. In addition to managing stormwater, the stormwater network can also help to improve water quality by reducing the amount of pollutants that are carried into streams and rivers. This is typically achieved through the use of filters, screens, and other treatment devices that remove sediment, trash, and other contaminants from stormwater runoff before it is discharged into the environment.

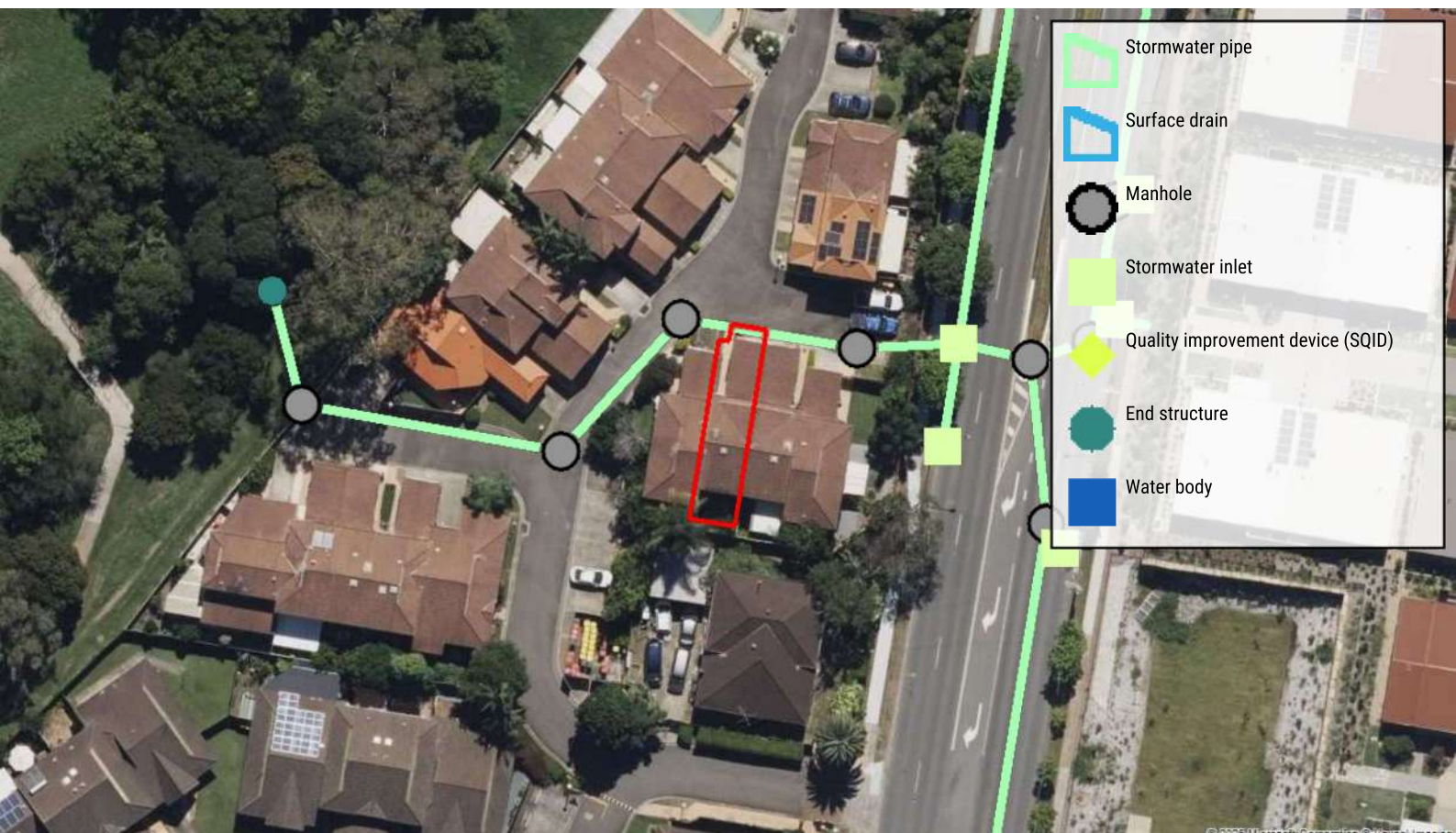
PROPERTY INFORMATION



This property appears to have stormwater infrastructure inside the property boundary. You should perform further investigations or an inspection to confirm this. Building work over or near the stormwater infrastructure will need to meet specific requirements which may limit the design options. If you are intending to purchase the property, you should evaluate the impact this may have on any future development plans.



Building work over or near sewers, water mains, stormwater drains and combined sanitary drains must be assessed against the Queensland Development Code MP 1.4. This code dictates certain design requirements including footing designs and clearance zones, which may mean your preferred design is not possible. As such, it is important to always check for stormwater infrastructure on a property prior to purchase.





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ROADS & RAIL

ROAD NOISE

Traffic noise can be a source of discomfort for those who live nearby a busy road. For the busiest roads, council defines noise corridor overlays. There are different categories of overlay, indicated by a number from 0-4, where 0 means least affected and 4 means most affected by road traffic noise. There are also some potential development restrictions for properties subject to transport noise corridor overlays.

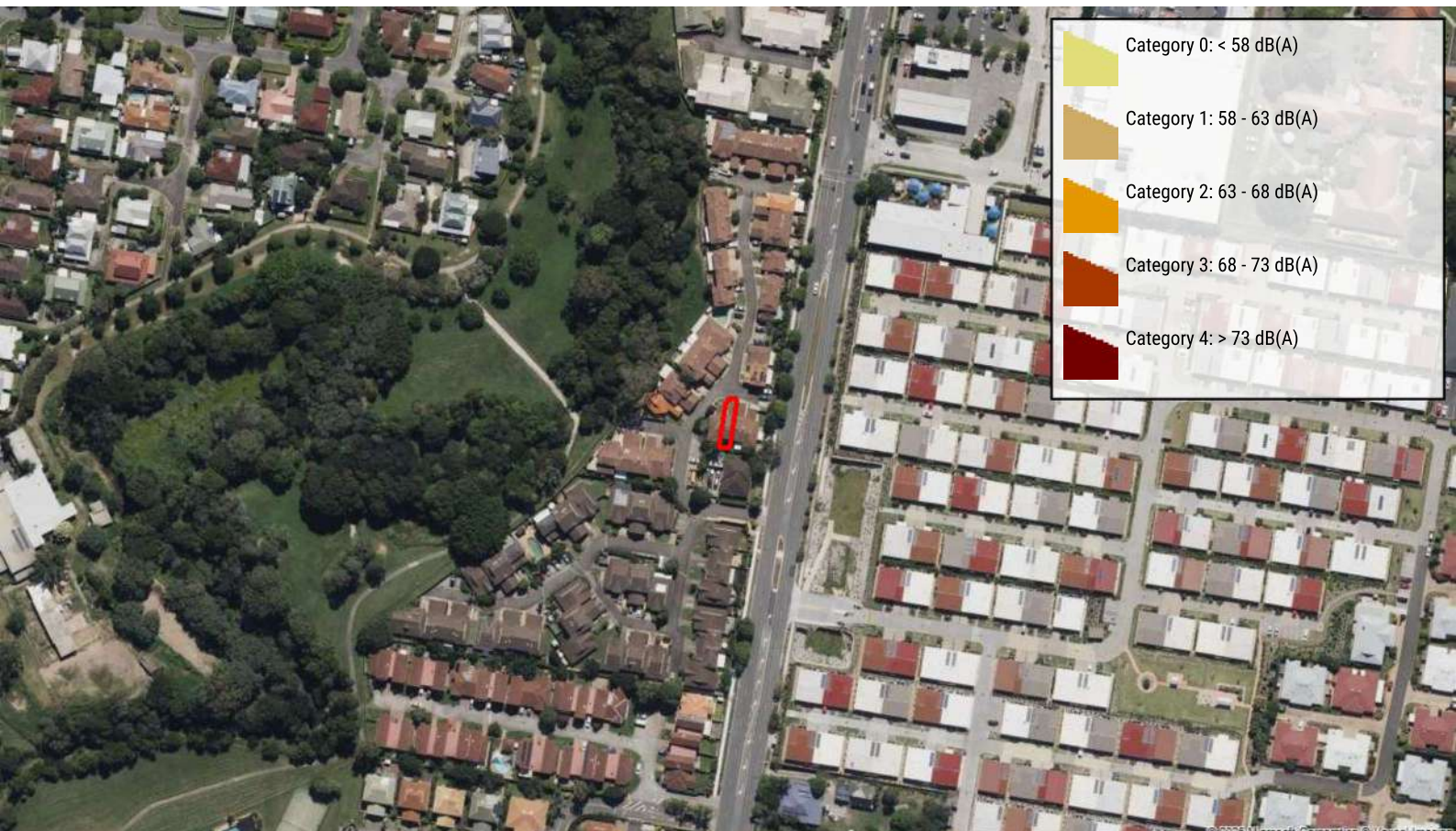
PROPERTY INFORMATION



No road noise corridor considerations have been identified for this property. However, the property may still experience elevated noise levels if it is near a main road that is not defined as a noise corridor. Check the Road Hierarchy map for further information.



It can be a good idea to visit a property during peak traffic periods and evaluate the amount of noise that is present from road traffic. Depending on what roads and intersections are nearby, noise levels you experience at the property may differ between the morning peak and afternoon peak traffic periods.



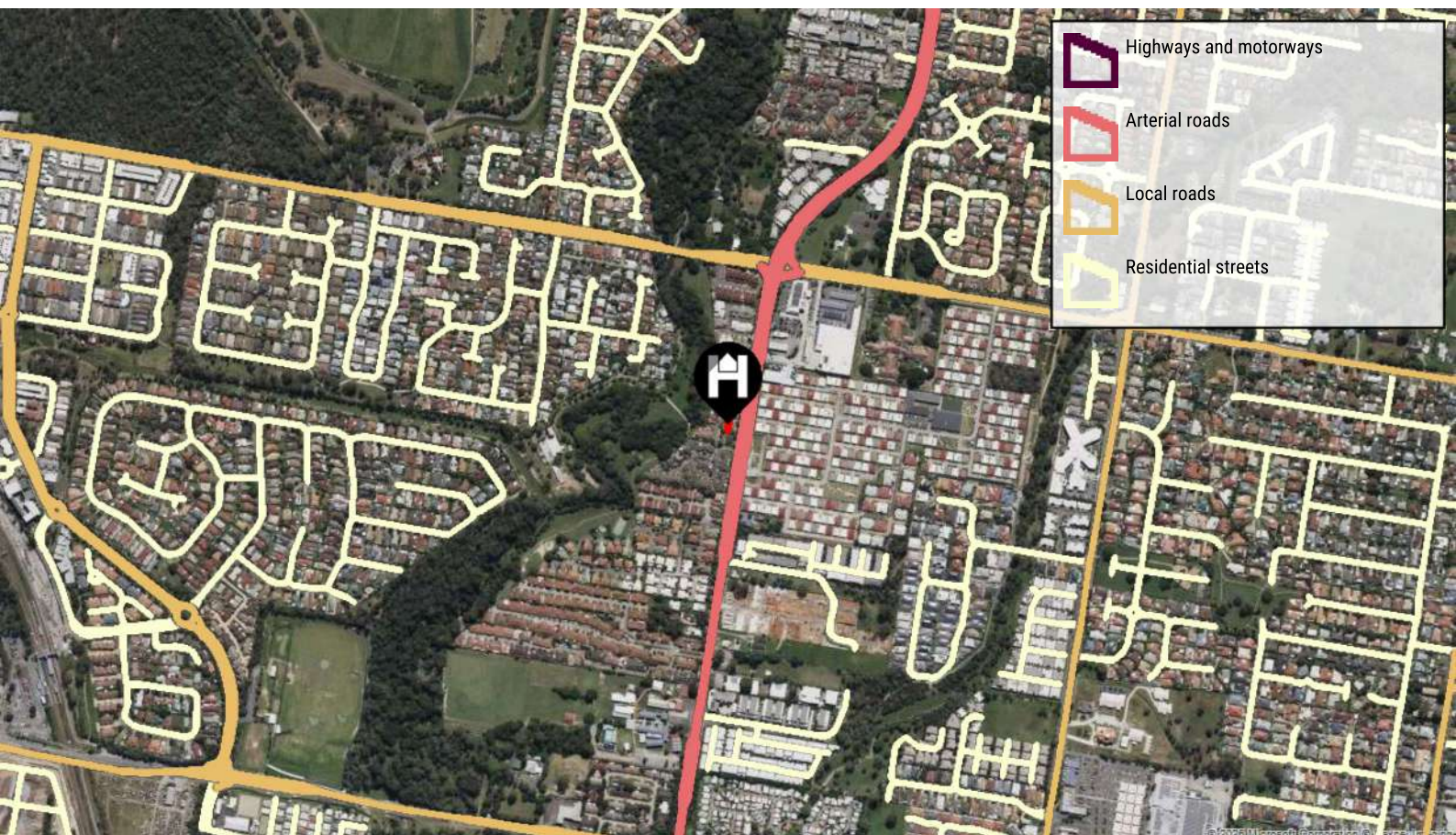
ROAD HIERARCHY

Understanding the road types around a property helps you balance convenience with comfort. The map on this page highlights nearby local streets, collector roads, major arterials and highways, so you can see at a glance how easily you can reach key destinations and estimate traffic noise levels. Use this information to gauge whether the location's accessibility aligns with your lifestyle and noise-tolerance preferences.

PROPERTY INFORMATION



The map below shows the road types near the property. Consider if nearby main roads will cause elevated noise and traffic levels at the property.



RAIL NOISE

The city's railway network can cause noise pollution for residents living near the tracks. However, it's important to keep in mind that the level of disturbance can vary depending on the timing of trains and the proximity of the property to the tracks. If noise levels are a concern, it is recommended to investigate the train schedule and noise level at the property location. There are also some potential development restrictions for properties subject to transport noise corridor overlays.

PROPERTY INFORMATION



No rail noise corridor considerations have been identified for this property.



Living near a train station offers easy access to transportation, but also potential disturbances such as noise, congestion, and parking challenges if the area becomes busy with commuters and vehicles. If a property is located in close proximity to a train station, it's essential to weigh both the pros and cons before making a decision. See the Public Transport page for information about if there are any train stations nearby the property.



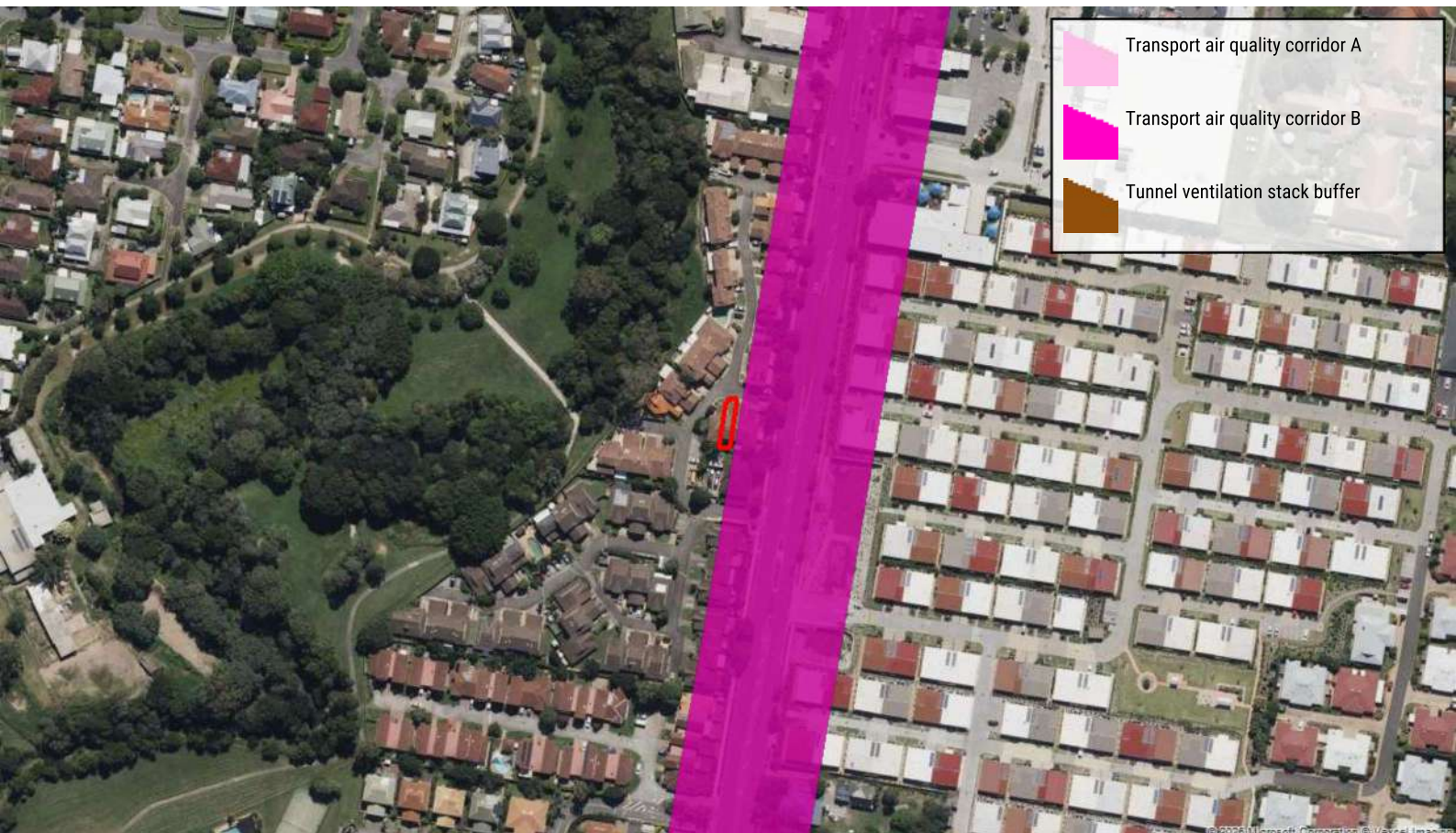
TRANSPORT AIR QUALITY

The transport air quality corridor provisions of the Brisbane City Plan aim to protect the health and wellbeing of residents from the impacts of road traffic pollutants. However, in most cases for single dwellings there are no impacts to development within a transport air quality overlay (restrictions mostly apply to multiple dwellings and child care centres). Still, if the property is within a transport air quality overlay, it does mean that the property will be subject to elevated levels of air pollutants from motor vehicles, which can affect the quality of life of residents and can have a negative effect on property values.

PROPERTY INFORMATION



No transport and air quality considerations have been identified for this property.



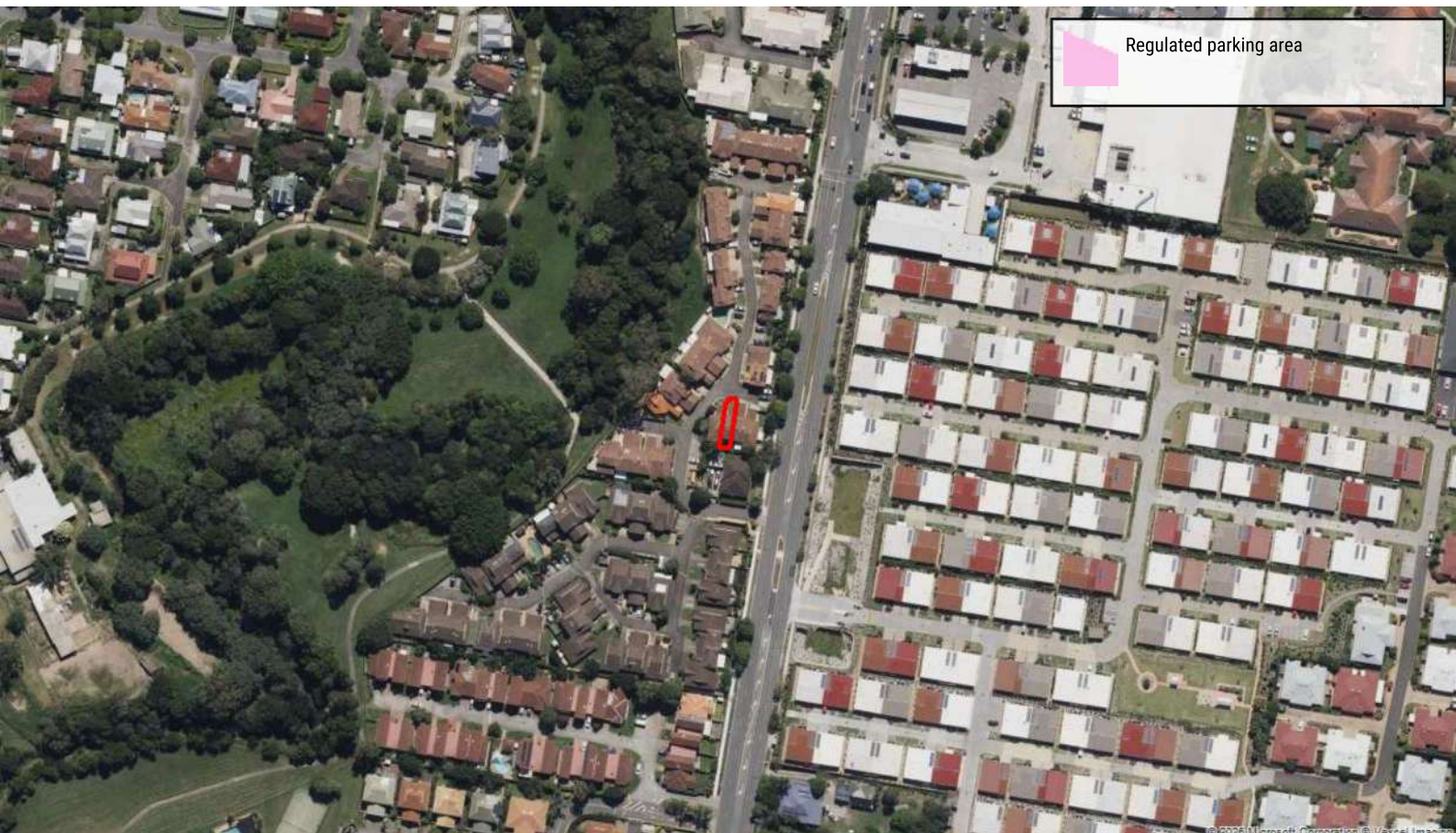
REGULATED PARKING

Council-regulated parking areas are located throughout different areas of the Brisbane. Regulated parking areas are typically found in areas where street parking can be in high demand. This includes the CBD and fringe areas, and areas around universities, hospitals and sports venues. The aim of the schemes are to help residents and their visitors access on-street parking. Residents may need to apply for a resident permit for their vehicle if living in a parking permit area. It may also be hard for visitors to find suitable parking when visiting the property due to any parking restrictions in place in the area.

PROPERTY INFORMATION



No regulated parking considerations have been identified for this property.





17/380 Handford Road
Taigum QLD

17/GTP3930
Generated on 2026-04-07

LIFESTYLE & COMMUNITY

SCHOOL CATCHMENTS

A school catchment area is the geographical location where a state school's core intake of students must live. Catchment areas ensure every Queensland student from Prep to Year 12 is able to enrol at their local state school. Your local state school is the school which is closest to your home. This is measured by the shortest, most direct route by road to the main entrance of the school. You can still apply for enrolment at a state school outside of your catchment area, but enrolment is not guaranteed and you will be placed on a waiting list.

PROPERTY INFORMATION



State primary school: Taigum SS
State junior secondary school: Sandgate District SHS
State senior secondary school: Sandgate District SHS

We use the latest available data to determine the catchment area for a property. However, school catchment areas are reviewed yearly and are subject to change. For enquires, please contact schoolemp@qed.qld.gov.au.



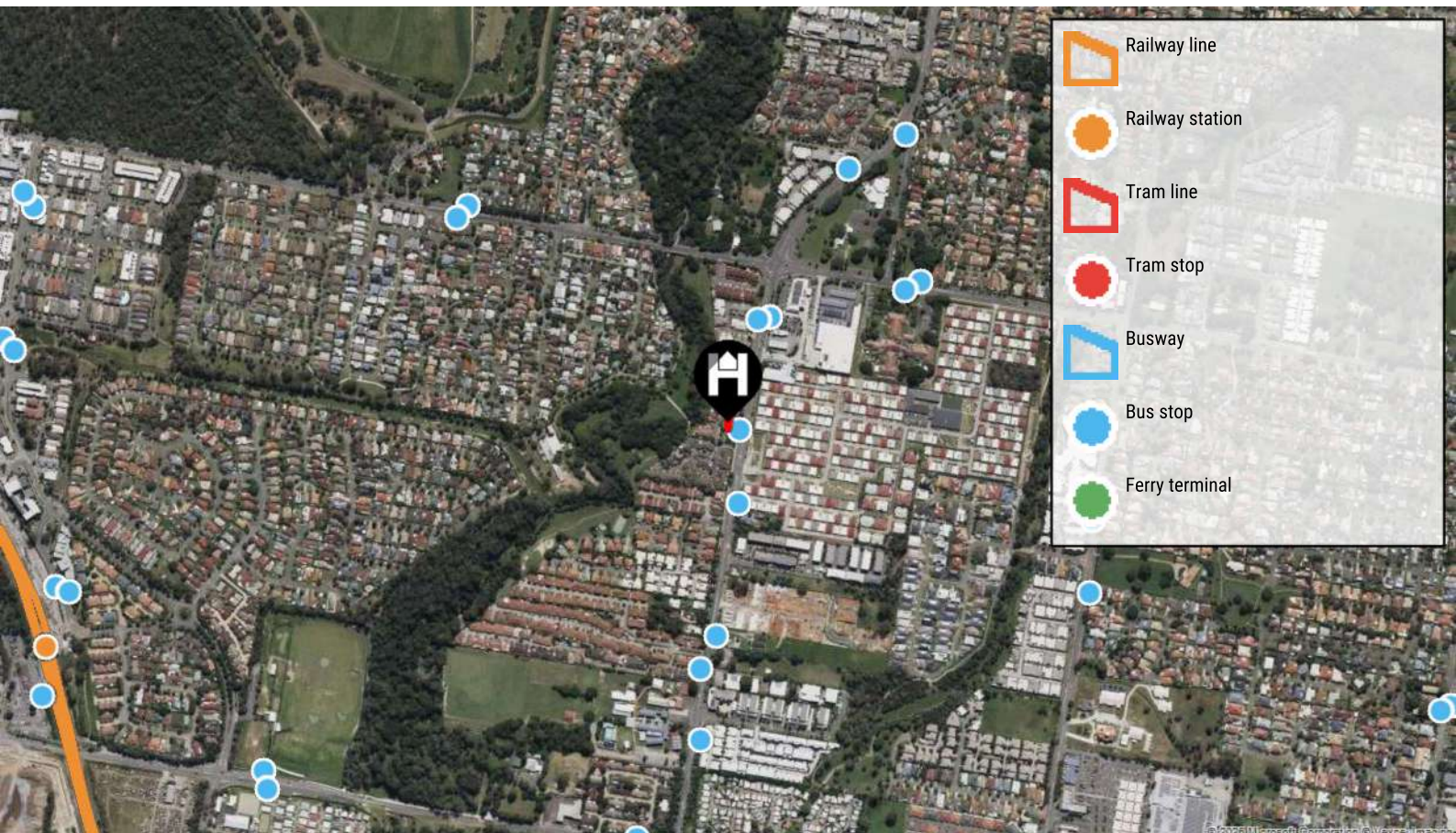
PUBLIC TRANSPORT

Public transport networks connect residents to employment, services, and activity centres. Properties located near well-serviced public transport routes tend to benefit from stronger demand, as accessibility is a key factor for many buyers and renters. Areas with major transport upgrades or new station developments often experience accelerated growth as improved connectivity attracts new residents and investment. Public transport access can shape the desirability of a neighborhood, supporting long-term property values while also influencing the pace and pattern of local development.

PROPERTY INFORMATION



Nearby public transport routes and stops are shown on the map below, including bus, train, tram and ferry networks. Note that some train lines may be for freight only.



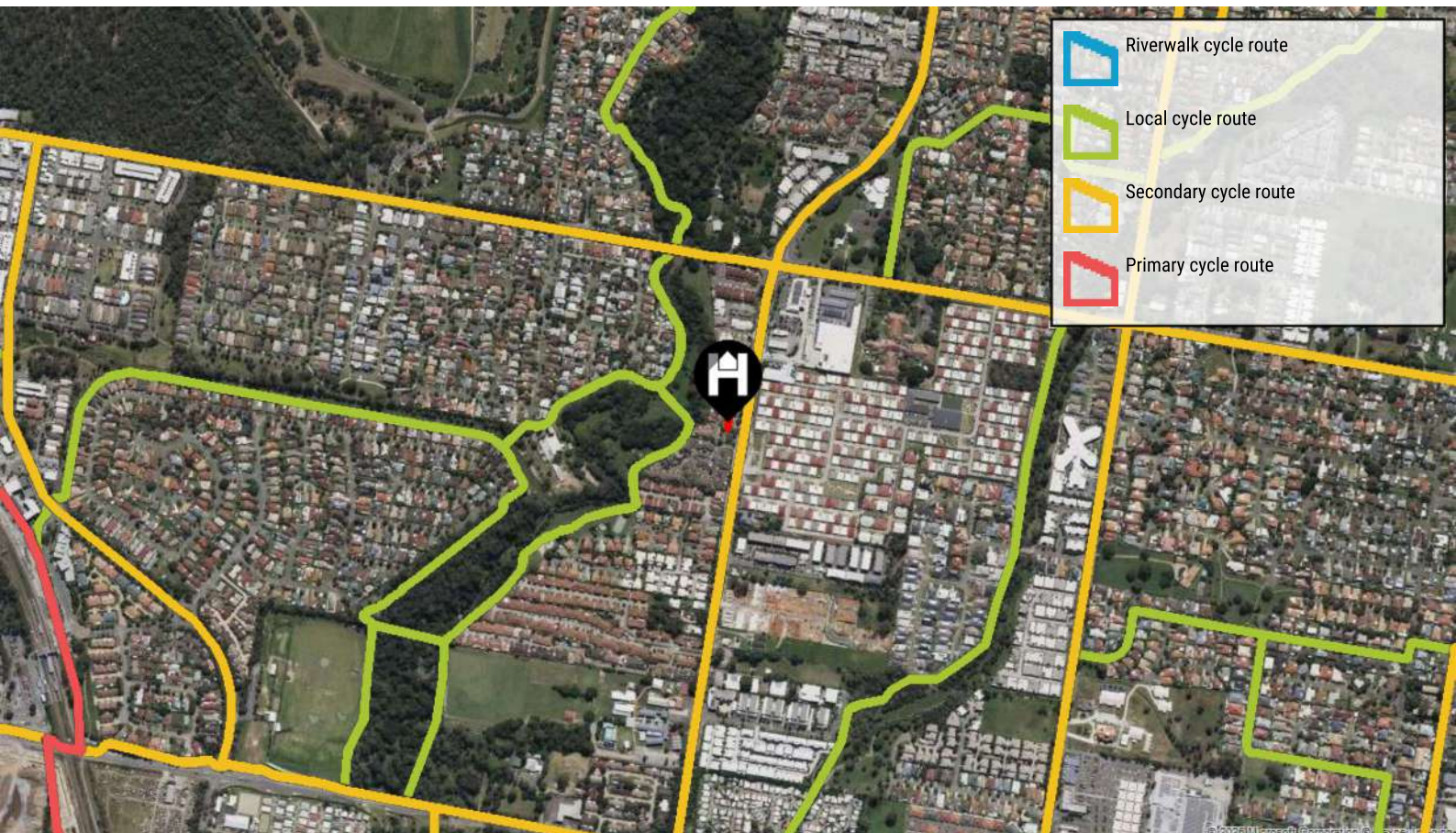
BICYCLE NETWORK

Council maintains a bicycle network throughout the city. The network includes a mix of dedicated bike paths, on-road bike paths and riverside paths. Parking for bikes and scooters is provided at most ferry terminals and train stations and at all busway stations. There are also a range of bike shelters, racks, lockers and facilities located across Brisbane. Having bike paths near your property can help you maintain an active lifestyle, whether for commuting to work or just for recreational cycling.

PROPERTY INFORMATION



The map below shows the council-maintained bicycle network near the property.



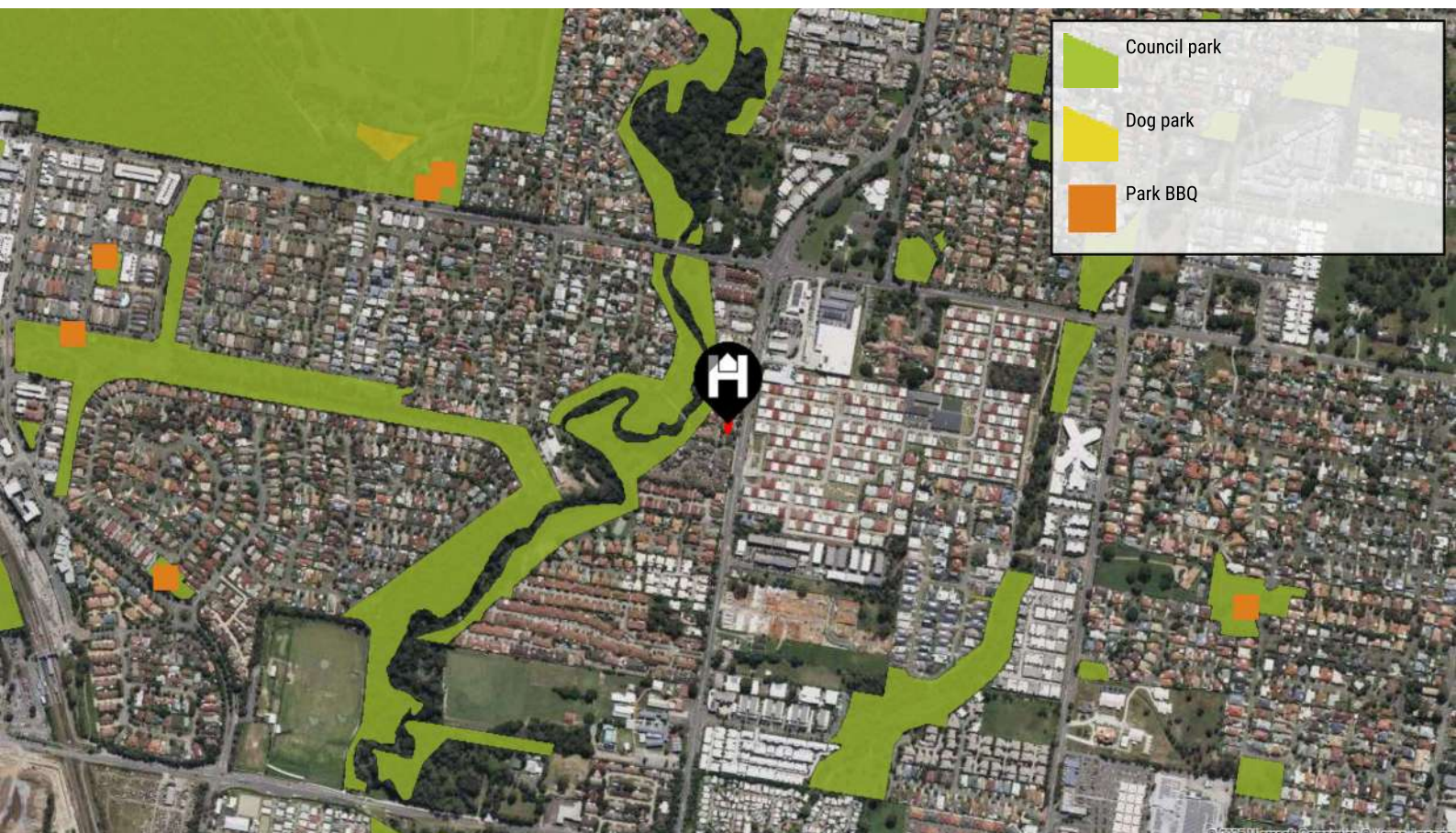
COUNCIL PARKS

Council maintains more than 2180 parks across Brisbane, with more created all the time. The parks range in size from small pocket parks to large district parks, three botanic gardens and many bushland reserves. Having parks near your property can help maintain an active lifestyle and provide a place for families and friends to gather.

PROPERTY INFORMATION



The map below shows council-maintained parks near the property. Locations of public BBQ's within the parks are also shown.



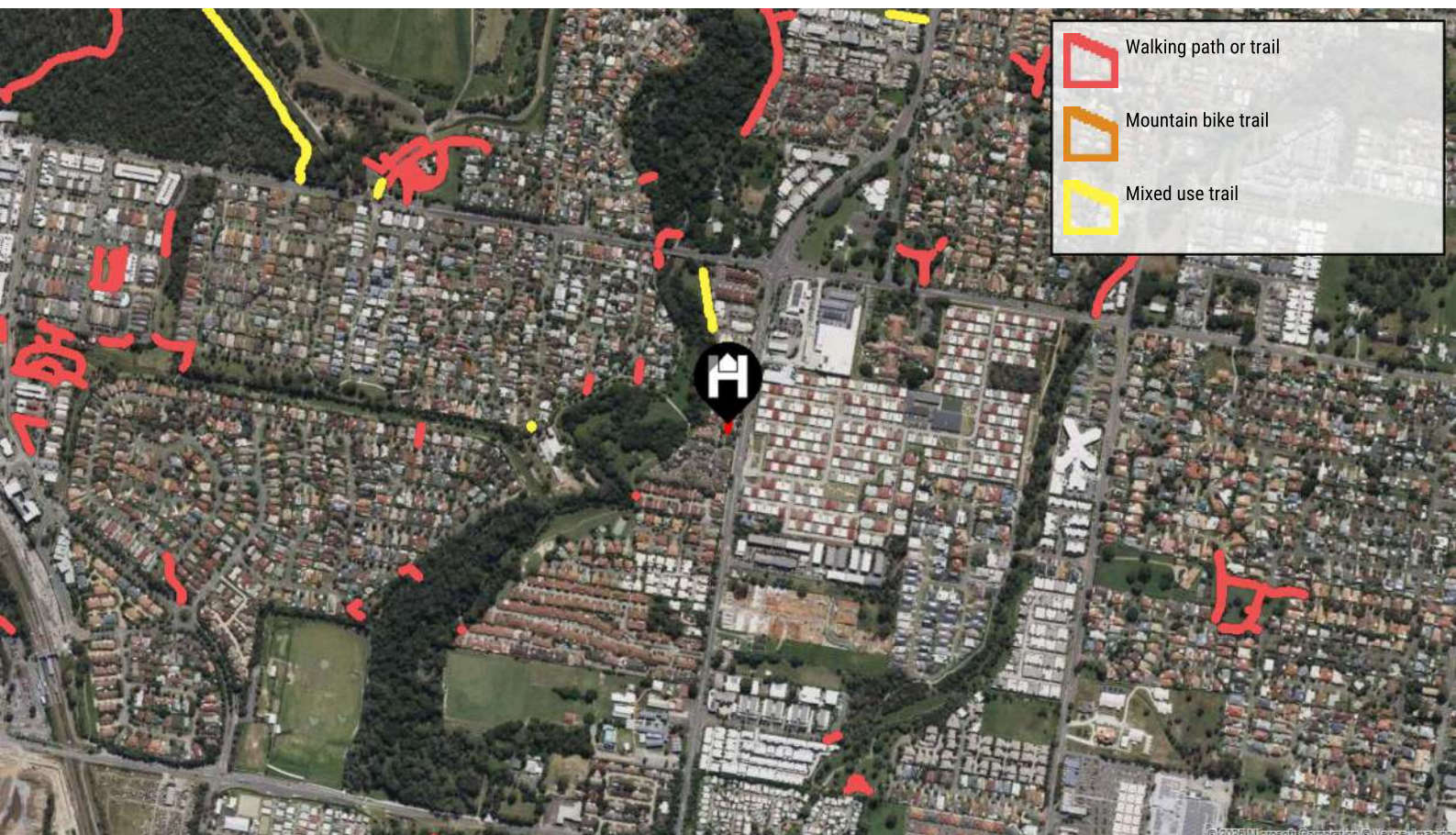
TRACKS AND TRAILS

Council maintains a network of walking tracks and trails throughout the city. These range from pathways across council parks, through to hiking and mountain bike trails up Mt Coot-tha. Having walking tracks and trails near your property can help you maintain an active lifestyle.

PROPERTY INFORMATION



The map below shows council-maintained walking tracks and trails near the property.





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

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

InfoTrack
PO Box 10314 Adelaide St
Brisbane QLD QLD 4001

Transaction ID: 51137666 EMR Site Id: 07 April 2026
Cheque Number:
Client Reference:

This response relates to a search request received for the site:
Lot: 17 Plan: GTP3930
17/380 HANDFORD RD
TAIGUM

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

Administering Authority



Seller Disclosure - Contamination Notices



This report provides a search of the public register to support the requirement under the **Property Law Regulation 2024**, of disclosing **contamination and environmental protection notices** under **Part 3 – Land use, planning and environment**, of the **QLD Seller Disclosure Statement**. This report contains records not included in the DETSI contaminated land search (EMR/CLR).

1. Notices Under Section 408(2) **No Records Identified**

Records of notices under section 408(2) of the Environmental Protection Act 1994.

A search of **Environmental Evaluations** and **Site Investigations** has been undertaken.

Notice No	Notice Type	Location	Date	Status	Documents
No records identified					

*Show Cause Notices, Notices of Decision under Section 394, and Orders under Section 458 are excluded from this search as they are not available on the public register. A separate search of the EMR/CLR will identify sites with **Contaminated Land** or **Site Management Plans under Section 401**.*

2. Notices Under Section 369C(2) **No Records Identified**

Records of notices under section 369C(2) of the Environmental Protection Act 1994 (the property is a place or business to which an **Environmental Enforcement Order (EEO)** applies). This includes **Environmental Protection Orders, Direction Notices, and Clean-Up Notices**.

Notice No	Notice Type	Location	Date	Status	Documents
No records identified					

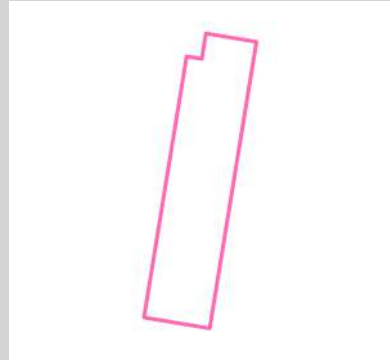
3. Notices Under Section 347(2) **No Records Identified**

Records of notices under section 347(2) of the Environmental Protection Act 1994 (the property is a place or business to which a **prescribed Transitional Environmental Program (TEP)** applies).

A search of all TEPs has been undertaken, including those that are not prescribed. Prescribed TEPs are those that do not relate to an environmental authority.

Notice No	Notice Type	Location	Date	Status	Documents
No records identified					

LOT/PLAN
Lot 17, GTP3930



THINGS TO KNOW

- Seller Responsibility**

This report does not replace the seller's responsibility to accurately complete the Seller Disclosure Statement. It is important to read and carefully consider each notice before determining whether it needs to be disclosed. You should seek legal advice about your obligations to disclose notices under the Environmental Protection Act 1994 (QLD).

- Notice Types**

Notices identified under section 369C(2) and 347(2) may also apply to Section 408(2).

INTERESTED IN FURTHER INSIGHTS?

This report has been purpose-built to support the Seller Disclosure Statement requirements. For a more comprehensive due diligence search, we recommend the Lotsearch Contaminated Land Search — which identifies additional contamination records for the site and the surrounding area. Visit lotsearch.com.au

CUSTOMER SUPPORT

support@lotsearch.com.au



LOTSEARCH

Spatial Intelligence | Mapping Risk

Seller Disclosure - Contamination Notices

Dataset Listing

The results in this report are based upon the following datasets only:

Dataset Name	Custodian	Supply Date	Currency Date	Update Frequency
Enforcement Actions	QLD Department of Environment, Tourism, Science and Innovation	07/04/2026	07/04/2026	Weekly

Useful Contacts

Lotsearch Pty Ltd
www.lotsearch.com.au
 support@lotsearch.com.au

Department of the Environment, Tourism, Science and Innovation (DETSI), Queensland
<https://www.detsi.qld.gov.au/>
 13 QGOV (13 74 68)

Brisbane City
<http://www.brisbane.qld.gov.au/>
www.brisbane.qld.gov.au/about-council/contact
 (07) 3403 8888

[Click for 'Use of Report - Applicable Terms'](#)

Disclaimer:

The purpose of this report is to provide a search of the public register for the site, to support the requirement of disclosing contamination and environmental protection notices under Part 3 - Land use, planning and environment, of the QLD Seller Disclosure Statement, as part of the Property Law Regulation 2024. The report may not identify all the notices required by the relevant disclosure requirements. It does not include a search of the DETSI contaminated land search (EMR/CLR). The report does not replace your responsibility to accurately identify and disclose information relevant to the matters outlined in the Seller Disclosure Statement. You should seek legal advice about your obligations to disclose notices under the Environmental Protection Act 1994 (QLD).

The report does not constitute advice. The report is not a substitute for an on-site inspection or review of other available reports and records. The report is not intended to be, and should not be taken to be, a rating or assessment of the desirability or market value of the property or its features. You should obtain independent advice from a suitably qualified professional or legal practitioner before you make any decision based on the information within the report.

You understand that Lotsearch has defined the site by reference to lot and plan information supplied in the order. You accept that Lotsearch may amend some of the information supplied in the order, to identify the relevant site for the report.

Information provided by public authorities is constantly changing. This report is based on data listed in the Dataset Listing table and reflects a point in time position based on the datasets supplied on the dates given in the report. Report content may change over time. You should always seek an up-to-date report before relying on any of the content.

A link to the detailed terms applicable to the use of this report is available above.

A pool safety certificate is required in Queensland when selling or leasing a property with a regulated pool. This form is to be used for the purposes of sections 246AA and 246AK of the *Building Act 1975*.

1. Pool safety certificate number

Identification number:

PSC0270814

2. Location of the swimming pool

Property details are usually shown on the title documents and rates notices

Street address:

380 HANDFORD RD

TAIGUM QLD

Postcode

4

0

1

8

Lot and plan details:

9999/GTP/3930

Local government area:

BRISBANE CITY

3. Exemptions or alternative solutions for the swimming pool (if applicable)

If an exemption or alternative solution is applicable to the swimming pool please state this. This will help provide pool owners with a concise and practical explanation of the exemption or alternative solution. It will also help to ensure the ongoing use of the pool and any future modifications do not compromise compliance with the pool safety standard.

No disability exemption applies; No impracticality exemption applies

No alternative solution applies

4. Pool properties

Shared pool

Non-shared pool

Number of pools

1

5. Pool safety certificate validity

Effective date:

1

5

/

1

0

/

2

0

2

5

Expiry date:

1

5

/

1

0

/

2

0

2

6

6. Certification

I certify that I have inspected the swimming pool and I am reasonably satisfied that, under the *Building Act 1975*, the pool is a complying pool.

Name:

CHRISTOPHER JOHN APPLETON

Pool safety inspector licence number:

PS101661

Signature:

Chris Appleton

Other important information that could help save a young child's life

It is the pool owner's responsibility to ensure that the pool (including the barriers for the pool) is properly maintained at all times to comply with the pool safety standard under the *Building Act 1975*. High penalties apply for non-compliance. Parents should also consider beginning swimming lessons for their young children from an early age. Please visit

<https://www.qbcc.qld.gov.au/your-property/swimming-pools/pool-safety-standard> for further information about swimming pool safety. This pool safety certificate does not certify that a building development approval has been given for the pool or the barriers for the pool. You can contact your local government to ensure this approval is in place.

Privacy statement

The Queensland Building and Construction Commission is collecting personal information as required under the *Building Act 1975*. This information may be stored by the QBCC, and will be used for administration, compliance, statistical research and evaluation of pool safety laws. Your personal information will be disclosed to other government agencies, local government authorities and third parties for purposes relating to administering and monitoring compliance with the Building Act 1975. Personal information will otherwise only be disclosed to third parties with your consent or unless authorised or required by law.

RTI: The information collected on this form will be retained as required by the *Public Records Act 2002* and other relevant Acts and regulations, and is subject to the Right to Information regime established by the *Right to Information Act 2009*.

This is a public document and the information in this form will be made available to the public.



Dedicated to a better Brisbane

Rate Account Tax Invoice

Property Location 17/380 HANDFORD RD
TAIGUM
Issue Date 9 Jan 2026

Bill number
5000 1049 8374 276
Bill number including donation
5800 1049 8374 276

*Paid 31/1/26
555.10
Sur. 4.30
email receipt sent.*

Enquiries
(07) 3403 8888
24 hours 7 days

Account Period
1 Jan 2026 - 31 Mar 2026



P0078CCRA259_A4MA01/E-2368/S-47761-9551

MR SCOTT A BUCKLAND & MRS LIANE B BUCKLAND
12 PARER ST
BALD HILLS QLD 4036

Donate to the Lord Mayor's Charitable Trust to help those in need

You can make a \$15 donation to the Lord Mayor's Charitable Trust to support Brisbane's grass-roots charities.

Donations are tax deductible and can be made through your preferred rates payment method. A separate receipt will be issued by Council.

For more about the work of the Trust visit lmct.org.au

Council is fundraising for the Lord Mayor's Charitable Trust, a registered charity under the Collections Act 1966.



The rates and charges set out in this notice are levied by the service of this notice and are due and payable within 30 days of the issue date. **Full payment by the Due Date includes Discount and/or Rounding (where applicable).**

Payment assistance - If you would like to arrange a payment extension or a payment plan please contact Council on (07) 3403 8888.

Nett Amount Payable

\$550.80

Due Date

9 Feb 2026

Summary of Charges

Opening Balance	0.00
Brisbane City Council Rates & Charges	485.92
Brisbane City Council Miscellaneous Charges	1.98
State Government Charges	62.90
Total GST on this TAX INVOICE \$0.18	
Gross Amount	550.80
Discount and/or Rounding (where applicable)	0.00
Nett Amount Payable	550.80
Optional Lord Mayor's Charitable Trust donation received by the Due Date	565.80

If mailing your payment please tear off this slip and return with payment. Please do not pin or staple this slip. See reverse for payment methods.

Including Lord Mayor's Charitable Trust \$15 donation

Excluding Lord Mayor's Charitable Trust \$15 donation

Pay using your smartphone



*439 580010498374276



*439 500010498374276



Bill Code: 319186
Ref: 5800 0000 1577 393
Amt: \$565.80 by 9 Feb 2026



Bill Code: 78550
Ref: 5000 0000 1577 393
Amt: \$550.80 by 9 Feb 2026



MR SCOTT A BUCKLAND & MRS LIANE B BUCKLAND

Due Date

9 Feb 2026

50

Gross Amount

\$550.80

Nett Amount

\$550.80

<0000055080>

<004440>

<500010498374276>

>

Rating and rebate information

As a ratepayer, it is your responsibility to ensure that the charges and rating category are correct and matches your property's predominant use.

Rating information and Category - general rates are calculated based on the land valuation issued by the Queensland Government and the rating category of the property. Please refer to the rating category statement or visit brisbane.qld.gov.au/rating-categories for more information.

Change your contact details - It is important you advise Council of changes to your phone number, postal and email addresses by phone on 07 3403 8888 or visit brisbane.qld.gov.au/change-rates-contact-details to notify us online.

Rebates - Council offers a range of rates rebates, including pensioner, not for profit and owner occupier. Phone 07 3403 8888 or visit brisbane.qld.gov.au/rates-rebates for more information.

Interest - Compounding interest of 12.12% per annum will accrue daily on any amount owing immediately after the due date.

Payment options



Online

To pay online go to brisbane.qld.gov.au/pay-rates Payment is accepted by American Express, MasterCard or Visa credit card*. Minimum payment \$10.



Direct Debit

Pay a nominated amount by Direct Debit transfer from your cheque or savings account. To apply please visit brisbane.qld.gov.au/pay-rates and complete the online form.



By Mobile

Download the Sniip app to your iPhone or Android device, create your account, select 'Scan to Pay Bills' and scan the circular QR code to pay now. (*Sniip is not available for iPads or tablets.*) Payment is accepted by American Express, MasterCard or Visa credit card*. Minimum payment \$10.



Mail

Allow sufficient time for mail delivery as payment must be received on or before the due date to receive discount.

Return the bottom slip with cheque made payable to Brisbane City Council to:

Brisbane City Council
GPO Box 1434
BRISBANE QLD 4001



Telephone and Internet Banking - BPAY®

Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: bpay.com.au
Minimum payment \$10.

©Registered to BPAY Pty Ltd ABN 69 079 137 518

BPAYVIEW

Contact your participating bank or financial institution to register to receive your future Rate Accounts electronically. When registering, your BPAY View Registration number is our Account number located on Page 3 of this account.



Instore

Pay in-store at Australia Post
Billpay Code: *439



Phone Pay

Call 1300 309 311 to pay by American Express, MasterCard or Visa credit card*. Minimum payment \$10.



Brisbane City Council Customer Centre

Pay at any Customer Centre. Payment is accepted by cash, cheque, debit card, MasterCard or Visa credit card*. Minimum payment \$10.

* For credit and debit cards a surcharge may apply at time of payment. Details can be found at brisbane.qld.gov.au/about-council/rates-and-payments

Use and Disclosure Notice

Your property ownership and rates details are used for a range of Council functions and to provide services to you.

English

If you need this information in another language, please phone the Translating and Interpreting Service (TIS) on 131450 and ask to be connected to Brisbane City Council on (07) 3403 8888.

Italian

Per avere queste informazioni in un'altra lingua, telefonate al TIS (*Translating and Interpreting Service*, cioè Servizio Traduttori e Interpreti) al numero 131450 e chiedete di essere collegati con il numero (07) 3403 8888 del municipio di Brisbane (*Brisbane City Council*).

Spanish

Si necesitara esta información en otro idioma, se le ruega llamar al Servicio de Traducción e Interpretación [*"TIS"*], teléfono 131450, y pedir conexión con el Municipio de Brisbane, teléfono (07) 3403 8888.

Chinese 如果您需要用另一種語言獲悉此文件的內容，請致電 131450 到翻譯與傳譯服務部 (TIS)，請他們給您轉接 (07) 3403 8888 到布里斯本 (Brisbane) 市政廳。

Property Details

Owner	MR SCOTT A BUCKLAND & MRS LIANE B BUCKLAND		
Property Location	17/380 HANDFORD RD TAIGUM		
Real Property Description	L.17 GTP.3930 PAR KEDRON 10/410		
Valuation effective from	1 Jul 2023	\$68,293	
	1 Jul 2024	\$68,293	
	1 Jul 2025	\$82,927	
Average Rateable Valuation (A R V)		\$73,171	

Account Details

Account Number 5000 0000 1577 393

Opening Balance	550.80	
Closing Balance Of Last Bill	550.80	CR
Payment Received - 08-Nov-2025		
Total	0.00	

Period: 1 Jan 2026 - 31 Mar 2026

Brisbane City Council Rates & Charges

General Rates - Category 14 (Annually 0.323 Cents In The A R V \$)	328.37
@ Parity Factor (P/F) 1.077899	128.24
Waste Utility Charge - 1 Charge(S) @ \$128.24 Qtr	
Bushland Preservation Levy Category 14 (Annual 0.0119 Cents In The A R V \$) @ P/F 1.077899	12.07
Environmental Mgt Compliance Levy Category 14 (Annual 0.017 Cents In The A R V \$) @ P/F 1.077899	17.24
Total	485.92

Brisbane City Council Miscellaneous Charges

Rate Notice Paper Fee	1.98 *
Total	1.98

State Government Charges

Emergency Management Levy - Group 2	62.90
Total	62.90

* Denotes items subject to GST.

Other Information

Your rating category statement can be found by visiting our website at brisbane.qld.gov.au and entering 'how rates are calculated'. The category statement will provide information about each rating category.



The Queensland Government waste levy for general waste is now \$125 per tonne. Council has received a payment of \$36,822,816 for the 2025-26 financial year from the Queensland Government to mitigate impacts from the Waste Levy on households. This payment is only around 70% of the amount required to be paid by Council to the Queensland Government as a levy for household waste to landfill. The Waste Utility Charge covers costs associated with managing waste in Brisbane, including the gap between the Queensland Government levy charged to Council and the 70% rebate received by Council.

Bill Number

5000 1049 8374 276



Urban Utilities
ABN 86 673 835 011

Account Enquiries 13 26 57
Faults and Emergencies 13 23 64
www.urbanutilities.com.au

**Water and Sewerage
Quarterly Account**

QUUR08_A4B/E-1/S-1/A-1/
MR SCOTT A BUCKLAND & MS LIANE B BUCKLAND
12 PARER STREET
BALD HILLS QLD 4036

Customer reference number	10 1109 9956 0000 1
Bill number	1109 9956 17
Date issued	30/03/2026
Total due	\$342.97
Current charges due date	07/05/2026

Property Location: 17
380 HANDFORD ROAD
TAIGUM 4018

Your water usage

Water usage (kL)	19
Days charged	97
<i>Average daily water usage (litres)</i>	
Current period	196
Same period last year	440

Account Summary Period 11/12/2025 - 17/03/2026

Your Last Account

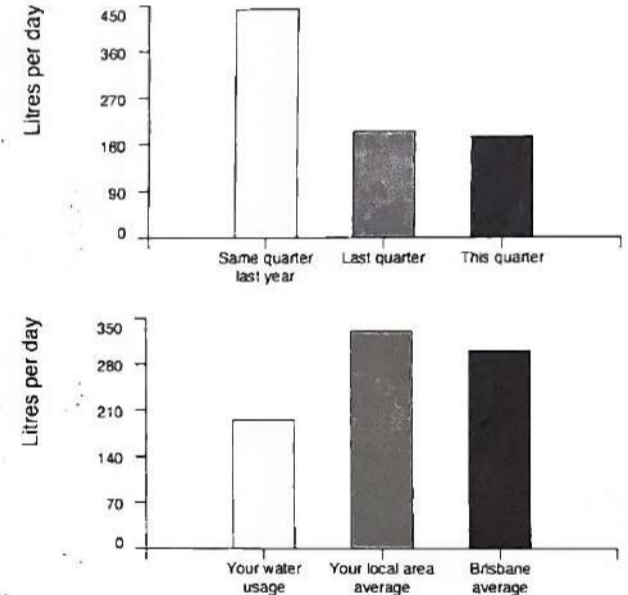
Amount Billed	\$296.81
Amount Paid	\$296.81CR

Your Current Account

Balance	\$0.00
Current Charges	\$342.97

Total Due **\$342.97**

If full payment is not received by the due date, simple interest (at an annual interest rate of 11%) will apply to each outstanding transaction.



WIN A \$500 CREDIT ON YOUR BILL!
SWITCH TO EBILLING FOR YOUR CHANCE TO WIN



Payment options

Direct debit
To arrange automatic payment from your bank account, visit www.urbanutilities.com.au/directdebit

By phone
Call 1300 123 141 to pay your account using your MasterCard or Visa card.

Telephone and internet banking – BPAY®
Contact your bank or financial institution to make this payment from your cheque, savings, credit card, debit or transaction account.
BPAY View® View and pay this bill using internet banking.
More info: www.bpay.com.au
® Registered to BPAY Pty Ltd ABN 69 079 137 518

Mail
Tear off this slip and return with your cheque payment to Queensland Urban Utilities PO Box 963, Parramatta, NSW 2124

In person
Pay in person at Australia Post with cash, cheque, money order, debit card or any branch of the Commonwealth Bank with cash or cheque.

Internet
Pay your account online using MasterCard or Visa credit card at www.urbanutilities.com.au/creditcard
Payment by credit card will incur a surcharge.
We accept Mastercard or Visa credit cards.

Amount paid

Date paid

Receipt number

YOUR CHARGES for 11/12/2025 - 17/03/2026 (97 days)

Customer ref. no. 10 1109 9956 0000 1

17
380 HANDFORD ROAD
TAIGUM 4018

Your meter readings

Serial Number	Read Date	Reading	Usage	Comment
ABF72316	11/12/2025	1216		
	18/03/2026	1235	19kL	

Water Usage

State bulk water price			
State Bulk Water Charge 2025/26	19kL @ \$3.517000/kL		\$66.82
Urban Utilities distributor-retailer price			
Tier 1 usage 2025/26	19kL @ \$0.981000/kL		\$18.63
Subtotal			\$85.45

Water Services

Urban Utilities water service charge			
Water service charge 2025/26	97 days		\$67.31
Subtotal			\$67.31

Sewerage Services


Urban Utilities sewerage service charge			
Sewerage service charge 2025/26	97 days		\$190.21
Subtotal			\$190.21

Water usage \$85.45

Water services \$67.31

Sewerage services \$190.21

Your total charges 11/12/2025 - 17/03/2026 \$342.97

 Your usage was 19 kilolitres.

That's an average of 195 litres per day.

HOW TO KEEP COSTS DOWN OVER THE WARMER MONTHS

A few simple changes can help you save money on your bills

SCAN FOR OUR TOP TIPS



INTERPRETER SERVICE 13 14 50

当您需 要口译员时，请致电 13 14 50。
 اتصل على الرقم 13 14 50 عندما تكون بحاجة إلى مترجم فوري.
 Khi bạn cần thông ngôn, xin gọi số 13 14 50
 한국어사가 필요하시면 13 14 50 으로 연락하십시오.
 Cuando necesite un intérprete llame al 13 14 50
 © Urban Utilities 2026

Tear off slip and return with your cheque payment to PO Box 963, Parramatta, NSW 2124. See reverse for payment options.



Water and Sewerage Account
 In Person / Mail Payment Advice
 Name: MR SCOTT A BUCKLAND
 & MS LIANE B BUCKLAND



Billers Code: 112144
 Ref: 10 1109 9956 0000 1



BPAY® this payment via Internet or phone banking.
 BPAY View® - View and pay this bill using Internet banking.
 To use the QR code, use the reader within your mobile banking app.
 More info: www.bpay.com.au



*4001 101109995600001



Commonwealth Bank  **Credit**

Commonwealth Bank of Australia
 ABN 48 123 123 124
 240 Queen Street, Brisbane, QLD

Date

Cash

Teller Stamp
 & Initials

Cheques

Current charges due date
 07/05/2026

For Credit **Urban Utilities**
 Trans Code User ID

831

066840

Customer Reference No.

101109995600001

Total Due \$ 342.97

+757+



Proudly owned by Bright & Duggan Group, a subsidiary of Johns Lyng Group

16 April 2026

HANDFORD CLOSE CTS 19378
Not registered for GST

Sun City Legal Services
PO Box 5122
MAROOCHYDORE QLD 4558

Ref

Re Lot 17 HANDFORD CLOSE CTS 19378

Fee 84.10 Paid

Please find following your body corporate certificate to assist you meet your seller disclosure requirements. Under the Property Law Regulation 2024 the seller is obligated to provide this 'prescribed certificate' to a buyer before the buyer signs the sales contract.

A purchaser is entitled to make a request to inspect the Body Corporate Records after entering the contract as noted in the body corporate certificate.

Note: If this body corporate certificate is being used to assist with settlement purposes, please note the below payment method for settlement payments only. Do not use this to make payment if at any time an updated certificate is requested.

BSB 067-970
StrataPay Ref 158134649

Biller Code 74625
StrataPay Ref 158134649

Capitol is part of the Bright & Duggan Property Group, any questions regarding this Certificate should be directed to Customer Care at Bright & Duggan phone 07 5532 1900.

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 16/04/2026

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

HANDFORD CLOSE

CTS No. **19378**

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: **Kelly Webb**

Company: **Capitol Strata Mgmt (Bris) P/L**

Phone: **1300 551 019**

Email: **enquiries@capitolbca.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: **17**

Plan type and number: **3930**

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:

Date of Resolution	Lot Description	Conditions
--------------------	-----------------	------------

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: **10**

Total contribution schedule lot entitlements for all lots: **410**

Interest schedule

Interest schedule lot entitlement for the lot: **10**

Total interest schedule lot entitlements for all lots: **410**

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 **17** for the current financial year: \$ **2,750.00**

Number of instalments: **4** (outlined below)

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

Monthly penalty for overdue contributions (if applicable): **2.50** %

Period	Due date	Amount due	Amount due if discount applied	Paid
01/01/26 to 31/03/26	01/01/26	580.00	580.00	02/01/26
01/04/26 to 30/06/26	01/04/26	580.00	580.00	19/03/26
01/07/26 to 30/09/26	01/07/26	795.00	795.00	
01/10/26 to 31/12/26	01/10/26	795.00	795.00	
01/01/27****31/03/27	01/01/27	700.00	700.00	
01/04/27****30/06/27	01/04/27	700.00	700.00	
Amount overdue				Nil
Amount Unpaid including amounts billed not yet due				Nil

Sinking fund contributions

Total amount of contributions (before any discount) for lot **17** for the current financial year: \$ **600.00**

Number of instalments: **4** (outlined below)

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

Monthly penalty for overdue contributions (if applicable): **2.50** %

Period	Due date	Amount due	Amount due if discount applied	Paid
01/01/26 to 31/03/26	01/01/26	200.00	200.00	02/01/26
01/04/26 to 30/06/26	01/04/26	200.00	200.00	19/03/26
01/07/26 to 30/09/26	01/07/26	100.00	100.00	
01/10/26 to 31/12/26	01/10/26	100.00	100.00	
01/01/27****31/03/27	01/01/27	150.00	150.00	
01/04/27****30/06/27	01/04/27	150.00	150.00	
Amount overdue				Nil
Amount Unpaid including amounts billed not yet due				Nil

Special contributions - Administrative Fund (IF ANY)

Date determined: **10/04/26** (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): **2.50** %

Period	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): **2.50** %

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	Nil
Special contributions	Nil
Other contributions	Nil
Other payments	Nil
Penalties	Nil
Total amount overdue (Total Amount Unpaid including not yet due \$0.00)	Nil

(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): \$ 187,094.53

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

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 LONGITUDE INSURANCE	LNG-STR-20325803	18,116,831.00	33,810.05	01/02/27	\$2,000 all claims & as per policy \$5,000 storm & water damage & burst pipe
PUBLIC LIABILITY LONGITUDE INSURANCE	LNG-STR-20325803	50,000,000.00	Included	01/02/26	\$2,000 all claims & as per policy
COMMON CONTENTS LONGITUDE INSURANCE	LNG-STR-20325803	181,168.00	Included	01/02/26	
LOSS OF RENT LONGITUDE INSURANCE	LNG-STR-20325803	2,717,525.00	Included	01/02/26	
FIDELITY GUARANTEE LONGITUDE INSURANCE	LNG-STR-20325803	100,000.00	Included	01/02/26	
VOLUNTARY WORKERS LONGITUDE INSURANCE	LNG-STR-20325803	Insured	Included	01/02/26	
OFFICE BEARERS LONGITUDE INSURANCE	LNG-STR-20325803	5,000,000.00	Included	01/02/26	
CATASTROPHE LONGITUDE INSURANCE	LNG-STR-20325803	5,435,049.00	Included	01/02/26	
GOVERNMENT AUDIT COS LONGITUDE INSURANCE	LNG-STR-20325803	30,000.00	Included	01/02/26	\$500 all claims
WH&S APPEAL EXPENSES LONGITUDE INSURANCE	LNG-STR-20325803	150,000.00	Included	01/02/26	\$500 all claims
LEGAL EXPENSES LONGITUDE INSURANCE	LNG-STR-20325803	50,000.00	Included	01/02/26	\$1,000 all claims & 10% contribution
LOT OWNERS IMPROVEME LONGITUDE INSURANCE	LNG-STR-20325803	300,000.00	Included	01/02/26	
FLOATING FLOORS LONGITUDE INSURANCE	LNG-STR-20325803	Insured	Included	01/02/26	

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 Capitol Strata Mgmt (Bris) P/L

Positions/s held Body Corporate Manager

Date 16/04/2026

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

HANDFORD CLOSE CTS 19378

380 Handford Road Taigum Qld 4018

BALANCE SHEET

AS AT 16 APRIL 2026

	ACTUAL 16/04/2026	ACTUAL 31/12/2025
<u>OWNERS FUNDS</u>		
Administrative Fund	(8,731.21)	(7,688.78)
Sinking Fund	187,094.53	180,988.01
<u>TOTAL</u>	<u>\$ 178,363.32</u>	<u>\$ 173,299.23</u>
 <u>THESE FUNDS ARE REPRESENTED BY</u>		
<u>CURRENT ASSETS</u>		
Cash At Bank	60,630.54	97,948.18
Term Deposit Macquarie	112,217.67	110,000.00
Prepaid Insurance	0.00	2,557.30
Prepaid Tax	0.00	(165.00)
Levies In Arrears	4,604.73	697.25
Other Arrears	999.88	356.99
Sundry Debtors	0.00	237.44
<u>TOTAL ASSETS</u>	178,452.82	211,632.16
<u>LIABILITIES</u>		
Creditors	0.00	585.10
Accruals	0.00	21,608.14
Levies In Advance	89.50	16,139.69
<u>TOTAL LIABILITIES</u>	89.50	38,332.93
 <u>NET ASSETS</u>	 <u>\$ 178,363.32</u>	 <u>\$ 173,299.23</u>

HANDFORD CLOSE CTS 19378

380 Handford Road Taigum Qld 4018

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 JANUARY 2026 TO 16 APRIL 2026

	ACTUAL 01/01/26-16/04/26	BUDGET 01/01/26-31/12/26	ACTUAL 01/01/25-31/12/25
<u>ADMINISTRATIVE FUND</u>			
<u>INCOME</u>			
Levies - Administrative Fund	47,560.00	112,750.00	92,250.00
Interest On Overdue Levies	130.56	0.00	416.80
<u>TOTAL ADMIN. FUND INCOME</u>	47,690.56	112,750.00	92,666.80
<u>EXPENDITURE - ADMIN. FUND</u>			
Audit Fees	0.00	1,200.00	1,155.00
Bank Charges (Gst Incl)	56.30	200.00	172.87
Community Power	461.26	1,700.00	1,421.52
Consultant's Fees	0.00	0.00	1,155.00
Income Tax Returns	324.50	350.00	0.00
Insurance	36,367.35	35,000.00	29,412.09
Legal Expenses	0.00	0.00	1,013.76
R & M - Building General	645.27	500.00	0.00
R & M - Plumbing	0.00	500.00	0.00
R & M - Grounds Contractor	4,200.00	17,500.00	16,800.00
R & M - Electrical	275.00	750.00	1,335.69
Management Fees	1,382.54	5,500.00	5,204.96
Management Fees Additional Svc	3,854.81	3,750.00	3,625.50
Maintenance Co-Ordination	0.00	200.00	0.00
Pest Control	1,610.00	2,000.00	1,990.00
Disbursements	744.32	3,000.00	2,583.40
Stratamax License Fee	83.60	340.00	334.32
Swimming Pool Maintenance	451.00	2,750.00	2,728.00
Swimming Pool Chemicals	382.50	1,750.00	1,654.85
Water Rates	(2,105.46)	26,000.00	42,216.59
<u>TOTAL ADMIN. EXPENDITURE</u>	48,732.99	102,990.00	112,803.55
<u>SURPLUS / DEFICIT</u>	\$ (1,042.43)	\$ 9,760.00	\$ (20,136.75)
Opening Admin. Balance	(7,688.78)	(7,688.78)	12,447.97
<u>ADMINISTRATIVE FUND BALANCE</u>	\$ (8,731.21)	\$ 2,071.22	\$ (7,688.78)

HANDFORD CLOSE CTS 19378

380 Handford Road Taigum Qld 4018

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 JANUARY 2026 TO 16 APRIL 2026

	ACTUAL 01/01/26-16/04/26	BUDGET 01/01/26-31/12/26	ACTUAL 01/01/25-31/12/25
<u>SINKING FUND</u>			
<u>INCOME</u>			
Levies - Sinking Fund	16,400.00	24,600.00	35,301.00
Interest Received	2,217.67	0.00	3,753.52
Insurance Claim Proceeds	0.00	0.00	7,539.73
<u>TOTAL SINKING FUND INCOME</u>	18,617.67	24,600.00	46,594.25
<u>EXPENDITURE - SINKING FUND</u>			
Fences	2,279.75	0.00	0.00
Paving	0.00	4,875.00	0.00
Income Tax	0.00	0.00	1,109.91
Insurance Claim Costs	0.00	0.00	7,539.73
Maintenance	4,888.90	1,530.00	1,155.00
Maintenance - Plumbing	4,940.00	0.00	0.00
Electrical/Lighting	0.00	0.00	2,764.63
Installment Tax	302.00	0.00	656.52
Swimming Pool	100.50	0.00	5,769.87
<u>TOTAL SINK. FUND EXPENDITURE</u>	12,511.15	6,405.00	18,995.66
<u>SURPLUS / DEFICIT</u>	<u>\$ 6,106.52</u>	<u>\$ 18,195.00</u>	<u>\$ 27,598.59</u>
Opening Sinking Fund Balance	180,988.01	180,988.01	153,389.42
<u>SINKING FUND BALANCE</u>	<u>\$ 187,094.53</u>	<u>\$ 199,183.01</u>	<u>\$ 180,988.01</u>



Statutory Warranties and Contractual Rights

Information Report

This Report contains information about the Body Corporate and the Scheme land for the purposes of the Seller completing the Statutory Warranties and Contractual Rights section, clauses (a) to (g) inclusive, of the Reference Schedule of the QLS/REIQ Contract for the Sale and Purchase of Residential Real Estate (effective 1 August 2025).

Seller and Lot Information

Date of Report	14/04/2026
Seller Name	Scott Andrew Buckland & Liane Berlinda Buckland
Lot Number	Lot 17
Community Title Scheme No	19378
Community Title Scheme Name	Handford Close

As the Lot is a Lot in a community titles scheme the Seller gives notice to the Buyer of the following matters:

(a) Latent or Patent Defects (s 223(2)(a)(b))

Are there any latent or patent defects in the common property or body corporate assets, other than defects arising through fair wear and tear?

Yes None disclosed in the Body Corporate Records

Details (if Yes):

An engineer has identified that the retaining wall at Lot 26 is failing with multiple indicators of structural distress and has recommended its replacement (Engineering Report Jan 2026). Rectification yet to be approved.

The body corporate is aware of two separate plumbing leaks that will require the roadway to be excavated for repair (Corro Mar 2026). Unable to verify if this has been finalised/rectified.

Initials



A plumbing leak near the driveway has been barriered off for several months with repairs not yet fully completed (Corro Mar 2026). Unable to verify if this has been finalised/rectified.

(b) Liabilities of the Body Corporate (s 223(2)(c)(d))

Are there any actual, contingent, or expected liabilities of the body corporate that are not part of its normal operating expenses?

Yes None disclosed in the Body Corporate Records

Details (if Yes):

An expected liability exists for the replacement of a failing retaining wall at Lot 26 (Corro Feb 2026)

An expected liability exists for the repair of two plumbing leaks which will require roadway excavation (Corro Mar 2026).

The Administrative Fund is in deficit of \$8,569.71 as at 9 April (Financials 2026).

(c) Circumstances Likely to Prejudice the Buyer (s 223(3))

Are there any circumstances in relation to the affairs of the body corporate likely to materially prejudice the buyer?

Yes None disclosed in the Body Corporate Records

Details (if Yes):

(d) Proposal to Record a New Community Management Statement (Clause 12.9(1)(a))

Has the body corporate proposed or resolved to record a new Community Management Statement (CMS)?

Yes None disclosed in the Body Corporate Records

Details (if Yes):

Initials



(e) Unapproved Improvements on Common Property (Clause 12.9(1)(b))

Are there any improvements on common property that benefit the lot but have not been approved?

Yes None disclosed in the Body Corporate Records

Details (if Yes):

(f) Outstanding By-law Contravention Notices (Clause 12.9(1)(c))

Has the Seller received notice of a by-law contravention relating to the Lot from the Body Corporate which has not been fully complied with or otherwise remains in effect?

Yes None disclosed in the Body Corporate Records

Details (if Yes):

(g) Proposed Body Corporate Resolutions (Clause 12.10)

Has the body corporate proposed any resolutions (e.g., for levies or significant works)?

Yes None disclosed in the Body Corporate Records

Details (if Yes):

 Important Notice for Sellers

This report looks at Body Corporate records for the last three years (AGM to AGM).

Under Queensland law (section 223 of the Body Corporate and Community Management Act 1997), when you sell your lot you are giving the buyer certain legal promises (warranties). These include that:

- Defects (a): To the best of your knowledge, there are no hidden or obvious defects in the common property or Body Corporate assets, except for normal wear and tear or anything you have disclosed in the contract.
- Liabilities (b): To the best of your knowledge, there are no extra liabilities of the Body Corporate (outside of normal operating expenses), unless these are disclosed in the contract.
- The Body Corporate records do not disclose any such defects or liabilities.
- At settlement, you aren't aware of any other problems with the Body Corporate that could negatively affect the buyer, unless you have already disclosed them.

Initials



🔑 What this means for you:

- This report only covers what we found in the Body Corporate records for the last three years.
- In many cases, the records may mention problems (like leaks, cracks, insurance claims, or special levies) but do not show whether the issue was resolved or the liability finalised.
- If you know about any problems or liabilities from before this three-year period, or you know whether a matter has or has not been rectified, you still need to tell the buyer.
- You can either:
 1. Ask us to prepare an extended report that goes back further (extra cost applies); or
 2. Disclose the issue directly in the Contract of Sale.

Not disclosing something you know (or should reasonably know) could put you in breach of your legal warranties.

Seller Acknowledgement

Ultimately, it is your responsibility, as the Seller of the Lot, to ensure the information inserted into clauses (a) to (g) of the Statutory Warranties and Contractual Rights section of the Reference Schedule of the QLS/REIQ Contract is current and correct.

Important Disclaimer:

Sun City Legal Services prepares this information based on the Body Corporate records made available to us at the time of inspection.

- **Sun City Legal Services is not responsible** for any failure of the Body Corporate Secretary, Manager, to provide complete or accurate records under Section 205 of the BCCM Act.
 - In cases where records are held in **computer-based document systems**, we cannot guarantee all relevant documents have been accurately identified, named, or provided.
 - Many Body Corporate managers (particularly during and post-COVID) **limit access to records**, providing them only electronically or selectively via email.
 - We make every effort to verify that we have received and reviewed all key records. However, **some documents may have been missing, incomplete, misfiled, or withheld**, and this may impact the accuracy of the information used to prepare the statutory warranties.
 - Ultimately, the warranties are made by **you, the Seller**, and you should ensure that you are satisfied with the information before inserting these answers into the Contract.
-

Initials

QUEENSLAND TITLES REGISTRY PTY LTD AUTOMATED TITLES SYSTEM ENE470
 07/04/2026 15:00 COMMUNITY TITLES SCHEME SEARCH STATEMENT
 Request No: 55673253

Scheme Name: HANDFORD CLOSE COMMUNITY TITLES SCHEME 19378

Body Corp. Addr: CAPITOL BODY CORPORATE ADMINISTRATION
 PO BOX 326
 ALDERLEY QLD
 4051

COMMUNITY MANAGEMENT STATEMENT No: 19378

Title	Lot	Plan
18644194	1	GTP 3930
18644195	2	GTP 3930
18644196	3	GTP 3930
18644197	4	GTP 3930
18644198	5	GTP 3930
18644199	6	GTP 3930
18644200	7	GTP 3930
18644201	8	GTP 3930
18644202	9	GTP 3930
18644203	10	GTP 3930
18644204	11	GTP 3930
18644205	12	GTP 3930
18644206	13	GTP 3930
18644207	14	GTP 3930
18644208	15	GTP 3930
18644209	16	GTP 3930
18644210	17	GTP 3930
18644211	18	GTP 3930
18678020	20	GRP 3973
18678021	21	GRP 3973
18678022	22	GRP 3973
18678023	23	GRP 3973
18678024	24	GRP 3973
18678025	25	GRP 3973
18678026	26	GRP 3973
18678027	27	GRP 3973
18678028	28	GRP 3973
18678029	29	GRP 3973
18678030	30	GRP 3973
18678031	31	GRP 3973
18678032	32	GRP 3973
18678033	33	GRP 3973
18678034	34	GRP 3973
18678035	35	GRP 3973
18678036	36	GRP 3973
18678037	37	GRP 3973
18678038	38	GRP 3973
18678039	39	GRP 3973
19303930	CP	GTP 3930

COMMUNITY MANAGEMENT STATEMENT Dealing No: 724055770

** End of CMS Search Statement **

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

GENERAL REQUEST

Duty Imprint

724055770

ing Number

EC 470 \$113.04

14/05/2025 16:19:15

OFFICE USE ONLY

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

Client No: 1052167

Duties Act 2001

Transaction No: _____

Duty Paid \$ _____

Exempt

UTI \$ _____

Signed _____

Date ____/____/____

1. Nature of request

REQUEST TO RECORD NEW COMMUNITY MANAGEMENT STATEMENT FOR HANDFORD CLOSE COMMUNITY TITLES SCHEME 19378

Lodger (Name, address, E-mail & phone number)

MAHONEYS
GPO Box 3311
Brisbane Qld 4001
E-mail: info@mahoneys.com.au
Tel: 07 3007 3777 Ref: 34681

Lodger Code

BE 2763

2. Lot on Plan Description

COMMON PROPERTY OF HANDFORD CLOSE COMMUNITY TITLES SCHEME 19378

Title Reference

19303930

3. Registered Proprietor/State Lessee

BODY CORPORATE FOR HANDFORD CLOSE COMMUNITY TITLES SCHEME 19378

4. Interest

NOT APPLICABLE

5. Applicant

BODY CORPORATE FOR HANDFORD CLOSE COMMUNITY TITLES SCHEME 19378

6. Request

I hereby request that the New Community Management Statement deposited herewith which amends Schedule C be recorded as the New Community Management Statement for Handford Close Community Titles Scheme 19378.

7. Execution by applicant

KEVIN BOWL (Signature)

[Handwritten Signature]

Body Corporate for Handford Close CTS 19378

9/5/25

Execution Date

Applicant's or Solicitor's Signature

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

19378

ED 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 (including number) of CTS Handford Close Community Titles Scheme 19378	2. Regulation module Standard Module
--	--

3. Name of body corporate
Body Corporate for Handford Close Community Titles Scheme 19378

4. Scheme Land	
Lot on Plan Description See enlarged panel	Title Reference See enlarged panel

5. Name and address of original owner NOT APPLICABLE	6. Reference to plan lodged with this statement (if applicable) NOT APPLICABLE
--	--

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')
Not applicable pursuant to s60(6) of the *Body Corporate and Community Management Act 1997* (Qld).

*If there is no exemption, a Form 18C must be deposited with the Request to record the CMS.

8. Consent of body corporate

See Form 20 – BCCM Execution

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 Titles Queensland website.

**BCCM EXECUTION /
 RELEVANT CERTIFICATE**

1. Community Titles Scheme (CTS) Name	CTS Number
Handford Close Community Titles Scheme	19378
2. Module Type of BCCM Scheme	Instrument being executed (using this certificate)
Standard Module	New CMS

3. Execution by the Body Corporate for the above Scheme*

Signature	<u>K Bohl</u>	Signature	<u>L Way</u>
Signer Name	<u>KEVIN BOHL</u>	Signer Name	<u>LUCY WAY</u>
Signer Authority	<u>CHAIR PERSON</u>	Signer Authority	<u>COMMITTEE MEMBER</u>
Entity (if applicable)	<u></u>	Entity (if applicable)	<u></u>
Execution Date	<u>9/5/2025</u>	Execution Date	<u>9/5/2025</u>

*By executing above the Body Corporate confirms it is in compliance with Section 96 of the Body Corporate and Community Management Act 1997.

When this Form should be used:

This form should be used for the execution by a Body Corporate of any Titles Instrument other than a Form 14.

Guidance

Please refer to Parts [45-2060] to [45-2081] of the Land Title Practice Manual for guidance on completion and execution of this form and refer to Part 45 generally for further guidance on titles instruments involving Community Titles Schemes. Some brief guidance on the completion of Item 3 has been included below for the quick reference of those who are already familiar with executions of titles instruments by a Body Corporate.

Signer Authority Guidance:

Representative of a Registered Owner means a natural person (individual) whose name is recorded on the body corporate's roll as the representative of the registered owner of a lot that is included in the scheme – Refer to Part [45-2070-1] of the Land Title Practice Manual.

Registered Owner – Individual means a natural person (individual) who is the registered owner of a lot that is included in the scheme. If a lot is owned by 2 or more people, it is acceptable for only one of the registered owners to sign the relevant certificate – Refer to Part [45-2070-2] of the Land Title Practice Manual.

Registered Owner - Corporation means the officeholder of the position of 'Director' or 'Secretary' for the corporate entity that is the registered owner of the lot. It is acceptable for only one office holder (Director or Secretary) of a Corporate Entity to execute on behalf of the Corporation in this instance, as by doing so they confirm they are signing as Agent on behalf of the Corporation and hold the requisite authority to do so – Refer to Part [45-2070-4] of the Land Title Practice Manual. The name and A.C.N of the corporation must be included in the 'Entity' field.

Body Corporate Manager under Chapter 3, Part 5 means a Body Corporate Manager appointed under Chapter 3, Part 5 of the respective Module Regulations to perform the functions of the body corporate committee. This is applicable only to Standard Module, Small Schemes Module and Accommodation Modules. This type of body corporate manager should not be confused with the more common type of body corporate manager that assists with the administration of the body corporate - Refer to Part [45-2070-5] of the Land Title Practice Manual.

Person specified as Signatory in the Body Corporate resolution authorising the transaction means the person identified (by name) and specifically authorised in the body corporate resolution, as the person who should execute the instrument. By signing in this way, the person signing confirms that they are one and the same person as is specified in the resolution to sign the instrument and that they have the authority to sign it. A copy of the resolution is not required to be deposited with this form to confirm this authority – Refer to Part [45-2060] of the Land Title Practice Manual.

Constructing Authority - Authorised Officer means the officer for the Constructing Authority that is authorised to execute on behalf of the Body Corporate pursuant to Section 12A of the *Acquisition of Land Act 1967* and Section 51 or 51A of the *Body Corporate and Community Management Act 1997*. The name of the Authorised Officer must be completed in the 'Signer Name' field, and the name of the Constructing Authority e.g. 'Department of Transport and Main Roads' must be entered into the 'Entity' section – Refer to Part [45-2068] of the Land Title Practice Manual.

ENLARGED PANEL

4. Scheme Land

Lot on Plan Description	Title Reference
Common Property of Handford Close CTS 19378 on GTP 3930	19303930
Lot 1 on GTP 3930	18644194
Lot 2 on GTP 3930	18644195
Lot 3 on GTP 3930	18644196
Lot 4 on GTP 3930	18644197
Lot 5 on GTP 3930	18644198
Lot 6 on GTP 3930	18644199
Lot 7 on GTP 3930	18644200
Lot 8 on GTP 3930	18644201
Lot 9 on GTP 3930	18644202
Lot 10 on GTP 3930	18644203
Lot 11 on GTP 3930	18644204
Lot 12 on GTP 3930	18644205
Lot 13 on GTP 3930	18644206
Lot 14 on GTP 3930	18644207
Lot 15 on GTP 3930	18644208
Lot 16 on GTP 3930	18644209
Lot 17 on GTP 3930	18644210
Lot 18 on GTP 3930	18644211
Lot 20 on GRP 3973	18678020
Lot 21 on GRP 3973	18678021
Lot 22 on GRP 3973	18678022
Lot 23 on GRP 3973	18678023
Lot 24 on GRP 3973	18678024
Lot 25 on GRP 3973	18678025
Lot 26 on GRP 3973	18678026
Lot 27 on GRP 3973	18678027
Lot 28 on GRP 3973	18678028
Lot 29 on GRP 3973	18678029
Lot 30 on GRP 3973	18678030
Lot 31 on GRP 3973	18678031
Lot 32 on GRP 3973	18678032
Lot 33 on GRP 3973	18678033
Lot 34 on GRP 3973	18678034
Lot 35 on GRP 3973	18678035
Lot 36 on GRP 3973	18678036
Lot 37 on GRP 3973	18678037
Lot 38 on GRP 3973	18678038
Lot 39 on GRP 3973	18678039

SCHEDULE A SCHEDULE OF LOT ENTITLEMENTS

Lot on Plan	Contribution	Interest
Lot 1 on GTP 3930	11	11
Lot 2 on GTP 3930	10	10
Lot 3 on GTP 3930	10	10
Lot 4 on GTP 3930	10	10
Lot 5 on GTP 3930	13	13
Lot 6 on GTP 3930	13	13
Lot 7 on GTP 3930	10	10
Lot 8 on GTP 3930	11	11
Lot 9 on GTP 3930	11	11
Lot 10 on GTP 3930	10	10
Lot 11 on GTP 3930	10	10
Lot 12 on GTP 3930	12	12
Lot 13 on GTP 3930	11	11
Lot 14 on GTP 3930	11	11
Lot 15 on GTP 3930	13	13
Lot 16 on GTP 3930	10	10
Lot 17 on GTP 3930	10	10
Lot 18 on GTP 3930	11	11
Lot 20 on GRP 3973	10	10
Lot 21 on GRP 3973	10	10
Lot 22 on GRP 3973	10	10
Lot 23 on GRP 3973	10	10
Lot 24 on GRP 3973	10	10
Lot 25 on GRP 3973	11	11
Lot 26 on GRP 3973	14	14
Lot 27 on GRP 3973	10	10
Lot 28 on GRP 3973	10	10
Lot 29 on GRP 3973	10	10
Lot 30 on GRP 3973	10	10
Lot 31 on GRP 3973	10	10
Lot 32 on GRP 3973	13	13
Lot 33 on GRP 3973	10	10
Lot 34 on GRP 3973	10	10
Lot 35 on GRP 3973	10	10
Lot 36 on GRP 3973	10	10
Lot 37 on GRP 3973	11	11
Lot 38 on GRP 3973	12	12
Lot 39 on GRP 3973	12	12
TOTALS	410	410

SCHEDULE B	EXPLANATION OF THE DEVELOPMENT OF SCHEME LAND
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Not applicable pursuant to Section 66(1)(f) and (g) of the BCCM 1997.

SCHEDULE C	BY-LAWS
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Administrative by-laws

1 Definitions and interpretation

1.1 In these by-laws the following terms have the meanings ascribed to them unless the context otherwise requires:

Term	Assigned meaning
Act	the <i>Body Corporate Community Management Act 1997 (Qld)</i> .
Alter	the erection of a building, a structural change or a non-structural change of any kind, the carrying out of any works or the causing of any damage.
Body Corporate	the body corporate established upon the registration of the Scheme.
Body Corporate Asset	items of real or personal property acquired by the Body Corporate, other than property that is incorporated into and becomes part of the Common Property, and may consist of any property an individual is capable of acquiring.
Common Property	Scheme Land that is not included in a Lot.
Cosmetic Nature	<p>means Alterations of a minor nature that are for decorative or adornment purposes.</p> <p>For example, Alterations of a Cosmetic Nature:</p> <ul style="list-style-type: none"> * includes the hanging of artwork, painting a wall or changing of a light fixture; and * do not include Alterations that: <ul style="list-style-type: none"> * create any risk of damage or interference with the building or another Occupier; or * require a third party tradespersons to be engaged to carry out the Alteration; * require the use of power tools and equipment; or * include the replacement of flooring or stairs, or changes the configuration of a Lot (or Alterations of a similar nature).
Guide, Hearing or Assistance Dog	a guide, hearing or assistance dog pursuant to the <i>Guide, Hearing and Assistance Dogs Act 2009 (Qld)</i> .
Inside Area	in relation to a Lot or exclusive use area, an area that is not an Outside Area.

Large Recreational Vehicle	means a Vehicle that cannot be carried by a person and is not a car or motorbike, including but not limited to, caravans, camper trailers, trailers, jet-skis, boats, golf buggies, or any other equivalent type of Vehicle.
Letting Agent	a person conducting the business of acting as agent of an Owner for securing, negotiating or enforcing leases or occupancies for a Lot.
Lot	a lot in the Scheme.
Occupier	any person that occupies a Lot, including an Owner if the Owner occupies a Lot.
Outside Area	includes any of the following areas: a balcony, a courtyard, a patio or a verandah.
Owner	an owner of a Lot.
Scheme	the scheme identified in this community management statement.
Scheme Land	a Lot or Common Property within the Scheme.
Smoke	to have control over an ignited smoking product or inhale through a personal vapouriser or hookah.
Unreasonable Noise	noise that creates a nuisance, hazard or interferes unreasonably with the use or enjoyment of a Lot or the Common Property.
Vehicle	cars, motorbikes, scooters, trucks, bicycles, boats, trailers, caravans, camper vans, mobile homes, golf buggies, segways, skateboards, rollerblades or any other equivalent means of transportation.
Visitor	a person invited onto Scheme Land by an Owner, Occupier or Visitor.

1.2 In the interpretation of these by-laws unless the context otherwise requires:

- (a) words and expressions defined in clause 1.1 or elsewhere have the meaning ascribed to them;
- (b) terms not defined in clause 1.1 or elsewhere but which are defined in the Act have the meanings given to them in the Act;
- (c) where a word or phrase is given a particular meaning, other parts of speech and grammatical forms of that word or phrase have corresponding meanings;
- (d) clause headings are inserted for convenience only and are not to be used in the interpretation or construction of these by-Laws;
- (e) words importing any gender include all other genders;
- (f) words importing the singular include the plural and vice versa;
- (g) a reference to a clause is a reference to a clause of these by-laws;
- (h) a reference to a person is to be construed as a reference to an individual, body corporate, unincorporated association, partnership, joint venture or government body;
- (i) a reference to anything (including, but not limited to, any right) includes a part of that thing but nothing in this clause implies that performance of part of an obligation constitutes performance of the obligation;
- (j) a reference to a statute, regulation, proclamation, ordinance, standard, or by-law includes all statutes, regulations, proclamations, ordinances, standards or by-laws varying, consolidating or replacing it, and a reference to a statute includes all regulations, proclamations, ordinances and by-laws issued under that statute;

- (k) where these by-laws say that something can or must be done by the Body Corporate then that thing may be done by the Committee unless there is a legal restriction on the Committee doing so;
- (l) all by-laws must be constructed so as to be valid, legal and enforceable in all respects. If any 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 valid operation of a partial character. If any such by-law cannot be read down, it is deemed void and severed and the remaining by-laws are not in any way affected or impaired;
- (m) these by-laws must be read in conjunction with the Owner's and Occupier's obligations under the Act.

2 Applicability to visitors

- 2.1 Occupiers must take reasonable steps to ensure that their Visitors comply with these by-laws on the basis that the by-laws apply to Visitors to the extent that the by-laws apply to the Occupier.

3 Occupier details

- 3.1 Owners must provide the Body Corporate with the name and service address of any Occupier and Letting Agent for their Lot.

Regulating conduct and interferences

4 Nuisances

4.1 Owners and Occupiers must:

- (a) not use or permit the use of a Lot, Body Corporate Asset or the Common Property in a way that:
 - (i) causes a nuisance;
 - (ii) causes a hazard;
 - (iii) interferes unreasonably with the use or enjoyment of another Lot or the Common Property;
- (b) communicate with the Body Corporate, Body Corporate contractors, Owners or Occupiers in a way that is reasonable.

5 Smoking

5.1 Owners and Occupiers must not Smoke on Scheme Land unless the smoking is in:

- (a) an Inside Area forming part of their Lot or exclusive use area; and
- (b) a way that does not cause a nuisance, hazard or unreasonable interference with another person's use and enjoyment of the Common Property or a Lot.

6 Parking and Vehicles

6.1 An Owner, Occupier or Visitor must not, without the written approval of the Body Corporate:

- (a) use a Vehicle in a way which creates a hazard;
- (b) park a Vehicle on the Common Property except if the parking is:
 - (i) by a Visitor in a designated visitor car park;
 - (ii) authorised in an exclusive use by-law;

- (c) park a Large Recreational Vehicle within Scheme Land unless it is wholly within a Lot and suitably screened such that it is not visible from another Lot or the Common Property.

6.2 An Owner or Occupier must provide to the Body Corporate the details of any Vehicles used by an Owner or Occupier on Scheme Land, including the registration number of the Vehicle.

6.3 A Visitor who parks in the designated visitor car park for longer than 3 hours must display a notice on its Vehicle which includes:

- (a) the Visitor's contact details, including a phone number, email and postal address; and
- (b) the full name and lot number of the Owner or Occupier who the Visitor is visiting.

Note 1 - an Owner or Occupier's Vehicle can be towed from the Common Property if parked in contravention of these by-laws without the Body Corporate being first required to send a contravention notice or make a dispute resolution application.

Note 2 - a Visitor is only a Visitor for as long as they are visiting an Occupier. If the Visitor is no longer visiting an Occupier they do not have rights to park their Vehicle anywhere on Scheme Land.

7 Works

Requirement for approval

7.1 An Owner or Occupier must not, without the written approval of the Body Corporate, Alter:

- (a) the Common Property;
- (b) a Body Corporate Asset; or
- (c) their Lot unless the works are of a Cosmetic Nature that:
 - (i) does not affect another Lot or the Common Property; or
 - (ii) are not visible from another Lot, the Common Property or from outside the Scheme .

Conditions of approval

7.2 The Body Corporate may impose conditions of any approval under this by-law, which may include, but are not limited to:

- (a) the improvement must be substantially in accordance with the plans and specifications provided to the Body Corporate detailing the way the Owner or Occupier is to Alter the Lot or Common Property;
- (b) the way that the Owner or Occupier Alters the Lot or Common Property must be:
 - (i) carried out by suitably qualified persons in accordance with any building requirements;
 - (ii) carried out as soon as reasonably practicable;
 - (iii) carried out in a way that does not cause a nuisance or unreasonable interference with Occupiers of other lots; and
 - (iv) suitably insured; and
- (c) the owner of the Lot must maintain any works in a good and structurally sound condition.

Title Reference 19303930**8 External appearance**

- 8.1 The Owner or Occupier of a Lot must not, without the Body Corporate's written approval, do anything which changes the external appearance of the Lot which is visible from another Lot, the Common Property or from outside the Scheme.

Note – this includes the installation of a sign.

9 Use of Lots

- 9.1 An Owner or Occupier must not, without the written approval of the Body Corporate, use their Lot for anything other than the purpose that the Lot was designed for.

10 Obstruction

- 10.1 An Owner or Occupier must not, without the written approval of the Body Corporate:

- (a) obstruct the Common Property or a Body Corporate Asset;
- (b) place items on, or use for storage, the Common Property or a Body Corporate Asset; or
- (c) exclusively use the Common Property without an authorising exclusive use by-law.

11 Auctions

- 11.1 An Owner must not, without the written approval of the Body Corporate, carry out an auction on their Lot or the Common Property.

12 Garage sale

- 12.1 An Occupier must not, without the written approval of the Body Corporate, carry out a garage sale on their Lot or the Common Property.

13 Body Corporate contractors

- 13.1 An Owner or Occupier must not, without the written approval of the Body Corporate, provide instructions to contractors of the Body Corporate.

14 Animals**Requirement for approval**

- 14.1 An Owner or Occupier must not bring or keep an animal in their Lot or the Common Property:
- (a) without the written approval of the Body Corporate; or
 - (b) unless:
 - (i) the Owner or Occupier is a person with a disability under the *Guide, Hearing and Assistance Dogs Act 2009* (Qld);
 - (ii) the Owner or Occupier relies on a Guide, Hearing or Assistance Dog; and
 - (iii) the animal is a Guide, Hearing or Assistance Dog.

Conditions of approval

- 14.2 The Body Corporate may impose conditions of any approval under this by-law, which may include, but are not limited to the conditions set out in this by-law.

- 14.3 If an Owner or Occupier brings or keeps an animal in their Lot or the Common Property, unless approved to the contrary by the Body Corporate:
- (a) the animal must be kept within the Lot and not allowed to roam the Common Property;
 - (b) the Owner or Occupier must ensure that when passing through Common Property, the animal is suitably restrained or carried;
 - (c) the Owner or Occupier must immediately pick up and dispose of any waste left by the animal on the Common Property;
 - (d) the animal must be registered with the council, if the animal is a type that allows council registration; and
 - (e) the animal must carry an identification tag with the Owner or Occupier's details.

15 Waste

- 15.1 An Owner or Occupier must not, without the written approval of the Body Corporate:
- (a) leave waste on the Common Property other than in a designated waste bin designed for keeping the type of waste being disposed of;
 - (b) overfill a designated waste bin; or
 - (c) dispose of waste in a way which is not adequately bagged.

16 Letterbox

- 16.1 An Owner or Occupier must not, without the written approval of the:
- (a) Body Corporate, use or interfere with a letterbox designated for the Body Corporate; or
 - (b) other relevant Lot Occupier, use or interfere with a letterbox designated for another Lot.

17 Access keys

- 17.1 An Owner or Occupier must:
- (a) not, without the written approval of the Body Corporate:
 - (i) interfere or tamper with or copy an access key for the Common Property or a Lot; or
 - (ii) use an access key for which they are not authorised to use; and.
 - (b) notify the Body Corporate if they lose possession of an access key for which they are authorised to use.

18 Restricted areas

- 18.1 An Owner or Occupier must not, without the written approval of the Body Corporate, access an area that has been restricted by the Body Corporate.

19 Use of utility infrastructure

- 19.1 An Owner or Occupier shall not, without the prior approval of the Body Corporate, use or interfere with any utility infrastructure.

Note – this includes the use of electrical outlets located on the Common Property.

Facilities

20 Pool

20.1 An Owner or Occupier may use the pool on the conditions that the use:

- (a) does not cause damage to the pool;
- (b) does not Alter the maintenance or condition of the pool;
- (c) does not leave the area unclean and untidy after use;
- (d) does not bring animals into the pool;
- (e) does not bring glass into the pool; and
- (f) ensures that Owners, Occupiers and Visitors are appropriately supervised having regard to the age and capability of the Owner, Occupier and Visitor.

SCHEDULE D OTHER DETAILS REQUIRED/PERMITTED TO BE INCLUDED

Nil.

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

Nil.



Issue date: 31 January 2026

Certificate of Insurance

This document certifies that the policy referred to below is currently intended to remain in force until 4.00pm on the expiry date shown in the Period of Insurance below and will remain in force until that date, unless the policy is cancelled, lapsed, varied or otherwise altered in accordance with the relevant policy conditions or the provisions of the "Insurance Contracts Act, 1984".

INSURED:	The BC for Handford Close CTS 19378	
INTERESTED PARTY(S):	Name	Classification
DESCRIPTION OF INSURED BUSINESS:	Residential Strata	
SITUATION OF RISK:	380 HANDFORD ROAD, TAIGUM, QLD 4018	
SECTION 1:	<u>Property - Physical Loss, Destruction or Damage</u> Buildings - \$18,116,831.00 Common Contents - \$181,168.00	
SECTION 2:	<u>Voluntary Workers Personal Accident</u> Accidental Death & Disablement - Insured Weekly Benefits - Insured	
SECTION 3:	<u>Office Bearers' Liability</u> Limit of Indemnity - \$5,000,000.00 in the aggregate Period of Insurance	
SECTION 4:	<u>Fidelity Guarantee</u> Limit - \$100,000.00 in the aggregate Period of Insurance	
SECTION 6:	<u>Public Liability</u> Limit of Indemnity - \$50,000,000.00 each and every Occurrence	
SECTION 7:	<u>Government Audit Costs, Workplace Health and Safety Breaches and Legal Expenses</u> (a) Taxation and Audit Costs Limit of Indemnity - \$30,000 in the aggregate Period of Insurance (b) Workplace Health and Safety Breaches Limit of Indemnity - \$150,000 in the aggregate Period of Insurance (c) Legal Defence Expenses Limit of Indemnity - \$50,000 in the aggregate Period of Insurance	
POLICY NUMBER:	LNG-STR-20325803	
PERIOD OF INSURANCE:	1 February 2026 expiring on 01 February 2027 at 4pm Local Standard Time	
INSURER:	Chubb Insurance Australia Limited	

This certificate has been arranged by Us in our capacity as agents for the insurer/s named above. It does not reflect in detail the policy terms or conditions and merely provides a very brief summary of the insurance that is in existence at the date we have issued this certificate. If you wish to review the details of the policy terms, conditions, restrictions, exclusions or warranties, you must refer to the policy wording, schedule and any other associated policy document.

DISCLAIMER - In arranging this certificate, we do not guarantee that the insurance outlined will continue to remain in force for the period referred to as the policy may be cancelled or altered by either party to the contract at any time in accordance with the terms and conditions of the policy or in accordance with the terms of the Insurance Contracts Act 1984. We accept no responsibility or liability to advise any party who may be relying on this certificate of such alteration or cancellation to the policy of insurance.

This policy is issued by Longitude Insurance Pty Ltd (ABN 86 152 337 267) as an Authorised Representative (AR 424867) of Austagencies Pty Ltd (ABN 76 006 09 464) (Austagencies). Austagencies have binding authority from Chubb Insurance Australia Limited (ABN 23 001 642 020, AFSL 239687).



WE DELIVER COMPLIANCE SOLUTIONS FOR PROPERTY MANAGERS AND LANDLORDS.

COMPLIANCE REPORT

Owner	The Owner		
c/-	MovedBy Real Estate		
Address	21 Daniel Drive, Albany Creek 4035		
	Albany Creek	Postcode	4035
Property Address	17 / 380 Handford Road, TAIGUM 4018		
Date	14/04/2026 Tuesday	Report no.	161373
	Inspected By	Jamie Knight	Order no. Email

Services carried out on this day

- Smoke Alarm Compliance
- Safety Switch Test
- Corded Window Furnishing
- Water Meter Reading
- Methamphetamine Screening

Smoke Alarms

- On this date, this property complies with QLD 2022 smoke alarm requirements

In accordance with the Queensland legislation, the smoke alarms at this property must be re-inspected within 30 days prior to a lease renewal or tenancy change. At that time, this report will become invalid.

Comments

Safety Switch Test

Comments

At this inspection the safety switch was tested and passed as fully functional.

Corded Window Furnishings

Comments

Water Meter Reading

Black	1240	Red	24
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Comments

This property is covered under an Annual Service Plan Until	19/03/2027
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ELECTRICAL INSTALLATIONS (if completed by SAI) - We certify that the electrical installations, to the extent that it is affected by the electrical work, has been tested to ensure it is electrically safe and is in accordance with the requirements of the wiring rules and any other standard applying to the electrical installation under the Electrical Safety Regulations 2013.



MR SCOTT A BUCKLAND
12 PARER ST
BALD HILLS QLD 4036

Our reference: 7168669919198

Phone: 13 28 66

1 April 2026

Your foreign resident capital gains withholding clearance certificate

- › Purchasers are not required to withhold and pay an amount
- › Provide a copy to the purchaser and retain a copy for your records

Hello SCOTT,

We have decided that purchasers are not required to withhold and pay an amount. Your certificate is below:

Notice number	2411193077830
Vendor name	SCOTT ANDREW BUCKLAND
Clearance Certificate Period	31 March 2026 to 31 March 2027

The Commissioner may withdraw this clearance certificate at any time if we obtain further information indicating you are a foreign resident.

Yours sincerely,

Emma Rosenzweig

Deputy Commissioner of Taxation

Need help?

Learn more about foreign resident capital gains withholding at ato.gov.au/FRCGW

Contact us

In Australia? Phone us on **13 28 66**

If you're calling from overseas, phone **+61 2 6216 1111** and ask for **13 28 66** between 8:00 am and 5:00 pm Australian Eastern Standard time, Monday to Friday.



MRS LIANE B BUCKLAND
12 PARER ST
BALD HILLS QLD 4036

Our reference: 7168575897158

Phone: **13 28 66**

30 March 2026

Your foreign resident capital gains withholding clearance certificate

- › Purchasers are not required to withhold and pay an amount
- › Provide a copy to the purchaser and retain a copy for your records

Hello LIANE,

We have decided that purchasers are not required to withhold and pay an amount. Your certificate is below:

Notice number	2411192717880
Vendor name	LIANE BERLINDA BUCKLAND
Clearance Certificate Period	30 March 2026 to 30 March 2027

The Commissioner may withdraw this clearance certificate at any time if we obtain further information indicating you are a foreign resident.

Yours sincerely,

Emma Rosenzweig

Deputy Commissioner of Taxation

Need help?

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Contact us

In Australia? Phone us on **13 28 66**

If you're calling from overseas, phone **+61 2 6216 1111** and ask for **13 28 66** between 8:00 am and 5:00 pm Australian Eastern Standard time, Monday to Friday.