

Seller Disclosure Report

Vendor/s

AMANDA CLARE WILKINSON

Property Address

UNIT 32 78 BROOKES ST, BOWEN HILLS QLD 4006

Prepared On

Monday, May 25, 2026

Report Contents

- 01** Disclosure Statement
- 02** Searches

01

Disclosure Statement

Seller disclosure statement



Queensland
Government

Property Law Act 2023 section 99

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

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

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

This statement does not include information about:

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

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

Part 1 – Seller and property details

Seller AMANDA CLARE WILKINSON

Property address UNIT 32 78 BROOKES ST, BOWEN HILLS QLD 4006
(referred to as the
“property” in this
statement)

Lot on plan description Lot 32 on SP192507

Community titles scheme
or BUGTA scheme:

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

☒ **Yes**

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

☐ **No**

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

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

Title details

The seller gives or has given the buyer the following—

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

☒ **Yes**

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

☒ **Yes**

Registered encumbrances	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. You should seek legal advice about your rights and obligations before signing the contract.
Unregistered encumbrances (excluding statutory encumbrances)	There are encumbrances not registered on the title that will continue ☒ Yes ☐ No to affect the property after settlement. 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. Unregistered lease (if applicable) If the unregistered encumbrance is an unregistered lease, the details of the agreement are as follows: » the start and end day of the term of the lease: 27/05/2026 - 01/06/2027 » the amount of rent and bond payable: \$760.00 rent per week and \$3,040.00 bond » whether the lease has an option to renew: NA Other unregistered agreement in writing (if applicable) 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. ☐ Yes Unregistered oral agreement (if applicable) If the unregistered encumbrance is created by an oral agreement, and is not an unregistered lease, the details of the agreement are as follows: NA
Statutory encumbrances	There are statutory encumbrances that affect the property. ☒ Yes ☐ No <i>If Yes, the details of any statutory encumbrances are as follows:</i> Please refer to the Statutory Encumbrance Maps and Summary Annexure for further and better details.
Residential tenancy or rooming accommodation agreement	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. ☒ Yes ☐ No 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> 27 May 2026 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. 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.

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 199; the State Development and Public Works Organisation Act 1971 or the Sanctuary Cove Resort Act 1985, as applicable</i>): MU1 Mixed Use (Inner city) Zone		
Transport proposals and resumptions	The lot is affected by a notice issued by a Commonwealth, State or local government entity and given to the seller about a transport infrastructure proposal* to: locate transport infrastructure on the property; or alter the dimensions of the property. ☐ Yes ☒ No The lot is affected by a notice of intention to resume the property or any part of the property. ☐ Yes ☒ No <i>If Yes, a copy of the notice, order, proposal or correspondence must be given by the seller.</i>		
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>. ☐ Yes ☒ 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). ☐ Yes ☒ 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). ☐ Yes ☒ 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). ☐ Yes ☒ No		
Trees	There is a tree order or application under the <i>Neighbourhood Disputes (Dividing Fences and Trees) Act 2011</i> affecting the property. ☐ Yes ☒ No <i>If Yes, a copy of the order or application must be given by the seller.</i>		
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). ☐ Yes ☒ No		
Flooding	Information about whether the property is affected by flooding or another natural hazard or within a natural hazard overlay can be obtained from the relevant local government and you should make your own enquires. Flood information for the property may also be available at the FloodCheck Queensland portal or the Australian Flood Risk Information portal.		
Vegetation, habitats and protected plants	Information about vegetation clearing, koala habitats and other restrictions on development of the land that may apply can be obtained from the relevant State government agency.		

Part 4 – Buildings and structures

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

Swimming pool	There is a relevant pool for the property.	☐ Yes	☒ No
	If a community titles scheme or a BUGTA scheme – a shared pool is located in the scheme.	☒ Yes	☐ No
	Pool compliance certificate is given.	☒ Yes	☐ No
	OR Notice of no pool safety certificate is given.	☐ Yes	☒ No
Unlicensed building work under owner builder permit	Building work was carried out on the property under an owner builder permit in the last 6 years.	☐ Yes	☒ No
	<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.	☐ Yes	☒ No
	The seller has been given a notice or order, that remains in effect, from a local, State or Commonwealth government, a court or tribunal, or other competent authority, requiring work to be done or money to be spent in relation to the property.	☐ Yes	☒ No
	<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: \$550.80 excl credits Date Range: 01/04/2026 - 30/06/2026
	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: \$234.36 access charge Date Range: 01/04/2026 - 30/06/2026
	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: Insert estimated amount Date Range: Insert date range

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

Part 6 – Community titles schemes and BUGTA schemes

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

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

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

Body Corporate and Community Management Act 1997	The property is included in a community titles scheme. ☒ Yes ☐ No <i>(If Yes, complete the information below)</i>
Community Management Statement	A copy of the most recent community management statement for the scheme as recorded under the <i>Land Title Act 1994</i> or another Act is given to the buyer. ☒ Yes 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.
Body Corporate Certificate	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. ☒ Yes ☐ No <i>If No</i>— An explanatory statement is given to the buyer that states: ☐ Yes » 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.
Statutory Warranties	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.

Building Units and Group Titles Act 1980	The property is included in a BUGTA scheme ☐ Yes ☒ No <i>(If Yes, complete the information below)</i>
Body Corporate Certificate	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. ☐ Yes ☐ No <i>If No</i>— An explanatory statement is given to the buyer that states: ☐ Yes » 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. 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.

Signatures – SELLER

Signed by:

2FB65D3D141A54A0

Signature of seller

Signature of seller

Amanda Wilkinson

Name of seller

Name of seller

25/05/2026 01:56 pm

Date

Date

Signatures – BUYER

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

Signature of buyer

Signature of buyer

Name of buyer

Name of buyer

Date

Date

02

Searches



CURRENT TITLE SEARCH
QUEENSLAND TITLES REGISTRY PTY LTD

Request No: 56222848
Search Date: 21/05/2026 14:43

Title Reference: 50629211
Date Created: 05/10/2006

Previous Title: 50629178

REGISTERED OWNER

Dealing No: 723910695 10/03/2025

AMANDA CLARE WILKINSON

ESTATE AND LAND

Estate in Fee Simple

LOT 32 SURVEY PLAN 192507
Local Government: BRISBANE CITY
COMMUNITY MANAGEMENT STATEMENT 35960

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 11163061 (SUBN POR 116)
Deed of Grant No. 19561196 (SUBN POR 116)
2. MORTGAGE No 722054135 21/10/2022 at 13:38
PERPETUAL TRUSTEE COMPANY LIMITED A.C.N. 000 001 007

ADMINISTRATIVE ADVICES - NIL
UNREGISTERED DEALINGS - NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

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

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

SURVEY PLAN

Sheet 1 of 7

REFERENCE MARKS

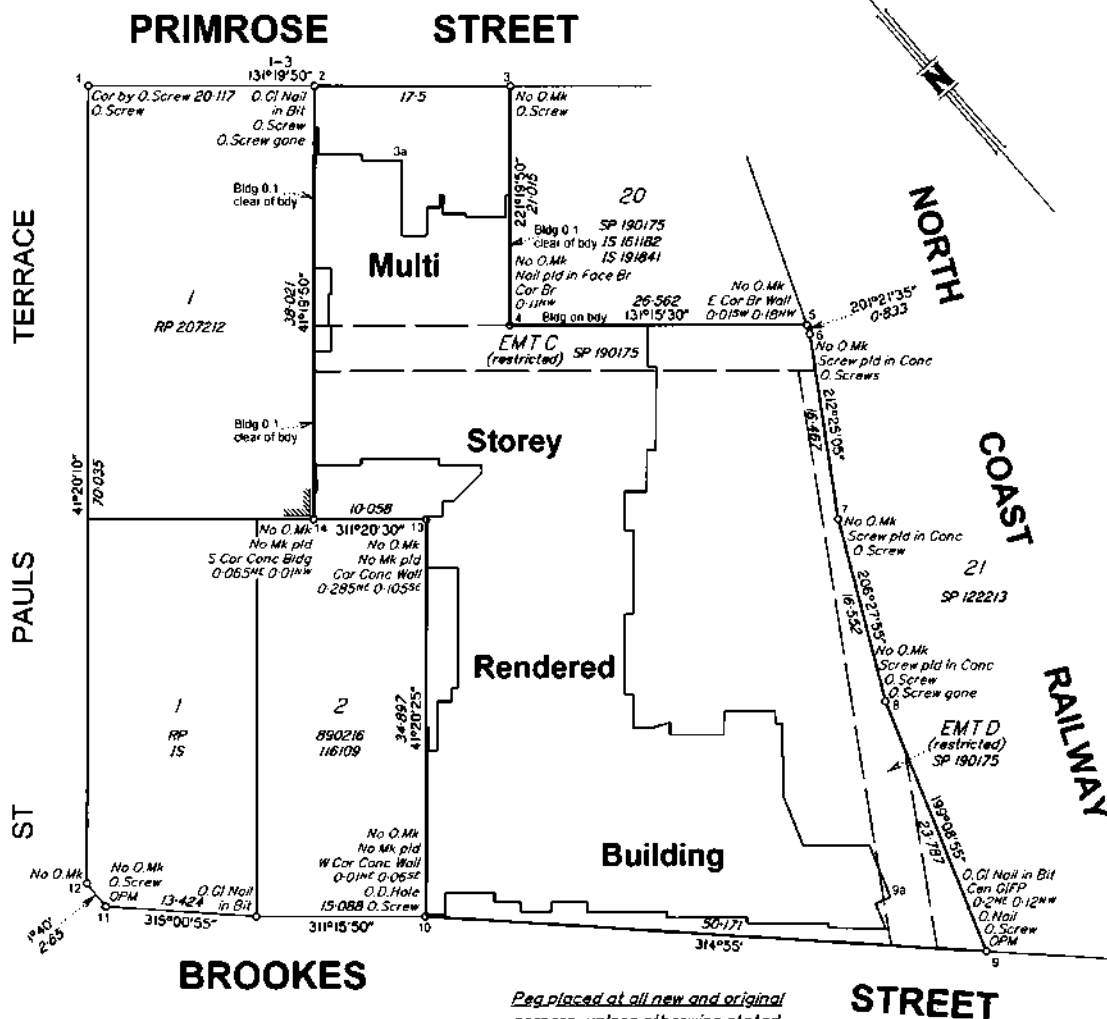
STN	TO	ORIGIN	BEARING	DIST
1	O. Screw in Conc	SP 190175	25°23'40"	10.188
2	O. Screw in M/hole gone	RP 210808	99°56'50"	10.858
2	O. Screw in Conc	SP 190175	20°30'50"	10.951
2	O. Screw in Conc gone	SP 190175	78°49'45"	12.832
3	O. Screw in Conc (New Ref) (N&C)	SP 190175	49°31'20"	10.065
6	O. Screw in Conc	SP 190175	18°23'	0.712
6	O. Screw in Conc Wall	RP 859496	73°35'05"	1.476
7	O. Screw in Conc	SP 190175	66°10'	0.526
8	O. Screw in Conc	SP 190175	31°01'	3.619
8	O. Screw in Conc Wall gone	IS 161182	31°37'	5.087
9	O. GI Nail in Bit	IS 161109	302°55'	2.525
9	O. Screw in Conc	RP 859496	134°06'35"	4.428
9	Screw in M/hole surround		225°01'	18.67
10	O. D. Hole in Kerb	IS 161182	223°15'	4.022
10	O. Screw in Conc	SP 190175	299°56'50"	10.344
11	O. Screw in Conc	IS 161109	298°00'30"	2.893

PERMANENT MARKS

PM	ORIGIN	BEARING	DIST	NO
9-OPM	SP 190175	137°08'30"	184.612	133799
11-OPM	SP 190175	298°11'30"	41.15	131345

CONNECTIONS TO BLDGS

STN	BEARING	DISTANCE
3-3a	277°24'	11.67
9-9a	340°33'	9.77



Area of Base Parcel
2692m²

I, Anthony John Schmidt hereby certify that the land comprised in this plan was surveyed by Anthony von Pike, registered surveying graduate, for whose work I accept responsibility and that the plan is accurate, that the said survey was performed in accordance with the Survey and Mapping Infrastructure Act 2003 and Surveyors Act 2003 and associated Regulations and Standards and that the said survey was completed on 10/07/06.

(Signature)
Cadastral Surveyor

25/07/06
Date

Plan of

Lots 1-60 and Common Property

Cancelling Lot 21 on SP 190175

PARISH: **NORTH BRISBANE** COUNTY: **Stanley**

Meridian: **SP 190175**

F/M's: **No**

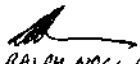
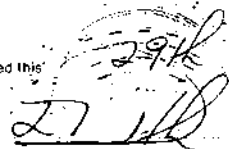
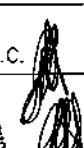
Scale: **1:400**

Format: **BUILDING**



SP192507

Plan Status:

709981579 \$4185.40 02/10/2006 11:20 BE 400 NT		WARNING : Folded or Mutilated Plans will not be accepted. Plans may be rolled. Information may not be placed in the outer margins.																									
1. Certificate of Registered Owners or Lessees. I/We OTTERCASTLE PTY LTD ABN 22 078 810 456 (Names in full) * as Registered Owners of this land agree to this plan and dedicate the Public Use Land as shown hereon in accordance with Section 50 of the Land Title Act 1994. * as Lessees of this land agree to this plan. Signature of *Registered Owners *Lessees  RALPH NOEL COLLINS SOLE DIRECTOR		5. Lodged by LIFETIME SECURITIES P.O. Box 435 CANNON HILL 4170 PHONE 15998300 (Include address, phone number, reference, and Lodger Code)																									
2. Local Government Approval. * BRISBANE CITY COUNCIL hereby approves this plan in accordance with the: % INTEGRATED PLANNING ACT 1997 Dated this  day of September, 2006 LESLIE HOWARD ACWORTH Appointed Officer		6. Existing <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>Title Reference</th> <th>Lot</th> <th>Plan</th> <th>Lots</th> <th>Emts</th> <th>Road</th> </tr> <tr> <td>To ISSUE 50361483</td> <td>21</td> <td>SP 190175</td> <td>1-60, CP</td> <td></td> <td></td> </tr> </table> MORTGAGE ALLOCATIONS <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>Mortgage</th> <th>Lots Fully Encumbered</th> <th>Lots Partially Encumbered</th> </tr> <tr> <td>707892446</td> <td>1-60</td> <td></td> </tr> </table> ENCUMBRANCE EASEMENT ALLOCATIONS <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>Easement</th> <th>Lots to be Encumbered</th> </tr> <tr> <td>To ISSUE</td> <td>CP</td> </tr> <tr> <td>To ISSUE</td> <td>CP</td> </tr> </table>		Title Reference	Lot	Plan	Lots	Emts	Road	To ISSUE 50361483	21	SP 190175	1-60, CP			Mortgage	Lots Fully Encumbered	Lots Partially Encumbered	707892446	1-60		Easement	Lots to be Encumbered	To ISSUE	CP	To ISSUE	CP
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707892446	1-60																										
Easement	Lots to be Encumbered																										
To ISSUE	CP																										
To ISSUE	CP																										
3. Plans with Community Management Statement: CMS Number: 35960 Name: SKYLINE COURT BOWEN HILLS		7. Portion Allocation: 8. Map Reference: 9543-33314 9. Locality: Bowen Hills 10. Local Government: BRISBANE C.C. 11. Passed & Endorsed: By: Anthony John Schmidt Date: 25/07/06 Signed:  Designation: Cadastral Surveyor																									
4. References: Dept File: Local Govt: Surveyor: G0171		Date of Development Approval: 2nd July 2004 12. Building Format Plans only. I certify that: * As far as it is practical to determine, no part of the building shown on this plan encroaches onto adjoining lots or road; ~~* Part of the building shown on this plan encroaches on adjoining lots and road~~  25/07/06 Cadastral Surveyor / Director * Date * delete words not required																									
13. Lodgement Fees: Survey Deposit: \$ Lodgement: \$ New Titles: \$ Photocopy: \$ Postage: \$ TOTAL: \$		14. Insert Plan Number: SP192507																									

ADDITIONAL SHEET
LEVEL A

Sheet	of
2	7

Common

Property

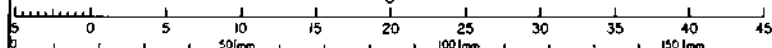
EMTC
(restricted) SP 190175

Common

Property

EMTD
(restricted)
SP 190175

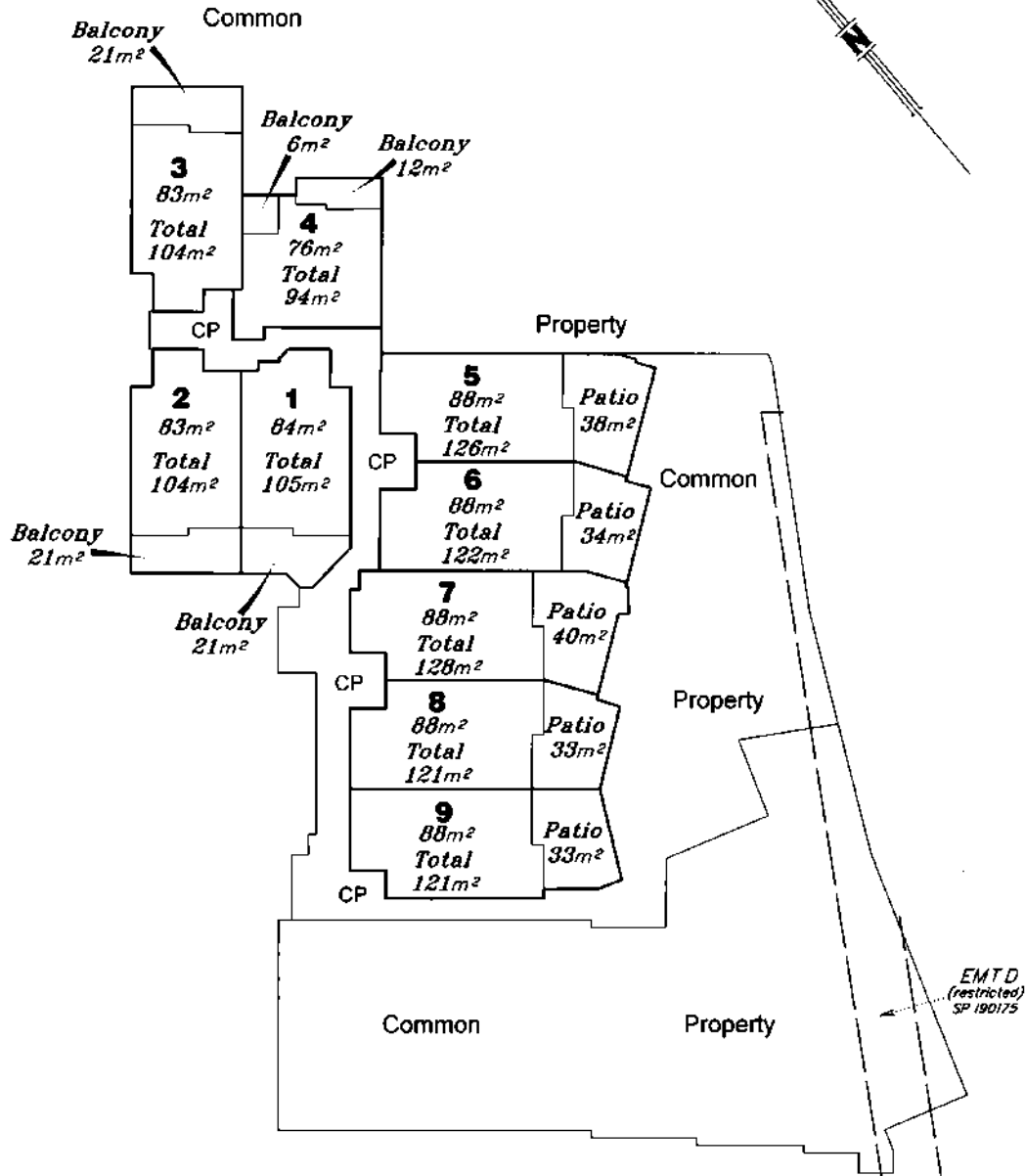
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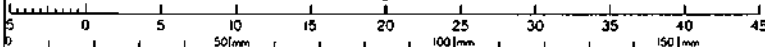
State copyright reserved.

Insert Plan Number	SP192507
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ADDITIONAL SHEET
LEVEL B



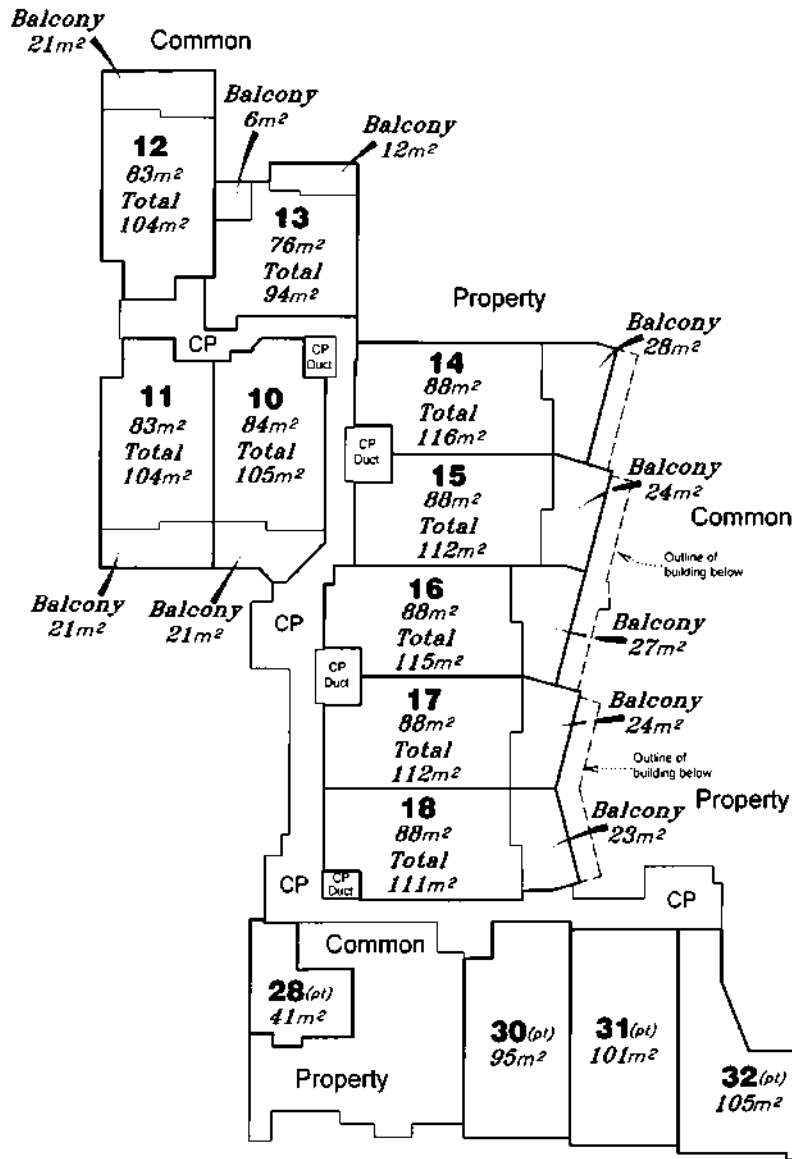
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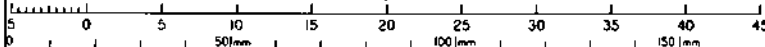
State copyright reserved.

Insert Plan Number **SP192507**

ADDITIONAL SHEET
LEVEL C



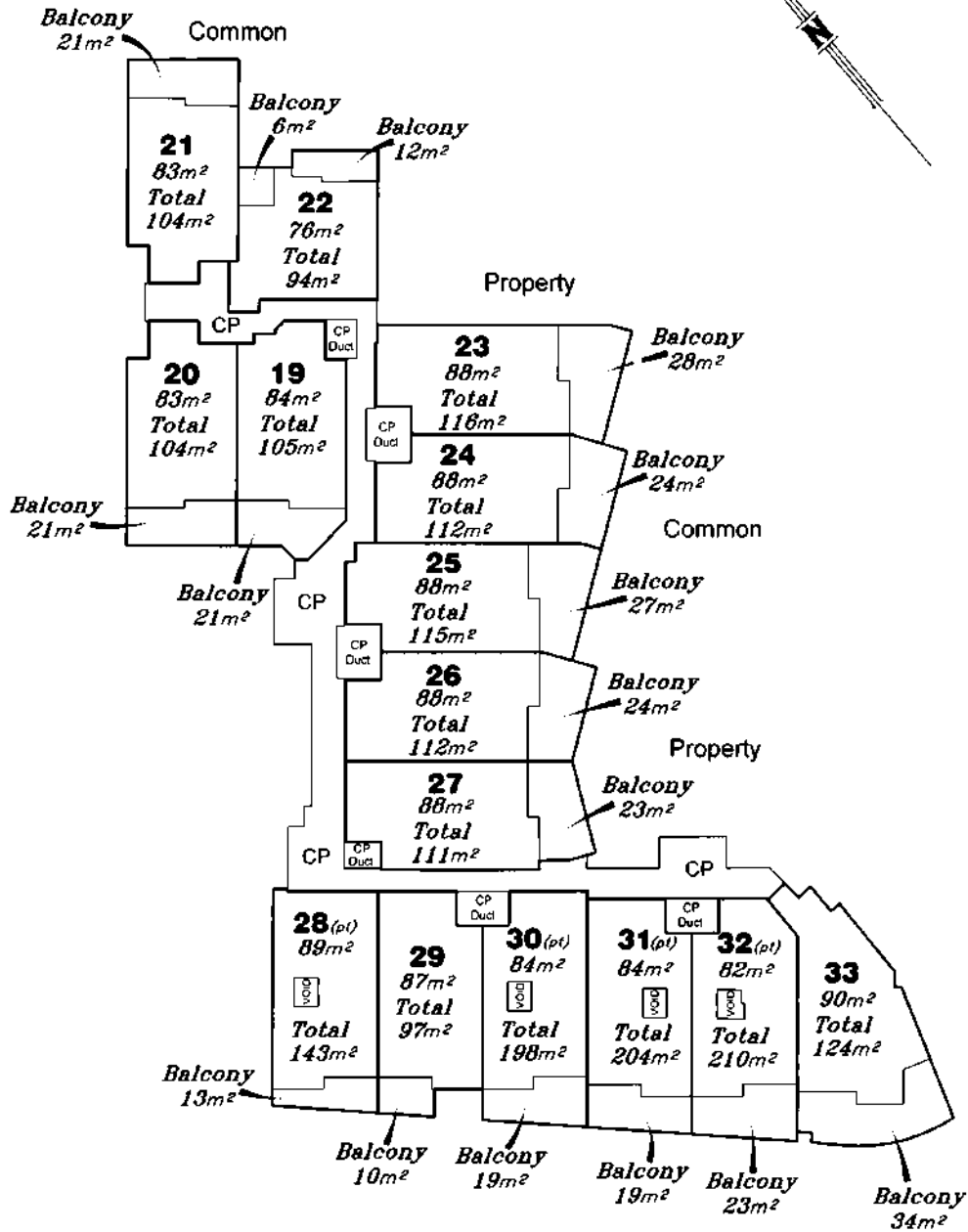
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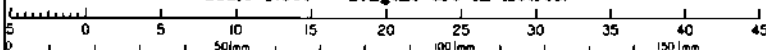
State copyright reserved.

Insert Plan Number **SP192507**

ADDITIONAL SHEET
LEVEL D



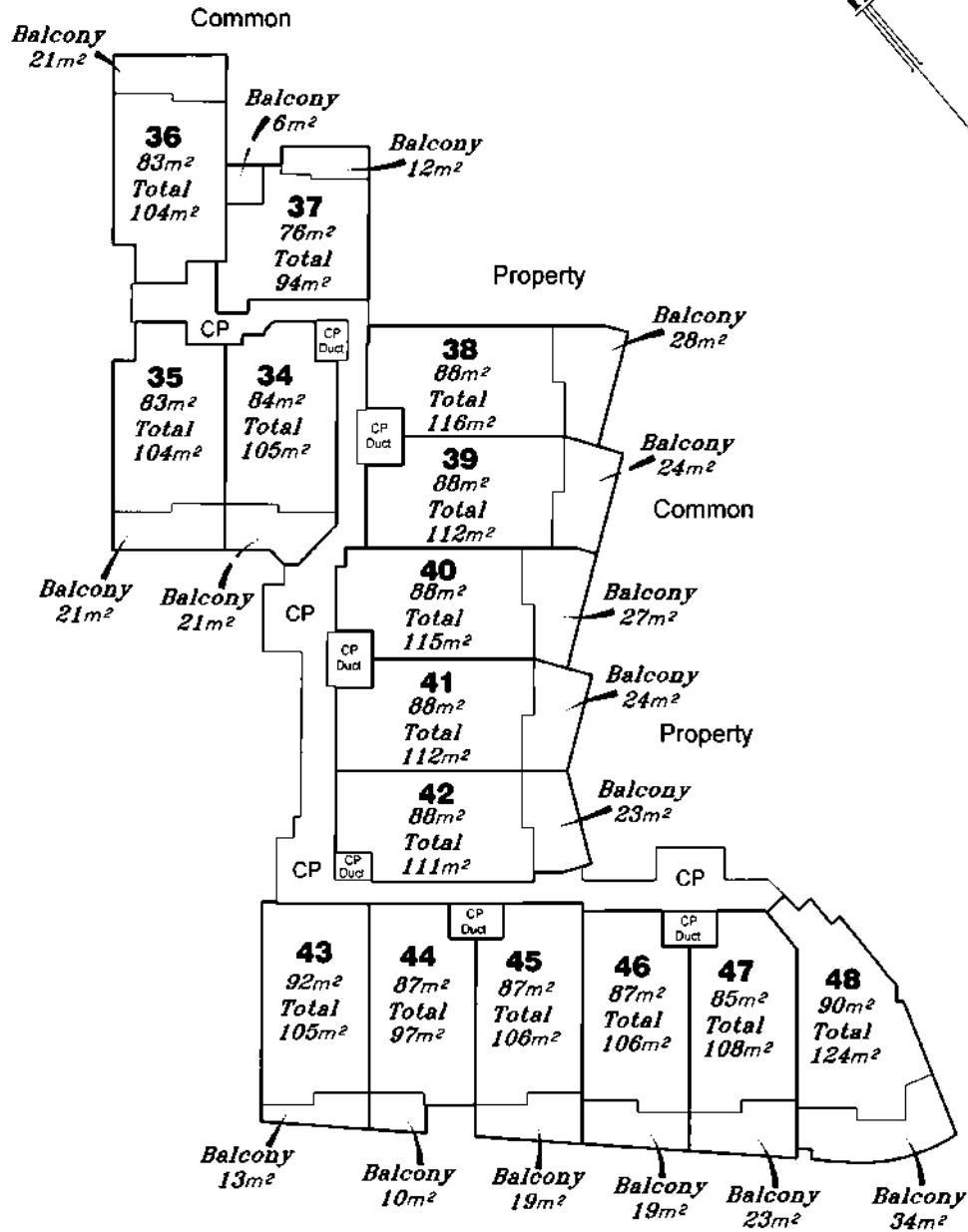
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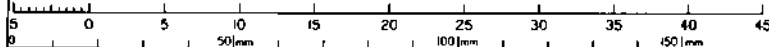
State copyright reserved.

Insert Plan Number **SP192507**

ADDITIONAL SHEET
LEVEL E



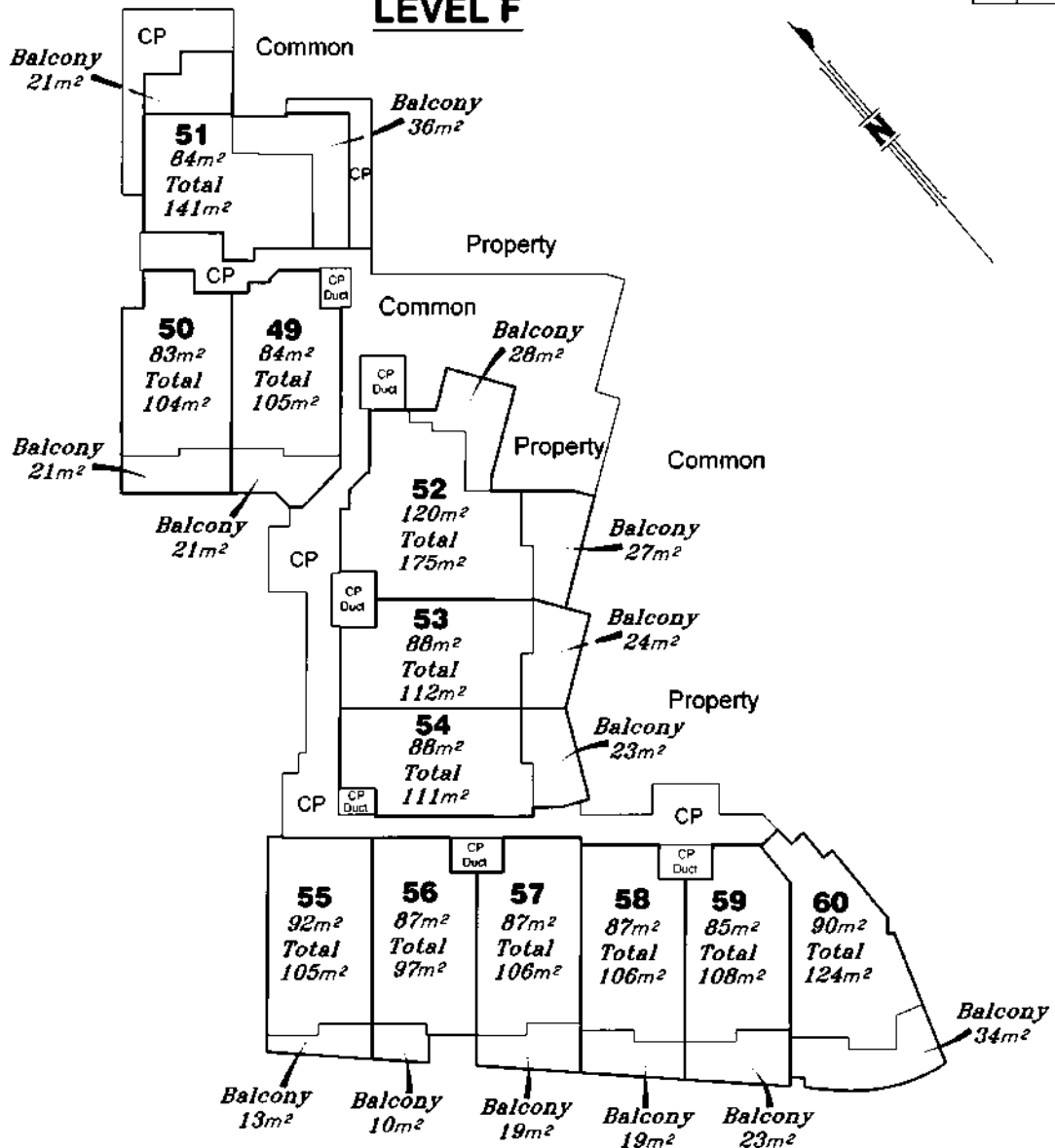
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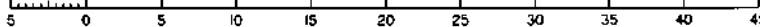
State copyright reserved.

Insert
Plan
Number **SP192507**

ADDITIONAL SHEET
LEVEL F

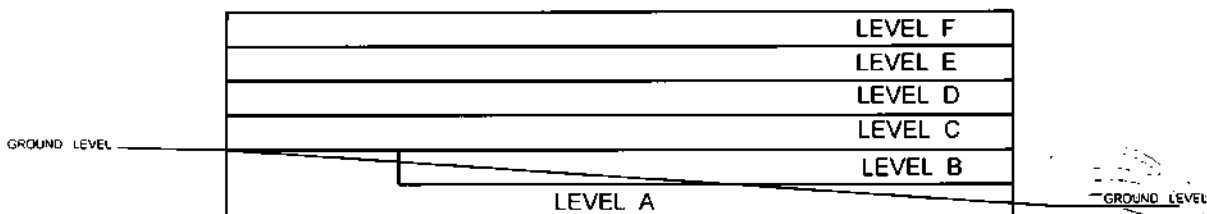


Scale 1:300 - Lengths are in Metres.



LATERAL ASPECT DIAGRAM

South Eastern Elevation
Not To Scale



State copyright reserved.

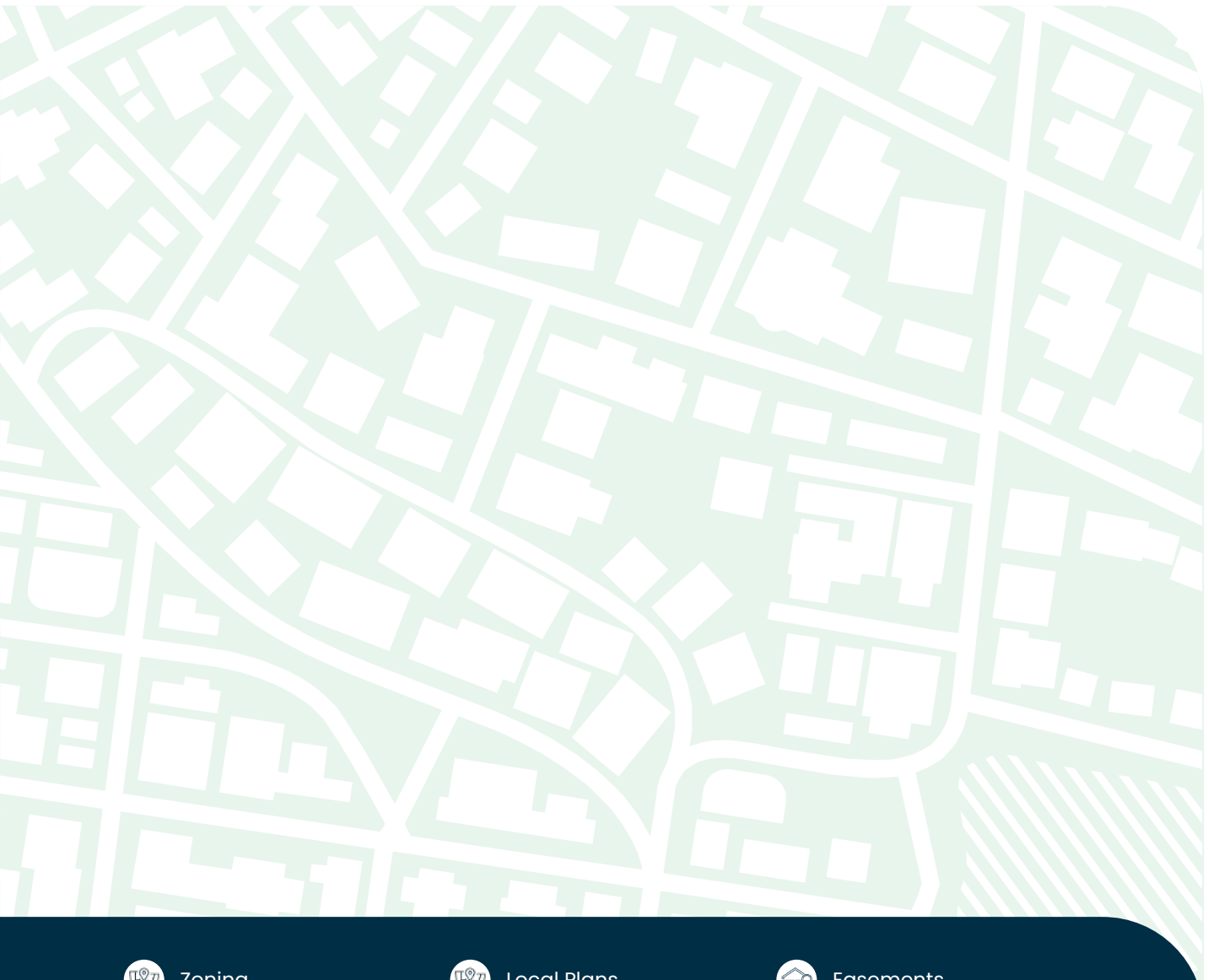
Insert Plan Number **SP192507**

Property Fact Pack

develo

u32/78 Brookes Street
Bowen Hills QLD 4006

YOUR DIGITAL COPY



Zoning



Flood Risk



Coastal Flood Risk



Local Plans



Overland Flow Flood Risk



Flood Planning Risk



Easements



Flood History



State Flood Planning

At a glance

This report provides important property information and identifies the common considerations when buying property, building or renovating.



Easements



CONSIDERATIONS
IDENTIFIED



Flood Risk



CONSIDERATIONS
IDENTIFIED



Character



NO
CONSIDERATIONS
IDENTIFIED



Vegetation



NO
CONSIDERATIONS
IDENTIFIED



Bushfire Risk



NO
CONSIDERATIONS
IDENTIFIED



Noise



CONSIDERATIONS
IDENTIFIED

DATE OF REPORT

21st of May, 2026

ADDRESS

u32/78 BROOKES STREET

LOT PLAN

32/SP192507

COUNCIL

Brisbane

ZONING

- Mu1 Mixed Use (Inner City)

UTILITIES

- Power
- Sewer
- Stormwater
- Water

SCHOOL CATCHMENTS

- Brisbane Central SS
- Fortitude Valley State Secondary College

CLOSEST CITY

Brisbane - 2km

Zoning

What zone is my property?



Sources: Brisbane City Council, State Government – Economic Development Queensland

THINGS TO KNOW

Zoning helps organise cities and towns by dividing properties into specific land use types, such as commercial, residential, industrial, agricultural, and public-use. This structured approach prevents disorderly development, making cities and towns more livable, navigable, and attractive.

Zoning rules determine how land can be used and developed, including identifying desirable developments like townhouses or apartment units near public transport. Zoning may also impose restrictions on building heights to preserve local neighbourhood views.

Local area plans provide even more specific details to protect an area's unique character or encourage growth in suitable places. These plans can modify zoning rules and influence development possibilities, supporting economic growth, preserving local identity, providing open spaces, and improving transport routes.

Note: To determine the development possibilities for your property, it's essential to review the planning documents provided by local authorities, contact directly, or consult with a practising town planner.

Questions to ask

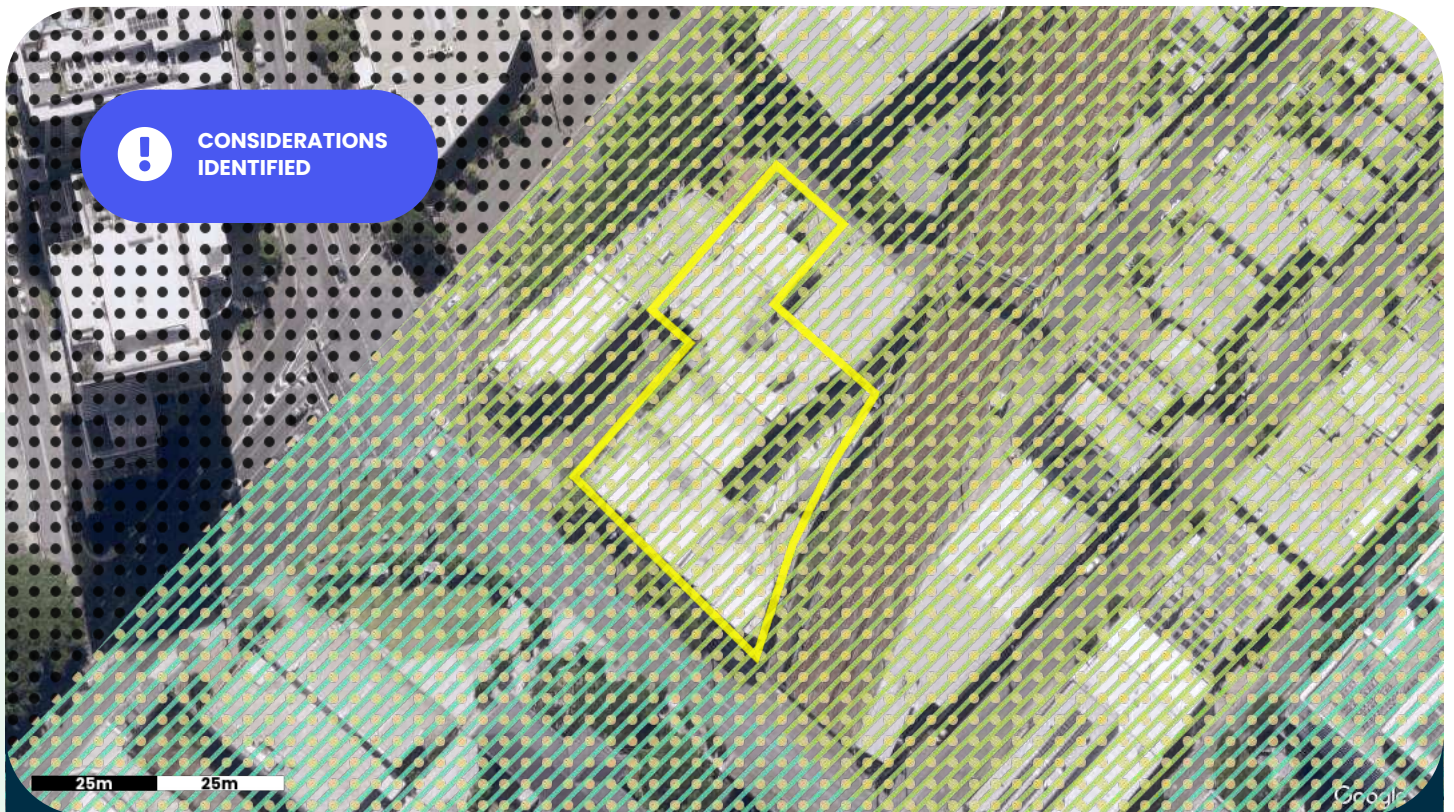
- What does the zoning and local plan mean for the property?
- What land uses are suitable for the applicable zone and/or local plan?

LEGEND

-  Selected Property
-  Cr2 Character Residential (Infill Housing)
-  Ec Emerging Community
-  Lmr2 Low-Medium Density Residential (2 Or 3 Storey Mix)
-  Mc Major Centre
-  Mu1 Mixed Use (Inner City)
-  Priority Development Area – State Gov

Local Plans

Is my property in a Local Area or Neighbourhood Plan?



Sources: Brisbane City Council

THINGS TO KNOW

Local Area and Neighbourhood Plans provide more detailed planning guidance for specific parts of a suburb or town. They sit within the local planning scheme and work alongside zoning to shape how land can be developed.

While zoning sets the general land use, such as residential, commercial or industrial, Local Area Plans can refine or vary zoning rules. They might allow increased building heights in key centres, encourage mixed-use or higher density near transport, or protect local character in established neighbourhoods.

These plans help guide how growth occurs, balancing development with the area's unique identity, access to services, open spaces and transport networks.

Note: Local Area and Neighbourhood Plans differ between councils and are updated over time. Always check the local planning scheme or speak with a town planner or Council officer for current requirements.

Questions to ask

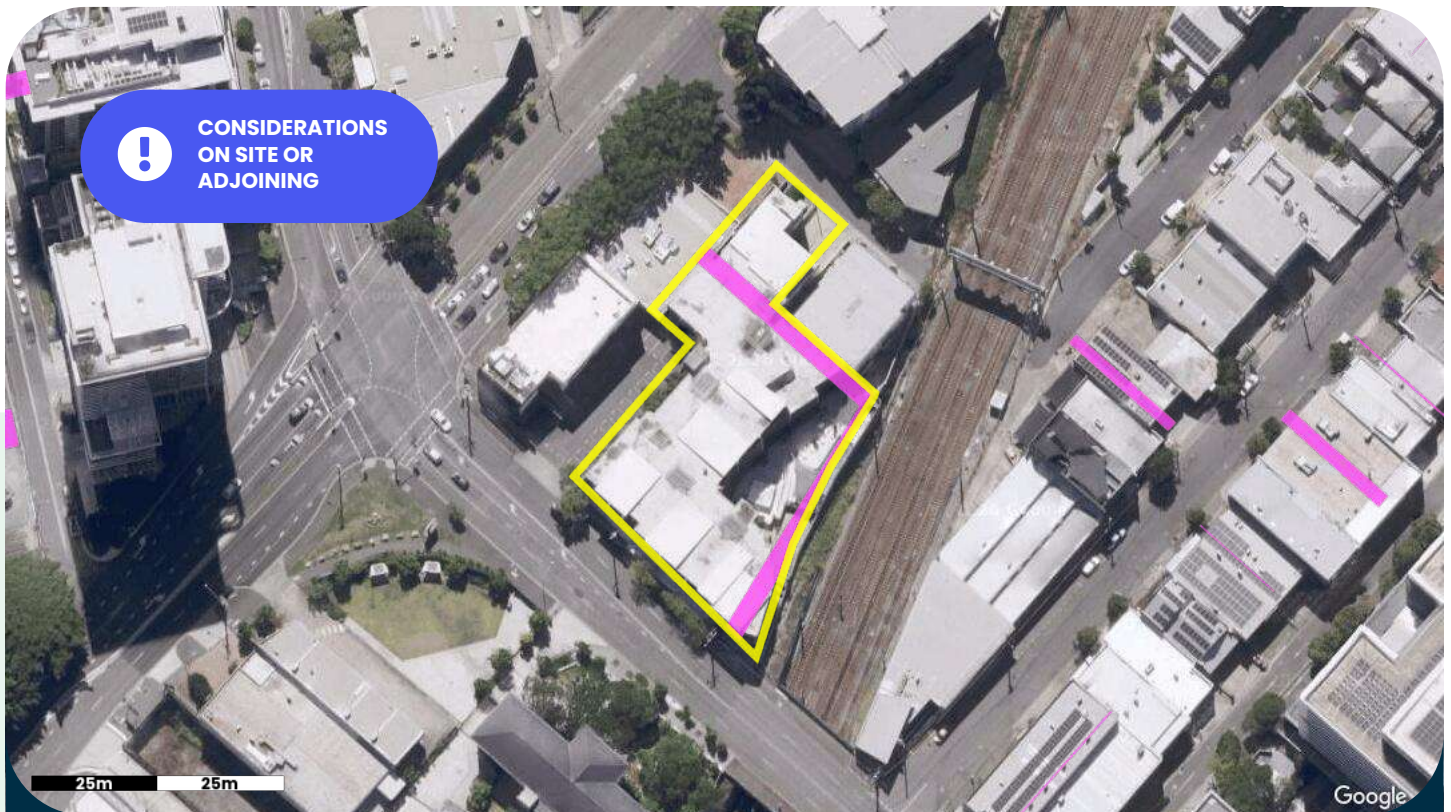
- Does this plan change or override standard zoning rules?
- What design, height or density controls apply?

LEGEND

-  Selected Property
-  Bowen Hills Neighbourhood Plan
-  Fortitude Valley Neighbourhood Plan
-  Light Street Hill Npp-004
-  Valley Gateway Npp-003

Easements

What access rights exist over the property?



Sources: Queensland Government

THINGS TO KNOW

Easements are legal rights allowing a person or government authority to access a specific portion of land for a particular purpose. They are commonly required for the maintenance of utilities including large water and sewer pipes, stormwater drains, and power lines. Easements are also created for shared vehicle access through a property or for maintenance of built to boundary walls.

Easements are recorded on a land title and agreed to by the landowner at the time of subdivision. The easement remains on the title even if the land is sold to someone else. Typically, a landowner cannot build permanent structures within an easement area or obstruct the access of the authorised party.

Before building within or over an easement, you must obtain approval from the easement owner and should speak to a building certifier to understand any specific considerations.

Note: The map identifies only publicly registered easements provided by the relevant authority and is not a definitive source of information. You should order a certificate of title & survey plan from the titles office to be sure. Although rare, private covenants or agreements over the land may exist. If you have specific concerns about land entitlements, please contact a solicitor.

Questions to ask

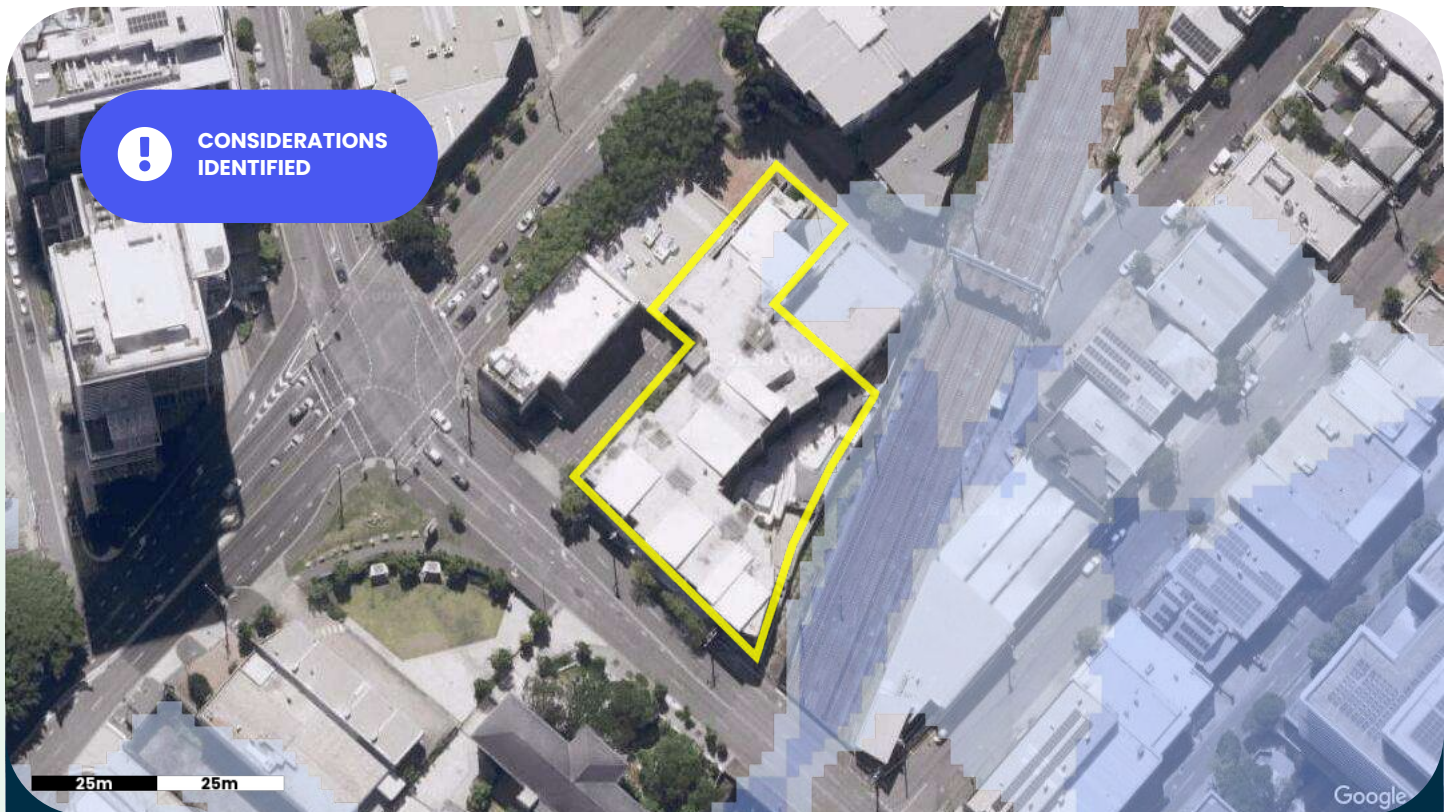
- Does the easement benefit or burden the property?
- Who is responsible for the land within the easement area?
- What other impacts does the easement have on the design of my building?

LEGEND

-  Selected Property
-  Easement Or Covenant

Flood Risk

Is the property in a potential flood area?



Sources: Brisbane City Council

THINGS TO KNOW

If your property is in a potential flood area, it's important to understand the possible risks, impacts and causes of flooding. Flooding commonly happens when prolonged or heavy rainfall causes waterways to rise, overflowing into nearby properties.

The likelihood of a flood is often described using Annual Exceedance Probability (AEP), which shows the chance of a flood happening in any given year. For example, a 1% AEP flood has a 1 in 100 chance of occurring annually.

Building, renovating, or developing in flood-prone areas may require government assessment. For instance, floor heights might need to be built above flood levels, or structures designed to allow water to flow beneath raised buildings.

It is important to check with your local authority (e.g. flood check report) to understand flood risks and access detailed information.

Note: Government flood risk models are broad guides that estimate flood probability and acceptable risk but don't guarantee site-specific accuracy or immunity. They are primarily developed by local authorities to govern future development on that sites to mitigate risks for residents. Newly subdivided lots may have already considered flooding risks and developed above acceptable flood risk levels rendering the mapping invalid. For specific concerns, consult your local authority, local flood check or a qualified professional.

Questions to ask

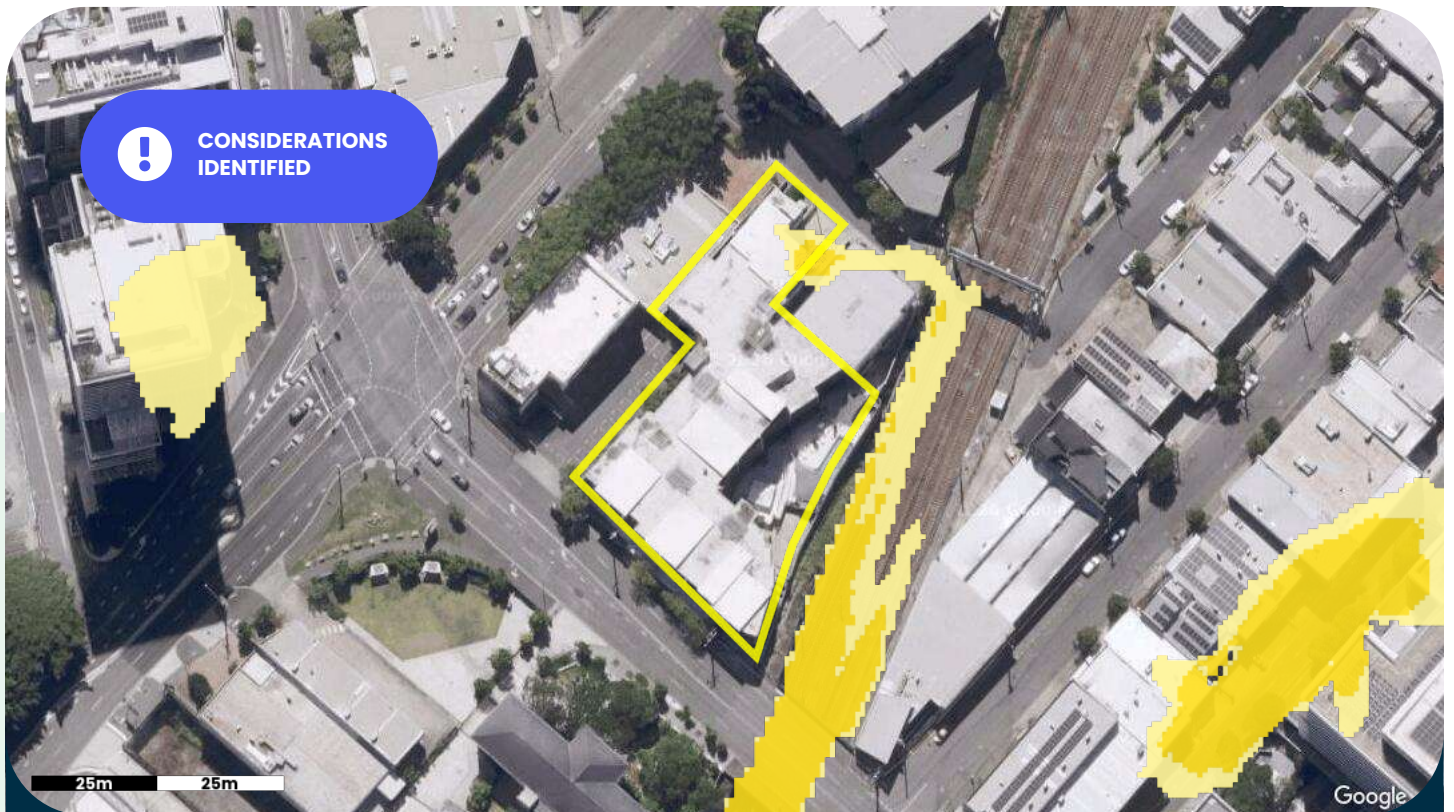
- What are the building requirements in a potential flood area?
- Can the flood risk be reduced through design measures?
- What is the probability of flooding and is this an acceptable risk for your plans?

LEGEND

-  Selected Property
-  Low Likelihood (0.2% Annual Chance)
-  Very Low Likelihood (0.05% Annual Chance)

Overland Flow Flood Risk

Are there any major rainfall issues for this property?



Sources: Brisbane City Council

THINGS TO KNOW

Overland flow refers to water running over the ground's surface during heavy rain. This can happen when stormwater systems are overwhelmed, drainage paths are blocked, or the land cannot absorb water quickly enough.

Unlike river or coastal flooding, overland flow is usually localised but can cause water pooling, damage to structures, and flooding of yards or low-lying areas. Urban areas are particularly vulnerable due to surfaces like roads and concrete, which prevent water from soaking into the ground.

If your property is in an overland flow area, future development of the site may require specific measures like improving drainage, raising building platforms, or adding landscaping features to safely redirect water.

Check with your local authority (e.g. flood check report) to understand flood risks and access detailed information.

PROPERTY DUE DILIGENCE REPORT | u32/78 BROOKES STREET

Note: Government overland flow maps are general guides and may not reflect site-specific conditions. They are primarily developed by local authorities to govern future development on that sites to mitigate risks for residents. Flooding may still occur outside mapped areas due to local factors. Newly subdivided lots may have already considered flooding risks and designed flows away from residential lots, rendering the mapping invalid. For tailored advice, consult your local authority or a qualified professional.

Questions to ask

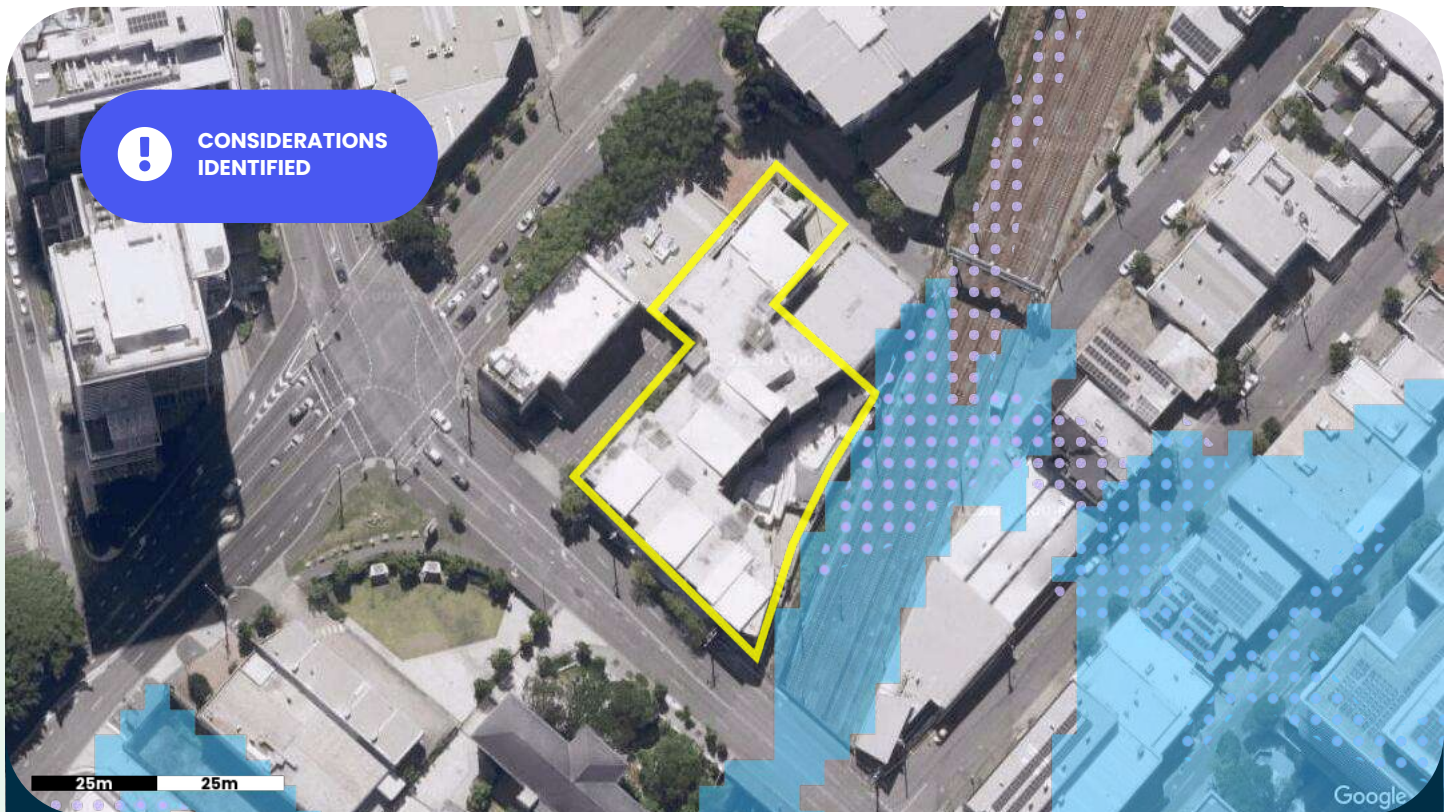
- Are there specific regulations for overland flow that affect your property?
- What building or landscaping measures can help manage water flow?

LEGEND

-  Selected Property
-  Overland Flow - Moderate Impact
-  Overland Flow - Low Impact
-  Overland Flow

Flood Planning Risk

What planning overlays impact development of this property?



Sources: Brisbane City Council

THINGS TO KNOW

Flood Planning overlays identify areas at risk of flooding from rivers, creeks, stormwater, or coastal inundation. These overlays are used to guide land use and development to minimise flood impacts on people, property, and infrastructure.

Developments in Flood Planning areas must meet specific requirements, such as raising floor levels above designated flood immunity levels or using flood-resilient building materials. In some cases, developments may not be permitted in high-risk zones unless engineering solutions, such as stormwater detention basins or elevated structures, are implemented.

Note: Flood Planning overlays are based on broad modelling assumptions, are general in nature and are a tool for managing flood risk as it relates to development of the property. They do not guarantee individual property immunity from flooding or account for site-specific conditions. Newly subdivided lots may have already considered flooding risks and developed above acceptable flood risk levels, rendering the mapping invalid. Check with your local authority or a qualified professional for specific requirements.

Questions to ask

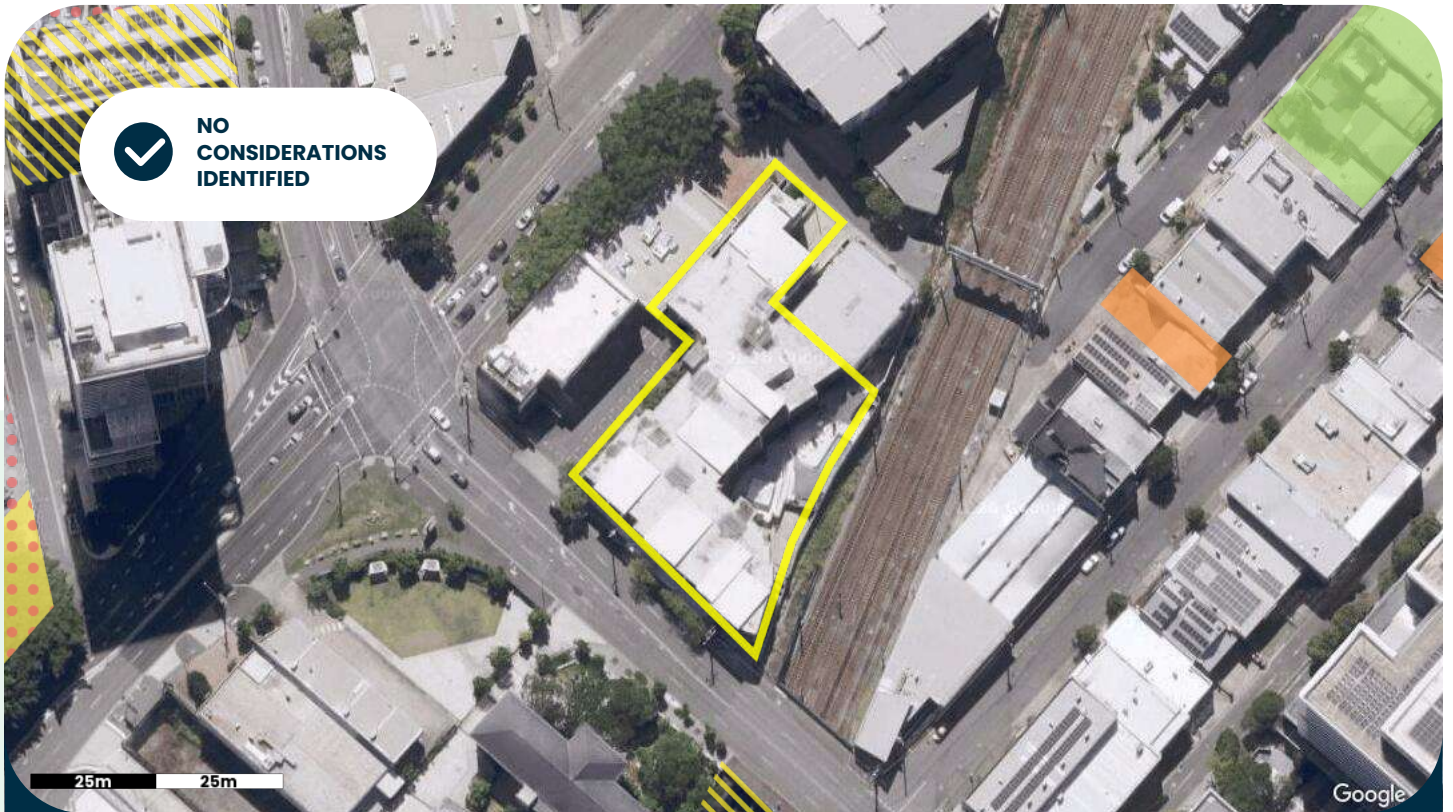
- What restrictions apply to developing in a Flood Planning area?
- Are there required flood immunity levels or design standards?
- How do overlays account for future changes like climate impacts or urban growth?

LEGEND

-  Selected Property
-  Overland Flow Flood Planning Area
-  Planning Area 5 - Very Low Risk

Character

Is the property in a character or heritage area?



Sources: Brisbane City Council, Department Of Environment, Science And Innovation

THINGS TO KNOW

Heritage and character places are generally to be retained or restored to preserve their unique character value and charm. Any extensions or alterations to existing heritage buildings should complement the traditional building style of the area. There may also be demolition restrictions for existing heritage buildings.

If a property is identified in a character area, any new houses or an extension to a house **may** need to be designed to fit in with the existing building character of the area.

Note: It is not only houses or buildings that are protected by heritage values, there may be structures or landscape features on site that are protected by heritage values. It is essential to consult with the local authority, town planner or a building certifier for guidance on heritage places.

Questions to ask

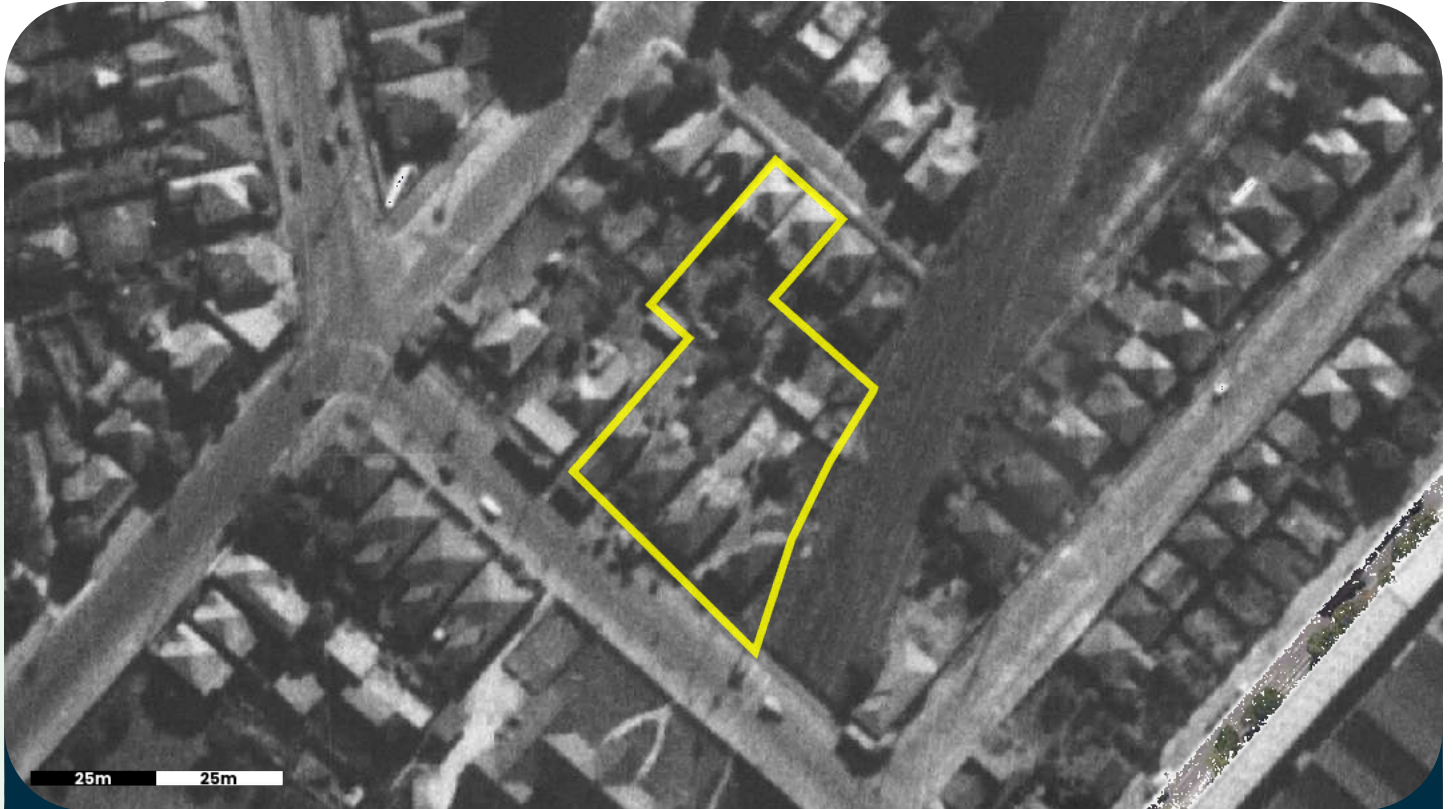
- Is the property protected by Character or Heritage restrictions?
- What impacts do these restrictions have on renovations, extensions, or new builds?
- Is approval required for works under Character or Heritage restrictions?
- How does this consideration positively or negatively impact the property?

LEGEND

-  Selected Property
-  Local Heritage Place, Structure Or Landscaping
-  Pre 1911 Building
-  Property Adjoins A Heritage Place, Structure Or Landscaping
-  State Heritage Place, Structure Or Landscaping
-  Traditional Building Character - Neighbourhood

Historic Imagery

Historic Aerial Imagery



THINGS TO KNOW

Houses built before a certain historical period (e.g., pre-1946) are generally required to be preserved, with any extensions or alterations designed to complement their original architectural style.

If historic records or aerial imagery show a house on the site and the original structure remains, it may be protected by heritage regulations. Heritage and character provide a vital link to the past, showcasing a city's evolution while offering opportunities to celebrate and shape its future identity.

New homes in these areas should be designed to complement the existing streetscape and maintain the area's character and charm.

Advice from a town planner or heritage architect is recommended if the property is identified as built in or before a historical period to ensure compliance with regulations.

Questions to ask:

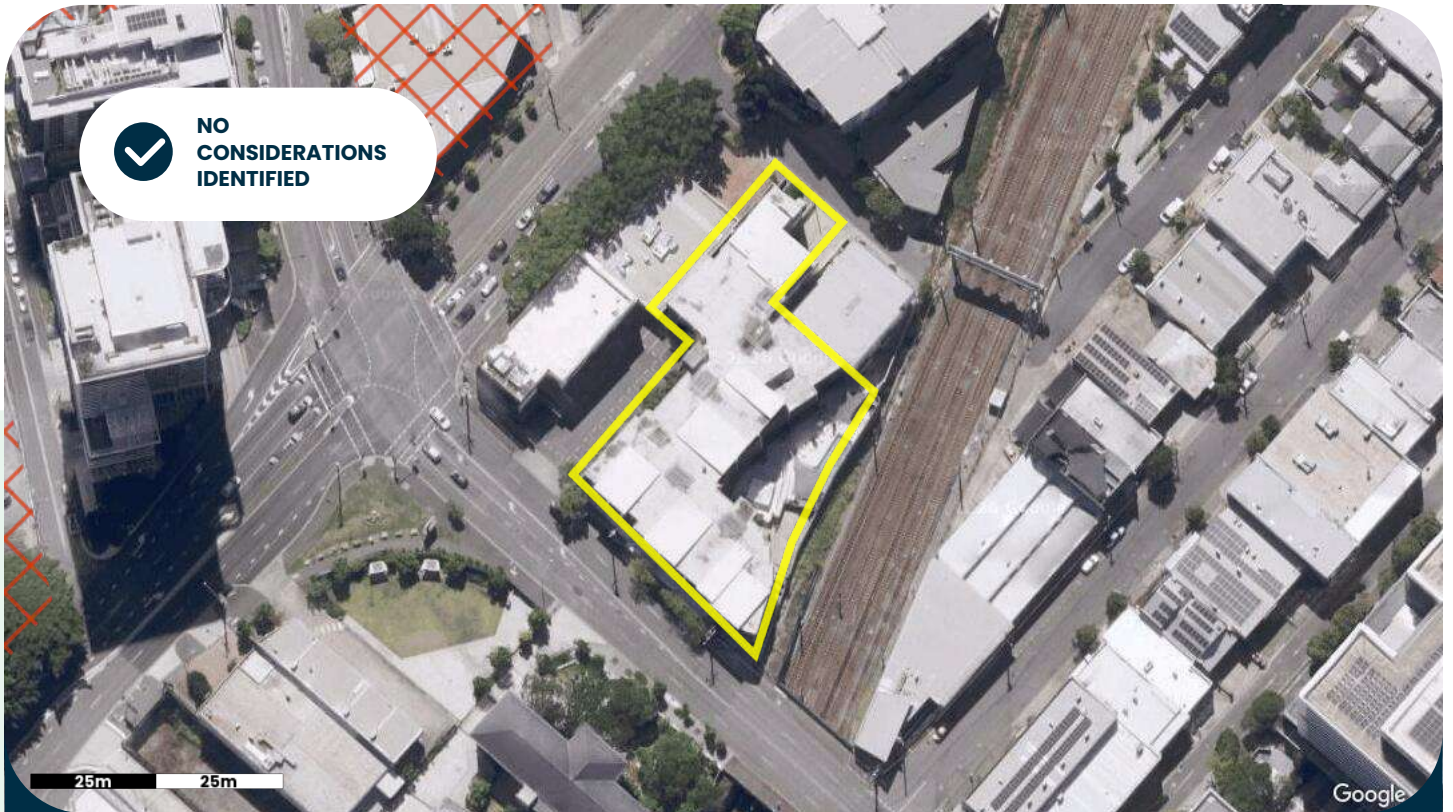
- Is the property protected by Character protection?
- Can the building be demolished or modified?
- How do these protections affect renovations, extensions, or new builds?

LEGEND

 Selected Property

Vegetation

Is the property in an area with vegetation protection?



Sources: Brisbane City Council

THINGS TO KNOW

Properties located in protected vegetation areas may have tree clearing restrictions over the native vegetation or significant vegetation on the property. Your property may have vegetation protection if it:

- is located near a river, creek or a waterway corridor
- is located in a bushland area or rural area with native vegetation
- contains large significant trees even in an urban area
- the trees have heritage values and cultural sentiment

If these features are present, your property may contribute to the preservation of important environmental or cultural values. In these cases, planning controls may apply to help guide how vegetation is managed or how land can be developed.

Note: The map provided identifies areas that may have restrictions on tree clearing of native vegetation or significant. The mapping is based on broad modelling assumptions and does not assess each site individually. Newly subdivided lots may already have considered protected vegetation in the design of the subdivision and removal of vegetation approved by Council. To obtain accurate information about tree clearing and building on a site with protected vegetation considerations, it is recommended to contact your local Council or a local arborist for guidance.

Questions to ask

- Where is the protected vegetation located on the property?
- Is the identified vegetation "native" or an introduced species?
- How does this consideration positively or negatively impact the property?

LEGEND

-  Selected Property
-  Significant Urban Vegetation – Nall

Bushfire Risk

Is the property in a potential bushfire area?



THINGS TO KNOW

Being located in a bushfire risk area does not guarantee a bushfire occurrence but signifies that the property has been identified as having conditions conducive to supporting a bushfire. Factors such as a dry climate, dense surrounding vegetation, and steep landscapes all contribute to the impact and intensity of a bushfire.

If you plan to build or develop in a bushfire area, your construction may need to adhere to specific requirements to ensure resident safety. This could involve proper building siting, creating barriers and buffer zones around your home, and using appropriate building design and materials to minimise the impact of bushfires.

Note: The map provided is based on broad government modelling assumptions and does not assess each site individually or guarantee bushfire immunity.

Newly subdivided lots may have already considered bushfire risk in the design of the subdivision, potentially involving vegetation removal, and gained approval from the Council. You should speak with the Council or a building certifier to identify any relevant safety requirements for your site.

Questions to ask

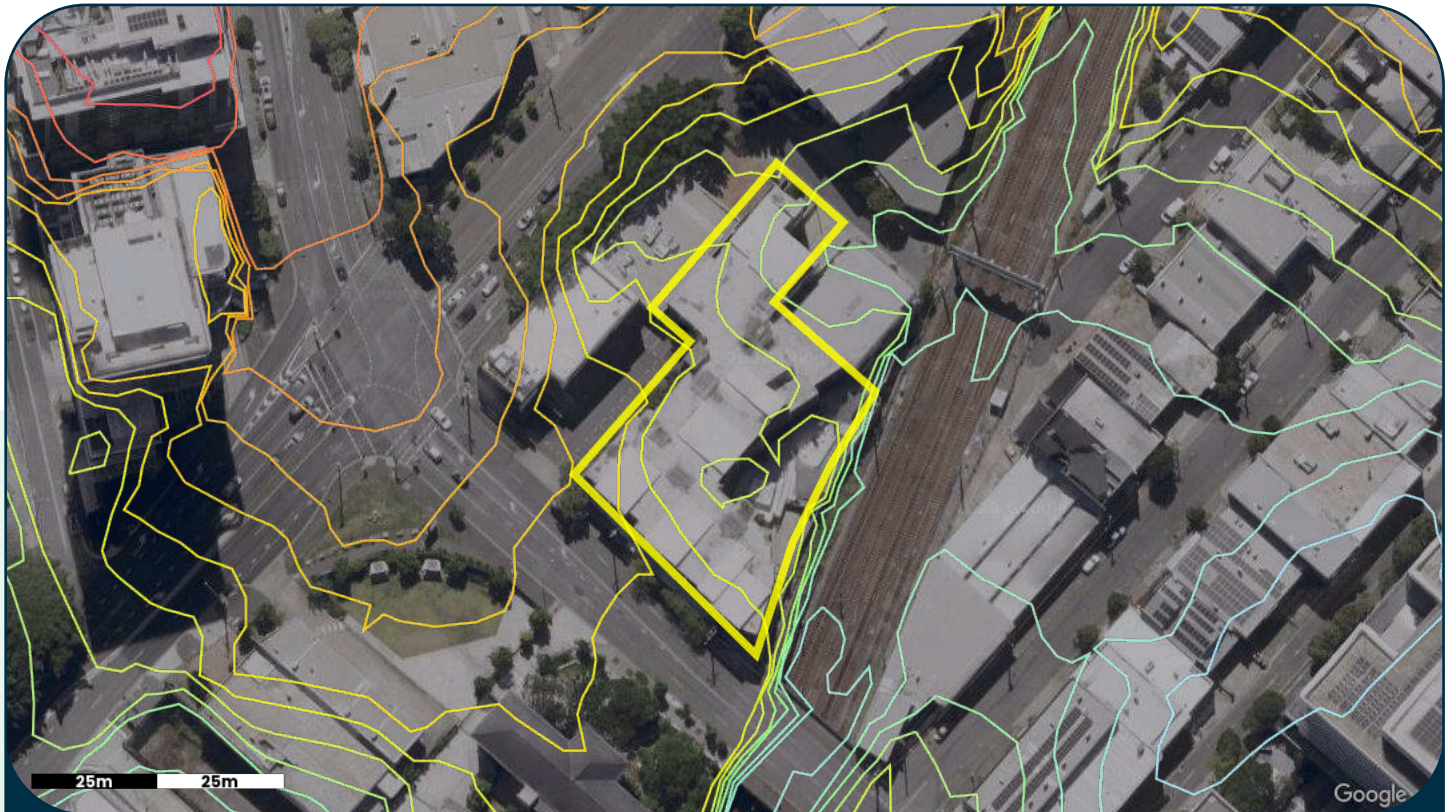
- What is the significance of the bushfire risk to the property?
- What can be built in a bushfire risk area?
- Can bushfire impacts be reduced through design?

LEGEND

 Selected Property

Steep Land

Is there significant slope on this property?



Sources: Department Of Resources

THINGS TO KNOW

Understanding how the land slopes on your property is important to know for building construction, soil and rainwater management purposes. A sloping block is a title of land that has varying elevations. Whether the slope is steep or gradual, knowing the land's topography helps in planning and building structures on site.

A flat block of land is generally easier to construct on but sloping land has other benefits if the building is designed well, such as improved views, drainage and ventilation. Properties with steep slopes pose challenges, particularly regarding soil stability. Retaining walls and other stabilisation measures may be necessary to prevent erosion and ensure the safety of structures.

For an accurate assessment of your property's slopes and suitability for construction, consult a surveyor or structural engineer.

Note: The information provided is based on general modelling assumptions and does not evaluate each site individually. Changes in the landscape such as retaining walls may have occurred. The contour lines provided show elevation measurement above sea level.

Questions to ask

- Where is the steep land and/or landslide risk located?
- How does this affect what can be built on the property?
- Can the steep land and/or landslide risk be improved?

LEGEND

-  Selected Property
- Property Est. Fall: ~4m
-  Property High: ~11m
-  Property Low: ~7m



Noise

Is the property in a potential noise area?



Sources: Brisbane City Council, Department Of Transport And Main Roads

THINGS TO KNOW

Some properties may be located near uses that generate noise such as road, rail and airport traffic. These noise generating uses can cause some nuisance for the occupants of a building if it is loud and consistent. When building, extending or developing property in a noise affected area, you may be required to consider design features that reduce noise for the residents of the dwelling.

Common design features some local Councils may require include installing double glazing windows, noise attenuation doors and fences. You may wish to contact an acoustic engineer for more information.

Note: The map provided identifies noise based on government broad modelling assumptions and does not assess each site individually or any nearby sound barriers such as acoustic fences, buildings, vegetation, or earth mounds.

Questions to ask

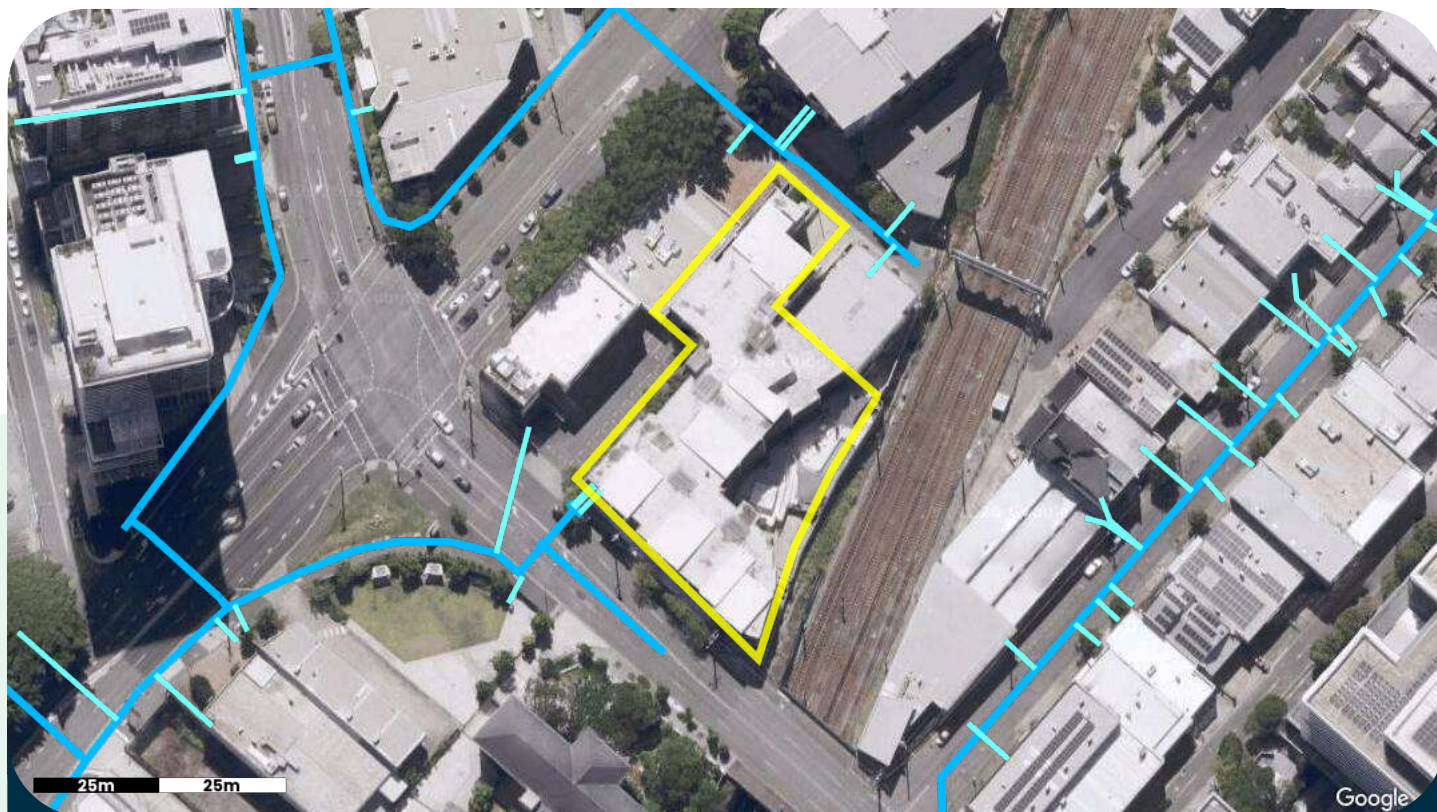
- What is the significance of the noise impacts?
- How do noise impacts affect renovations, extensions or new builds?
- How can noise impacts be reduced through design?
- How might you confirm the noise levels and whether they are acceptable?

LEGEND

- Selected Property
- Very High Noise (Rail)
- High Noise (Rail)
- Mod. To High Noise (Rail)
- Moderate Noise (Rail)
- Mod. To Low Noise (Rail)
- Very High Noise Area (Council)
- High Noise Area (Council)
- High To Mod. Noise Area (Council)
- Moderate Noise Area (Council)
- Mod. To Low Noise Area (Council)

Water

Are there any water pipes nearby?



Sources: Urban Utilities

THINGS TO KNOW

Water mains carry potable water from water treatment facilities to properties to use for drinking, washing and watering of gardens. These mains are owned by Council or a local Service Authority. It is important to locate these pipes before you start any underground work, to avoid costly damage to the mains.

If you are planning to develop or renovate a property and the building work is close to or over water and sewer mains, you may be required to obtain approval from local Council or the Service Authority. You should also contact a surveyor or register professional to identify any underground services before commencing any work.

Note: The information provided identifies the location of large government maintained pipes only and does not identify all privately owned pipes that may exist underground. The location of pipes in relation to the aerial or satellite image provided may be skewed because of the angle the imagery is captured from.

The indicative pipe location is provided as a guide only and not relied upon solely before undertaking work.

Questions to ask

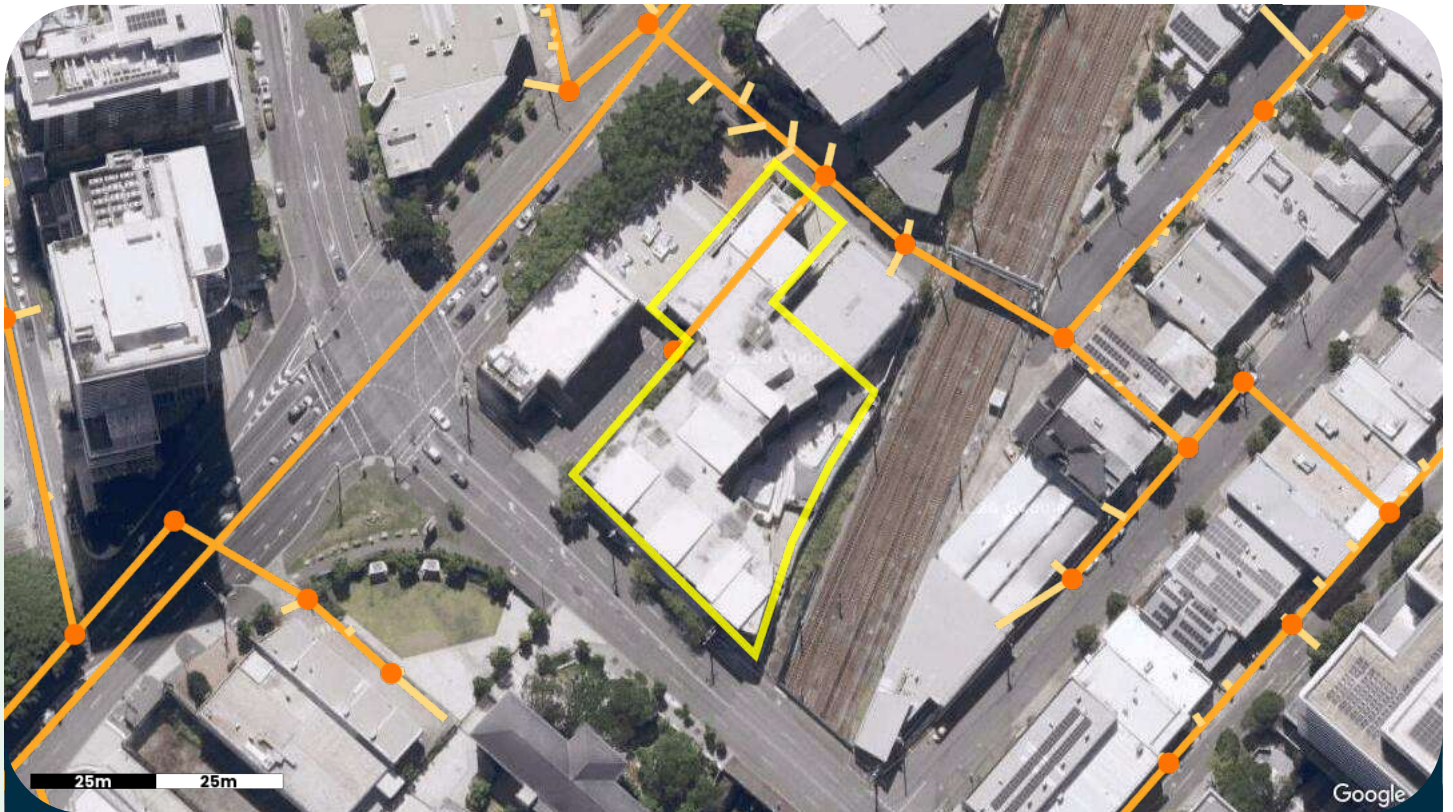
- Where is the water infrastructure located on the property?
- What impact might this have on renovations, extensions, new builds or redevelopment?
- What can be built over or near the identified water infrastructure?

LEGEND

-  Selected Property
-  Water Connection
-  Water Pipe

Sewer

Are there any sewer pipes nearby?



Sources: Urban Utilities

THINGS TO KNOW

Sewer mains carry wastewater away from properties to sewage treatment facilities. These mains are owned by Council or a local Service Authority. It is important to locate these pipes before you start any underground work, to avoid costly damage to the mains.

If you are planning to develop or renovate a property and the building work is close to or over water and sewer mains, you may be required to obtain approval from local Council or the Service Authority. You should also contact a surveyor or register professional to identify any underground services before commencing any work.

Note: The information provided identifies the location of large government maintained pipes only and does not identify all privately owned pipes that may exist underground. The location of pipes in relation to the aerial or satellite image provided may be skewed because of the angle the imagery is captured from.

The indicative pipe location is provided as a guide only and not relied upon solely before undertaking work.

Questions to ask

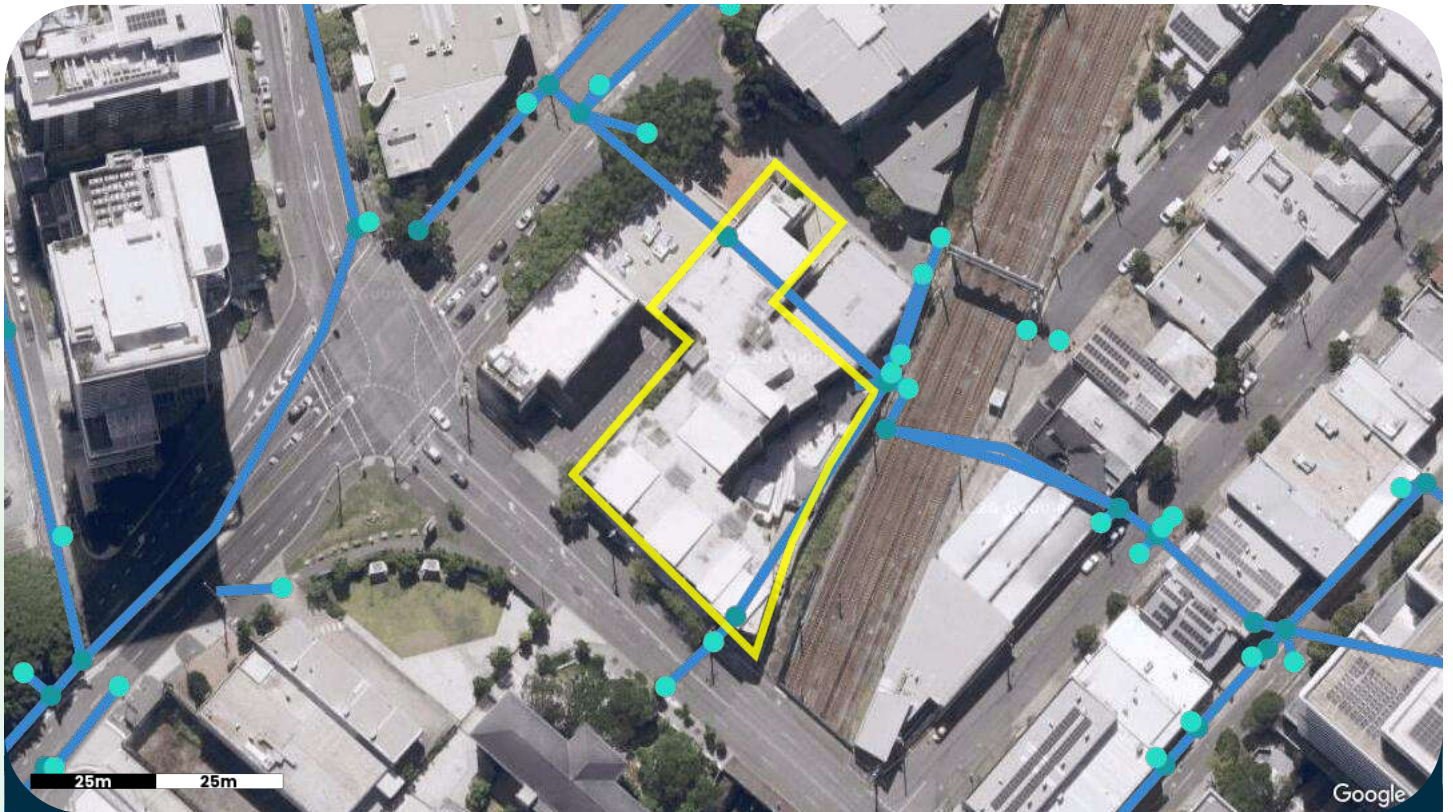
- Where is the sewer infrastructure located on the property?
- What impact might this have on renovations, extensions, new builds or redevelopment?
- What can be built over or near the identified sewer infrastructure?

LEGEND

-  Selected Property
-  Sewer Maintenance Structure
-  Sewer Pipe
-  Sewer Pipe Connection

Stormwater

Are there stormwater pipes on or near the property?



Sources: Brisbane City Council

THINGS TO KNOW

Council stormwater pipes collect piped roof water and surface water from a number of properties and direct flows away from buildings. These pipes are owned by Council and feed into large pipes which collect water from the street curb and channel.

You will need government approval to build over or near a large stormwater pipe. It is important to locate these pipes before digging to ensure they are not damaged. Please contact the local authority to access detailed plans that show the size and depth of pipes.

Note: The information provided identifies the location of large government maintained pipes only and does not identify all privately owned pipes that may exist underground.

The location of pipes in relation to the aerial or satellite image provided may be skewed because of the angle the imagery is captured from. The indicative pipe location is provided as a guide only and not relied upon solely before undertaking work.

Questions to ask

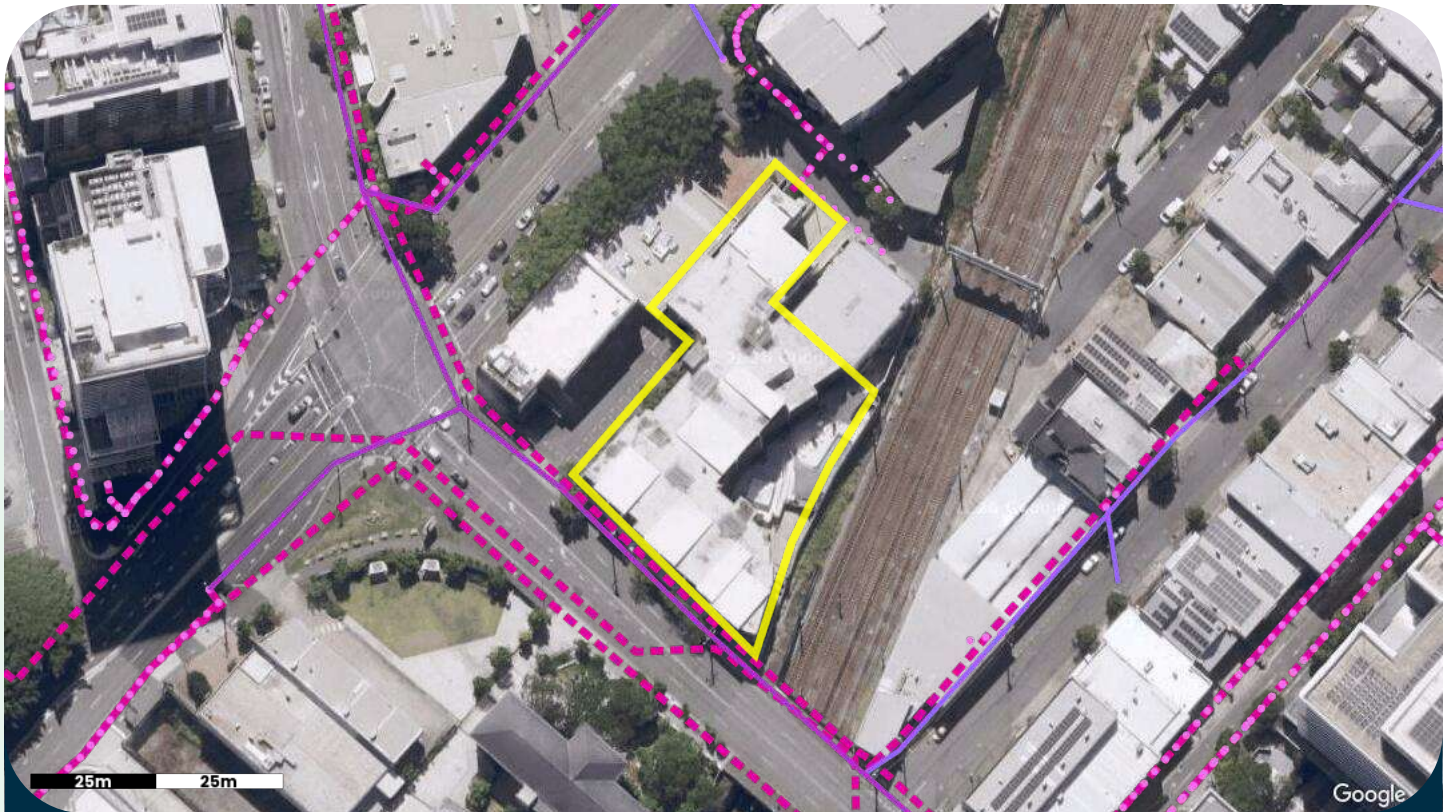
- Where is the stormwater infrastructure located on the property?
- Is there a lawful point of stormwater discharge available to the property?
- What impacts might this have on renovations, extensions, new builds or redevelopment?
- What can you build over or near the identified stormwater infrastructure?

LEGEND

-  Selected Property
-  Inlet Structure
-  Maintenance Structure
-  Stormwater Pipe Or Culvert

Power

Are there any power lines on or near the property?



Sources: Energex

THINGS TO KNOW

Power lines (overhead or underground) transmit electricity from power stations through cables to individual properties. It is important to locate these cables before digging or undertaking overhead work near power lines, to ensure they are not damaged or workers injured.

Note: The map provided identifies the general location of large power mains identified by the service authority. The location of cables and power lines in relation to the aerial or satellite image provided may be skewed because of the angle the imagery is captured from. The indicative cable location is provided as a guide only and not relied upon solely before undertaking work. Please contact the relevant Service Authority to find out further detailed information.

Questions to ask

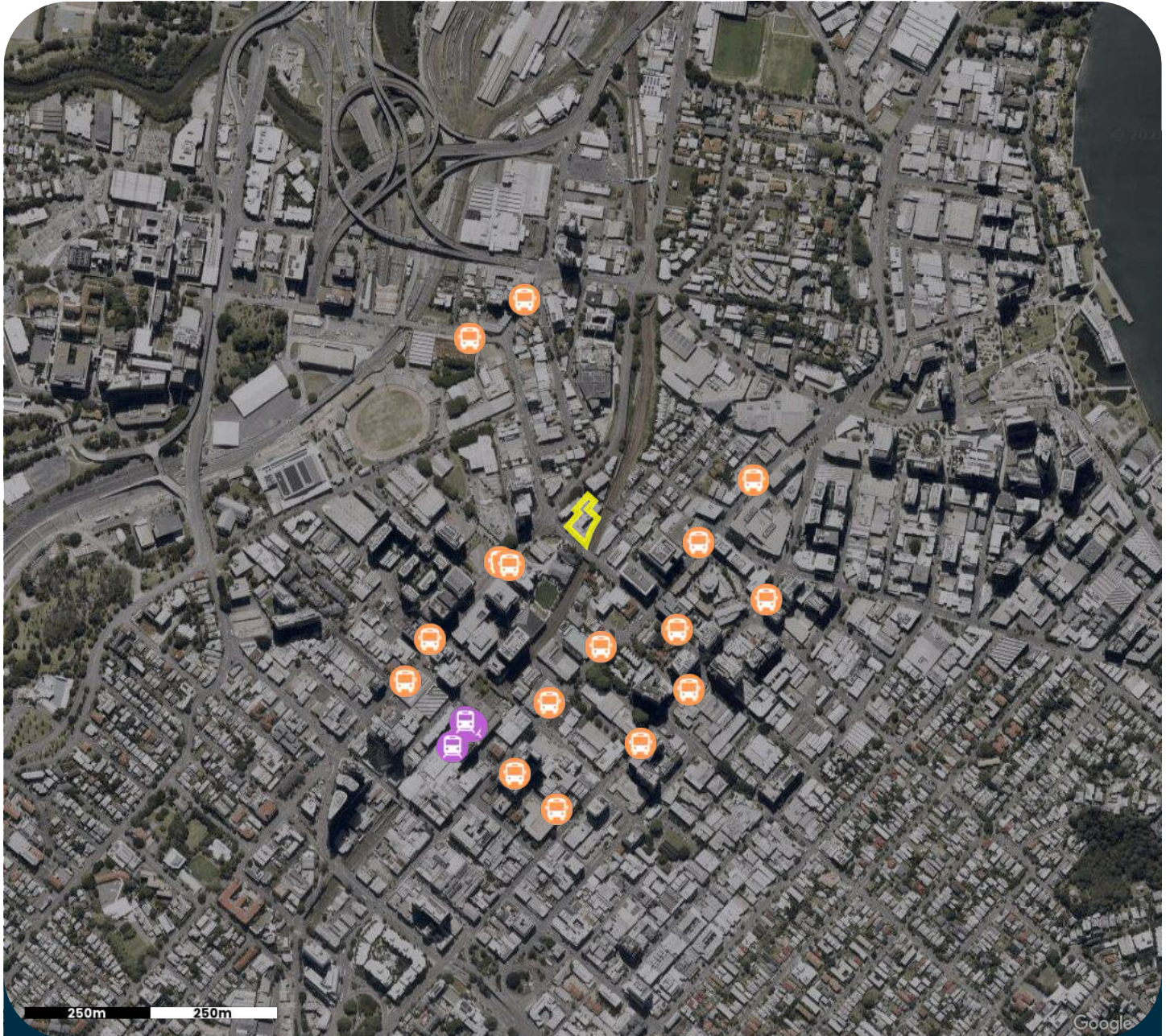
- Where is the power infrastructure located on the property?
- Is there an electricity connection available to the property?
- What impact might this have on renovations, extensions, new builds or redevelopment?

LEGEND

-  Selected Property
-  Overhead Power Line (HV)
-  Overhead Power Line (LV)
-  Underground Power Cable (HV)
-  Underground Power Cable (LV)

Public Transport

Is there any public transport stops nearby?



LEGEND

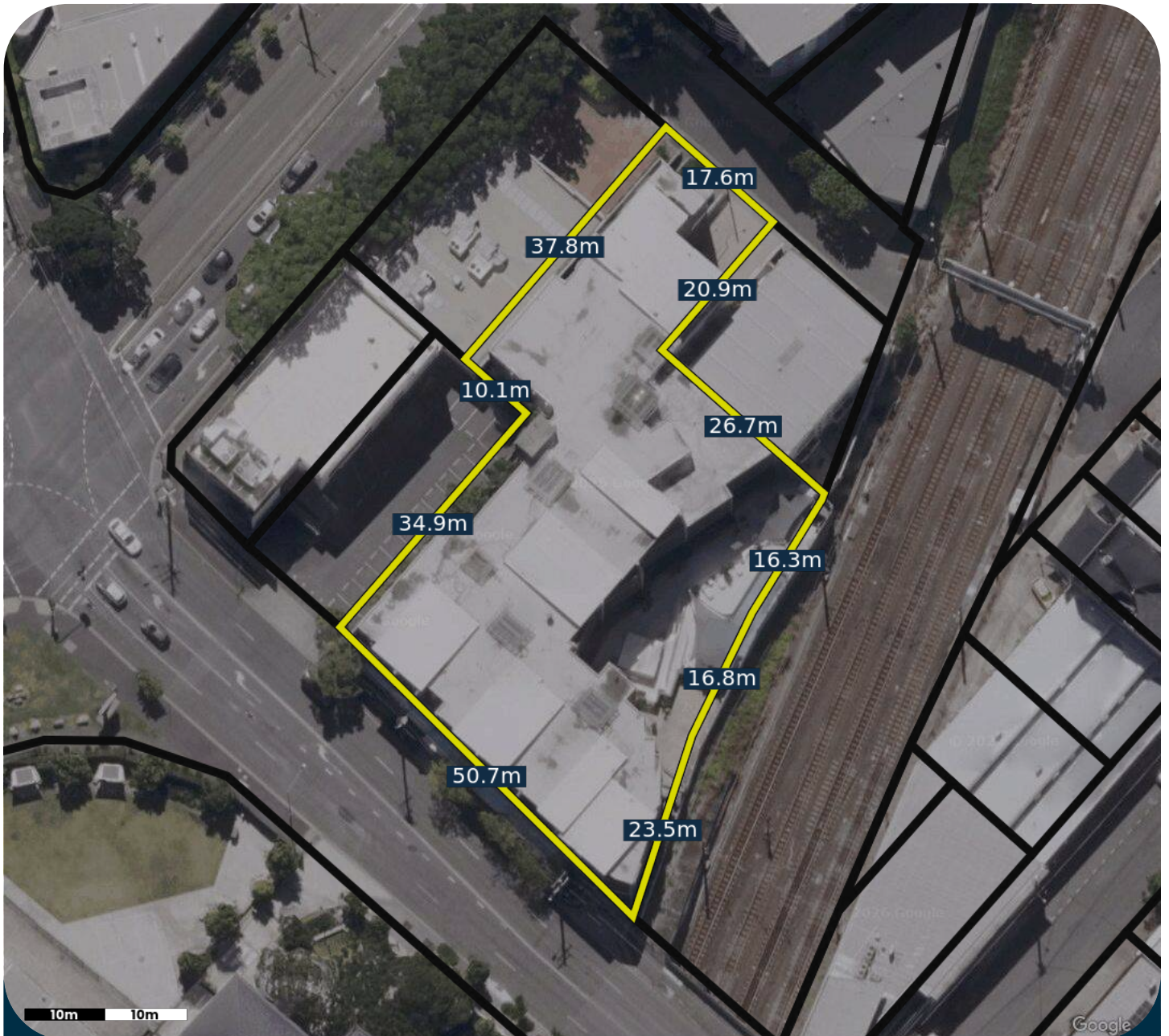
 Selected Property

 Train Station

 Bus Stop

Boundary

View your property boundaries



Imagery may misalign with boundaries due to capture distortion.
Note: All dimensions are estimates, not all dimensions may be shown.

Area: ~2,696m², Perimeter: ~256m

LEGEND

Selected Property

DISCLAIMER

This report is provided by Develo Pty Ltd as a general guide only and is intended to support due diligence when considering a property. While care is taken to compile and present information from a variety of reliable third-party sources, including government and regulatory datasets, Develo Pty Ltd makes no representations or warranties about the accuracy, currency, completeness, or suitability of the information provided.

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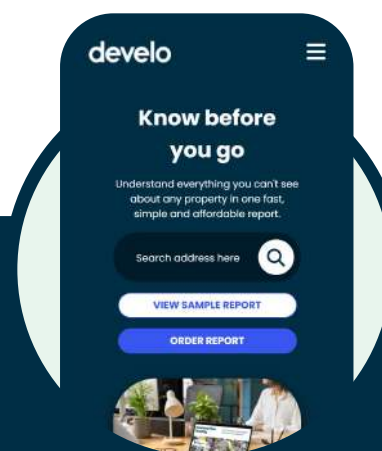
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ABN 46 640 294 485
GPO Box 2454, Brisbane QLD 4001, AUSTRALIA
www.detsi.qld.gov.au

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

Infotrack Pty Ltd
PO Box 10314 Adelaide St
BRISBANE QLD 4001

Transaction ID: 51156732 EMR Site Id: 21 May 2026
Cheque Number:
Client Reference:

This response relates to a search request received for the site:
Lot: 32 Plan: SP192507
32/78 BROOKES ST
BOWEN HILLS

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



Dedicated to a better Brisbane

BRISBANE CITY COUNCIL ABN 72 002 765 795

Rate Account

Property Location: 32/78 BROOKES ST
BOWEN HILLS

Issue Date 2 Apr 2026

MS AMANDA C WILKINSON

Account number
5000 0000 4521 130

Bill number
5000 1050 0853 173

Enquiries
(07) 3403 8888
24 hours 7 days

Account Period
1 Apr 2026 - 30 Jun 2026

TAX INVOICE

Total GST on this Tax Invoice
\$0.18



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Switch to paperless billing
and access your rates notice
anytime, anywhere.

You can also opt-in for a
free SMS reminder of your
bill's due date.

Visit
brisbane.qld.gov.au/rates
to sign up and help keep
Brisbane clean, green
and sustainable.



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

\$1,127.25

Due Date

5 May 2026

Summary of Charges

Opening Balance	576.49
Brisbane City Council Rates & Charges	485.92
Brisbane City Council Miscellaneous Charges	1.98
State Government Charges	62.90

Gross Amount	1,127.29
Discount and/or Rounding (where applicable)	0.04 CR
Nett Amount Payable	1,127.25

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



Pay in person at any Post Office



* 439 500010500853173

MS AMANDA C WILKINSON

Due Date
5 May 2026



Billers Code : 78550
Ref : 5000 0000 4521 130

50

Gross Amount
\$1,127.29

Nett Amount

\$1,127.25

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.

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BPAY VIEW

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

MS AMANDA C WILKINSON

Property Location

32/78 BROOKES ST
BOWEN HILLS

Real Property Description L.32 SP.192507 PAR NTH BRISBANE 704/23124

Valuation effective from	01 Jul 2023	\$191,801
	01 Jul 2024	\$191,801
	01 Jul 2025	\$243,556
Averaged Rateable Valuation (A R V)		\$209,053

Account Details

Account number 5000 0000 4521 130

Opening Balance

Closing Balance Of Last Bill	559.75
Interest Charged On - Brisbane City Council Rates & Charges	7.46
Interest Charged On - State Government Charges	1.11
Projected Interest	8.24
Projected Interest	0.07CR
Total	576.49

Period : 01 Apr 2026 - 30 Jun 2026

Brisbane City Council Rates & Charges

General Rates - Category 14 (Annually 0.323 Cents In The A R V \$) @ Parity	328.37
Factor (P/F) 1.176542	
Waste Utility Charge - 1 Charge(S) @ \$128.24 Qtr	128.24
Bushland Preservation Levy Category 14 (Annual 0.0119 Cents In The A R V \$) @ P/F 1.176542	12.07
Environmental Mgt Compliance Levy Category 14 (Annual 0.017 Cents In The A R V \$) @ P/F 1.176542	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 1050 0853 173

Page 3 of 3

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:

PSC0294537

2. Location of the swimming pool

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

Street address:

78 BROOKES ST

BOWEN HILLS QLD

Postcode

4

0

0

6

Lot and plan details:

9999/SP/192507

Local government area:

BRISBANE CITY

3. Exemptions, Performance solutions, or Special conditions for the swimming pool (If applicable)

If an exemption or performance 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 performance 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 performance solution applies

4. Pool properties

Shared pool



Non-shared pool



Number of pools

1

5. Pool safety certificate validity

Effective date:

1 3 / 0 5 / 2 0 2 6

Expiry date:

1 3 / 0 5 / 2 0 2 7

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:

Shane Anthony Borg

Pool safety inspector
licence number:

PS15210514

Signature:

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.

Statutory Encumbrances Annexure

Property: UNIT 32 78 BROOKES ST, BOWEN HILLS QLD 4006

This report details statutory encumbrances that directly impact the property.

1. Look up and Live

An overhead high-voltage line is located on the verge adjoining the property's Brookes Street frontage. Supporting poles are located on the same adjoining verge.

2. NBN Co Qld

NBN telecommunications infrastructure is located within the property boundaries, including a service lead-in from the street network to the building. Additional underground trenches/conduits with in-service cables and distribution pits are located in the road reserve along the street frontages adjoining the property and may affect development at the frontage.

3. Optus Qld

Optus telecommunications infrastructure is located in the road reserve along the Brookes Street frontage adjoining the property, comprising underground conduits and cable routes. These assets adjoin the site and may affect works at the property frontage.

4. Brisbane City Council

Brisbane City Council stormwater infrastructure is present within the property boundaries - stormwater roofwater connection pipelines extend from the street drainage main across the southern frontage into the lot. Additional council assets, including stormwater drains and traffic system cables and signal ducting, are located in the road reserve along the street frontages and at the adjoining intersection.

5. Powerlink Qld

Powerlink communications infrastructure is shown running along the rail corridor to the east of the property, parallel to the rail alignment. No Powerlink assets are depicted within the property boundaries.

6. Reef Networks

Reef Networks mapping shows a telecommunications cable corridor along the rail alignment to the east of the site and not adjoining the subject lot. No Reef Networks assets are shown within the property boundaries or at the Brookes Street frontage.

7. APA Group Gas Networks (70710)

Underground gas infrastructure is located within the property boundaries, comprising service connections extending from the street main to the building. A gas distribution main is located in the road reserve along the property frontage.

8. Queensland Urban Utilities

Urban Utilities water and sewerage infrastructure is present within the property boundaries and at the street frontage. A water service connection extends from the water main in Brookes Street into the property, and water mains and sewer gravity mains are located in the road reserve along Brookes Street and St Pauls Terrace adjoining the frontage and may affect works at the frontage.

9. Energex QLD

Energex electricity distribution infrastructure is located within the property boundaries of the multi-unit complex to service the buildings. Underground high-voltage and low-voltage cables with associated pits are also located in the road reserve along the Brookes Street frontage adjoining the property boundary and may affect works at the street boundary.

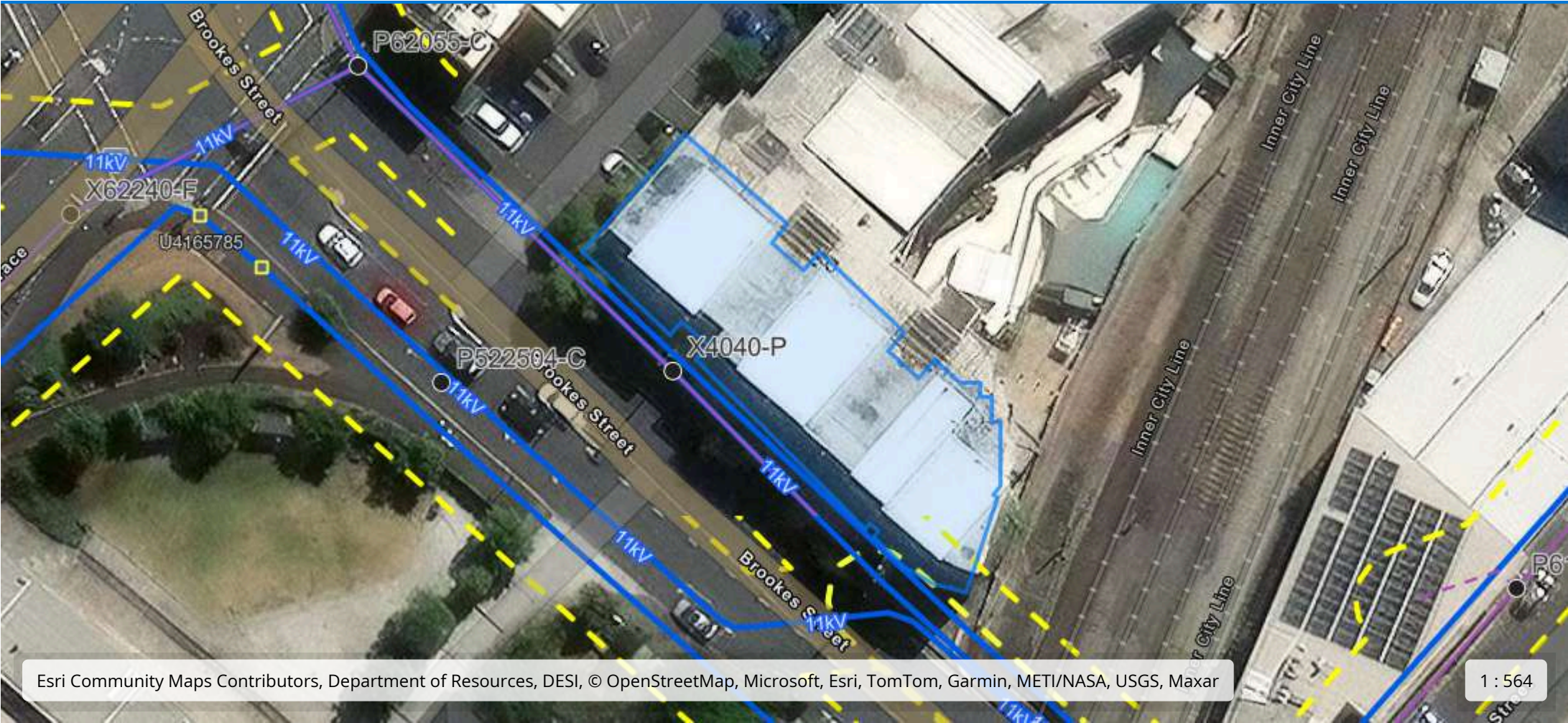
10. Telstra QLD South East

Telecommunications service lead-in conduits enter the property from distribution pits in the road reserve along the Brookes St frontage. Additional Telstra pits and underground cables are located in the road reserve adjoining the frontage and may affect works at the frontage.

11. Superloop (UEComm)

Telecommunications infrastructure is located in the road reserve along Brookes Street adjoining the property frontage, comprising underground ducts with associated pits and may affect development at the frontage.

Look up and Live - 53217394



QLD Exclusion Zone



LUAL QLD

Energex/Ergon Poles

LUAL QLD

DEVICES

- Pad
- Pillar
- Pit

LUAL_WA

Network Devices

- Pillar
- Substation

Network Device

- Pillar
- Substation

-  Pole
-  Pole w Ground Stay
-  Tower

-  Substation

TR

-  Overhead
-  Underground
-  Submarine

LV

-  Overhead
-  Underground

SWER

-  Overhead
-  Underground

HV

-  Overhead
-  Underground
-  Submarine

Other

Poles

-  Pole
-  Pole w Ground Stay
-  Tower

Network TR

-  Overhead
-  Underground
-  Submarine

Network LV

-  Overhead
-  Underground

Network SWER

-  Overhead
-  Underground

Network HV

-  Overhead
-  Underground
-  Submarine

Network Other

Exclusion Zone All

- 

Poles

-  Pole
-  Pole w Ground Stay
-  Tower

Network TR

-  Overhead
-  Underground
-  Submarine

Network LV

Network SWER

-  Overhead
-  Underground

Network HV

-  Overhead
-  Underground
-  Submarine

Network Other



LUAL_Exclusion_Zone_Feature_Public



LUAL_NoData_Public

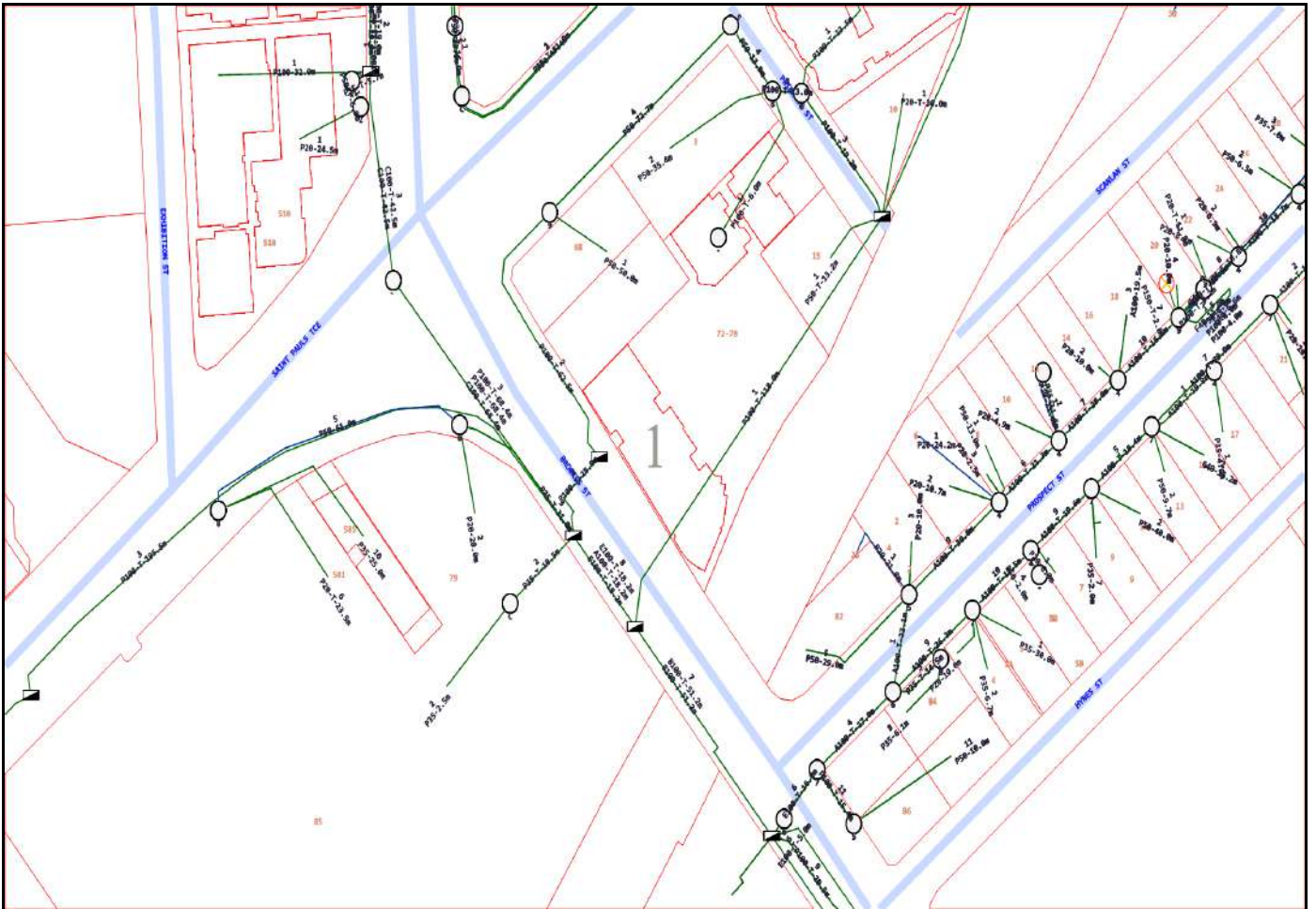




LEGEND



	Parcel and the location
	Pit with size "5"
	Power Pit with size "2E". Valid PIT Size: e.g. 2E, 5E, 6E, 8E, 9E, E, null.
	Manhole
	Pillar
	Cable count of trench is 2. One "Other size" PVC conduit (PO) owned by Telstra (-T-), between pits of sizes, "5" and "9" are 25.0m apart. One 40mm PVC conduit (P40) owned by NBN, between pits of sizes, "5" and "9" are 20.0m apart.
	2 Direct buried cables between pits of sizes, "5" and "9" are 10.0m apart.
	Trench containing any INSERVICE/CONSTRUCTED (Copper/RF/Fibre) cables.
	Trench containing only DESIGNED/PLANNED (Copper/RF/Fibre/Power) cables.
	Trench containing any INSERVICE/CONSTRUCTED (Power) cables.
	Road and the street name "Broadway ST"
Scale	0 20 40 60 Meters 1:2000 1 cm equals 20 m



Emergency Contacts

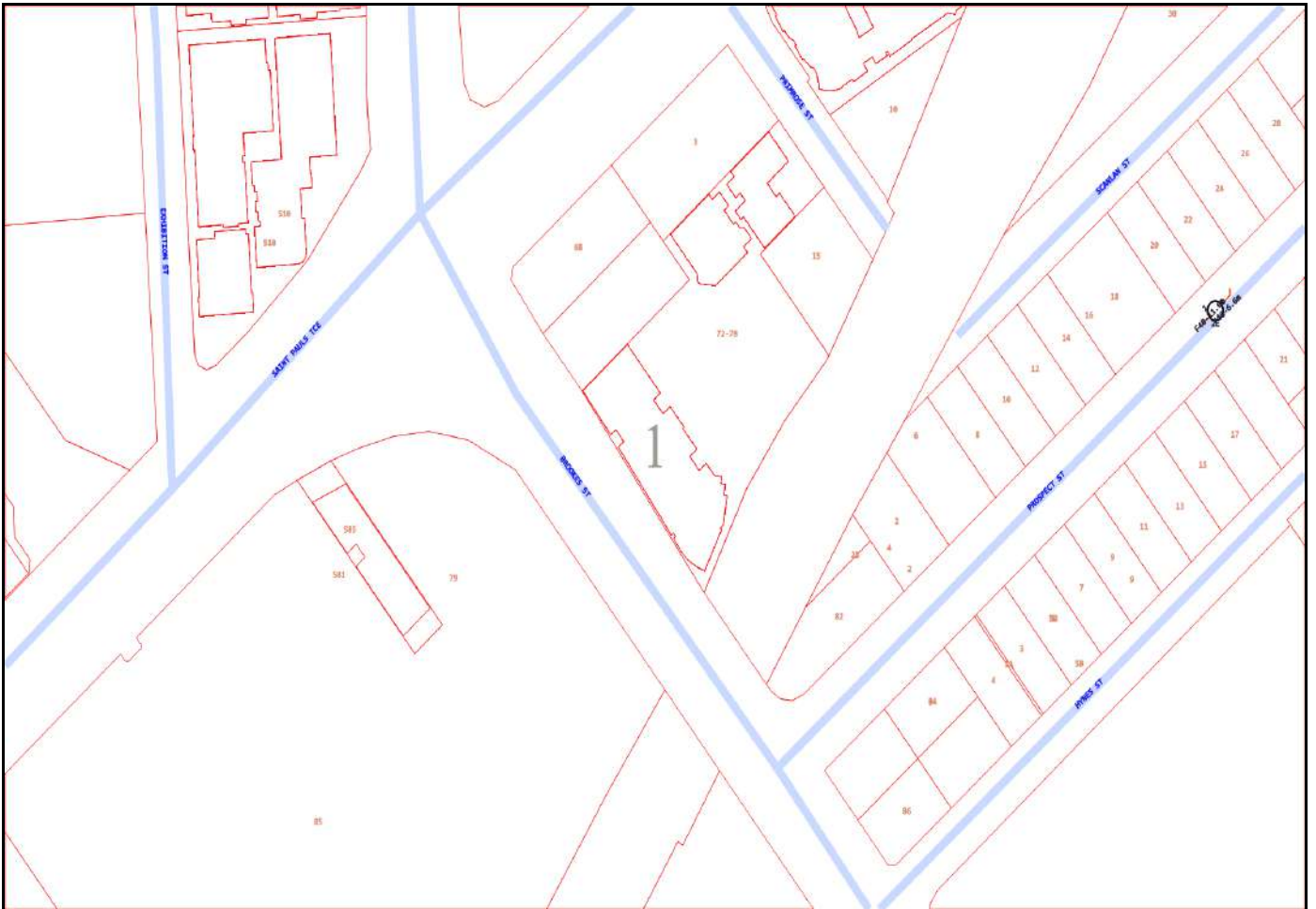
You must immediately report any damage to the **nbn™** network that you are/become aware of. Notification may be by telephone - 1800 626 329.

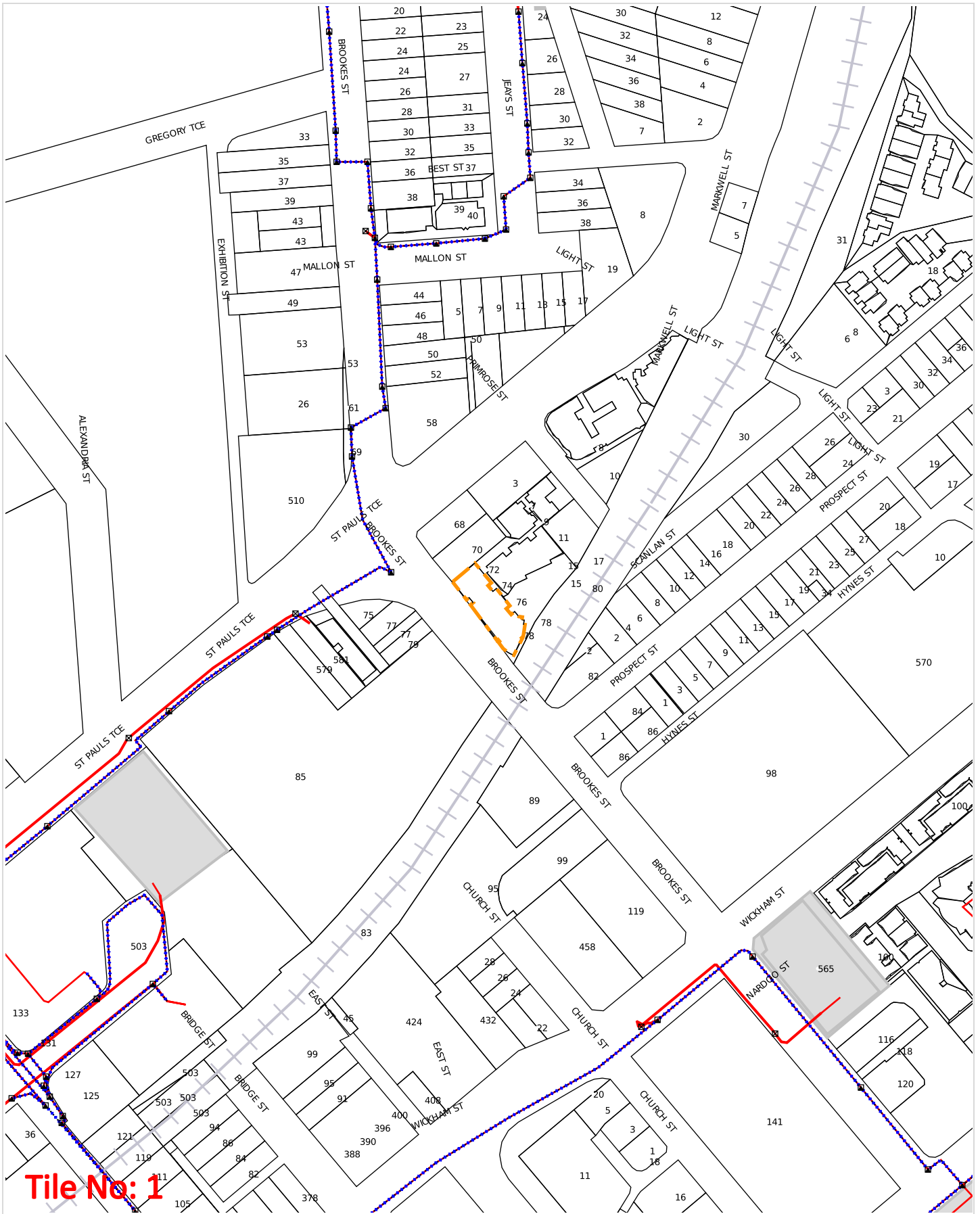


LEGEND



	Parcel and the location
	Pit with size "5"
	Power Pit with size "2E". Valid PIT Size: e.g. 2E, 5E, 6E, 8E, 9E, E, null.
	Manhole
	Pillar
	Cable count of trench is 2. One "Other size" PVC conduit (PO) owned by Telstra (-T-), between pits of sizes, "5" and "9" are 25.0m apart. One 40mm PVC conduit (P40) owned by NBN, between pits of sizes, "5" and "9" are 20.0m apart.
	2 Direct buried cables between pits of sizes, "5" and "9" are 10.0m apart.
	Trench containing any INSERVICE/CONSTRUCTED (Copper/RF/Fibre) cables.
	Trench containing only DESIGNED/PLANNED (Copper/RF/Fibre/Power) cables.
	Trench containing any INSERVICE/CONSTRUCTED (Power) cables.
	Road and the street name "Broadway ST"
Scale	0 20 40 60 Meters 1:2000 1 cm equals 20 m





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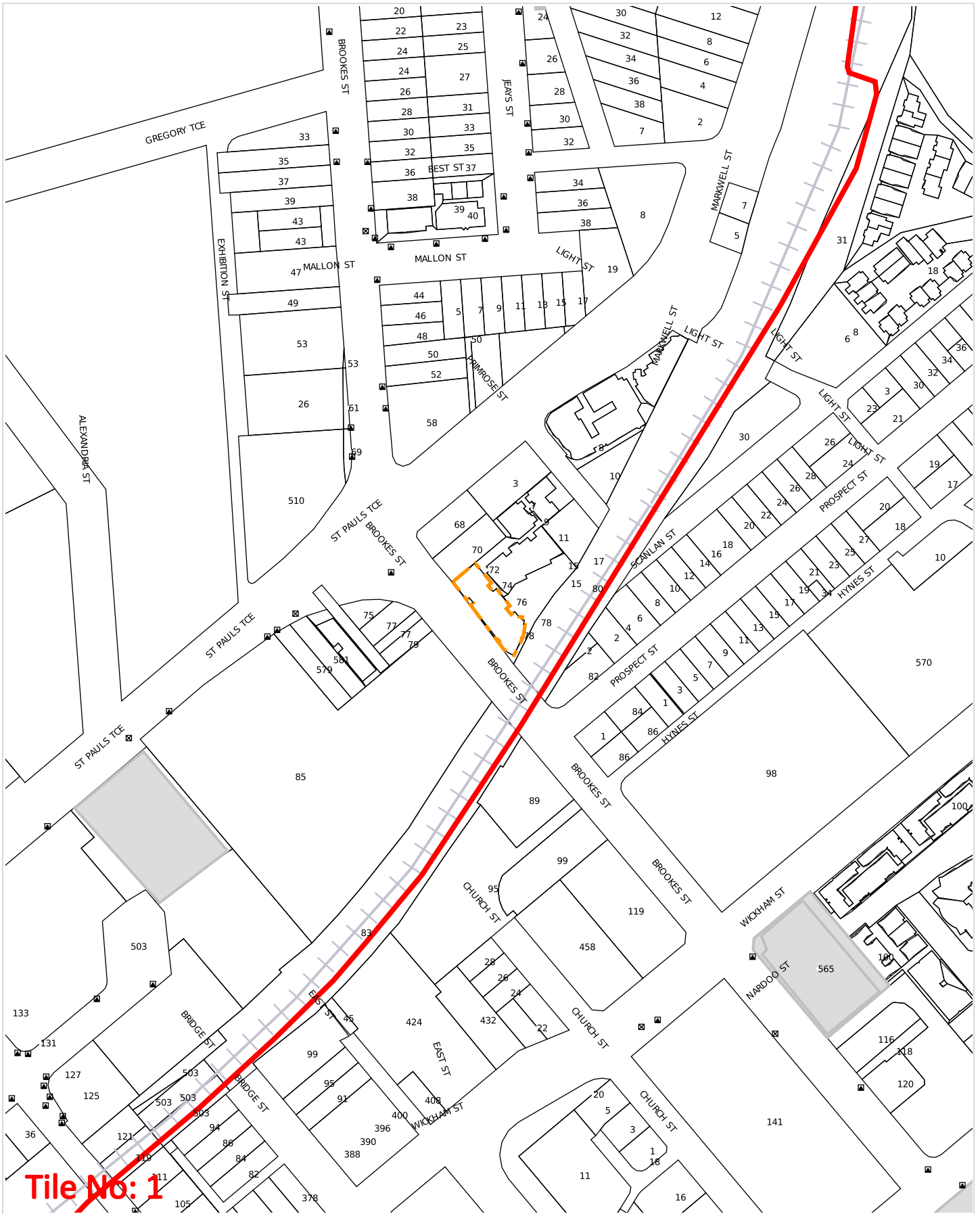
Sequence Number: 273296045

Date Generated: 21 May 2026



For all Optus DBYD plan enquiries –
 Email: Fibre.Locations@optus.net.au
 For urgent onsite assistance contact 1800 505 777
 Optus Limited ACN 052 833 208





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Sequence Number: 273296045

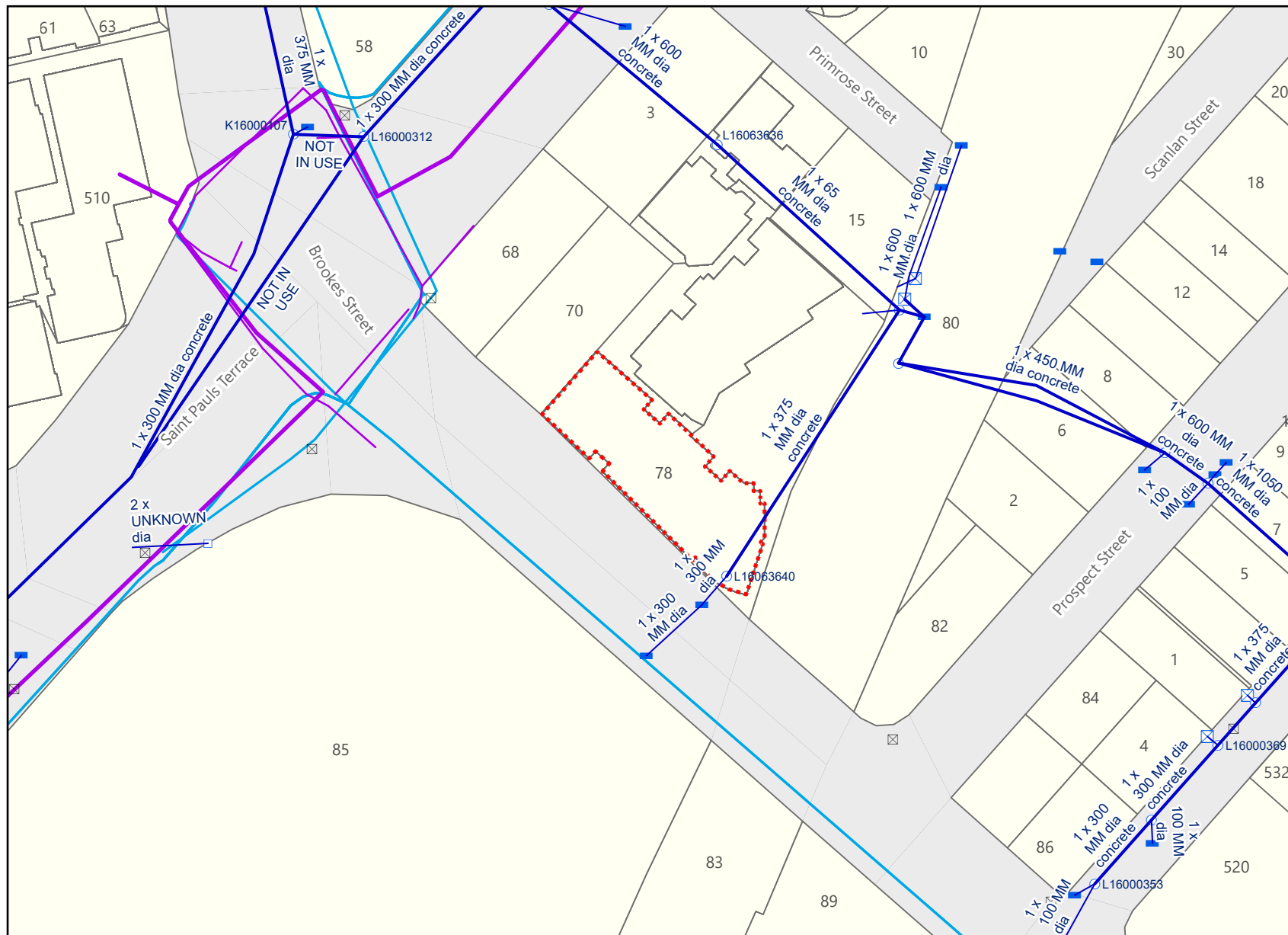
Date Generated: 21 May 2026

OPTUS yes
For all Optus DBYD plan enquiries –
Email: Fibre.Locations@optus.net.au
For urgent onsite assistance contact 1800 505 777
Optus Limited ACN 052 833 208





Job # 53217394
Seq # 273296046
Provider: Brisbane City Council
Telephone: (07) 3403 8888



Legend

BYDA Enquiry

Stormwater Network

- Stormwater Drain
- Stormwater Gully / Roofwater Connection
- Drain
- Stormwater Maintenance Hole
- Stormwater Roofwater Pit
- Stormwater Gully Pit
- Stormwater Field Inlet
- Stormwater Treatment Asset - Area

BCC Cable Network

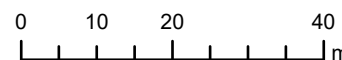
- Fibre Optic Pit Location
- Traffic System Cable
- Traffic Signal Ducting
- Fibre Optic Cable Location

Disclaimer:
© Brisbane City Council [2020]
In consideration of Council, and the copyright owners listed below, permitting the use of this data, you acknowledge and agree that Council, and the copyright owners, give no warranty in relation to the data (including accuracy, reliability, completeness, currency or suitability) and accept no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage), relating to any use of this data.
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Caution: This map may contain the locations of abandoned underground asbestos pipes. Council gives no warranty to the completeness or accuracy of these records. Appropriate care needs to be taken in all cases.

In an emergency contact Brisbane City Council on 07 3403 8888
21/05/26 (valid for 30 days)



Scale 1:1,000

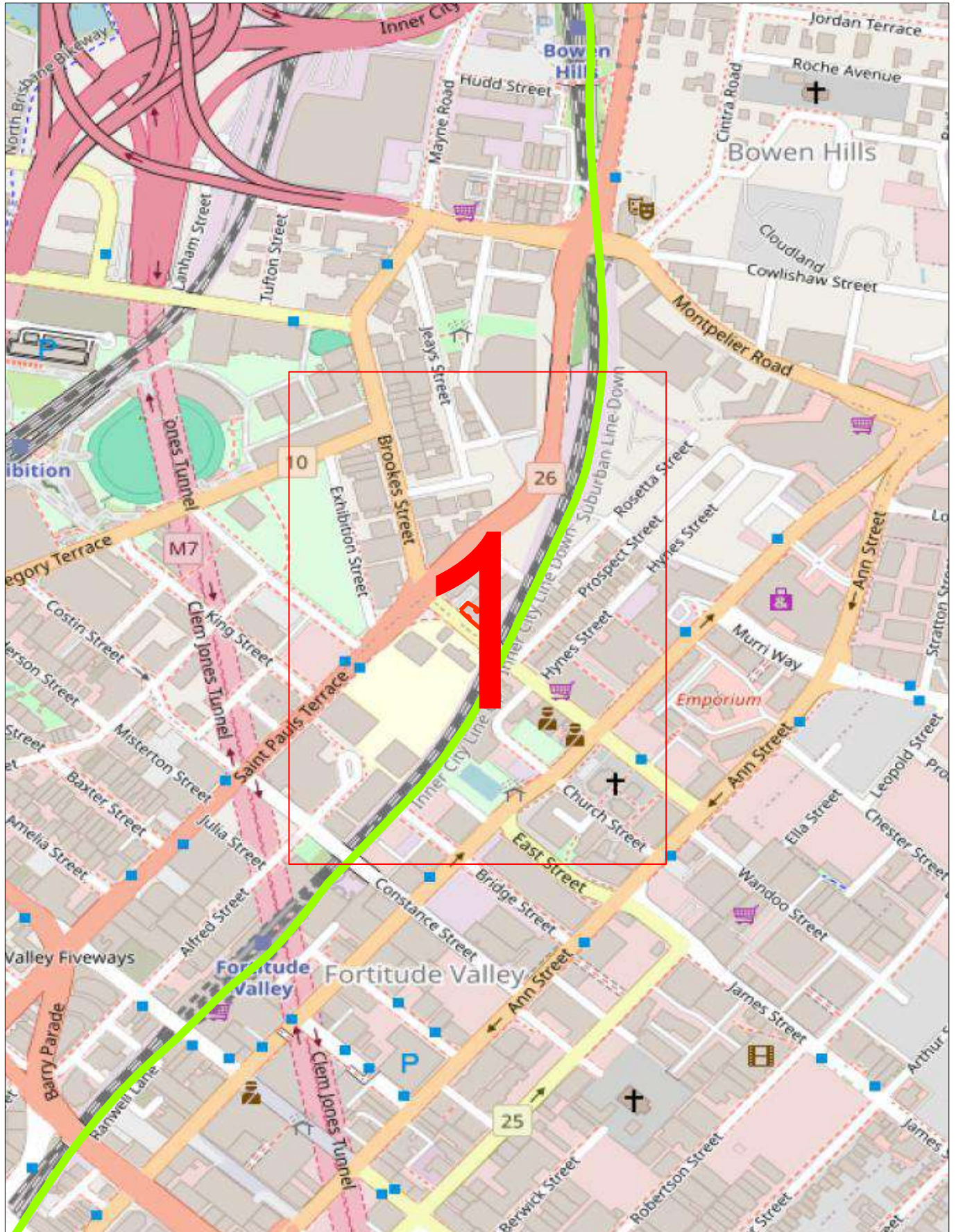


Plans generated by
SmarterWX™ Automate



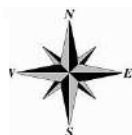
Overview Map

Enquiry No: 273296047
32/78 BROOKES ST BOWEN HILLS



Powerlink Queensland makes every effort that the information contained on this map is up to date and correct but accepts no responsibility for this information.

The information is provided as a guide only. For up to date and specific information you should contact our Virginia office on (07) 3866 1313.



LEGEND:

0 0.05km

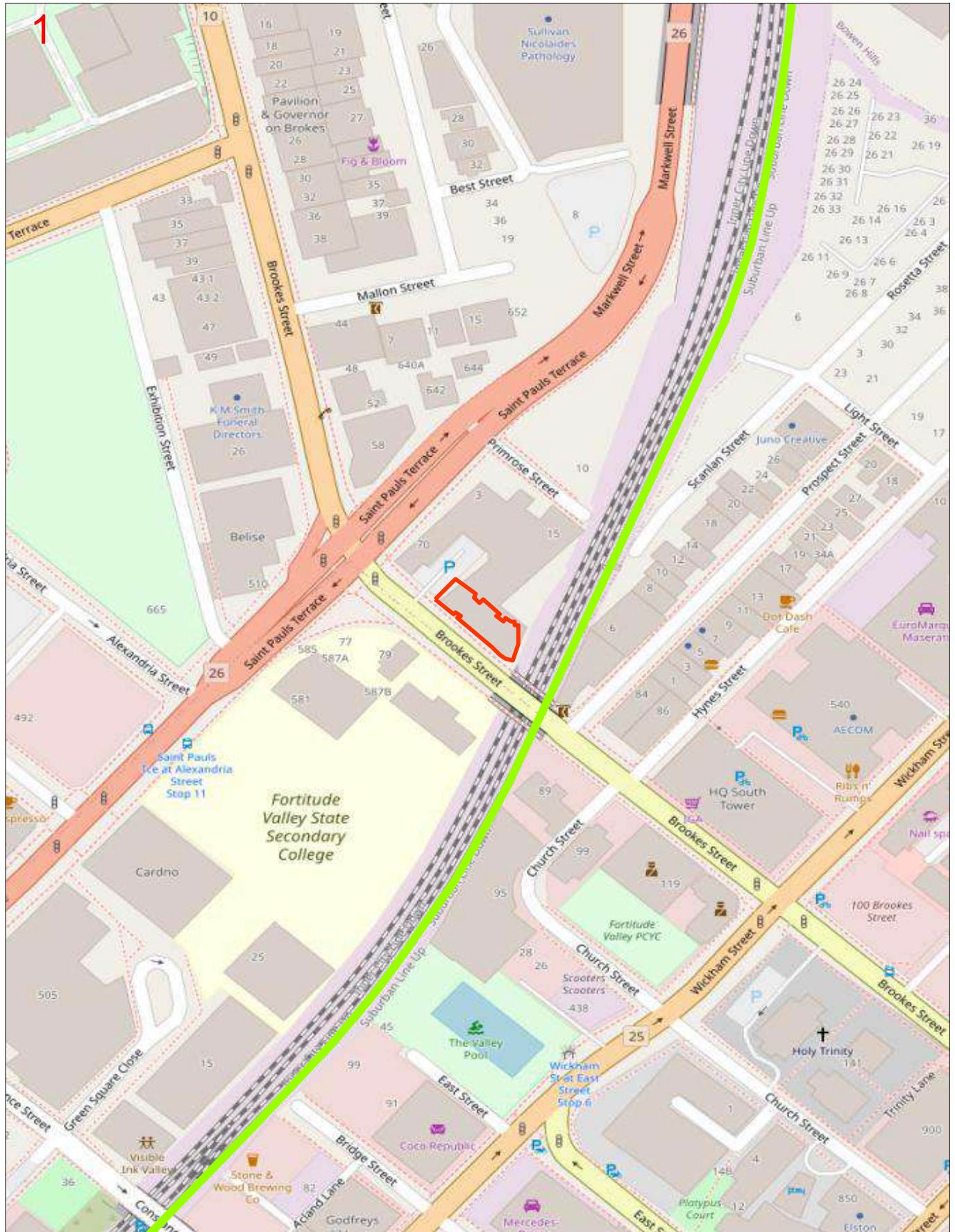
Imagery sourced from Open StreetMaps

- | | | |
|---|---|--|
| 1 Detail Map Area | — High Voltage Cable | Affected BYDA Work Area Symbols
● |
| Powerlink Substation | — Pilot Cable | |
| Other Substation | — Optic Fibre | |
| Possible Comms | — Decommissioned | |



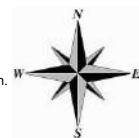
Map 1

Enquiry No: 273296047
32/78 BROOKES ST BOWEN HILLS



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The information is provided as a guide only. For up to date and specific information you should contact our Virginia office on (07) 3866 1313.



0 0.02km

Imagery sourced from Open StreetMaps

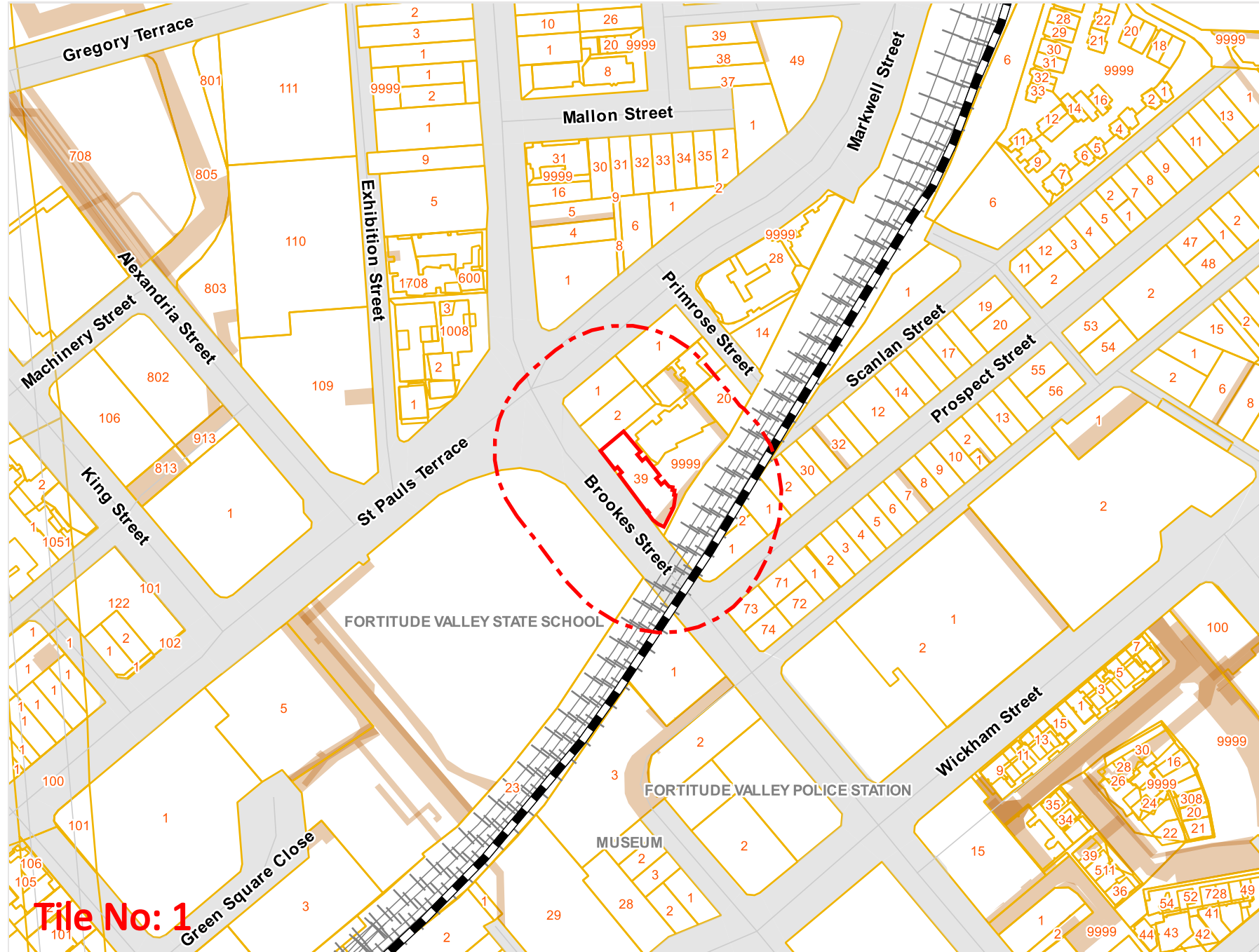
LEGEND:

- Powerlink Substation
- Other Substation
- Possible Comms

- High Voltage Cable
- Pilot Cable
- Optic Fibre
- Decommissioned

Affected BYDA Work Area Symbols





Legend



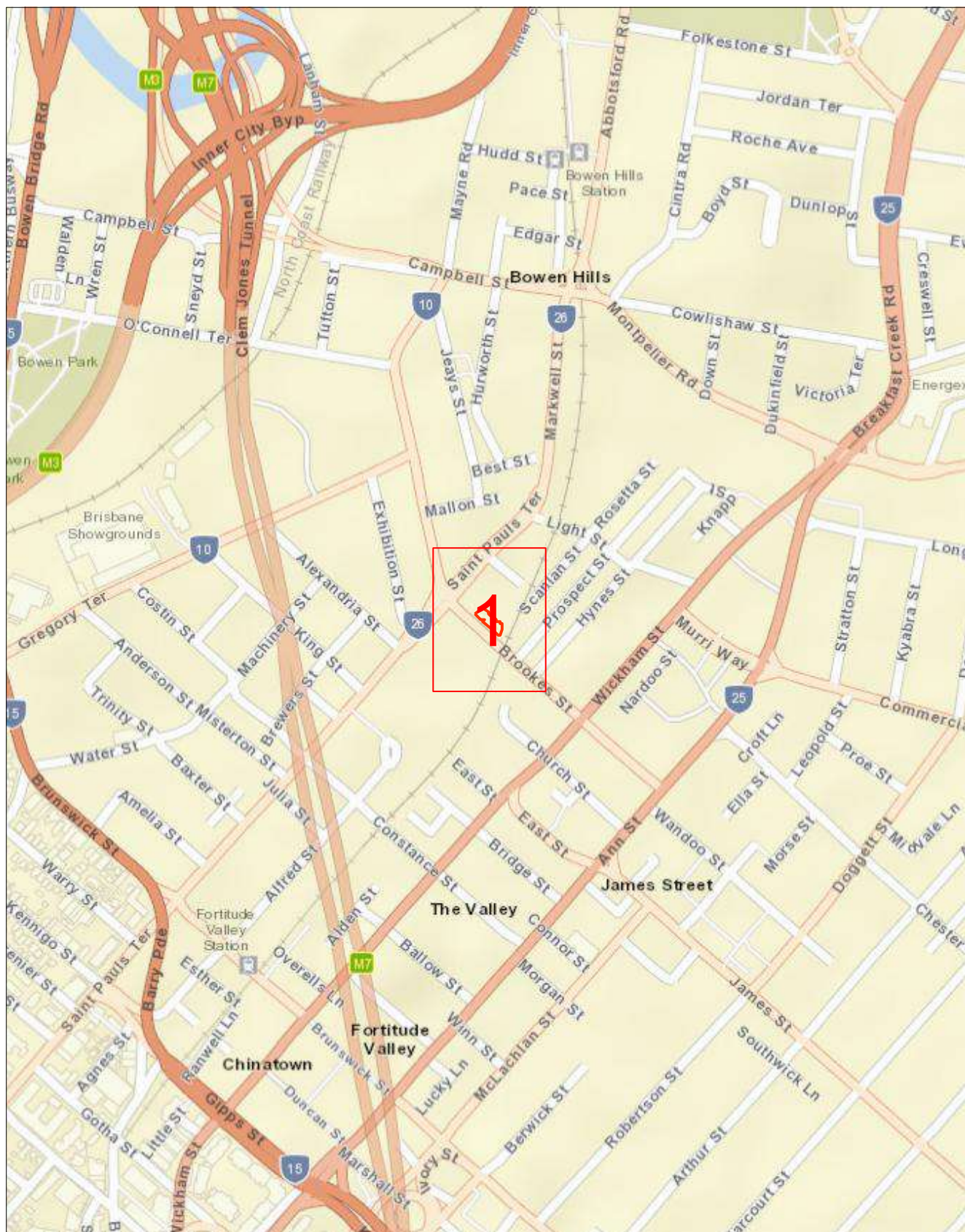
Scale: 1:2500
 Expires: 18 Jun 2026

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File No: 1

Site 32/78 BROOKES ST
Address: BOWEN HILLS
QLD 4006

Sequence 273296049
Number:



Scale 1: 6000

Map Sources: Esri, Garmin, HERE, FAO, NOAA, USGS,
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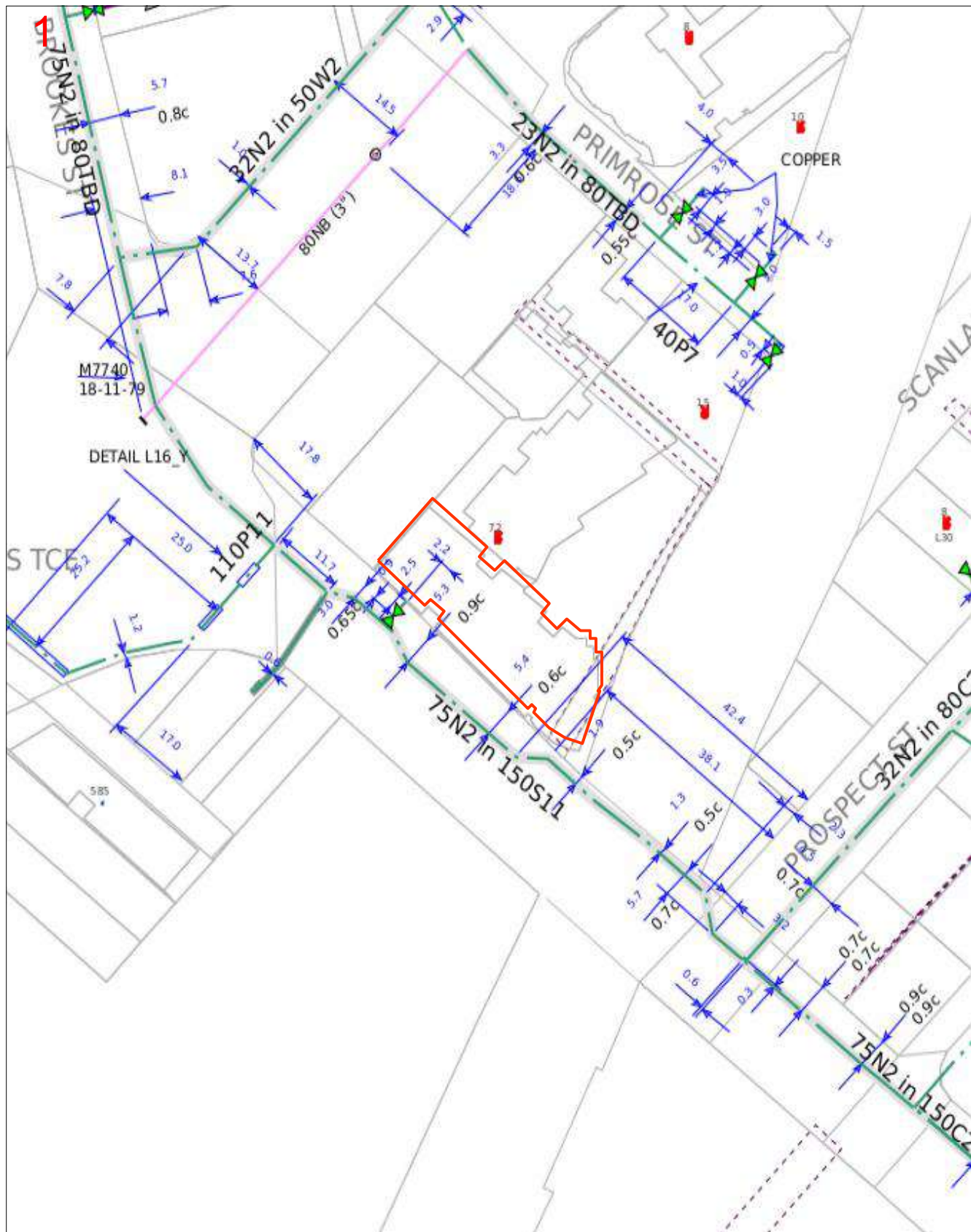


Enquiry Area

Map Key Area



Sequence Number: 273296049



Map Sources: Esri, Garmin, HERE, FAO, NOAA, USGS,
© OpenStreetMap contributors, and the GIS User Community



Map Key Area



Legend

PIPE LEGEND: GAS TYPE AND PRESSURE

	Low pressure	Medium pressure	High pressure	Transmission
Natural gas				
Natural gas – proposed				
LPG (yellow dash)	not applicable			not applicable
Hydrogen blended (aqua dash)	not applicable			not applicable

PIPE LEGEND: SPECIAL DESIGNATION

	Low pressure	Medium pressure	High pressure	Transmission
Critical main (yellow highlight)				
Casing (grey highlight)				not applicable

These designations typically apply to any pipe type and pressure

PIPE LEGEND: OTHER STATUS

Abandoned pipe	
Idle or inactive pipe	

ABBREVIATION

BoK	Back of kerb	FoK	Front of kerb
C	Depth of cover	NTI	Not tied in
CP	Cathodic protection		

OBJECT SYMBOLS

Valve		CP test station		Syphon	
Buried valve		CP anode		Marker	
Regulator station		CP bond wire		Part service ^A	
Gas connected property		CP rectifier terminal			

^AA live gas service terminated underground within the property boundary, available for future extension to the gas meter.

PIPE CODE AND MATERIAL

P*	Polyethylene (PE)	CU	Copper
P3	Polyvinyl chloride (PVC)	N2	Nylon
S*	Steel	W2	Wrought galv iron
C*	Cast iron	W3	PE coat wrought galv iron

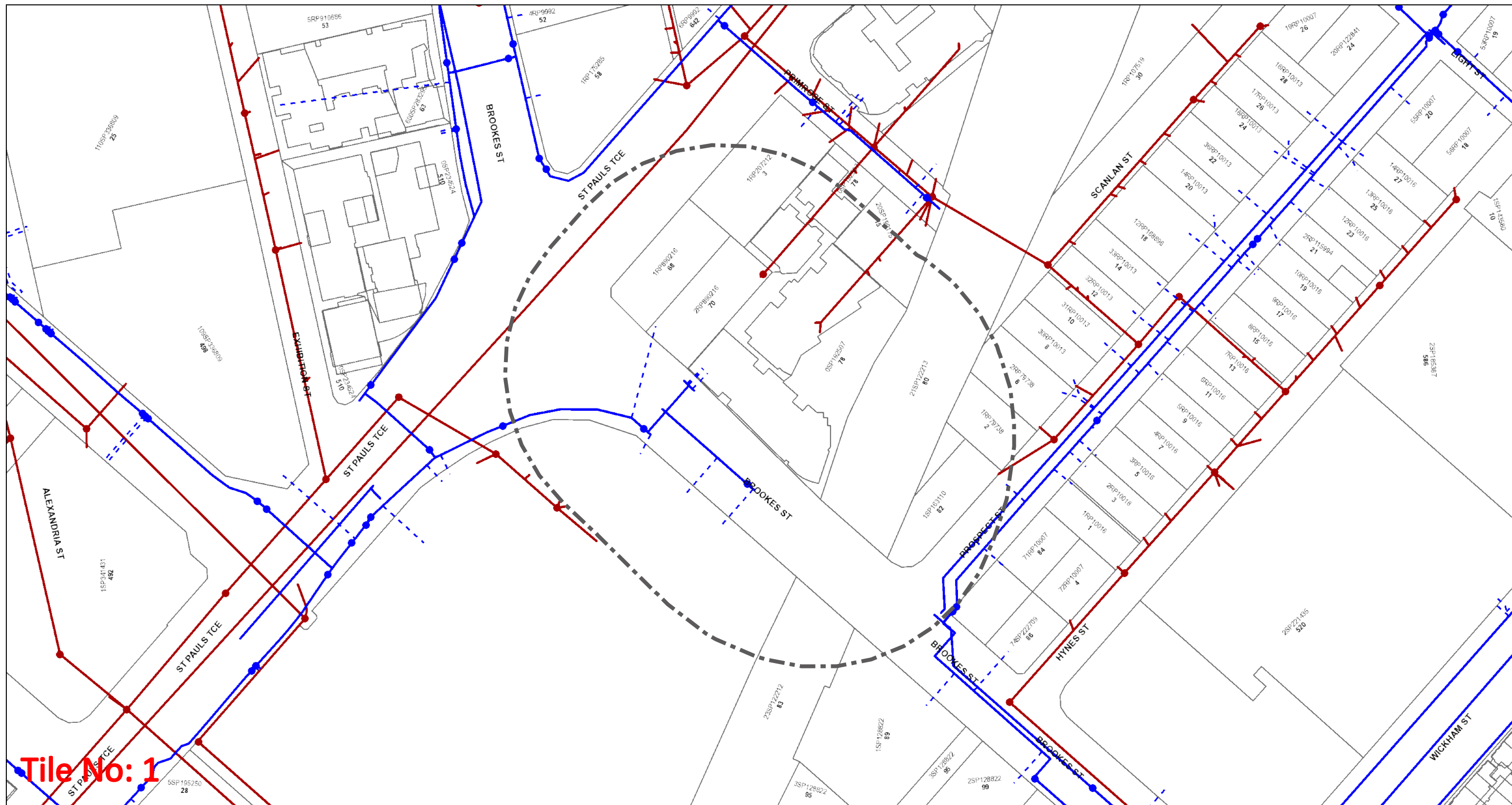
INTERPRETATION EXAMPLE

	High pressure, 40 mm polyethylene in an 80 mm cast iron casing
	Medium pressure, 63 mm steel

Pipe diameter in millimetres is shown before pipe code.
40P6 = 40 mm nominal diameter

This map was created in colour and should be printed in colour

Urban Utilities - Water, Recycled Water and Sewer Infrastructure



Map Scale
1:1000

Before You Dig Australia- Urban Utilities Water, Recycled Water and Sewer Infrastructure

BYDA Reference No: 273296050

Date BYDA Ref Received: 21/05/2026

Date BYDA Job to Commence: 21/05/2026

Date BYDA Map Produced: 21/05/2026

This Map is valid for 30 days

Produced By: Urban Utilities

Sewer

- Infrastructure
- Major Infrastructure
- Network Pipelines
-  Network Structures

Water

- Infrastructure
- ◆ Major Infrastructure
- Network Pipelines
- ▨ Network Structures
- - - Water Service (Indicative only)

Recycled Water

- Infrastructure
- ◆ Major Infrastructure
- Network Pipelines
- ▨ Network Structures

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The plans are indicative and approximate only and provided without warranties of any kind, express or implied including in relation to accuracy, completeness, correctness, currency or fitness for purpose.

Urban Utilities takes no responsibility and accepts no liability for any loss, damage, costs or liability that may be incurred by any person acting in reliance on the information provided on the plans.

This plan should be used as guide only. Any dimensions should be confirmed on site by the relevant authority.

Based on or contains data provided by the State of Queensland (Department of Natural Resources and Mines) [2020]. In consideration of the State permitting the use of this data you acknowledge and agree that the State gives no warranty in relation to the data (including accuracy, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws. © State of Queensland Department of Natural Resources and Mines [2020]

For further information, please call Urban Utilities on 13 26 57 (8am-6pm weekdays). Faults and emergencies 13 23 64 (24/7).

www.urbanutilities.com.au

BN 86 673 835 011



BYDA

Sequence: 273296051
Date: 21/05/2026

Scale: 1:1025
Tile No: **OVERVIEW**

CAUTION - HIGH VOLTAGE

LEGEND

- Substation
- Cable Marker
- Pit
- Pole
- Pillar
- LV Cable (up to 1kV)
- HV Cable (1kV - <33kV)
- HV Cable (33kV and over)
- Pit Boundary
- Planned Work Area

AS5488 Category "D" Plan



DISCLAIMER: While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither Energex nor Pelican Corp shall have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan response or the information contained in it or the completeness or accuracy of such information. Use of such information is subject to and constitutes acceptance of these terms.

All underground cables shall be treated as being energised. Where a cable is located that is not represented on the ENERGEX BYDA map, then ENERGEX shall be contacted immediately.

For Emergency Situations
Please Call 13 19 62



BYDA

Sequence: 273296051
Date: 21/05/2026

Scale: 1:500
Tile No: **Tile No: 1**

**CAUTION - HIGH
VOLTAGE**

LEGEND

- Substation
- Cable Marker
- Pit
- Pole
- Pillar
- LV Cable (up to 1kV)
- HV Cable (1kV - <33kV)
- HV Cable (33kV and over)
- Pit Boundary
- Planned Work Area

AS5488 Category "D" Plan



DISCLAIMER: While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither Energex nor Pelican Corp shall have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan response or the information contained in it or the completeness or accuracy of such information. Use of such information is subject to and constitutes acceptance of these terms.

This output provides details of the ENERGEX electrical network. As variations may exist no responsibility is incurred by ENERGEX for the accuracy or completeness of the information provided. Exact positions of cables and electrical connectivity should be confirmed on site.

All underground cables shall be treated as being energised. Where a cable is located that is not represented on the ENERGEX BYDA map, then ENERGEX shall be contacted immediately.

For Emergency Situations
Please Call 13 19 62



BYDA

Sequence: 273296051
Date: 21/05/2026
Scale: 1:500
Tile No: **Tile No: 2**

CAUTION - HIGH VOLTAGE

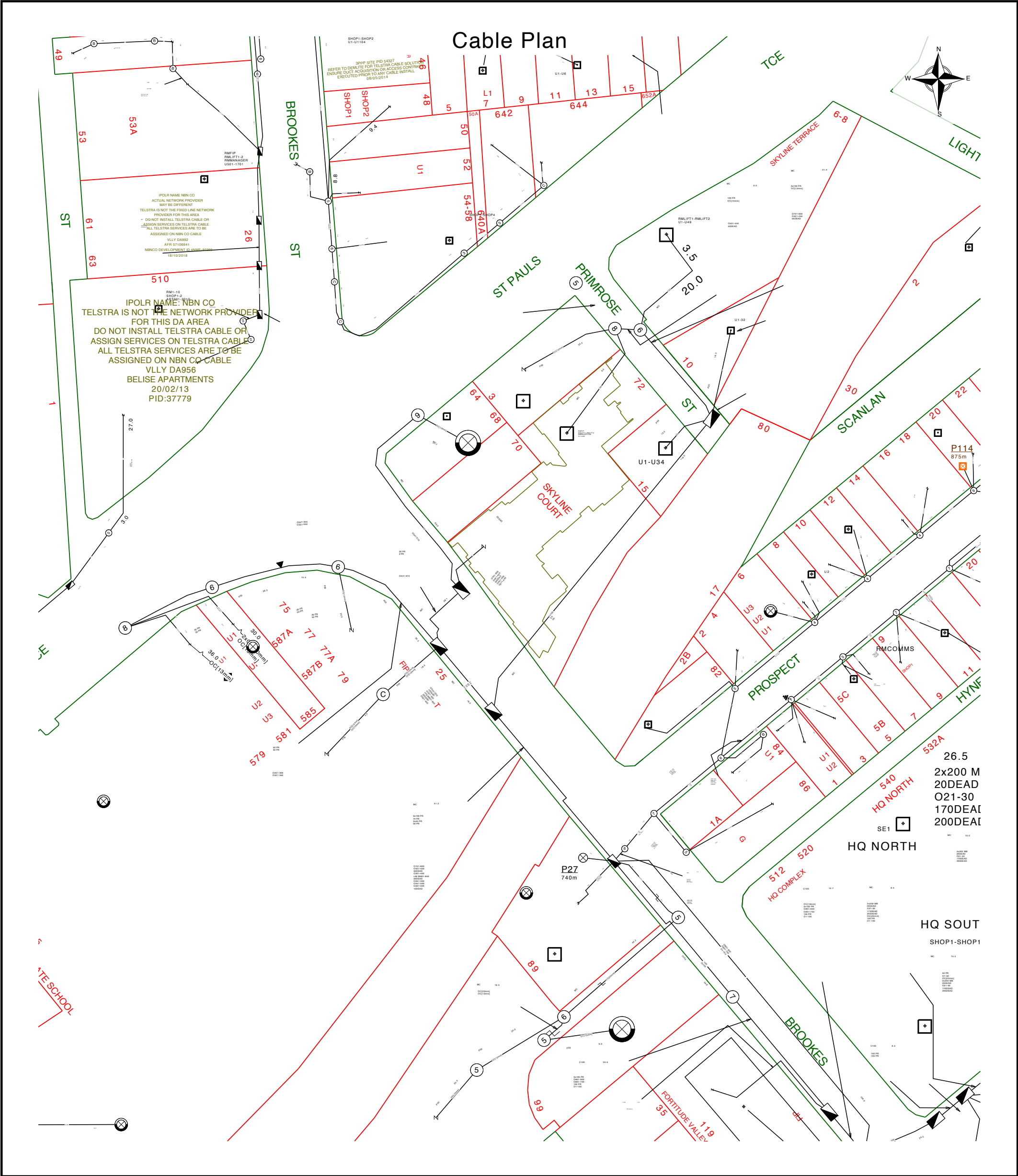
LEGEND

- Substation
- Cable Marker
- Pit
- Pole
- Pillar
- LV Cable (up to 1kV)
- HV Cable (1kV - <33kV)
- HV Cable (33kV and over)
- Pit Boundary
- Planned Work Area

AS5488 Category "D" Plan



DISCLAIMER: While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither Energex nor Pelican Corp shall have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan response or the information contained in it or the completeness or accuracy of such information. Use of such information is subject to and constitutes acceptance of these terms.



	Report Damage https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra/ Ph - 13 22 03 Email - Telstra.Plans@team.telstra.com Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries	Sequence Number: 273296052
	TELSTRA LIMITED A.C.N. 086 174 781 Generated On 21/05/2026 14:46:57	CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact InfraCo Plan Services should you require any assistance.

The above plan must be viewed in conjunction with the Mains Cable Plan on the following page

WARNING
Telstra plans and location information conform to Quality Level "D" of the Australian Standard AS 5488-Classification of Subsurface Utility Information. As such, Telstra supplied location information is indicative only. Spatial accuracy is not applicable to Quality Level D. Refer to AS 5488 for further details. The exact position of Telstra assets can only be validated by physically exposing it. Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy. Further on site investigation is required to validate the exact location of Telstra plant prior to commencing construction work. A Certified Locating Organisation is an essential part of the process to validate the exact location of Telstra assets and to ensure the asset is protected during construction works.

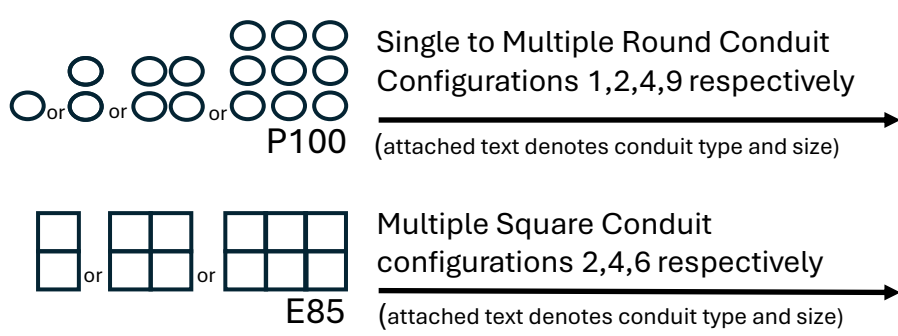
See the Steps- Telstra Duty of Care that was provided in the email response.

Page 1 of 2

LEGEND



	Leadin terminates at a Customer Address		Cable Joining Pit Number / Letter indicating Pit type/size
	Exchange Major Cable Present		Elevated Joint (above ground joint on buried cable)
	Pillar / Cabinet Above ground Free Standing		Telstra Plant in shared Utility trench
	Above ground Complex Equipment Please note: Powered by 240v electricity		Aerial cable / or cable on wall
OC	Other Carrier Telecommunication Cable/ Asset. Not Telstra Owned		Aerial cable (attached to joint use Pole e.g., Power Pole)
DIST	Distribution cables in Main Cable Ducts		Marker Post Installed
MC	Main Cable ducts on a Distribution Plan		Buried Transponder
	Blocked or Damaged Duct		Marker Post & Transponder
	Footway Access Chamber (can vary between 1-lid to 12-lid)		Optical Fibre Cable Direct Buried
	NBN Pillar		Direct Buried Cable
	Third Party Owned Network Non-Telstra		nbn owned network



Some examples of conduit type and size:

A - Asbestos cement, P - PVC / Plastic, C - Concrete, GI - Galvanised Iron, E - Earthenware

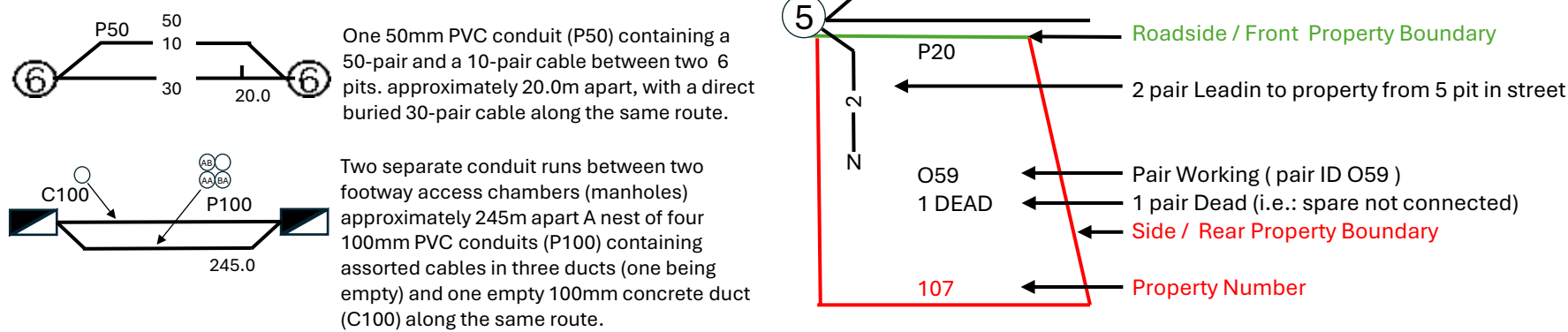
Conduit sizes nominally range from 20mm to 100mm

P50 50mm PVC conduit

P100 100mm PVC conduit

A100 100mm asbestos cement conduit

Some Examples of how to read Telstra Plans



The 5 Ps of Safe Excavation

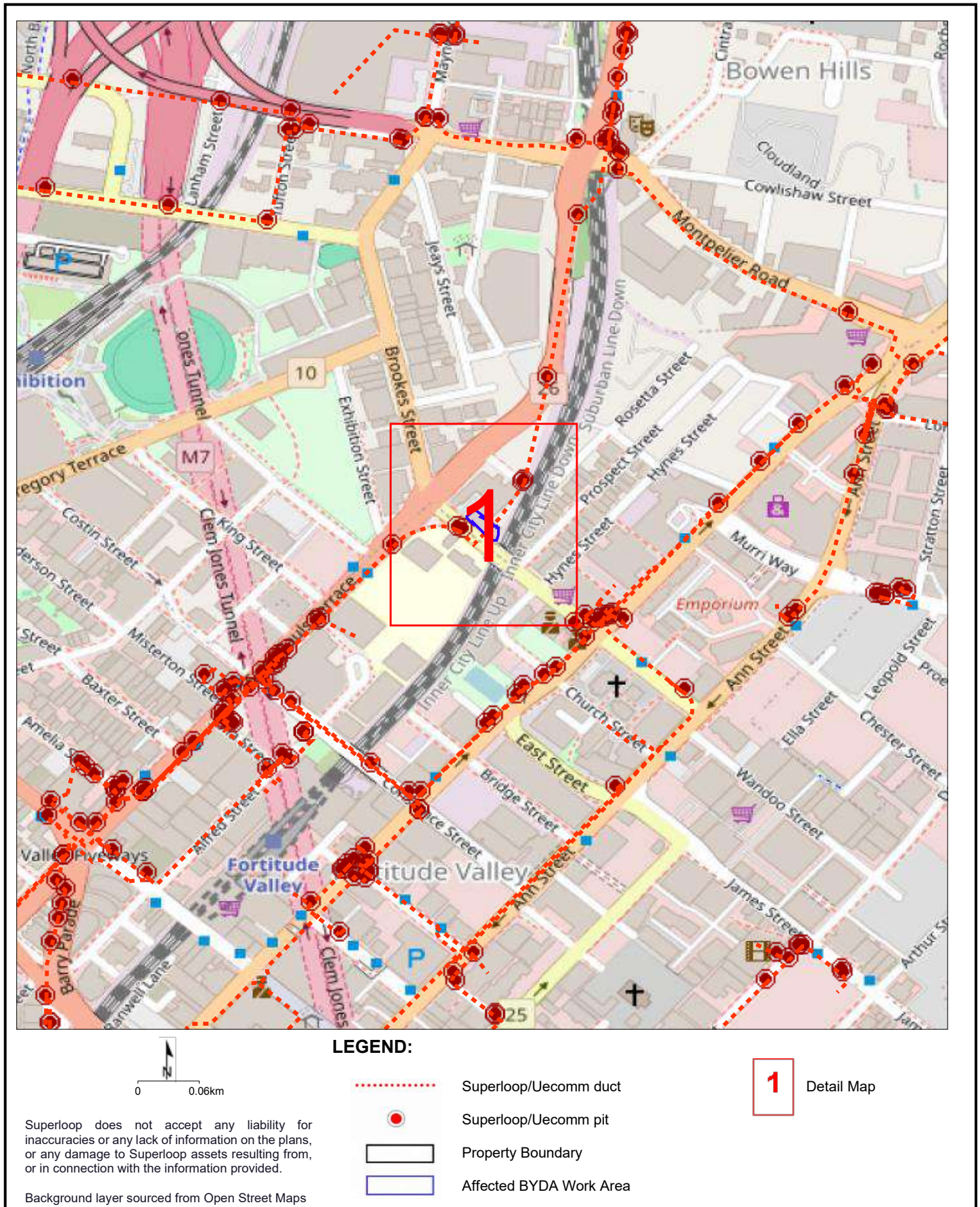
<https://www.byda.com.au/before-you-dig/best-practice-guides/>

Plan Plan your job. Use the BYDA service at least one day before your job is due to begin, and ensure you have the correct plans and information required to carry out a safe project.	Prepare Prepare by communicating with asset owners if you need assistance. Look for clues onsite. Engage a Certified Locator.	Pothole Potholing is physically sighting the asset by hand digging or hydro vacuum extraction.	Protect Protecting and supporting the exposed infrastructure is the responsibility of the excavator. Always erect safety barriers in areas of risk and enforce exclusion zones.	Proceed Only proceed with your excavation work after planning, preparing, potholing (unless prohibited), and having protective measures in place.
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Overview Map

Sequence No: 273296053

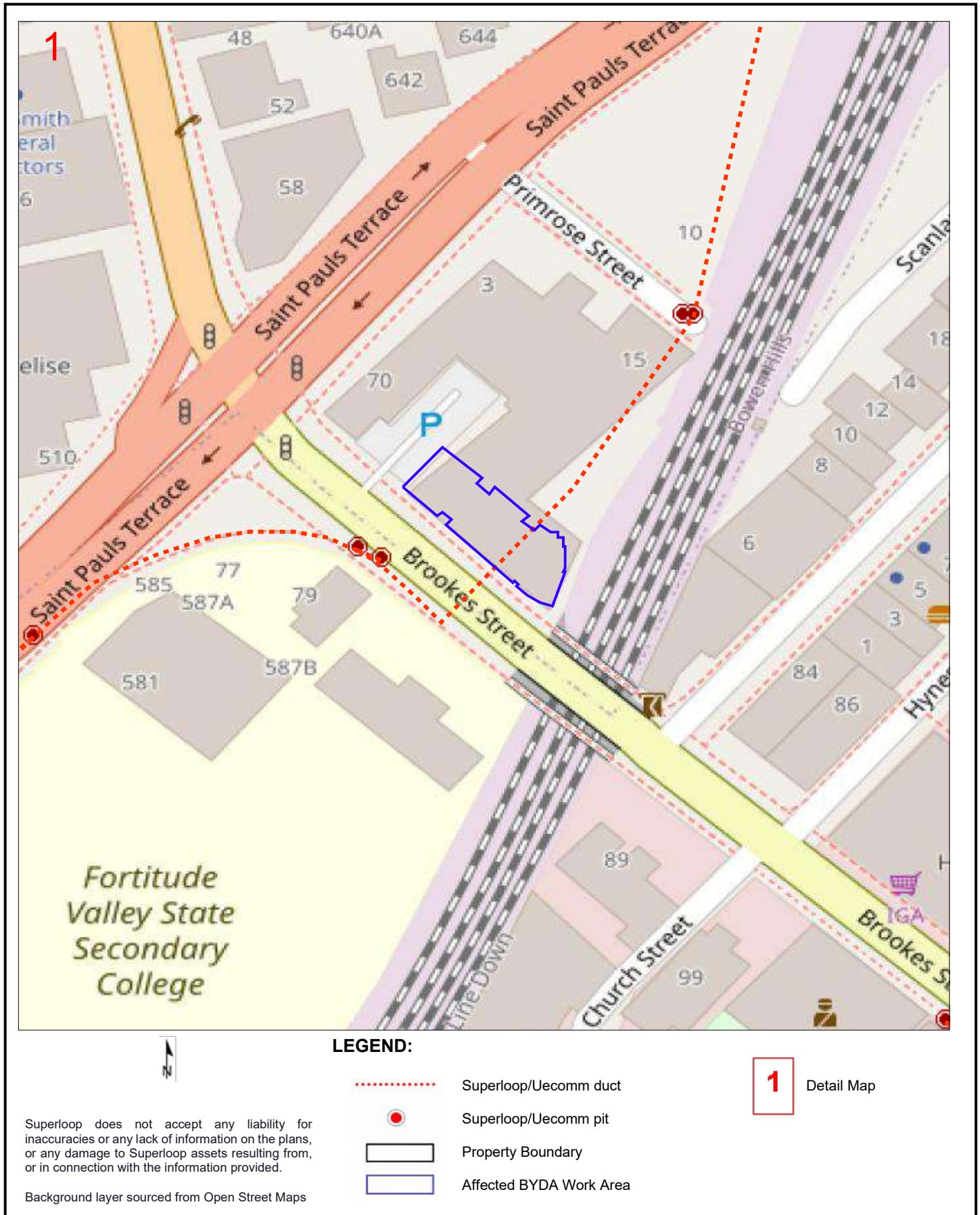
32/78 BROOKES ST BOWEN HILLS



Map 1

Sequence No: 273296053

32/78 BROOKES ST BOWEN HILLS



THIS CMS MUST BE DEPOSITED WITH:

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

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

Office use only
CMS LABEL NUMBER

This statement incorporates and must include the following:

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

1. Name of community titles scheme

SKYLINE COURT BOWEN HILLS COMMUNITY TITLE
SCHEME 35960

2. Regulation module

ACCOMMODATION MODULE

3. Name of body corporate

BODY CORPORATE FOR SKYLINE COURT BOWEN HILLS COMMUNITY TITLE SCHEME 35960

4. Scheme land

Lot on Plan Description
Common Property Skyline Court
Bowen Hills CTS 35960 on Lots 1-60
(inclusive) on SP192507

Title Reference
50629179
50629180-
50629239
(inclusive)

5. *Name and address of original owner

Not Applicable

6. Reference to plan lodged with this statement

NOT APPLICABLE

first community management statement only

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

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

NOT APPLICABLE PURSUANT TO SECTION 60(6) OF THE BODY CORPORATE AND COMMUNITY
MANAGEMENT ACT 1997

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

8. Execution by original owner/Consent of body corporate

16/3/23
Execution Date



Chairperson
[Signature]
SECRETARY

*Execution

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

Privacy Statement

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

SCHEDULE A	SCHEDULE OF LOT ENTITLEMENTS
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Lot on Plan	Contribution	Interest
Lot 1 on SP 192507	560	374
Lot 2 on SP 192507	560	374
Lot 3 on SP 192507	560	374
Lot 4 on SP 192507	560	374
Lot 5 on SP 192507	560	358
Lot 6 on SP 192507	560	358
Lot 7 on SP 192507	560	358
Lot 8 on SP 192507	560	358
Lot 9 on SP 192507	560	358
Lot 10 on SP 192507	570	377
Lot 11 on SP 192507	570	377
Lot 12 on SP 192507	570	377
Lot 13 on SP 192507	570	377
Lot 14 on SP 192507	570	358
Lot 15 on SP 192507	570	358
Lot 16 on SP 192507	570	358
Lot 17 on SP 192507	570	358
Lot 18 on SP 192507	570	358
Lot 19 on SP 192507	580	378
Lot 20 on SP 192507	580	378
Lot 21 on SP 192507	580	378
Lot 22 on SP 192507	580	378
Lot 23 on SP 192507	580	360
Lot 24 on SP 192507	580	360
Lot 25 on SP 192507	580	360
Lot 26 on SP 192507	580	360
Lot 27 on SP 192507	580	360
Lot 28 on SP 192507	600	429
Lot 29 on SP 192507	580	341
Lot 30 on SP 192507	680	704
Lot 31 on SP 192507	680	704
Lot 32 on SP 192507	680	704
Lot 33 on SP 192507	600	341
Lot 34 on SP 192507	590	378
Lot 35 on SP 192507	590	378
Lot 36 on SP 192507	590	378
Lot 37 on SP 192507	590	378
Lot 38 on SP 192507	590	363
Lot 39 on SP 192507	590	363
Lot 40 on SP 192507	590	363
Lot 41 on SP 192507	590	363
Lot 42 on SP 192507	590	363
Lot 43 on SP 192507	590	352
Lot 44 on SP 192507	590	352
Lot 45 on SP 192507	590	352

Lot on Plan	Contribution	Interest
Lot 46 on SP 192507	590	358
Lot 47 on SP 192507	590	358
Lot 48 on SP 192507	610	363
Lot 49 on SP 192507	600	379
Lot 50 on SP 192507	600	379
Lot 51 on SP 192507	620	379
Lot 52 on SP 192507	660	418
Lot 53 on SP 192507	600	369
Lot 54 on SP 192507	600	369
Lot 55 on SP 192507	600	374
Lot 56 on SP 192507	600	374
Lot 57 on SP 192507	600	374
Lot 58 on SP 192507	600	374
Lot 59 on SP 192507	600	374
Lot 60 on SP 192507	620	380
TOTALS	35380	23124

Principles for deciding contribution schedule lot entitlements

The Contribution Schedule Lot Entitlements (CSLE) for the Scheme are not equal. As required by s48 of the Body Corporate and Community Management Act 1997, the CSLE for the Scheme have been allocated having regard to:

1. The structure of the Scheme;
2. The nature, features and characteristics of the lots in the Scheme; and
3. The purpose for which the lots are used.

On the basis of these factors, it is just and equitable for there to be a minor variation in the CSLE for the Scheme. Each lot starts with an entitlement of 500 and additional entitlements are added to recognise the above factors. Consequently, the CSLE for each lot varies between a minimum of 560 and a maximum of 680. The small relative difference in lot entitlements recognises that the factors stated above do not impact on how much each lot should contribute to certain Body Corporate costs such as secretarial fees, audit fees, printing, postage and outlays, but the structure of the Scheme and the features and characteristics of the lots result in a differential burden on the costs of the Body Corporate for repair and maintenance of the common property.

Then allocating the lot entitlements to be included in the CSLE, each of the above factors impacts on the allocation in the following ways:

4. Structure of the Scheme

The Scheme is not part of a layered Scheme and does not have mixed use lot, therefore the structure of the Scheme does not affect the CSLE.

Different lots in the Scheme utilise common property to a greater extent depending upon their location in the Scheme. For example, some lots do not have access to or, because of their location, do not use the lifts as much as other lots.

5. Nature Feature and Characteristics of the Lots in the Scheme

The Body Corporate is part of a Building Format Plan and is responsible for the repair and maintenance of common property within the Scheme. This includes the recreation facilities, foyers, lifts, external walls and windows, roof, utility infrastructure and utility services. In allocating the CSLE the following features or characteristics of lots in the Scheme increase the burden that the lot places on the Body Corporate expenditure for the maintenance, cleaning and repair of the common property on the following basis

- (a) The external surface area of the lot. Additional entitlements are added depending on whether the lot has small, medium, large or extra large external surface area.
- (b) The level of the building on which the lot is situated. Additional entitlements are added depending on the level of the building in which the lot is located. The higher the lot in the building, the higher the cost of maintaining, cleaning and repairing windows and external walls, and the higher the cost of maintaining and operating the lifts.

6. The Purpose for which the Lots are used

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

NIL

SCHEDULE C	BY-LAWS
-------------------	----------------

In these by-laws, reference to:

a Lot is a reference to a lot in the Scheme;
 the Committee is a reference to the committee for the Body Corporate;
 an Owner is a reference to the owner of a Lot; and
 an Occupier is a reference to a tenant or other occupant of a Lot

1. Vehicles

(a) An Owner or Occupant must not, without the Body Corporate's written approval

(i) Park a vehicle, or allow a vehicle to stand, on the common property; or

(ii) Permit an invitee to park a vehicle, or allow a vehicle to stand, on the common property except for the designated visitor parking which must remain available at all times for the sole use of visitors' vehicles. An approval under Subsection (1) must state the period for which it is given with the exception of designated visitor parking.

(b) However, the Body Corporate may cancel the approval by giving seven (7) days written notice to the Owner or Occupant with the exception of designated visitor parking.

(c) An Owner or Occupant must not use common property electricity, and may only use electricity supplied to the Owner or Occupant, for the purpose of charging electric powered motor vehicles, motor bikes and bicycles.

2. Private Roads and Other Common Property

The private roadways, pathways, drives and other common property and any easement giving access to the land shall not be obstructed by any Owner or Occupant or the guests, servants, employees, agents, children, invitees, licensees of an Owner or Occupant or any of them, or used by them for any purpose other than the reasonable ingress and egress to and from their respective Lots or the parking areas provided. An Owner or Occupant shall not:

(a) Drive or permit to be driven any motor vehicle in excess of two (2) tonnes weight onto or over the common property other than such vehicles necessary to complete the construction and/or occupation of any residence erected on the land, and any motor vehicles entitled by any statute and/or local authority ordinances:

(a) Permit any invitees' vehicles to be parked on the roadway forming part of the common area at any time. Any invitees shall park their vehicles in the visitors' parking bays on the common property and shall use such area only for its intended purpose of casual parking;

(c) Permit any boat, trailer, caravan, campervan or mobile home onto, over or through the common area or on the land of the Owner;

- (d) Permit any occupation of a caravan on a Lot

3. Obstruction

An Owner or Occupant shall not obstruct lawful use of common property by any person.

4. Damage to Lawns, etc. on Common Property

An Owner or Occupant shall not:

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

5. Damage to Common Property and Assets

An Owner or Occupant shall not mark, paint, drive nails or screws or the like into, or otherwise damage or deface, any structure that forms part of the common property except with the consent in writing of the Committee but this by-law does not prevent An Owner or Occupant or person authorised by him from installing:

- (a) Any locking or other safety device for protection of his Lot against intruders; or
- (b) Any Screen or other device to prevent entry of animals or insects upon his Lot.

Provided that the locking or other safety device or, as the case may be, screen or other device complies with all relevant laws including fire safety standards and regulations, is constructed in a workman-like manner, is maintained in a state of good and serviceable repair by the Lot Owner or Occupant and does not detract from the amenity of the building. The Owner is responsible for the cost of any rectification works to ensure the installation complies with this by-law.

The Body Corporate will specify acceptable locks, safety devices and screens with a view to maintaining a uniform approach to the exterior appearance of the Buildings within the Scheme and any such device must be approved by the Committee in writing prior to installation.

6. Depositing Rubbish etc. on Common Property and Assets

An Owner or Occupant shall not deposit or throw upon the common property any cigarette butts, rubbish, dirt, dust or other material likely to interfere with the peaceful enjoyment of the owner or occupant of another Lot or of any person lawfully using the common property.

7. Garbage, Car Park and Storage Space

- (a) Incinerators and garbage bins shall be placed only where approved by the Committee and used only for the purpose for which they are provided.
- (b) Empty bottles, boxes, used containers and similar items shall be stored tidily and, so far as is possible, out of sight.
- (c) Carpark spaces and storage areas shall be kept tidy and free of all litter. An Owner or Occupant must remove or clean up any oil marks, stains and deposits on carpark spaces and if an Owner or Occupant fails to do so the Body Corporate may engage a contractor to do so at the Owners or Occupants expense.
- (d) Personal items and equipment must not be stored on carpark spaces. They may only be stored in properly constructed storage cupboards or lockers. Flammable or corrosive substances must not be left within the carpark spaces or elsewhere on common property (other than in the fuel tanks of motor vehicles and motor bikes).

- (e) Only motor vehicles, motor bikes and bicycles may be parked or stored in carpark spaces. Caravans, trailers and the like must not be parked or stored in car parks or elsewhere on common property.
- (f) An Owner or Occupant must not carry out any work of any description on vehicles in the carpark spaces or on common property. Motor vehicles, motor bikes and bicycles may only be washed in car wash bays designated for such purposes by the Committee.
- (g) The Committee may make rules from time to time with regard to the disposal of rubbish down garbage chutes and in the areas set aside for garbage disposal.
- (h) The Body Corporate and/or the Committee may designate any appropriate part of the common property to be used as a storeroom. The Body Corporate and/or the Committee may determine rules under which persons are given access to a storeroom.

8. Use of Recreation Facilities

All Owners and Occupants may use any swimming pool, common recreation room/media room and any gymnasium facilities and adjacent areas on the common property subject to the following rules which will, where appropriate, apply to all guests and invitees of owners

- (a) The swimming and spa pools, common recreation room/media room, gymnasium and associated facilities will not be used by guests or invitees unless accompanied by an Owner or Occupant;
- (b) Children below the age of sixteen (16) years will at all times be accompanied by an adult or Owner or Occupant exercising effective control over them;
- (c) Alcoholic beverages are not to be consumed or glassware used in or around a swimming and spa pool enclosure;
- (d) Running, rough play in or out of the pool, excessive splashing, improper diving and jumping into the pool so as to create a large splash (bombing) is especially prohibited;
- (e) Food, glass, breakable items and pets will not be brought into the swimming or spa pools or gymnasium and the Lot Owner shall not allow soap, bubble bath, or shampoo to be used in the pool;
- (f) The swimming and spa pools and gymnasium are only to be used between the hours of 6.00am and 10.00pm unless otherwise arranged and approved by the Onsite Manager;
- (g) After the facilities are used, the relevant area is to be left in a clean and tidy state and available to the next users. Failing to comply with this may incur a cleaning cost which may be recovered by the Body Corporate from the Owner or Occupant;
- (h) The Body Corporate or Onsite Manager (or Body Corporate contractor) may operate a reservation system or schedule for the gymnasium and barbeque area with which Owners and Occupants shall comply;
- (i) All gym equipment may only be used as directed and in a safe manner and at the sole risk of the owner or Occupant;
- (j) All rules and signage must be obeyed at all times; and
- (k) No-one except the Onsite Manager (or Body Corporate contractor) may adjust any piece of equipment unless it is done so through the standard operation of equipment.

9. Rules regarding Pool, Gymnasium and Common Room

The Committee may make rules relating to the use of swimming pool and gymnasium, not inconsistent with these by-laws and the same shall be observed by the Owners and Occupants unless and until they are disallowed, or revoked by a majority resolution at a general meeting of the Lot Owners.

10. Instructions to Contractors etc

Owners and Occupants shall not directly instruct any contractors or workmen employed by the Committee unless so authorised.

11. Garbage disposal

An Owner or Occupant shall:

(a) Save where the Committee provides some other means of disposal of garbage, maintain within his Lot, or on such part of the common property as may be authorised by the Committee, in clean and dry condition and adequately covered, a receptacle for garbage;

(b) Comply with all local authority by-laws and ordinances relating to the disposal of garbage;

(c) Ensure that the health, hygiene and comfort of the owner or occupant of any other Lot is not adversely affected by his disposal of garbage

12. Appearance of Buildings or Signs

Subject to other by-laws, an Owner or Occupant shall not, except with the consent in writing of the Committee, display any sign, advertisement, placard, banner, pamphlet or like matter on any part of his Lot or on the common property in such a way as to be visible from the common property or any other Lot

13. Inflammable Liquids, Gasses or other materials

(a) An Owner or Occupant shall not bring to, do or keep anything in his Lot which shall increase the rate of fire insurance on any property on the Scheme or which may conflict with the laws and/or regulations relating to fires or any insurance policy upon any property on the Scheme or the regulations or ordinances of any Public Authority for the time being in force.

(b) An Owner or Occupant shall not, except with the consent of, in writing of the Body Corporate, use or store on his Lot or upon the common property any flammable chemical, liquid, or gas or other flammable material other than chemicals, liquids, gases or other material used or intended to be used for domestic purposes including gas barbecues, or any such chemical, liquid, gas or together material in a fuel tank of a motor vehicle or internal combustion engine.

14. Waste Collection Service

The Body Corporate shall give to Brisbane City Council, its employees, agents and contractors, right of entry to the common property for the purpose of servicing the refuse and recycle bins provided by Council.

Subject to Council, its employees, agents and contractors using due care in providing such service, the Body Corporate shall indemnify the Council, its employees, agents and contractors against any damage to pavement or other driveway surface resulting from the weight of the collection vehicles.

15. Site Detention System

The Body Corporate shall ensure the regular maintenance of the Site Detention System by checking and cleaning any pipes, drains and sumps associated with same.

16. Keeping of Animals

Subject to the Act a Lot Owner shall not, without the approval in writing of the Committee, keep any animal upon his Lot or the common property.

17. Right of Entry

An Owner or Occupant, upon receiving reasonable notice from the Committee, shall allow the Committee or any contractors, sub-contractors, workmen or other person authorised by it, the right of access to his Lot for the purpose of carrying out works or effecting repairs on mains, pipes, wires or connections of any water, sewerage, drainage, gas, electricity, telephone or other system or service, whether to his Lot or to an adjoining Lot.

18. Noise

(a) An Owner or Occupant, their guests, servants or agents shall not make or permit any noise likely to interfere in any way with the peaceful enjoyment of other owners or occupants or of any person lawfully using the common property. In particular no Owner or Occupant shall hold or permit to be held any social gathering in his Lot which would cause any noise which unlawfully interferes with the peace and quietness of any other owner or occupant, at any time of day or night and in particular shall comply in all respects with the Noise Abatement Act 1979, as amended.

(b) In the event of any unavoidable noise in a Lot at any time the Owner or Occupant thereof shall take all practical means to minimise annoyance to other owners and occupants by closing all doors, windows and curtains of his Lot and also such further steps as may be within his power for the same purpose.

(c) Guests leaving after 10.00pm shall be requested by their hosts to leave quietly. Quietness also shall be observed when an Owner or Occupant returns to the dwelling late at night or early morning hours.

19. Use of Lots

Subject to any exclusions contained in these By-Laws an Owner or Occupant shall not use that Lot or permit the same to be used otherwise than as a private residence (with the exception of Lots 30, 31 and 32) nor for any immoral or unlawful purpose or for any purpose that may endanger the safety or good reputation of persons residing within the parcel. Unless an executive member of the Committee or the Onsite Manager otherwise approves, no more than 2 persons per bedroom may occupy a Lot except where each of them are under 12 years of age in which case 3 such persons per bedroom is permitted.

Lots 30, 31 and 32 may be used for commercial purposes but an occupier may not provide real estate agency or letting services.

20. Use of Radios etc

An Owner or Occupant shall not operate or permit to be operated upon the Scheme any radio, two way radio, short wave radio, transmitter, telecommunications device or electronic equipment so as to interfere with any domestic appliance or apparatus (including a radio or television receiver) lawfully in use upon the common property or in any other Lot.

21. Appearance of Lots

(a) An Owner or Occupant must not, without the Body Corporate's written approval, make a change to the external appearance of the Lot.

(b) An Owner or Occupant must not, without the Body Corporate's written approval:

- (i) Hang washing, bedding or another cloth article if the article is visible from another Lot or the common property, or from outside the Scheme Land and ensure that permanent storage units such as cupboards are not located on the balconies or terraces forming part of their Lot; or
- (ii) Display a sign, advertisement, placard, banner, pamphlet or similar article if the article is visible from

another Lot or the common property, or from outside the Scheme Land.

(c) An Owner or Occupant shall not install or replace a window furnishing visible from outside the Lot unless those furnishings are of a light colour or have a backing of a light colour without the prior written approval of the Committee.

(d) An Owner or Occupant must ensure that all balconies and terraces forming part of their Lot remain unenclosed with no shutters, glazing, louvers or similar permanent structures other than those clearly depicted on the approvals obtained from the Brisbane City Council.

22. Movement of Furniture, Fittings and Equipment

- (a) Notice to be given: An Owner or Occupant must give at least twenty-four (24) hours notice to the Body Corporate or its representative before any furniture, fittings or equipment may be moved in or out of any Lot. Any such moving must be done in a manner, at the time and subject to conditions imposed or directed by the Body Corporate provided that nothing restricts the movement of such items if they can be safely and adequately moved by one person and are of a nature such that damage cannot be occasioned to any items of common property or of property belonging to the owner or occupant of any other Lot. Any damage caused during such moving is the responsibility of the Owner or Occupant causing the damage.
- (b) Access to Service Doors, Service Carparks and Loading Bays: Subject to security arrangements, access to any Service Doors, the Service Carparks or the Loading Bay shall be made available at all reasonable times to an Owner or Occupant provided that prior arrangements have been made with the Body Corporate or its representative and do not contravene any provisions of any easement or the lawful use of any exclusive use area.

23. Installation of Hard Flooring

- (a) Installation:
An Owner or Occupant shall not install or cause to be installed or place in or upon any part of the Lot hard flooring such as timber, tiles, marble or any similar material (the "works") unless the Owner of the Lot has first obtained the written approval of the Committee. The Committee may impose conditions upon the granting of such consent. In carrying out such works:
- (i) A noise dampening underlay must be used;
 - (ii) Underlay laid on the concrete slab must provide an overall impact insulation Class (IIC) rating of a minimum 55, or under the "new" European system now used by the Building Code of Australia, an LnT,w (Weighted Standardised Impact Sound Pressure Level) of a maximum 55 must be provided;
 - (iii) If requested to do so by the Committee, the Owner must provide an acoustic report signed by an Acoustic Engineer or other appropriately qualified person, following installation of a floor finish other than carpet to demonstrate compliance with the sound dampening requirements shown above; and
 - (iv) New hard surface flooring will also require the concrete to be water proofed, using an adequate membrane moisture barrier.
- (b) Compliance with Condition:
An Owner or Occupant must comply with any conditions imposed by the Committee when granting its consent including any conditions.
- (c) Compliance with Noise By-Law:
The granting of any approval by the Committee does not in any way relieve an Owner or Occupant of his or her responsibility under the Noise By-Law.
- (d) Reinstatement:
In the event that any noise arises in any way out of the installation or use of the works which is transmitted from the Lot to another Lot then the Owner or Occupant will at his or her expense remove the works from

the Lot upon receiving written notice from the Committee to do so or otherwise must comply with any reasonable direction given by the Committee to mitigate any such noise

24. No Structural or Other Alterations

(a) An Owner or Occupant must not damage, deface nor make any alteration, addition or improvement to any part of common property unless properly authorised in accordance with these by-laws and the Act.

(b) No structural alterations (including any alteration to gas, water or electrical installations or work for the purpose of enclosing in any manner whatsoever the balcony, if any, of any Lot and including the installation of any air-conditioning system may be made to any Lot without the Owner obtaining the prior written consent of the Committee.

(c) Where an Owner seeks the approval of the Committee to such works or alterations to a Lot, the following provisions apply:

(i) The Owner must provide plans and specifications to the Committee;

(ii) If any holes or openings are to be made in roofs, ceilings, floors or walls, an engineer's certificate, confirming that the proposed works will not affect the structural integrity of the building, is to be provided with the application. Any holes made to external surfaces are to be kept and left in a watertight and weatherproof condition;

(iii) The Owner is responsible for obtaining any required statutory approvals from the local council and/or any other relevant authority for the works;

(iv) Any damage caused to common property caused by the works is to be repaired by the Owner to the same condition as prior to the damage. If the repairs to common property have not been completed within 14 days of written notification that the repairs are required, the damage may be repaired by the Body Corporate and the cost of repairs charged to the Owner;

(v) Other owners and occupants must not be restricted in the access to their Lots and access must not be restricted to or over common property;

(vi) Where there is more than one lift servicing the building, the Committee or the Onsite Manager will make one lift available for the Owner's contractors use during the hours of work, or as reasonably required;

(vii) The works are not to alter the external appearance of the building;

(viii) All work must be carried out in a tradesman-like-manner;

(ix) The works must not affect the amenity of any other Lots;

(x) The Owner indemnifies the body corporate and/or the owner or occupant of any other Lot against any damage, loss or expense, legal or otherwise incurred or suffered as a result of the works;

(xi) If applicable, the Owner of the Lot is responsible for any increased insurance costs resulting from the improvement(s);

(xii) All work is to be carried out between the hours of 9:00 am and 5:00 pm Monday to Friday, excluding public holidays, only with a minimum of noise and disruption to the quiet enjoyment of adjoining occupants;

(xiii) All equipment is to be stored out of sight at the end of each working day;

(xiv) Any necessary cleaning of common property due to the building activity is to be carried out daily and if not carried out shall be carried out by the Body Corporate at the Owner's expense; and

(xv) All work is to be completed within 60 days of the commencement of the works or such other reasonable period as the Committee approves.

25. Maintenance responsibility of alterations to Common Property

Any alteration made to common property or fixture or fitting attached to common property by any Owner, whether made or attached with or without the approval of the Committee, shall, unless otherwise provided by resolution of a general meeting or of a meeting of the Committee, be repaired and maintained by the Owner for the time being of the Lot.

26. Replacement of Glass

Windows shall be kept clean and promptly replaced by the Owner with fresh glass of the same kind and weight as at present if broken or cracked.

27. Behaviour of Invitees

- (a) An Owner or Occupant shall take all reasonable steps to ensure that his invitees do not behave in a manner likely to interfere with the peaceful enjoyment of other Owners or Occupants or of any person lawfully using common property.
- (b) An Owner or Occupant shall be liable to compensate The Body Corporate in respect of all damage to the common property or personal property vested in it caused by such Owner or Occupant or their invitees.
- (c) An Owner or Occupant of a Lot which is the subject of a lease or license agreement shall take all reasonable steps, including any action available to him under any such lease or license agreement, to ensure that any lessee or licensee or other Owner or Occupant or their invitees comply with the provisions of the by-laws.
- (d) The duties and obligations imposed by these By-Laws on an Owner or Occupant shall be observed not only by the Owner and Occupant but also by the guests, servants, employees, agents, children, invitees and licensees of such Owner or Occupant.
- (e) Where the Body Corporate expends money to make good damage caused by a breach of the Act, or of these By-Laws by any Owner or Occupant or the guests, servants, employees, agents, children, invitees, or licensees of the Owner or Occupant or any of them, the Committee shall be entitled to recover the amount so expended as a debt in any action in any Court of competent jurisdiction from the Owner or Occupant at the time when the breach occurred.

28. Auction Sales

An Owner or Occupant shall not permit any auction sale to be conducted or to take place in his Lot or in the dwelling or upon the scheme without the prior approval in writing of the Committee.

29. Correspondence and Requests to the Secretary of the Body corporate

All complaints, applications or requests to the Body Corporate or the Committee shall be addressed in writing to the Secretary or the Body Corporate Manager of the Body Corporate.

30. Copy of By-Laws to be Produced Upon request

Where any Lot or common property is leased or rented, otherwise than to an Owner, the lessor or, as the case may be, landlord shall cause to be produced to the lessee or tenant for his inspection a copy of the by-laws for the time being in force in respect of the plan.

31. Recovery of Costs (Levies)

An Owner shall pay on demand the whole of the Body Corporate costs and expenses (including Solicitor and own client costs) which amount shall be deemed to be a liquidated debt due, in recovering all and any levies or moneys duly levied upon such Owner by the Body Corporate pursuant to the Act.

Where the Body Corporate expends money to make good damage caused by a breach of the Act the Regulation Module or these by-laws by any Owner or Occupant or the tenant, guest, servants, employees, agents, children, invitees or licensees of the Owner or Occupant, the Body Corporate shall be entitled to recover the amount so expended as a debt in an action in any Court of competent jurisdiction from the Owner or Occupant of the Lot at the time when the breach occurred.

32. Power of the Body Corporate

The Committee may make rules relating to the common property not inconsistent with these bylaws and the same shall be observed by Owners and Occupants unless and until they are disallowed or revoked by a majority resolution at a general meeting of the Body Corporate.

33. Use of Lots

In addition to use as a private residence, Lot 28, and Lot 28 only, may also be used for the purpose of carrying on the business of providing management, caretaking, letting and ancillary services to the Body Corporate and to Owners and Occupants.

34. Special Rights

For as long as there is in existence an agreement or agreements with the Owner of Lot 28 for such Owner to provide services for the control, management and administration of the common property and/or to provide letting and ancillary services of such to the Owners or Occupants who wish to avail themselves of such services (whether by way of a combined Caretaking and Letting Agreement or a separate Caretaking Agreement and a separate Letting Agreement):

- (a) The Body Corporate will not itself, directly or indirectly, provide any of the services set out in the Agreements;
- (b) The Body Corporate will not allow any person or company other than the party to such Agreements to provide, from the scheme land, any of the services set out in the Agreements;
- (c) The Body Corporate will not enter into with any other person or entity an agreement similar to the Agreements;
- (d) The Owner of Lot 28 will be entitled to erect or display signs or notices in or on the common property advertising any of the services it provides pursuant to the Agreements;
- (e) The Body Corporate must not grant to any other person or corporation the right to conduct any business of a similar nature to the letting business from within the scheme and nor must the Body Corporate (or any of its members individually) directly or indirectly conduct or attempt to conduct any business of a similar nature to the letting business from within the Scheme land;
- (f) The Body Corporate must not make any part of the common property available to any person or corporation for the purpose of conducting a letting business; and
- (g) The Body Corporate confers on the Owner of Lot 28 special rights in respect of the whole of the common property to use same in connection with the business carried out pursuant to the Agreements.

The Body Corporate will continue to be responsible to carry out its duties pursuant to the Body Corporate and Community Management Act in respect of any common property for which special privileges have been granted pursuant to this by-law.

35. Bulk Supply of Utilities

The Body Corporate may, at its election, supply or engage another person to supply utilities to the Scheme and in such case the following will apply:

- (a) "Utility" means: electricity, gas, water, cable TV and the like,
- (b) The Body Corporate has the power to enter into a contract for the purchase of reticulated Utility, on the most economical basis, for the whole of the Scheme from the relevant authority.
- (c) The Body Corporate has the power to sell reticulated Utility to each Owner or Occupant provided, however, that in respect of electricity supply, the Body Corporate's charge must not exceed the lowest available tariff to the relevant Owner or Occupant for supply of the electricity direct from the relevant Electricity Authority.
- (d) Each Owner or Occupant must purchase and use all Utility consumed in the Owner's or Occupants Lot direct from the Body Corporate and must not purchase Utility from any other source.
- (e) The Body Corporate is not required to supply to any Owner or Occupant Utility requirements beyond those requirements which the relevant authority could supply at any particular time.
- (f) If possible and lawful, the Body Corporate may nominate tariffs which will apply to the consumption of the Utility service and must advise the Owners and Occupants of the relevant tariff. If this happens, the tariff will apply to future accounts.
- (g) The Body Corporate may charge for the services (including for the installation of, and the costs associated with, Utility infrastructure for the services) but only to the extent necessary for reimbursing the Body Corporate for supplying the services.
- (h) The Body Corporate may render accounts to each Owner or Occupant and such accounts are payable to the Body Corporate within fourteen (14) days of the delivery of such accounts.
- (i) In respect of an account which has been rendered pursuant to these by-laws, then an Owner or Occupant is liable, jointly and severally with any person who was liable to pay that account when that Owner or Occupant became the Owner or Occupant of that Lot.
- (j) In the event that a proper account for the supply of reticulated Utility is not paid by its due date for payment, then the Body Corporate is entitled to:
 - (i) Recover the amount of the unpaid account or accounts (whether or not a formal demand has been made) as a liquidated debt due to it in any Court of Competent Jurisdiction; and/or
 - (ii) Disconnect the supply of reticulated Utility to the relevant Lot.
- (k) The Body Corporate is not, under any circumstances whatsoever, responsible or liable for any failure of the supply of Utility due to breakdowns, repairs, maintenance, strikes, accidents or causes of any class or description.
- (l) The Body Corporate may, from time to time, determine a security deposit to be paid by each Owner or Occupant who is connected to the supply of the reticulated Utility as a guarantee against non-payment of accounts for the supply of reticulated Utility.

36. Smoking

An owner or occupier must not smoke, or permit any visitors to smoke:

- (a) in a completely or substantially enclosed area on the common property;
- (b) where it causes a hazard; or
- (c) where it unreasonably interferes with the use or enjoyment of another lot or common area included in the scheme

37. Exclusive Use – Carpark

- (a) Each Lot set out in Schedule E under the heading "Carpark" is allocated a car park area defined in Schedule E for the exclusive use and enjoyment of the Owner or Occupant of each respective Lot.
- (b) An exclusive use area under this by-law is to be used for car parking purposes and with the prior approval of the Body Corporate be used for storage.
- (c) Where the exclusive use area is used for storage, the area must be kept clean and tidy and free of vermin.
- (d) Except for the area used for storage, the Body Corporate remains responsible for the performance of its duties pursuant to the Act at its own expense in relation to any part of the common property over which exclusive use is granted pursuant to this by-law as if the grant had not been made.
- (e) An Owner or Occupant of an exclusive use area under this by-law must, on receipt of notice from the Body Corporate or another Owner or Occupant, allow access to service contractors or another Owner or Occupant through the exclusive use area to allow for maintenance of common property or any improvements to common property which is situated near or within the exclusive use area.
- (f) The area of each exclusive use will be defined by AJS Surveys, within Twelve (12) months of the date of establishment of the Scheme. The sketch plans identifying the exclusive use of common property shall be prepared by the Surveyor in accordance with the Registrar of Titles directions for plans. The allocation and identification of the exclusive use areas as defined must be effected within twelve (12) months of the date of recording of the First Community Management Statement.

38. Exclusive Use – Storage

- (a) Each Lot set out in Schedule E under the heading "Storage" is allocated a storage area defined in Schedule E for the exclusive use and enjoyment of the Owner or Occupant of each respective Lot.
- (b) The Owner or Occupant of an exclusive use storage area may use the area for storage and must keep the area clean and tidy and free of vermin.
- (c) The Owner or Occupant of a storage area is responsible for the cleaning of the area and must, on receipt of reasonable notice from the Body Corporate allow reasonable access to service contractors or another Owner or Occupant through the exclusive use area to allow for the maintenance of common property or any improvements to common property which are situated near or within the exclusive use area.
- (d) Except for the obligations on the Owner or Occupant in by-law 36 (b) and 36 (c), the Body Corporate remains responsible for performance of its duties pursuant to the Act at its own expense in relation to any part of the common property over which exclusive use is granted pursuant to this by-law as if the grant had not been made.
- (e) The area of each exclusive use will be defined by AJS Surveys, within twelve (12) months of the date of establishment of the Scheme. The sketch plans identifying the exclusive use of common property shall be prepared by the Surveyor in accordance with the Registrar of Titles directions for plans. The allocation and identification of the exclusive use areas as defined must be effected within twelve (12) months of the date of

recording of the First Community Management Statement.

39. Exclusive Use Areas – Home Offices Signage

- (a) Each Lot set out in Schedule E under the heading "Home Office – Signage Areas" has the exclusive use and enjoyment of a signage area on the common property adjacent to or near the entrance to each in a position to be approved and allocated by the Committee.

(b) Installation of Signage:

An Owner or Occupant who has the exclusive use of a signage area under this by-law may install a sign in the signage area subject to the following conditions:

- (i) The sign will be installed, operated and maintained at the cost of that Owner or Occupant.
- (ii) Its proposed position, size, style and design must first be approved by the Committee (which approval shall not be unreasonably withheld).
- (iii) The sign must comply with local authority requirements and have approval if necessary.
- (iv) Any illuminated sign must be metered to the Owner or Occupant who must pay all electricity connection and consumption charges.
- (v) Local authority permit fees must be paid by the Owner or Occupant.
- (vi) The illumination of the sign must not interfere with the use of any Lot or adversely affect the amenity of any dwelling within the Scheme.

(c) Maintenance: The owner or Occupant must:

- (i) Maintain the signage area and the signage installed pursuant to this by-law in good repair;
- (ii) Keep the area in a clean and tidy condition; and
- (ii) Restore the signage area to its original condition on removing the signage

SCHEDULE D	OTHER DETAILS REQUIRED/PERMITTED TO BE INCLUDED
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STATUTORY EASEMENTS

Pursuant to Section 66(1)(d)(iii) of the Body Corporate and Community Management Act 1997, each of the following lots and common property is subject to and has the benefit of the following easements:

Lot/Common Property	Type of Easement
Common Property	Lateral or subjacent support under the Land Title Act 1994, s115N;
	Utility services and utility infrastructure under the Land Title Act 1994, ss1150 and 115P;
	Shelter under the Land Title Act 1994, s150Q;
Lots 1 to 60(inclusive) on SP192507	Lateral or subjacent support under the Land Title Act 1994, S115N;

	Utility services and utility infrastructure under the Land Title Act 1994, ss150 and 115P;
	Shelter under the land title Act 11994, 115Q.

SERVICES LOCATION DIAGRAM

Pursuant to Section 66(1)(b)(ii) of the Body Corporate and Community Management Act 1997, annexed and marked as Annexure "A" is a Services Location Diagram identifying all service easements for the lots and Common Property created on SP 192507

SCHEDULE E DESCRIPTION OF LOTS ALLOCATED EXCLUSIVE USE AREAS OF COMMON PROPERTY**Exclusive Use – Carpark**

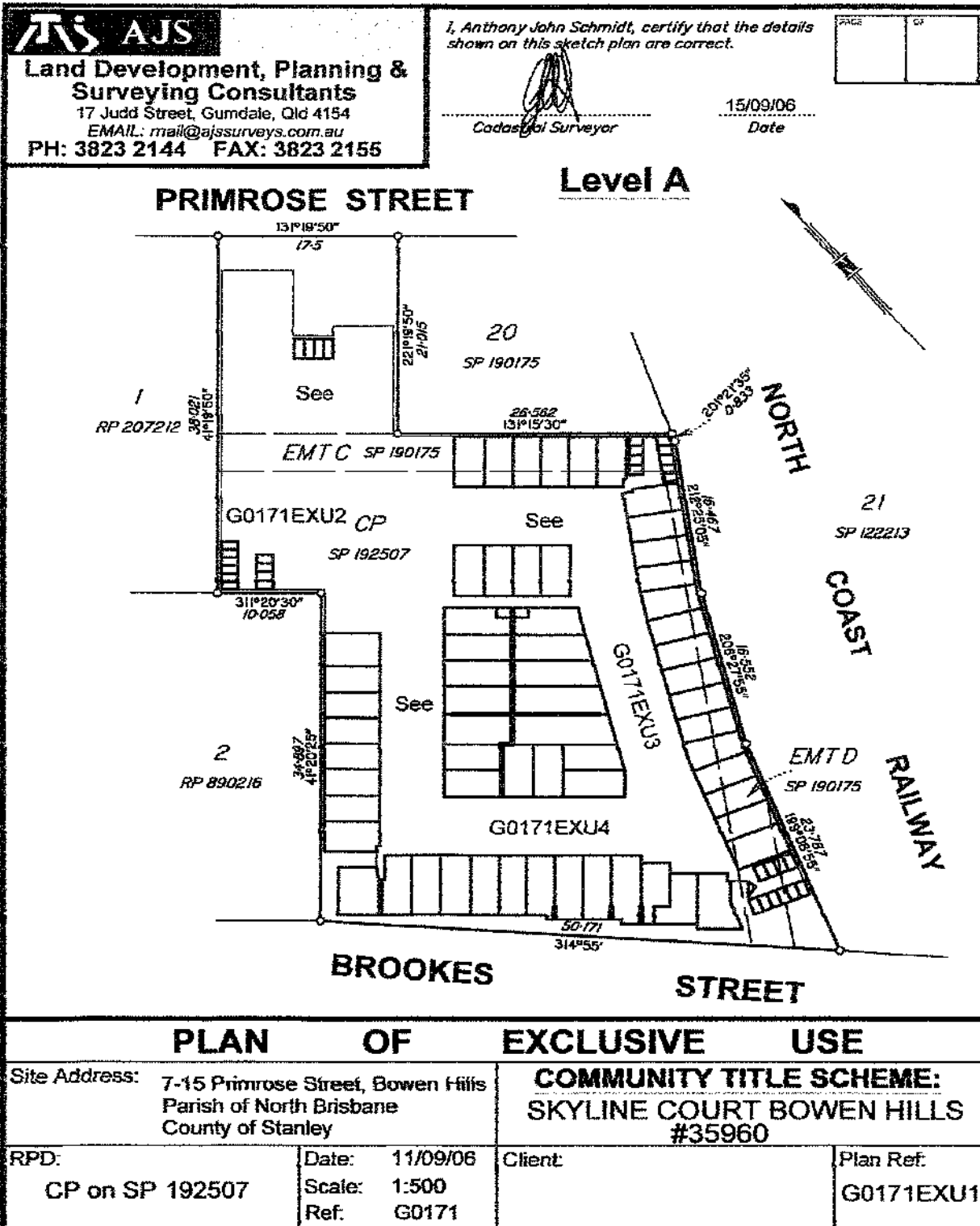
Lot	Exclusive Use Area	
Lot 1 on SP 192507	Area AW on Plan of Exclusive Use	Page 22
Lot 2 on SP 192507	Area AV on Plan of Exclusive Use	Page 22
Lot 3 on SP 192507	Area AU on Plan of Exclusive Use	Page 22
Lot 4 on SP 192507	Area AT on Plan of Exclusive Use	Page 22
Lot 5 on SP 192507	Area AS on Plan of Exclusive Use	Page 22
Lot 6 on SP 192507	Area AR on Plan of Exclusive Use	Page 22
Lot 7 on SP 192507	Area AQ on Plan of Exclusive Use	Page 22
Lot 8 on SP 192507	Area AP on Plan of Exclusive Use	Page 22
Lot 9 on SP 192507	Area AN on Plan of Exclusive Use	Page 22
Lot 10 on SP 192507	Area AM on Plan of Exclusive Use	Page 22
Lot 11 on SP 192507	Area AL on Plan of Exclusive Use	Page 22
Lot 12 on SP 192507	Area AK on Plan of Exclusive Use	Page 22
Lot 13 on SP 192507	Area AJ on Plan of Exclusive Use	Page 22
Lot 14 on SP 192507	Area AH on Plan of Exclusive Use	Page 22
Lot 15 on SP 192507	Area AG on Plan of Exclusive Use	Page 22
Lot 16 on SP 192507	Area AF on Plan of Exclusive Use	Page 22
Lot 17 on SP 192507	Area AE on Plan of Exclusive Use	Page 22
Lot 18 on SP 192507	Area AD on Plan of Exclusive Use	Page 22
Lot 19 on SP 192507	Area AC on Plan of Exclusive Use	Page 22
Lot 20 on SP 192507	Area AB on Plan of Exclusive Use	Page 22
Lot 21 on SP 192507	Area AA on Plan of Exclusive Use	Page 22
Lot 22 on SP 192507	Area Z on Plan of Exclusive Use	Page 22
Lot 23 on SP 192507	Area Y on Plan of Exclusive Use	Page 22
Lot 24 on SP 192507	Area X on Plan of Exclusive Use	Page 22
Lot 25 on SP 192507	Area W on Plan of Exclusive Use	Page 22
Lot 26 on SP 192507	Area V on Plan of Exclusive Use	Page 21
Lot 27 on SP 192507	Area U on Plan of Exclusive Use	Page 21
Lot 28 on SP 192507	Areas T and S on Plan of Exclusive Use	Page 21
Lot 29 on SP 192507	Area R on Plan of Exclusive Use	Page 21
Lot 30 on SP 192507	Area Q on Plan of Exclusive Use	Page 21
Lot 31 on SP 192507	Area P on Plan of Exclusive Use	Page 21
Lot 32 on SP 192507	Area N on Plan of Exclusive Use	Page 21
Lot 33 on SP 192507	Area M on Plan of Exclusive Use	Page 21
Lot 34 on SP 192507	Area L on Plan of Exclusive Use	Page 21
Lot 35 on SP 192507	Area F on Plan of Exclusive Use	Page 21
Lot 36 on SP 192507	Area E on Plan of Exclusive Use	Page 21
Lot 37 on SP 192507	Area D on Plan of Exclusive Use	Page 21
Lot 38 on SP 192507	Area C on Plan of Exclusive Use	Page 21

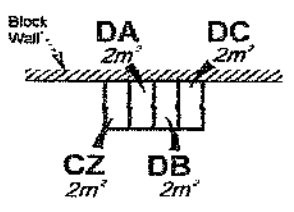
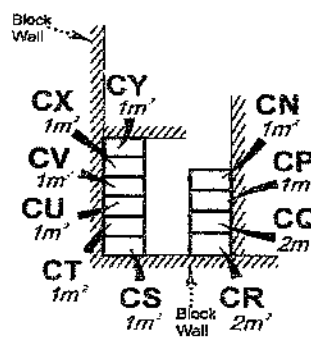
Lot 39 on SP 192507	Area B on Plan of Exclusive Use	Page 21
Lot 40 on SP 192507	Area A on Plan of Exclusive Use	Page 21
Lot 41 on SP 192507	Area G on Plan of Exclusive Use	Page 21
Lot 42 on SP 192507	Area H on Plan of Exclusive Use	Page 21
Lot 43 on SP 192507	Area J on Plan of Exclusive Use	Page 21
Lot 44 on SP 192507	Area K on Plan of Exclusive Use	Page 21
Lot 45 on SP 192507	Area BH on Plan of Exclusive Use	Page 21
Lot 46 on SP 192507	Area BG on Plan of Exclusive Use	Page 21
Lot 47 on SP 192507	Area BF on Plan of Exclusive Use	Page 21
Lot 48 on SP 192507	Area BE on Plan of Exclusive Use	Page 21
Lot 49 on SP 192507	Area BN on Plan of Exclusive Use	Page 21
Lot 50 on SP 192507	Area BM on Plan of Exclusive Use	Page 21
Lot 51 on SP 192507	Area BL on Plan of Exclusive Use	Page 21
Lot 52 on SP 192507	Area BK on Plan of Exclusive Use	Page 21
Lot 53 on SP 192507	Area BD on Plan of Exclusive Use	Page 21
Lot 54 on SP 192507	Area BC on Plan of Exclusive Use	Page 21
Lot 55 on SP 192507	Area BB on Plan of Exclusive Use	Page 21
Lot 56 on SP 192507	Area BA on Plan of Exclusive Use	Page 21
Lot 57 on SP 192507	Area AZ on Plan of Exclusive Use	Page 21
Lot 58 on SP 192507	Area AY on Plan of Exclusive Use	Page 21
Lot 59 on SP 192507	Area AX on Plan of Exclusive Use	Page 21
Lot 60 on SP 192507	Area BJ on Plan of Exclusive Use	Page 21

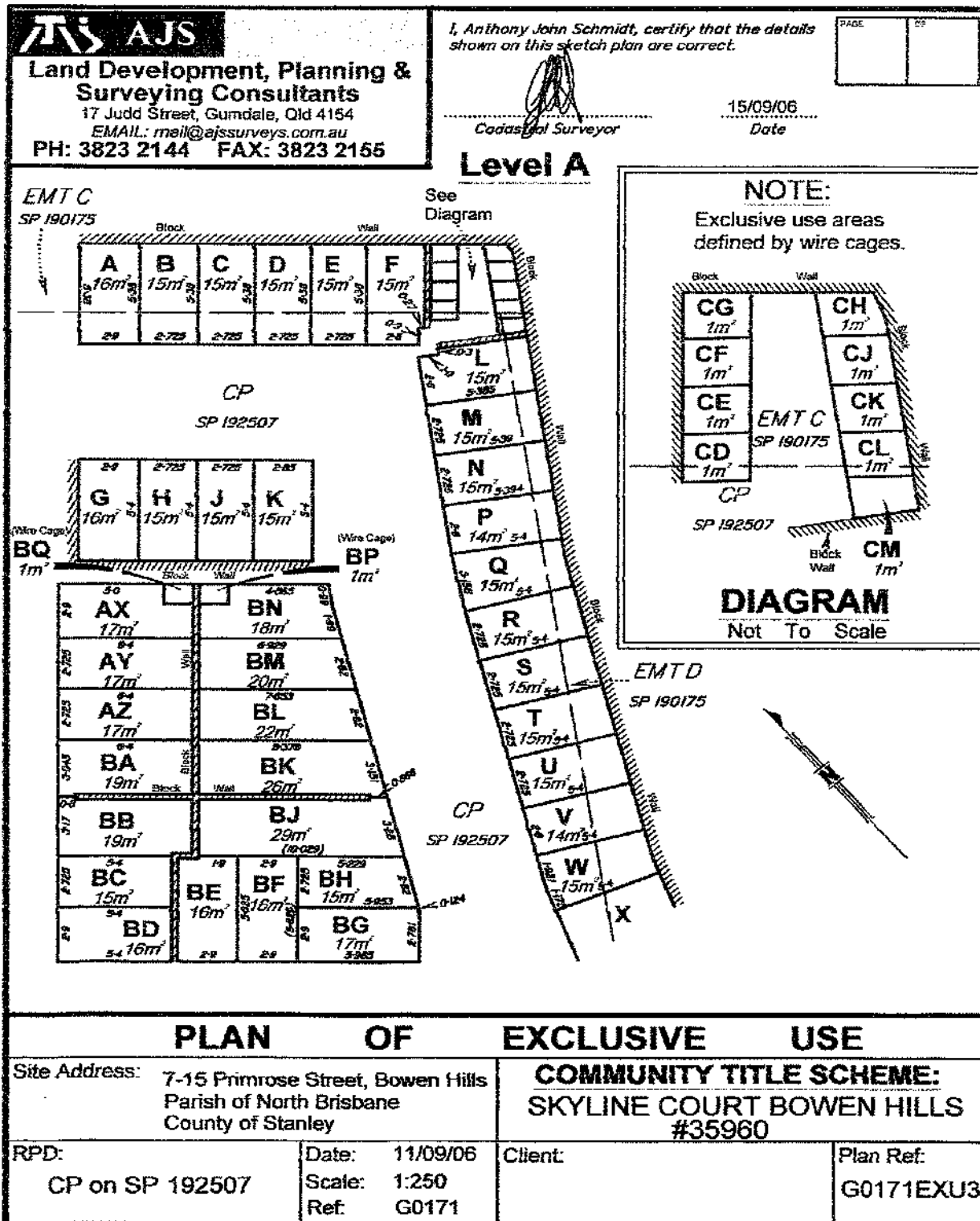
Exclusive Use – Storage

Lot	Exclusive Use Storage Area	
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Lot 2 on SP 192507	Area BS on Plan of Exclusive Use	Page 22
Lot 3 on SP 192507	Area BQ on Plan of Exclusive Use	Page 21
Lot 4 on SP 192507	Area BP on Plan of Exclusive Use	Page 21
Lot 5 on SP 192507	Area CC on Plan of Exclusive Use	Page 22
Lot 6 on SP 192507	Area CB on Plan of Exclusive Use	Page 22
Lot 7 on SP 192507	Area CA on Plan of Exclusive Use	Page 22
Lot 8 on SP 192507	Area BZ on Plan of Exclusive Use	Page 22
Lot 9 on SP 192507	Area AN on Plan of Exclusive Use	Page 22
Lot 10 on SP 192507	Area AM on Plan of Exclusive Use	Page 22
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Lot 19 on SP 192507	Area AC on Plan of Exclusive Use	Page 22
Lot 20 on SP 192507	Area AB on Plan of Exclusive Use	Page 22
Lot 21 on SP 192507	Area CD on Plan of Exclusive Use	Page 21
Lot 22 on SP 192507	Area CE on Plan of Exclusive Use	Page 21
Lot 23 on SP 192507	Area CF on Plan of Exclusive Use	Page 21
Lot 24 on SP 192507	Area CG on Plan of Exclusive Use	Page 21
Lot 25 on SP 192507	Area CH on Plan of Exclusive Use	Page 21
Lot 26 on SP 192507	Area CJ on Plan of Exclusive Use	Page 21

Lot 27 on SP 192507	Area CK on Plan of Exclusive Use	Page 21
Lot 28 on SP 192507	Area BR on Plan of Exclusive Use	Page 22
Lot 29 on SP 192507	Area CL on Plan of Exclusive Use	Page 21
Lot 30 on SP 192507	Area CM on Plan of Exclusive Use	Page 21
Lot 31 on SP 192507	Area CY on Plan of Exclusive Use	Page 20
Lot 32 on SP 192507	Area CX on Plan of Exclusive Use	Page 20
Lot 33 on SP 192507	Area CV on Plan of Exclusive Use	Page 20
Lot 34 on SP 192507	Area CZ on Plan of Exclusive Use	Page 20
Lot 35 on SP 192507	Area DA on Plan of Exclusive Use	Page 20
Lot 36 on SP 192507	Area DB on Plan of Exclusive Use	Page 20
Lot 37 on SP 192507	Area DC on Plan of Exclusive Use	Page 20
Lot 38 on SP 192507	Area CP on Plan of Exclusive Use	Page 20
Lot 39 on SP 192507	Area CN on Plan of Exclusive Use	Page 20
Lot 40 on SP 192507	Area CU on Plan of Exclusive Use	Page 20
Lot 41 on SP 192507	Area CT on Plan of Exclusive Use	Page 20
Lot 42 on SP 192507	Area CS on Plan of Exclusive Use	Page 20
Lot 43 on SP 192507	Area CR on Plan of Exclusive Use	Page 20
Lot 44 on SP 192507	Area CQ on Plan of Exclusive Use	Page 20
Lot 45 on SP 192507	Area BY on Plan of Exclusive Use	Page 22
Lot 46 on SP 192507	Area BX on Plan of Exclusive Use	Page 22
Lot 47 on SP 192507	Area BW on Plan of Exclusive Use	Page 22
Lot 48 on SP 192507	Area BV on Plan of Exclusive Use	Page 22
Lot 49 on SP 192507	Area BN on Plan of Exclusive Use	Page 21
Lot 50 on SP 192507	Area BM on Plan of Exclusive Use	Page 21
Lot 51 on SP 192507	Area BL on Plan of Exclusive Use	Page 21
Lot 52 on SP 192507	Area BK on Plan of Exclusive Use	Page 21
Lot 53 on SP 192507	Area BU on Plan of Exclusive Use	Page 22
Lot 54 on SP 192507	Area BT on Plan of Exclusive Use	Page 22
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Lot 60 on SP 192507	Area BJ on Plan of Exclusive Use	Page 21



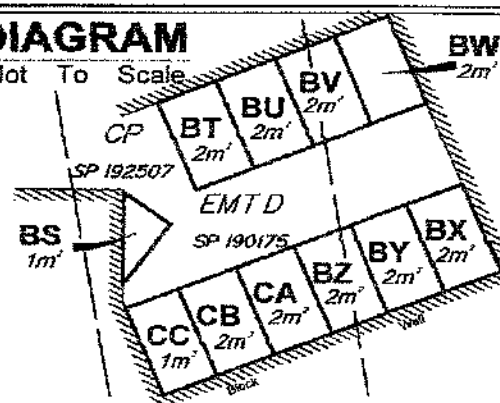
 AJS Land Development, Planning & Surveying Consultants 17 Judd Street, Gumdale, Qld 4154 EMAIL: mail@ajssurveys.com.au PH: 3823 2144 FAX: 3823 2155	I, Anthony John Schmidt, certify that the details shown on this sketch plan are correct.  Cadastrol Surveyor 15/09/06 Date <table border="1" style="border-collapse: collapse;"> <tr> <td style="width: 50px; height: 30px;">PAGE</td> <td style="width: 50px; height: 30px;">OC</td> </tr> </table>	PAGE	OC
PAGE	OC		
Level A 			
NOTE: Exclusive use areas defined by wire cages. EMT C SP 190175			
			
PLAN OF EXCLUSIVE USE			
Site Address: 7-15 Primrose Street, Bowen Hills Parish of North Brisbane County of Stanley	COMMUNITY TITLE SCHEME: SKYLINE COURT BOWEN HILLS #35960		
RPD: CP on SP 192507	Date: 11/09/06 Scale: 1:250 Ref: G0171		
Client:	Plan Ref: G0171EXU2		



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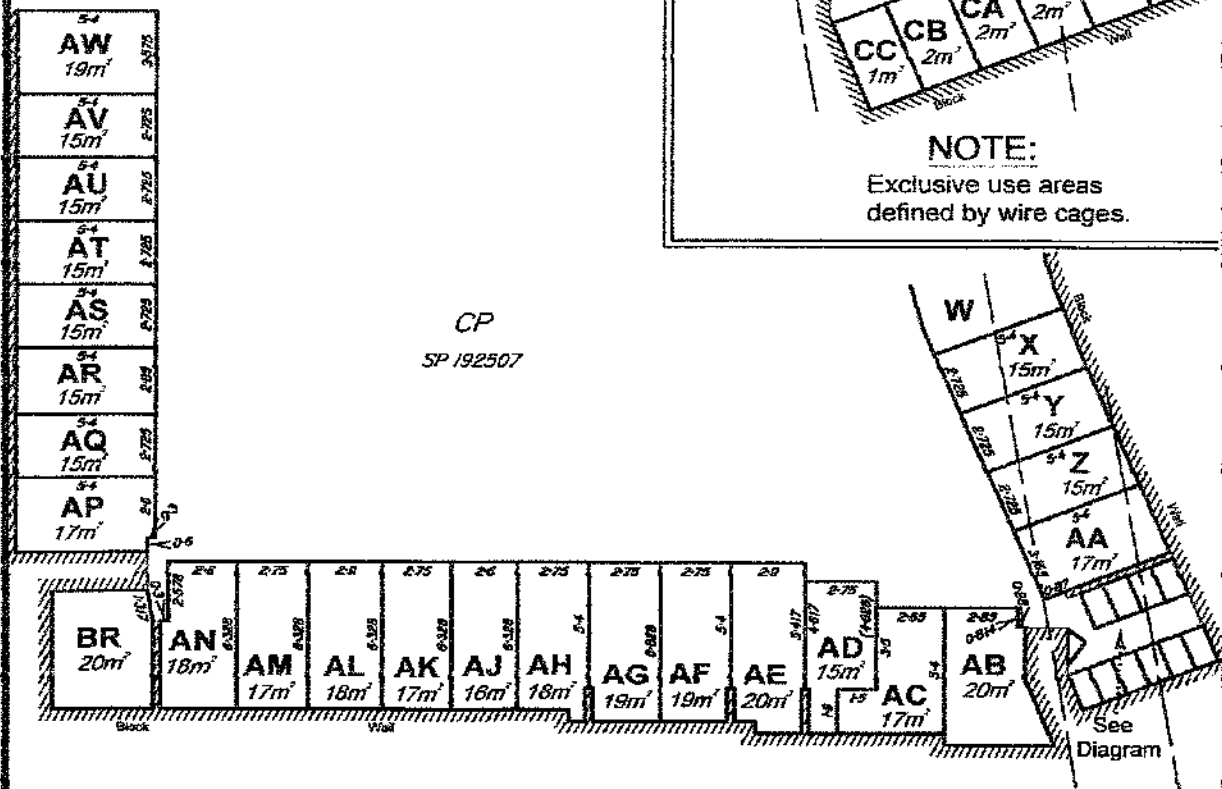
15/09/06
Date

Not To Scale



NOTE:

Exclusive use areas
defined by wire cages.



PLAN OF EXCLUSIVE USE

Site Address: 7-15 Primrose Street, Bowen Hills
Parish of North Brisbane
County of Stanley

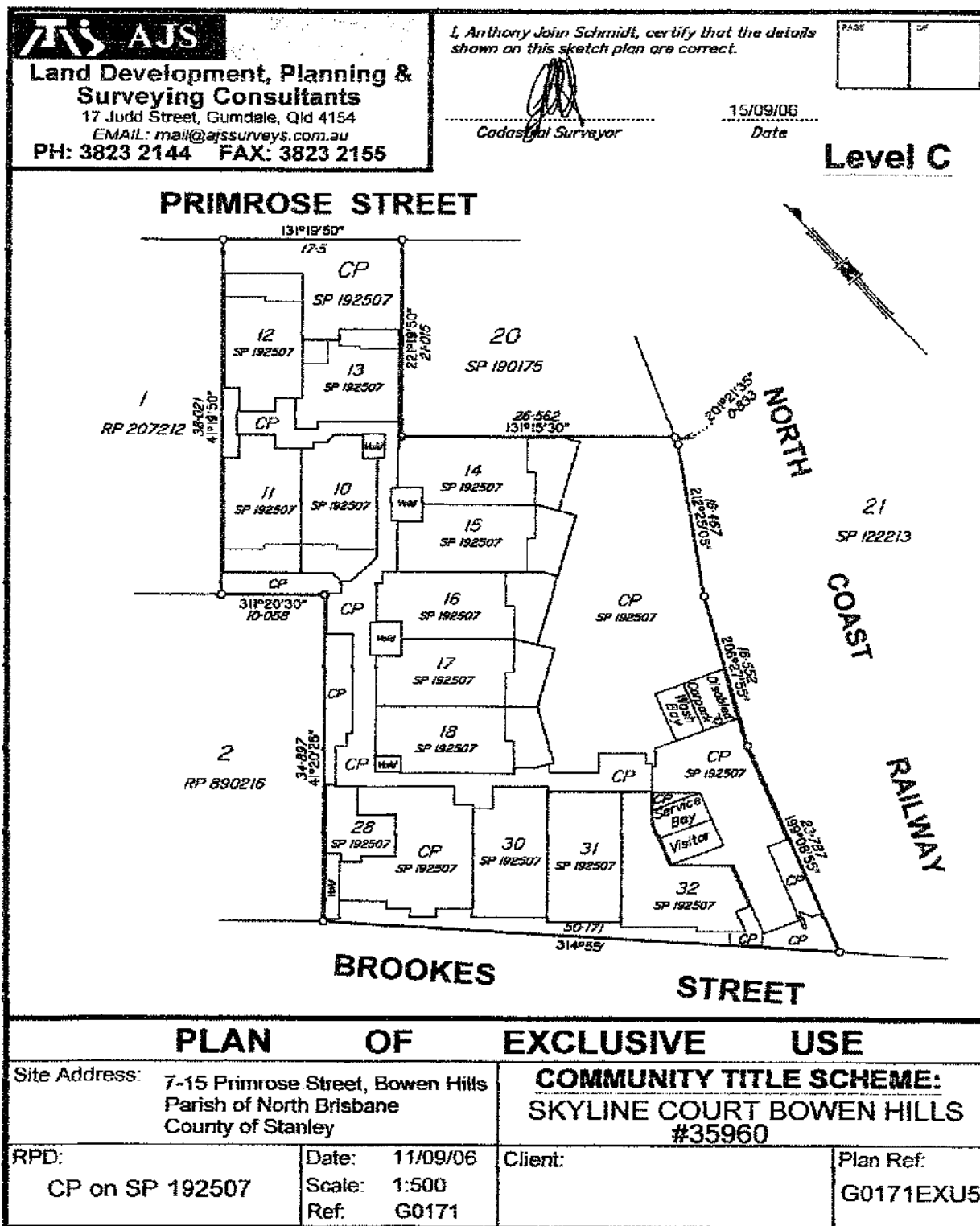
COMMUNITY TITLE SCHEME:
SKYLINE COURT BOWEN HILLS
#35960

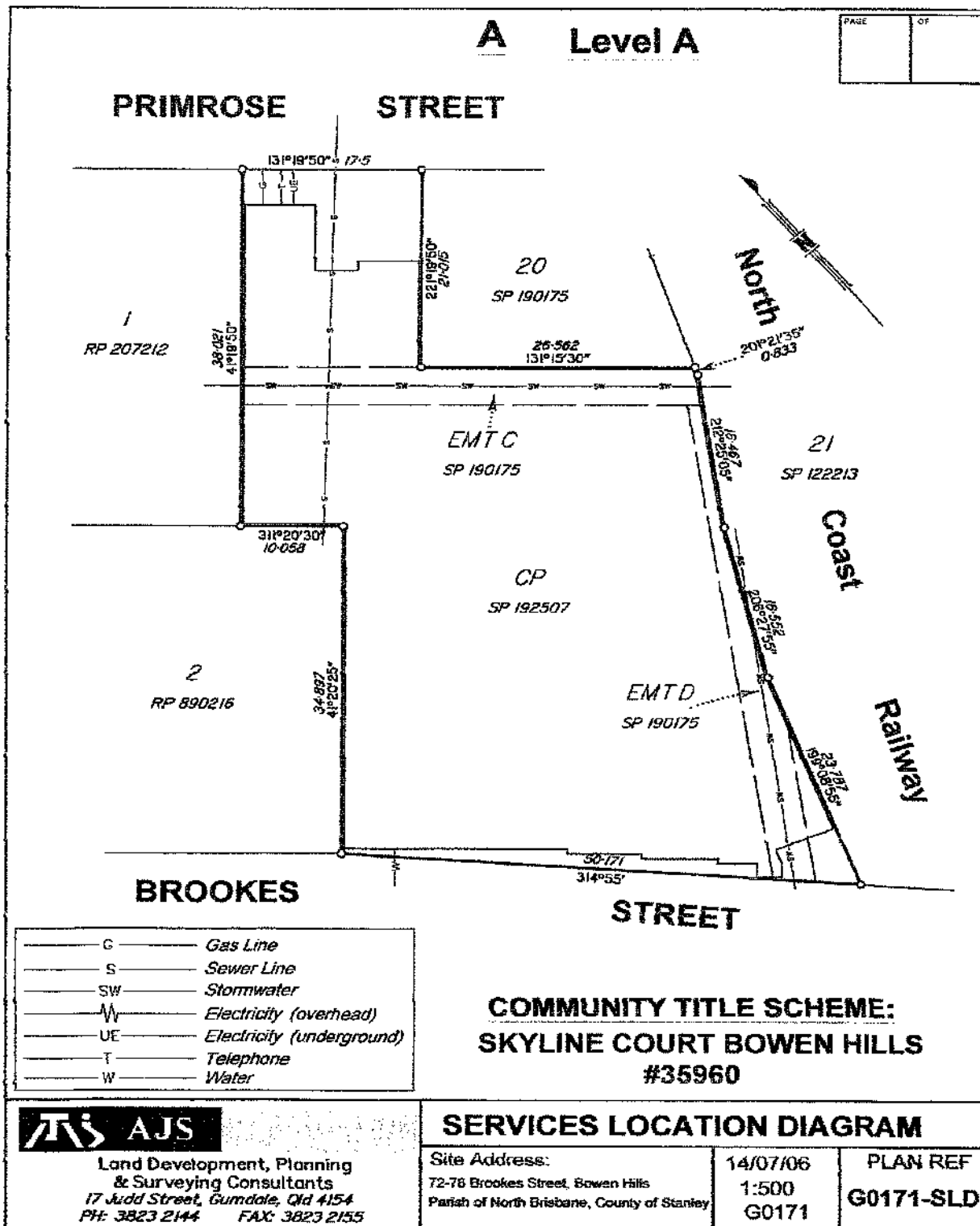
RPD:
CP on SP 192507

Date: 11/09/06
Scale: 1:250
Ref: G0171

Client:

Plan Ref:	G0171EXU4
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Privacy Statement

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

RENEWAL TAX INVOICE

Skyline Court Bowen Hills CTS 35960
C/- Strata Dynamics
GPO Box 5256
BRISBANE QLD 4001

Date: 24/09/2025
Invoice Number: 1124315
Key Contact: Ryan James

Thank you for using our services to arrange this insurance cover.

Brief details of the cover arranged on your behalf are given below. You should refer to the policy documents issued by the insurer for complete policy terms and conditions.

Please read carefully the important notices attached regarding your duty of disclosure. Do not hesitate to contact us with any questions you may have.

Type of Policy	Longitude Residential
Insured	Skyline Court Bowen Hills CTS 35960
Description	72-78 Brookes Street, Bowen Hills QLD 4006
Insurer	Longitude Insurance
Policy Number	LNG-STR-20186763
Period of Insurance	30/09/2025 to 30/09/2026

Premium	FSL	Insurer Agency Policy Fee	Insurer Total GST	Stamp Duty	Admin Fee	Admin Fee GST	Invoice Total
\$48,734.99	\$ 0.00	\$ 350.00	\$4,908.51	\$4,824.78	\$1,500.00	\$ 150.00	\$60,468.28

Insurer commission included within base premium = \$9,747.00 excl GST

Payment Options



DEFT Reference Number
405076211243159

Pay by credit card or registered bank account at www.deft.com.au.
Payments by credit card may attract a surcharge.



*498 405076 211243159

Pay in-store at Australia Post by cheque or EFTPOS



Biller Code: 20362
Ref: 405076211243159

Body Corporate Brokers Pty Ltd

Want to pay monthly?

IQumulate
Premium Funding

Click here to accept online

Total amount payable \$64,035.44
(includes application fee and credit charges)
or visit edge.iqumulate.com/myaccount
Enter code: **BZRDK84S2T**

✓
Smooth out cash flow
Easy monthly payments
No additional security

Name: Skyline Court Bowen Hills CTS 35960
Invoice No: 1124315
Due Date: **14/10/2025**

1st instalment of: \$6,457.54
followed by 9 instalments of: \$6,397.54
or Total Due: \$60,468.28

Contact your participating financial institution to make BPAY payments using the biller code and reference number as detailed above

LONGITUDE RESIDENTIAL STRATA POLICY SUMMARY

INSURED: Skyline Court Bowen Hills CTS 35960

SITUATION: 72-78 Brookes Street, Bowen Hills QLD 4006
 Percentage of building occupied by Commercial Occupants: 0.00%

SECTIONS

SECTION 1 – PROPERTY: PHYSICAL LOSS, DESTRUCTION OR DAMAGE

Costs incurred by the Body Corporate

Building	\$	40,008,938
2.1 i) fixed artwork or sculptures	\$	50,000
Common Contents	\$	400,090
2.2 g) pots, plants, shrubs, trees, rockwork and lawns	\$	25,000
2.2 h) money	\$	10,000
2.2 i) artwork of sculptures (other than fixed)	\$	100,000
Storm Surge (caused by and immediately following a named tropical cyclone) any one event and in the aggregate Period of Insurance	\$	2,000,000

Optional Additional Benefits

Loss of Market Value		Not Insured
Flood Cover		Included
(*Optional) Limit of Liability	\$	40,409,027

Costs incurred by the Lot Owner

All subsections 5.16 (a) – (i) combined	\$	10,002,233
Lot Owners fixtures and fittings (Per lot)	\$	300,000
Temporary Accommodation & Loss of Rent	\$	6,001,340

Lot Owners Additional Benefits

Paint & Wallpaper (applies to NSW & ACT only)		Not Insured
Floating Floorboards		Insured

Catastrophe Cover (sub section 5.1)

Buildings (%)	15%
Common Contents	15%
Costs Incurred by the Lot Owner	15%
Additional Benefits	15%

SECTION 2 – VOLUNTARY WORKERS PERSONAL ACCIDENT

Death & Disablement	\$	200,000
Weekly Benefits		Insured
		up to \$2,000 per week for Total Disablement and up to \$1,000 per week for Partial Disablement

All per Policy Table of Benefits

Deductible/ Excess

Excluded Period of Claim (each and every Claim)	7 Days
All Per Table of Benefits	

SECTION 3 – OFFICE BEARERS LIABILITY

Aggregate Limit of Liability	\$	5,000,000
Optional Additional Benefits		
Defence Costs (in the aggregate Period of Insurance)		Not Insured
Statutory Fines & Penalties (in the aggregate Period of Insurance)		Not Insured

SECTION 4 – FIDELITY GUARANTEE

Limit per person and in the Aggregate	\$	100,000
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SECTION 5 – EQUIPMENT BREAKDOWN

Limit of Liability	\$	100,000
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SECTION 6 – PUBLIC LIABILITY

Limit of Liability	\$	50,000,000
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SECTION 7 – GOVERNMENT AUDIT COSTS, WORKPLACE HEALTH & SAFETY BREACHES & LEGAL EXPENSES

(a) Government Audit Costs		
Aggregate Limit of Liability	\$	30,000
(b) Workplace Health & Safety Breaches		
Aggregate Limit of Liability	\$	150,000
(c) Legal Defence Expenses		
Aggregate Limit of Liability	\$	50,000

Excesses:

Section 1	Loss, destruction or damage caused by or arising from earthquake, subterranean fire or volcanic eruption (each and every Claim)	\$	2,000
Section 1	Water Damage/Burst Pipe Claims * Water Damage / Burst Pipes - Damage caused by bursting, leaking, discharging or overflowing of any mains, pipes, gutters, drains, tanks or fixed apparatus used to hold or carry water or other liquids	\$	5,000
Section 1	Flood Damage Claims (each and every Claim)	\$	2,000
Section 1	Other Claims / All Claims	\$	2,000
Section 3	Office Bearers Liability	\$	2,000
Section 4	Fidelity Guarantee	\$	2,000
Section 5	Equipment Breakdown (each and every Claim)	\$	2,000
Section 5	Water Chiller and Power Generators (each and every Claim)	\$	5,000
Section 5	Central A/C Units (each and every Claim)	\$	2,500
Section 5	Small A/C Units and Lift Excess (each and every Claim)	\$	2,000
Section 6	Public Liability	\$	2,000
Section 7	Gov't Audit Costs and OH & S Expenses (each and every Claim)	\$	500
Section 7	Legal Defence Expenses	\$	1,000
	Contribution: (each and every Claim)		10%

SPECIAL NOTATION

Property No Claim Bonus Included	No
Customer Loyalty Discount Included	No
Number of years with Longitude	2

Endorsement / Conditions:

Endorsements and Conditions – As outlined in the Product Disclosure Statement

Longitude is a corporate Authorised Representative of Austagencies P/L:

ABN 76 006 090 464 AFSL 244584

L13, 141 Walker Street North Sydney NSW 2060, PO Box 1813 North Sydney NSW 2059

This insurance is underwritten by Chubb Insurance Australia Limited. ABN: 23 001 642 020 AFS Licence Number: 239687 (Grosvenor Place Level 38, 225 George Street Sydney NSW 2000).

SPECIAL TERMS AND CONDITIONS

The following terms and conditions are subject to the terms received from your insurer.

Equipment Breakdown Sub-Limit Endorsement

This endorsement varies the standard terms of Your Policy. It may expand, reduce, or impose additional

conditions on your cover as set out in the standard Policy terms and should be read carefully.

By way of endorsement to the Policy, the parties agree as follows (subject otherwise to all other terms,

conditions and exclusions of the Policy):

1. The following amendments are made to Section 5 of the Policy:

1.1. The maximum limits applying to certain Additional Benefits are amended as follows:

3.1 Expediting Expenses – \$25,000

3.3 By-laws – \$25,000

3.4 Hazardous Substances – \$10,000

In all other respects the Policy remains unchanged.

This is a summary only. Full Terms and Conditions are as per the Insurer's Product Disclosure Statement/Policy Wording.

NOTICE TO INTENDING INSURED

General Advice Warning

Any reference in this document to "you" or "your" is a reference to the insured.

Any advice we provide in this document is of a general nature only and may be based on incomplete or inaccurate information, and details about policies of insurance represent summary information only. Before acting on this advice you should consider its appropriateness in light of your particular objectives, needs and financial situation. For full details, terms and conditions, limits and exclusions in respect to any policy of insurance you should refer to the policy summary in this document, the policy wording, and to the relevant Product Disclosure Statement (PDS) which is available from your strata manager, our website, or by contacting us. For more information about BCB's significant relationships and remuneration arrangements please refer to our Financial Services Guide.

Important Notices

We draw your attention to the following important notices which may affect claims settlements under your policy. These notices are provided in the context of our general advice to you. Please carefully review your policy documents and schedule to ensure you understand the conditions for your own particular circumstances. For any questions you may have concerning the cover provided please contact BCB.

Your Duty of Disclosure

Before you enter into a contract of general insurance with an insurer, you have a duty, under the Insurance Contracts Act 1984, to disclose to the insurer every matter that you know or could reasonably be expected to know, is relevant to the insurer's decision whether to accept the risk of the insurance and if so, on what terms. You also have the ongoing obligation to truthfully and accurately answer any requests for information from either BCB or your insurer.

You have the same duty to disclose those matters to the insurer before you **renew, extend, vary or reinstate a contract of general insurance**.

You do not need to disclose any matter that:

- That diminishes the insurer's risk
- That is of common knowledge
- That the insurer knows or as an insurer should know; or
- That the insurer tells you they do not need to know

Consequence of Non-Disclosure

If you fail to comply with your duty to disclose, the insurer may be entitled to reduce its liability under the contract in respect of a claim or may cancel the contract. If your non-disclosure is fraudulent, the insurer may also have the option of voiding the contract from its beginning.

Remuneration Disclosure

Itemised Insurance Costs	
Base Premium (includes commission from insurer)	\$ 48,734.99 \$ 9,747.00 (20.0%)
ESL or FSL	\$ 0.00
Stamp Duty	\$ 4,824.78
Underwriting Agency Fee	\$ 350.00
Broker Fee (as a % of base premium)	\$ 1,500.00 (3.1%)
GST – all items	\$ 5,058.51
Total Insurance Cost	\$ 60,468.28
Allocation of Strata Insurance Remuneration	
Strata Management Company share of remuneration (ex GST)	\$ 8,528.63
Broker share of remuneration (ex GST)	\$ 2,718.37
Conflicts of Interest	Body Corporate Brokers Pty Ltd (BCB) and your Strata Management Company (where applicable if acting as an Authorised Representative / Distributor of BCB), manage our fiduciary obligations and any conflict of interest that may arise, by acting in the insured's best interests at all times. As a member of the National Insurance Brokers Association, we

	adhere to their Insurance Broker's Code of Practice, and we are licensed and regulated by the Australian Securities and Investments Commission. Important information about BCB and how we conduct our business with your Strata Management Company are contained within the Financial Services Guide (FSG) provided with this report.
Best Interest Declaration	In preparing this broker advice Body Corporate Brokers and your strata management company (where applicable) have acted in the best interests of the insured at all times. Alistair Gibney Managing Director & Responsible Officer Body Corporate Brokers Pty Ltd Strata Dynamics

The above breakdown contains the following standard abbreviations;
Emergency Services Levy (ESL), Fire Service Levy (FSL) & Goods & Services Tax (GST)

Average or Co-insurance Clauses

Some policies contain an "average" or "co-insurance" clause which may reduce the amount of a claim payable under the policy. Consequently, where property is insured for less than full replacement value, owners may find they are liable to pay a portion of the loss or damage as self-insured.

In any policy, the insurer's maximum liability is limited to the sum insured or policy limit. Therefore it is very important that owners select sums insured which represent full replacement value for property or other limits under their policy which reflect their potential exposure to financial loss

'Claims Made and Notified' Provisions

Sections of your insurance policy relating to Office Bearer's Liability, and where applicable sections covering Government Audit Costs and Legal Expenses, are arranged on a 'claims made and notified' or similar basis. This means that (subject to the other terms of the policy) these sections of the policy only provide cover for claims first made against you and notified to the insurer during the period of insurance. You should therefore ensure that any incident – or notice that is given to you – that may give rise to a claim is reported to BCB without delay when such incident or notice first comes to your attention.

Major Exclusions and Uninsured Risks

Please also note that policy sections not selected by you are marked in our summary as "Not Selected" or "Not Insured". If you believe that you require cover for any of these Uninsured Risks exposures or any other major perils currently excluded, please contact us to discuss your options.

Cooling Off Period

All policies are subject to a minimum cooling off period of 14 days, most strata insurers specify 21 days. Terms of the cooling off period – including the amount of premium that may be refunded – will vary across insurers and policies. Please refer to your PDS for your insurer's cooling off period. If you wish to cancel during the cooling off period, you must tell us during this period and we will notify the insurer.

Sums Insured

BCB has not reviewed the adequacy of the sums insured selected, and strongly recommends that you carefully consider whether the sums insured you have selected are sufficient. If you determine that your level of cover is insufficient, please contact us to arrange amendment.

Flood

We draw to your attention that flood is often a standard exclusion under the policy, please refer to your policy summary, PDS and policy wording to see if you have flood cover. If you specifically believe that you require cover for flood, please contact us to discuss your options.

New Claims

Any quotation we have obtained on your behalf is based on the understanding that there will be no deterioration in the claims experience between the date the insurers have quoted their terms and the inception date of the cover. If claims do occur during this period, the insurers have the right to revise their terms quoted or withdraw their quotation.

Hold Blameless/Waiver of Rights/Subrogation

You are warned that should you become a party to any agreement that has the effect of excluding or limiting your insurer's chance of recovery from a third party, your insurers may have the right to refuse to indemnify you for such loss where it is shown that your insurer's rights of recovery have been prejudiced by your action.

Others Parties' Interest

This contract only covers the interest in the property of the named insured and does not extend cover to the interest of any third party in such property.

Complaints and Disputes

Clients who are not fully satisfied with our services should contact our Complaints Officer (02 9024 3850). We are members of the Financial Ombudsmen Service (FOS) and its successor the Australian Financial Complaints Authority (AFCA). BCB adopts the General Insurance Brokers Code of Practice. Further information is available from our office, or contact FOS or AFCA at:

Financial Ombudsman Service Australia
if lodged before 1 November 2018;
Online : www.fos.org.au
Email : info@fos.org.au
Phone: 1800 367 367
Mail : Financial Ombudsman Service Limited
GPO Box 3 Melbourne VIC 3001

Australian Financial Complaints Authority
if lodged on or after 1 November 2018;
Online : www.afca.org.au
Email : info@afca.org.au
Phone 1800 931 678
Mail : Australian Financial Complaints Authority
GPO Box 3 Melbourne VIC 3001

Refund of Premiums

In the event of any refund premium being allowed for the cancellation or adjustment of this insurance policy, Body Corporate Brokers reserves the right to retain all commission, broker fees and similar charges.

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 22/05/2026

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

SKYLINE COURT BOWEN HILLS

CTS No. **35960**

Body corporate manager

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

Is there a body corporate manager for the scheme?

Yes. The body corporate manager is:

Name: **Strata Dynamics**

Company: **Strata Dynamics**

Phone: **07 3229 9185**

Email: **info@stratadynamics.com.au**

Accessing records

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

Strata Dynamics

Property and community titles scheme details

Lot and plan details

Lot number: **32**

Plan type and number: **192507**

Plan of subdivision: **BUILDING FORMAT PLAN**

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

Regulation module

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

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

The regulation module that applies to this scheme is the:

Accommodation

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?

Yes

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

listed in the community management statement & given with this certificate

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: **680**

Total contribution schedule lot entitlements for all lots: **35,380**

Interest schedule

Interest schedule lot entitlement for the lot: **704**

Total interest schedule lot entitlements for all lots: **23,124**

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 **32** for the current financial year: \$ **5,708.32**

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

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

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

Period	Due date	Amount due	Amount due if discount applied	Paid
01/10/25 to 31/12/25	01/10/25	1,374.21	1,099.37	09/10/25
01/01/26 to 31/03/26	01/01/26	1,374.21	1,099.37	23/12/25
01/04/26 to 30/06/26	01/04/26	1,479.95	1,183.96	
01/07/26 to 30/09/26	01/07/26	1,479.95	1,183.96	
01/10/26****31/12/26	01/10/26	1,455.61	1,164.49	
01/01/27****31/03/27	01/01/27	1,455.61	1,164.49	

Amount overdue **\$1,479.95**Amount Unpaid including amounts billed not yet due **\$1,479.95****Sinking fund contributions**Total amount of contributions (before any discount) for lot **32** for the current financial year: \$ **5,983.18**Number of instalments: **4** (outlined below)Discount for on-time payments (if applicable): **20** %Monthly penalty for overdue contributions (if applicable): **2.50** %

Period	Due date	Amount due	Amount due if discount applied	Paid
01/10/25 to 31/12/25	01/10/25	1,400.66	1,120.53	09/10/25
01/01/26 to 31/03/26	01/01/26	1,400.66	1,120.53	23/12/25
01/04/26 to 30/06/26	01/04/26	1,590.93	1,272.74	
01/07/26 to 30/09/26	01/07/26	1,590.93	1,272.74	
01/10/26****31/12/26	01/10/26	1,525.72	1,220.58	
01/01/27****31/03/27	01/01/27	1,525.72	1,220.58	

Amount overdue **\$1,590.93**Amount Unpaid including amounts billed not yet due **\$1,590.93****Special contributions - Administrative Fund (IF ANY)**Date determined: **15/12/25** (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) **\$200.00**Number of instalments: **1** (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
01/10/25	200.00	200.00	09/10/25

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

Other contributions

	Period	Due date	Amount due	Amount due if discount applied	Paid
Insurance Levy	01/10/25 to 31/12/25	01/10/25	437.68	437.68	09/10/25
Insurance Levy	01/01/26 to 31/03/26	01/01/26	437.68	437.68	23/12/25
Insurance Levy	01/04/26 to 30/06/26	01/04/26	482.79	482.79	
Insurance Levy	01/07/26 to 30/09/26	01/07/26	482.79	482.79	
Insurance Levy	01/10/26 to 31/12/26	01/10/26	529.27	529.27	
Insurance Levy	01/01/27 to 31/03/27	01/01/27	529.27	529.27	

Other amounts payable by the lot owner

Purpose	Fund	Amount	Due date	Amount
Other	Other	115.23		115.23

Summary of amounts due but not paid by the current owner

At the date of this certificate

Annual contributions		\$3,070.88
Special contributions		Nil
Other contributions		\$482.79
Other payments		\$115.23
Penalties		\$88.84
Total amount overdue	(Total Amount Unpaid including not yet due \$3,757.74)	\$3,757.74

(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): \$ -205,177.91

Improvements to common property the lot owner is responsible for

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

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

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

Body corporate assets

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

A copy of the body corporate register assets is given with this certificate below

Description	Type	Acquisition	Supplier	Original Cost	Cost To Date	Market Value
Sundry Pool Furniture	Furniture & Fittings	05/10/06	Original Owner	\$0.00	\$0.00	\$1,070.00
Digital video record	Furniture & Fittings	24/09/14	KPG TRADING & SERVICES PTY LTD 47 Park Ridge Rd Park Ridge QLD 4125 Camera/video recorder	\$2,630.00	\$0.00	\$2,630.00
Discovery BBQ	Plant and Machinery	24/11/14	BBQS AND MORE 3/10 Webber Drive Browns Plains QLD 4118 BBQ	\$3,446.00	\$0.00	\$3,446.00
Karcher cleaner	Plant and Machinery	22/04/15	BUNNINGS ALBION 126 Pilbara St Welshpool WA 6106 Karcher pressure cleaner	\$248.00	\$0.00	\$248.00
Mimosa Sunlounge	Furniture & Fittings	17/06/15	BUNNINGS GROUP LIMITED 126 Pilbara St	\$1,070.00	\$0.00	\$1,070.00

Body corporate assets

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

A copy of the body corporate register assets is given with this certificate below

Description	Type	Acquisition	Supplier	Original Cost	Cost To Date	Market Value
Vision Cross Trainer Matrix Bike	Plant and Machinery	14/05/20	Welshpool WA 6104 Sun lounge	\$1,000.00	\$0.00	\$1,000.00
			B/C EVOLUTION APARTMENTS CTS 344 Gym auction			
Treadmill	Plant and Machinery	09/06/20	LIFE FITNESS AUSTRALIA PTY LTD 50 Dunlop Road MULGRAVE VIC 3170 treadmill	\$1,650.00	\$0.00	\$1,650.00

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 Pty Ltd	LNG-STR-20186763	40,008,938.00	60,468.28	30/09/26	2,000 general. 2,000 flood 5,000 water/burst pipes/storm, 2,000 liability

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?

Yes - Name of caretaking service contractor engaged: BRK Resorts Pty Ltd

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?

Yes

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 Strata Dynamics

Positions/s held Body Corporate Manager

Date 22/05/2026

Signature/s Strata Dynamics

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

SKYLINE COURT BOWEN HILLS CTS 35960

72-78 Brookes Street Bowen Hills Qld 4006

BALANCE SHEET

AS AT 30 SEPTEMBER 2025

	ACTUAL 30/09/2025	ACTUAL 30/09/2024
<u>PROPRIETORS FUNDS</u>		
Administrative Fund	24,512.81	28,861.60
Sinking Fund	217,308.56	230,142.60
<u>TOTAL</u>	<u>\$ 241,821.37</u>	<u>\$ 259,004.20</u>
<u>THESE FUNDS ARE REPRESENTED BY</u>		
<u>CURRENT ASSETS</u>		
Cash At Bank	330,277.49	106,161.73
Macquarie Term Deposit (1)	0.00	150,000.00
Prepaid Expenses	61,391.19	51,563.27
Levies In Arrears	11,382.46	4,963.72
Other Arrears	6,394.98	3,141.57
Bulk Utilities Account	(15,797.06)	(66,496.01)
<u>TOTAL ASSETS</u>	<u>393,649.06</u>	<u>249,334.28</u>
<u>LIABILITIES</u>		
Gst Clearing Account	(8,328.58)	3,659.24
Payg Clearing Account	258.00	0.00
Accrued Expenses	17,419.75	10,464.26
Creditors	56,391.23	(90,236.50)
Next Year Discounts	(17,318.59)	(13,427.12)
Levies In Advance	94,785.97	73,924.06
Other Payments In Advance	8,619.91	5,946.14
<u>TOTAL LIABILITIES</u>	<u>151,827.69</u>	<u>(9,669.92)</u>
<u>NET ASSETS</u>	<u>\$ 241,821.37</u>	<u>\$ 259,004.20</u>

SKYLINE COURT BOWEN HILLS CTS 35960

72-78 Brookes Street Bowen Hills Qld 4006

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 OCTOBER 2024 TO 30 SEPTEMBER 2025

	ACTUAL	BUDGET	ACTUAL
	01/10/24-30/09/25	01/10/24-30/09/25	01/10/23-30/09/24
<u>ADMINISTRATIVE FUND</u>			
<u>INCOME</u>			
Levies - Administrative Fund	259,998.00	260,000.00	250,001.50
Discount - Admin Fund	(47,643.56)	(52,000.00)	(45,272.23)
Interest On Overdue Levies	4,024.69	0.00	1,659.39
<u>TOTAL ADMIN. FUND INCOME</u>	216,379.13	208,000.00	206,388.66
<u>EXPENDITURE - ADMIN. FUND</u>			
Administration Costs	8,925.60	5,000.00	4,282.63
Core Disbursements	5,451.82	5,562.75	5,321.88
Bank Charges	207.92	300.00	241.09
Body Corp. Administration	9,346.04	9,536.20	9,123.32
Bulk Utilities - Electricity	80,499.03	53,000.00	51,238.47
Bulk Utilities - Hot Water	37,936.75	30,000.00	33,145.96
Bulk Utilities - Billing Fee	5,286.13	7,000.00	4,671.87
Bulk Utilities - Reimbursement	(118,671.98)	(80,000.00)	(84,049.25)
Consultancy Fee	0.00	5,000.00	1,916.00
Caretaker	148,069.68	135,000.00	140,994.95
Fees & Permits	711.98	750.00	708.98
Income Tax Return	465.00	400.00	445.00
Insurance	41,849.75	46,034.73	37,625.02
Insurance - Stamp Duty	3,974.83	3,974.83	3,568.95
Insurance Premium Recovery	(45,463.36)	(50,009.56)	(40,870.76)
Software	1,140.00	750.00	1,065.27
R & M - Building	7,042.65	10,000.00	2,903.70
R & M - Garden & Ground	483.20	2,500.00	370.00
R & M - Pool	1,506.74	2,000.00	1,260.74
R & M - Plumbing	6,535.76	7,000.00	7,312.92
R & M - Electrical	1,573.29	1,000.00	1,171.58
R & M - Lift	12,417.95	14,000.00	12,973.90
R & M - Pest Control	1,155.46	1,300.00	1,126.36
R & M - Fire Equipment	6,000.00	12,000.00	3,640.00
R & M - Fire Alarm Mgmt	2,763.68	3,200.00	2,763.68
Bas Lodgement	1,280.00	1,000.00	1,220.00
Telephone	240.00	1,350.00	240.00
<u>TOTAL ADMIN. EXPENDITURE</u>	220,727.92	227,648.95	204,412.26

SKYLINE COURT BOWEN HILLS CTS 35960

72-78 Brookes Street Bowen Hills Qld 4006

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 OCTOBER 2024 TO 30 SEPTEMBER 2025

	ACTUAL	BUDGET	ACTUAL
	01/10/24-30/09/25	01/10/24-30/09/25	01/10/23-30/09/24
<u>SURPLUS / DEFICIT</u>	<u>\$ (4,348.79)</u>	<u>\$ (19,648.95)</u>	<u>\$ 1,976.40</u>
Opening Admin. Balance	28,861.60	28,861.60	26,885.20
<u>ADMINISTRATIVE FUND BALANCE</u>	<u>\$ 24,512.81</u>	<u>\$ 9,212.65</u>	<u>\$ 28,861.60</u>

SKYLINE COURT BOWEN HILLS CTS 35960

72-78 Brookes Street Bowen Hills Qld 4006

STATEMENT OF INCOME AND EXPENDITURE

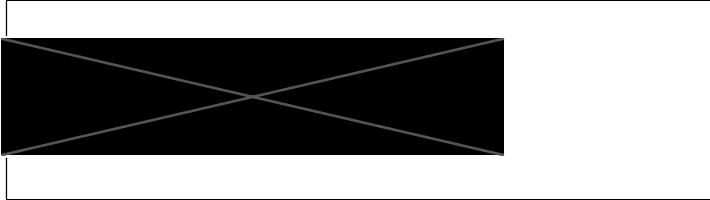
FOR THE PERIOD 01 OCTOBER 2024 TO 30 SEPTEMBER 2025

	ACTUAL	BUDGET	ACTUAL
	01/10/24-30/09/25	01/10/24-30/09/25	01/10/23-30/09/24
<u>SINKING FUND</u>			
<u>INCOME</u>			
Levies - Sinking Fund	265,002.60	265,000.00	265,003.04
Discount - Sinking Fund	(48,525.62)	(53,000.00)	(47,771.34)
Bank Interest	5,197.61	0.00	5,016.99
<u>TOTAL SINKING FUND INCOME</u>	221,674.59	212,000.00	222,248.69
<u>EXPENDITURE - SINKING FUND</u>			
Insurance Claim Repairs	0.00	0.00	7,234.55
Insurance Claim Received	0.00	0.00	(7,234.55)
Income Tax	1,965.81	0.00	0.00
Building	154,272.94	60,000.00	53,306.84
Plumbing	8,032.91	2,000.00	24,466.62
Electrical	1,269.75	2,000.00	1,786.60
Fire Equipment	0.00	3,000.00	15,815.00
Lift	68,967.22	5,000.00	4,680.00
Security Equipment	0.00	0.00	6,791.30
<u>TOTAL SINK. FUND EXPENDITURE</u>	234,508.63	72,000.00	106,846.36
<u>SURPLUS / DEFICIT</u>	<u>\$ (12,834.04)</u>	<u>\$ 140,000.00</u>	<u>\$ 115,402.33</u>
Opening Sinking Fund Balance	230,142.60	230,142.60	114,740.27
<u>SINKING FUND BALANCE</u>	<u>\$ 217,308.56</u>	<u>\$ 370,142.60</u>	<u>\$ 230,142.60</u>

SKYLINE COURT BOWEN HILLS CTS 35960

ABN 34 126 239 471

STATEMENT



Statement Period			
01 Oct 24 to 22 May 26			
A/c No	32	Lot No	32
Page Number	1	Unit No	

Last Certificate Issued: 23/06/08

Transfer Date: 20/02/21

Date	Type	Details	Reference	Debit	Credit	Balance
01/10/24	Admin Fund	Brought forward		3,461.66		3,461.66
01/10/24	Sinking Fund	01/10/24 to 31/12/24	I0012271	1,321.38		4,783.04
01/10/24	Insurance Levy	01/10/24 to 31/12/24	I0012331	1,400.66		6,183.70
21/10/24	Receipt	Admin Fund	I0012391	393.47		6,577.17
21/10/24	Receipt	Sinking Fund	R0005372		1,268.54	5,308.63
21/10/24	Receipt	Insurance Levy	RA005372		1,366.62	3,942.01
21/10/24	Receipt	Overdue Interest	RB005372		124.99	3,817.02
31/10/24	Journal	Interest to 31/10/24	RC005372		239.85	3,577.17
25/11/24	Admin Fund	01/01/25 to 31/03/25	J0058532	86.76		3,663.93
25/11/24	Sinking Fund	01/01/25 to 31/03/25	I0012451	1,321.38		4,985.31
25/11/24	Insurance Levy	01/01/25 to 31/03/25	I0012511	1,400.66		6,385.97
30/11/24	Journal	Interest to 30/11/24	I0012571	393.47		6,779.44
31/12/24	Journal	Interest to 31/12/24	J0058727	86.76		6,866.20
31/01/25	Journal	Interest to 31/01/25	J0059174	86.76		6,952.96
26/02/25	Admin Fund	01/04/25 to 30/06/25	J0059438	164.65		7,117.61
26/02/25	Sinking Fund	01/04/25 to 30/06/25	I0012631	1,427.05		8,544.66
26/02/25	Insurance Levy	01/04/25 to 30/06/25	I0012691	1,400.66		9,945.32
			I0012751	367.80		10,313.12
				\$13,313.12	\$3,000.00	\$10,313.12

Over 90 Days	90 Days	60 Days	30 Days	Current	BALANCE DUE: \$3,757.74	
0.00	0.00	0.00	3,642.51	115.23	Date Paid	Amount Paid

Payment Options

	Tel: 1300 552 311 Ref: 1561 1508 9	Telephone: Call this number to pay by credit card. International: +613 8648 0158 (charges apply).	
	www.stratapay.com.au Ref: 1561 1508 9	Internet: Make credit card payments online (charges apply). Visit www.stratapay.com.au	
	www.stratapay.com/ddr Ref: 1561 1508 9	Direct Debit: Make auto payments from your credit card* or bank account. Visit stratapay.com/ddr to register *Credit card charges apply.	
	Biller Code: 74625 Ref: 1561 1508 9	BPay: Contact your participating financial institution to make a payment from your cheque or savings account using BPay. BPAY® Registered to BPAY Pty Ltd ABN 69 079 137 518	
	Billpay Code: 3599 Ref: 1561 1508 9	In Person: Present this bill in store at Australia Post to make cheque or EFTPOS payments.	
	Make cheque payable to: StrataPay 1561 1508 9	Mail: Send cheque with this slip by mail to: StrataPay, Locked Bag 9 GCMC, Bundall Qld 9726 Australia	
	BSB: 067-970 Acct No: 1561 1508 9 (Applies to this bill only)	Internet Banking - EFT: Use this BSB and Account Number to pay directly from your bank account in Australian Dollars (AUD). Account Name: StrataPay Bank: CBA, Sydney, Australia.	



StrataPay Reference

1561 1508 9

Amount

\$3,757.74

Due Date

Per Notice

STRATA DYNAMICS PTY LTD
35960/02100032 Lot 32/

Michael & Amanda Wilkinson
41 Eastland Drive
ULVERSTONE TAS 7315



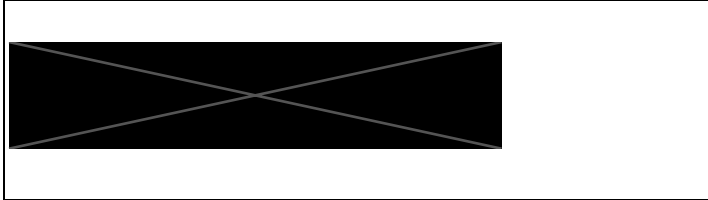
*3599 156115089

All payments made through StrataPay payment options are subject to User Terms and Conditions available at www.stratapay.com or by calling 1300 135 610 or email info@stratapay.com. By using the payment options provided by StrataPay you are taken to have read and understood these User Terms and Conditions prior to using StrataPay. Credit card acceptance is subject to notation above. Additional charges may apply.

SKYLINE COURT BOWEN HILLS CTS 35960

ABN 34 126 239 471

STATEMENT



Statement Period			
01 Oct 24 to 22 May 26			
A/c No	32	Lot No	32
Page Number	2	Unit No	

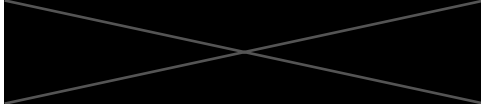
Last Certificate Issued: 23/06/08

Transfer Date: 20/02/21

Date	Type	Details	Reference	Debit	Credit	Balance
28/02/25	Journal	Interest to 28/02/25	J0059610	164.65		10,477.77
28/03/25	Other	Instruct D/Collector	M0000509	115.50		10,593.27
31/03/25	Journal	Interest to 31/03/25	J0060002	164.65		10,757.92
01/04/25	Other	StrataLegal#48600	M0000511	220.00		10,977.92
21/04/25	Other	StrataLegal#48742	M0000513	1,910.73		12,888.65
30/04/25	Journal	Interest to 30/04/25	J0060416	244.55		13,133.20
14/05/25	Other	StrataLegal#48953	M0000514	165.00		13,298.20
26/05/25	Receipt	Admin Fund	R0005507		4,069.81	9,228.39
26/05/25	Receipt	Sinking Fund	RA005507		4,288.86	4,939.53
26/05/25	Receipt	Insurance Levy	RB005507		1,422.82	3,516.71
26/05/25	Receipt	Overdue Interest	RC005507		998.78	2,517.93
26/05/25	Receipt	Other	RD005507		1,870.34	647.59
27/05/25	Admin Fund	01/07/25 to 30/09/25	I0012811	1,427.05		2,074.64
27/05/25	Sinking Fund	01/07/25 to 30/09/25	I0012871	1,400.66		3,475.30
27/05/25	Insurance Levy	01/07/25 to 30/09/25	I0012931	367.80		3,843.10
17/06/25	Receipt	Admin Fund	R0005527		1,141.64	2,701.46
17/06/25	Receipt	Sinking Fund	RA005527		1,120.53	1,580.93
17/06/25	Receipt	Insurance Levy	RB005527		367.80	1,213.13
17/06/25	Receipt	Other	RC005527		647.59	565.54
17/06/25	Discount	Admin Discount	RD005527		285.41	280.13
17/06/25	Discount	Sink Discount	RE005527		280.13	0.00
28/08/25	Insurance Levy	01/10/25 to 31/12/25	I0012991	437.68		437.68
28/08/25	Admin Fund	01/10/25 to 31/12/25	I0013051	1,374.21		1,811.89
28/08/25	Sinking Fund	01/10/25 to 31/12/25	I0013111	1,400.66		3,212.55
28/08/25	Sinking Fund Special	01/10/25	I0013171	200.00		3,412.55
09/10/25	Receipt	Admin Fund	R0005624		1,374.21	2,038.34
09/10/25	Receipt	Sinking Fund	RA005624		1,400.66	637.68
09/10/25	Receipt	Sinking Fund Special	RB005624		200.00	437.68
09/10/25	Receipt	Insurance Levy	RC005624		437.68	0.00
26/11/25	Insurance Levy	01/01/26 to 31/03/26	I0013231	437.68		437.68
26/11/25	Admin Fund	01/01/26 to 31/03/26	I0013291	1,374.21		1,811.89
26/11/25	Sinking Fund	01/01/26 to 31/03/26	I0013351	1,400.66		3,212.55
23/12/25	Receipt	Admin Fund	R0005664		1,099.37	2,113.18
23/12/25	Receipt	Sinking Fund	RA005664		1,120.53	992.65
23/12/25	Receipt	Insurance Levy	RB005664		437.68	554.97
23/12/25	Discount	Admin Discount	RC005664		274.84	280.13
23/12/25	Discount	Sink Discount	RD005664		280.13	0.00
25/02/26	Insurance Levy	01/04/26 to 30/06/26	I0013411	482.79		482.79
25/02/26	Admin Fund	01/04/26 to 30/06/26	I0013471	1,479.95		1,962.74
25/02/26	Sinking Fund	01/04/26 to 30/06/26	I0013531	1,590.93		3,553.67
				\$29,672.48	\$26,118.81	\$3,553.67

ABN 34 126 239 471
STATEMENT

STATEMENT



Last Certificate Issued: 23/06/08	Transfer Date: 20/02/21
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SKYLINE COURT BOWEN HILLS CTS 35960

**REGISTER OF IMPROVEMENTS ON COMMON
PROPERTY FOR WHICH INDIVIDUAL LOT OWNERS
ARE RESPONSIBLE**

1. **By-Laws**

The following by-laws may potentially relate to improvement/s on the common property that the lot owner will be liable to maintain.

By-laws relating to exclusive Use

<u>By-law No.</u>	<u>Relevant Lots</u>	<u>Subject of By-Law</u>
30	Original Owner	Display Unit
37	Per Schedule E	Exclusive Use – Carpark
38	Per Schedule E	Exclusive Use – Storage
39	Per Schedule E	Exclusive Use Areas – Home Offices Signage

By-laws other than exclusive use

12	All	Appearance of Building and Signs
19	All	Use of Lots
21	All	Appearance of Lots
23	All	Installation of Hard Flooring
24	All	No Structural or Other Alterations
34	All	Use of Lots

2. **Resolutions**

The following resolutions may potentially relate to improvements on common property that the lot owner will be liable to maintain.

Nil

3. **Agreement**

The following agreement may potentially relate to improvements on the common property that the lot owner is liable to maintain.

Management Agreement

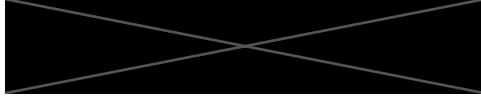
Manager's Agreement (Incorporating Letting Agent Authorisation)

SKYLINE COURT BOWEN HILLS CTS 35960

72-78 Brookes Street Bowen Hills Qld 4006
C/- GPO Box 5256 BRISBANE Q 4000
Tel: (07) 3229 9185 Email: levies@stratadynamics.com.au

TAX INVOICE
ABN 34 126 239 471

Michael & Amanda Wilkinson



Notice Date 25 February 2026
Lot Number 32 Unit Number
Account Number 32
Contribution Entitlements 680
Interest Entitlements 704

Amount Payable \$2,939.49
Payment Due 01/04/26

CURRENT CONTRIBUTIONS

Account	Period	Due Date	Amount	Discount	If Received by	Net Amount
Insurance Levy	01/04/26 to 30/06/26	01/04/2026	\$482.79	\$0.00		\$482.79
Admin Fund	01/04/26 to 30/06/26	01/04/2026	\$1,479.95	\$295.99	01/04/2026	\$1,183.96
Sinking Fund	01/04/26 to 30/06/26	01/04/2026	\$1,590.93	\$318.19	01/04/2026	\$1,272.74

(Contributions include GST)

Interest at the rate of 30.00% per annum (2.50% per month) is payable on overdue Contributions.

GST component on gross of \$3,230.61 is \$323.06 or on net of \$2,672.27 is \$267.22

AMOUNT PAYABLE: \$3,553.67 (less \$614.18 if paid by discount date = \$2,939.49)

NOTES

Payment Options

	Tel: 1300 552 311 Ref: 1561 1508 9	Telephone: Call this number to pay by credit card. International: +613 8648 0158 (charges apply).	
	www.stratapay.com.au Ref: 1561 1508 9	Internet: Make credit card payments online (charges apply). Visit www.stratapay.com.au	
	www.stratapay.com/ddr Ref: 1561 1508 9	Direct Debit: Make auto payments from your credit card* or bank account. Visit stratapay.com/ddr to register *Credit card charges apply.	
	Biller Code: 74625 Ref: 1561 1508 9	BPay: Contact your participating financial institution to make a payment from your cheque or savings account using BPay. BPAY® Registered to BPAY Pty Ltd ABN 69 079 137 518	
	Billpay Code: 3599 Ref: 1561 1508 9	In Person: Present this bill in store at Australia Post to make cheque or EFTPOS payments.	
	Make cheque payable to: StrataPay 1561 1508 9	Mail: Send cheque with this slip by mail to: StrataPay, Locked Bag 9 GCMC, Bundall Qld 9726 Australia	
	BSB: 067-970 Acct No: 1561 1508 9 (Applies to this bill only)	Internet Banking - EFT: Use this BSB and Account Number to pay directly from your bank account in Australian Dollars (AUD). Account Name: StrataPay Bank: CBA, Sydney, Australia.	



StrataPay Reference

1561 1508 9

Amount	Due Date
\$2,939.49	01 Apr 26

STRATA DYNAMICS PTY LTD
35960/02100032 Lot 32/

Michael & Amanda Wilkinson
41 Eastland Drive
ULVERSTONE TAS 7315



*3599 156115089

General tenancy agreement (Form 18a)

Residential Tenancies and Rooming Accommodation Act 2008

Part 1 Tenancy information

**Item
1****1.1 Lessor**

Name/trading name Amanda Claire Wilkinson, Michael Gregory Wilkinson

Address

C/- Cottage Asset, 1/8 Dallas Parade

Keperra

QLD

Postcode 4054

1.2 Phone

07 3497 5825

Mobile

0497819549

ABN (optional)

Email

rentals@cottageasset.com.au

Note - Item 1.2 is optional.

**Item
2****2.1 Tenant/s**

1. Full name/s Walker Shuai Feng

Phone

Emergency contact full name/s

Emergency contact phone

Emergency contact email

2. Full name/s Felipe Vasconcelos

Phone

Emergency contact full name/s

Emergency contact phone

Emergency contact email

3. Full name/s

Phone

Email

Emergency contact full name/s

Emergency contact phone

Emergency contact email

2.2 Address for service (if different from address of the premises in item 5.1) Attach a separate list

Item 2.2 is optional. See clause 48(4).

**Item
3****3.1 Lessor's agent** If applicable.

Full name/trading name Cottage Asset Real Estate Pty Ltd ATF The Care Unit Trust

Address

1/8 Dallas Parade

Keperra

QLD

Postcode 4054

3.2 Phone

07 3497 5825

Mobile

(049) 781-9549

ABN (optional)

43426216893

Email

bree@cottageasset.com.au

Note: Item 3.2 is optional.

General tenancy agreement (Form 18a)

Residential Tenancies and Rooming Accommodation Act 2008



Item 4 Notices may be given to

(Indicate if the email is different from item 1, 2 or 3 above)

4.1 Lessor

Email Yes ☐ No ☒

Text Message Yes ☐ No ☐ Facsimile Yes ☐ No ☒

4.2 Tenant/s

Email Yes ☒ No ☐ walkervon4903@outlook.com

Text Message Yes ☐ No ☐ Facsimile Yes ☐ No ☒

4.3 Agent

Email Yes ☒ No ☐ rentals@cottageasset.com.au

Text Message Yes ☐ No ☐ Facsimile Yes ☐ No ☒

Item 5 5.1 Address of the rental premises

32/78 Brookes St

Bowen Hills QLD Postcode 4006

5.2 Inclusions provided.

For example, furniture or other household goods let with the premises. Attach list if necessary

As per RTA Form 1a - Entry Conditon Report

5.3 Details of current repair orders for the rental premises or inclusions

Not applicable

Item 6 6.1 The term of the agreement is

☒ fixed term agreement ☐ periodic agreement

6.2 Starting on 27 / 5 / 2026 6.3 Ending on 1 / 6 / 2027

See clause 4(2)

Fixed term agreements only. For continuation of tenancy agreement, see clause 6

Item 7 Rent

\$ 760.00 per ☒ weekly ☐ fortnightly ☐ monthly See clause 8(1)

Item 8 Rent must be paid on the

Due date day of each week

Insert day. See clause 8(2)

Insert week, fortnight or month

Item 9 Methods of rent payment

Insert the ways the rent must be paid. See clause 8(3)(a)

Method 1 EFT,Bank cheque or money order

Method 2

Details for direct credit

BSB no. 084004 Bank/building society/credit union

Account no. 369342449 Account name Cottage Asset Real Estate Pty Ltd ATF The Care Unit Trust

Payment reference



General tenancy agreement (Form 18a)
Residential Tenancies and Rooming Accommodation Act 2008



Item 10

Place of rent payment

Insert where the rent must be paid. Item 10 is optional. See clause 8(6) to (8)

NAB

Item 11

Day of last rent increase

Insert the day the rent was last increased for the premises

26 / 05 / 2025

Note: The lessor/lessor's agent must not increase, or propose to increase, the rent payable by a tenant less than 12 months after the last rent increase for the residential premises. Rent increase requirements do not apply to exempt lessors. The Act provides definitions for an exempt lessor.

Item 12

Rental bond amount

\$ 3,040.00

See clause 13

Item 13

13.1 The services supplied to the premises for which the tenant must pay

See clause 16

Electricity ☒ Yes ☐ No

Any other service that a tenant must pay ☒ Yes ☐ No

Gas ☒ Yes ☐ No

Type Pay TV and internet

See special terms (page 12)

Phone ☒ Yes ☐ No

13.2 Is the tenant to pay for water supplied to the premises

See clause 17

☒ Yes ☐ No

Item 14

If the premises is not individually metered for a service under item 13.1, the apportionment of the cost of the service for which the tenant must pay.

For example, insert the percentage of the total charge the tenant must pay. See clause 16(c)

Electricity NIL

Any other service stated in item 13.1

Gas NIL

See special terms (page 12)

Phone NIL

Item 15

How services must be paid for

Insert for each how the tenant must pay. See clause 16(d)

Electricity Direct to supplier

Gas Direct to supplier

Phone Direct to supplier

Any other service stated in item 13.1

See special terms (page 12)

Item 16

Number of persons allowed to reside at the premises

2

See clause 22

Item 17

17.1 Are there any body corporate by-laws applicable to the occupation of the premises by a tenant?

☒ Yes ☐ No

17.2 Has the tenant been given a copy of the relevant by-laws

See clause 23

☒ Yes ☐ No

Item 18

18.1 Name and telephone number of the lessor's nominated repairer for each of the following repairs

Electrical repairs HJR Electrical

Phone 0410 659 187

Plumbing repairs BKH Plumbing & Gas

Phone 0411 272 372

Other repairs Please contact Cottage Asset Real Estate

Phone 07 3497 5825

18.2 Are the nominated repairers the tenant's first point of contact for notifying the need for emergency repairs?

See clause 31(4)

☐ Yes

☒ No - please provide lessor contact details below

Name Cottage Asset Real Estate

Phone 0497 819 549

Item 19

The type and number of pets approved by the lessor to be kept at the premises

See clauses 34 to 37

Type N/A

Number

Type N/A

Number

For more information on what is defined as a pet and working dog visit the RTA's Renting with pets webpage.

Part 2 Standard Terms

Division 1 Preliminary

1 Interpretation

In this agreement –

- (a) a reference to *the premises* includes a reference to any inclusions for the premises stated in item 5.2; and
- (b) a reference to a numbered section is a reference to the section in the *Residential Tenancies and Rooming Accommodation Act 2008 (the Act)* with that number; and
- (c) a reference to a numbered item is a reference to the item with that number in part 1 of this agreement; and
- (d) a reference to a numbered clause is a reference to the clause of this agreement with that number.

2 Terms of a general tenancy agreement - ss 52 and 54-56

- (1) This part states, under section 55, the standard terms of a general tenancy agreement.
- (2) The Act also imposes duties on, and gives entitlements to, the lessor and tenant that are taken to be included as terms of this agreement.
- (3) The lessor and tenant may agree on other terms of this agreement (*special terms*).
- (4) A duty or entitlement under the Act overrides a standard term or special term if the term is inconsistent with the duty or entitlement.
- (5) A standard term overrides a special term if they are inconsistent.
- (6) Any body corporate by-laws that apply to the occupation of the premises by the tenant, for the time being in force, are taken to be terms of this agreement.
- (7) A breach of this agreement may also be an offence under the Act.
Examples for subclause (7) –
 - 1 It is an offence for the lessor or lessor's agent to enter the premises in contravention of the rules of entry under sections 192 to 199.
 - 2 It is an offence if the tenant does not sign and return the condition report to the lessor or lessor's agent under section 65.

3 More than 1 lessor or tenant

- (1) This clause applies if more than 1 person is named in item 1 or 2
- (2) Each lessor named in item 1 must perform all of the lessor's obligations under this agreement.
- (3) Each tenant named in item 2 –
 - (a) holds their interest in the tenancy –
 - (i) if a special term states the tenants are joint tenants—as a joint tenant; or
 - (ii) otherwise—as a tenant in common; and
 - (b) must perform all the tenant's obligations under this agreement.

Division 2 Entering tenancy

4 Start of tenancy

- (1) The tenancy starts on the day stated in item 6.2.
- (2) However, if no day is stated or if the stated day is before the signing of this agreement, the tenancy starts when the tenant is or was given a right to occupy the premises.

5 Entry condition report - s 65

- (1) The lessor or lessor's agent must prepare, in the approved form, and sign a condition report for the premises.
- (2) A copy of the condition report must be given to the tenant on or before the day the tenant occupies the premises under this agreement.
- (3) If the tenant does not agree with the condition report, the tenant must mark the copy of the report in an appropriate way to show the parts the tenant disagrees with.

- (4) The tenant must sign and return the copy of the condition report to the lessor or lessor's agent no later than 7 days after the later of the following days –
 - (a) the day the tenant occupies the premises;
 - (b) the day the tenant is given the copy of the condition report.
- (5) After the copy of the condition report is returned to the lessor or lessor's agent by the tenant, the lessor or lessor's agent must make a copy of the condition report and return it to the tenant within 14 days.
- (6) However, the lessor or lessor's agent does not have to prepare a condition report for the premises if –
 - (a) this agreement has the effect of continuing the tenant's right to occupy the premises under an earlier residential tenancy agreement; and
 - (b) in accordance with the Act, a condition report was prepared for the premises for the earlier residential tenancy agreement.
- (7) If a condition report is not prepared for this agreement because subclause (6) applies, the condition report prepared for the earlier residential tenancy agreement is taken to be the condition report for this agreement.

6 Continuation of fixed term agreement - s 70

- (1) This clause applies if –
 - (a) this agreement is a fixed term agreement; and
 - (b) none of the following notices are given, or agreements or applications made before the day the term ends (the *end day*) –
 - (i) a notice to leave;
 - (ii) a notice of intention to leave;
 - (iii) an abandonment termination notice;
 - (iv) a notice, agreement or application relating to the death of a sole tenant under section 324A;
 - (v) a separate written agreement between the lessor and tenant under section 277(a) to end this agreement.
- (2) This agreement, other than a term about this agreement's term, continues to apply after the end day on the basis that the tenant is holding over under a periodic agreement.

Note – For more information about certain notices, see the information statement.

7 Costs apply to early ending of fixed term agreement - s 357A

- (1) This clause applies if –
 - (a) this agreement is a fixed term agreement; and
 - (b) the tenant ends this agreement before the term ends other than in a way permitted under the Act.
- (2) The tenant must pay the reletting costs under section 357A(3).
Note – For when the tenant may end this agreement early under the Act, see clause 40 and the information statement.
- (3) This clause does not apply if, after experiencing domestic violence, the tenant ends the tenant's interest in this agreement under chapter 5, part 1, division 3, subdivision 2A of the Act.

For more information visit the Domestic violence in a rental property webpage on the RTA website.

Division 3 Rent

8 When, how and where rent must be paid - ss 83 and 85

- (1) The tenant must pay the rent stated in item 7.
- (2) The rent must be paid on the days stated in item 8.
- (3) The rent must be paid -
 - (a) in a way stated in item 9; or
 - Note* - Under section 83, at least 2 ways for the tenant to pay the rent must be stated in this agreement.
 - (b) in a way agreed after the signing of this agreement by -
 - (i) the lessor or tenant giving the other party a notice proposing a way; and
 - (ii) the other party agreeing to the proposal in writing; or
 - (c) if the lessor or lessor's agent intends to change the way rent is paid to a way that is not stated in item 9 and no way is agreed to after the signing of this agreement - in a way the lessor or lessor's agent proposes by written notice to the tenant under section 84A.
- (4) The lessor or lessor's agent must give the tenant a notice advising of the costs associated with the ways to pay rent offered to the tenant that the tenant would not reasonably be aware of if the lessor or lessor's agent knows or could reasonably be expected to find out about the costs.
- (5) Also, the lessor or lessor's agent must declare any financial benefit the lessor or lessor's agent may receive if the tenant uses a particular way to pay rent.
- (6) If a place is stated in item 10, the rent must be paid at the place.
- (7) If, after the signing of this agreement, the lessor gives a notice to the tenant stating a place, or a different place, for payment of rent and the place is reasonable, the rent must be paid at the place while the notice is in force.
- (8) If no place is stated in item 10 and there is no notice stating a place, the rent must be paid at an appropriate place.

Examples of an appropriate place -

- the lessor's address for service
- the office of the lessor's agent

9 Rent in advance - s 87

The lessor or lessor's agent may require the tenant to pay rent in advance only if the payment is not more than -

- (a) for a periodic agreement - 2 weeks rent; or
- (b) for a fixed term agreement - 1 month rent.

Note - Under section 87(2), the lessor or the lessor's agent must not require payment of rent under this agreement in a period for which rent has already been paid.

10 Rent increases - ss 91 and 93

- (1) If the lessor proposes to increase the rent, the lessor must give notice of the proposal to the tenant.
- (2) The notice must state -
 - (a) the amount of the increased rent; and
 - (b) the day from when the rent is payable; and
 - (c) the day the rent was last increased for the premises.
- (3) The day stated from when the increased rent is payable must not be earlier than the later of the following -
 - (a) 2 months after the day the notice is given;
 - (b) 12 months after the last rent increase for the premises in accordance with section 93.
- (4) Subject to an order of a tribunal, the increased rent is payable from the day stated in the notice, and this agreement is taken to be amended accordingly.
- (5) However, the increased rent is payable by the tenant only if -
 - (a) the rent is increased in compliance with this clause and the Act; and
 - (b) the increased rent is not payable earlier than 12 months after the last rent increase for the premises in accordance with section 93; and

- (c) the increase in rent does not relate to -
 - (i) compliance of the premises with the prescribed minimum housing standards; or
 - (ii) keeping a pet or working dog at the premises.
- (6) Also, if this agreement is a fixed term agreement, the rent may not be increased before the term ends unless -
 - (a) this agreement provides for the rent increase; and
 - (b) this agreement states the amount of the increase or how the amount of the increase is to be worked out; and
 - (c) the increase is made in compliance with the matters mentioned in paragraph (b).

11 Application to tribunal about rent increase - s 92

- (1) After the lessor gives the tenant notice of a proposed rent increase, the tenant may apply to the tribunal for an order reducing or setting aside the amount of the proposed increase if the tenant believes the increase -
 - (a) is excessive; or
 - (b) is not payable under clause 10.
- (2) However, the application must be made -
 - (a) within 30 days after the tenant receives the notice; and
 - (b) if this agreement is a fixed term agreement - before the term of this agreement ends.

12 Rent decreases - s 94

Under section 94, the rent may decrease in certain situations.

Note - For information about the situations, see the information statement.

Division 4 Rental bond

13 Rental bond required - ss 111 and 116

- (1) If a rental bond is stated in item 12, the tenant must pay to the lessor or the lessor's agent the bond -
 - (a) if a special term requires the bond to be paid at a stated time - at the stated time; or
 - (b) if a special term requires the bond to be paid by instalments - by instalments; or
 - (c) otherwise - when the tenant signs this agreement.
- Note* - There is a maximum rental bond that may be required. See sections 112(1) and 146 and the information statement.
- (2) The lessor or the lessor's agent must, within 10 days of receiving the rental bond or a part of the bond, pay it to the authority and give the authority a notice, in the approved form, about the bond.
- (3) The rental bond is intended to be available to financially protect the lessor if the tenant breaches this agreement.

Example - The lessor may claim against the rental bond if the tenant does not leave the premises in the required condition at the end of the tenancy.

Note - For how to apply to the authority or a tribunal for the rental bond at the end of the tenancy, see sections 125 to 141 and the information statement.

14 Increase in rental bond - s 154

- (1) The tenant must increase the rental bond if -
 - (a) the rent increases and the lessor gives notice to the tenant to increase the bond; and
 - (b) the notice is given at least 11 months after -
 - (i) this agreement started; or
 - (ii) if the bond has been increased previously, following a notice given under this clause - the day stated in the notice, or the last notice, for making the increase.
- (2) The notice must state the increased amount and the day by which the increase must be made.
- (3) For subclause (2), the day must be at least 1 month after the notice is given to the tenant.

Division 5 Outgoings

15 Outgoings - s 163

- (1) The lessor must pay all charges, levies, premiums, rates or taxes for the premises, other than a service charge for the premises.

Examples -

body corporate levies, council general rates, sewerage charges, environment levies, land tax

- (2) This clause does not apply if -
 - (a) the lessor is the State; and
 - (b) rent is not payable under the agreement; and
 - (c) the tenant is an entity receiving financial or other assistance from the State to supply rented accommodation to persons.

16 General service charges - ss 164 and 165

The tenant must pay a service charge, other than a water service charge, for a service supplied to the premises during the tenancy if -

- (a) the tenant enjoys or shares the benefit of the service; and
- (b) the service is stated in item 13.1; and
- (c) either -
 - (i) the premises are individually metered for the service; or
 - (ii) Item 14 states how the tenant's apportionment of the cost of the service is to be worked out; and
- (d) item 15 states how the charge may be recovered by the lessor from the tenant.

Note - Section 165(3) limits the amount the tenant must pay.

17 Water service charges - ss 164, 166 and 166A

- (1) The tenant must pay an amount for the water consumption charges for the premises if -
 - (a) the tenant is enjoying or sharing the benefit of a water service to the premises; and
 - (b) the premises are individually metered for the supply of water or water is supplied to the premises by delivery by means of a vehicle; and
 - (c) Item 13.2 states that the tenant must pay for water supplied to the premises.
- (2) However, the tenant does not have to pay an amount -
 - (a) that is more than the amount of the water consumption charges payable to the relevant water supplier; or
 - (b) that is a fixed charge for the water service to the premises.
- (3) Also, the tenant does not have to pay an amount for a reasonable quantity of water supplied to the premises for a period if, during the period, the premises are not water efficient for section 166.
- (4) In deciding what is a reasonable quantity of water for subclause (3), regard must be had to the matters mentioned in section 169(4)(a) to (e).
- (5) The lessor must give the tenant copies of water consumption charges documents within 4 weeks after the lessor receives the documents.
- (6) The tenant must pay the amount of the water consumption charge to the lessor within 4 weeks after the lessor gives the tenant copies of the water consumption charges documents about the incurring of the amount.
- (7) The tenant is not required to pay an amount for the water consumption charges if the tenant has not received a copy of the water consumption charges document about the amount payable to the relevant water supplier.
- (8) Subclause (9) applies if water consumption charges are payable for a period that includes part but not all of a period specified, or to be specified, in a water consumption charges document.

- (9) The tenant may be required to pay an amount calculated for a partial billing under section 166A using -
 - (a) a meter reading for the premises recorded in a condition report; and
 - (b) a reasonable estimate of the volume of water supplied to the premises during the period for which water consumption charges are payable by the tenant; and
 - (c) the rate used to calculate the water consumption charge stated in the most recent water consumption charges document.

- (10) In this clause -
water consumption charge, for premises, means the variable part of a water service charge assessed on the volume of water supplied to the premises.

Note - If there is a dispute about how much water (or any other service charge) the tenant should pay, the lessor or the tenant may attempt to resolve the dispute by conciliation.

water consumption charges document means a document, issued to the lessor by the relevant water supplier, stating the amount of water consumption charges for the premises that are payable to the supplier.

Division 6 Rights and obligations during tenancy

Subdivision 1 Occupation and use of premises

18 No legal impediments to occupation - s 181

The lessor must ensure there is no legal impediment to occupation of the premises by the tenant as a residence for the term of the tenancy if, when entering into this agreement, the lessor knew about the impediment or ought reasonably to have known about it.

Examples of possible legal impediments -

- if there is a mortgage over the premises, the lessor might need to obtain approval from the mortgagee before the tenancy can start
- a certificate might be required under the *Building Act 1975* before the premises can lawfully be occupied
- the zoning of the land might prevent use of a building on the land as a residence

19 Vacant possession and quiet enjoyment - ss 182 and 183

- (1) The lessor must ensure the tenant has vacant possession of the premises (other than a part of the premises that the tenant does not have a right to occupy exclusively) on the day the tenant is entitled to occupy the premises under this agreement.
Note - Parts of the premises where the tenant does not have a right to occupy exclusively may be identified in a special term.
- (2) The lessor must take reasonable steps to ensure the tenant has quiet enjoyment of the premises.
- (3) The lessor or the lessor's agent must not interfere with the reasonable peace, comfort or privacy of the tenant in using the premises.

20 Lessor's right to enter the premises - ss 192-199

The lessor or the lessor's agent may enter the premises during the tenancy only if the obligations under sections 192 to 199 have been complied with.

21 Tenant's use of premises - ss 10 and 184

- (1) The tenant may use the premises -
 - (a) only as a place of residence; or
 - (b) mainly as a place of residence and for another use allowed under a special term.
- (2) The tenant must not -
 - (a) use the premises for an illegal purpose; or
 - (b) cause a nuisance by the use of the premises; or

Examples of things that may constitute a nuisance -

 - using paints or chemicals on the premises that go onto or cause odours on adjoining land
 - making loud noises
 - allowing large amounts of water to escape onto adjoining land
 - (c) interfere with the reasonable peace, comfort or privacy of a neighbour of the tenant; or
 - (d) allow another person on the premises to interfere with the reasonable peace, comfort or privacy of a neighbour of the tenant.

22 Number of occupants allowed

No more than the number of persons stated in item 16 may reside at the premises.

23 Body corporate by-laws - s 69

- (1) The lessor must give the tenant a copy of any body corporate by-laws applicable to -
 - (a) the occupation of the premises; or
 - (b) any common area available for use by the tenant with the premises.
- (2) The tenant must comply with the body corporate by-laws.
- (3) Subclause (1) does not apply if -
 - (a) this agreement has the effect of continuing the tenant's right to occupy the premises under an earlier residential tenancy agreement; and
 - (b) the lessor gave the tenant a copy of the body corporate by-laws in relation to the earlier agreement.

Subdivision 2 Standard of premises

24 Lessor's obligations - s 185

- (1) At the start of the tenancy, the lessor must ensure -
 - (a) the premises are clean; and
 - (b) the premises are fit for the tenant to live in; and
 - (c) the premises are in good repair; and
 - (d) the lessor is not in breach of a law dealing with issues about the health or safety of persons using or entering the premises; and
 - (e) the premises otherwise comply with any prescribed minimum housing standards applying to the premises.
- (2) While the tenancy continues, the lessor must -
 - (a) maintain the premises in a way that the premises remain fit for the tenant to live in; and
 - (b) maintain the premises in good repair; and
 - (c) ensure any law dealing with issues about the health or safety of persons using or entering the premises is complied with; and
 - (d) keep any common area included in the premises clean; and
 - (e) ensure the premises otherwise comply with any prescribed minimum housing standards applying to the premises.
- (3) However, the lessor is not required to comply with subclause (1)(c) or (2)(a) for any non-standard items and the lessor is not responsible for their maintenance if -
 - (a) the lessor is the State; and
 - (b) the non-standard items are stated in this agreement and this agreement states the lessor is not responsible for their maintenance; and
 - (c) the non-standard items are not necessary and reasonable to make the premises a fit place in which to live; and

- (d) the non-standard items are not a risk to health or safety; and
- (e) for fixtures - the fixtures were not attached to the premises by the lessor.

- (4) In this clause -

non-standard items means the fixtures attached to the premises and inclusions supplied with the premises stated in this agreement for item 5.2.

premises include any common area available for use by the tenant with the premises.

25 Tenant's obligations generally - s 188

- (1) The tenant must keep the premises clean, having regard to their condition at the start of the tenancy.
- (2) The tenant must not maliciously damage, or allow someone else to maliciously damage, the premises.
- (3) The tenant's obligations under this clause do not apply to the extent the obligations would have the effect of requiring the tenant to repair, or compensate the lessor for, damage to the premises caused by an act of domestic violence experienced by the tenant.

For more information visit the Domestic violence in a rental property webpage on the RTA website.

Subdivision 3 The dwelling

26 Fixtures or structural changes - ss 207-209

- (1) The tenant may attach a fixture, or make a structural change, to the premises only if -
 - (a) the tenant gives the lessor a request, in the approved form, for approval to attach the fixture or make the structural change; and
 - (b) the lessor agrees to the request; and
 - (c) for body corporate premises—the body corporate agrees to the request; and
 - (d) the fixture is attached, or structural change is made, in accordance with the lessor's agreement.

Note - Fixtures are generally items permanently attached to land or to a building that are intended to become part of the land or building. Attaching a fixture may include, for example, gluing, nailing or screwing the fixture to a wall.

- (2) The lessor must -
 - (a) decide the request -
 - (i) within 28 days after receiving the request; or
 - (ii) if the premises are not body corporate premises—within a longer period, if agreed to by the tenant and lessor; and
 - (b) advise the tenant of the lessor's decision; and
 - (c) if the lessor agrees to the request and the premises are body corporate premises -
 - (i) state that the lessor's agreement is subject to the agreement by the body corporate; and
 - (ii) give the request to the body corporate within 28 days after receiving the request; and
 - (iii) advise the tenant as soon as reasonably practicable of the body corporate's decision about the request.
- (3) If the lessor agrees to the request, the lessor must give the tenant an agreement that -
 - (a) is in writing; and
 - (b) describes the nature of the fixture or structural change; and
 - (c) states any conditions of the agreement, including any conditions given by the body corporate.

Examples of conditions -

- that the tenant must maintain the fixture in a particular way
- that the tenant must remove the fixture and must repair damage caused by removing the fixture
- that the lessor must compensate the tenant for the fixture if the tenant can not remove it

- (4) The tenant must comply with any conditions of the agreement given by the lessor or body corporate.

- (5) In this clause—
body corporate premises means premises –
 (a) that are part of a body corporate scheme; and
 (b) for which, under a body corporate law or body corporate by-law, the approval of the body corporate is required for the attachment of a fixture, or the making of a structural change, to the premises.

27 Action by lessor for breach of lessor's agreement about fixture or structural change – s 209A

- (1) This clause applies if—
 (a) the tenant attaches a fixture, or makes a structural change, to the premises; and
 (b) the lessor's agreement is given under section 208 to attach the fixture or make the structural change; and
 (c) the tenant does not attach the fixture, or make the structural change, in accordance with the lessor's agreement.
- (2) The lessor may –
 (a) take action for a breach of a term of this agreement; or
 (b) waive the breach and treat the fixture or structural change as an improvement to the premises for the lessor's benefit.

28 Supply of locks and keys - s 210

- (1) The lessor must supply and maintain all locks necessary to ensure the premises are reasonably secure.
- (2) The lessor must give the tenant, or if there is more than 1 tenant, give 1 of the tenants, a key for each lock that –
 (a) secures an entry to the premises; or
 (b) secures a road or other place normally used to gain access to, or leave, the area or building in which the premises are situated; or
 (c) is part of the premises.
- (3) If there is more than 1 tenant, the lessor must give the other tenants a key for the locks mentioned in subclause (2)(a) and (b).

29 Changing locks - ss 211 and 212

- (1) The lessor or tenant may change a lock at the premises only if –
 (a) the other party to this agreement agrees to the change; or
 (b) the lessor or tenant has a reasonable excuse for making the change; or
 (c) the lessor or tenant believes the change is necessary because of an emergency; or
 (d) the lock is changed to comply with an order of the tribunal.
- (2) However, the tenant may also change a lock at the premises if the tenant –
 (a) believes the change is necessary to protect the tenant or another occupant of the premises from domestic violence; and
 For more information visit the Domestic violence in a rental property webpage on the RTA website.
- (b) engages a locksmith or other qualified tradesperson to change the lock.
- (3) The lessor or tenant must not act unreasonably in failing to agree to the change of a lock.
- (4) If the lessor or tenant changes the lock, the lessor or tenant must give the other party to this agreement a key for the changed lock, unless –
 (a) the other party agrees to not being given the key; or
 (b) the tribunal orders that the key not be given to the other party.
- (5) If the tenant changes a lock under subclause (2) and gives the lessor a key for the changed lock, the lessor must not give the key to any other person without the tenant's agreement or a reasonable excuse.
- (6) The right of the lessor or tenant to change a lock under this clause is subject to a body corporate law or a body corporate by-law that applies to the premises.

Subdivision 4 Damage and repairs

30 Meaning of emergency and routine repairs – ss 214 and 215

- (1) **Emergency repairs** are works needed to repair any of the following –
 (a) a burst water service or serious water service leak;
 (b) a blocked or broken lavatory system;
 (c) a serious roof leak;
 (d) a gas leak;
 (e) a dangerous electrical fault;
 (f) flooding or serious flood damage;
 (g) serious storm, fire or impact damage;
 (h) a failure or breakdown of the gas, electricity or water supply to the premises;
 (i) a failure or breakdown of an essential service or appliance on the premises for hot water, cooking or heating;
 (j) a fault or damage that makes the premises unsafe or insecure;
 (k) a fault or damage likely to injure a person, damage property or unduly inconvenience a tenant of the premises;
 (l) a serious fault in a staircase, lift or other common area of the premises that unduly inconveniences a tenant in gaining access to, or using, the premises.
- (2) Also, **emergency repairs** are works needed for the premises to comply with the prescribed minimum housing standards.
- (3) **Routine repairs** are repairs other than emergency repairs.

31 Nominated repairer for emergency repairs - s 216

- (1) The lessor's nominated repairer for emergency repairs of a particular type must be stated either –
 (a) in item 18; or
 (b) in a notice given by the lessor to the tenant.
- (2) The notice must state –
 (a) the name and telephone number of the nominated repairer; and
 (b) whether or not the nominated repairer is the tenant's first point of contact for notifying of the need for emergency repairs.
- (3) The lessor must give notice to the tenant of any change of the lessor's nominated repairer or the telephone number of the nominated repairer.
- (4) This clause does not apply if –
 (a) the lessor has given the tenant a telephone number of the lessor; and
 (b) the lessor gives notice to the tenant that the lessor is to arrange for emergency repairs to be made to the premises.

32 Notice of damage - s 217

- (1) If the tenant knows the premises have been damaged, the tenant must give notice as soon as practicable of the damage.
- (2) If the premises need routine repairs, the notice must be given to the lessor.
- (3) If the premises need emergency repairs, the notice must be given to the lessor if –
 (a) there is no nominated repairer for the repairs; or
 (b) a nominated repairer for the repairs is not the tenant's first point of contact; or
 (c) a nominated repairer for the repairs is the tenant's first point of contact but the tenant has been unable to contact the repairer after making reasonable efforts.
- (4) If the premises need emergency repairs and there is a nominated repairer of the lessor for the repairs, the notice must be given to the repairer if –
 (a) the repairer is the tenant's first point of contact; or
 (b) the repairer is not the tenant's first point of contact but the tenant has been unable to contact the lessor after making reasonable efforts.
- (5) Despite clause 48, a notice under this clause does not need to be written.

- (6) This clause does not apply to the tenant for damage caused by an act of domestic violence experienced by the tenant.
For more information visit the Domestic violence in a rental property webpage on the RTA website.

33 Emergency repairs arranged by tenant - ss 218 and 219

- (1) The tenant may arrange for a suitably qualified person to make emergency repairs of the premises or apply to the tribunal under section 221 for orders about the repairs if –
(a) the tenant has been unable to notify the lessor or nominated repairer of the need for the repairs; or
(b) the repairs are not made within a reasonable time after notice is given.

Note – Section 219A also provides that the lessor's agent may arrange for emergency repairs.

- (2) The maximum amount that may be incurred for emergency repairs arranged to be made by the tenant is an amount equal to the amount payable under this agreement for 4 weeks rent.

Note – For how the tenant may require reimbursement for the repairs, see sections 219(2) and (3) and 220 and the information statement.

Subdivision 5 Pets

34 Keeping pets and other animals at premises – ss 184B and 184G

- (1) The tenant may keep a pet or other animal at the premises only with the approval of the lessor.
(2) However, the tenant may keep a working dog at the premises without the lessor's approval.
(3) The tenant has the approval of the lessor to keep a pet at the premises if keeping the pet at the premises is consistent with item 19.

Notes –

- 1 If item 19 states 2 cats, the tenant is approved by the lessor to keep up to 2 cats at the premises.
2 For additional approvals to keep a pet at the premises see clause 36.

- (4) An authorisation to keep the pet or working dog at the premises continues for the life of the pet or working dog and is not affected by any of the following matters –
(a) the ending of this agreement, if the tenant continues occupying the premises under a new agreement;
(b) a change in the lessor or lessor's agent;
(c) for a working dog – the retirement of the dog from the service the dog provided as a working dog.
(5) An authorisation to keep a pet, working dog or other animal at the premises may be restricted by a body corporate by-law or other law about keeping animals at the premises.

Examples –

- 1 The premises may be subject to a local law that limits the number or types of animals that may be kept at the premises.
2 The premises may be subject to a body corporate by-law that requires the tenant to obtain approval from the body corporate before keeping a pet at the premises.

35 Tenant responsible for pets and other animals - s 184C

- (1) The tenant is responsible for all nuisance caused by a pet or other animal kept at the premises, including, for example, noise caused by the pet or other animal.
(2) The tenant is responsible for repairing any damage to the premises caused by the pet or other animal.
(3) Damage to the premises caused by the pet or other animal is not fair wear and tear.

36 Request for approval to keep pet – ss 184D and 184E

- (1) The tenant may, using the approved form, request the lessor's approval to keep a stated pet at the premises.
(2) The lessor must respond to the tenant's request within 14 days after receiving the request.

- (3) The lessor's response to the request must be in writing and state –
(a) whether the lessor approves or refuses the tenant's request; and
(b) if the lessor approves the tenant's request subject to conditions – the conditions of the approval; and
Note – See clause 37 for limitations on conditions of approval to keep a pet at the premises.
(c) if the lessor refuses the tenant's request –
(i) the grounds for the refusal; and
(ii) the reasons the lessor believes the grounds for the refusal apply to the request.
(4) The lessor may refuse the request for approval to keep a pet at the premises only on 1 or more of the following grounds –
(a) keeping the pet would exceed a reasonable number of animals being kept at the premises;
(b) the premises are unsuitable for keeping the pet because of a lack of appropriate fencing, open space or another thing necessary to humanely accommodate the pet;
(c) keeping the pet is likely to cause damage to the premises that could not practicably be repaired for a cost that is less than the amount of the rental bond for the premises;
(d) keeping the pet would pose an unacceptable risk to the health and safety of a person, including, for example, because the pet is venomous;
(e) keeping the pet would contravene a law;
(f) keeping the pet would contravene a body corporate by-law applying to the premises;
(g) if the lessor proposed reasonable conditions for approval and the conditions comply with clause 37 – the tenant has not agreed to the conditions;
(h) the animal stated in the request is not a pet as defined in section 184A;
(i) another ground prescribed by a regulation under section 184E(1)(j).
(5) The lessor is taken to approve the keeping of the pet at the premises if –
(a) the lessor does not comply with subclause (2); or
(b) the lessor's response does not comply with subclause (3).

37 Conditions for approval to keep pet at premises – s 184F

- (1) The lessor's approval to keep a pet at the premises may be subject to conditions if the conditions –
(a) relate only to keeping the pet at the premises; and
(b) are reasonable having regard to the type of pet and the nature of the premises; and
(c) are stated in the written approval given to the tenant under clause 36(3).
(2) Without limiting subclause (1)(b), the following conditions of the lessor's approval are taken to be reasonable –
(a) if the pet is not a type of pet ordinarily kept inside – a condition requiring the pet to be kept outside at the premises;
(b) if the pet is capable of carrying parasites that could infest the premises – a condition requiring the premises to be professionally fumigated at the end of the tenancy;
(c) if the pet is allowed inside the premises – a condition requiring carpets in the premises to be professionally cleaned at the end of the tenancy.
(3) A condition of the lessor's approval to keep a pet at the premises is void if the condition –
(a) would have the effect of the lessor contravening section 171 or 172; or
(b) would, as a term of this agreement, be void under section 173; or
(c) would increase the rent or rental bond payable by the tenant; or
(d) would require any form of security from the tenant.

- (4) For subclause (2), the premises are professionally fumigated, and carpets are professionally cleaned, if the fumigation and cleaning are done to a standard ordinarily achieved by businesses selling those services.

Division 7 Restrictions on transfer or subletting by tenant

38 General - ss 238 and 240

- (1) Subject to clause 39, the tenant may transfer all or a part of the tenant's interest under this agreement, or sublet the premises, only if –
 - (a) the lessor agrees in writing to the transfer or subletting; or
 - (b) the transfer or subletting is made under an order of the tribunal.
- (2) The lessor must act reasonably in failing to agree to the transfer or subletting.
- (3) The lessor is taken to act unreasonably in failing to agree to the transfer or subletting if the lessor acts in a capricious or retaliatory way.
- (4) The lessor or the lessor's agent must not require the tenant to pay, or accept from the tenant, an amount for the lessor's agreement to a transfer or subletting by the tenant, other than an amount for the reasonable expenses incurred by the lessor in agreeing to the transfer or subletting.

39 State assisted lessors or employees of lessor - s 237

- (1) This clause applies if –
 - (a) the lessor is the State; or
 - (b) the lessor is an entity receiving assistance from the State to supply rented accommodation; or
 - (c) the tenant's right to occupy the premises is given under the tenant's terms of employment.
- (2) The tenant may transfer the whole or part of the tenant's interest under this agreement, or sublet the premises, only if the lessor agrees in writing to the transfer or subletting.

Division 8 When agreement ends

40 Ending of agreement - s 277

- (1) This agreement ends only if –
 - (a) the lessor and tenant agree, in a separate written document, to end this agreement; or
 - (b) the lessor gives a notice to leave premises to the tenant under section 326 and the tenant hands over vacant possession of the premises to the lessor on or after the handover day stated in the notice; or
 - (c) the tenant gives a notice of intention to leave premises to the lessor under section 327 and hands over vacant possession of the premises to the lessor on or after the handover day stated in the notice; or
 - (d) the tenant vacates, or is removed from, the premises after receiving a notice from a mortgagee or appointed person under section 317; or
 - (e) the tenant abandons the premises and the period for which the tenant paid rent has ended; or
 - (f) the tribunal makes an order terminating this agreement.
- (2) Also, this agreement ends for a sole tenant if –
 - (a) the tenant gives the lessor a notice ending tenancy interest and hands over vacant possession of the premises; or

Note – See chapter 5, part 1, division 3, subdivision 2A of the Act for the obligations of the lessor and tenant relating to a notice ending tenancy interest.

(b) the tenant dies.

Note – See section 324A for when this agreement ends if a sole tenant dies.

41 Condition premises must be left in - s 188

- (1) At the end of the tenancy, the tenant must leave the premises, as far as possible, in the same condition they were in at the start of the tenancy, fair wear and tear excepted.

Examples of what may be fair wear and tear –

- wear that happens during normal use
- changes that happen with ageing

- (2) The tenant's obligation mentioned in subclause (1) does not apply to the extent the obligation would have the effect of requiring the tenant to repair, or compensate the lessor for, damage to the premises caused by an act of domestic violence experienced by the tenant.

For more information visit the Domestic violence in a rental property webpage on the RTA website.

42 Keys

At the end of the tenancy, the tenant must return to the lessor all keys for the premises.

43 Tenant's forwarding address - s 205

- (1) When handing over possession of the premises, the tenant must, if the lessor or lessor's agent asks the tenant in writing to state the tenant's new residential address, tell the lessor or lessor's agent the tenant's new residential address.
- (2) However, subclause (1) does not apply if –
 - (a) the tenant has a reasonable excuse for not telling the lessor or lessor's agent the new address; or
 - (b) after experiencing domestic violence, the tenant ended the tenant's interest in this agreement, under chapter 5, part 1, division 3, subdivision 2A of the Act.

For more information visit the Domestic violence in a rental property webpage on the RTA website.

44 Exit condition report - s 66

- (1) The tenant must, on or before the day this agreement ends, prepare, and sign a condition report for the premises in the approved form.

Note – For the approved form for the condition report, see the information statement.
- (2) As soon as practicable after this agreement ends, the tenant must give 1 copy of the condition report to the lessor or lessor's agent.

Example of what might be as soon as practicable – when the tenant returns the keys to the premises to the lessor or the lessor's agent
- (3) The lessor or the lessor's agent must, within 3 business days after receiving the copy of the condition report –
 - (a) sign the copy; and
 - (b) if the lessor or lessor's agent does not agree with the report – show the parts of the report the lessor or lessor's agent disagrees with by marking the copy in an appropriate way; and
 - (c) if the tenant has given a forwarding address to the lessor or lessor's agent – make a copy of the report and return it to the tenant at the address.
- (4) The lessor or lessor's agent must keep a copy of the condition report signed by both parties for at least 1 year after this agreement ends.

45 Goods or documents left behind on premises - ss 363 and 364

- (1) The tenant must take all of the tenant's belongings from the premises at the end of the tenancy.
- (2) The lessor may not treat belongings left behind as the lessor's own property, but must deal with them under sections 363 and 364.

Division 9 Miscellaneous

46 Supply of goods and services - s 171

- (1) The lessor or the lessor's agent must not require the tenant to buy goods or services from the lessor, the lessor's agent or a person nominated by the lessor or lessor's agent.
- (2) Subclause (1) does not apply to -
 - (a) a requirement about a service charge; or
 - (b) a condition of an approval to keep a pet if the condition -
 - (i) requires the carpets to be cleaned, or the premises to be fumigated, at the end of the tenancy; and
 - (ii) complies with clause 37; and
 - (iii) does not require the tenant to buy cleaning or fumigation services from a particular person or business.

47 Lessor's agent - s 206

- (1) The name and address for service of the lessor's agent is stated in item 3.
- (2) Unless a special term provides otherwise, the lessor's agent may -
 - (a) stand in the lessor's place in any application to the tribunal by the lessor or the tenant; or
 - (b) do any thing else the lessor may do, or is required to do, under this agreement.

Note - See also sections 24 and 25

48 Notices

- (1) A notice under this agreement must be written and, if there is an approved form for the notice, in the approved form.
 - (2) A notice from the tenant to the lessor may be given to the lessor's agent.
 - (3) A notice may be given to a relevant party -
 - (a) by giving it to the relevant party personally; or
 - (b) if an address for service for the relevant party is stated in item 1, 2 or 3 - by leaving it at the address; or sending it by prepaid post as a letter to the address; or
 - (c) if an electronic address for a type of electronic communication for the relevant party is stated in item 1, 2 or 3 and item 4 indicates that a notice may be given by that type of electronic communication - by sending it by electronic communication to the electronic address in accordance with the *Electronic Transactions (Queensland) Act 2001*.
- Examples of types of electronic communication - email, facsimile, text message*
- (4) If no address for service is stated in item 2 for the tenant, the tenant's address for service is taken to be the address of the premises.
 - (5) A relevant party may change their address for service, or electronic address only by giving notice to each other relevant party of their new address for service, or a new electronic address.
 - (6) On the giving of a notice of a new address for service, or new electronic address for a relevant party, the address for service, or electronic address stated in the notice is taken to be the relevant party's address for the relevant item in this agreement.
 - (7) A relevant party may withdraw their consent to notices being given to them by electronic communication, or to a specific electronic address, only by giving notice to each other relevant party that notices are no longer to be given to the relevant party electronically, or to that electronic address.
 - (8) Unless the contrary is proved -
 - (a) a notice left at an address for service is taken to have been received by the person to whom the address relates when the notice was left at the address; and
 - (b) a notice sent by post is taken to have been received by the person to whom it was addressed when it would have been delivered in the ordinary course of post; and

- (c) a notice sent by electronic communication to an electronic address is taken to have been received by the recipient -
 - (i) if the type of electronic communication is email - when the email enters the recipient's email server; or
 - (ii) if the type of electronic communication is facsimile - when the sender's facsimile machine produces a transmission report indicating all pages of the notice have been successfully sent; or
 - (iii) otherwise - at the time stated in the *Electronic Transactions (Queensland) Act 2001*, section 24.
- (9) In this clause -

relevant party means -

 - (a) the lessor; or
 - (b) the tenant; or
 - (c) if there is an agent of the lessor - the lessor's agent.

Part 3 Special terms Insert any special terms here and/or attach a separate list if required. See clause 2(3) to 2(5)

Refer to attached special terms approved by the Real Estate Institute of Queensland.

Names of Approved Occupants:

The tenant/s must receive a copy of the information statement (Form 17a) and a copy of any applicable by-laws if copies have not previously been given to the tenant/s. **Do not send to the RTA - give this form to the tenant/s, keep a copy for your records.**

 **Other languages:** You can access a [free interpreter service](#) by calling the RTA on 1300 366 311 (Monday to Friday, 8:30am to 5:00pm).

Signature of lessor/agent

Name/trading name

Cottage Asset

Signature

DocuSigned by:



37913A02993C4FF...

Date / /
08-04-2026

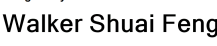
Signature of tenant 1

Print name

Walker Shuai Feng

Signature

Signed by:



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Date / /
08-04-2026

Signature of tenant 2

Print name

Felipe Vasconcelos

Signature

Signed by:



1E7CC43D069D4D3...

Date / /
07-04-2026

Signature of tenant 3

Print name

Signature

Date / /

Special Terms

These Special Terms have been adopted and approved by The Real Estate Institute of Queensland Ltd.

49 Occupation and use of premises

The tenant must not permit persons other than the persons nominated as approved occupants in Part 1 of this agreement to reside at the premises without the written consent of the lessor. The lessor must act reasonably in exercising the lessor's discretion when determining whether or not to consent to a request by the tenant for any change to the approved tenants or occupants.

50 Subletting via online home sharing platforms

The use of online home sharing platforms, such as AirBnB, which grant exclusive possession of the property, or any part thereof, to guests, shall be deemed to be subletting of the property and require compliance with clause 38.

51 Care of the premises by the tenant

- (1) During the tenancy, the tenant must-
 - (a) not do anything that might block any plumbing or drains on the premises;
 - (b) keep all rubbish in the bin provided by the local authority in an area designated by the lessor or as the local authority may require;
 - (c) put the bin out for collection on the appropriate day for collection and return the bin to its designated place after the rubbish has been collected;
 - (d) maintain the lawns and gardens at the premises having regard to their condition at the commencement of the tenancy, including mowing the lawns, weeding the gardens and watering the lawns and gardens (subject to council water restrictions);
 - (e) subject to the lessor's obligations under clause 24(1)(e) and 24(2)(e), keep the premises free from pests and vermin, having regard to the condition of the premises at the commencement of the tenancy;
 - (f) keep the walls, floors, doors and ceilings of the premises free of nails, screws or adhesive substances, unless otherwise agreed to by the lessor in accordance with clause 26;
 - (g) keep the swimming pool, filter and spa equipment (if any) clean and at the correct chemical levels having regard to their condition at the start of the tenancy;
 - (h) not interfere with nor make non-operational any facility that may be provided with the premises (eg. smoke alarms, fire extinguishers, garden sprinkler systems, hoses etc).
- (2) The obligations of the tenant at the end of the tenancy regarding the conditions of the premises include-
 - (a) if the carpets were cleaned to a certain standard at the start of the tenancy, the tenant must ensure the carpets are cleaned to the same standard, fair wear and tear excepted, at the end of the tenancy. For the sake of clarity, a special term or condition for approval to keep a pet at the premises requiring carpets in the premises to be professionally cleaned at the end of the tenancy overrides this special term;
 - (b) if the property was free of pests and vermin at the start of the tenancy, the tenant must ensure the property meets the same standard at the end of the tenancy. For the sake of clarity, a special term or condition for approval to keep a pet at the premises requiring the premises to be professional fumigated at the end of the tenancy overrides this special term;
 - (c) repairing the tenant's intentional or negligent damage to the premises or inclusions;
 - (d) returning the swimming pool, filter and spa equipment (if any) to a clean condition with correct chemical levels having regard to their condition at the start of the tenancy;
 - (e) replacing inclusions damaged during the tenancy having regard to their condition at the start of the tenancy, fair wear and tear excepted;
 - (f) mowing lawns, weeding gardens having regard to their condition at the start of the tenancy;
 - (g) remove all property other than that belonging to the lessor or on the premises at the start of the tenancy.

52 Photographs of the property during an inspection

- (1) The tenant consents to photographs being taken of the property during an inspection arranged by the lessor or the lessor's agent in accordance with section 192(1)(a), for the purposes of documenting the condition of the property at the time of the inspection.
- (2) For the sake of clarity, if any photographs taken during an inspection of the property show something belonging to the tenant, the lessor or lessor's agent must obtain the tenant's written consent in order to use the photographs in an advertisement for the property in accordance with section 203.

53 Locks and keys

- (1) The lessor may claim from the tenant costs incurred by the lessor as a result of the tenant losing any key, access keycard or remote control relating to the premises which has been provided to the tenant (by the lessor, a body corporate or other person), including costs in connection with:
 - (a) replacing the key, access keycard or remote control; and
 - (b) gaining access to the premises.
- (2) The tenant acknowledges that the lessor's agent may retain a duplicate set of keys.
- (3) If a tenant changes a lock at the premises in accordance with clause 29, the tenant must immediately provide the lessor and/or lessor's agent with the key for the changed lock unless clauses 29(4)(a) or (b) are applicable regarding the provision of the key.
- (4) If a tenant changes a lock under clause 29(2) and gives the key to the lessor in accordance with clause 29(5), the tenant agrees for the key to be given to the lessor's agent.

Special Terms *continued...*

These Special Terms have been adopted and approved by The Real Estate Institute of Queensland Ltd.

54 Liability excluded

The tenant shall be liable for and shall indemnify and defend the lessor from, and against, any and all losses, claims, demands, actions, suits (including costs and legal fees on an indemnity basis), and damages, including, but not limited to:

- (a) injury, bodily or otherwise, or death of any person, including the tenant or an approved occupant; or
- (b) loss, damage to, or destruction of, property whether real or personal, belonging to any person, including the tenant or an approved occupant;

as a direct or indirect result of the tenant's negligent acts or omissions.

55 Lessor's insurance

(1) If the lessor does have insurance cover the tenant must not do, or allow anything to be done, that would invalidate the lessor's insurance policy for the premises or increase the lessor's premium in relation to that policy.

(2) The lessor may claim from the tenant -

- (a) any increase in the premium of the lessor's insurance; and
- (b) any excess on claim by the lessor on the lessor's insurance; and
- (c) any other cost and expenses incurred by the lessor;

as a direct or indirect result of the tenant's negligent acts or omissions.

56 Tenant's insurance

It is the responsibility of the tenant and/or approved occupant to adequately insure their own property and possessions.

57 Smoke alarm obligations

The tenant must-

(1) Test each smoke alarm in the premises-

- (a) at least once every 12 months; or
- (b) if a fixed term tenancy is of less than 12 months duration, but is held over under a periodic tenancy of 12 months or more, at least once in the 12 month period;
 - (i) For an alarm that can be tested by pressing a button or other device to indicate whether the alarm is capable of detecting smoke - by pressing the button or other device;
 - (ii) Otherwise, by testing the alarm in the way stated in the Information Statement (RTA Form 17a) provided to the tenant/s at the commencement of the tenancy.

(2) Replace each battery that is spent, or that the tenant/s is aware of is almost spent, in accordance with the Information Statement provided to the tenant/s at the commencement of the tenancy;

(3) Advise the lessor as soon as practicable if the tenant/s become/s aware that a smoke alarm in the premises has failed or is about to fail (other than because the battery is spent or almost spent); and
Note: In interpreting the word "spent" when referring to a battery, the term is used to include reference to a battery which is flat, non-functioning or lacking in charge that it does not properly operate the smoke alarm.

(4) Clean each smoke alarm in the premises in the way stated in the Information Statement provided to the tenant/s at the commencement of the tenancy:

- (a) at least once every 12 months; or
- (b) if a fixed term tenancy is of less than 12 months duration, but is held over under a periodic tenancy of 12 months or more, at least once in the 12 month period;

In the event that the tenant/s engages a contractor/tradesperson (as listed in Item 18) to meet the tenant/s obligations listed under this special term, such engagement shall be at the tenant/s' own cost and expense.

(5) Not tamper with or otherwise render a smoke alarm inoperative. Such an act will constitute malicious damage in accordance with section 188 of the Act.

58 Portable pool obligations

(1) The tenant must-

- (a) Obtain the lessor's consent for a portable pool at the premises of a depth of 300mm or greater;
- (b) Where consent is to be provided by the lessor to the tenant for the use of a portable pool at the premises of a depth of 300mm or greater, provide the lessor and/or the agent with details of the type and description of the proposed portable pool.

(2) Where consent is provided by the lessor to the tenant for the use of a portable pool at the premises of a depth of 300mm or greater, the tenant agrees to:

- (a) Maintain and repair the portable pool at the tenant's own expense;
- (b) In accordance with the *Building Act 1975* obtain, maintain and renew a Pool Safety Certificate for a regulated pool, which includes a requirement for a compliant pool fence and, provide a copy of the Pool Safety Certificate to the lessor and/or agent;
- (c) Where a compliant pool fence is required for a regulated pool, obtain the lessor's consent regarding a proposed fence in accordance with clause 26 of the standard terms;
- (d) In circumstances where consent is provided to the tenant by the lessor in accordance with clause 26 of the standard terms, construct and maintain the fence as required by the *Building Act 1975*, at the tenant's own expense.

(3) In accordance with special term 58(1) and 58(2), where consent is provided by the lessor to the tenant for a portable pool of a depth of 300mm or greater and/or as prescribed by the *Building Act 1975*, the tenant hereby agrees to indemnify and hold harmless the lessor and agent for any loss, claim, suit or demand, brought, caused or contributed to, directly or indirectly, by the portable pool.

Special Terms *continued...*

These Special Terms have been adopted and approved by The Real Estate Institute of Queensland Ltd.

59 Pets

If the pet is permitted inside, this special term applies:

- (1) In addition to clause 34(3), the lessor approves a pet as stated in Item 19 of this agreement to be kept inside a dwelling on the premises, conditional on:
 - (a) if the pet is capable of carrying parasites that could infest the premises, the premises being professionally fumigated at the end of the tenancy; and
 - (b) the carpets in the premises being professionally cleaned at the end of the tenancy.

Note: For the purpose of this special term, a dwelling on the premises shall include any structure on the premises designed to be used as a residence for human habitation. A dwelling shall also include any enclosed area, room or structure attached to the dwelling, including but not limited to any garage, sunroom or enclosed veranda.

- (2) The premises are professionally fumigated and carpets are professionally cleaned, if the fumigation and cleaning are done to a standard ordinarily achieved by businesses selling those services.
- (3) For the sake of clarity, the conditions outlined in special term 59 relate only to the lessor's approval to keep a pet at the premises as stated in Item 19 of this agreement.
- (4) For requests for approval to keep a pet at the premises inconsistent with Item 19 of this agreement, see clauses 36 and 37 of this agreement and sections 184D to 184F of the Act.

60 Electronic Signing

- (1) Electronic Signature means an electronic method of signing that identifies the person and indicates their intention to sign this agreement;
- (2) If this agreement is signed by any party or the lessor's agent using an Electronic Signature, the tenant and the lessor:
 - (a) agree to enter into this agreement in electronic form; and
 - (b) consent to either, or both parties, or the lessor's agent signing this agreement using an Electronic Signature.

- (a) The external surface area of the lot. Additional entitlements are added depending on whether the lot has small, medium, large or extra large external surface area.
- (b) The level of the building on which the lot is situated. Additional entitlements are added depending on the level of the building in which the lot is located. The higher the lot in the building, the higher the cost of maintaining, cleaning and repairing windows and external walls, and the higher the cost of maintaining and operating the lifts.

(3) The Purpose for which the Lots are used

Each of the lots in the Scheme are used for residential purposes except for lots 30, 31 and 32 which can be used for residential purposes and for Home Office Use. Additional entitlements are added to these lots to allow for additional costs caused by higher than normal number of visitors and rubbish being created.

SCHEDULE B	EXPLANATION OF THE DEVELOPMENT OF SCHEME LAND
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Nil.

SCHEDULE C	BY-LAWS
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1. Vehicles

- (a) The Lot Owner (Owner or Occupier) must not, without the Body Corporate's written approval:-
 - (i) Park a vehicle, or allow a vehicle to stand, on the common property; or
 - (ii) Permit an invitee to park a vehicle, or allow a vehicle to stand, on the common property except for the designated visitor parking which must remain available at all times for the sole use of visitors vehicles.
- (b) An approval under Subsection (1) must state the period for which it is given with the exception of designated visitor parking.
- (c) However, the Body Corporate may cancel the approval by giving seven (7) days written notice to the Lot Owner with the exception of designated visitor parking.

2. Private Roads and Other Common Property

The private roadways, pathways, drives and other common property and any easement giving access to the land shall not be obstructed by any Lot Owner or the guests, servants, employees, agents, children, invitees, licensees of a Lot Owner or any of them or used by them for any purpose other than the reasonable ingress and egress to and from their respective lots or the parking areas provided. A Lot Owner shall not:

- (a) Drive or permit to be driven any motor vehicle in excess of two (2) tonnes weight onto or over the common property other than such vehicles necessary to complete the construction and/or occupation of any residence erected on the land, and any motor vehicles entitled by any statute and/or local authority ordinances;
- (b) Permit any invitees' vehicles to be parked on the roadway forming part of the common area at any time. Any invitees shall park their vehicles in the visitors' parking bays on the common property, and shall use such area only for its intended purpose of casual parking;
- (c) Permit any boat, trailer, caravan, campervan or mobile home onto over or through the common area or on the land of the Lot Owner;
- (d) Permit any occupation of a caravan on a lot.

3. Obstruction

A Lot Owner shall not obstruct lawful use of common property by any person.

4. Damage to Lawns, etc. on Common Property

A Lot Owner shall not:

- (a) Damage any lawn, garden, tree, shrub, plant or flower being part of or situated upon common property; or
- (b) Except with the consent in writing of the Body Corporate Committee, use for his own purposes as a garden any portion of the common property.

5. Damage to Common Property and Assets

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

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

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

The Body Corporate will specify acceptable locks, safety devices and screens with a view to maintaining a uniform approach to the exterior appearance of the Buildings within the Scheme and any such device must be approved by the Body Corporate Committee in writing prior to installation.

6. Depositing Rubbish etc. on Common Property and Assets

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

7. Garbage, Car Park and Storage Space

- (a) Incinerators and garbage bins shall be placed only where approved by the Committee of the Body Corporate and used only for the purpose for which they are provided;
- (b) Empty bottles, boxes, used containers and similar items shall be stored tidily and, so far as is possible, out of sight;
- (c) Carpark spaces and storage areas shall be kept tidy and free of all litter. A Lot Owner must remove or clean up any oil marks, stains and deposits on carpark spaces. Personal items and equipment (e.g. push bikes) must not be stored on carpark spaces. They may only be stored in properly constructed storage cupboards or lockers;
- (d) The Comm ttee of the Body Corporate may make rules from time to time with regard to the disposal of rubbish down garbage chutes and in the areas set aside for garbage disposal;
- (e) The Body Corporate and/or the Committee may designate any appropriate part of the Common Property to be used as a storeroom. The Body Corporate and/or the Committee may determine rules under which persons are given access to a storeroom.

8. Use of Recreation Facilities

All Owners may use any swimming pool, common recreation room/media room and any gymnasium facilities and adjacent areas on the Common Property subject to the following rules which will, where appropriate, apply to all guests and invitees of owners:-

- (a) The swimming and spa pools, common recreation room/media room, gymnasium and associated facilities will not be used by guests or invitees unless accompanied by a Lot Owner;
- (b) Children below the age of sixteen (16) years will at all times be accompanied by an adult or Lot Owner exercising effective control over them;
- (c) Alcoholic beverages are not to be consumed or glassware used in or around a swimming and spa pool enclosure;
- (d) Running, rough play in or out of the pool, excessive splashing, improper diving and jumping into the pool so as to create a large splash (bombing) is especially prohibited;
- (e) Food, glass, breakable items and pets will not be brought into the swimming or spa pools or gymnasium and the Lot Owner shall not allow soap, bubble bath, or shampoo to be used in the pool;
- (f) The swimming and spa pools, gymnasium and common recreation room/media room are only to be used between the hours of 6.00am and 10.00pm unless otherwise arranged with the On Site Manager;
- (g) After the facilities are used, the relevant area is to be left in a clean and tidy state and available to the next users. Failing to comply with this may incur a cleaning cost which may be recovered by the Body Corporate from the owner;
- (h) The Body Corporate or On Site Manager may operate a reservation system or schedule for the gymnasium and common recreation room/media room with which Lot Owners shall comply;
- (i) All gym equipment may only be used as directed and in a safe manner and at the sole risk of the owner;
- (j) All rules and signage must be obeyed at all times; and
- (k) No-one except the On Site Manager may adjust any piece of equipment unless it is done so through the standard operation of equipment.

9. Rules regarding Pool, Gymnasium and Common Room

The Body Corporate Committee may make rules relating to the use of swimming pool and gymnasium, not inconsistent with these by-laws and the same shall be observed by the Lot Owners unless and until they are disallowed, or revoked by a majority resolution at a general meeting of the Lot Owners.

10. Instructions to Contractors etc

The Lot Owners shall not directly instruct any contractors or workmen employed by the Body Corporate Committee unless so authorised.

11. Garbage disposal

A Lot Owner shall:-

- (a) Save where the Body Corporate Committee provides some other means of disposal of garbage, maintain within his lot, or on such part of the common property as may be authorised by the Body Corporate Committee, in clean and dry condition and adequately covered, a receptacle for garbage;
- (b) Comply with all local authority by-laws and ordinances relating to the disposal of garbage;
- (c) Ensure that the health, hygiene and comfort of the Lot Owner of any other lot is not adversely affected by his disposal of garbage.

12. Appearance of Buildings & Signs

Subject to other by-laws, a Lot Owner shall not, except with the consent in writing of the Body Corporate Committee, display any sign, advertisement, placard, banner, pamphlet or like matter on any part of his lot in such a way as to be visible from the common property or any other lot.

13. Inflammable Liquids, Gases or other materials

- (a) A Lot Owner shall not bring to, do or keep anything in his lot which shall increase the rate of fire insurance on any property on the Parcel or which may conflict with the laws and/or regulations relating to fires or any insurance policy upon any property on the Parcel or the regulations or ordinances of any Public Authority for the time being in force.
- (b) A Lot Owner shall not, except with the consent in writing of the Body Corporate, use or store on his lot or upon the common property any flammable chemical, liquid, or gas or other flammable material other than chemicals, liquids, gases or other material used or intended to be used for domestic purposes including gas barbecues, or any such chemical, liquid, gas or other material in a fuel tank of a motor vehicle or internal combustion engine.

14. Waste Collection Service

The Body Corporate shall give to Brisbane City Council, its employees, agents and contractors, right of entry to the common property for the purpose of servicing the refuse and recycle bins provided by Council.

Subject to Council, its employees, agents and contractors using due care in providing such service, the Body Corporate shall indemnify the Council, its employees, agents and contractors against any damage to pavement or other driveway surface resulting from the weight of the collection vehicles.

15. Site Detention Systems

The Body Corporate shall ensure the regular maintenance of the Site Detention System by checking and cleaning any pipes, drains and sumps associated with same.

16. Keeping of Animals

Subject to the Act a Lot Owner shall not, without the approval in writing of the Body Corporate Committee, keep any animal upon his lot or the common property.

17. Right of Entry

A Lot Owner, upon receiving reasonable notice from the Body Corporate Committee, shall allow the Body Corporate Committee or any contractors, sub-contractors, workmen or other person authorised by it, the right of access to his lot for the purpose of carrying out works or effecting repairs on mains, pipes, wires or connections of any water, sewerage, drainage, gas, electricity, telephone or other system or service, whether to his lot or to an adjoining lot.

18. Noise

- (a) A Lot Owner, their guests, servants or agents shall not make or permit any noise likely to interfere in any way with the peaceful enjoyment of other Lot Owners or of any person lawfully using the common property. In particular no Lot Owner shall hold or permit to be held any social gathering in his lot which would cause any noise which unlawfully interferes with the peace and quietness of any other Lot Owner, at any time of day or night and in particular shall comply in all respects with the Noise Abatement Act 1979, as amended.
- (b) In the event of any unavoidable noise in a lot at any time the Lot Owner thereof shall take all practical means to minimise annoyance to other Lot Owners by closing all doors, windows and curtains of his lot and also such further steps as may be within his power for the same purpose.
- (c) Guests leaving after 11.00pm shall be requested by their hosts to leave quietly. Quietness also shall be observed when a Lot Owner returns to the dwelling late at night or early morning hours.

19. Use of Lots

Subject to any exclusions contained in these By-Laws a Lot Owner shall not use that Lot or permit the same to be used otherwise than as a private residence (with the exception of Lots 30, 31 and 32) nor for any immoral purpose or for any purpose that may endanger the safety or good reputation of persons residing within the parcel.

Lots 30, 31 and 32 may be used for commercial purposes but an occupier may not provide real estate agency or letting services.

20. Use of Radios etc

A Lot Owner shall not operate or permit to be operated upon the parcel any radio, two way radio, short wave radio, transmitter, telecommunications device or electronic equipment so as to interfere with any domestic appliance or apparatus (including a radio or television receiver) lawfully in use upon the common property or in any other lot.

21. Appearance of Lots

- (a) The Lot Owner must not, without the Body Corporate's written approval, make a change to the external appearance of the lot.
- (b) The Lot Owner must not, without the Body Corporate's written approval:
 - (i) Hang washing, bedding or another cloth article if the article is visible from another lot or the common property, or from outside the Scheme Land and ensure that permanent storage units such as cupboards are not located on the balconies or terraces forming part of their lot; or
 - (ii) Display a sign, advertisement, placard, banner, pamphlet or similar article if the article is visible from another lot or the common property, or from outside the Scheme Land.
- (c) A Lot Owner shall not install or replace a window furnishing visible from outside the lot unless those furnishings are of a light colour or have a backing of a light colour without the prior written approval of the Committee of the Body Corporate.
- (d) The Lot Owner must ensure that all balconies and terraces forming part of their Lot remain unenclosed with no shutters, glazing, louvers or similar permanent structures other than those clearly depicted on the approvals obtained from the Brisbane City Council.

22. Movement of Furniture, Fittings and Equipment

- (a) Notice to be Given: A Lot Owner must give at least twenty-four (24) hours notice to the Body Corporate or its representative before any furniture, fittings or equipment may be moved in or out of any lot. Any such moving must be done in a manner, at the time and subject to conditions imposed or directed by the Body Corporate provided that nothing restricts the movement of such items if they can be safely and adequately moved by one person and are of a nature such that damage cannot be occasioned to any items of Common Property or of property belonging to the Lot Owner of any other lot.
- (b) Access to Service Doors, Service Carparks and Loading Bays: Subject to security arrangements, access to any Service Doors, the Service Carparks or the Loading Bay shall be made available at all reasonable times to a Lot Owner provided that prior arrangements have been made with the Body Corporate or its representative and do not contravene any provisions of any easement or the lawful use of any exclusive use area.

23. Installation of Hard Flooring

- (a) Installation: A Lot Owner shall not install or cause to be installed or place in or upon any part of the Lot hard flooring such as timber, tiles, marble or any similar material (the "works") unless the Lot Owner has first obtained the written approval of the Committee of the Body Corporate. The Committee of the Body Corporate may impose conditions upon the granting of such consent.

- (b) Compliance with Conditions: A Lot Owner must comply with any conditions imposed by the Committee of the Body Corporate when granting its consent including any conditions which are imposed by the Committee of the Body Corporate to prevent any noise arising in any way out of the installation or use of the works from being transmitted from the Lot to another Lot.
- (c) Compliance with Noise By-Law: The granting of any approval by the Committee of the Body Corporate does not in any way relieve a Lot Owner of his or her responsibility under the Noise By-Law.
- (d) Reinstatement: In the event that any noise arises in any way out of the installation or use of the works which is transmitted from the Lot to another Lot then a Lot Owner will at his or her expense remove the works from the Lot upon receiving written notice from the Committee of the Body Corporate to do so or otherwise must comply with any reasonable direction given by the Committee of the Body Corporate to mitigate any such noise.

24. No Structural or Other Alterations

A Lot Owner must not, without the written approval of the Body Corporate:-

- (a) Carry out structural alterations to his/her lot;
- (b) Alter gas, water, drainage, sewerage, electrical or other services in or to his lot;
- (c) Perform any work for the purpose of enclosing in any manner whatsoever the balcony of any lot.

25. Maintenance responsibility of alterations to Common Property

Any alteration made to common property or fixture or fitting attached to common property by any Lot Owner, whether made or attached with or without the approval of the Body Corporate Committee, shall, unless otherwise provided by resolution of a general meeting or of a meeting of the Committee, be repaired and maintained by the Lot Owner for the time being of the Lot.

26. Replacement of Glass

Windows shall be kept clean and promptly replaced by the Lot Owner with fresh glass of the same kind and weight as at present if broken or cracked.

27. Behaviour of Invitees

- (a) A Lot Owner shall take all reasonable steps to ensure that his invitees do not behave in a manner likely to interfere with the peaceful enjoyment of the Lot Owner of another lot or of any person lawfully using common property.
- (b) The Lot Owner shall be liable to compensate the Body Corporate in respect of all damage to the common property or personal property vested in it caused by such Lot Owner or their invitees.
- (c) A Lot Owner which is the subject of a lease or license agreement shall take all reasonable steps, including any action available to him under any such lease or license agreement, to ensure that any lessee or licensee or other Lot Owner or their invitees comply with the provisions of the by-laws.
- (d) The duties and obligations imposed by these By-Laws on a Lot Owner shall be observed not only by the Lot Owner but also by the guests, servants, employees, agents, children, invitees and licensees of such Lot Owner.
- (e) Where the Body Corporate expends money to make good damage caused by a breach of the Act, or of these By-Laws by any Lot Owner or the guests, servants, employees, agents, children, invitees, or licensees of the Lot Owner or any of them, the Body Corporate Committee shall be entitled to recover the amount so expended as a debt in any action in any Court of competent jurisdiction from the Lot Owner at the time when the breach occurred.

28. Auction Sales

A Lot Owner shall not permit any auction sale to be conducted or to take place in his lot or in the dwelling or upon the scheme without the prior approval in writing of the Body Corporate Committee.

29. Correspondence and Requests to the Secretary of the Body Corporate

All complaints, applications or requests to the Body Corporate or its Committee shall be addressed in writing to the Secretary or the Body Corporate Manager of the Body Corporate.

30. Display Unit

While the original Owner remains a Lot Owner or lessee of any lot, it and its officers, servants and/or agents shall be entitled to use any dwelling of which it remains a Lot Owner or lessee as a display dwelling and shall be entitled to allow prospective purchasers to inspect any such dwelling and for such purposes shall be entitled to use such signs, advertising or display material in or about the dwelling and common property as it thinks fit. Such signs shall be attractive and tasteful having regard to the general appearance of the Scheme, and shall not at any time, and from time to time, be more in terms of number and size than is reasonably necessary.

31. Copy of By-Laws to be Produced Upon Request

Where any lot or common property is leased or rented, otherwise than to a Lot Owner, the lessor or, as the case may be, landlord shall cause to be produced to the lessee or tenant for his inspection a copy of the by-laws for the time being in force in respect of the plan.

32. Recovery of Costs (Levies)

A Lot Owner shall pay on demand the whole of the Body Corporate costs and expenses (including Solicitor and own client costs) which amount shall be deemed to be a liquidated debt due, in recovering all and any levies or moneys duly levied upon such Lot Owner by the Body Corporate pursuant to the Act.

Where the Body Corporate expends money to make good damage caused by a breach of the Act the Regulation Module or these by-laws by any Owner or occupier of a lot or the tenant, guest, servants, employees, agents, children, invitees or licensees of the Owner or occupier, the Body Corporate shall be entitled to recover the amount so expended as a debt in an action in any Court of competent jurisdiction from the Owner of the lot at the time when the breach occurred.

33. Power of the Body Corporate

The Body Corporate Committee may make rules relating to the common property not inconsistent with these by-laws and the same shall be observed by the Lot Owners unless and until they are disallowed or revoked by a majority resolution at a general meeting of the Body Corporate.

34. Use of Lots

In addition to use as a private residence, Lot 28, and Lot 28 only, may also be used for the purpose of carrying on the business of providing management, caretaking, letting and ancillary services to the Body Corporate and to Owners and occupants of Lots.

35. Special Rights

For as long as there is in existence an agreement or agreements with the Lot Owner of Lot 28 for such Lot Owner to provide services for the control, management and administration of the common property and/or to provide letting and ancillary services to such of the unit Owners or occupants who wish to avail themselves of such services (whether by way of a combined Caretaking and Letting Agreement or a separate Caretaking Agreement and a separate Letting Agreement):-

- (a) The Body Corporate will not itself, directly or indirectly, provide any of the services set out in the Agreements;
- (b) The Body Corporate will not allow any person or company other than the party to such Agreements to provide, from the scheme land, any of the services set out in the Agreements;

- (c) The Body Corporate will not enter into with any other person or entity an agreement similar to the Agreements;
- (d) The Lot Owner of Lot 28 will be entitled to erect or display signs or notices in or on the common property advertising any of the services it provides pursuant to the Agreements;
- (e) The Body Corporate must not grant to any other person or corporation the right to conduct any business of a similar nature to the letting business from within the scheme land nor must the Body Corporate (or any of its members individually) directly or indirectly conduct or attempt to conduct any business of a similar nature to the letting business from within the scheme land;
- (f) The Body Corporate must not make any part of the common property available to any person or corporation for the purpose of conducting a letting business; and
- (g) The Body Corporate confers on the Owner of Lot 28 special rights in respect of the whole of the common property to use same in connection with the business carried out pursuant to the Agreements.

The Body Corporate will continue to be responsible to carry out its duties pursuant to the Body Corporate and Community Management Act in respect of any common property for which special privileges have been granted pursuant to this by-law.

36. Bulk Supply of Utilities

The Body Corporate may, at its election, supply or engage another person to supply utilities to the Scheme and in such case the following will apply:-

- (a) "Utility" means: electricity, gas, water, cable TV and the like.
- (b) The Body Corporate has the power to enter into a contract for the purchase of reticulated Utility, on the most economical basis, for the whole of the Scheme from the relevant authority.
- (c) The Body Corporate has the power to sell reticulated Utility to each Owner or occupier of lots in the Scheme provided, however, that in respect of electricity supply, the Body Corporate's charge must not exceed the lowest available tariff to the relevant Owner or occupier for supply of the electricity direct from the relevant Electricity Authority.
- (d) Each Owner or occupier must purchase and use all Utility consumed in the Owner's or occupier's lot direct from the Body Corporate and must not purchase Utility from any other source.
- (e) The Body Corporate is not required to supply to any Owner or occupier Utility requirements beyond those requirements which the relevant authority could supply at any particular time.
- (f) If possible and lawful, the Body Corporate may nominate tariffs which will apply to the consumption of the Utility service and must advise the Owners of the relevant tariff. If this happens, the tariff will apply to future accounts.
- (g) The Body Corporate may charge for the services (including for the installation of, and the costs associated with, Utility infrastructure for the services) but only to the extent necessary for reimbursing the Body Corporate for supplying the services.
- (h) The Body Corporate may render accounts to each Owner or occupier and such accounts are payable to the Body Corporate within fourteen (14) days of the delivery of such accounts.
- (i) In respect of an account which has been rendered pursuant to these by-laws, then an Owner or occupier is liable, jointly and severally with any person who was liable to pay that account when that Owner or occupier became the Owner or occupier of that lot.

- (j) In the event that a proper account for the supply of reticulated Utility is not paid by its due date for payment, then the Body Corporate is entitled to:
 - (1) Recover the amount of the unpaid account or accounts (whether or not a formal demand has been made) as a liquidated debt due to it in any Court of Competent Jurisdiction; and/or
 - (2) Disconnect the supply of reticulated Utility to the relevant lot.
- (k) The Body Corporate is not, under any circumstances whatsoever, responsible or liable for any failure of the supply of Utility due to breakdowns, repairs, maintenance, strikes, accidents or causes of any class or description.
- (l) The Body Corporate may, from time to time, determine a security deposit to be paid by each Owner or occupier who is connected to the supply of the reticulated Utility as a guarantee against non-payment of accounts for the supply of reticulated Utility.

37. Exclusive Use – Carpark

- (a) Each lot set out in Schedule E under the heading "Carpark" is allocated a car park area defined in Schedule E for the exclusive use and enjoyment of the Owner or occupier of each respective lot.
- (b) An exclusive use area under this by-law is to be used for car parking purposes and with the prior approval of the Body Corporate be used for storage.
- (c) Where the exclusive use area is used for storage, the area must be kept clean and tidy and free of vermin.
- (d) Except for the area used for storage, the Body Corporate remains responsible for the performance of its duties pursuant to the Act at its own expense in relation to any part of the common property over which exclusive use is granted pursuant to this by-law as if the grant had not been made.
- (e) An Owner or occupier of an exclusive use area under this by-law must, on receipt of notice from the Body Corporate or another Owner or occupier, allow access to service contractors or another Owner or occupier through the exclusive use area to allow for maintenance of common property or any improvements to common property which is situated near or within the exclusive use area.
- (f) The area of each exclusive use will be defined by AJS Surveys, within twelve (12) months of the date of establishment of the Scheme. The sketch plans identifying the exclusive use of common property shall be prepared by the Surveyor in accordance with the Registrar of Titles directions for plans. The allocation and identification of the exclusive use areas as defined must be effected within twelve (12) months of the date of recording of the First Community Management Statement.

38. Exclusive Use – Storage

- (a) Each lot set out in Schedule E under the heading "Storage" is allocated a storage area defined in Schedule E for the exclusive use and enjoyment of the Owner or occupier of each respective lot.
- (b) The Owner or occupier of an exclusive use storage area may use the area for storage and must keep the area clean and tidy and free of vermin.
- (c) The Owner or occupier of a storage area is responsible for the cleaning of the area and must, on receipt of reasonable notice from the Body Corporate allow reasonable access to service contractors or another Owner or occupier through the exclusive use area to allow for the maintenance of common property or any improvements to common property which are situated near or within the exclusive use area.
- (d) Except for the obligations on the Owner or occupier in by-law 36.2 and 36.3, the Body Corporate remains responsible for performance of its duties pursuant to the Act at its own expense in relation to any part of the common property over which exclusive use is granted pursuant to this by-law as if the grant had not been made.
- (e) The area of each exclusive use will be defined by AJS Surveys, within twelve (12) months of the date of establishment of the Scheme. The sketch plans identifying the exclusive use of common property shall

be prepared by the Surveyor in accordance with the Registrar of Titles directions for plans. The allocation and identification of the exclusive use areas as defined must be effected within twelve (12) months of the date of recording of the First Community Management Statement.

39. Exclusive Use Areas – Home Offices Signage

- (a) Each lot set out in Schedule E under the heading "Home Office – Signage Areas" has the exclusive use and enjoyment of a signage area on the common property adjacent to or near the entrance to each lot in a position to be approved and allocated by the committee.
- (b) Installation of Signage: An Owner or occupier who has the exclusive use of a signage area under this by-law may install a sign in the signage area subject to the following conditions:
 - (1) The sign will be installed, operated and maintained at the cost of that Owner or occupier.
 - (2) Its proposed position, size, style and design must first be approved by the committee (which approval shall not be unreasonably withheld).
 - (3) The sign must comply with local authority requirements and have approval if necessary.
 - (4) Any illuminated sign must be metered to the Owner or occupier who must pay all electricity connection and consumption charges.
 - (5) Local authority permit fees must be paid by the Owner or occupier.
 - (6) The illumination of the sign must not interfere with the use of any lot or adversely affect the amenity of any dwelling within the scheme.
- (c) Maintenance: The Owner or occupier must:
 - (1) Maintain the signage area and the signage installed pursuant to this by-law in good repair;
 - (2) Keep the area in a clean and tidy condition; and
 - (3) Restore the signage area to its original condition on removing the signage.

SCHEDULE D OTHER DETAILS REQUIRED/PERMITTED TO BE INCLUDED

STATUTORY EASEMENTS

Pursuant to Section 66(1)(d)(iii) of the Body Corporate and Community Management Act 1997, each of the following lots and common property is subject to and has the benefit of the following easements:

Lot / Common Property	Type of Easement
Common Property	Lateral or subjacent support under the Land Title Act 1994, s115N;
	Utility services and utility infrastructure under the Land Title Act 1994, ss115O and 115P;
	Shelter under the Land Title Act 1994, s115Q;
Lots 1 to 60 (inclusive) on SP 192507	Lateral or subjacent support under the Land Title Act 1994, s115N;
	Utility services and utility infrastructure under the Land Title Act 1994, ss115O and 115P;
	Shelter under the Land Title Act 1994, s115Q.

SERVICES LOCATION DIAGRAM

Pursuant to Section 66(1)(b)iii) of the Body Corporate and Community Management Act 1997, annexed and marked as Annexure "A" is a Services Location Diagram identifying all service easements for the lots and Common Property created on SP 192507.

SCHEDULE E DESCRIPTION OF LOTS ALLOCATED EXCLUSIVE USE AREAS OF COMMON PROPERTY**Exclusive Use – Carpark**

Lot	Exclusive Use Area
1 on SP 192507	Area AW on Plan of Exclusive Use Page 19
2 on SP 192507	Area AV on Plan of Exclusive Use Page 19
3 on SP 192507	Area AU on Plan of Exclusive Use Page 19
4 on SP 192507	Area AT on Plan of Exclusive Use Page 19
5 on SP 192507	Area AS on Plan of Exclusive Use Page 19
6 on SP 192507	Area AR on Plan of Exclusive Use Page 19
7 on SP 192507	Area AQ on Plan of Exclusive Use Page 19
8 on SP 192507	Area AP on Plan of Exclusive Use Page 19
9 on SP 192507	Area AN on Plan of Exclusive Use Page 19
10 on SP 192507	Area AM on Plan of Exclusive Use Page 19
11 on SP 192507	Area AL on Plan of Exclusive Use Page 19
12 on SP 192507	Area AK on Plan of Exclusive Use Page 19
13 on SP 192507	Area AJ on Plan of Exclusive Use Page 19
14 on SP 192507	Area AH on Plan of Exclusive Use Page 19
15 on SP 192507	Area AG on Plan of Exclusive Use Page 19
16 on SP 192507	Area AF on Plan of Exclusive Use Page 19
17 on SP 192507	Area AE on Plan of Exclusive Use Page 19
18 on SP 192507	Area AD on Plan of Exclusive Use Page 19
19 on SP 192507	Area AC on Plan of Exclusive Use Page 19
20 on SP 192507	Area AB on Plan of Exclusive Use Page 19
21 on SP 192507	Area AA on Plan of Exclusive Use Page 19
22 on SP 192507	Area Z on Plan of Exclusive Use Page 19
23 on SP 192507	Area Y on Plan of Exclusive Use Page 19
24 on SP 192507	Area X on Plan of Exclusive Use Page 19
25 on SP 192507	Area W on Plan of Exclusive Use Page 18
26 on SP 192507	Area V on Plan of Exclusive Use Page 18
27 on SP 192507	Area U on Plan of Exclusive Use Page 18
28 on SP 192507	Areas T and S on Plan of Exclusive Use Page 18
29 on SP 192507	Area R on Plan of Exclusive Use Page 18
30 on SP 192507	Area Q on Plan of Exclusive Use Page 18
31 on SP 192507	Area P on Plan of Exclusive Use Page 18
32 on SP 192507	Area N on Plan of Exclusive Use Page 18
33 on SP 192507	Area M on Plan of Exclusive Use Page 18
34 on SP 192507	Area L on Plan of Exclusive Use Page 18
35 on SP 192507	Area F on Plan of Exclusive Use Page 18
36 on SP 192507	Area E on Plan of Exclusive Use Page 18
37 on SP 192507	Area D on Plan of Exclusive Use Page 18
38 on SP 192507	Area C on Plan of Exclusive Use Page 18
39 on SP 192507	Area B on Plan of Exclusive Use Page 18
40 on SP 192507	Area A on Plan of Exclusive Use Page 18
41 on SP 192507	Area G on Plan of Exclusive Use Page 18
42 on SP 192507	Area H on Plan of Exclusive Use Page 18
43 on SP 192507	Area J on Plan of Exclusive Use Page 18
44 on SP 192507	Area K on Plan of Exclusive Use Page 18
45 on SP 192507	Area BH on Plan of Exclusive Use Page 18
46 on SP 192507	Area BG on Plan of Exclusive Use Page 18
47 on SP 192507	Area BF on Plan of Exclusive Use Page 18

48 on SP 192507	Area BE on Plan of Exclusive Use Page 18
49 on SP 192507	Area BN on Plan of Exclusive Use Page 18
50 on SP 192507	Area BM on Plan of Exclusive Use Page 18
51 on SP 192507	Area BL on Plan of Exclusive Use Page 18
52 on SP 192507	Area BK on Plan of Exclusive Use Page 18
53 on SP 192507	Area BD on Plan of Exclusive Use Page 18
54 on SP 192507	Area BC on Plan of Exclusive Use Page 18
55 on SP 192507	Area BB on Plan of Exclusive Use Page 18
56 on SP 192507	Area BA on Plan of Exclusive Use Page 18
57 on SP 192507	Area AZ on Plan of Exclusive Use Page 18
58 on SP 192507	Area AY on Plan of Exclusive Use Page 18
59 on SP 192507	Area AX on Plan of Exclusive Use Page 18
60 on SP 192507	Area BJ on Plan of Exclusive Use Page 18

Exclusive Use – Storage

Lot	Exclusive Use Area
5 on SP 192507	Area CC on Plan of Exclusive Use Page 19
6 on SP 192507	Area CB on Plan of Exclusive Use Page 19
7 on SP 192507	Area CA on Plan of Exclusive Use Page 19
8 on SP 192507	Area BZ on Plan of Exclusive Use Page 19
45 on SP 192507	Area BY on Plan of Exclusive Use Page 19
46 on SP 192507	Area BX on Plan of Exclusive Use Page 19
47 on SP 192507	Area BW on Plan of Exclusive Use Page 19
48 on SP 192507	Area BV on Plan of Exclusive Use Page 19
53 on SP 192507	Area BU on Plan of Exclusive Use Page 19
54 on SP 192507	Area BT on Plan of Exclusive Use Page 19
2 on SP 192507	Area BS on Plan of Exclusive Use Page 19
28 on SP 192507	Area BR on Plan of Exclusive Use Page 19
3 on SP 192507	Area BQ on Plan of Exclusive Use Page 18
4 on SP 192507	Area BP on Plan of Exclusive Use Page 18
21 on SP 192507	Area CD on Plan of Exclusive Use Page 18
22 on SP 192507	Area CE on Plan of Exclusive Use Page 18
23 on SP 192507	Area CF on Plan of Exclusive Use Page 18
24 on SP 192507	Area CG on Plan of Exclusive Use Page 18
25 on SP 192507	Area CH on Plan of Exclusive Use Page 18
26 on SP 192507	Area CJ on Plan of Exclusive Use Page 18
27 on SP 192507	Area CK on Plan of Exclusive Use Page 18
29 on SP 192507	Area CL on Plan of Exclusive Use Page 18
30 on SP 192507	Area CM on Plan of Exclusive Use Page 18
31 on SP 192507	Area CY on Plan of Exclusive Use Page 17
32 on SP 192507	Area CX on Plan of Exclusive Use Page 17
33 on SP 192507	Area CV on Plan of Exclusive Use Page 17
40 on SP 192507	Area CU on Plan of Exclusive Use Page 17
41 on SP 192507	Area CT on Plan of Exclusive Use Page 17
42 on SP 192507	Area CS on Plan of Exclusive Use Page 17
43 on SP 192507	Area CR on Plan of Exclusive Use Page 17
44 on SP 192507	Area CQ on Plan of Exclusive Use Page 17
38 on SP 192507	Area CP on Plan of Exclusive Use Page 17
39 on SP 192507	Area CN on Plan of Exclusive Use Page 17
34 on SP 192507	Area CZ on Plan of Exclusive Use Page 17
35 on SP 192507	Area DA on Plan of Exclusive Use Page 17
36 on SP 192507	Area DB on Plan of Exclusive Use Page 17
37 on SP 192507	Area DC on Plan of Exclusive Use Page 17

PH: 3823 2144 FAX: 3823 2155

Cadastral Surveyor

Date _____

18	22
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COMMUNITY TITLE SCHEME:
SKYLINE COURT BOWEN HILLS

Plan Ref:
G0171EXU1



Land Development, Planning & Surveying Consultants

17 Judd Street, Gumdale, Qld 4154

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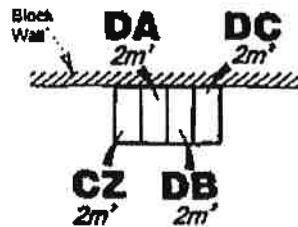
I, Anthony John Schmidt, certify that the details shown on this sketch plan are correct.

Cadastral Surveyor

15/09/06

Date

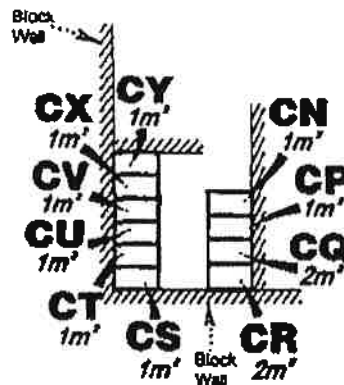
19 22



NOTE:

Exclusive use areas defined by wire cages.

EMT C
SP 190175



PLAN OF EXCLUSIVE USE

Site Address: 7-15 Primrose Street, Bowen Hills
Parish of North Brisbane
County of Stanley

COMMUNITY TITLE SCHEME:
SKYLINE COURT BOWEN HILLS

RPD:
CP on SP 192507

Date: 11/09/06
Scale: 1:250
Ref: G0171

Client:
LIFETIME
SECURITIES

Plan Ref:
G0171EXU2

AJS SURVEYS**Land Development, Planning & Surveying Consultants**

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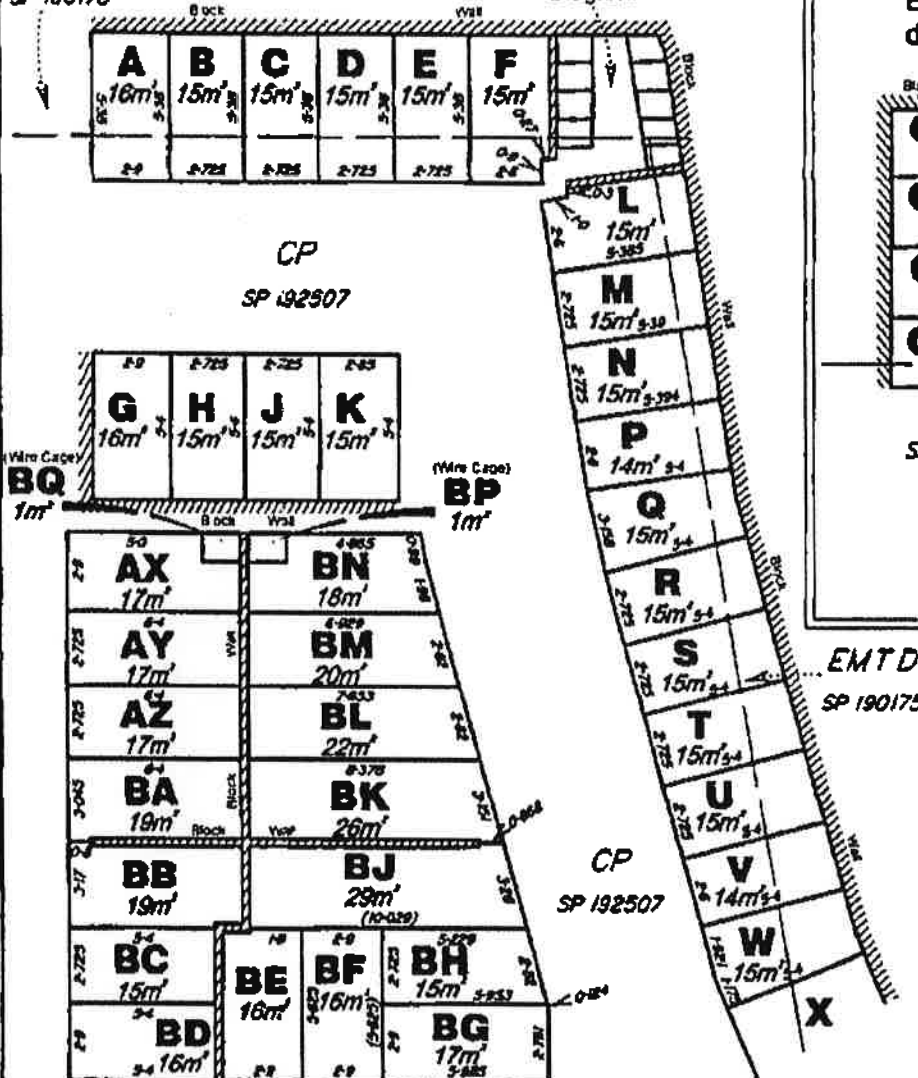
I, Anthony John Schmidt, certify that the details shown on this sketch plan are correct.

Cadastral Surveyor

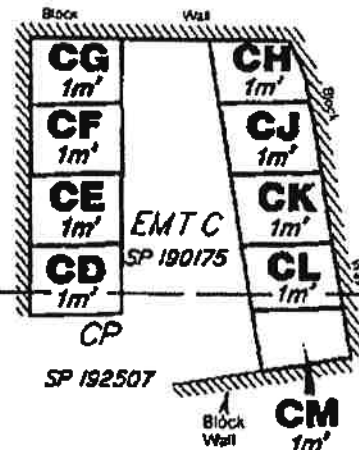
15/09/06

Date

20 22

EMT C
SP 190175See
Diagram**NOTE:**

Exclusive use areas defined by wire cages.

**DIAGRAM**
Not To Scale**PLAN OF EXCLUSIVE USE**

Site Address: 7-15 Primrose Street, Bowen Hills
Parish of North Brisbane
County of Stanley

COMMUNITY TITLE SCHEME:
SKYLINE COURT BOWEN HILLS

RPD:
CP on SP 192507

Date: 11/09/06
Scale: 1:250
Ref: G0171

Client:
**LIFETIME
SECURITIES**

Plan Ref:
G0171EXU3

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Land Development, Planning & Surveying Consultants

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I, Anthony John Schmidt, certify that the details shown on this sketch plan are correct.

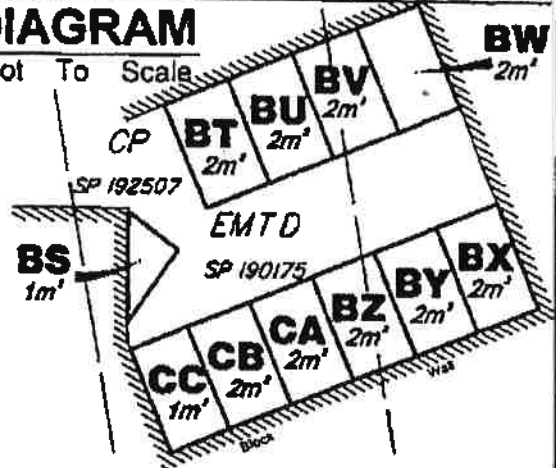
Cadastral Surveyor

15/09/06
Date

21 22

DIAGRAM

Not To Scale

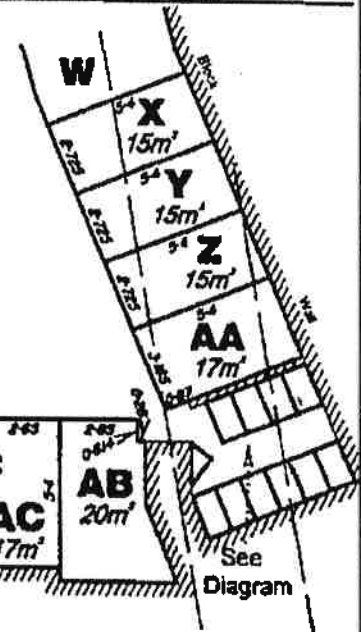
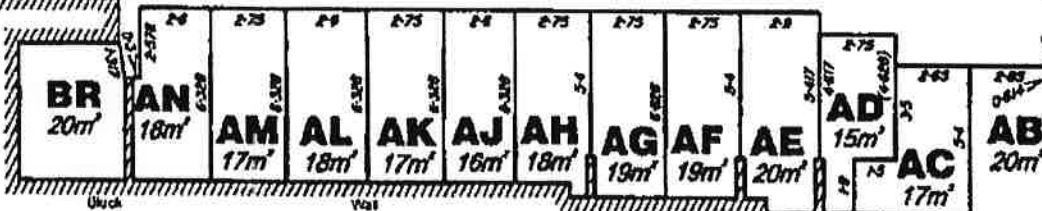


NOTE:

Exclusive use areas defined by wire cages.



CP
SP 192507



PLAN OF EXCLUSIVE USE

Site Address: 7-15 Primrose Street, Bowen Hills
Parish of North Brisbane
County of Stanley

COMMUNITY TITLE SCHEME:
SKYLINE COURT BOWEN HILLS

RPD:
CP on SP 192507

Date: 11/09/06
Scale: 1:250
Ref: G0171

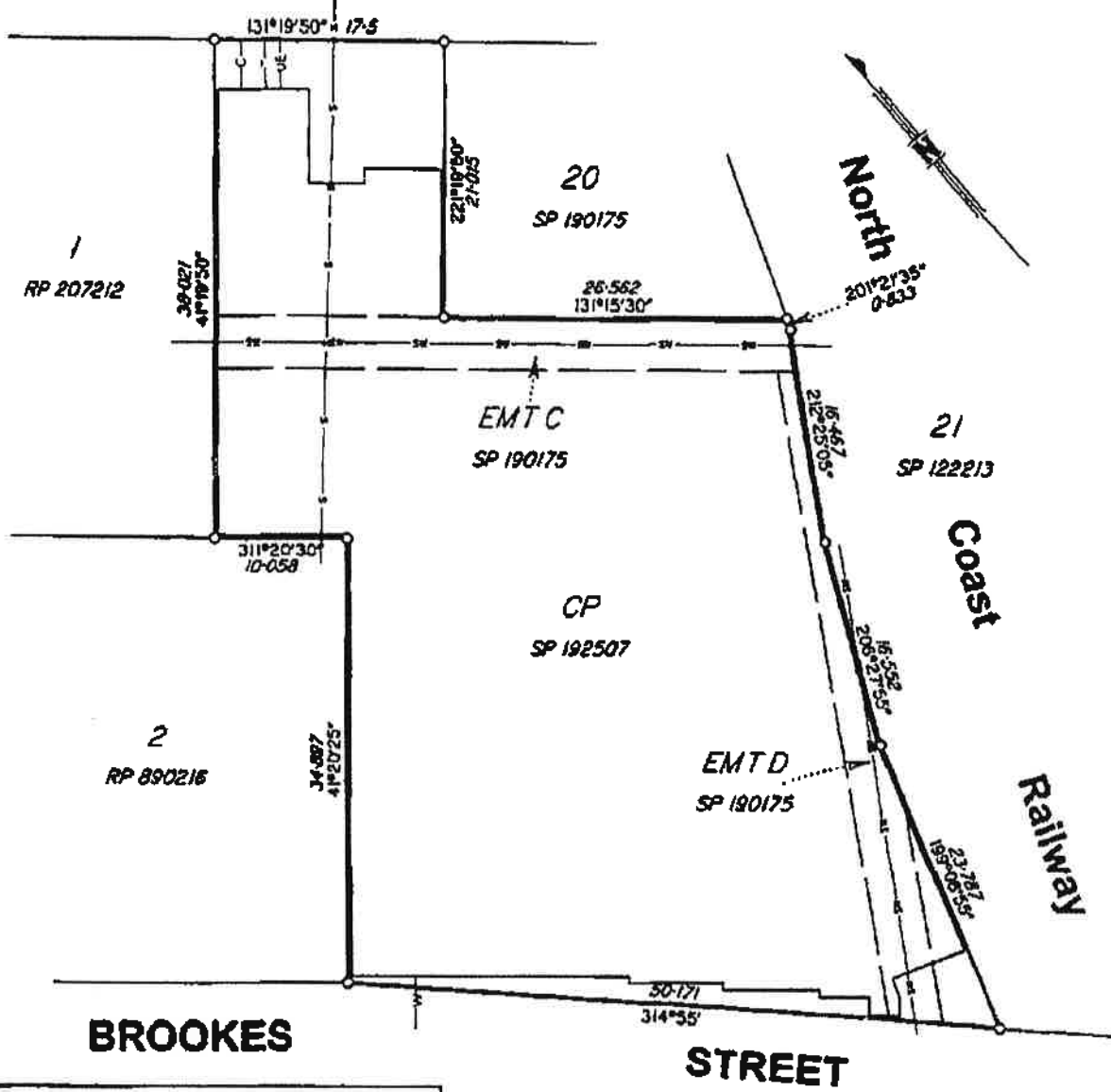
Client:
LIFETIME SECURITIES

Plan Ref:
G0171EXU4

22 22

A

PRIMROSE STREET



— G —	Gas Line
— S —	Sewer Line
— SW —	Stormwater
— W —	Electricity (overhead)
— UE —	Electricity (underground)
— T —	Telephone
— W —	Water

**COMMUNITY TITLE SCHEME:
SKYLINE COURT BOWEN HILLS**

AJS SURVEYS

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& Surveying Consultants
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PH: 3823 2144 FAX: 3823 2155

SERVICES LOCATION DIAGRAM

Site Address: 72-78 Brookes Street, Bowen Hills Parish of North Brabane, County of Stanley	14/07/06 1:598- G0171	PLAN REF G0171-SLD
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Vendor/s

AMANDA CLARE WILKINSON

Property Address

UNIT 32 78 BROOKES ST, BOWEN HILLS QLD 4006

Prepared On

Monday, May 25, 2026