

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 **KATHLEEN MARY SHEEHAN**

Property
address
(referred to as the
property in this
statement)

2/16 Jasmine Ave, Hollywell QLD 4216

Lot on plan
description

LOT 2 BUILDING UNIT PLAN 8040

Community titles scheme or
BUGTA scheme:

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

Yes ☒

No ☐

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

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

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

Title details

The seller gives or has given the buyer the following

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

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 to affect the property after settlement. ☐ Yes ☒ No

NoteIf 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:

the amount of rent and bond payable:

whether the lease has an option to renew:

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 ☐ Yes given, together with relevant plans, if any.

Other unregistered agreement in writing (if applicable)

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:

Statutory encumbrances

There are statutory encumbrances that affect the property. ☒ Yes ☐ No

If **Yes**, the details of any statutory encumbrances are as follows:

Potable Water Connection (City of Goldcoast), Manhole (NBN), Cable, Pillar (Telstra), and any applicable statutory rights to access the lot to repair or maintain that infrastructure.

Residential tenancy or rooming accommodation agreement

The property has been subject to a residential tenancy agreement or a rooming accommodation agreement under the Residential Tenancies and Rooming Accommodation Act 2008 during the last 12 months.

Yes

☒ No

If **Yes**, when was the rent for the premises or each of the residents rooms last increased? (Insert date of the most recent rent increase for the premises or rooms)

NoteUnder the Residential Tenancies and Rooming Accommodation Act 2008 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 (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): Medium Density Residential	
Transport proposals and resumptions	There are encumbrances not registered on the title that will continue to affect the property after settlement. ☐ Yes ☒ No The lot is affected by a notice of intention to resume the property or any part of the property. ☐ Yes ☒ No If Yes , a copy of the notice, order, proposal or correspondence must be given by the seller.	

* *Transport infrastructure* has the meaning defined in the Transport Infrastructure Act 1994. A proposal means a resolution or adoption by some official process to establish plans or options that will physically affect the property.

Contamination and environmental protection	The property is recorded on the Environmental Management Register or the Contaminated Land Register under the Environmental Protection Act 1994. ☐ Yes ☒ No The following notices are, or have been, given: A notice under section 408(2) of the Environmental Protection Act 1994 (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 Environmental Protection Act 1994 (the property is a place or business to which an environmental enforcement order applies). ☐ Yes ☒ No A notice under section 347(2) of the Environmental Protection Act 1994 (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 Neighbourhood Disputes (Dividing Fences and Trees) Act 2011 affecting the property. ☐ Yes ☒ No If Yes , a copy of the order or application must be given by the seller.	
Heritage	The property is affected by the Queensland Heritage Act 1992 or is included in the World Heritage List under the Environment Protection and Biodiversity Conservation Act 1999 (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. If a community titles scheme or a BUGTA scheme a shared pool is located in the scheme. Pool compliance certificate is given. OR Notice of no pool safety certificate is given.	☐ Yes ☐ Yes ☐ Yes ☐ Yes	☒ No ☒ No ☐ No ☒ 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. 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.	☐ Yes	☒ No
Notices and orders	There is an unsatisfied show cause notice or enforcement notice under the Building Act 1975, section 246AG, 247 or 248 or under the Planning Act 2016, section 167 or 168. 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. If Yes, a copy of the notice or order must be given by the seller.	☐ Yes ☐ Yes	☒ No ☒ No
Building Energy Efficiency Certificate	If the property is a commercial office building of more than 1,000m², 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

\$ 1,240.28

Date
Range:

01/07/2025 to 31/12/2025

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

\$ 313.57

Date
Range:

30/07/2025 to 22/10/2025

Or

There is no separate water services notice issued for the lot; however, an estimate of the total amount payable for water services is:

Amount \$

Date
Range:

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

Part 6 Community titles schemes and BUGTA schemes

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

WARNING TO BUYER If the property is part of a community titles scheme or a BUGTA scheme and you purchase the property, you will become a member of the body corporate for the scheme with the right to participate in significant decisions about the scheme and you will be required to pay contributions towards the body corporates 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. (If Yes, complete the information below) ☒ Yes ☐ No
Community Management Statement	A copy of the most recent community management statement for the scheme as recorded under the Land Title Act 1994 or another Act is ☒ Yes given to the buyer. 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 Body Corporate and Community Management Act 1997, section 205(4) is ☐ Yes ☒ No given to the buyer. If No 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 Property Law Regulation 2024 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 Body Corporate and Community Management Act 1997 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 (If Yes, complete the information below) ☐ Yes ☒ No
Body Corporate Certificate	A copy of a body corporate certificate for the lot under the Building Units and Group Titles Act 1980, section 40AA(1) is given to the buyer. ☐ Yes ☐ No If No 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 Property Law Regulation 2024 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

Signature of seller

145h eel n a r

23/01/2026, 10:42

Signature of seller

This form is signed by one seller under the authority of all sellers
pursuant to section 97(2)(b) of the Property Law Act 2023.
KATHLEEN MARY SHEEHAN

Name of seller

Date

Date

Signatures BUYER

Signature of buyer

Signature of buyer

Name of buyer

Name of buyer

Date

Date

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	17071115	Search Date:	22/01/2026 10:19
Date Title Created:	13/10/1987	Request No:	54791916
Previous Title:	13655158		

ESTATE AND LAND

Estate in Fee Simple

LOT 2 BUILDING UNIT PLAN 8040

Local Government: GOLD COAST

COMMUNITY MANAGEMENT STATEMENT 7234

REGISTERED OWNER

Dealing No: 716147474 19/11/2014

KATHLEEN MARY SHEEHAN

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10867003 (POR 10V)
2. MORTGAGE No 720999474 09/08/2021 at 14:07
WESTPAC BANKING CORPORATION A.C.N. 007 457 141

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

Building Units and Group Titles Act 1980 — 1983
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980
(Form 1)

Regulation 8(1)
Sheet No. 1 of 8 Sheets
Annexure 1 to Sheet No. 1
made 10 NOV 1987

NAME OF BUILDING: "16 JASMINE"

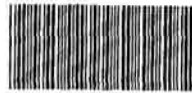
BUILDING UNITS PLAN NO. 8040

SIGNATURE OF REGISTERED PROPRIETOR:



DIRECTOR

SECRETARY



BUP8040

CMS7234

NAME OF REGISTERED PROPRIETOR: RENBURY INVESTMENTS PTY. LTD.

ADDRESS: 7 DAVIDSON PLACE
CARRARA. Q. 4211.

REFERENCE TO TITLE: VOLUME 3655 , FOLIO 158

DESCRIPTION OF PARCEL: LOT 29 ON R.P. 90021

COUNTY: WARD

PARISH: BARROW

CITY:

NAME OF BODY CORPORATE: THE PROPRIETORS "16 JASMINE"

BUILDING UNITS PLAN NO. 8040

ADDRESS at which documents CARE OF: D. WHYTE
may be served: 7 DAVIDSON PLACE
CARRARA. Q. 4211.

BUILDING UNITS PLAN No: **8040**

REGISTERED:

8 OCT 1987

at 4.0 pm

ACTING REGISTRAR OF TITLES

SKWXX
Clerk
Town

Surveyor's Reference: 87/317

Local Authority Reference: 3992

COUNCIL OF THE CITY OF GOLD COAST

CISP

ANNEXURE /

TO SHEET NO. 1

OF BUILDING UNITS PLAN NO. 8040 ON

10 NOV 1987

Mark

ACTING REGISTRAR OF TITLES

No. J262352 X NOTIFICATION OF CHANGE OF BY LAWS RECORDED

10 NOV 1987

Mark

ACTING REGISTRAR OF TITLES

Mark

10/11/87

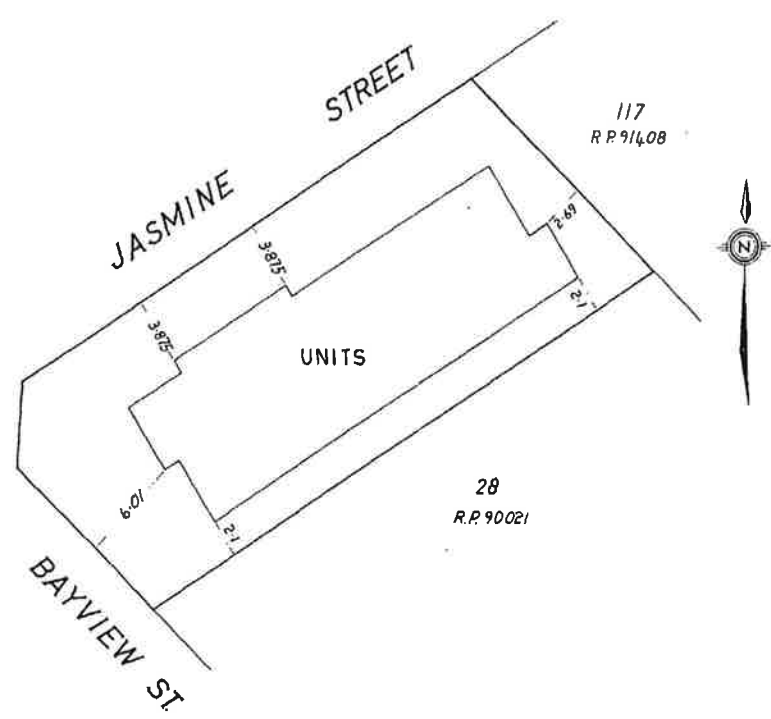
3992

Building Units and Group Titles Act 1980 — 1984
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980

Name of Building: "16 JASMINE"

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

BUILDING UNITS PLAN NO. 8040



SCALE: 1 250

Town Clerk

COUNCIL OF THE CITY OF GOLD COAST

3912

Building Units and Group Titles Act 1980 — 1984
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980
(Form 2)

Name of Building: "16 JASMINE"

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

BUILDING UNITS PLAN NO. 8040

I, JOHN PETER MARENDY, of 6 BAY STREET, SOUTHPORT. Q.
licensed surveyor registered under the Surveyors Act 1977-1983 hereby certify that:—

(a) The building shown on the "building units plan/~~building units plan of resubdivision~~ to which this certificate is annexed is within the external surface boundaries of the parcel the subject of the said plan ~~subject to paragraph (b) of this certificate;~~

(b) ~~(i) Where eaves or guttering project beyond such boundaries an appropriate easement has been granted as an appurtenance of the parcel and~~

~~(ii) Where that projection is over a road the local authority has consented thereto pursuant to the ordinances or by-laws as the case may be.~~

DATED this

14th

day of

September

19 87

J. Marendy
LICENSED SURVEYOR

*Delete whichever is inapplicable

[Signature]

8/11/87
Clerk
Town

COUNCIL OF THE CITY OF GOLD COAST

3992

Building Units and Group Titles Act 1980 — 1984
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980
(Form 3)

Name of Building: "16 JASMINE"

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

BUILDING UNITS PLAN NO. 8040

CERTIFICATE OF LOCAL AUTHORITY

Council of the City of Gold Coast hereby certifies that the proposed subdivision of the parcel as illustrated in the abovementioned plan has been approved by the Council of the City of Gold Coast and that all the requirements of The Local Government Acts; 1936 to 1985 as modified by the Building Units and Group Titles Act 1980 - 1984 have been complied with in regard to the subdivision.

DATED this TWENTY-FOUR day of SEPTEMBER, 19 87



~~XXXXXX~~

MAYOR

TOWN CLERK

COUNCIL OF THE CITY OF GOLD COAST

Building Units and Group Titles Act 1980 — 1983
 BUILDING UNITS AND GROUP TITLES REGULATIONS 1980
 (Form 6)

Name of Building: "16 JASMINE"

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

BUILDING UNITS PLAN NO. 8040

I, JOHN WILLIAM LAMB, of SORRENTO

~~*an architect within the meaning of the Architects Act 1962 — 1971,~~

*a building surveyor appointed by the Council+ OF THE CITY OF GOLD COAST

~~*a building inspector appointed by the Council+~~

hereby certify that the building shown on the *building units plan/~~building units plan of resubdivision~~

to which this certificate is annexed has been substantially completed in accordance with plans

and specifications approved by ~~*the Council+~~

/a designated officer of the Council OF THE CITY OF GOLD COAST

DATED this TWENTY-FOUR day of SEPTEMBER, 19 87


 *Architect/Building surveyor/Building inspector.

* Delete whichever is inapplicable

+ Insert name of local authority


 Clerk
 Town
 COUNCIL OF THE CITY OF GOLD COAST

~~Gourmet~~

3992

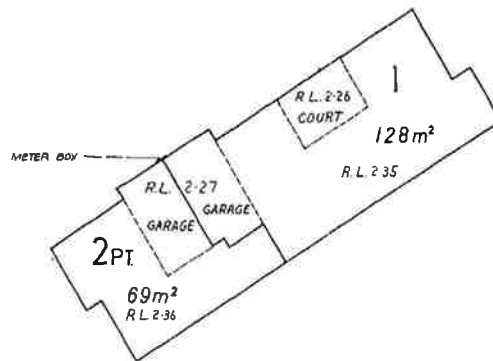
Building Units and Group Titles Act 1980 — 1984
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980
(Form 9)

Name of Building: "16 JASMINE"

Regulation 8(1)
Sheet No. 7 of 8 Sheets

BUILDING UNITS PLAN NO. 8040

LEVEL A



RESIDENTIAL & PARKING PURPOSES

Scale: 1:250

Floor areas are approximate only.

SIGNATURE OF REGISTERED PROPRIETOR:

[Signature] Director
[Signature] Secretary



[Signature]

[Signature]
Clerk
Town

COUNCIL OF THE CITY OF GOLD COAST

3992

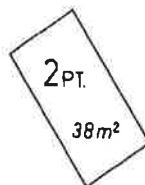
Building Units and Group Titles Act 1980 — 1984
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980
(Form 9)

Name of Building: "16 JASMINE"

Regulation 8(1)
Sheet No 8 of 8 Sheets

BUILDING UNITS PLAN NO. 8040

LEVEL B



RESIDENTIAL PURPOSES



Scale: 1:250

Floor areas are approximate only.

SIGNATURE OF REGISTERED PROPRIETOR:



Director

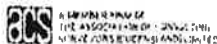
Secretary

XXXX
Clerk
Town

COUNCIL OF THE CITY OF GOLD COAST

JOHN P. MARENDY, L.S., B. SURV., M.S. AUST.
LICENSED QUEENSLAND AND REGISTERED NSW

SOUTHPORT, QUE. 4215.
P.O. Box 224,
Southport, 4215.



your ref:

our ref: 87/317

SURVEYORS CERTIFICATE

I, John Peter Marendy, Licensed Surveyor of
6 Bay Street, Southport. Q. hereby certify that,
as at the date of the signing of my Certificate in Form 2
of the Building Units and Group Titles Regulations 1980,
I had physically inspected the building known as

"16 JASMINE"

and certify that -

it conforms to the Building Units Plan as submitted herewith;

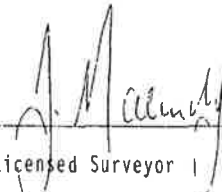
unimpeded access is available to all meters;

meters are located on common property;

the Lots are numbered in accordance with the numbering on the
Building Units Plan;

areas designated as parts of Lots (including garages)
have been suitably identified and structurally divided;

all Lots in the building are physically connected to
each other in an approved manner.



Licensed Surveyor 1

14 SEPTEMBER 1987

Date

STANDARD COMMUNITY MANAGEMENT STATEMENT
Section 285. Body Corporate and Community Management Act 1997

Dealing: 704182163
Title Reference: 19208040
Lodgment: 1066314
Date: 15/07/2000 11:27:52

1. Name of Community Title Scheme

16 JASMINE

2. Regulation Module

Body Corporate and Community Management (Standard Module) Regulation 1997

3. Name of Body Corporate

BODY CORPORATE FOR 16 JASMINE COMMUNITY TITLES SCHEME 7234

4. Address for service of documents on the body corporate

D WHYTE
7 DAVIDSON PLACE
CARRARA QLD 4211

5. By-Laws

Taken to be those in effect as at 13 July 2000
[section 285 (5)(a) Body Corporate and Community Management Act 1997]

6. Contribution Schedule

7. Interest Schedule

Lot	Entitlement	Lot	Entitlement
1 in BUP8040	1	1 in BUP8040	1
2 in BUP8040	1	2 in BUP8040	1

Total Lots: 2 Aggregate 2 Total Lots: 2 Aggregate 2

***** End *****

QUEENSLAND TITLES REGISTRY PTY LTD AUTOMATED TITLES SYSTEM ENE470
22/01/2026 10:19 COMMUNITY TITLES SCHEME SEARCH STATEMENT
Request No: 54791918

Scheme Name: 16 JASMINE COMMUNITY TITLES SCHEME 7234

Body Corp. Addr: D WHYTE
7 DAVIDSON PLACE
CARRARA QLD
4211

COMMUNITY MANAGEMENT STATEMENT No: 7234

Title	Lot	Plan
17071114	1	BUP 8040
17071115	2	BUP 8040
19208040	CP	BUP 8040

COMMUNITY MANAGEMENT STATEMENT Dealing No: 704182163

** End of CMS Search Statement **

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

EXPLANATORY STATEMENT

The Seller of this lot cannot obtain a body corporate certificate for the scheme in which the lot is located because:-

- (a) A regulation model under 6(b)(i) of the *Property Law Regulation 2024* applies to the scheme;
- (b) the original owner control period for the scheme has ended;
- (c) the first annual general meeting of the body corporate for the scheme has been held;
no committee for the body corporate for the scheme has been chosen; and
- (d) no body corporate manager has been engaged to carry out the functions of the committee for the body corporate for the scheme



STRATA COMMUNITY INSURANCE

stratacommunityinsure.com.au

T 1300 SCINSURE (1300 724 678)

E myenquiry@scinsure.com.au

A PO Box 2878, Brisbane, QLD 4001

CERTIFICATE OF CURRENCY

THE INSURED

POLICY NUMBER	QRSC16005620
PDS AND POLICY WORDING	Residential Strata Product Disclosure Statement and Policy Wording <u>SCI034-Policy-RS-PPW-02/2021</u> Supplementary Product Disclosure Statement <u>SCIA-036_SPDS_RSC-10/2021</u>
THE INSURED SITUATION	Body Corporate for 16 Jasmine Community Title Scheme 7234 16 Jasmine Avenue, Hollywell, QLD, 4216
PERIOD OF INSURANCE	Commencement Date: 4:00pm on 26/10/2025 Expiry Date: 4:00pm on 26/10/2026
INTERMEDIARY ADDRESS	PSC Coast Wide Insurance Brokers PO Box 5025, Gold Coast MC, QLD, 9726
DATE OF ISSUE	09/10/2025

POLICY LIMITS / SUMS INSURED

SECTION 1	PART A	1. Building	\$1,269,602
		Common Area Contents	\$9,558
		2. Terrorism Cover under Section 1 Part A2	Applies
	PART B	Loss of Rent/Temporary Accommodation	\$190,440
	OPTIONAL COVERS	1. Flood	Included
		2. Floating Floors	Not Included
SECTION 2	Liability		\$20,000,000
SECTION 3	Voluntary Workers		Included
SECTION 5	Fidelity Guarantee		\$100,000
SECTION 6	Office Bearers' Liability		Not Included
SECTION 7	Machinery Breakdown		Not Included
SECTION 8	Catastrophe		\$190,440
SECTION 9	PART A	Government Audit Costs – Professional Fees	\$25,000
	PART B	Appeal Expenses	\$100,000
	PART C	Legal Defence Expenses	\$50,000
SECTION 10	Lot Owners' Fixtures and Improvements		\$300,000
SECTION 11	Loss of Lot Market Value		Not Included

This certificate of currency has been issued by Strata Community Insurance Agencies Pty Ltd, ABN 72 165 914 009, AFSL 457787 on behalf of the insurer Allianz Australia Insurance Limited, ABN 15 000 122 850, AFSL 234708 and confirms that on the Date of Issue a policy existed for the Period of Insurance and sums insured shown herein. The Policy may be subsequently altered or cancelled in accordance with its terms after the Date of Issue of this notice without further notice to the holder of this notice. It is issued as a matter of information only and does not confer any rights on the holder.

This certificate does not amend, extend, replace, negate or override the benefits, terms, conditions and exclusions as described in the Schedule documents together with the Product Disclosure Statement and insurance policy wording.

Received from

BODY CORPORATE FOR 16 JASMINE CTS 7234

RECEIPT

Date: 28/10/2025

Receipt No: R68880

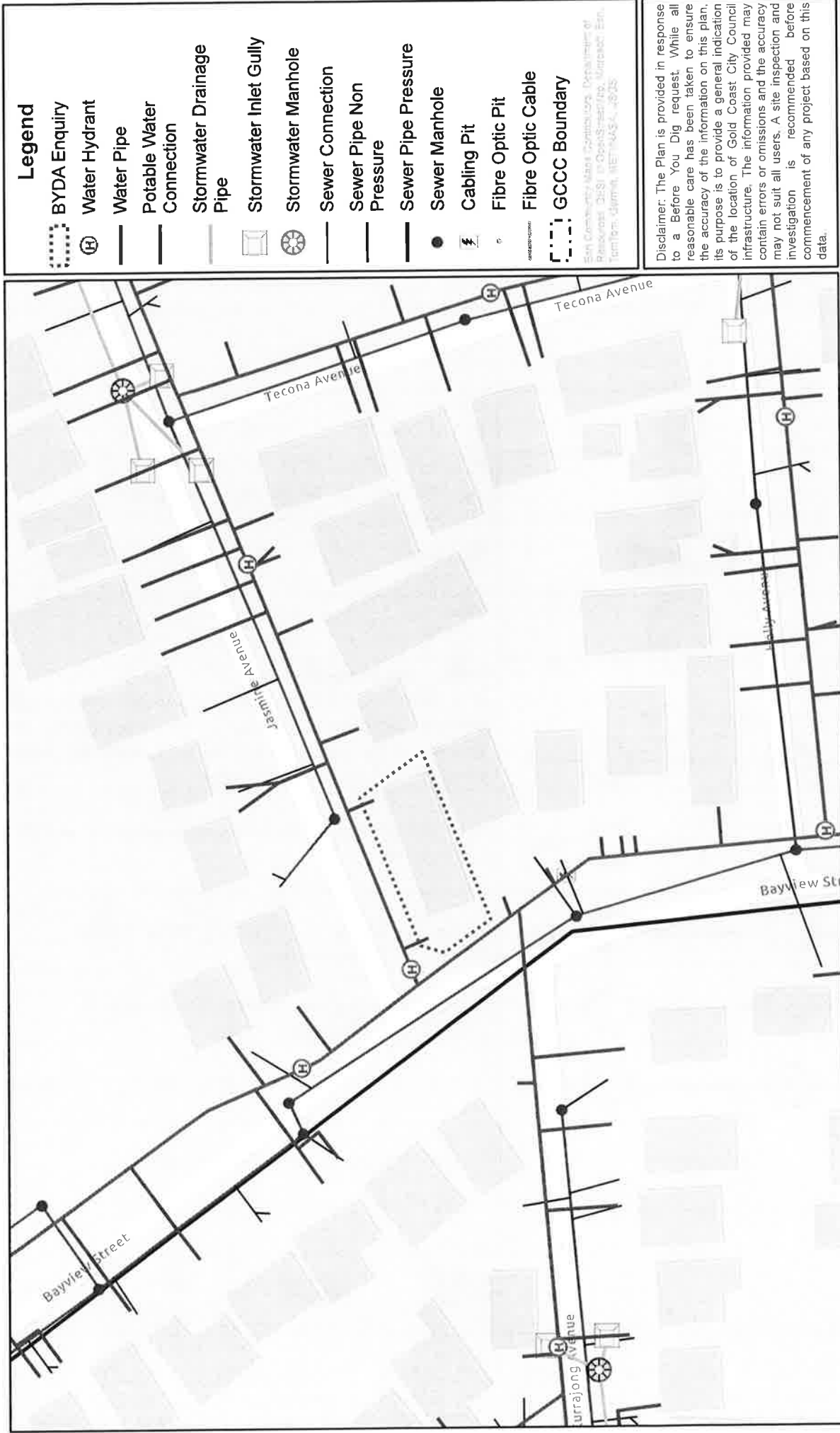
The sum of **\$1,612.55** on **28/10/2025**
by **Direct entry**
being for insurance premium(s) as follows:

\$1,612.55

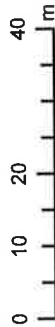
Reference	Client	Policy No	Payment Type	Amount
203795	JASMINE	QRSC16005620	Full receipt	\$1,612.55

Signature:

On behalf of: **PSC Insurance Brokers Gold Coast**



Scale 1:1,000



In an emergency contact City of Gold Coast on 1300 465 326

22/01/26 (valid for 30 days)

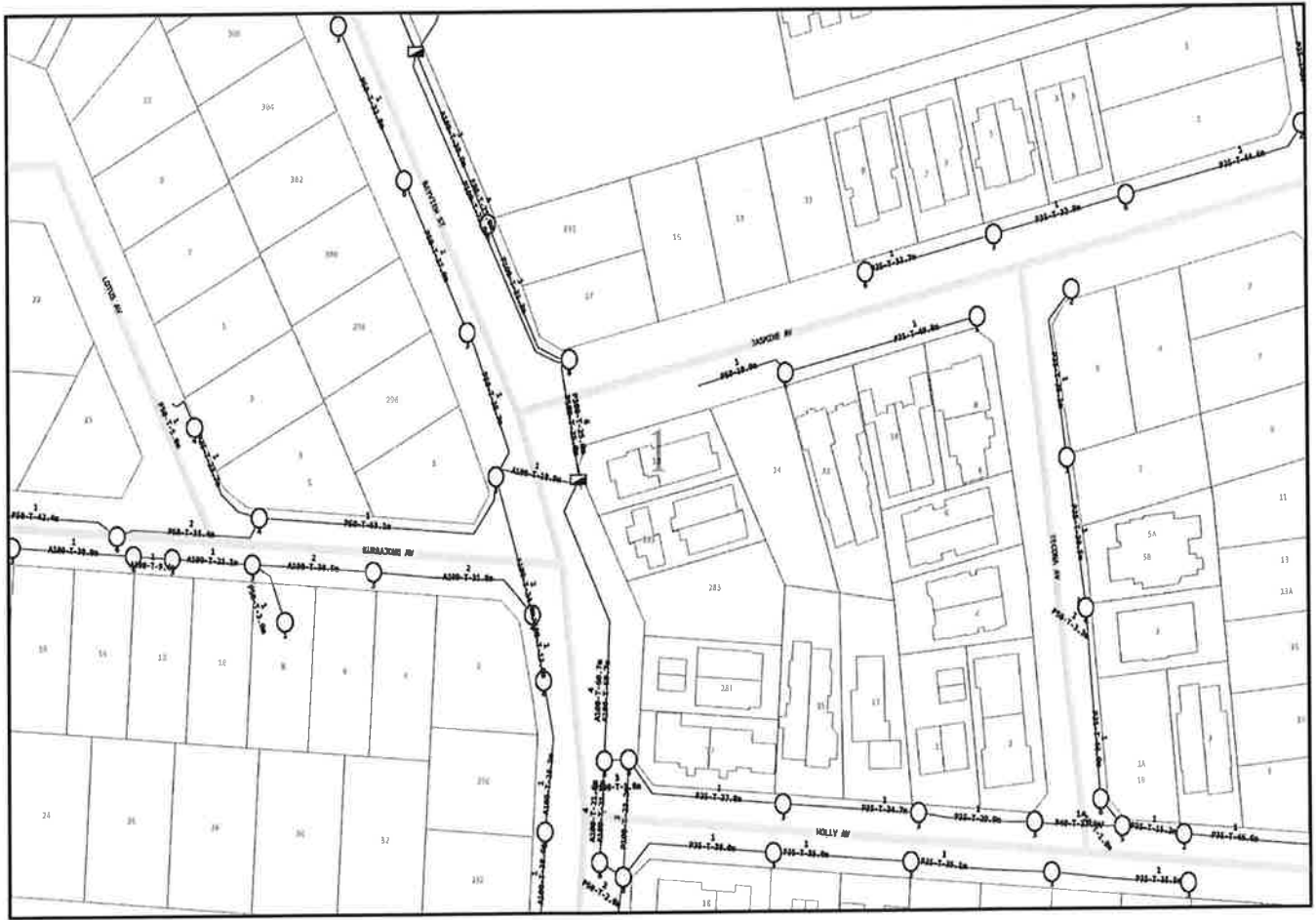
Plans generated by SmarterWX™ Automate



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

	Lead-in terminates at a Customer Address		Cable Jointing 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

Single to Multiple Round Conduit Configurations 1,2,4,9 respectively
(attached text denotes conduit type and size)

Multiple Square Conduit configurations 2,4,6 respectively
(attached text denotes conduit type and size)

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

One 50mm PVC conduit (P50) containing a 50-pair and a 10-pair cable between two pits, approximately 20.0m apart, with a direct buried 30-pair cable along the same route.

Two separate conduit runs between two footway access chambers (manholes) approximately 245m apart. A nest of four 100mm PVC conduits (P100) containing assorted cables in three ducts (one being empty) and one empty 100mm concrete duct (C100) along the same route.

5
Roadside / Front Property Boundary
P20
2 pair Lead-in to property from 5 pit in street
O59
Pair Working (pair ID O59)
1 DEAD
1 pair Dead (i.e.: spare not connected)
Side / Rear Property Boundary
107
Property Number

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.

Keylaw Conveyancing Solicitors
ABN 87 609 697 341

Trust Account Receipt
GPO Box 1601
(Level 6 400 Queen Street)
BRISBANE QLD 4001

From Kathleen Sheehan 22/01/2026
written 22/01/2026
deposit 21/01/2026

Type: Direct Deposit Receipt: 556580
Amount: six hundred and thirty dollars 25c \$630.25

For: Searches and Fees
Matter: 143868 Sellers: Kathleen Sheehan, Property: 2/16 Jasmine Ave, Hollywell
QLD 4216

Signed:  (Rose Ann Dimatatac)