

# Seller disclosure statement

Property Law Act 2023 section 99

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

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

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

**This statement does not include information about:**

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

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

## Part 1 Seller and property details

Seller STEWART MILLER DAVIDSON & MARGARET BOGLE DAVIDSON

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

3/13 Turrbal Pl, Aspley QLD 4034

Lot on plan  
description

LOT 23 SURVEY PLAN 179351

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 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.

<p><b>Unregistered encumbrances(excluding statutory encumbrances)</b></p>	<p>There are encumbrances not registered on the title that will continue to affect the property after settlement. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p><b>Note</b>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 <b>NOT</b> required to be disclosed.</p> <p><b>Unregistered lease (if applicable)</b></p> <p>If the unregistered encumbrance is an unregistered lease, the details of the agreement are as follows:</p> <p>the start and end day of the term of the lease: <input type="text"/></p> <p>the amount of rent and bond payable: <input type="text"/></p> <p>whether the lease has an option to renew: <input type="text"/></p> <p><b>Other unregistered agreement in writing (if applicable)</b></p> <p>If the unregistered encumbrance is created by an agreement in writing, and is not an unregistered lease, a copy of the agreement is <input type="checkbox"/> Yes <input type="checkbox"/> No given, together with relevant plans, if any.</p> <p><b>Other unregistered agreement in writing (if applicable)</b></p> <p>Unregistered oral agreement (if applicable)</p> <p>If the unregistered encumbrance is created by an oral agreement, and is not an unregistered lease, the details of the agreement are as follows:</p> <div style="border: 1px solid black; height: 150px; width: 100%;"></div>
<p><b>Statutory encumbrances</b></p>	<p>There are statutory encumbrances that affect the property. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If <b>Yes</b>, the details of any statutory encumbrances are as follows:</p> <div style="border: 1px solid black; padding: 5px;"> <p>Stormwater Gully/Roofwater Connection, Stormwater Roofwater Pit (Brisbane City Council), Pillar (Energex), Pit, Cables (NBN), Cables (Telstra), and any applicable statutory rights to access the lot to repair or maintain that infrastructure.</p> </div>
<p><b>Residential tenancy or rooming accommodation agreement</b></p>	<p>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. <b>Yes</b> <input checked="" type="checkbox"/> <b>No</b></p> <p>If <b>Yes</b>, 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) <input type="text"/></p> <p><b>Note</b>Under 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.</p> <p>As the owner of the property, you may need to provide evidence of the day of the last rent increase. You should ask the seller to provide this evidence to you prior to settlement.</p>

## Part 3 Land use, planning and environment

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

<b>Zoning</b>	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): <input style="width: 100%; height: 20px;" type="text" value="Low Density Residential"/>
---------------	--

<b>Transport proposals and resumptions</b>	<p>There are encumbrances not registered on the title that will continue to affect the property after settlement. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>The lot is affected by a notice of intention to resume the property or any part of the property. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If <b>Yes</b>, a copy of the notice, order, proposal or correspondence must be given by the seller.</p>
--	--

\* *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.

<b>Contamination and environmental protection</b>	<p>The property is recorded on the Environmental Management Register or the Contaminated Land Register under the Environmental Protection Act 1994. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p><b>The following notices are, or have been, given:</b></p> <p>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). <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>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). <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>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). <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
---	--

<b>Trees</b>	<p>There is a tree order or application under the Neighbourhood Disputes (Dividing Fences and Trees) Act 2011 affecting the property. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If <b>Yes</b>, a copy of the order or application must be given by the seller.</p>
--------------	---

<b>Heritage</b>	<p>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). <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
-----------------	--

<b>Flooding</b>	<p>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 <a href="#">FloodCheck Queensland</a> portal or the <a href="#">Australian Flood Risk Information</a> portal.</p>
-----------------	--

<b>Vegetation, habitats and protected plants</b>	<p>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</p>
--	---

## 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.

<b>Swimming pool</b>	There is a relevant pool for the property.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	If a community titles scheme or a BUGTA scheme a shared pool is located in the scheme.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	Pool compliance certificate is given.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	OR Notice of no pool safety certificate is given.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<b>Unlicensed building work under owner builder permit</b>	Building work was carried out on the property under an owner builder permit in the last 6 years.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	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.		
<b>Notices and orders</b>	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.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	The seller has been given a notice or order, that remains in effect, from a local, State or Commonwealth government, a court or tribunal, or other competent authority, requiring work to be done or money to be spent in relation to the property.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	If <b>Yes</b> , a copy of the notice or order must be given by the seller.		
<b>Building Energy Efficiency Certificate</b>	If the property is a commercial office building of more than 1,000m <sup>2</sup> , a Building Energy Efficiency Certificate is available on the Building Energy Efficiency Register.		
<b>Asbestos</b>	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 ( <a href="http://asbestos.qld.gov.au">asbestos.qld.gov.au</a> ) 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.

<b>Rates</b>	<b>Whichever of the following applies</b>	
	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	<input type="text" value="\$ 463.10"/> Date Range: <input type="text" value="01/01/2026 to 31/03/2026"/>
	Or	
	The property is currently a rates exempt lot.**	<input type="checkbox"/>
	Or	
	The property is not rates exempt but no separate assessment of rates is issued by a local government for the property	<input type="checkbox"/>

\*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*.

<b>Water</b>	<b>Whichever of the following applies</b>	
	The total amount payable as charges for water services for the property as indicated in the most recent water services notice* is:	
	Amount	<input type="text" value="\$ 411.93"/> Date Range: <input type="text" value="09/12/2025 to 15/03/2026"/>
	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 \$	<input type="text"/> Date Range: <input type="text"/>

\* 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)

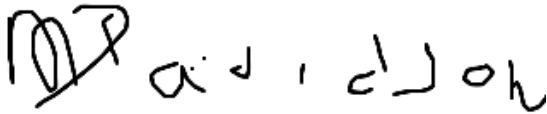
**WARNING TO BUYER** If the property is part of a community titles scheme or a BUGTA scheme and you purchase the property, you will become a member of the body corporate for the scheme with the right to participate in significant decisions about the scheme and you will be required to pay contributions 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.**

<b>Body Corporate and Community Management Act 1997</b>	The property is included in a community titles scheme. (If Yes, complete the information below) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<b>Community Management Statement</b>	A copy of the most recent community management statement for the scheme as recorded under the Land Title Act 1994 or another Act is given to the buyer. <input checked="" type="checkbox"/> Yes <b>Note</b> 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
<b>Body Corporate Certificate</b>	A copy of a body corporate certificate for the lot under the Body Corporate and Community Management Act 1997, section 205(4) is given to the buyer. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If <b>No</b> An explanatory statement is given to the buyer that states: <input type="checkbox"/> Yes <ul style="list-style-type: none"> <li>• a copy of a body corporate certificate for the lot is not attached; and</li> <li>• 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.</li> </ul>
<b>Statutory Warranties</b>	<b>Statutory Warranties</b> 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.
<b>Building Units and Group Titles Act 1980</b>	<b>The property is included in a BUGTA scheme (If Yes, complete the information below)</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>Body Corporate Certificate</b>	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. <input type="checkbox"/> Yes <input type="checkbox"/> No If <b>No</b> An explanatory statement is given to the buyer that states: <input type="checkbox"/> Yes <ul style="list-style-type: none"> <li>• a copy of a body corporate certificate for the lot is not attached; and</li> <li>• 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.</li> </ul> <b>Note</b> 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

Signature of seller



13/04/2026, 15:58

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.  
STEWART MILLER DAVIDSON & MARGARET BOGLE DAVIDSON

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

<b>Title Reference:</b> 50599505	<b>Search Date:</b> 08/04/2026 11:12
<b>Date Title Created:</b> 13/03/2006	<b>Request No:</b> 55683783
<b>Previous Title:</b> 50569604	

### ESTATE AND LAND

Estate in Fee Simple

LOT 23 SURVEY PLAN 179351

Local Government: BRISBANE CITY

COMMUNITY MANAGEMENT STATEMENT 35157

### REGISTERED OWNER

Dealing No: 713645876 23/12/2010

STEWART MILLER DAVIDSON  
MARGARET BOGLE DAVIDSON

JOINT TENANTS

### EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by  
Deed of Grant No. 12029127 (POR 25)

### ADMINISTRATIVE ADVICES

NIL

### UNREGISTERED DEALINGS

NIL

\*\* End of Current Title Search \*\*

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

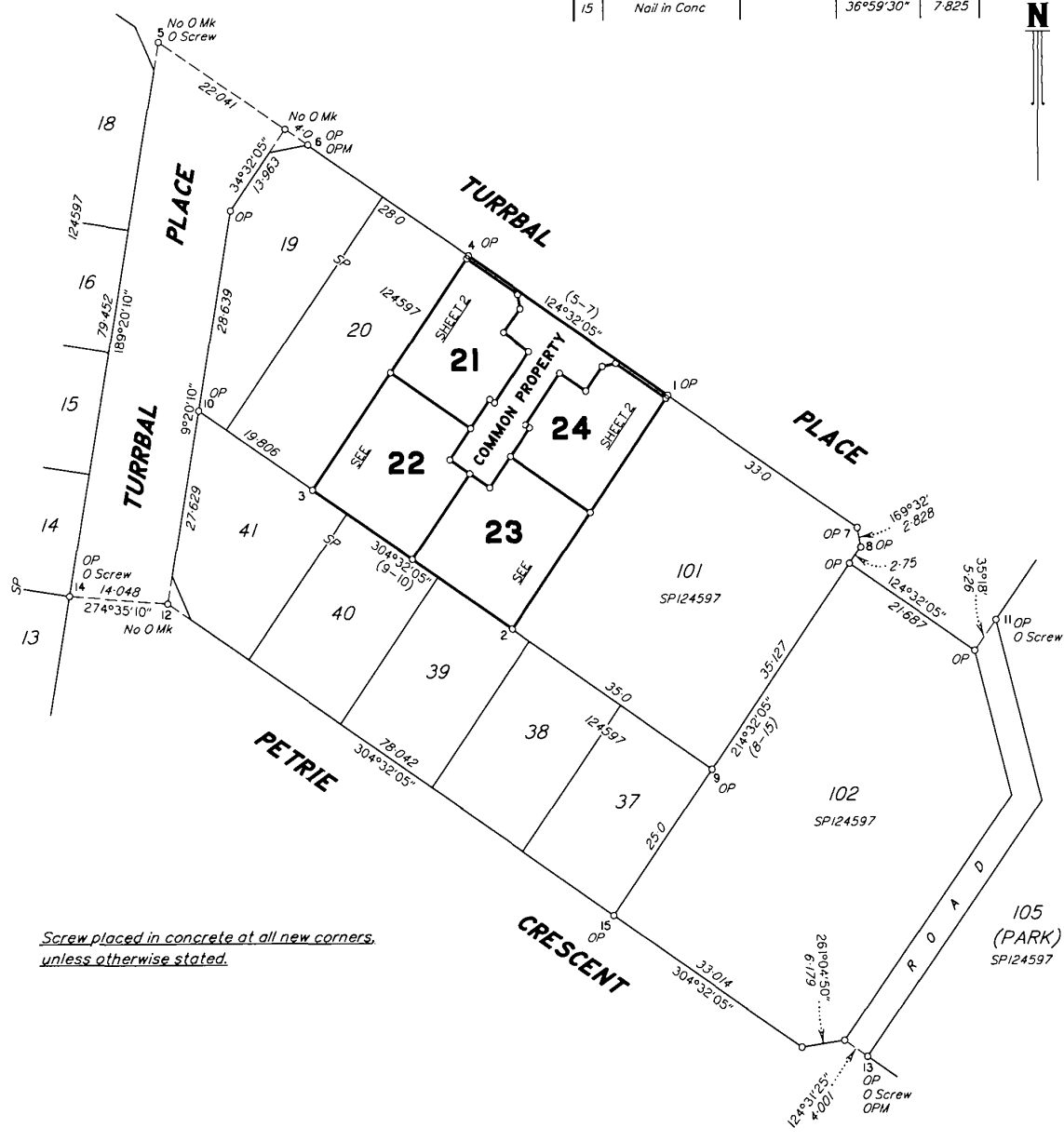
SURVEY PLAN

Sheet 1 of 2

PERMANENT MARKS				
PM	ORIGIN	BEARING	DIST	NO
6-OPM	22/SPI24597	333°38'45"	4.035	155501
13-OPM	24/SPI24597	170°05'40"	20.479	155502

(New Conn)

REFERENCE MARKS				
STN	TO	ORIGIN	BEARING	DIST
5	O Screw in kerb	21/SPI24597	57°43'	9.11
8	Screw in kerb		94°33'	5.185
11	O Screw in kerb	20/SPI24597	298°32'30"	6.495
13	O Screw in kerb	25/SPI24597	213°56'	5.96
14	O Screw in kerb	19/SPI24597	118°06'15"	3.8
15	Screw in kerb		230°52'45"	5.068
15	Nail in Conc		36°59'30"	7.825

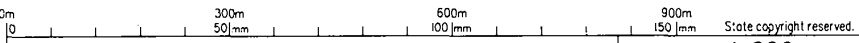


Screw placed in concrete at all new corners, unless otherwise stated.

Keilor Fox & McQuie Pty Ltd (ACN 010 162 197) hereby certify that the land comprised in this plan was surveyed by the corporation, by Greeme Lindsay JACKSON surveying associate, for whose work the corporation accepts responsibility, under the supervision of Timothy John Apelt, registered surveyor and that the plan is accurate, that the said survey was performed in accordance with the Survey and Mapping Infrastructure Act 2003 and associated Regulations and Standards and that the said survey was completed on 12/09/2005.



Director  
Director  
Date 19.09.05



Plan of Lots 21 to 24 & Common Property

Scale: 1:600  
Format: STANDARD

Cancelling Lot 100 on SPI24597



SP179351

PARISH: KEDRON COUNTY: Stanley

Plan Status:

Mericion: SPI24597

F/N's: No

302465-00-088c/248500.6

709428924

BE 400 NT

\$482.00  
10/03/2006 14:32

WARNING : Folded or Mutilated Plans will not be accepted.  
Plans may be rolled.  
Information may not be placed in the outer margins.

Registered

5. Lodged by 276

MANSELL PENNINGTON  
PO BOX 120K GEORGE ST  
BRISBANE QLD  
32101823

(Include address, phone number, reference, and Lodger Code)

1. Certificate of Registered Owners or Lessees.

1/We CLARENDON HOMES (QLD) PTY LIMITED ACN 078 853 022

(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~~



*David Ferriss*  
DAVID FERRISS BDMELL  
DIRECTOR

*Daryl Madden*  
Daryl Paul Madden  
SECRETARY

\* Rule out whichever is inapplicable

2. Local Government Approval.

\* BRISBANE CITY COUNCIL

hereby approves this plan in accordance with the:

% INTEGRATED PLANNING ACT 1997

Dated this

8th

day of

March

2006

*Jodie Genders*  
#  
JODIE ANNE GENDERS  
Appointed Officer #

\* Insert the name of the Local Government. % Insert Integrated Planning Act 1997 or # Insert designation of signatory or delegation Local Government (Planning & Environment) Act 1990

3. Plans with Community Management Statement :

CMS Number : 35157

Name : GARDEN COURT / ASPLEY KEEP

4. References :

Dept File :  
Local Govt :  
Surveyor : JD 2465-00

6. Existing

Created

Title Reference	Lot	Plan	Lots	Emts	Road
50569604	100	SP124597	21-24 & CP		

MORTGAGE ALLOCATIONS

Mortgage	Lots Fully Encumbered	Lots Partially Encumbered
707055074	21-24	

21-24 & CP	Por 25
Lots	Orig

7. Portion Allocation :

8. Map Reference :  
9543-34334

9. Locality :  
ASPLEY

10. Local Government :  
BRISBANE CITY COUNCIL

11. Passed & Endorsed :

By : Keilar Fox & McGhie Pty Ltd  
Date : 31-10-2005  
Signed : *Keilar Fox*  
Designation : Liaison Officer

development Approval 7-1-2005

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 onto adjoining \* lots and road

Cadastral Surveyor/Director\* Date  
\* delete words not required

13. Lodgement Fees :

Survey Deposit \$  
Lodgement \$  
New Titles \$  
Photocopy \$  
Postage \$  
TOTAL \$

14. Insert Plan Number  
SP179351



QUEENSLAND LAND REGISTRY  
Land Title Act 1994, Land Act 1994 and Water Act 2000

## GENERAL REQUEST

Form 14 Version 3  
Page 1 of 1



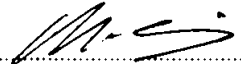
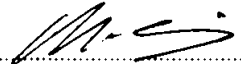
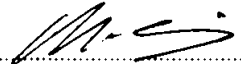
709428932

Duty Imprint

Pr  
Th  
Tit  
pu  
and the water register.

BE 460

\$108.30  
10/03/2006 14:33

- | 1. Nature of request  | Lodger (Name, address & phone number)   |        |                 | Lodger Code |                |                                      |          |  |
|---|---|--------|-----------------|-------------|----------------|--------------------------------------|----------|--|
| Request to record first community management statement for Garden Court 1 Aspley Keep community titles scheme | MAUNSELL PENNINGTON<br>PO Box 12016 LEONEST<br>BRISBANE 4003<br>(07) 32101833   |        |                 | 276         |                |                                      |          |  |
| 2. Lot on Plan Description  | County  | Parish | Title Reference |             |                |                                      |          |  |
| Lot 100 SP 124597   | Stanley   | Kedron | 50569607        |             |                |                                      |          |  |
| 3. Registered Proprietor/State Lessee   | Clarendon Homes (QLD) Pty Limited A.C.N. 078 853 022  |        |                 |             |                |                                      |          |  |
| 4. Interest   | Fee Simple  |        |                 |             |                |                                      |          |  |
| 5. Applicant  | Clarendon Homes (QLD) Pty Limited A.C.N. 078 853 022  |        |                 |             |                |                                      |          |  |
| 6. Request  | I hereby request that: That the first community management statement deposited herewith be recorded as the community management statement for Garden Court 1 Aspley Keep community titles scheme and that Level 3, 88 Jephson Street Toowong QLD be recorded as the address for service of the body corporate for the scheme.   |        |                 |             |                |                                      |          |  |
| 7. Execution by applicant   | <table border="0"> <tr> <td style="text-align: center;">Execution Date</td> <td style="text-align: center;">Applicant's or Solicitor's Signature</td> </tr> <tr> <td style="text-align: center;">10 13 06</td> <td style="text-align: center;"> <br/>           MARK GREGORY CHIVERS<br/>           SOLICITOR         </td> </tr> </table> |        |                 |             | Execution Date | Applicant's or Solicitor's Signature | 10 13 06 | <br>MARK GREGORY CHIVERS<br>SOLICITOR |
| Execution Date  | Applicant's or Solicitor's Signature  |        |                 |             |                |                                      |          |  |
| 10 13 06  | <br>MARK GREGORY CHIVERS<br>SOLICITOR  |        |                 |             |                |                                      |          |  |

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

11 NOV 2005

**35157**

is statement incorporates and must include the following:

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

Office use only  
CMS LABEL NUMBER

<b>1. Name of community titles scheme</b>	<b>2. Regulation module</b>
Garden Court 1 Aspley Keep Community Title Scheme	Small Scheme

**3. Name of body corporate**  
Body Corporate for Garden Court 1 Aspley Keep Community Titles Scheme

**4. Scheme land**

Lot on Plan Description	County	Parish	Title Reference
Common Property for Garden Court 1 Aspley Keep Community Titles Scheme	Stanley	Kedron	
Lot 21 on SP 179351	Stanley	Kedron	
Lot 22 on SP 179351	Stanley	Kedron	
Lot 23 on SP 179351	Stanley	Kedron	
Lot 24 on SP 179351	Stanley	Kedron	

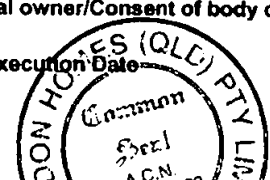
<b>5. Name and address of original owner #</b>	<b>6. Reference to plan lodged with this statement</b>
Clarendon Homes (QLD) Pty Limited A.C.N. 078 853 022 of 3440 Pacific Highway, SPRINGWOOD QLD 4127	SP 179351

**# first community management statement only**

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

..... *Thompson* ..... signed  
 ..... *MARCIA THOMPSON - SENIOR PLANNER* ..... name and designation  
 ..... *BRISBANE CITY COUNCIL* ..... name of Local Government

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

<p>Execution Date</p> 	<p>X <b>DAVID BROMELL</b> DIRECTOR <i>[Signature]</i> Execution</p> <p>X <b>DARYL MADDEN</b> SECRETARY <i>[Signature]</i></p>
---	---

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

**Privacy Statement**  
The information from this form is collected under the authority of the Body Corporate and Community Management Act 1997 and is used for the purpose of maintaining the publicly searchable registers in the land registry.

<b>SCHEDULE A</b>	<b>SCHEDULE OF LOT ENTITLEMENTS</b>
-------------------	-------------------------------------

Lot on Plan	Contribution	Interest
Lot 21 on SP 179351	1	1
Lot 22 on SP 179351	1	1
Lot 23 on SP 179351	1	1
Lot 24 on SP 179351	1	1
<b>TOTALS</b>	<b>4</b>	<b>4</b>

<b>SCHEDULE B</b>	<b>EXPLANATION OF THE DEVELOPMENT OF SCHEME LAND</b>
-------------------	--

Not Applicable

<b>SCHEDULE C</b>	<b>BY-LAWS</b>
-------------------	----------------

1. **Noise.** A proprietor or occupier of a lot shall not upon the parcel create any noise likely to interfere with the peaceful enjoyment of the proprietor or occupier of another lot or of any person lawfully using common property.
2. **Vehicles.**
  - (a) The occupier of a lot 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.
  - (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 days written notice to the occupier, with the exception of Designated Visitor Parking.
  - (d) The Designated Visitor Parking area:-
    - (i) must remain available at all times for the sole use of visitors' vehicles;
    - (ii) cannot at any time form a part of any exclusive use granted to a Lot owner in the Scheme;
    - (iii) comprises the parking space denoted by the letter "P" on the attached Plan A.
3. **Obstruction.** A proprietor or occupier of a lot shall not obstruct lawful use of common property by any person.
4. **Damage to lawns, etc., on common property.** A proprietor or occupier of a lot 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, use for his own purposes as a garden any portion of the common property.
5. **Damage to common property.** A proprietor or occupier of a lot 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, but this By-Law does not prevent a proprietor 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 workmanlike manner, is maintained in a state of good and serviceable repair by the proprietor and does not detract from the amenity of the building.
6. **Behaviour of invitees.** A proprietor or occupier of a lot 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 proprietor or occupier of another lot or of any person lawfully using common property.
7. **Depositing rubbish etc., on common property.** A proprietor or occupier of a lot shall not deposit or throw upon the common property any rubbish, dirt, dust or other material likely to interfere with the peaceful enjoyment of the proprietor or occupier of another lot or of any person lawfully using the common property.
8. **Appearance of building.** A proprietor or occupier of a lot shall not, except with the consent in writing of the body corporate:
- (a) permit the exterior appearance of the home built upon a lot to deteriorate from a first-class condition (and in the case of such deterioration, a lot owner must remedy the deterioration promptly upon written notice being given by the secretary of the body corporate committee);
  - (b) cause or allow any painted surfaces of the exterior of the home built upon the lot to be re-painted or otherwise resurfaced to a colour other than the original colour;
  - (c) paint, render, or modify any other construction element of the home built upon a lot (for example, brickwork);
  - (d) cause or permit any type of building, structure or other improvement (permanent or temporary) to be constructed on a lot where that structure is visible from any part of the common property or any part of any other lot;
  - (e) hang any washing, towel, bedding, clothing or other article or pamphlet or like matter on any part of his lot in such a way as to be visible from the common property or another lot save that the occupier shall be entitled to hang washing from a wash line installed for that purpose upon the exterior of the lot in such a position as to be reasonably unobtrusive.
9. **Storage of flammable liquids, etc.** A proprietor or occupier of a lot shall not, except with the consent in writing of the body corporate, use or store upon his lot or upon the common property any flammable chemical, liquid or gas or other 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, or any such chemical, liquid, gas or other material in a fuel tank of a motor vehicle or internal combustion engine.
10. **Garbage disposal.** A proprietor or occupier of a lot shall:-
- (a) Save where the body corporate provides some other means of disposal of garbage, maintain within his lot, 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 proprietor or occupier of any other lot is not adversely affected by his disposal of garbage.
11. **Keeping of animals.** Subject to Section 181, a proprietor or occupier of a lot shall not, without the approval in writing of the committee of the body corporate, keep any animal upon his lot or the common property and if approved, then only subject to such conditions as the committee may in its discretion determine from time to time.
12. **Balcony and Terrace Enclosures.** All balconies and terraces as shown on the Council approved drawings and documents, must remain unenclosed, with no shutters, glazing, louvres or similar permanent structures other than those consistent with the relevant Brisbane City Plan 2000 – Residential Code (or the successors to that document)

and clearly depicted on the Council approved drawings. Further, consent of the Body Corporate must also be obtained, prior to seeking approval from the Brisbane City Council, to amend any Balcony or Terrace Enclosure.

**13. Air Conditioning and Mechanical Plant Installations**

- (a) No unscreened Air Conditioning units and Mechanical Plant installations are to be visible from another lot within the scheme or from any other properties neighbouring the scheme land; and
- (b) Any Air Conditioning units and Mechanical Plant installations which are required to be located on a roof, wall or garden areas are to be appropriately screened or shaped according to the acoustic requirements of the development and so as to integrate in a complimentary manner with the overall design of the roof, wall or garden area in which the installation is to be located.
- (c) A Proprietor or Occupier of a lot shall not install any externally mounted air conditioning or mechanical plant installations without the consent of the body corporate.

**14. Fencing**

- (a) Any fence which is located along a road frontage of the scheme shall be constructed and maintained to be either:
  - (i) A maximum height of 1.5 metres above the front alignment ground level, with greater than 50% transparency, or
  - (ii) A maximum height of 1.2 metres above the front alignment ground level.
- (b) A proprietor or occupier will not replace or alter the fences (including those contained within their lot) without the approval of the body corporate.

**15. Driveways & Paths**

- (a) A driveway to the garage/carport and a path to the front door of each unit is to be maintained and shall have a finish which softens the visual impact of these areas when viewed from the street.
- (b) The Driveways and Paths shall have a finish using one or a combination of:
  - (i) Grasspavers;
  - (ii) Coloured Aggregate;
  - (iii) Cement Pavers; and/or
  - (iv) Banding and patterns in the surface design.
- (c) The pathway is to be differentiated in colour and texture from the driveway surface.
- (d) A proprietor or occupier will not replace or resurface the driveways and paths (including those contained within their lot) without the approval of the body corporate.

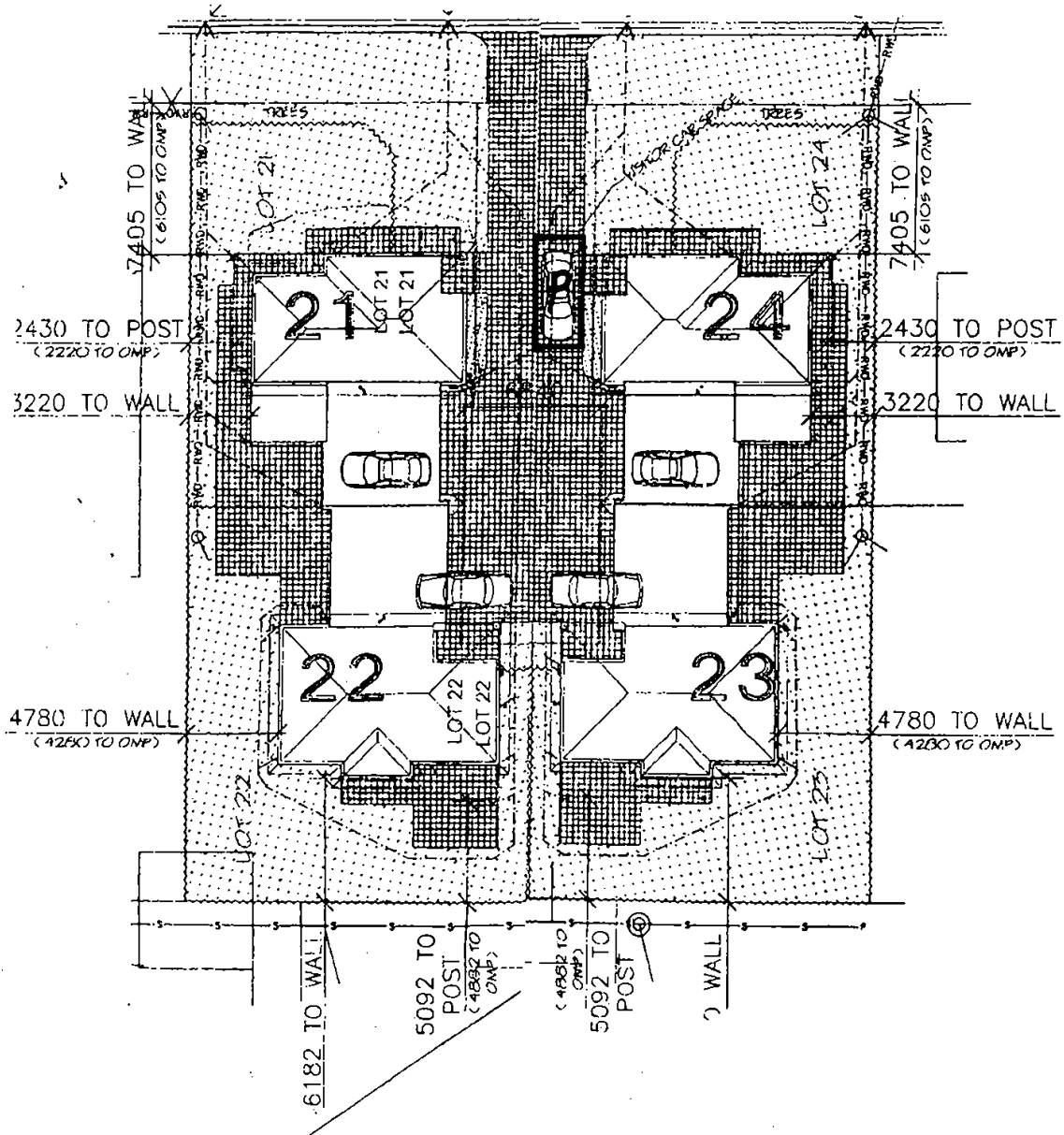
**SCHEDULE D OTHER DETAILS REQUIRED/PERMITTED TO BE INCLUDED**

<b>Statutory Easement Part 6A Div 5 Land Title Act</b>	<b>Type of Statutory Easement</b>	<b>Lots Affected</b>	<b>Service Location Diagrams</b>
Section 115N (Support)	Support	Lots 21, 22, 23, 24 and Common Property	N/A
Section 115O (Utility Services and Utility Infrastructure)	Drainage	Lots 21, 22, 23, 24	Plan B attached, Sheet 7
"	Water	Lots 21, 22, 23, 24	Plan B attached, sheet 5
"	Electricity	Lots 21, 22, 23, 24	Plan B attached, sheet 2
"	Telephone	Lots 21, 22, 23, 24	Plan B attached, sheet 3
"	Sewerage	Lots 21, 22, 23, 24	Plan B attached, sheet 6
"	Gas	Lots 21, 22, 23, 24	Plan B attached, sheet 4

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

Nil

"PLAN A"



Title Reference

Page 7 of 7

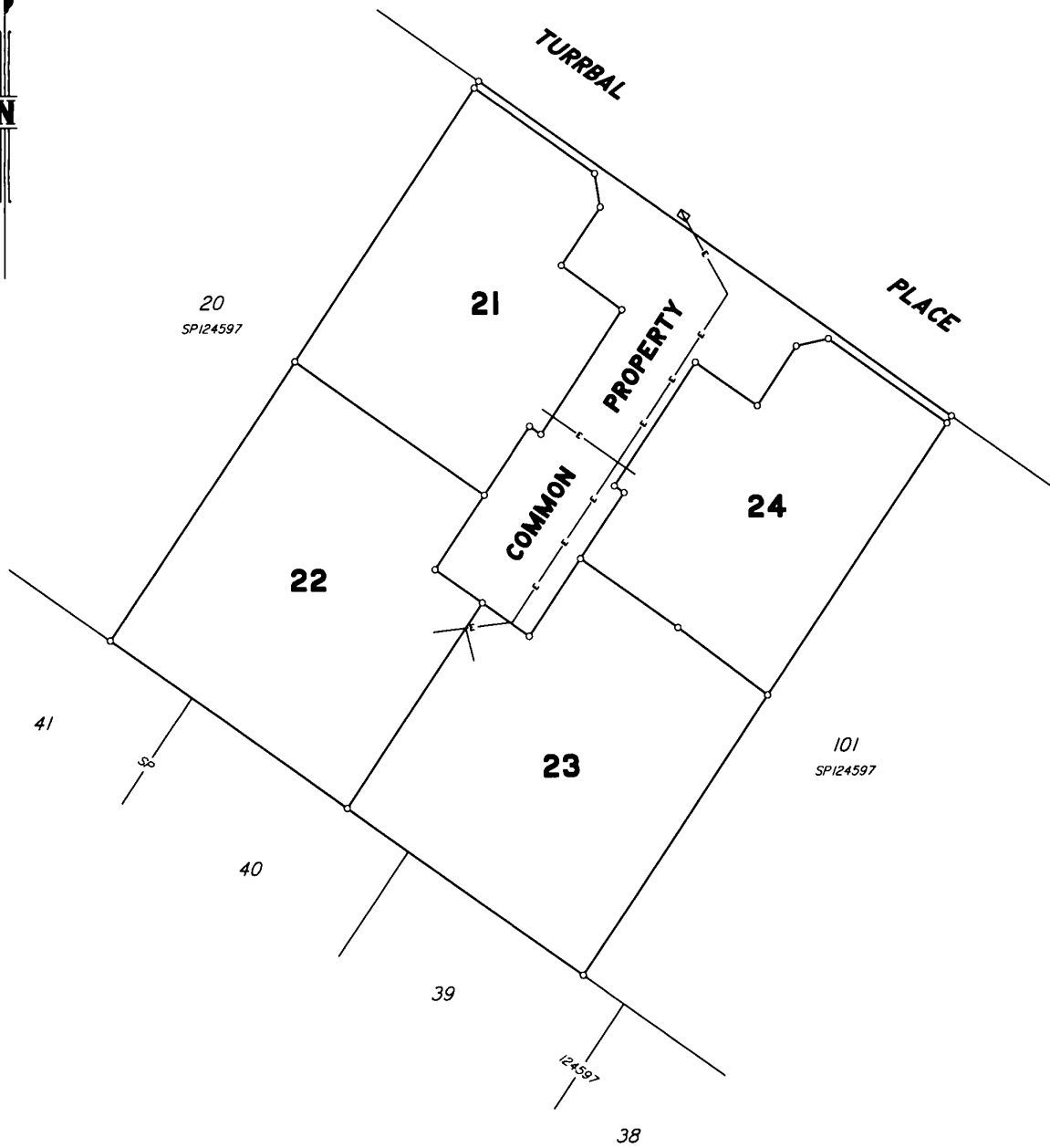
"PLAN B"

Service Location Diagrams

SEE PLANS ATTACHED



ELECTRICITY

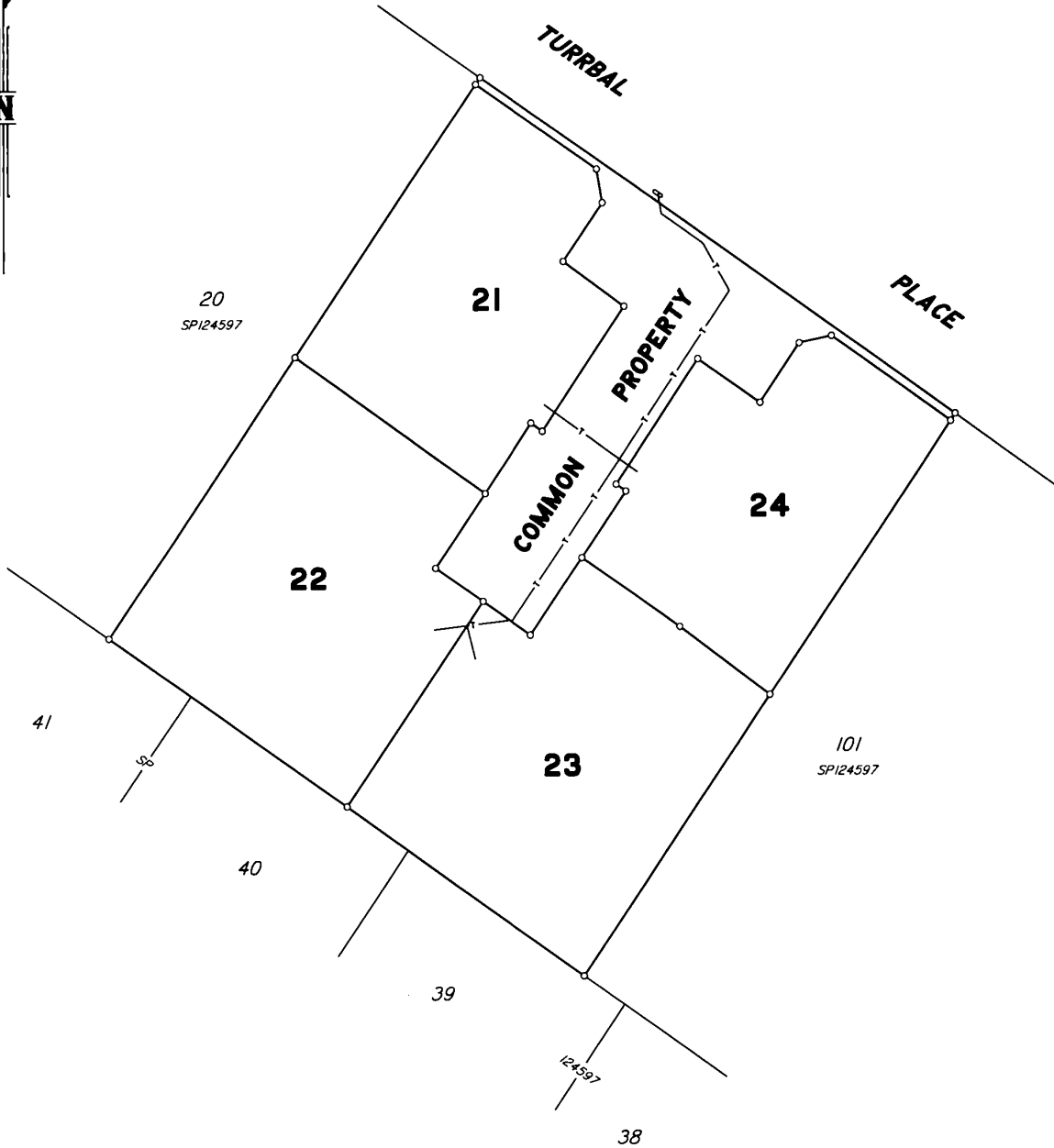


**SERVICES LEGEND**

- SV— DRAINAGE
- S—S— SEWERAGE
- W—W— WATER RETICULATION
- T—T— TELEPHONE
- G—G— GAS RETICULATION
- E—E— ELECTRICITY
- TV— TV— COMPUTER DATA / TELEVISION

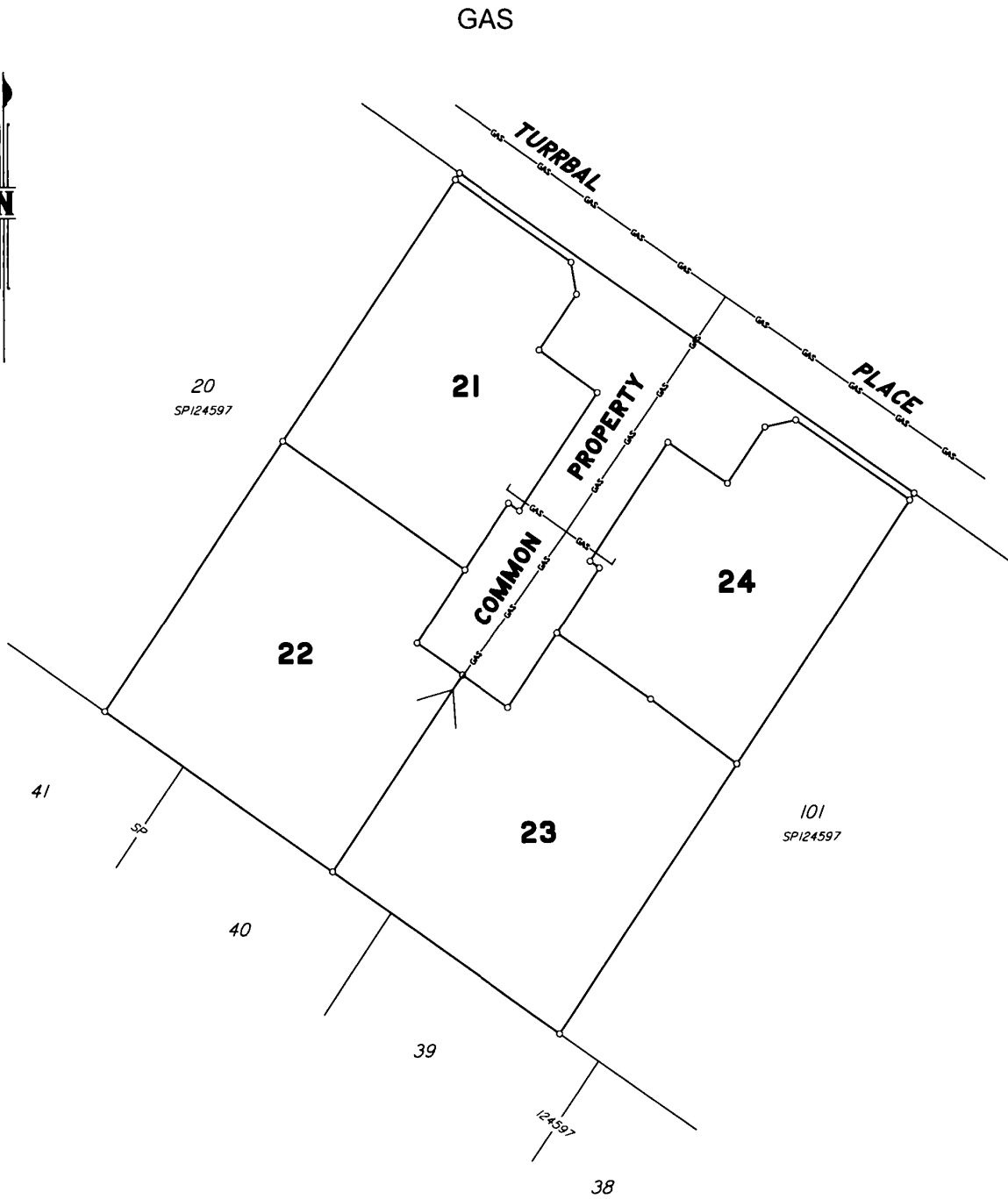
**SD29**  
 Sheet 2 of 7

TELEPHONE



SERVICES LEGEND	
—SV—	DRAINAGE
—S—	SEWERAGE
—V—	WATER RETICULATION
—T—	TELEPHONE
—GAS—	GAS RETICULATION
—E—	ELECTRICITY
—TV—	COMPUTER DATA / TELEVISION

**SD29**  
 Sheet 3 of 7

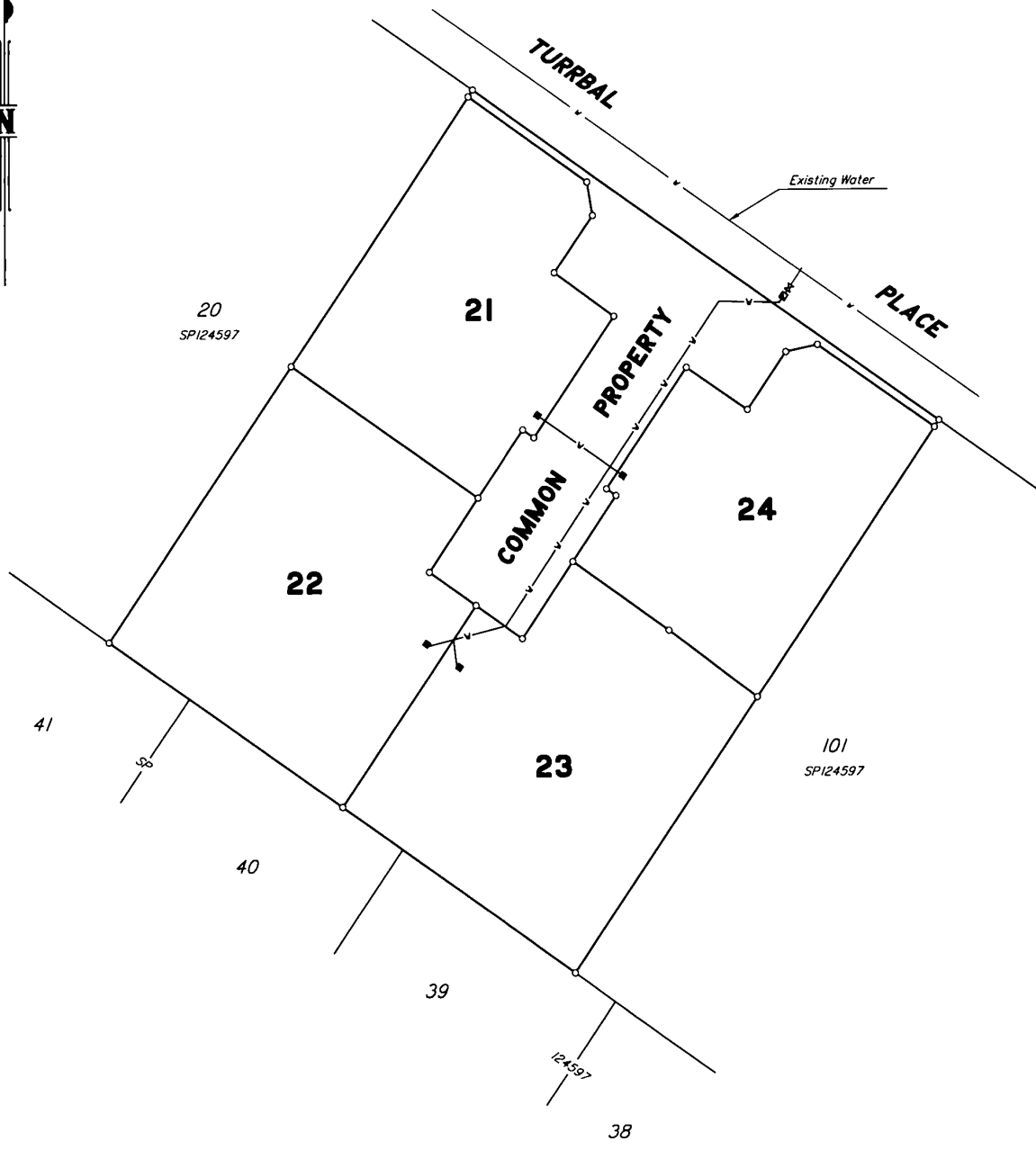


**SERVICES LEGEND**

—SV—	DRAINAGE
—S—	SEWERAGE
—W—	WATER RETICULATION
—T—	TELEPHONE
—GAS—	GAS RETICULATION
—E—	ELECTRICITY
—TV—	COMPUTER DATA / TELEVISION

**SD29**  
 Sheet 4 of 7

WATER

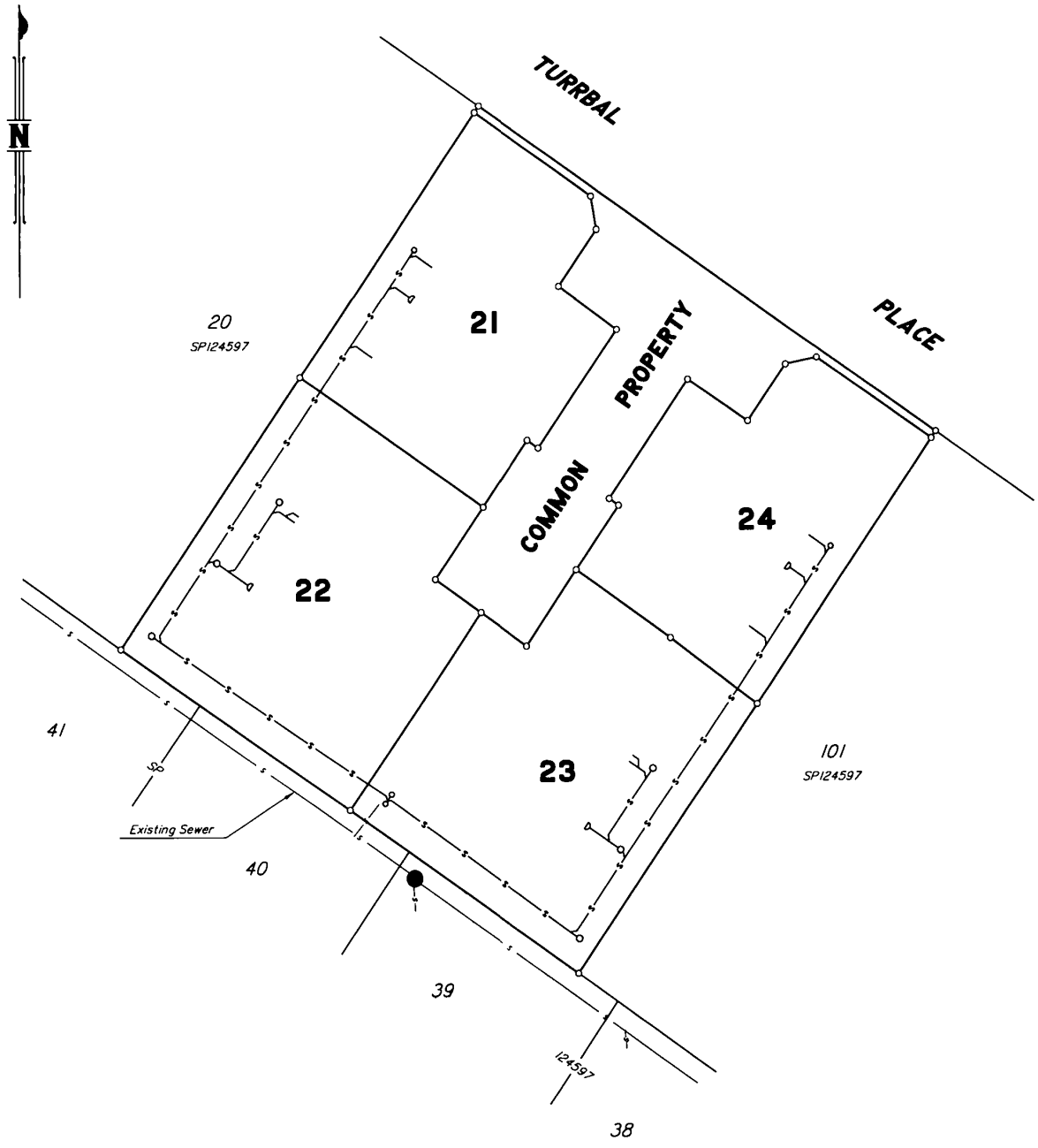


**SERVICES LEGEND**

—SV—	—S—	—V—	—T—	—G—	—E—	—TV—
DRAINAGE	SEWERAGE	WATER RETICULATION	TELEPHONE	GAS RETICULATION	ELECTRICITY	COMPUTER DATA / TELEVISION

**SD29**  
 Sheet 5 of 7

SEWERAGE

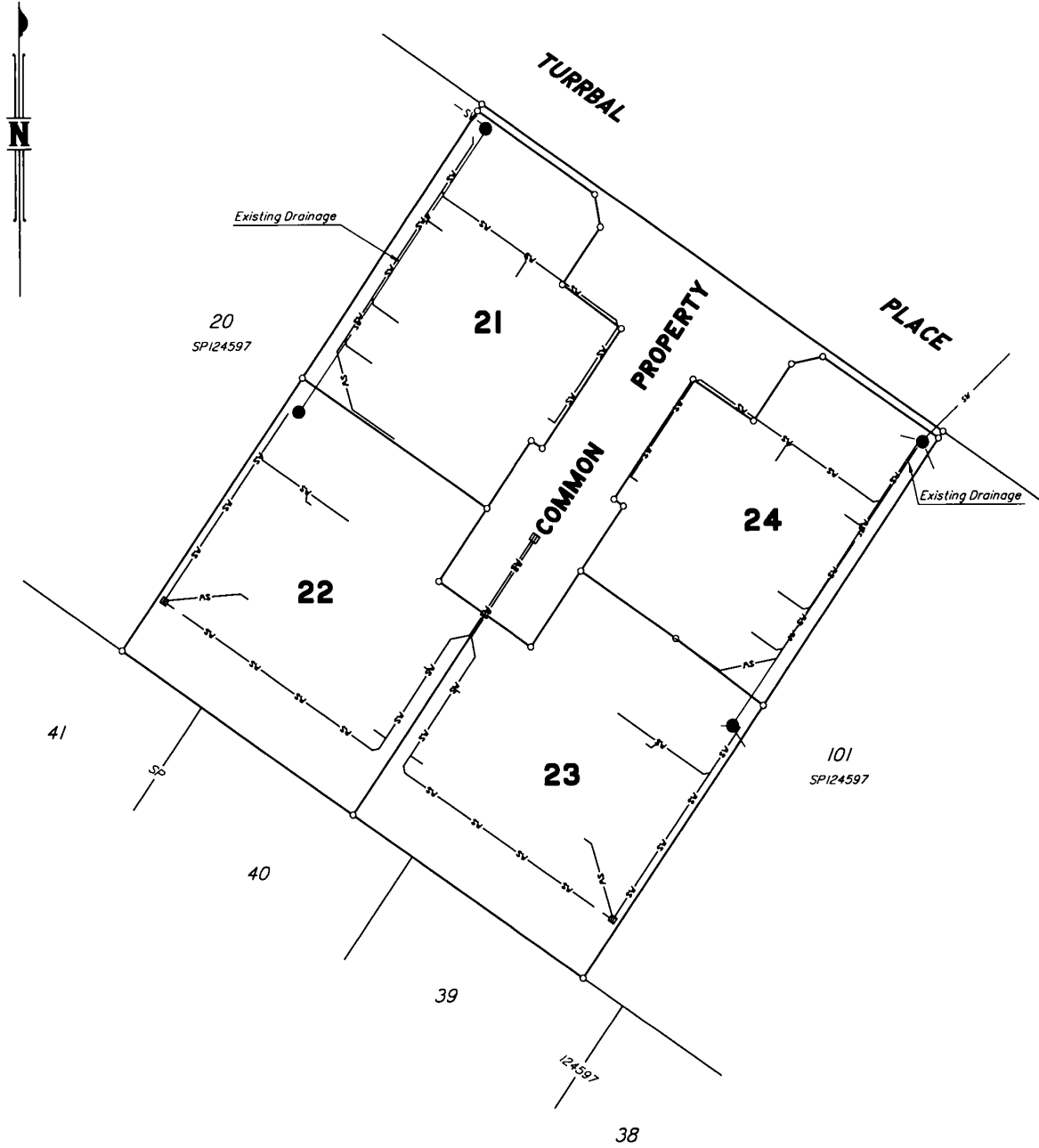


**SERVICES LEGEND**

—SV—	DRAINAGE
—S—S—	SEWERAGE
—V—V—	WATER RETICULATION
—T—T—	TELEPHONE
—GAS—	GAS RETICULATION
—E—E—	ELECTRICITY
—TV—	COMPUTER DATA / TELEVISION

**SD29**  
 Sheet 6 of 7

DRAINAGE



**SERVICES LEGEND**

—SV—	DRAINAGE
—S—	SEWERAGE
—V—	WATER RETICULATION
—T—	TELEPHONE
—GAS—	GAS RETICULATION
—E—	ELECTRICITY
—TV—	COMPUTER DATA / TELEVISION

**SD29**  
 Sheet 7 of 7





## Body corporate certificate

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](http://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](http://www.qld.gov.au/searchofadjudicatorsorders).

## 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. Visit <https://www.publications.qld.gov.au/dataset/body-corporate-records> to download the form. 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.

**BODY CORPORATE CERTIFICATE (FORM 33) ISSUED ON 13-04-2026  
LOT 23 OF Garden Court 1 Aspley Keep CTS 35157**

**CONTACTING THE BODY CORPORATE**

The body corporate is an entity made up of each person who owns a lot within a community titles scheme.

Scheme name                   **Garden Court 1 Aspley Keep CTS 35157**  
CMS number                   **35157**

**Body Corporate Manager**

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

Body Corporate Manager   **The scheme does NOT have a body corporate manager**

**Accessing records**

**PROPERTY AND COMMUNITY TITLES SCHEME DETAILS**

Lot number                   **23**  
Plan number                   **SP179351**  
Plan of subdivision           **STANDARD FORMAT**  
The plan of subdivision applying to a lot determines maintenance and insurance responsibilities.  
Physical Address           **Unit 03 : 13 Turrbal Place, Aspley 4034**  
Total lots in the scheme   **4**  
End of financial year       **28-02-2027**  
AGM                           **Notice of the first AGM has not yet been given.**

**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](http://www.qld.gov.au/buyingbodycorporate).

Regulation module           **SMALL SCHEMES**

**Layered arrangements of community titled 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](http://www.qld.gov.au/buyingbodycorporate).

**NO - The scheme IS NOT part of a layered arrangement of community titles schemes**

**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.

**NO - A building management statement DOES NOT apply to the community titles scheme**

## **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**

By-laws            **The scheme's community management statement includes the complete set of by-laws.**

### **Exclusive use areas (EUA)**

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.

**NO - There are no exclusive use by-laws or other allocations in effect for this scheme.**

## **LOT ENTITLEMENTS AND FINANCIAL INFORMATION**

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**

Lot Entitlements **1 (out of a total of 4 schedule entitlements for the scheme)**  
 Note **All lots have equal contribution entitlements**

### **Interest schedule**

Interest Entitlements **1 (out of a total of 4 schedule entitlements for the scheme)**  
 Note **All lots have equal interest entitlements**

### **Statement of accounts**

The statement of accounts prepared for the prior financial year is given with this certificate.

The statement of accounts for the current financial year is also 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****Warning - An AGM may not yet have ratified these levies.****Administrative fund - annual contributions**

Period	Date of Notice	Amount	Discount	Due Date	Amount Paid	Amount Overdue
01/03/2026-31/05/202 6	27-01-2026	500.00	0.00	01-03-2026	500.00	0.00
01/06/2026-31/08/202 6	-	500.00	0.00	01-06-2026	0.00	0.00
01/09/2026-30/11/202 6	-	500.00	0.00	01-09-2026	0.00	0.00
01/12/2026-28/02/202 7	-	500.00	0.00	01-12-2026	0.00	0.00

Total administrative fund annual contributions	\$2,000.00
Number of instalments in the current financial year	4
Total administrative fund annual contributions overdue	\$0.00

**Sinking fund - annual contributions**

Period	Date of Notice	Amount	Discount	Due Date	Amount Paid	Amount Overdue
01/03/2026-31/05/202 6	27-01-2026	200.00	0.00	01-03-2026	200.00	0.00
01/06/2026-31/08/202 6	-	200.00	0.00	01-06-2026	0.00	0.00
01/09/2026-30/11/202 6	-	200.00	0.00	01-09-2026	0.00	0.00
01/12/2026-28/02/202 7	-	200.00	0.00	01-12-2026	0.00	0.00

Total sinking fund annual contributions	\$800.00
Number of instalments in the current financial year	4
Total sinking fund annual contributions overdue	\$0.00

**Special contributions (IF ANY)****Administrative fund - special contributions**

Period	Date of Notice	Amount	Discount	Due Date	Amount Paid	Amount Overdue
--------	----------------	--------	----------	----------	-------------	----------------

Total administrative fund special contributions	\$0.00
Number of instalments in the current financial year	0
Total administrative fund special contributions overdue	\$0.00

**Sinking fund - special contributions**

Period	Date of Notice	Amount	Discount	Due Date	Amount Paid	Amount Overdue
--------	----------------	--------	----------	----------	-------------	----------------

Total sinking fund special contributions	\$0.00
Number of instalments in current financial year	0
Total sinking fund special contributions overdue	\$0.00

**Other amounts payable to the body corporate**

Description	Due Date	Amount Due	Amount Paid	Amount Overdue	Detail
-------------	----------	------------	-------------	----------------	--------

### Amounts due but unpaid

Description	Due Date	Amount Due	Amount Paid	Amount Overdue
Annual contributions overdue			\$0.00	
Special contributions overdue			\$0.00	
Other payments overdue			\$0.00	
Penalties			0.00	
Total amount overdue			\$0.00	

### Amounts issued but NOT yet due

Description	Due Date	Amount Due	Amount Paid	Amount Overdue	Detail
-------------	----------	------------	-------------	----------------	--------

## **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](http://www.qld.gov.au/buyingbodycorporate).

### **Sinking fund forecast and balance**

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?

### **NO - A sinking fund forecast does not exist.**

Sinking Fund Balance	<b>\$22,028.37</b>
Note	The balance of the sinking fund is current as at the date of this certificate.

### **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.

### **NO - There are no authorised improvements to the common property that the owner of the lot is responsible for maintaining in good condition.**

### **Body corporate assets**

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

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

## INSURANCE

The body corporate must insure the common property and assets for full replacement value and public risk.

The body corporate must insure, for full replacement value, the following buildings where the lots in the scheme are created:

under a building format plan of subdivision or volumetric format plan of subdivision -  
each building that contains an owner's lot (e.g. a unit or apartment);

or

under a standard format plan of subdivision -  
each building on a lot that has a common wall with a building on an adjoining lot.

Format plan of lot                    **STANDARD FORMAT**

### **Body Corporate Insurance policies**

Insurer	<b>CHU-QBE - policy - 863055Q</b>
Building Coverage	<b>\$2,177,571</b>
Public Liability	<b>\$30,000,000</b>
Expires	<b>23-03-2027</b>
Body Corporate Premium	<b>\$4,641.37</b>

Further details of the policy are given with this certificate.

### **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](http://www.qld.gov.au/buyingbodycorporate).

**NO - the body corporate currently DOES NOT hold alternative insurance approved under an alternative insurance order**

### **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](http://www.qld.gov.au/buyingbodycorporate).

## **CONTRACTS AND AUTHORISATIONS**

### **Caretaking service contractors and letting agents**

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.

**NO - The body corporate has NOT engaged a caretaking service contractor.**

**NO - The body corporate has NOT engaged a letting agent.**

### **Embedded network electricity supply**

**NO - There is NO arrangement to supply electricity through an embedded network.**

More information about embedded networks in community titles schemes is available from [www.qld.gov.au/buyingbodycorporate](http://www.qld.gov.au/buyingbodycorporate).

**BODY CORPORATE AUTHORITY**

Name

Position

Date **13-04-2026**

**Copies of documents given with this certificate:**

**Certificate of Insurance Currency (CoC)**

is given with this certificate

**Additional insurance policy details (we already gave summary details earlier)**

is given with this certificate

**Statement of accounts - most recent full financial year**

is given with this certificate

**Statement of accounts - current financial year which is yet to finish**

is given with this certificate

**Details of improvements the owner is responsible for**

is NOT given with this certificate as there are NO relevant improvements

**The register of assets**

is NOT given with this certificate as there are NO assets

**The register of exclusive use areas**

is NOT given with this certificate as there are NO exclusive use areas applicable to the lot

**Community Management Statement**

is given with this certificate

**By-laws for the scheme**

are in the CMS that is given with this certificate

**General maintenance responsibilities of a lot owner**

is given with this certificate for STANDARD FORMAT plan of survey

**Lot ledger statement**

is given with this certificate



Level 14, 260 Queen Street  
Brisbane QLD 4000

## Certificate of Currency

### CHU Residential Strata Insurance Plan

<b>Policy No</b>	863055Q
<b>Policy Wording</b>	CHU RESIDENTIAL STRATA INSURANCE PLAN
<b>Period of Insurance</b>	23/03/2026 to 23/03/2027 at 4:00pm
<b>The Insured</b>	BODY CORPORATE FOR GARDEN COURT 1 ASPLEY KEEP COMMUNITY TITLE SCHEME 35157
<b>Situation</b>	13 TURRBAL PLACE ASPLEY QLD 4034

### Sections

#### Section 1 – Insured Property

Building: \$2,177,571  
 Common Area Contents: \$27,708  
 Loss of Rent & Temporary Accommodation (total payable): \$326,635  
 Lot Owners' Fixtures and Improvements (per lot): \$250,000

#### Optional Extensions:

Catastrophe Insurance Sum Insured: Not Selected  
 Machinery Breakdown: Not Selected  
 Lot Owners' Contents inclusion (per lot): Not Selected

#### Section 2 – Liability to Others

Sum Insured: \$30,000,000

#### Section 3 – Voluntary Workers

Death: \$300,000  
 Total Disablement: \$3,000 per week

#### Section 4 – Fidelity Guarantee

Sum Insured: \$250,000

#### Section 5 – Office Bearers' Legal Liability

Sum Insured: \$5,000,000

#### Section 6 – Government Audit Costs and Legal Expenses

Government Audit Costs: \$25,000  
 Appeal expenses – common property health & safety breaches: \$100,000  
 Legal Defence Expenses: \$50,000

**Flood Cover is excluded.**



### Flood Exclusion

Despite anything contained elsewhere in Your Policy We will not pay for loss or damage caused by or arising directly or indirectly from Flood.

Flood means the covering of normally dry land by water that has escaped or been released from the normal confines of any of the following:

- a. a lake (whether or not it has been altered or modified);
- b. a river (whether or not it has been altered or modified);
- c. a creek (whether or not it has been altered or modified);
- d. another natural watercourse (whether or not it has been altered or modified);
- e. a reservoir;
- f. a canal;
- g. a dam.

Date Printed

09/03/2026

This certificate confirms this policy is in force for the Period of Insurance shown, subject to the policy terms, conditions and exclusions. It is a summary of cover only (for full details refer to the current policy wording QM562-0725 and schedule). It does not alter, amend or extend the policy. This information is current only at the date of printing.

**Direct Insurance Brokers**AFSL 241075  
AB.N. 39010352075**Notes:**

# Body Corporate Garden Court 1 Aspley Keep CTS. 35157

## RESIDENTIAL STRATA INSURANCE SUMMARY

**Location:** 13 Turrbal Place, Aspley QLD 4034**Insurance Period:** 23/03/2026 to 23/03/2027

This summary is intended to provide a quick reference to your cover. It highlights benefits and draws attention to some aspects of cover that are commonly misunderstood. It is not an exhaustive explanation of all the benefits and exclusions of the:

**CHU RESIDENTIAL STRATA INSURANCE** version QM562- 0725

The insurer's documentation prevails and should be read. The policy wording is enclosed.

The policy is underwritten by QBE Insurance Australia 100%.

CHU Underwriting Agencies Pty Ltd is the Wholesale Intermediary. Should you wish to access the Financial Services Guide, please contact us and we will arrange to have a copy sent to you. The U/W Levy is a CHU Underwriting Agencies fee.

**Please contact us if you have any questions or need more details or advice on this or any other insurance.**

This invoice has been issued by **Direct Insurance Brokers Pty Ltd ABN 39 010 352 075 AFSL 241 075**. Please contact us if you have any questions or need more details or advice on this or any other insurance.

Policy Schedule**SECTION 1 – INSURED PROPERTY**

Building:	\$2,177,571
Common Area Contents:	\$27,708
Loss of Rent & Temporary Accommodation (Total Payable):	\$326,635
Lot Owners' Fixtures and Improvements (per lot):	\$250,000
Floating Floors	Included

**Optional Extensions**

Catastrophe Insurance Sum Insured:	Not Selected
Machinery Breakdown:	Not Selected
Lot Owners' Contents inclusion (per lot):	Not Selected

**SECTION 2 – LIABILITY TO OTHERS** \$30,000,000**SECTION 3 – VOLUNTARY WORKERS**

Death	\$300,000
Total Disablement (Per week)	\$3,000

**SECTION 4 – FIDELITY GUARANTEE** \$250,000**SECTION 5 – OFFICE BEARERS LIABILITY** \$5,000,000**SECTION 6 – GOVERNMENT AUDIT COSTS & LEGAL EXPENSES**

Government audit costs	\$25,000
Appeal expenses – Common property health & safety breaches	\$100,000
Legal Defence Expenses	\$50,000

**Flood** Excluded

**Direct Insurance Brokers**AFSL 241075  
AB.N. 39010352075

---

**Flood Exclusion**

Despite anything contained elsewhere in Your Policy We will not pay for loss or damage caused by or arising directly or indirectly from Flood. *Flood insurance **may** possibly be available, so if you require this protection, please advise our office to seek quotations.*

**Direct Insurance Brokers**

AFSL 241075  
 AB.N. 39010352075

**FLOOD Notice:**

Flood means the covering of normally dry land by water that has escaped or been released from the normal confines of any of the following:

- a. a lake (whether or not it has been altered or modified);
- b. a river (whether or not it has been altered or modified);
- c. a creek (whether or not it has been altered or modified);
- d. another natural watercourse (whether or not it has been altered or modified);
- e. a reservoir;
- f. a canal;
- g. a dam.

**EXCESSES: Section 1 – Insured Property**

Standard: \$1,000

**Section 2 – Liability to Others**

Other excesses payable are shown in the Policy Wording.

**Excesses – explanatory notes**

Whenever an Excess and amount is shown in the Schedule or Policy Wording, You must pay or contribute the stated amount for each claim You make against the Insured Event.

**Water Damage Excess**

The following Excess will apply to Section 1 – Insured Property for loss or damage caused by:

- a. Damage from bursting, leaking, discharging or overflowing of tanks, apparatus or
- b. Rainwater

The additional Excess payable will be shown on Your Policy Schedule above.

Other excesses apply. These are listed on your Policy Schedule or described in the Policy Wording.

**Property Details**

This policy has been provided based on the following property information. If any of these details are incorrect or need to be updated, please contact our office on (07) 3866 5444.

<b>Year Built:</b>	2006	<b>External Walls:</b>	Masonry	<b>Cladding/Type/%</b>	0%
<b>No. of Lots:</b>	4	<b>Floors:</b>	Concrete	<b>% of Holiday Let:</b>	0%
<b>No. of Storeys:</b>	2	<b>Roof:</b>	Metal	<b>% of Commercial Lots:</b>	0%
<b>No. of Pools:</b>	Nil	<b>No. of Lifts:</b>	Nil	<b>Other:</b>	Nil
<b>Are there any known defects or hazards: No</b>					

**STORM SURGE Notice**

A storm surge is a coastal flood or tsunami-like phenomenon of rising water commonly associated with low pressure weather systems (such as tropical cyclones and strong extratropical cyclones), the severity of which is affected by the shallowness and orientation of the water body relative to storm path, and the timing of tides. Most casualties during tropical cyclones occur as the result of storm surges.

Does my policy cover this?

The majority of policies specifically exclude Storm Surge on it's own, however SOME may provide cover for the damage caused by Storm Surge if such Damage occurs at the same time as other damage directly caused by a named cyclone.

However please be aware that any named cyclone excess noted on your schedule will apply to all damage caused by Storm Surge and named cyclone.

**If you have any concerns about Storm Surge insurance, please contact our office – (07) 3866 5444.**

**YEAR END FINANCIAL ACCOUNTS SINCE 28-02-2025 UNTIL 28-02-2026**  
**Garden Court 1 Aspley Keep CTS 35157**

The year began with lot ledger prepayments totalling \$1,500.00(Admin) and \$600.00(Sinking)

<b>Bank accounts</b>	<b>at 28-02-2025</b>	<b>-</b>	<b>at 28-02-2026</b>
ANZ Cheque	19,882.54	-	19,681.34
Total of all bank accounts	19,882.54	-	19,681.34

<b>Undiscounted levies with due date within financial year</b>	<b>Prior year</b>	<b>Expected</b>	<b>Issued</b>
Admin levies	4,000.00	8,000.00	8,000.00
Insurance levies	0.00	0.00	0.00
Sinking levies	1,600.00	3,200.00	3,200.00
Total of all levies	5,600.00	11,200.00	11,200.00

<b>Cash receipts (Expected: assumes all discounts granted)</b>	<b>Prior Year</b>	<b>Expected</b>	<b>Received</b>
Contributions - Admin	4,750.00	6,500.00	8,050.00
Contributions - Sinking	1,900.00	2,600.00	3,200.00
Total of all receipts (Expected: allows for prior prepayments & arrears)	6,650.00	9,100.00	11,250.00

<b>Cash payments</b>	<b>Prior year</b>	<b>Expected</b>	<b>Paid</b>
Insurance Premiums	4,816.00	4,816.00	4,908.00
Body Corporate Manager	96.00	96.00	96.00
Grounds and landscaping	1,335.00	1,335.00	614.95
Repairs and Maintenance	0.00	0.00	50.00
Bank Charges - Admin Fund	120.00	120.00	120.00
Sundry Expenses	96.75	0.00	464.75
Improvements - Sinking Fund	0.00	0.00	5,197.50
Total of all payments	6,463.75	6,367.00	11,451.20

<b>Cash flows</b>	<b>Prior year</b>	<b>-</b>	<b>at 28-02-2026</b>
Cash at beginning of year	19,696.29	-	19,882.54
Receipts	6,650.00	-	11,250.00
Payments	6,463.75	-	11,451.20
Cash at end of year	19,882.54	-	19,681.34

<b>Funds distribution</b>	<b>at 28-02-2025</b>	<b>-</b>	<b>at 28-02-2026</b>
Administrative Fund	-3,943.33	-	-2,147.03
Sinking Fund	23,825.87	-	21,828.37
Total of all funds	19,882.54	-	19,681.34

<b>Additional disclosures</b>	<b>Total</b>	<b>Admin</b>	<b>Sinking</b>
Contributions in advance (banked) at 28-02-2026	2,150.00	1,550.00	600.00
Contributions in arrears (unpaid) at 28-02-2026	0.00	-	-

**TRIAL FINANCIAL ACCOUNTS SINCE 28-02-2026 UNTIL 13-04-2026****Garden Court 1 Aspley Keep CTS 35157**

The year began with lot ledger prepayments totalling \$1,550.00(Admin) and \$600.00(Sinking)

**Expected amounts are for the full year of the body corporate which ends on 28-02-2027**

<b>Bank accounts</b>	<b>at 28-02-2026</b>	<b>-</b>	<b>at 13-04-2026</b>
ANZ Cheque	19,681.34	-	16,309.97
Total of all bank accounts	19,681.34	-	16,309.97

<b>Undiscounted levies with due date within financial year</b>	<b>Prior year</b>	<b>Expected</b>	<b>Issued</b>
Admin levies	8,000.00	8,000.00	2,000.00
Insurance levies	0.00	0.00	0.00
Sinking levies	3,200.00	3,200.00	800.00
Total of all levies	11,200.00	11,200.00	2,800.00

<b>Cash receipts (Expected: assumes all discounts granted)</b>	<b>Prior Year</b>	<b>Expected</b>	<b>Received</b>
Contributions - Admin	8,050.00	8,050.00	1,200.00
Contributions - Sinking	3,200.00	3,200.00	200.00
Total of all receipts (Expected: allows for prior prepayments & arrears)	11,250.00	11,250.00	1,400.00

<b>Cash payments</b>	<b>Prior year</b>	<b>Expected</b>	<b>Paid</b>
Insurance Premiums	4,908.00	4,908.00	4,641.37
Body Corporate Manager	96.00	96.00	0.00
Grounds and landscaping	614.95	614.95	110.00
Repairs and Maintenance	50.00	50.00	0.00
Bank Charges - Admin Fund	120.00	120.00	20.00
Sundry Expenses	464.75	0.00	0.00
Improvements - Sinking Fund	5,197.50	0.00	0.00
Total of all payments	11,451.20	5,788.95	4,771.37

<b>Cash flows</b>	<b>Prior year</b>	<b>-</b>	<b>at 13-04-2026</b>
Cash at beginning of year	19,882.54	-	19,681.34
Receipts	11,250.00	-	1,400.00
Payments	11,451.20	-	4,771.37
Cash at end of year	19,681.34	-	16,309.97

<b>Funds distribution</b>	<b>at 28-02-2026</b>	<b>-</b>	<b>at 13-04-2026</b>
Administrative Fund	-2,147.03	-	-5,718.40
Sinking Fund	21,828.37	-	22,028.37
Total of all funds	19,681.34	-	16,309.97

<b>Additional disclosures</b>	<b>Total</b>	<b>Admin</b>	<b>Sinking</b>
Contributions in advance (banked) at 13-04-2026	750.00	750.00	0.00
Contributions in arrears (unpaid) at 13-04-2026	0.00	-	-

**TRIAL LEDGER TRANSACTIONS SINCE 28-02-2026 UNTIL 13-04-2026**  
**Garden Court 1 Aspley Keep CTS 35157**

**Insurance Premiums : BUDGET = \$4,908 : COMMITTED = \$4,641.37 (-5%)**

Bank date	Description	Reference	Payee	Amount
19-03-2026	building ins	-	-	4,641.37

**Grounds and landscaping : BUDGET = \$615 : COMMITTED = \$110.00 (-82%)**

Bank date	Description	Reference	Payee	Amount
16-03-2026	mowing	-	-	110.00

**Bank Charges - Admin Fund : BUDGET = \$120 : COMMITTED = \$20.00 (-83%)**

Bank date	Description	Reference	Payee	Amount
04-03-2026	monthly fee	-	-	10.00
02-04-2026	monthly fee	-	-	10.00

**Contributions - Admin : BUDGET = \$8,050 : RECEIVED = \$1,200.00 (-85%)**

Bank date	Contributions - Admin	-	-	Amount
04-03-2026	Unit 04	-	-	500.00
16-03-2026	Unit 01	-	-	700.00

**Contributions - Sinking : BUDGET = \$3,200 : RECEIVED = \$200.00 (-94%)**

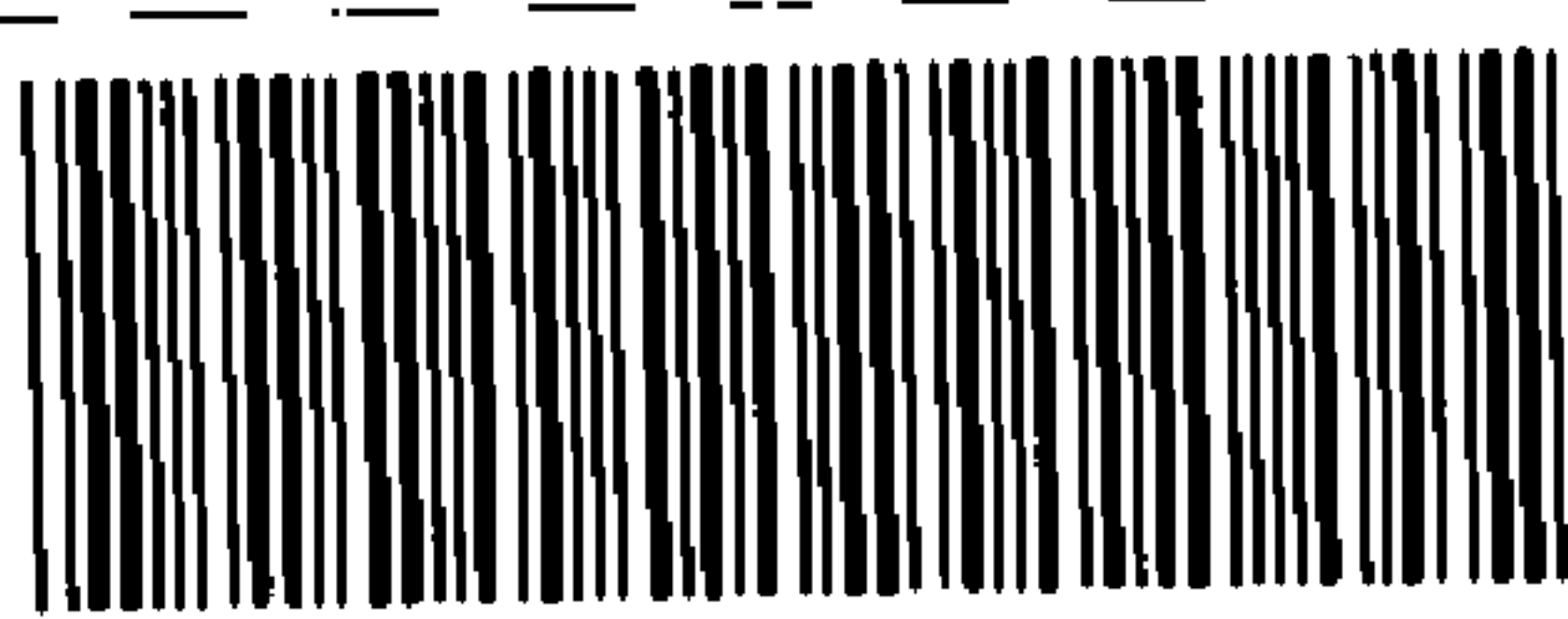
Bank date	Contributions - Sinking	-	-	Amount
04-03-2026	Unit 04	-	-	200.00

**TRIAL LOT LEDGER POSITIONS AT 13-04-2026**  
**Garden Court 1 Aspley Keep CTS 35157**

<b>Lot number</b>	<b>Amount Prepaid (banked)</b>
21	750.00
Totals	750.00

**THERE ARE NO LOTS IN ARREARS**

## GENERAL REQUEST



**709428932**

Duty Imprint

Pr  
Th  
Tit  
pu

**BE 460**

**\$108.30**

10/03/2006 14:33

and the water register.

1. Nature of request	Lodger (Name, address & phone number)	Lodger Code
Request to record first community management statement for Garden Court 1 Aspley Keep community titles scheme	MAUNSELL PENNINGTON PO Box 12016 LEEDS ST BRISBANE 4003 (07) 32101833	276

2. Lot on Plan Description	County	Parish	Title Reference
Lot 100 SP 124597	Stanley	Kedron	50569609

3. Registered Proprietor/State Lessee  
Clarendon Homes (QLD) Pty Limited A.C.N. 078 853 022

4. Interest  
Fee Simple

5. Applicant  
Clarendon Homes (QLD) Pty Limited A.C.N. 078 853 022

### 6. Request

I hereby request that: That the first community management statement deposited herewith be recorded as the community management statement for Garden Court 1 Aspley Keep community titles scheme and that Level 3, 88 Jephson Street Toowong QLD be recorded as the address for service of the body corporate for the scheme.

### 7. Execution by applicant

Execution Date

10 13 106

Applicant's or Solicitor's Signature

MARK GREGORY CHIVERS  
SOLICITOR

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

**35157**

This statement incorporates and must include the following:

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

Office use only  
CMS LABEL NUMBER

<b>1. Name of community titles scheme</b>	<b>2. Regulation module</b>
Garden Court 1 Aspley Keep Community Title Scheme	Small Scheme

**3. Name of body corporate**  
Body Corporate for Garden Court 1 Aspley Keep Community Titles Scheme

**4. Scheme land**

Lot on Plan Description	County	Parish	Title Reference
Common Property for Garden Court 1 Aspley Keep Community Titles Scheme	Stanley	Kedron	
Lot 21 on SP 179351	Stanley	Kedron	
Lot 22 on SP 179351	Stanley	Kedron	
Lot 23 on SP 179351	Stanley	Kedron	
Lot 24 on SP 179351	Stanley	Kedron	

<b>5. Name and address of original owner #</b>	<b>6. Reference to plan lodged with this statement</b>
Clarendon Homes (QLD) Pty Limited A.C.N. 078 853 022 of 3440 Pacific Highway, SPRINGWOOD QLD 4127	SP 179351

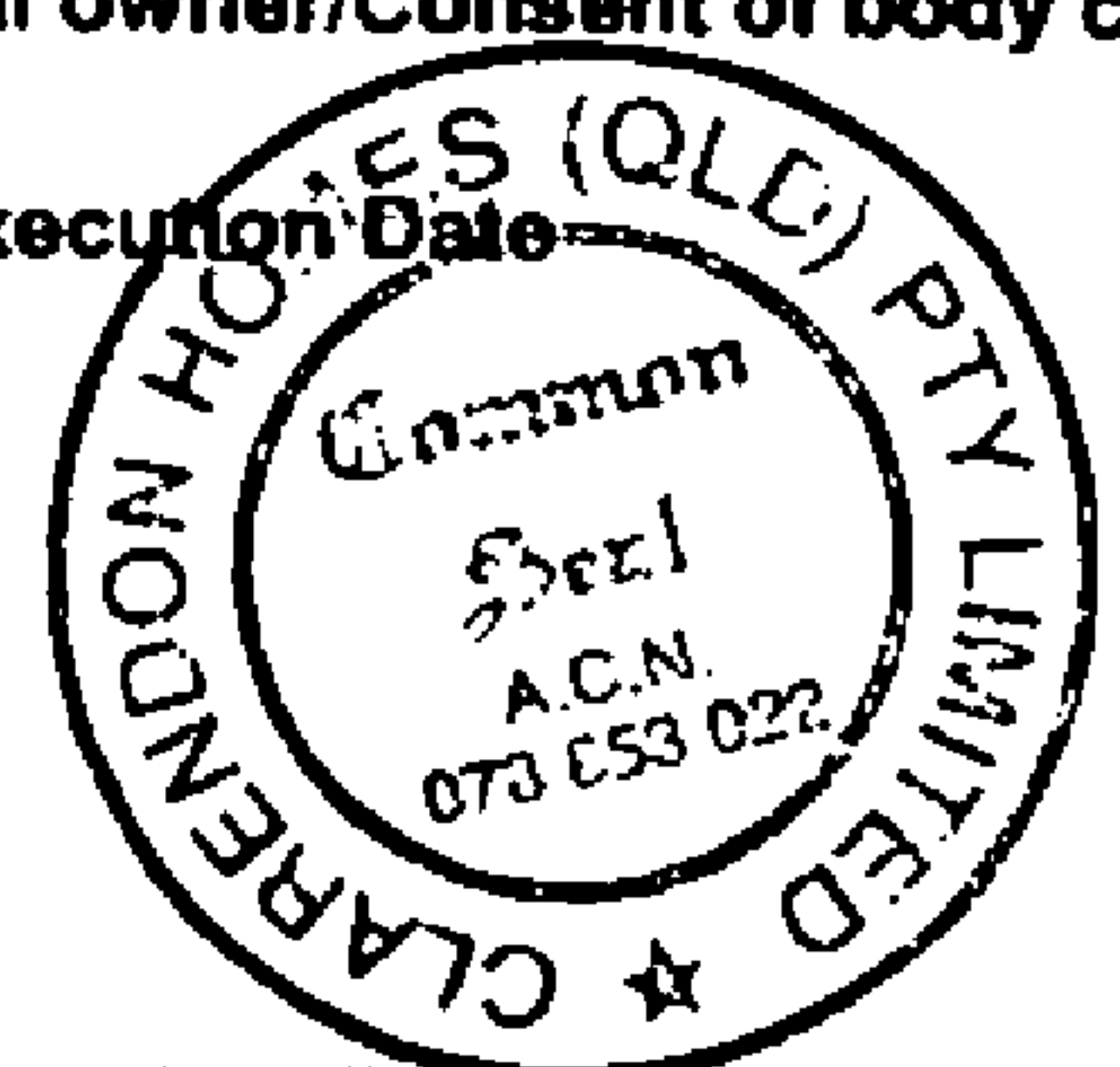
# first community management statement only

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

..... *Marcia Thompson* ..... signed  
 ..... *MARCIA THOMPSON - SENIOR PLANNER* ..... name and designation  
 ..... *BRISBANE CITY COUNCIL* ..... name of Local Government

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

Execution Date	X	DAVID BROMELL DIRECTOR	<i>[Signature]</i> Execution
	X	DARYL MADDEN SECRETARY	<i>[Signature]</i>



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

**Privacy Statement**  
 The information from this form is collected under the authority of the Body Corporate and Community Management Act 1997 and is used for the purpose of maintaining the publicly searchable registers in the land registry.



<b>SCHEDULE A</b>	<b>SCHEDULE OF LOT ENTITLEMENTS</b>
-------------------	-------------------------------------

Lot on Plan	Contribution	Interest
Lot 21 on SP 179351	1	1
Lot 22 on SP 179351	1	1
Lot 23 on SP 179351	1	1
Lot 24 on SP 179351	1	1
<b>TOTALS</b>	<b>4</b>	<b>4</b>

<b>SCHEDULE B</b>	<b>EXPLANATION OF THE DEVELOPMENT OF SCHEME LAND</b>
-------------------	--

Not Applicable

<b>SCHEDULE C</b>	<b>BY-LAWS</b>
-------------------	----------------

1. **Noise.** A proprietor or occupier of a lot shall not upon the parcel create any noise likely to interfere with the peaceful enjoyment of the proprietor or occupier of another lot or of any person lawfully using common property.
  
2. **Vehicles.**
  - (a) The occupier of a lot 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.
  - (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 days written notice to the occupier, with the exception of Designated Visitor Parking.
  - (d) The Designated Visitor Parking area:-
    - (i) must remain available at all times for the sole use of visitors' vehicles;
    - (ii) cannot at any time form a part of any exclusive use granted to a Lot owner in the Scheme;
    - (iii) comprises the parking space denoted by the letter "P" on the attached Plan A.
  
3. **Obstruction.** A proprietor or occupier of a lot shall not obstruct lawful use of common property by any person.
  
4. **Damage to lawns, etc., on common property.** A proprietor or occupier of a lot 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, use for his own purposes as a garden any portion of the common property.
  
5. **Damage to common property.** A proprietor or occupier of a lot 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, but this By-Law does not prevent a proprietor 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 workmanlike manner, is maintained in a state of good and serviceable repair by the proprietor and does not detract from the amenity of the building.

6. **Behaviour of invitees.** A proprietor or occupier of a lot 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 proprietor or occupier of another lot or of any person lawfully using common property.
7. **Depositing rubbish etc., on common property.** A proprietor or occupier of a lot shall not deposit or throw upon the common property any rubbish, dirt, dust or other material likely to interfere with the peaceful enjoyment of the proprietor or occupier of another lot or of any person lawfully using the common property.
8. **Appearance of building.** A proprietor or occupier of a lot shall not, except with the consent in writing of the body corporate:
- (a) permit the exterior appearance of the home built upon a lot to deteriorate from a first-class condition (and in the case of such deterioration, a lot owner must remedy the deterioration promptly upon written notice being given by the secretary of the body corporate committee);
  - (b) cause or allow any painted surfaces of the exterior of the home built upon the lot to be re-painted or otherwise resurfaced to a colour other than the original colour;
  - (c) paint, render, or modify any other construction element of the home built upon a lot (for example, brickwork);
  - (d) cause or permit any type of building, structure or other improvement (permanent or temporary) to be constructed on a lot where that structure is visible from any part of the common property or any part of any other lot;
  - (e) hang any washing, towel, bedding, clothing or other article or pamphlet or like matter on any part of his lot in such a way as to be visible from the common property or another lot save that the occupier shall be entitled to hang washing from a wash line installed for that purpose upon the exterior of the lot in such a position as to be reasonably unobtrusive.
9. **Storage of flammable liquids, etc.** A proprietor or occupier of a lot shall not, except with the consent in writing of the body corporate, use or store upon his lot or upon the common property any flammable chemical, liquid or gas or other 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, or any such chemical, liquid, gas or other material in a fuel tank of a motor vehicle or internal combustion engine.
10. **Garbage disposal.** A proprietor or occupier of a lot shall:-
- (a) Save where the body corporate provides some other means of disposal of garbage, maintain within his lot, 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 proprietor or occupier of any other lot is not adversely affected by his disposal of garbage.
11. **Keeping of animals.** Subject to Section 181, a proprietor or occupier of a lot shall not, without the approval in writing of the committee of the body corporate, keep any animal upon his lot or the common property and if approved, then only subject to such conditions as the committee may in its discretion determine from time to time.
12. **Balcony and Terrace Enclosures.** All balconies and terraces as shown on the Council approved drawings and documents, must remain unenclosed, with no shutters, glazing, louvres or similar permanent structures other than those consistent with the relevant Brisbane City Plan 2000 – Residential Code (or the successors to that document)

and clearly depicted on the Council approved drawings. Further, consent of the Body Corporate must also be obtained, prior to seeking approval from the Brisbane City Council, to amend any Balcony or Terrace Enclosure.

### 13. Air Conditioning and Mechanical Plant Installations

- (a) No unscreened Air Conditioning units and Mechanical Plant installations are to be visible from another lot within the scheme or from any other properties neighbouring the scheme land; and
- (b) Any Air Conditioning units and Mechanical Plant installations which are required to be located on a roof, wall or garden areas are to be appropriately screened or shaped according to the acoustic requirements of the development and so as to integrate in a complimentary manner with the overall design of the roof, wall or garden area in which the installation is to be located.
- (c) A Proprietor or Occupier of a lot shall not install any externally mounted air conditioning or mechanical plant installations without the consent of the body corporate.

### 14. Fencing

- (a) Any fence which is located along a road frontage of the scheme shall be constructed and maintained to be either:
  - (i) A maximum height of 1.5 metres above the front alignment ground level, with greater than 50% transparency, or
  - (ii) A maximum height of 1.2 metres above the front alignment ground level.
- (b) A proprietor or occupier will not replace or alter the fences (including those contained within their lot) without the approval of the body corporate.

### 15. Driveways & Paths

- (a) A driveway to the garage/carport and a path to the front door of each unit is to be maintained and shall have a finish which softens the visual impact of these areas when viewed from the street.
- (b) The Driveways and Paths shall have a finish using one or a combination of:
  - (i) Grasspavers;
  - (ii) Coloured Aggregate;
  - (iii) Cement Pavers; and/or
  - (iv) Banding and patterns in the surface design.
- (c) The pathway is to be differentiated in colour and texture from the driveway surface.
- (d) A proprietor or occupier will not replace or resurface the driveways and paths (including those contained within their lot) without the approval of the body corporate.

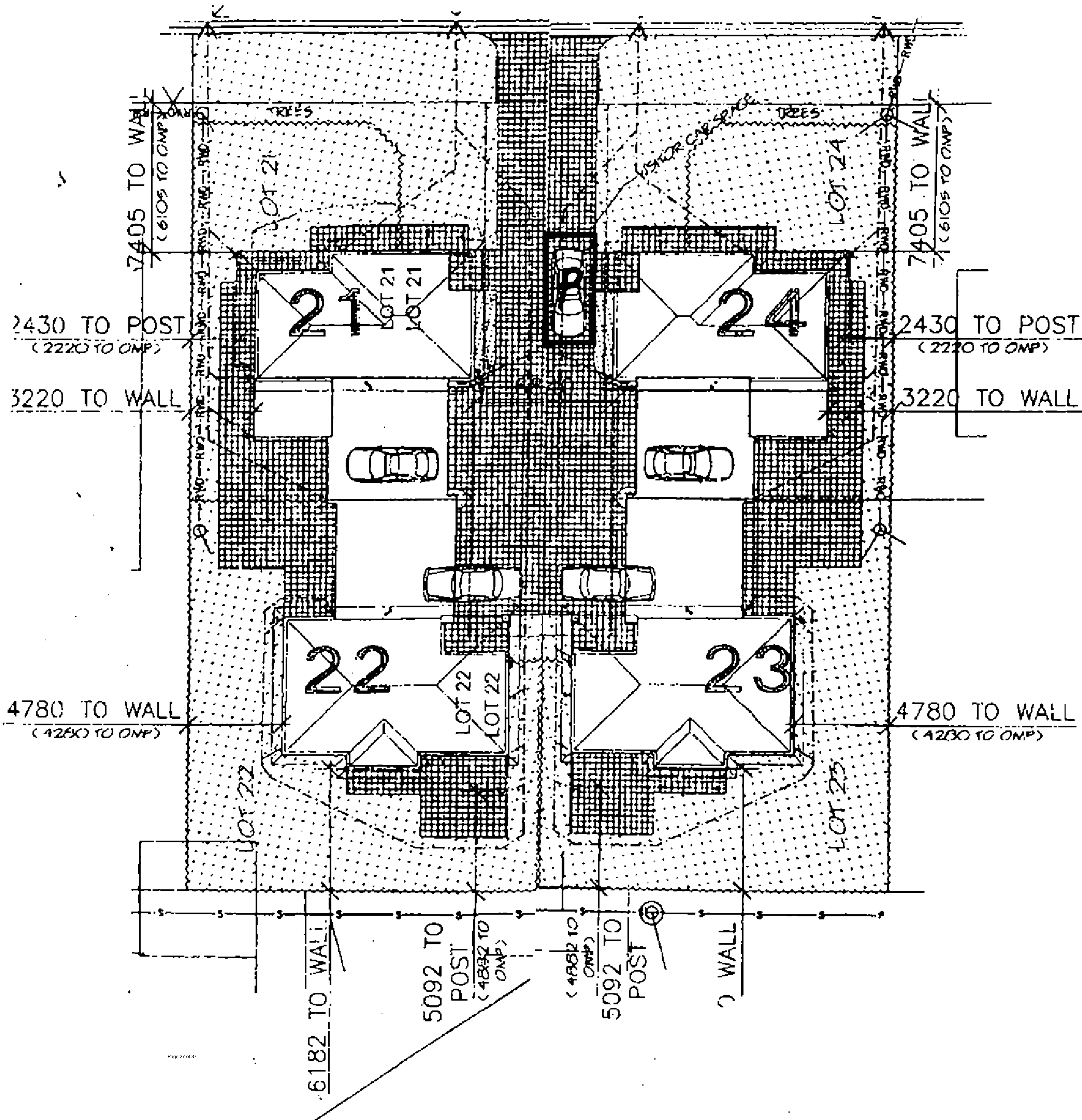
**SCHEDULE D OTHER DETAILS REQUIRED/PERMITTED TO BE INCLUDED**

Statutory Easement Part 6A Div 5 Land Title Act	Type of Statutory Easement	Lots Affected	Service Location Diagrams
Section 115N (Support)	Support	Lots 21, 22, 23, 24 and Common Property	N/A
Section 115O (Utility Services and Utility Infrastructure)	Drainage	Lots 21, 22, 23, 24	Plan B attached, Sheet 7
"	Water	Lots 21, 22, 23, 24	Plan B attached, sheet 5
•	Electricity	Lots 21, 22, 23, 24	Plan B attached, sheet 2
•	Telephone	Lots 21, 22, 23, 24	Plan B attached, sheet 3
•	Sewerage	Lots 21, 22, 23, 24	Plan B attached, sheet 6
•	Gas	Lots 21, 22, 23, 24	Plan B attached, sheet 4

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

Nil

"PLAN A"



Page 27 of 37

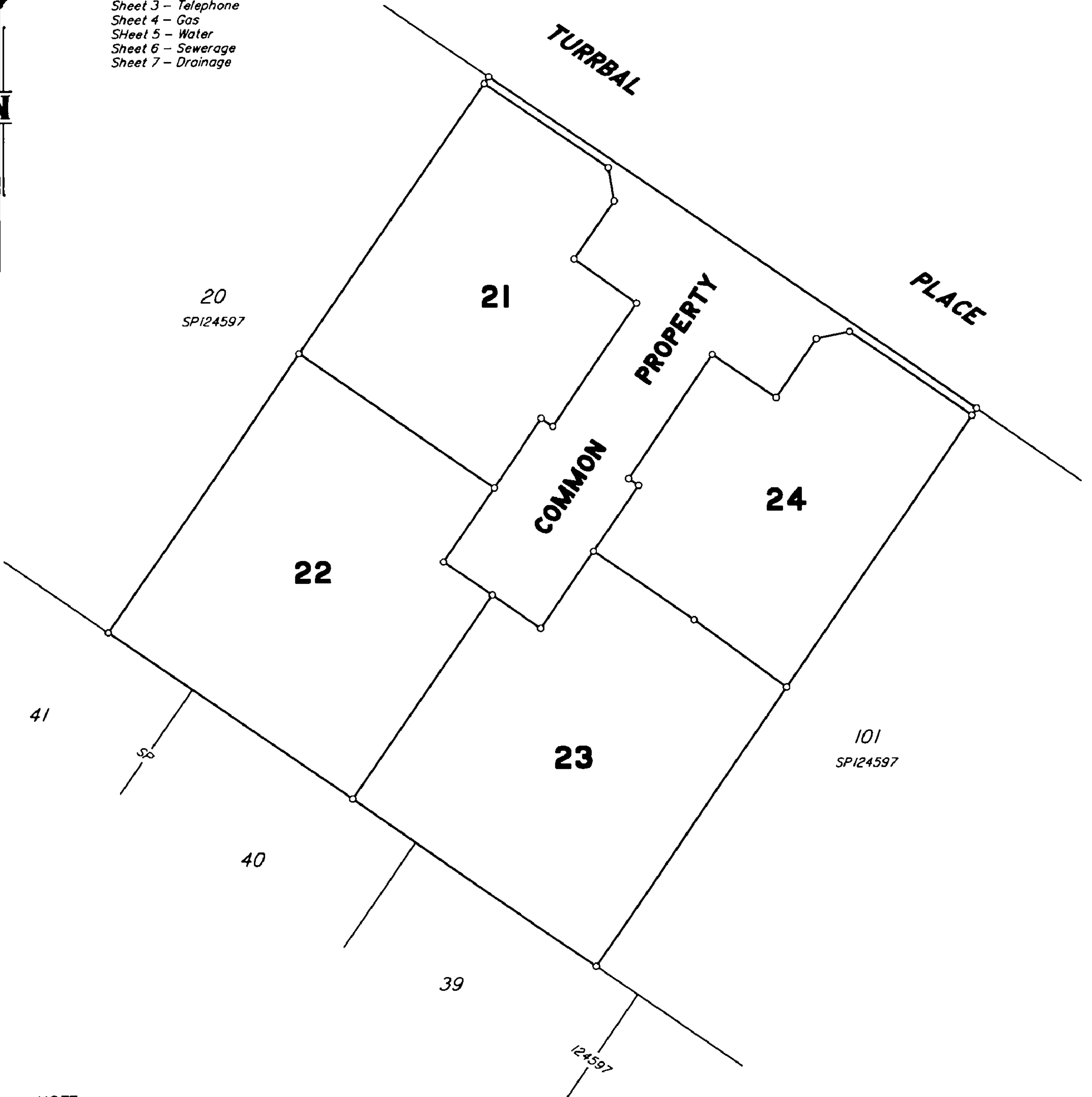
"PLAN B"

Service Location Diagrams

SEE PLANS ATTACHED



**NOTE:**  
Sheet 2 - Electricity  
Sheet 3 - Telephone  
Sheet 4 - Gas  
Sheet 5 - Water  
Sheet 6 - Sewerage  
Sheet 7 - Drainage



**NOTE:**  
All Services have been supplied by  
Clarendon Homes Qld Pty Ltd.

Page 23 of 37

0 12.5m 25m 37.5m  
0 50mm 100mm 150mm SCALE BAR

Notes: Services on this plan have been shown in accordance with Section 70 of the BCCM Act from information supplied by the relevant service provider.

NOTE: The scale bar above determines the size of the original plan. (A3)

**Service Location Diagram of  
Lots 21-24 & Common Property  
on SP179351  
"Garden Court 1 Aspley Keep"  
CTS**



**KFM PARTNERSHIP**  
Built Environment Consultants

Level 3  
99 Melbourne Street  
South Brisbane  
Queensland 4101  
PO Box 3916  
South Brisbane BC  
Queensland 4101  
P (07) 3842 1000  
F (07) 3842 1001  
e. info@kfm.com.au  
w. www.kfm.com.au



Client: GLEN ASPLEY JOINT VENTURE

Locality: ASPLEY

File / Plan: 246500M2 / JD 2465-00-093a

Local Auth: Brisbane C.C.

Drawn: MWP 12/10/2005

Checked: FED 13/10/05

Scale: 1:250 @ A3

**SD29**  
Sheet 1 of 7

**SERVICES LEGEND**

—SV—	DRAINAGE
—S—S—	SEWERAGE
—W—W—	WATER RETICULATION
—T—T—	TELEPHONE
—G—G—	GAS RETICULATION
—E—E—	ELECTRICITY
—TV—	COMPUTER DATA / TELEVISION

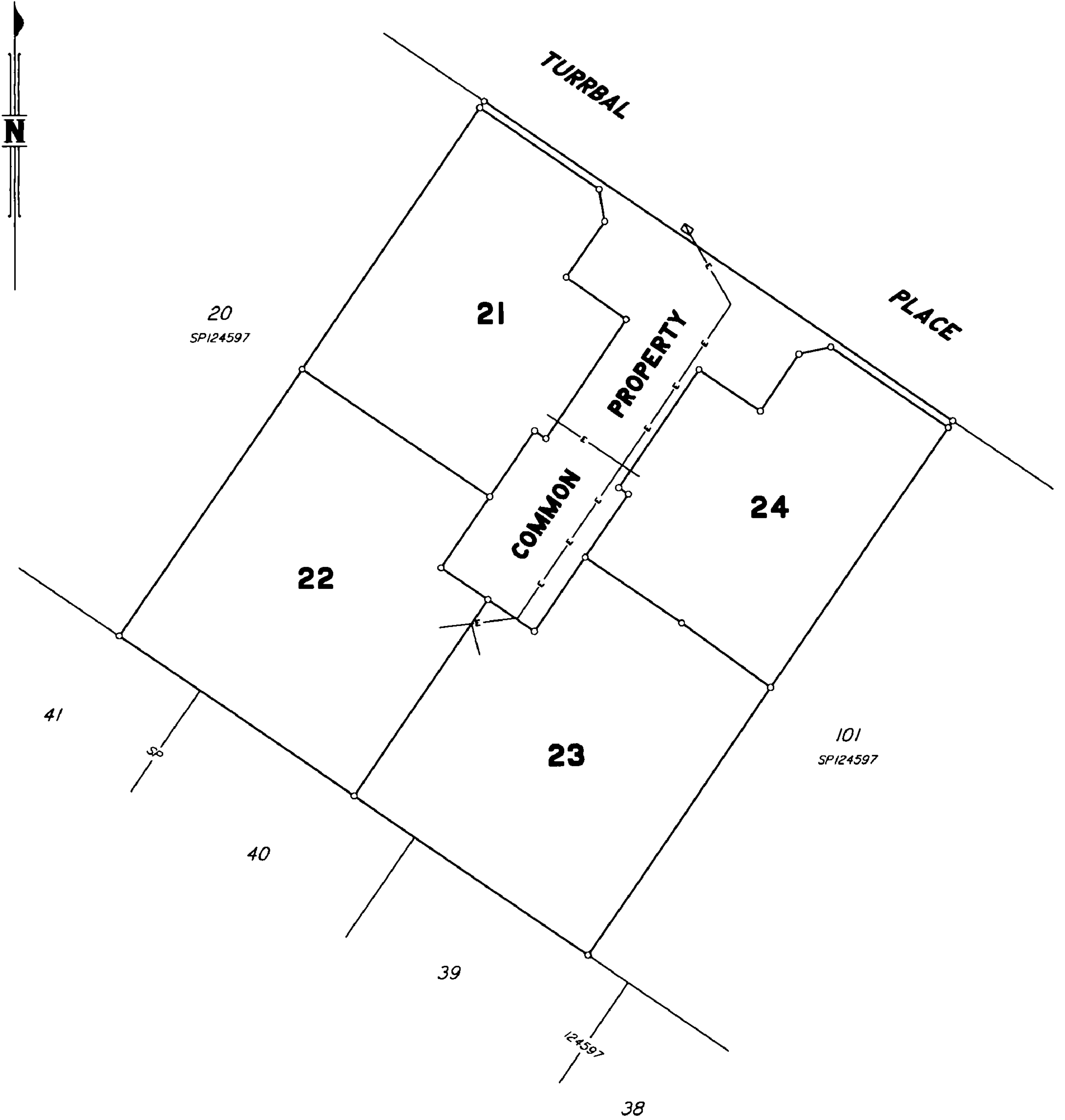
PARISH: KEDRON COUNTY: Stanley

Meridian: SP124597

Map: 9543-34333

Title:

# ELECTRICITY



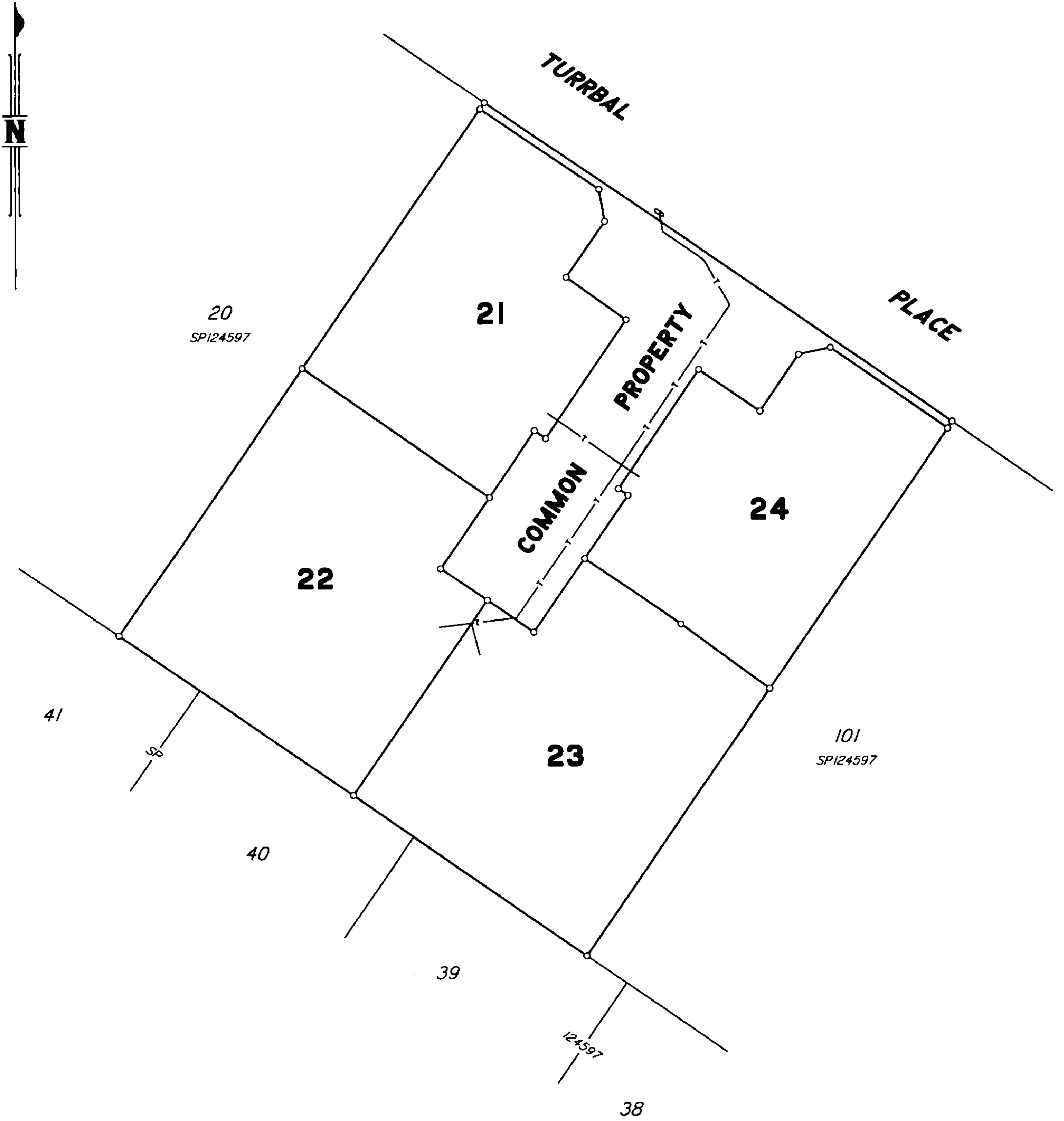
Page 30 of 37

### SERVICES LEGEND

- SV— DRAINAGE
- - - S - - - SEWERAGE
- W- WATER RETICULATION
- T- TELEPHONE
- GAS- GAS RETICULATION
- E- ELECTRICITY
- TV- COMPUTER DATA / TELEVISION

**SD29**  
Sheet 2 of 7

TELEPHONE



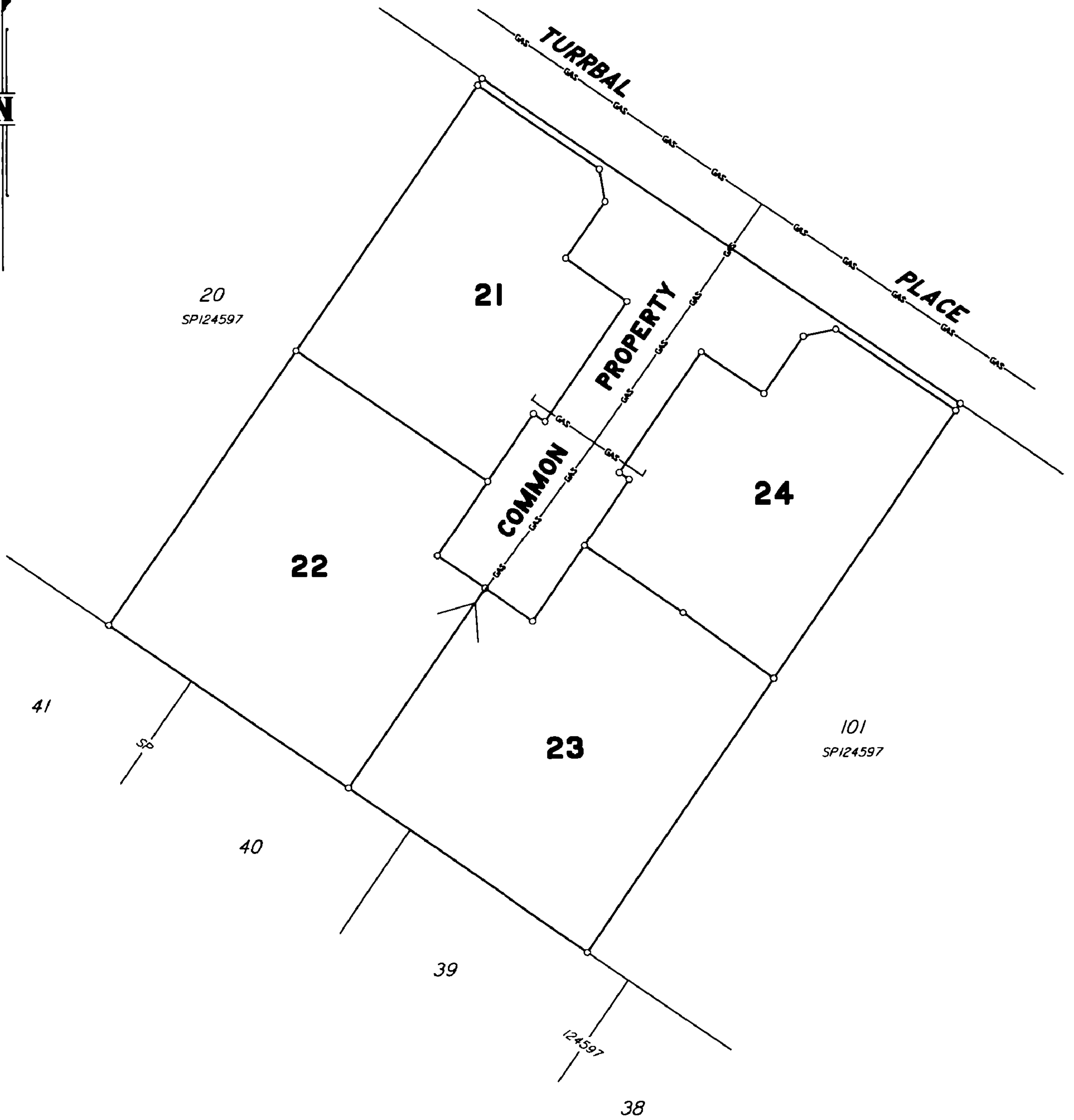
Page 31 of 37

**SERVICES LEGEND**

- SV— DRAINAGE
- S—S— SEWERAGE
- V—V— WATER RETICULATION
- T—T— TELEPHONE
- GAS— GAS RETICULATION
- E—E— ELECTRICITY
- TV— COMPUTER DATA / TELEVISION

**SD29**  
Sheet 3 of 7

GAS



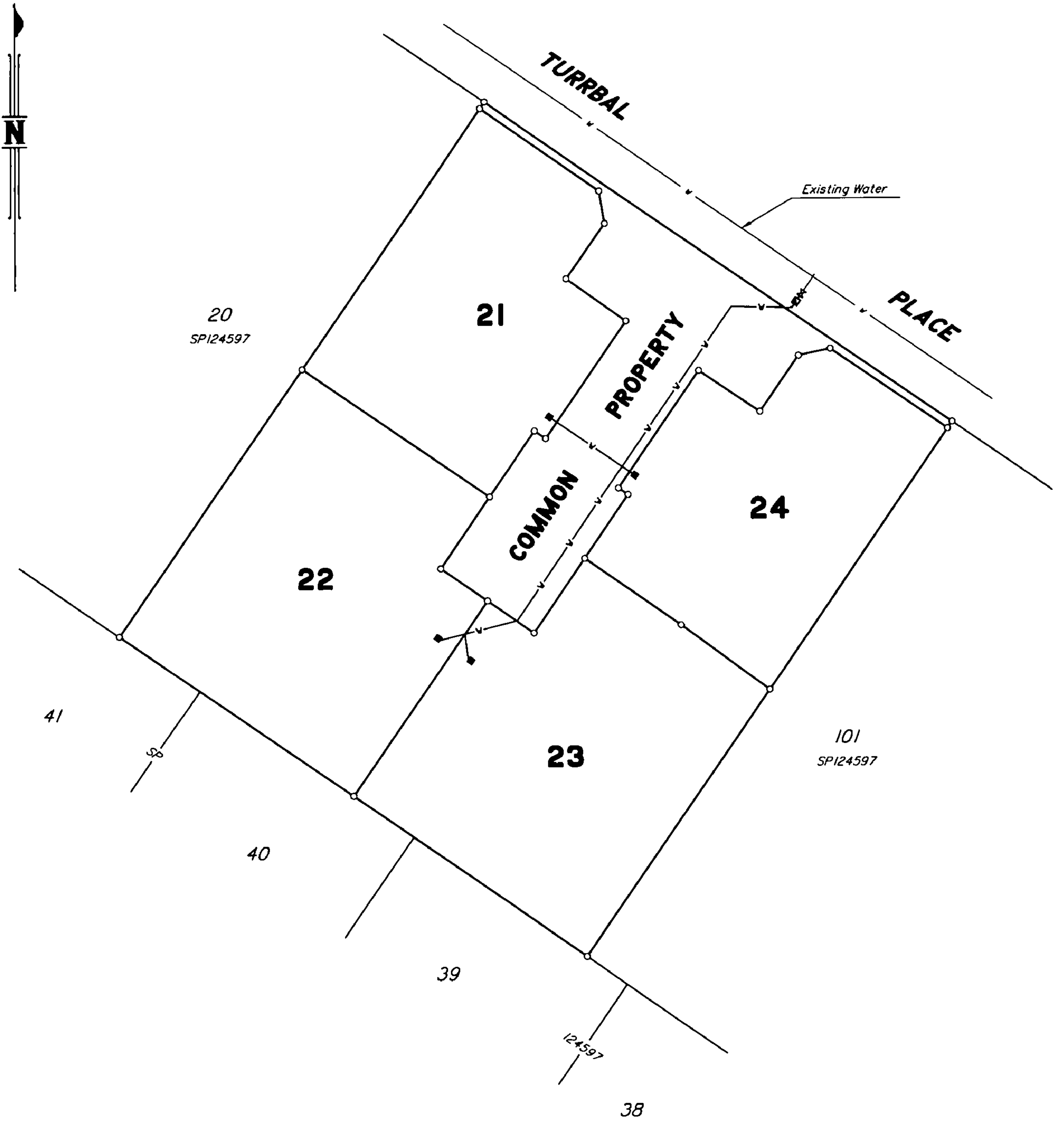
Page 32 of 37

**SERVICES LEGEND**

- S—S— DRAINAGE
- S—S— SEWERAGE
- V—V— WATER RETICULATION
- T—T— TELEPHONE
- GAS— GAS RETICULATION
- E—E— ELECTRICITY
- TV— TV— COMPUTER DATA / TELEVISION

**SD29**  
Sheet 4 of 7

WATER

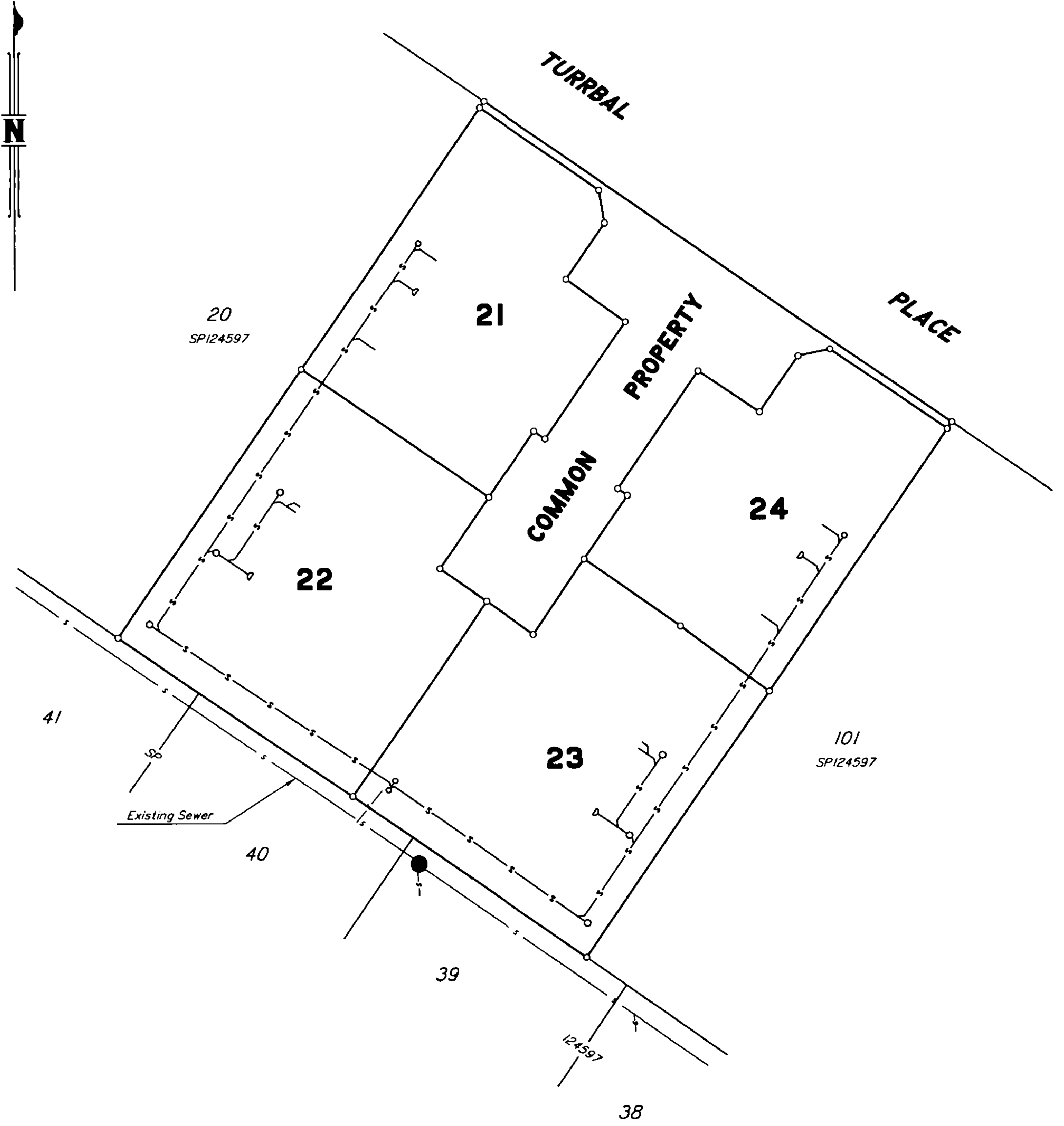


Page 33 of 37

SERVICES LEGEND	
—SV—	DRAINAGE
—S—S—	SEWERAGE
—V—V—	WATER RETICULATION
—T—T—	TELEPHONE
—GAS—	GAS RETICULATION
—E—E—	ELECTRICITY
—TV—	COMPUTER DATA / TELEVISION

**SD29**  
Sheet 5 of 7

SEWERAGE

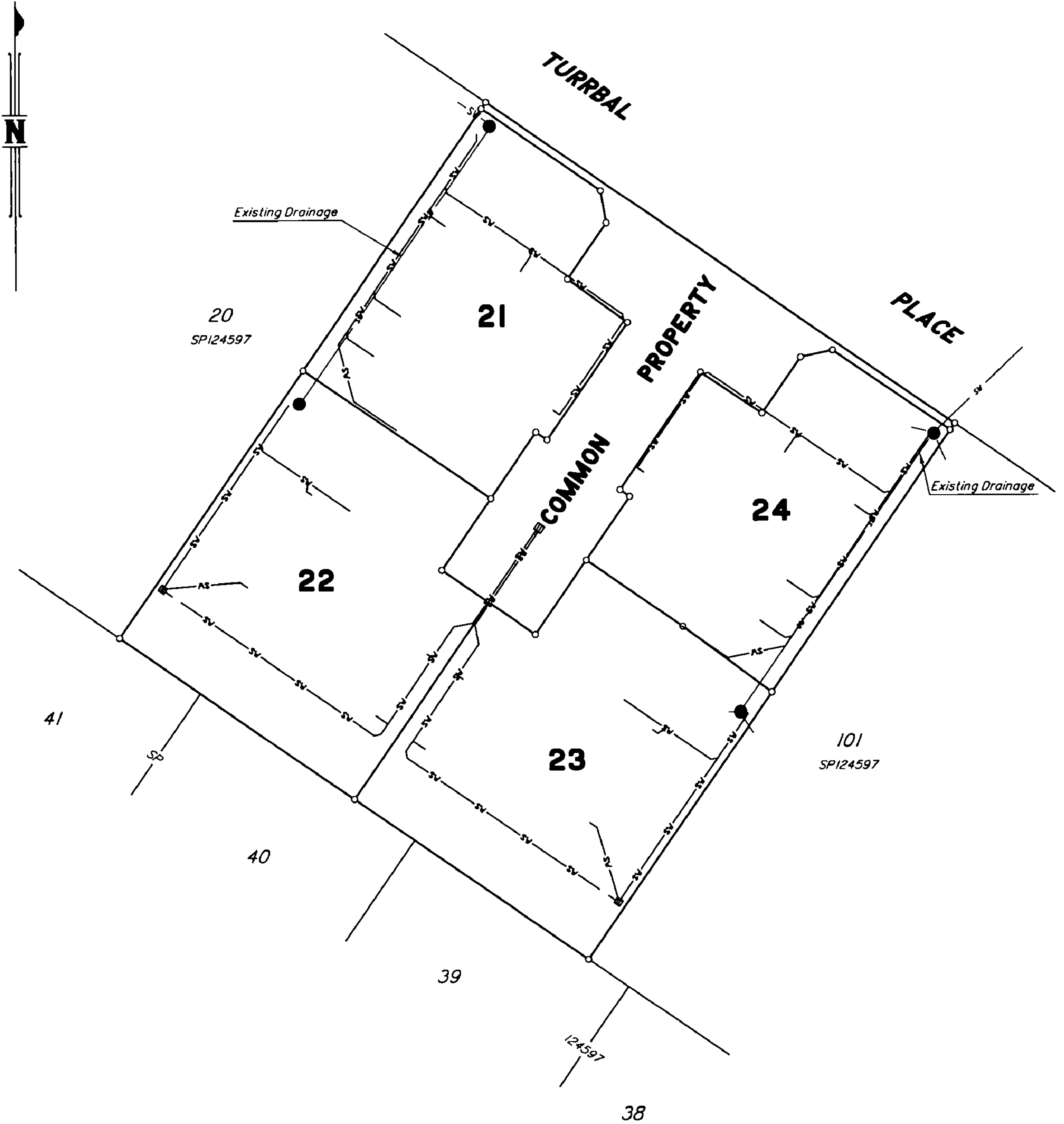


Page 34 of 37

SERVICES LEGEND	
—SV—	DRAINAGE
—S—S—	SEWERAGE
—W—W—	WATER RETICULATION
—T—T—	TELEPHONE
—GAS—	GAS RETICULATION
—E—E—	ELECTRICITY
—TV—	COMPUTER DATA / TELEVISION

**SD29**  
 Sheet 6 of 7

DRAINAGE



Page 35 of 37

**SERVICES LEGEND**

—SV—	DRAINAGE
—S—S—	SEWERAGE
—V—V—	WATER RETICULATION
—T—T—	TELEPHONE
—GAS—	GAS RETICULATION
—E—E—	ELECTRICITY
—TV—	COMPUTER DATA / TELEVISION

**SD29**  
 Sheet 7 of 7

## **Maintenance responsibilities in a SFP**



The information in this flyer is only relevant for bodies corporate regulated by the BCCM Act and with lots surveyed under a standard format plan of survey (SFP) and in the absence of any relevant exclusive use allocations. Warning – responsibilities are different in a building format plan of survey (BFP) and are not discussed in this flyer.

### **Lots in a standard format plan of survey**

Lots in a standard format plan of survey are defined by “surveyor pegs”. That is, the lot boundaries are defined by lines on a survey plan that relate directly to areas on the scheme land. The lot owner is generally responsible for the maintenance of anything and everything that lies within the boundary of the lot. The Act requires that the owner of a lot included in the scheme must maintain the lot in good condition and must keep the lot in a clean and tidy condition those parts of the lot readily observable from another lot or common property. There are two notable exceptions to the maintenance responsibility – fencing at the lot boundary and utility infrastructure. The Dividing Fences Act remains applicable to a body corporate in the way described below.

### **Perimeter boundary fencing**

Some lots in a standard format plan of survey may have a lot boundary that is also the perimeter boundary of the scheme land. The maintenance responsibility for the perimeter boundary fence that lies between such a lot and an adjoining property is shared equally between the adjoining property owner and the body corporate (and not the affected lot owner). In the case of a perimeter boundary fence that adjoins crown land (e.g. footpath), the body corporate has full responsibility if such a perimeter boundary fence exists.

### **Lot – Lot boundary fencing**

Maintenance of a dividing fence between two lots is shared equally between the lot owners. The fencing can be changed at any time subject to agreement between the two lot owners and provided no by-laws are contravened.

### **Common property – Lot boundary fencing**

Maintenance of a dividing fence between a lot and common property is shared equally between the lot owner and the body corporate. The fencing can be changed at any time subject to agreement between the lot owner and the body corporate and provided no by-laws are contravened and subject to appropriate body corporate resolutions.

### **Gates**

If the body corporate requires access to a lot for routine maintenance purposes, then one or more gates might exist in the fence line. If the lot owner also uses the same gate, then the maintenance costs of the gates should be shared equally. However, if the body corporate does not need any access, then the maintenance responsibility for the gate(s) is borne fully by the lot owner. (s21-2 Dividing Fences Act)

### **Retaining walls**

Retaining walls are not classed as fences under the Dividing Fences Act. Retaining walls are mostly built to support built up or excavated earth. They are normally not a matter of joint responsibility for neighbours as they are usually benefit one neighbour more than the other.

### **Utility infrastructure**

Relevant utility infrastructure for a lot would typically include sewage, drainage and water. The pipes and cabling that service the lot and only that lot are the responsibility of the lot owner. This responsibility ends at the boundary of the lot or earlier if the pipes and cabling intersect with utility infrastructure that is shared with one or more other lots. (There are exceptions but these are usually only relevant for building format plan of survey)

### **Lot – lot common walls and shared roofing and guttering**

Some schemes comprise townhouses that are co-joined through common walls and roofing with shared guttering and drainage. The body corporate is responsible for the guttering and drainage as it services more than 1 lot. The lot owner is responsible for the roofing. This can cause issues when neighbours do not maintain their lot adequately.

### **Disclaimer**

Tracsafe's information flyer is generic and limited to information that could be expected of a competent body corporate manager. The BCCM Commissioner can be consulted for free by phoning 1800060119. Legal advice from a body corporate specialist lawyer is another option. The information in this flyer was largely based on –  
 Body Corporate and Community Management Act 1997 (6/6/24)  
 Body Corporate and Community Management (Standard Module) Regulation 2020 (1/5/24)  
 Neighbourhood Disputes (Dividing Fences and Trees) Act 2011 (26/4/24)

**LOT LEDGER STATEMENT ISSUED ON 13-04-2026**  
**Body Corporate for Garden Court 1 Aspley Keep CTS 35157**  
**LOT 23 (Unit 03)**

Owner(s): Margaret Davidson, Stewart Davidson

Address for service: Unit 3, 13 Turrbal Place, Aspley 4034

**ABN 56792719472.**

Period	Prior Transactions	Date	Amount	Balance
-	Opening Balance this financial year	28-02-2026	-	-700.00
01.03.26-31.05.26	Contribution Instalment - STD - ADMIN	01-03-2026	500.00	-200.00
01.03.26-31.05.26	Contribution Instalment - STD - SINKING	01-03-2026	200.00	0.00

**YOU HAVE NOTHING TO PAY**

As per the Act, payments receipted are applied to the lot ledger on the date receipted in the order - penalties owing, levies outstanding, and lastly debts.

**PAYMENT METHODS** (Payment is effected on the date that electronic funds are credited or the date a valid cheque is received)

EFT: Account name = Garden Court 1 Aspley Keep CTS 35157

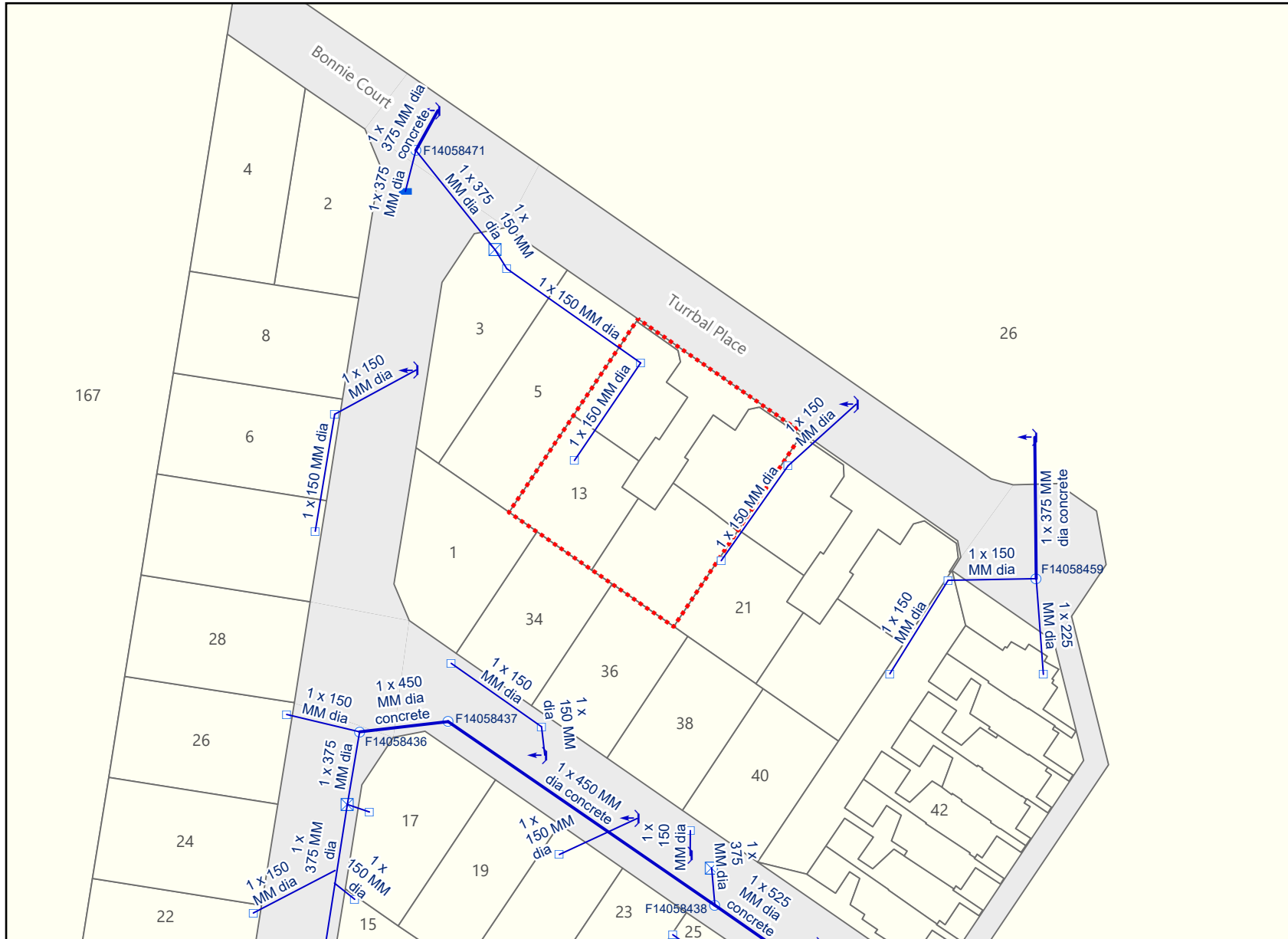
EFT: BANK = ANZ BSB = 014209 Account number = 316464063 Reference = LOT23

CHEQUE: PAYEE = Garden Court 1 Aspley Keep CTS 35157 (write lot number on back of cheque)

CHEQUE: POSTAL ADDRESS = Unit1 13 Turrbal Place Aspley 4034 Australia



**Job # 52824295**  
**Seq # 270929400**  
 Provider: Brisbane City Council  
 Telephone: (07) 3403 8888



### Legend

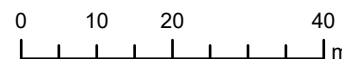
- ⋯ BYDA Enquiry
- Stormwater Network**
- Stormwater Drain
- Stormwater Gully / Roofwater Connection
- Stormwater Maintenance Hole
- Stormwater Roofwater Pit
- Stormwater Gully Pit
- ⊠ Stormwater Field Inlet
- ↔ Pipe End Outlet

**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.  
 Data must not be used for direct marketing or be used in breach of the privacy laws.

Copyright of data is as follows:  
 Cadastre and Street Names © 2020 State of Queensland (Department of Natural Resources, Mines and Energy)

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  
 08/04/26 (valid for 30 days)



Scale 1:1,000



Plans generated by SmarterWX™ Automate






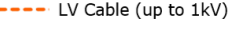
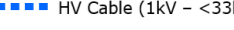
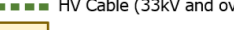
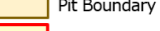



### BYDA

Sequence: 270929403  
Date: 08/04/2026

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

#### 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.













BYDA

Sequence: 270929403  
Date: 08/04/2026

Scale: 1:500  
Tile No: 1

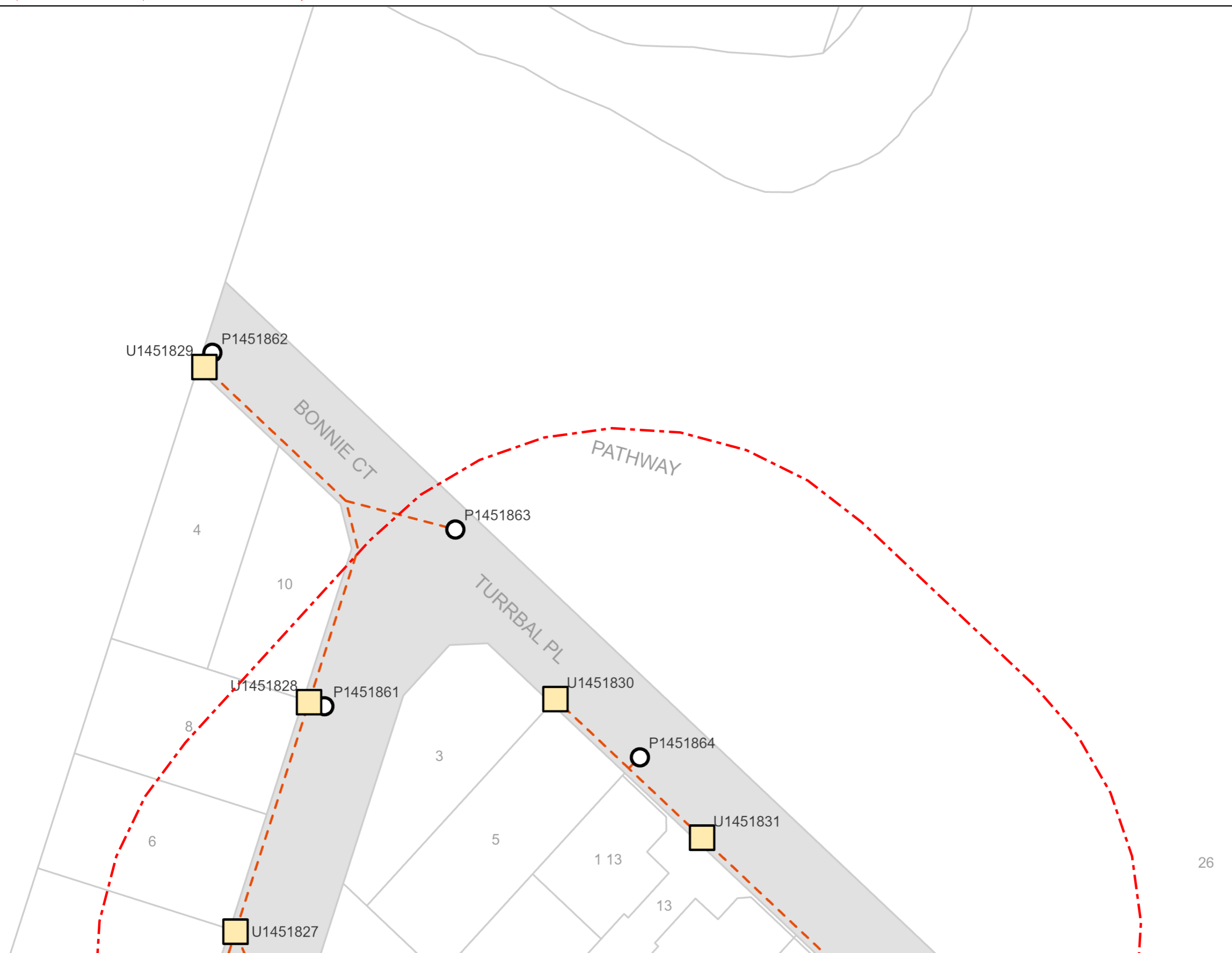
LEGEND

-  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.















BYDA

Sequence: 270929403  
Date: 08/04/2026  
Scale: 1:500  
Tile No: 2

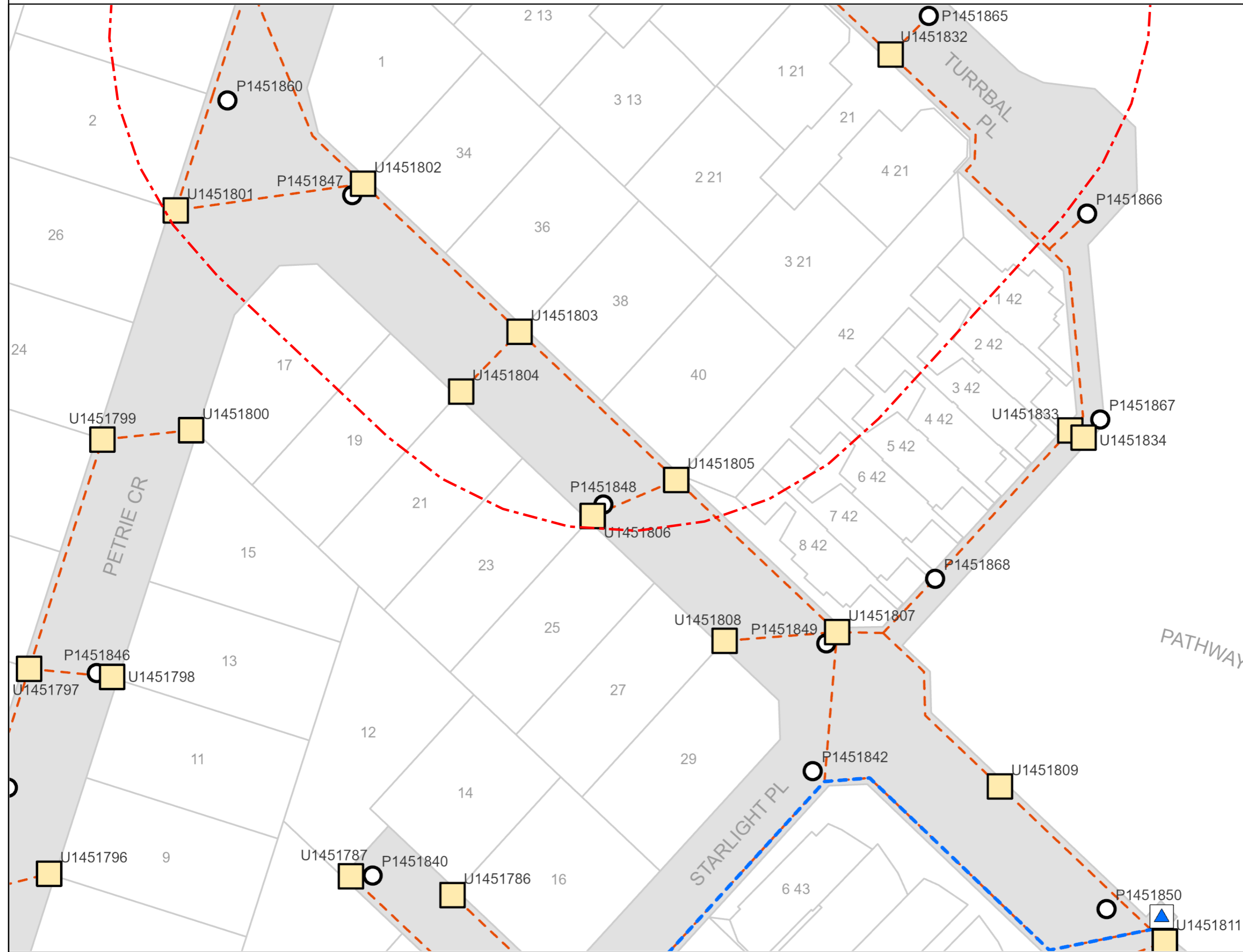
LEGEND

-  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.

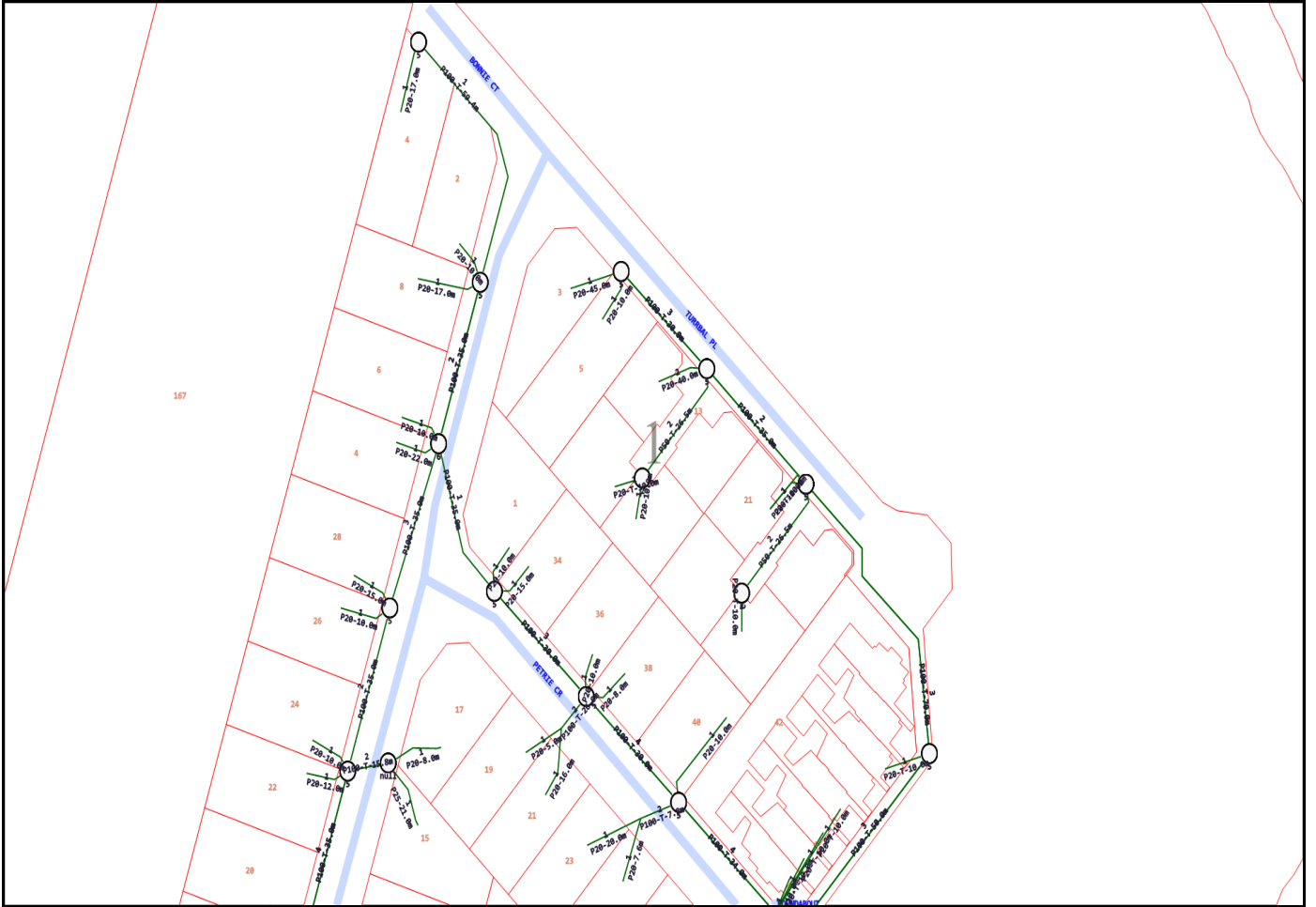




## LEGEND



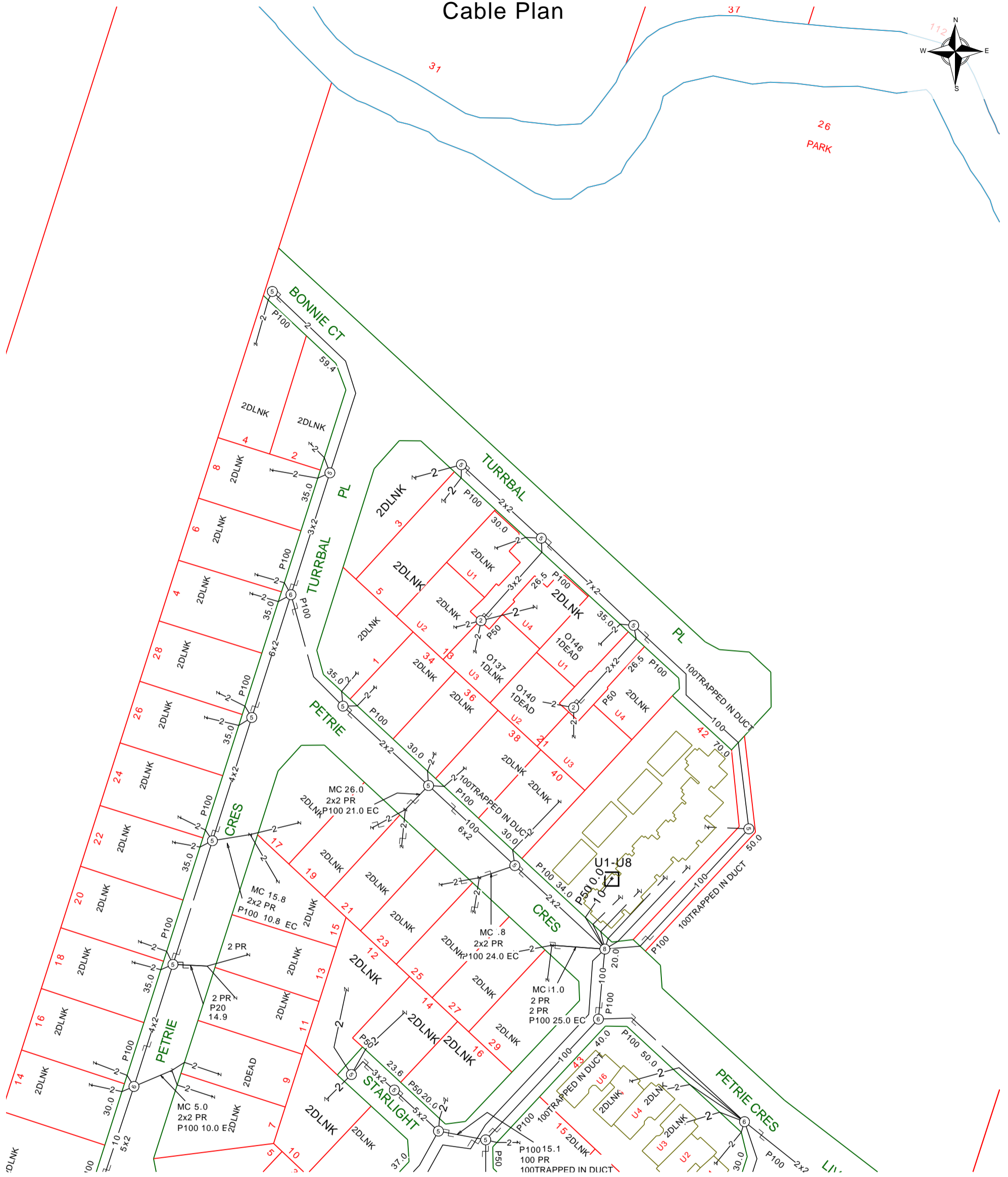
	Parcel and the location
	Pit with size "5"
	Power Pit with size "2E". Valid PIT Size: e.g. 2E, 5E, 6E, 8E, 9E, E, null.
	Manhole
	Pillar
	Cable count of trench is 2. One "Other size" PVC conduit (PO) owned by Telstra (-T-), between pits of sizes, "5" and "9" are 25.0m apart. One 40mm PVC conduit (P40)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

# Cable Plan



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: 270929404

Please read Duty of Care prior to any excavating

TELSTRA LIMITED A.C.N. 086 174 781

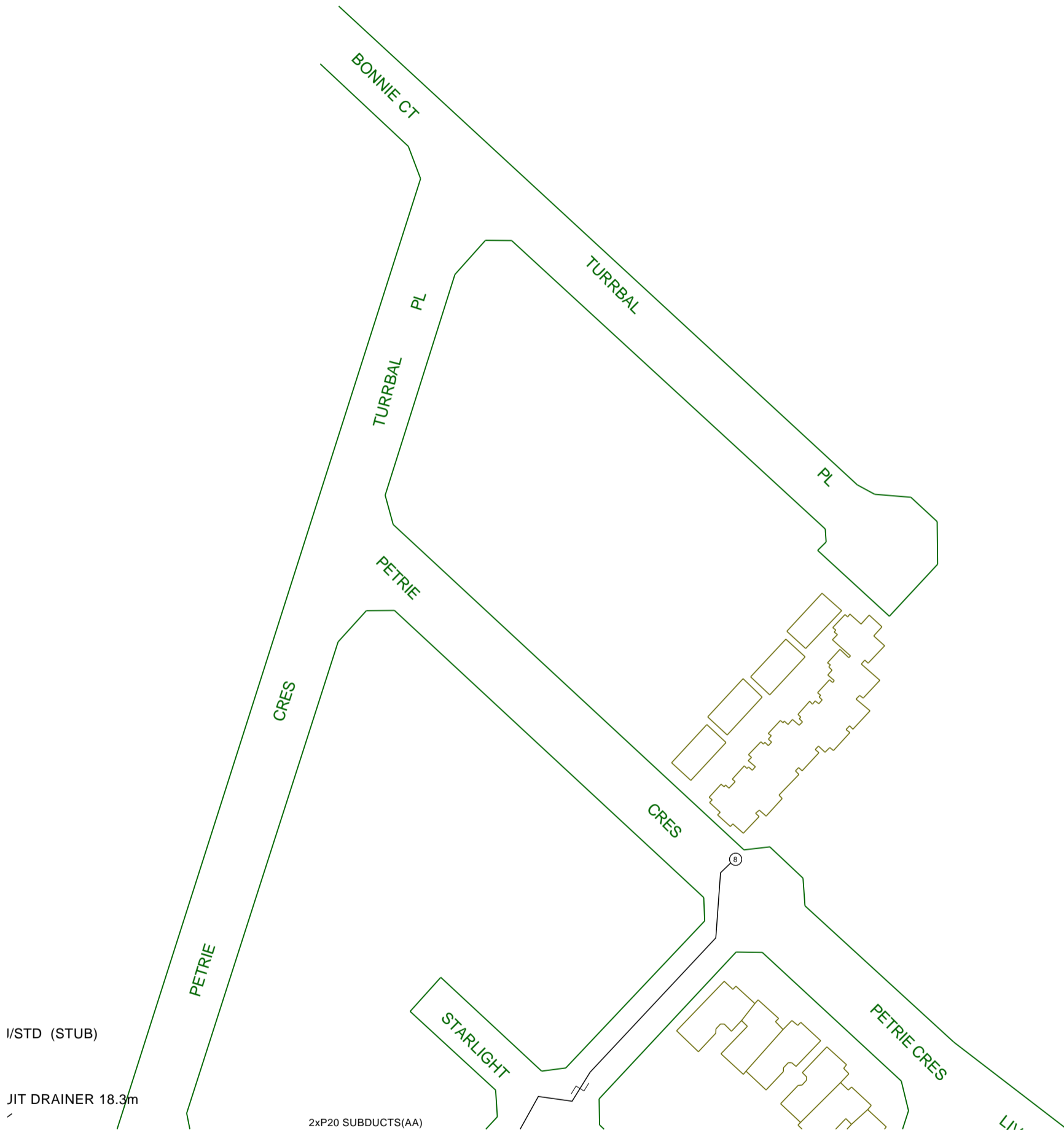
Generated On 08/04/2026 11:16:28

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.

# Mains Cable Plan



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: 270929404

Please read Duty of Care prior to any excavating

TELSTRA LIMITED A.C.N. 086 174 781

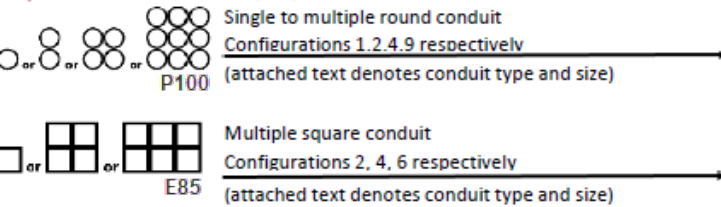
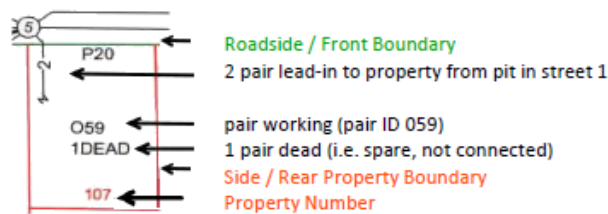
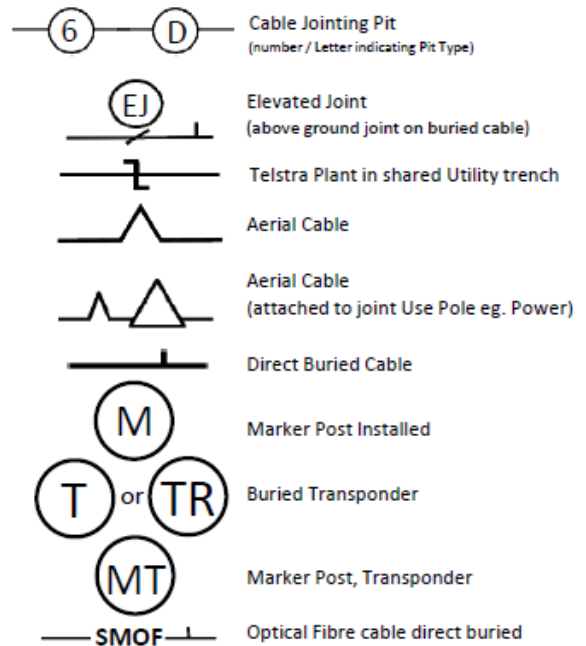
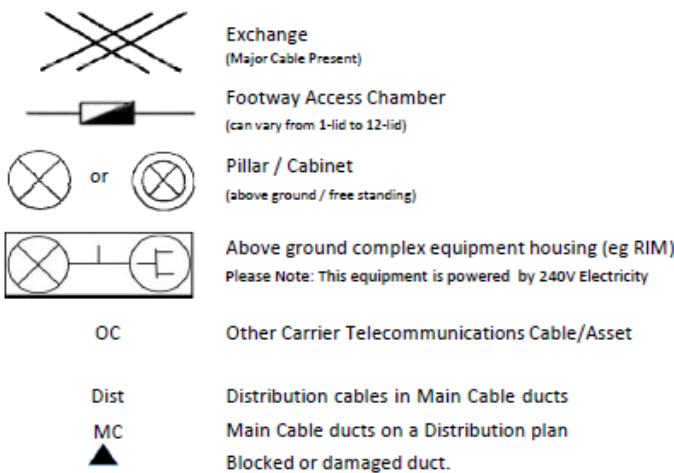
Generated On 08/04/2026 11:16:29

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.

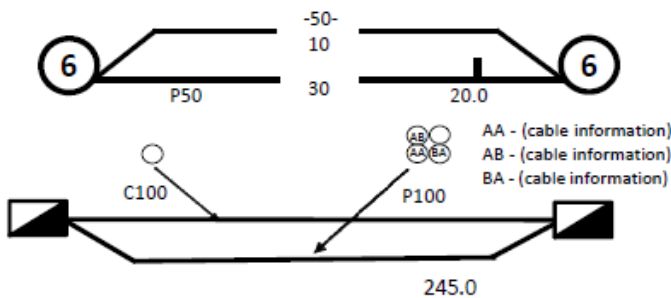
# LEGEND



Some examples of conduit type and size:

A - Asbestos cement, P - PVC / Plastic, C - Concrete,  
GI - Galanised 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 6-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

## Protect our Network:

by maintaining the following distances from our assets:

- 1.0m Mechanical Excavators, Farm Ploughing, Tree Removal
- 500mm Vibrating Plate or Wacker Packer Compactor
- 600mm Heavy Vehicle Traffic (over 3 tonnes) not to be driven across Telstra ducts or plant.
- 1.0m Jackhammers/Pneumatic Breakers
- 2.0m Boring Equipment (in-line, horizontal and vertical)

For more info contact a [CERTLOC Certified Locating Organisation \(CLO\)](#) or Telstra Location Intelligence Team 1800 653 935