



Seller Disclosure Report

Seller(s)

EMMA DALE

Property Address

UNIT 6
9 ZENITH AVENUE
CHERMSIDE QLD 4032

Prepared on

Thursday, 6 August 2026

Enquire Now
searchassist.com.au



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 EMMA DALE

Property address UNIT 6
(referred to as the 9 ZENITH AVENUE
"property" in this CHERMSIDE QLD 4032
statement)

Lot on plan description LOT 6 ON SP236028

Community titles Is the property part of a community titles scheme or a BUGTA scheme:
scheme or 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.
Unregistered encumbrances (excluding statutory encumbrances)	There are encumbrances not registered on the title that will continue to affect the property after settlement. ☐ Yes ☒ No Note—If the property is part of a community titles scheme or a BUGTA scheme it may be subject to and have the benefit of statutory easements that are NOT required to be disclosed. Unregistered lease (if applicable) If the unregistered encumbrance is an unregistered lease, the details of the agreement are as follows: » the start and end day of the term of the lease: Not applicable » the amount of rent and bond payable: Not applicable » whether the lease has an option to renew: Not applicable Other unregistered agreement in writing (if applicable) If the unregistered encumbrance is created by an agreement in writing, and is not an unregistered lease, a copy of the agreement is given, together with relevant plans, if any. ☐ Yes Unregistered oral agreement (if applicable) If the unregistered encumbrance is created by an oral agreement, and is not an unregistered lease, the details of the agreement are as follows: Not applicable
Statutory encumbrances	There are statutory encumbrances that affect the property. ☒ Yes ☐ No If Yes, the details of any statutory encumbrances are as follows: All statutory rights relating to water supply, sewerage, drainage, electricity, telephone and other installations, services or utilities in, passing through or over the Land, whether or not protected by registered easement. Refer to the attached Annexure: Statutory Encumbrances Summary
Residential tenancy or rooming accommodation agreement	The property has been subject to a residential tenancy agreement or a rooming accommodation agreement under the <i>Residential Tenancies and Rooming Accommodation Act 2008</i> during the last 12 months. ☐ Yes ☒ No If Yes, when was the rent for the premises or each of the residents' rooms last increased? <i>(Insert date of the most recent rent increase for the premises or rooms)</i> Not applicable Note—Under the <i>Residential Tenancies and Rooming Accommodation Act 2008</i> the rent for a residential premises may not be increased earlier than 12 months after the last rent increase for the premises. As the owner of the property, you may need to provide evidence of the day of the last rent increase. You should ask the seller to provide this evidence to you prior to settlement.

Part 3 – Land use, planning and environment

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

Zoning	The zoning of the property is (Insert zoning under the planning scheme, the <i>Economic Development Act 2012</i> ; the <i>Integrated Resort Development Act 1987</i> ; the <i>Mixed Use Development Act 1993</i> ; the <i>State Development and Public Works Organisation Act 1971</i> or the <i>Sanctuary Cove Resort Act 1985</i> , as applicable):	
	HDR2 High Density Residential (up to 15 Storeys)	
Transport proposals and resumptions	The lot is affected by a notice issued by a Commonwealth, State or local government entity and given to the seller about a transport infrastructure proposal* to: locate transport infrastructure on the property; or alter the	☐ Yes ☒ No
	The lot is affected by a notice of intention to resume the property or any part of the property. <i>If Yes, a copy of the notice, order, proposal or correspondence must be given by the seller.</i>	☐ Yes ☒ No
* <i>Transport infrastructure</i> has the meaning defined in the <i>Transport Infrastructure Act 1994</i> . A proposal means a resolution or adoption by some official process to establish plans or options that will physically affect the property.		
Contamination and environmental protection	The property is recorded on the Environmental Management Register or the Contaminated Land Register under the <i>Environmental Protection Act</i>	☐ Yes ☒ No
	The following notices are, or have been, given: A notice under section 408(2) of the <i>Environmental Protection Act 1994</i> (for example, land is contaminated, show cause notice, requirement for site investigation, clean up notice or site management plan).	☐ Yes ☒ No
	A notice under section 369C(2) of the <i>Environmental Protection Act 1994</i> (the property is a place or business to which an environmental enforcement order applies).	☐ Yes ☒ No
	A notice under section 347(2) of the <i>Environmental Protection Act 1994</i> (the property is a place or business to which a prescribed transitional environmental program applies).	☐ Yes ☒ No
Trees	There is a tree order or application under the <i>Neighbourhood Disputes (Dividing Fences and Trees) Act 2011</i> affecting the property. If Yes , a copy of the order or application must be given by the seller.	☐ Yes ☒ No
Heritage	The property is affected by the <i>Queensland Heritage Act 1992</i> or is included in the World Heritage List under the <i>Environment Protection and Biodiversity Conservation Act 1999</i> (Cwlth).	☐ Yes ☒ No
Flooding	Information about whether the property is affected by flooding or another natural hazard or within a natural hazard overlay can be obtained from the relevant local government and you should make your own enquires. Flood information for the property may also be available at the FloodCheck Queensland portal or the Australian Flood Risk Information portal.	
Vegetation, habitats and protected plants	Information about vegetation clearing, koala habitats and other restrictions on development of the land that may apply can be obtained from the relevant State government agency.	

Part 4 – Buildings and structures

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

Swimming pool	There is a relevant pool for the property. If a community titles scheme or a BUGTA scheme – a shared pool is located in the scheme. Pool compliance certificate is given. OR Notice of no pool safety certificate is given	☐ Yes ☐ Yes ☐ Yes ☐ Yes	☒ No ☒ No ☒ No ☒ No
Unlicensed building work under owner builder permit	Building work was carried out on the property under an owner builder permit in the last 6 years. <i>A notice under section 47 of the Queensland Building and Construction Commission Act 1991 must be given by the seller and you may be required to sign the notice and return it to the seller prior to signing the contract.</i>	☐ Yes	☒ No
Notices and orders	There is an unsatisfied show cause notice or enforcement notice under the <i>Building Act 1975</i>, section 246AG, 247 or 248 or under the <i>Planning Act 2016</i>, section 167 or 168. The seller has been given a notice or order, that remains in effect, from a local, State or Commonwealth government, a court or tribunal, or other competent authority, requiring work to be done or money to be spent in relation to the property. If Yes, a copy of the notice or order must be given by the seller.	☐ Yes ☐ Yes	☒ No ☒ No
Building Energy Efficiency Certificate	If the property is a commercial office building of more than 1,000m², a Building Energy Efficiency Certificate is available on the Building Energy Efficiency Register.		
Asbestos	The seller does not warrant whether asbestos is present within buildings or improvements on the property. Buildings or improvements built before 1990 may contain asbestos. Asbestos containing materials (ACM) may have been used up until the early 2000s. Asbestos or ACM may become dangerous when damaged, disturbed, or deteriorating. Information about asbestos is available at the Queensland Government Asbestos Website (asbestos.qld.gov.au) including common locations of asbestos and other practical guidance for homeowners.		

Part 5 – Rates and services

WARNING TO BUYER – The amount of charges imposed on you may be different to the amount imposed on the seller.

Rates	Whichever of the following applies—
	The total amount payable* for all rates and charges (without any discount) for the property as stated in the most recent rate notice is:
	Amount: \$523.84 Date Range: 01.07.26 - 30.09.26
	OR
	The property is currently a rates exempt lot. ** ☐
	OR
	The property is not rates exempt but no separate assessment of rates is issued by a local government for the property. ☐

*Concessions: A local government may grant a concession for rates. The concession will not pass to you as buyer unless you meet the criteria in section 120 of the *Local Government Regulation 2012* or section 112 of the *City of Brisbane Regulation 2012*.

** An exemption for rates applies to particular entities. The exemption will not pass to you as buyer unless you meet the criteria in section 93 of the *Local Government Act 2009* or section 95 of the *City of Brisbane Act 2010*.

Water	Whichever of the following applies—
	The total amount payable as charges for water services for the property as indicated in the most recent water services notice* is:
	Amount: \$282.88 Date Range: 18/03/26 - 18/06/26
	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: Not applicable Date Range: Not applicable

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

Part 6 – Community titles schemes and BUGTA schemes

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

WARNING TO BUYER – If the property is part of a community titles scheme or a BUGTA scheme and you purchase the property, you will become a member of the body corporate for the scheme with the right to participate in significant decisions about the scheme and you will be required to pay contributions towards the body corporate’s expenses in managing the scheme. You will also be required to comply with the by-laws. By-laws will regulate your use of common property and the lot.
For more information about living in a body corporate and your rights and obligations, contact the Office of the Commissioner for Body Corporate and Community Management.

Body Corporate and Community Management Act 1997	The property is included in a community titles scheme. (If Yes, complete the information below)	☒ Yes	☐ No
Community Management Statement	A copy of the most recent community management statement for the scheme as recorded under the <i>Land Title Act 1994</i> or another Act is given to the buyer. Note —If the property is part of a community titles scheme, the community management statement for the scheme contains important information about the rights and obligations of owners of lots in the scheme including matters such as lot entitlements, by-laws and exclusive use areas.	☒ Yes	
Body Corporate Certificate	A copy of a body corporate certificate for the lot under the Body Corporate and Community Management Act 1997, section 205(4) is given to the buyer. If No — An explanatory statement is given to the buyer that states: » a copy of a body corporate certificate for the lot is not attached; and » the reasons under section 6 of the <i>Property Law Regulation 2024</i> why the seller has not been able to obtain a copy of the body corporate certificate for the lot.	☒ Yes ☐ Yes	☐ No
Statutory Warranties	Statutory Warranties —If you enter into a contract, you will have implied warranties under the <i>Body Corporate and Community Management Act 1997</i> relating to matters such as latent or patent defects in common property or body corporate assets; any actual, expected or contingent financial liabilities that are not part of the normal operating costs; and any circumstances in relation to the affairs of the body corporate that will materially prejudice you as owner of the property. There will be further disclosure about warranties in the contract.		
Building Units and Group Titles Act 1980	The property is included in a BUGTA scheme (If Yes, complete the information below)	☐ Yes	☒ No
Body Corporate Certificate	A copy of a body corporate certificate for the lot under the <i>Building Units and Group Titles Act 1980</i> , section 40AA(1) is given to the buyer. If No — An explanatory statement is given to the buyer that states: » a copy of a body corporate certificate for the lot is not attached; and » the reasons under section 7 of the <i>Property Law Regulation 2024</i> why the seller has not been able to obtain a copy of the body corporate certificate for the lot. Note —If the property is part of a BUGTA scheme, you will be subject to by-laws approved by the body corporate and other by-laws that regulate your use of the property and common property.	☐ Yes ☐ Yes	☒ No

Signatures – SELLER



Signature of seller

Emma Dale

Name of seller

10/8/2026 | 9:31 AM AEST

Date

Signature of seller

Name of seller

Date

Signatures – BUYER

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

Signature of buyer

Name of buyer

Date

Signature of buyer

Name of buyer

Date



Current Title Search

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	50829269	Search Date:	04/08/2026 14:33
Date Title Created:	09/11/2010	Request No:	57117089
Previous Title:	12470040		

ESTATE AND LAND

Estate in Fee Simple

LOT 6 SURVEY PLAN 236028

Local Government: BRISBANE CITY

COMMUNITY MANAGEMENT STATEMENT 41952

REGISTERED OWNER

Dealing No: 724255257 07/08/2025

EMMA JAY DALE

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10134016 (POR 547)
2. MORTGAGE No 724255258 07/08/2025 at 13:16
ATHENA MORTGAGE PTY LTD A.C.N. 619 536 506

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

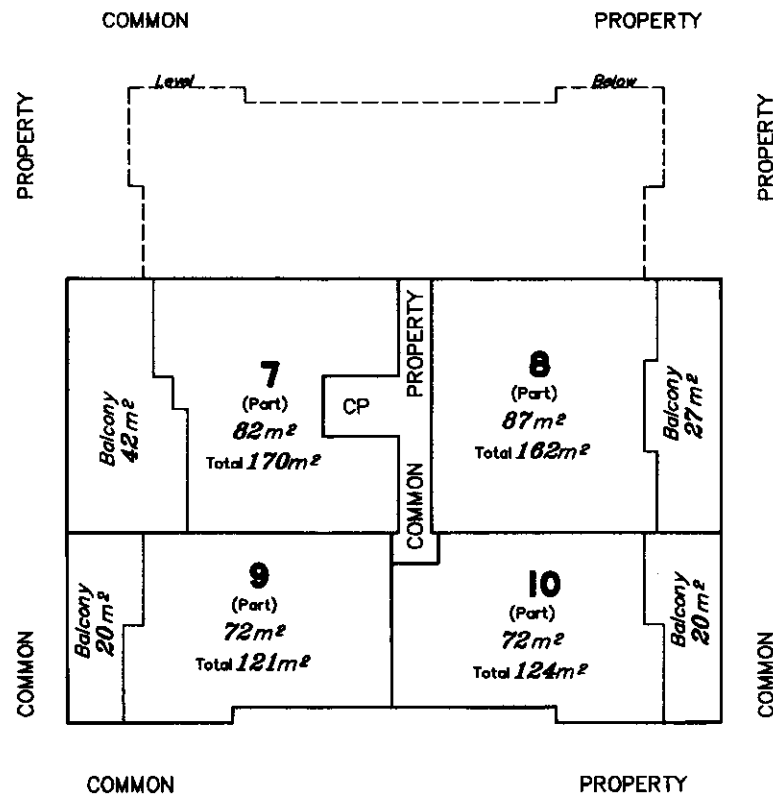
713556213 \$1021.00 05/11/2010 15:38 BE 400 NT		WARNING : Folded or Mutilated Plans will not be accepted. Plans may be rolled. Information may not be placed in the outer margins.																										
1. Certificate of Registered Owners or Lessees. I/We DI PIETRO & ZULLO CONSTRUCTION MANAGEMENT PTY LTD A. C. N. 131 669 540 (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 <i>[Signatures]</i> DIRECTOR DIRECTOR * Rule out whichever is inapplicable		5. Lodged by (Include address, phone number, reference, and Lodger Code)																										
2. Local Government Approval. BRISBANE CITY COUNCIL hereby approves this plan in accordance with the: % INTEGRATED PLANNING ACT 1997 Dated this <u>26th</u> day of <u>October 2010</u> <i>[Signature]</i> JANINE ELIZABETH BOYD 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		6. Existing <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Title Reference</th> <th>Description</th> <th>New Lots</th> <th>Road</th> <th>Emts</th> <th>Cov.</th> <th>Profit a prendre</th> </tr> </thead> <tbody> <tr> <td>12488250</td> <td>Lot 46 on RP48834</td> <td>1-4, 7, 8, 10, CP</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>12470040</td> <td>Lot 47 on RP48834</td> <td>1, 3-10, CP</td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table> 7. Portion Allocation : <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>1-10, CP</td> <td>Por 547</td> </tr> <tr> <td>Lots</td> <td>Orig</td> </tr> </table> 8. Map Reference : 9543-33441 9. Locality : Chermside 10. Local Government : Brisbane City Council 11. Passed & Endorsed : By: John Kenneth AKERS Date: 20.09.10 Signed: <i>[Signature]</i> Designation: Cadastral Surveyor		Title Reference	Description	New Lots	Road	Emts	Cov.	Profit a prendre	12488250	Lot 46 on RP48834	1-4, 7, 8, 10, CP					12470040	Lot 47 on RP48834	1, 3-10, CP					1-10, CP	Por 547	Lots	Orig
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12470040	Lot 47 on RP48834	1, 3-10, CP																										
1-10, CP	Por 547																											
Lots	Orig																											
3. Plans with Community Management Statement : CMS Number : 41932 Name : Skyview Apartments		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. <i>[Signature]</i> 20/09/10 Cadastral Surveyor/Director Date * delete words not required 13. Lodgement Fees : <table style="width: 100%;"> <tr> <td>Survey Deposit</td> <td>\$</td> </tr> <tr> <td>Lodgement</td> <td>\$</td> </tr> <tr> <td>..... New Titles</td> <td>\$</td> </tr> <tr> <td>Photocopy</td> <td>\$</td> </tr> <tr> <td>Postage</td> <td>\$</td> </tr> <tr> <td>TOTAL</td> <td>\$</td> </tr> </table> 14. Insert Plan Number SP236028		Survey Deposit	\$	Lodgement	\$	 New Titles	\$	Photocopy	\$	Postage	\$	TOTAL	\$													
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Lodgement	\$																											
..... New Titles	\$																											
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Postage	\$																											
TOTAL	\$																											

Copyright protects the plan/s being ordered by you. Unauthorised reproduction or amendments are not permitted.

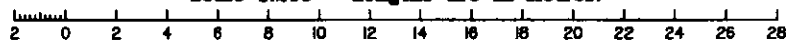
SP236028



LEVEL C
(SECOND FLOOR LEVEL)
Scale 1:200



Scale 1:200 -- Lengths are in Metres.



State copyright reserved.

Insert Plan Number **SP236028**

APPENDIX: DETAILS OF STATUTORY ENCUMBRANCES

UNIT 6 SKYVIEW APARTMENTS 9 ZENITH AVENUE CHERMSIDE

BEFORE YOU DIG AUSTRALIA (BYDA) REPORT

An online search via BYDA has been undertaken for the property the subject of this seller disclosure statement. The encumbrances are described in the Statutory Encumbrances Summary. Plans from each provider have also been included. It should be noted that the Plans are indicitive only in relation to the exact location of the service.

BYDA report results summary

The BYDA report has returned results for the below statutory encumbrances. Details are as described in the report itself:

APA Group Gas Networks - As a gas and electricity infrastructure provider, has a statutory encumbrance over the property where their infrastructure (like pipelines or power lines) is located.

These encumbrances allow APA Group to access and maintain their assets on private land, even if not explicitly registered on the property

Brisbane City Council - Stormwater drainage and related infrastructure owned by the council are located within the property boundaries. These assets must remain unobstructed to ensure service delivery and maintenance access.

Energex - Underground high-voltage and low-voltage electrical infrastructure is located within the property boundaries. These assets form part of the electricity distribution network and must remain accessible for operation, maintenance and upgrade activities.

NBN Co - Data & Telecommunications infrastructure is situated within the property. This includes underground fibre optic cabling and associated pits that provide services to the premises

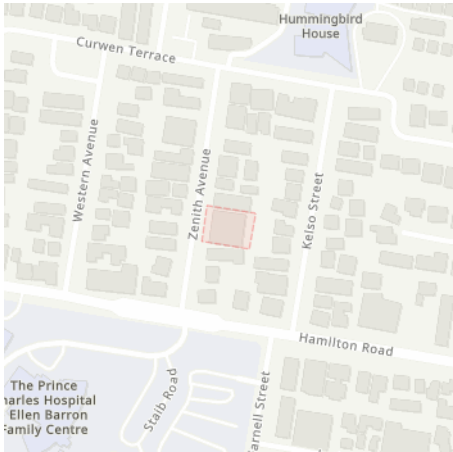
Queensland Urban Utilities - Potable water supply pipelines recycled water networks, and sewer mains owned by Urban Utilities are situated within the property boundaries. These assets are critical to service delivery and must remain accessible for inspection, maintenance and repair.

Telstra Qld South East - Data & Telecommunications infrastructure is situated within the property. This includes underground fibre optic cabling and associated pits that provide services to the premises

Job ID 53873488
9 Zenith Av



[Review responses online](#) ↗



Received 6 of 6 responses
All responses received

9 Zenith Av, Chermside QLD 4032

Job dates
04/08/2026 → 31/10/2026

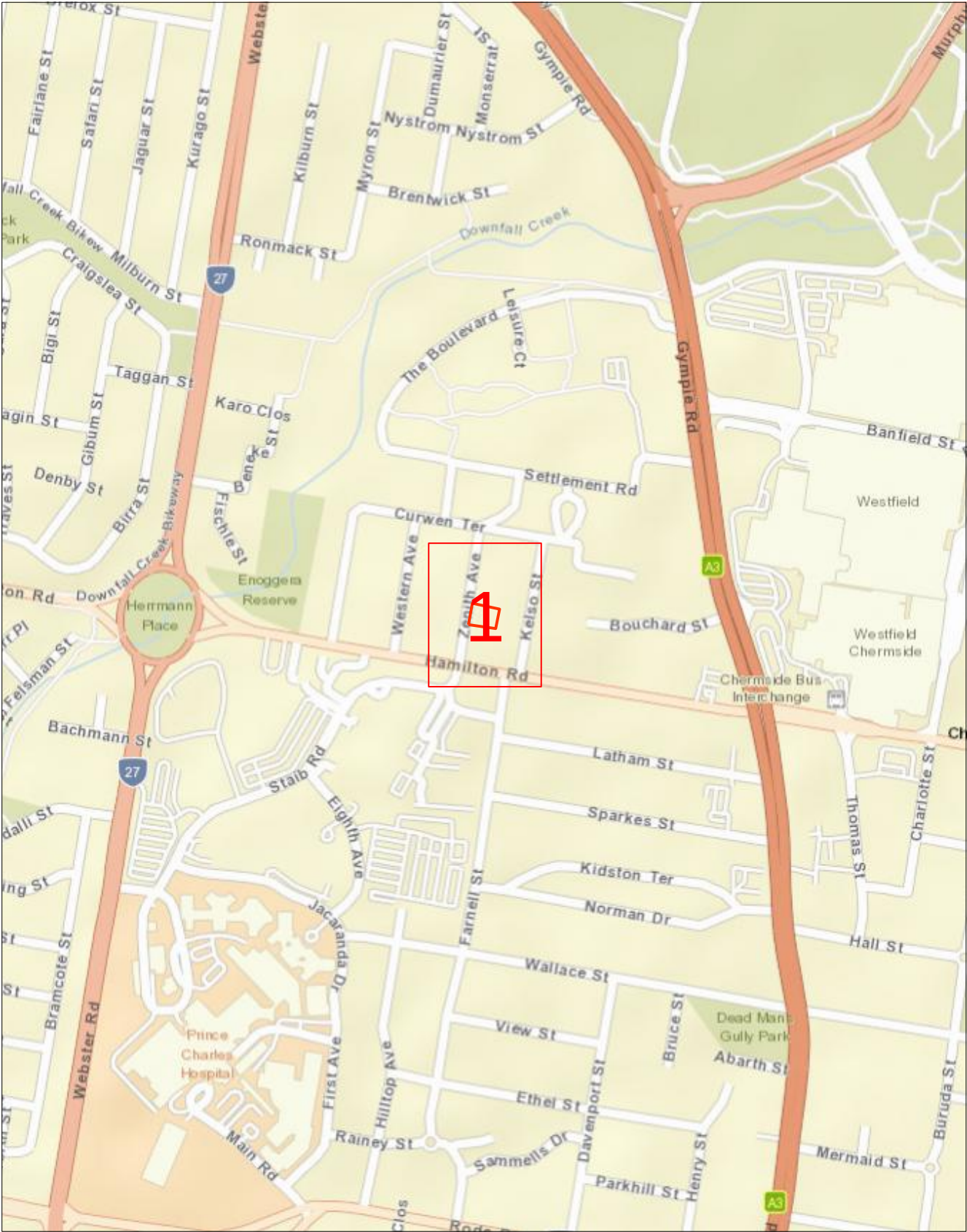
These plans expire on
1 Sep 2026

Lodged by
Tyler Leslie

Authority	Status	Page
✉ BYDA Confirmation		2
🏠 APA Group Gas Networks (70710)	Received	4
🏠 Brisbane City Council	Received	56
🏠 Energex QLD	Received	59
🏠 NBN Co Qld	Received	102
🏠 Queensland Urban Utilities	Received	116
🏠 Telstra QLD South East	Received	121

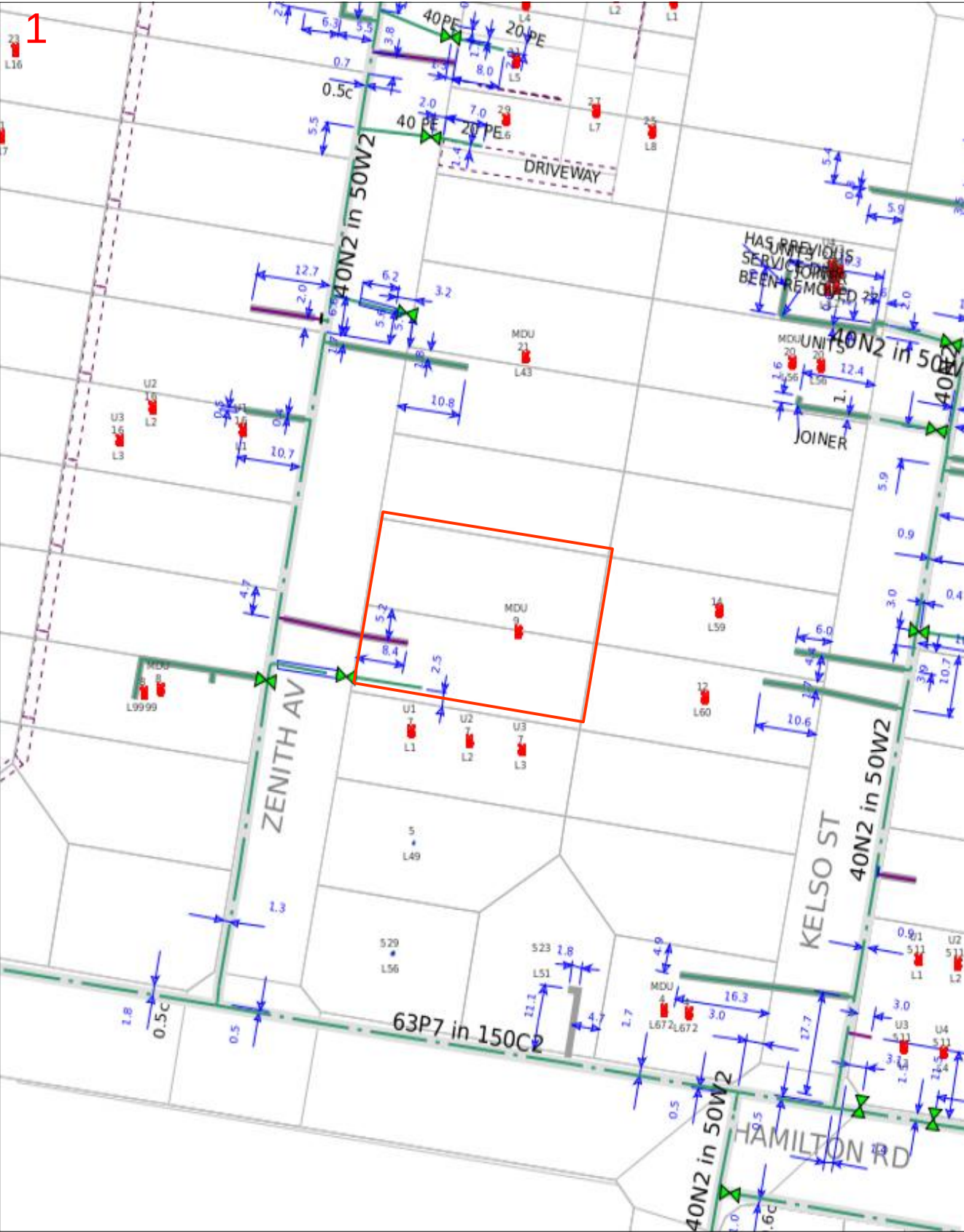
Site 9 Zenith Av
Address: Chermside
QLD 4032

Sequence 277218355
Number:



Site 9 Zenith Av
Address: Chermside
QLD 4032

Sequence 277218355
Number:



Scale 1: 700

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



Enquiry Area

Map Key Area



Legend

PIPE LEGEND: GAS TYPE AND PRESSURE

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

PIPE LEGEND: SPECIAL DESIGNATION

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

These designations typically apply to any pipe type and pressure

PIPE LEGEND: OTHER STATUS

Abandoned pipe	
Idle or inactive pipe	

ABBREVIATION

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

OBJECT SYMBOLS

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

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

PIPE CODE AND MATERIAL

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

INTERPRETATION EXAMPLE

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

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

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

Job ID 53873488

Brisbane City Council

Referral
277218351

Member Phone
(07) 3403 8888

Responses from this member

Response received Tue 4 Aug 2026 2.28pm

File name	Page
Response Body	57
ASSET 277218351.pdf	58



Job # 53873488
Seq # 277218351
 Provider: Brisbane City Council
 Telephone: (07) 3403 8888



Legend
 BYDA Enquiry

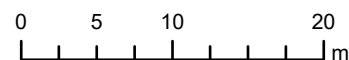
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 Data must not be used for direct marketing or be used in breach of the privacy laws.

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

Index Sheet



Scale 1:500



Plans generated by
 SmarterWX™ Automate

Job ID 53873488

Energex QLD

Referral

277218353

Member Phone

13 12 53

Responses from this member

Response received Tue 4 Aug 2026 2.28pm

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Energex BYDA Terms and Conditions.pdf	66
Working Near Overhead and Underground Electric Lines.pdf	71



BYDA

Sequence: 277218353
Date: 04/08/2026

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

CAUTION - HIGH VOLTAGE

LEGEND

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

AS5488 Category "D" Plan



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



BYDA

Sequence: 277218353
Date: 04/08/2026

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

CAUTION - HIGH VOLTAGE

LEGEND

- Substation
- Cable Marker
- Pit
- Pole
- Pillar
- LV Cable (up to 1kV)
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AS5488 Category "D" Plan



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BYDA

Sequence: 277218353
Date: 04/08/2026
Scale: 1:500
Tile No: **Tile No: 2**

CAUTION - HIGH VOLTAGE

LEGEND

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

AS5488 Category "D" Plan



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

Job ID 53873488

NBN Co Qld

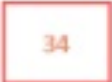
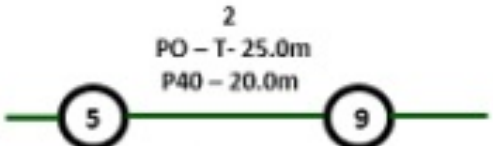
Referral
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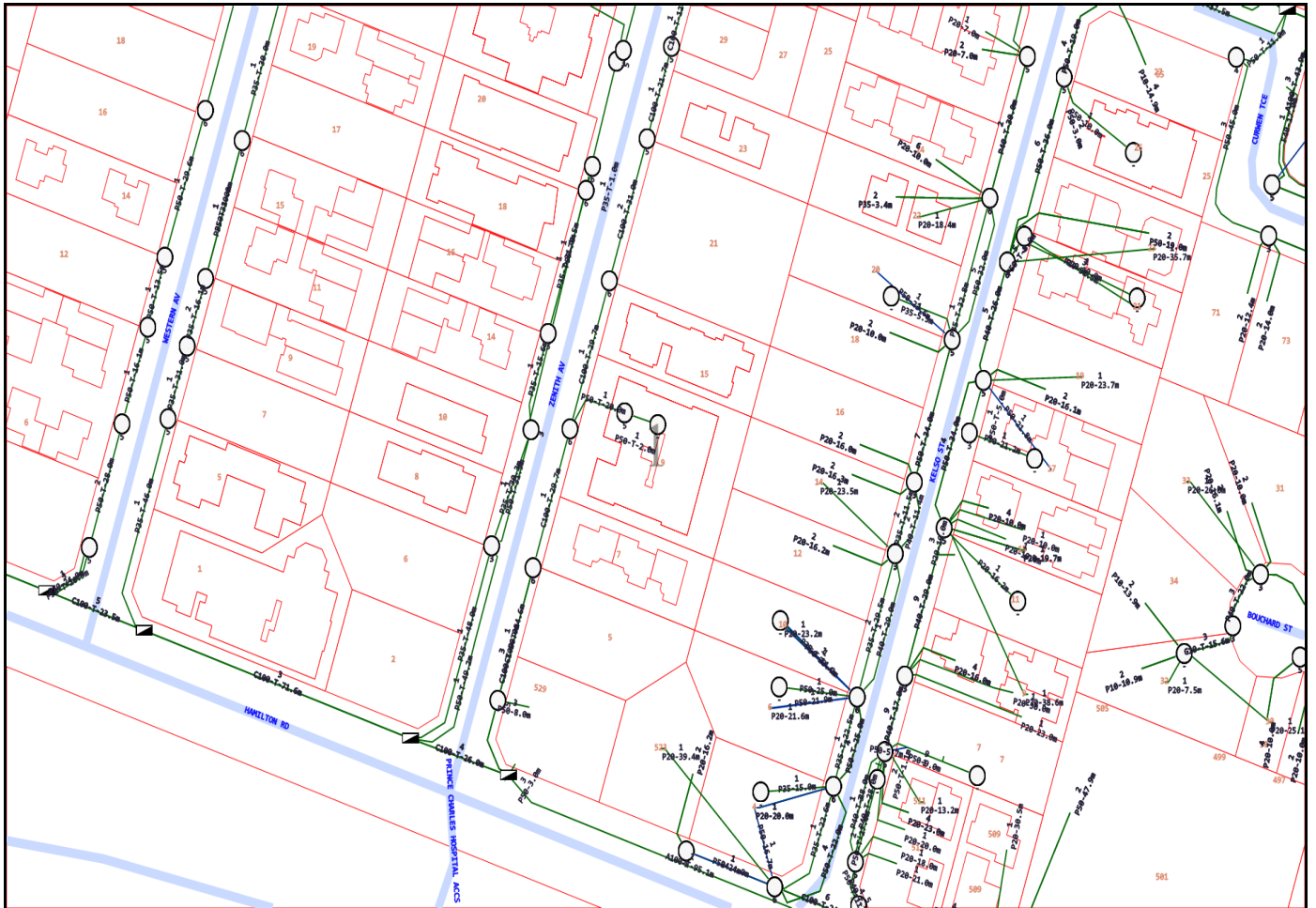
Member Phone
1800 687 626

Responses from this member

Response received Tue 4 Aug 2026 3.26pm

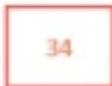
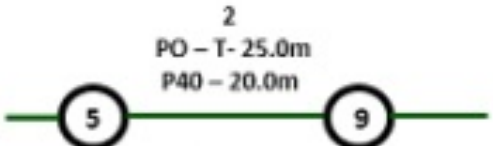
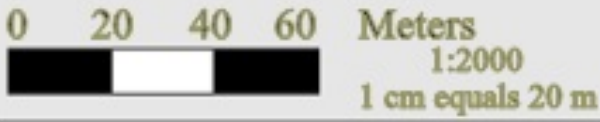
File name	Page
Response Body	103
277218350_20260804_052525954565_1.pdf	104
277218350_20260804_052525954565_pwc_1.pdf	107
4678_NBN_Dial_Before_You_Dig_Poster_20170517.pdf	110
Disclaimer_277218350_20260804_052525954565.pdf	112

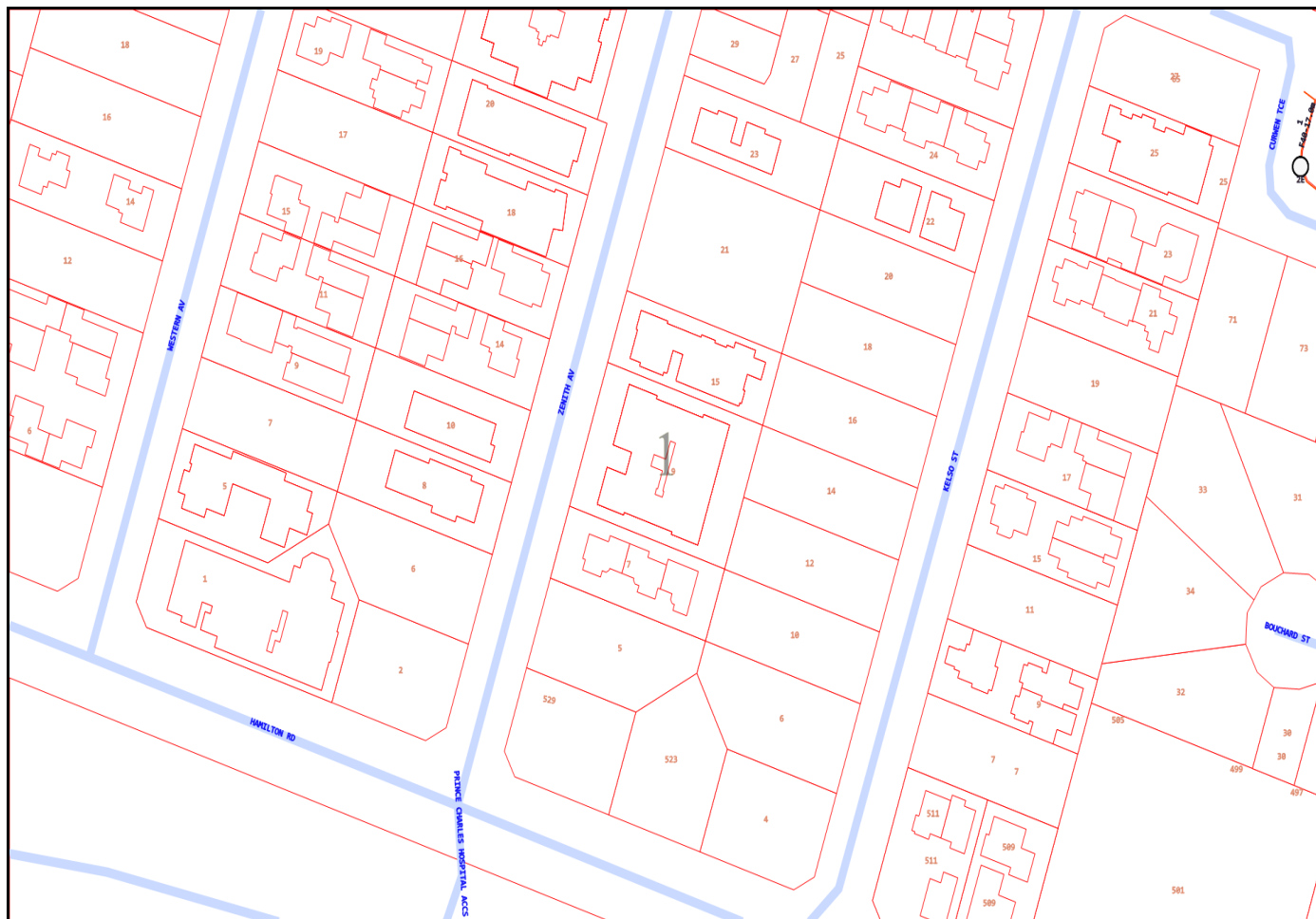
	 LEGEND
	Parcel and the location
	Pit with size "5"
	Power Pit with size "2E". Valid PIT Size: e.g. 2E, 5E, 6E, 8E, 9E, E, null.
	Manhole
	Pillar
	Cable count of trench is 2. One "Other size" PVC conduit (PO) owned by Telstra (-T-), between pits of sizes, "5" and "9" are 25.0m apart. One 40mm PVC conduit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



Emergency Contacts

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

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



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.

Job ID 53873488

Queensland Urban Utilities

Referral

277218352

Member Phone

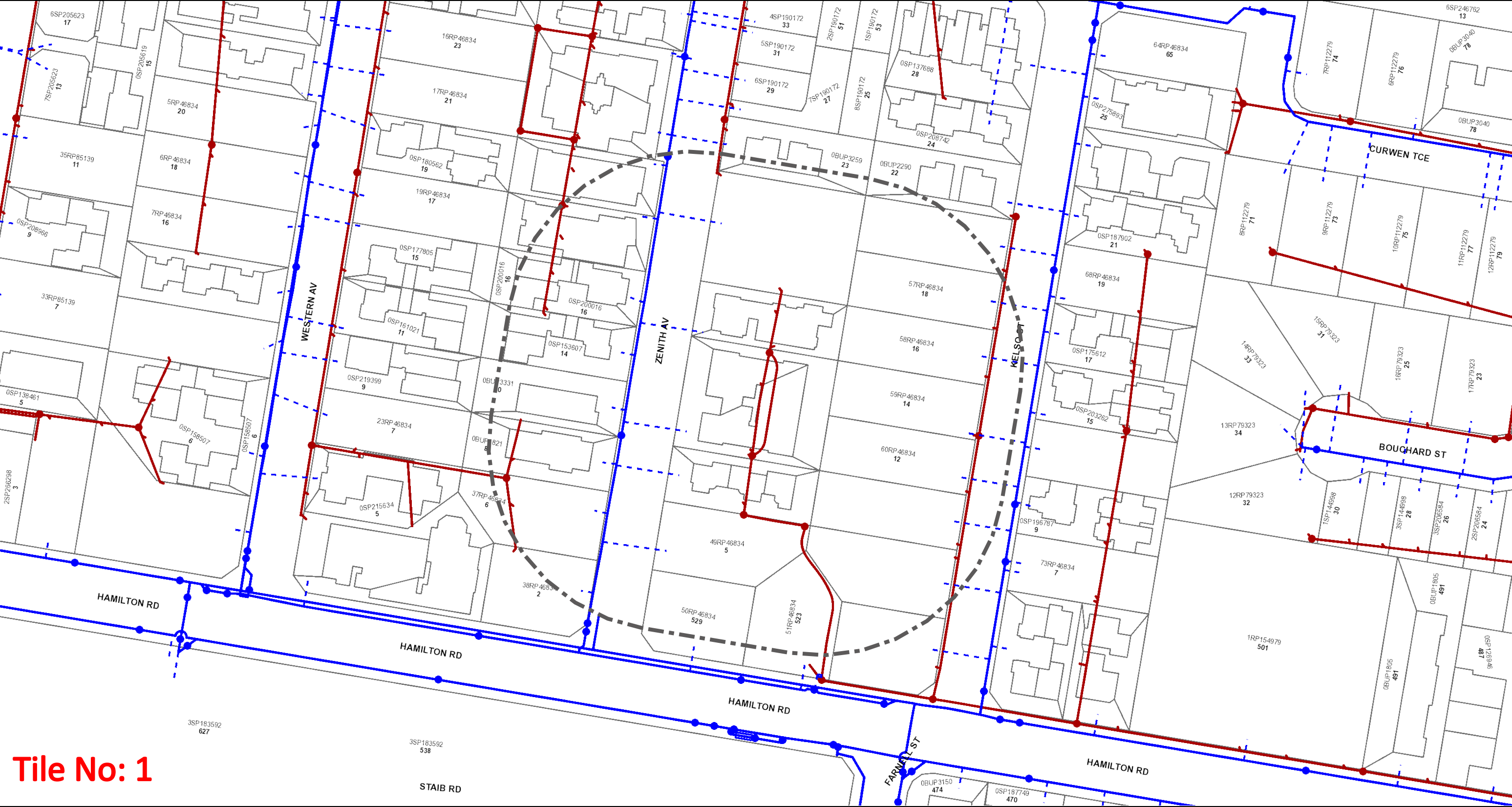
13 26 57

Responses from this member

Response received Tue 4 Aug 2026 2.31pm

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Urban Utilities Important Information.pdf	120

Urban Utilities - Water, Recycled Water and Sewer Infrastructure





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

BYDA Reference No: 277218352

Date BYDA Ref Received: 04/08/2026
Date BYDA Job to Commence: 04/08/2026
Date BYDA Map Produced: 04/08/2026

Map Scale 1:1000

This Map is valid for 30 days Produced By: Urban Utilities

Sewer	Water	Recycled Water
● Infrastructure	● Infrastructure	● Infrastructure
◆ Major Infrastructure	◆ Major Infrastructure	◆ Major Infrastructure
— Network Pipelines	— Network Pipelines	— Network Pipelines
▨ Network Structures	▨ Network Structures	▨ Network Structures
	--- Water Service (Indicative only)	

While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither Urban Utilities nor PelicanCorp 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.

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

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

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

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

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

ABN 86 673 835 011

Job ID 53873488

Telstra QLD South East

Referral

277218354

Member Phone

1800 653 935

Responses from this member

Response received Tue 4 Aug 2026 2.32pm

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Response Body	122
277218354.pdf	124
AccreditedPlantLocators 2026-07-20a.pdf	126
Telstra Duty of Care v32.0c.pdf	127
Telstra Map Legend v4_0c.pdf	129

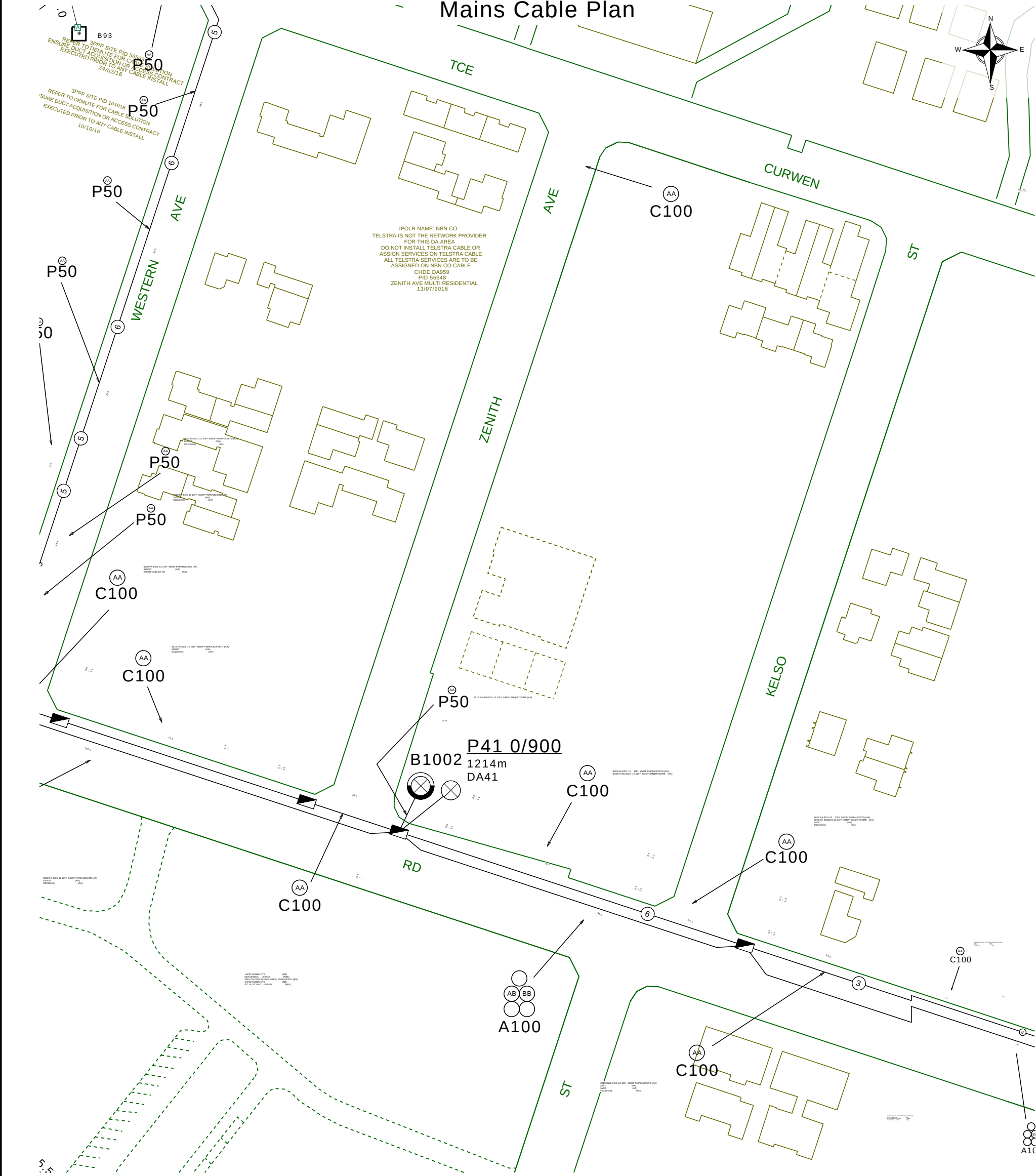


TELSTRA LIMITED A.C.N. 086 174 781

CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact InfraCo Plan Services should you require any assistance.

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.

Page 1 of 2



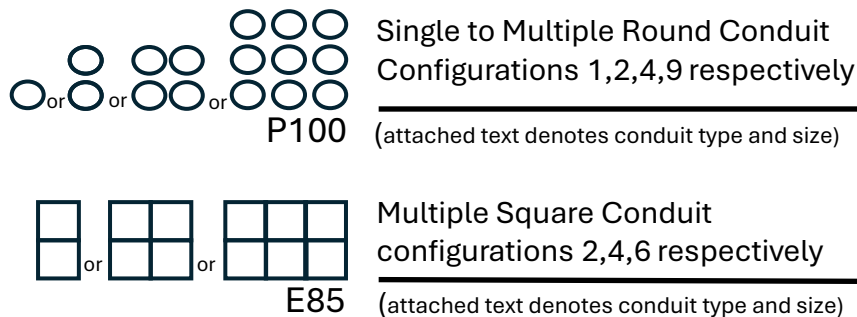
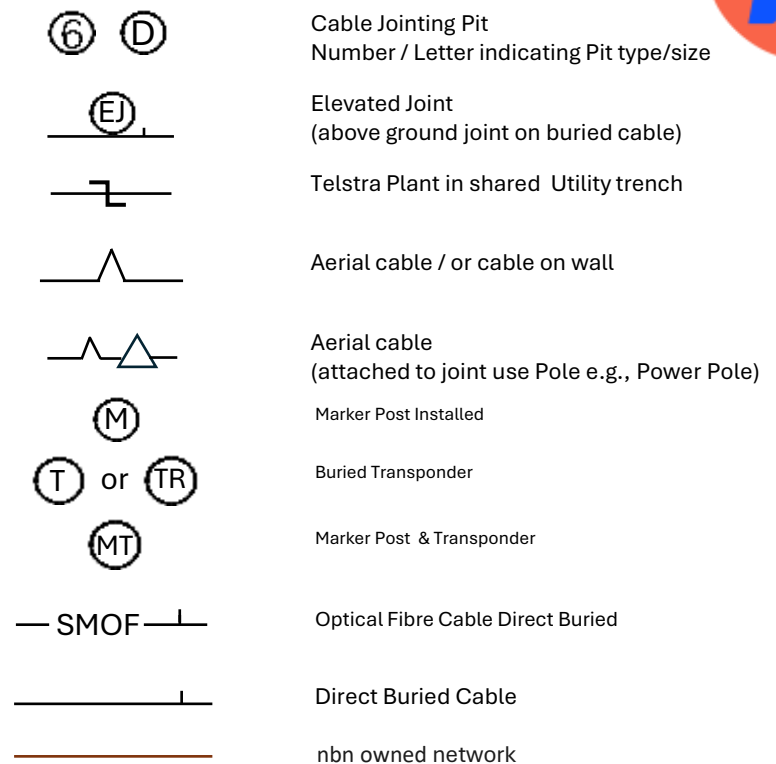
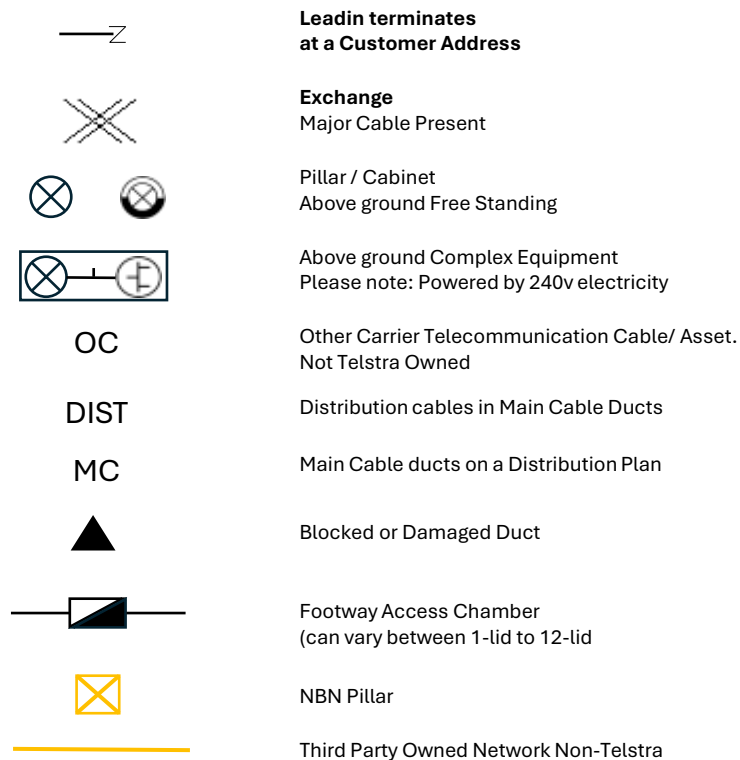
	Report Damage:https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra- Ph - 13 22 03 Email - Telstra.Plans@team.telstra.com Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries	Sequence Number: 277218354
TELSTRA LIMITED A.C.N. 086 174 781 Generated On 04/08/2026 14:31:00		CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact InfraCo Plan Services should you require any assistance.

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

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

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

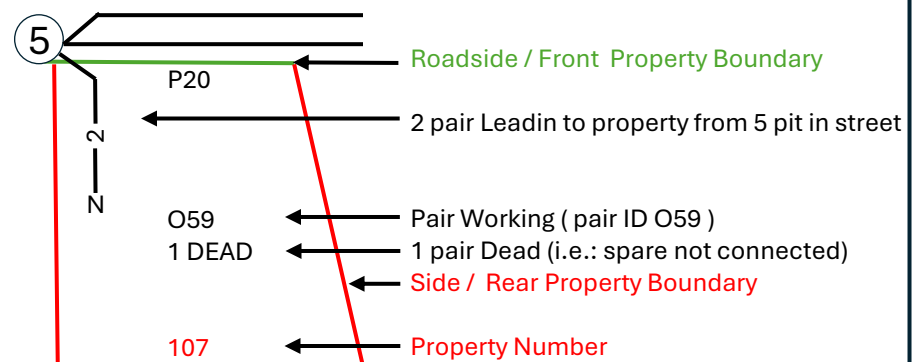
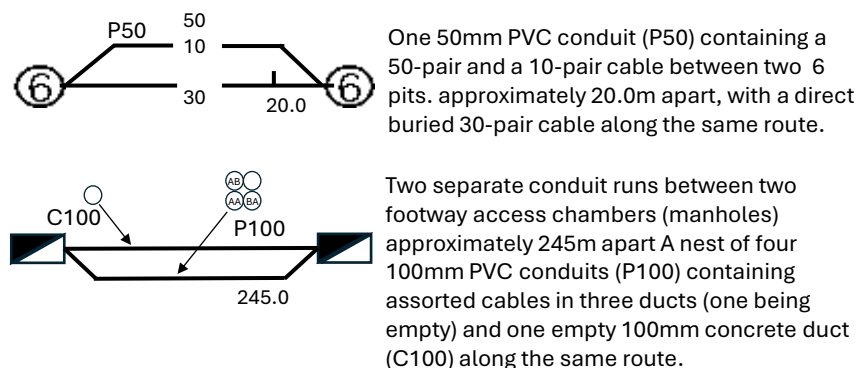
LEGEND



Some examples of conduit type and size:

A - Asbestos cement, P - PVC / Plastic, C - Concrete,
GI - Galvanised Iron, E - Earthenware
Conduit sizes nominally range from 20mm to 100mm
P50 50mm PVC conduit
P100 100mm PVC conduit
A100 100mm asbestos cement conduit

Some Examples of how to read Telstra Plans



The 5 Ps of Safe Excavation

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

Plan

Plan your job. Use the BYDA service at least one day before your job is due to begin, and ensure you have the correct plans and information required to carry out a safe project.

Prepare

Prepare by communicating with asset owners if you need assistance. Look for clues onsite. Engage a Certified Locator.

Pothole

Potholing is physically sighting the asset by hand digging or hydro vacuum extraction.

Protect

Protecting and supporting the exposed infrastructure is the responsibility of the excavator. Always erect safety barriers in areas of risk and enforce exclusion zones.

Proceed

Only proceed with your excavation work after planning, preparing, potholing (unless prohibited), and having protective measures in place.

BCCM

Form 33

Department of Justice

Body corporate certificate

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

This form is effective from 1 August 2025

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

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

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

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

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

This certificate does not include information about:

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

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

The community management statement

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

The Office of the Commissioner for Body Corporate and Community Management

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

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

The information in this certificate is issued on 05/08/2026

Becoming an owner

When you become an owner of a lot in a community titles scheme, you:

- automatically become a member of the body corporate and have the right to participate in decisions about the scheme;
- must pay contributions towards the body corporate's expenses in managing the scheme; and
- must comply with the body corporate by-laws.

You must tell the body corporate that you have become the owner of a lot in the scheme within 1 month of settlement. You can do this by using the BCCM Form 8 Information for body corporate roll. Fines may apply if you do not comply.

How to get more information

You can inspect the body corporate records which will provide important information about matters not included in this certificate. To inspect the body corporate records, you can contact the person responsible for keeping body corporate records (see below), or you can engage the services of a search agent. Fees will apply.

Planning and development documents can be obtained from the relevant local government or other planning authority. Some relevant documents, such as the development approval, may be available from the body corporate, depending on when and how the body corporate was established.

Contacting the body corporate

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

Name and number of the community titles scheme

SKYVIEW APARTMENTS

CTS No. **41952**

Body corporate manager

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

Is there a body corporate manager for the scheme?

Yes. The body corporate manager is:

Name: **Leni Andersen**

Phone: **07 3517 1900**

Company: **Eagle Body Corporate Management Pty Ltd**

Email: **reception@eaglebodycorporate.com.au**

Accessing records

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

The body corporate manager named above.

Property and community titles scheme details

Lot and plan details

Lot number: **6**

Plan type and number: **236028**

Plan of subdivision: **BUILDING FORMAT PLAN**

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

Regulation module

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

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

The regulation module that applies to this scheme is the:

Standard

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

Layered arrangements of community titles schemes

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

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

No

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

Building management statement

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

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

No

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

By-laws and exclusive use areas

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

What by-laws apply?

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

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

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

General by-laws

A consolidated set of the by-laws for the scheme is given with this certificate.

Exclusive use areas

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

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

No

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

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

Lot entitlements and financial information

Lot entitlements

Lot entitlements are used to determine the proportion of body corporate expenses each lot owner is responsible for. The community management statement contains two schedules of lot entitlements – a contribution schedule of lot entitlements and an interest schedule of lot entitlements, outlining the entitlements for each lot in the scheme. The contribution schedule lot entitlement for a lot (as a proportion of the total for all lots) is used to calculate the lot owner's contribution to most body corporate expenses, and the interest schedule lot entitlement for a lot (as a proportion of the total for all lots) is used to calculate the lot owner's contribution to insurance expenses in some cases. Lots may have different lot entitlements and therefore may pay different contributions to the body corporate's expenses.

You should consider the lot entitlements for the lot compared to the lot entitlements for other lots in the scheme before you sign a contract of sale.

Contribution schedule

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

Total contribution schedule lot entitlements for all lots: **10**

Interest schedule

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

Total interest schedule lot entitlements for all lots: **10**

Statement of accounts

The most recent statement of accounts prepared by the body corporate for the notice of the annual general meeting for the scheme is given with this certificate.

Owner contributions (levies)

The contributions (levies) paid by each lot owner towards body corporate expenses is determined by the budgets approved at the annual general meeting of the body corporate.

You need to pay contributions to the body corporate's administrative fund for recurrent spending and the sinking fund for capital and non-recurrent spending.

If the Commercial Module applies to the community titles scheme, there may also be a promotion fund that owners of lots have agreed to make payments to.

WARNING: You may have to pay a special contribution if a liability arises for which no or inadequate provision has been made in the body corporate budgets.

The contributions payable by the owner of the lot that this certificate relates to are listed over the page.

Body corporate debts

If any contributions or other body corporate debt (including penalties or reasonably incurred recovery costs) owing in relation to the lot are not paid before you become the owner of the property, YOU WILL BE LIABLE TO PAY THEM TO THE BODY CORPORATE. Before signing the contract, you should make sure that the contract addresses this or provides for an appropriate adjustment at settlement.

Owner contributions and amounts owing

Administrative fund contributions

Total amount of contributions (before any discount) for lot **6** for the current financial year: \$ **3,100.00**

Number of instalments: **2** (outlined below)

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

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

Period	Due date	Amount due	Amount due if discount applied	Paid
01/11/25 to 30/04/26	01/11/25	1,300.00	1,300.00	29/10/25
01/05/26 to 31/10/26	01/05/26	1,800.00	1,800.00	23/04/26
01/11/26****30/04/27	01/11/26	1,800.00	1,800.00	
01/05/27****31/10/27	01/05/27	1,800.00	1,800.00	
Amount overdue				Nil
Amount Unpaid including amounts billed not yet due				Nil

Sinking fund contributions

Total amount of contributions (before any discount) for lot **6** for the current financial year: \$ **1,800.00**

Number of instalments: **2** (outlined below)

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

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

Period	Due date	Amount due	Amount due if discount applied	Paid
01/11/25 to 30/04/26	01/11/25	335.00	335.00	29/10/25
01/05/26 to 31/10/26	01/05/26	1,465.00	1,465.00	23/04/26
01/11/26****30/04/27	01/11/26	900.00	900.00	
01/05/27****31/10/27	01/05/27	900.00	900.00	
Amount overdue				Nil
Amount Unpaid including amounts billed not yet due				Nil

Special contributions - Administrative Fund (IF ANY)

Date determined: **20/02/26** (Access the body corporate records for more information).

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

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

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

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

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

Special contributions - Sinking Fund (IF ANY)

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

Total amount of contributions (before any discount) Nil

Number of instalments: 0 (outlined below)

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

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

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

Other amounts payable by the lot owner

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

Summary of amounts due but not paid by the current owner

At the date of this certificate

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

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

Common property and assets

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

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

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

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

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

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

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

Current sinking fund balance (as at date of certificate): \$ 65,970.04

Improvements to common property the lot owner is responsible for

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

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

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

Body corporate assets

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

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

Insurance

The body corporate must insure the common property and assets for full replacement value and public risk. The body corporate must insure, for full replacement value, the following buildings where the lots in the scheme are created:

- under a building format plan of subdivision or volumetric format plan of subdivision - each building that contains an owner's lot (e.g. a unit or apartment); or
- under a standard format plan of subdivision - each building on a lot that has a common wall with a building on an adjoining lot.

Body corporate insurance policies

Details of each current insurance policy held by the body corporate including, for each policy, are given with this certificate.

TYPE/COMPANY	POLICY NO.	SUM INSURED	PREMIUM	DUE DATE	EXCESS
WORKCOVER POLICY WORKCOVER QUEENSLAND	WCA101154553		200.00	30/06/26	NIL
BUILDING STRATA COMMUNITY INSURANCE	QRSC20005299	4,700,523.00	6,435.93	04/11/26	\$1,000.00 Insured Property
PUBLIC LIABILITY STRATA COMMUNITY INSURANCE	QRSC20005299	10,000,000.00		04/11/26	
OFFICE BEARERS STRATA COMMUNITY INSURANCE	QRSC20005299	500,000.00		04/11/26	
BUILDING CATASTROPHE STRATA COMMUNITY INSURANCE	QRSC20005299	705,078.00		04/11/26	
COMMON CONTENTS STRATA COMMUNITY INSURANCE	QRSC20005299	47,005.00		04/11/26	
LOSS OF RENT STRATA COMMUNITY INSURANCE	QRSC20005299	705,078.00		04/11/26	
VOLUNTARY WORKERS STRATA COMMUNITY INSURANCE	QRSC20005299	Insured		04/11/26	
FIDELITY GUARANTEE STRATA COMMUNITY INSURANCE	QRSC20005299	100,000.00		04/11/26	
LOT OWNERS FIXTURES STRATA COMMUNITY INSURANCE	QRSC20005299	300,000.00		04/11/26	
GOVERNMENT AUDIT COS STRATA COMMUNITY INSURANCE	QRSC20005299	25,000.00		04/11/26	\$1,000.00 Legal Defence Expenses and 10% contribution
APPEAL EXPENSES (H & STRATA COMMUNITY INSURANCE	QRSC20005299	100,000.00		04/11/26	\$1,000.00 Legal Defence Expenses and 10% contribution
LEGAL DEFENCE EXPENS STRATA COMMUNITY INSURANCE	QRSC20005299	50,000.00		04/11/26	\$1,000.00 Legal Defence Expenses and 10% contribution
TERRORISM COVER STRATA COMMUNITY INSURANCE	QRSC20005299	Insured		04/11/26	

Alternative insurance

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

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

No

Lot owner and occupier insurance

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

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

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

Contracts and authorisations

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

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

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

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

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

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

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

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

No

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

No

Embedded network electricity supply

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

No

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

Body corporate authority

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

Name/s Eagle Body Corporate Management Pty Ltd

Positions/s held Body Corporate Manager

Date 05/08/2026

Signature/s Eagle Body Corporate Management

Copies of documents given with this certificate:

- by-laws for the scheme in consolidated form (if applicable)
- details of exclusive use by-laws or other allocations of common property (if applicable)
- the most recent statement of accounts
- details of amounts payable to the body corporate for another reason (if applicable)
- details of improvements the owner is responsible for (if applicable)
- the register of assets (if applicable)
- insurance policy details



EAGLE BODY CORPORATE
MANAGERS & CONSULTANTS

206 Logan Rd
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P (07) 3517 1900
E reception@eaglebodycorporate.com.au

SKYVIEW APARTMENTS CTS 41952

9-11 Zenith Avenue Chermside Qld 4032

BALANCE SHEET

AS AT 05 AUGUST 2026

	ACTUAL 05/08/2026	ACTUAL 31/10/2025
<u>OWNERS FUNDS</u>		
Administrative Fund	32,704.67	20,737.94
Sinking Fund	65,970.04	50,782.08
<u>TOTAL</u>	<u>\$ 98,674.71</u>	<u>\$ 71,520.02</u>
<u>THESE FUNDS ARE REPRESENTED BY</u>		
<u>CURRENT ASSETS</u>		
Cash At Bank	98,753.81	82,523.51
Prepaid Expenses	52.90	0.00
Levies In Arrears	0.00	1,933.32
Other Arrears	0.00	1,526.15
<u>TOTAL ASSETS</u>	<u>98,806.71</u>	<u>85,982.98</u>
<u>LIABILITIES</u>		
Levies In Advance	132.00	14,462.96
<u>TOTAL LIABILITIES</u>	<u>132.00</u>	<u>14,462.96</u>
<u>NET ASSETS</u>	<u>\$ 98,674.71</u>	<u>\$ 71,520.02</u>



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SKYVIEW APARTMENTS CTS 41952

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STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 NOVEMBER 2025 TO 05 AUGUST 2026

	ACTUAL	BUDGET	ACTUAL
	01/11/25-05/08/26	01/11/25-31/10/26	01/11/24-31/10/25
<u>ADMINISTRATIVE FUND</u>			
<u>INCOME</u>			
Levies - Administrative Fund	31,000.00	36,000.00	36,000.00
Special Admin. Fund Levy	0.00	0.00	28,999.80
<u>TOTAL ADMIN. FUND INCOME</u>	31,000.00	36,000.00	64,999.80
<u>EXPENDITURE - ADMIN. FUND</u>			
Audit Fees	374.00	0.00	0.00
Stratapay Trans/Svce	19.00	40.00	36.10
Cleaning	1,486.73	1,400.00	1,359.84
Electricity	462.12	0.00	0.00
Gardening	3,267.00	6,000.00	4,240.50
Insurance	6,383.03	7,079.55	0.00
Insurance Work Cover	0.00	200.00	200.00
R & M - Building / General	0.00	350.00	115.50
R & M - Electrical	394.00	0.00	0.00
R & M - Plumbing	495.00	500.00	792.00
R & M - Fire Control	295.90	1,000.00	936.10
R & M - Pest Control	330.00	350.00	311.00
R & M - T V Antennae	220.00	0.00	0.00
Debt Collection	0.90	0.00	0.00
Reports	900.00	800.00	720.00
Strata Management Fees	2,016.60	2,491.75	2,395.90
Strata Management Admin/Other	790.00	1,000.00	955.80
Strata Management Disbursement	448.00	550.00	603.50
Strata Management Extra Servs	907.55	2,500.00	2,948.59
Income Tax Preparation	176.00	176.00	176.00
Water Rates	67.44	80.00	74.18
<u>TOTAL ADMIN. EXPENDITURE</u>	19,033.27	24,517.30	15,865.01
<u>SURPLUS / DEFICIT</u>	\$ 11,966.73	\$ 11,482.70	\$ 49,134.79
Opening Admin. Balance	20,737.94	20,737.94	(28,396.85)
<u>ADMINISTRATIVE FUND BALANCE</u>	\$ 32,704.67	\$ 32,220.64	\$ 20,737.94



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SKYVIEW APARTMENTS CTS 41952

9-11 Zenith Avenue Chermside Qld 4032

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 NOVEMBER 2025 TO 05 AUGUST 2026

	ACTUAL	BUDGET	ACTUAL
	01/11/25-05/08/26	01/11/25-31/10/26	01/11/24-31/10/25
<u>SINKING FUND</u>			
<u>INCOME</u>			
Levies - Sinking Fund	18,000.00	18,000.00	17,213.00
<u>TOTAL SINKING FUND INCOME</u>	18,000.00	18,000.00	17,213.00
<u>EXPENDITURE - SINKING FUND</u>			
R & M - Building / Grounds	1,226.50	7,500.00	0.00
R & M - Electrical	1,585.54	2,000.00	0.00
R & M - Plumbing	0.00	2,000.00	0.00
R & M - Garage Doors	0.00	2,000.00	456.50
<u>TOTAL SINK. FUND EXPENDITURE</u>	2,812.04	13,500.00	456.50
<u>SURPLUS / DEFICIT</u>	\$ 15,187.96	\$ 4,500.00	\$ 16,756.50
Opening Sinking Fund Balance	50,782.08	50,782.08	34,025.58
<u>SINKING FUND BALANCE</u>	\$ 65,970.04	\$ 55,282.08	\$ 50,782.08



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SKYVIEW APARTMENTS CTS 41952
ABN 28 445 505 022
STATEMENT

Emma Jay Dale
Unit 6, 9 Zenith Ave
Chermside QLD 4032

Statement Period			
01 Nov 24 to 05 Aug 26			
A/c No	6	Lot No	6
Page Number	1	Unit No	6

Last Certificate Issued: 20/07/21 Transfer Date: 08/08/25

Date	Type	Details	Reference	Debit	Credit	Balance
01/11/24	Administrative Fund	Brought forward			1,635.00	-1,635.00
01/11/24	Sinking Fund	01/11/24 to 30/04/25	I0000656	1,300.00		-335.00
01/05/25	Administrative Fund	01/11/24 to 30/04/25	I0000666	335.00		0.00
01/05/25	Admin. Fund Special	01/05/25 to 31/10/25	I0000676	2,300.00		2,300.00
01/05/25	Sinking Fund	01/06/25	I0000686	966.66		3,266.66
28/05/25	Admin. Fund Special	01/05/25 to 31/10/25	I0000696	1,386.30		4,652.96
03/06/25	Receipt	01/07/25	I0000706	966.66		5,619.62
03/06/25	Receipt	Administrative Fund	R0000382		2,300.00	3,319.62
03/06/25	Receipt	Admin. Fund Special	RA000382		966.66	2,352.96
25/06/25	Receipt	Sinking Fund	RB000382		1,386.30	966.66
03/07/25	Admin. Fund Special	01/08/25	I0000716	966.66		1,933.32
04/08/25	Receipt	Admin. Fund Special	R0000392		966.66	966.66
08/08/25	Other	Admin. Fund Special	R0000399		966.66	0.00
25/09/25	Administrative Fund	Welcome Pack	M0000013	55.00		55.00
25/09/25	Sinking Fund	01/11/25 to 30/04/26	I0000726	1,300.00		1,355.00
29/10/25	Receipt	01/11/25 to 30/04/26	I0000736	335.00		1,690.00
29/10/25	Receipt	Administrative Fund	R0000406		1,300.00	390.00
29/10/25	Receipt	Sinking Fund	RA000406		335.00	55.00
				\$9,911.28	\$9,856.28	\$55.00
Over 90 Days	90 Days	60 Days	30 Days	Current	BALANCE DUE: Nil	
0.00	0.00	0.00	0.00	0.00	Date Paid	Amount Paid

Payment Options		
	Tel: 1300 552 311 Ref: 9741 0039 2	Telephone: Call this number to pay by credit card. International: +613 8648 0158 (charges apply).
	www.stratamax.com.au Ref: 9741 0039 2	Internet: Make credit card payments online (charges apply). Visit www.stratamax.com.au
	www.stratapay.com/ddr Ref: 9741 0039 2	Direct Debit: Make auto payments from your credit card* or bank account. Visit stratapay.com/ddr to register *Credit card charges apply.
	Billers Code: 74625 Ref: 9741 0039 2	BPay: Contact your participating financial institution to make a payment from your cheque or savings account using BPay. BPAY® Registered to BPAY Pty Ltd ABN 69 079 137 518
	Billpay Code: 3599 Ref: 9741 0039 2	In Person: Present this bill in store at Australia Post to make cheque or EFTPOS payments.
	Make cheque payable to: StrataPay 9741 0039 2	Mail: Send cheque with this slip by mail to: StrataPay, Locked Bag 9 GCMC, Bundall Qld 9726 Australia
	BSB: 067-970 Acct No: 9741 0039 2 (Applies to this bill only)	Internet Banking - EFT: Use this BSB and Account Number to pay directly from your bank account in Australian Dollars (AUD). Account Name: StrataPay Bank: CBA, Sydney, Australia.



StrataPay Reference	
9741 0039 2	
Amount	Due Date
\$0.00	05 Aug 26

EAGLE BODY CORP MANAGEMENT P/L
41952/02100006 Lot 6/6

Emma Jay Dale
Unit 6, 9 Zenith Ave
Chermside QLD 4032



*3599 974100392

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

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ABN 28 445 505 022

Emma Jay Dale
Unit 6, 9 Zenith Ave
Chermside QLD 4032

Last Certificate Issued: 20/07/21	Transfer Date: 08/08/25
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EAGLE BODY CORPORATE
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SKYVIEW APARTMENTS CTS 41952

INSURANCE DETAILS

05 August 2026

<u>Type</u>	<u>Insurer</u>	<u>Policy No</u>	<u>Sum Insured</u>	<u>Due Date</u>
WORKCOVER POLICY	Workcover Queensland	WCA101154553		30/06/26
BUILDING	Strata Community Insurance	QRSC20005299	\$4,700,523.00	04/11/26
PUBLIC LIABILITY	Strata Community Insurance	QRSC20005299	\$10,000,000.00	04/11/26
OFFICE BEARERS	Strata Community Insurance	QRSC20005299	\$500,000.00	04/11/26
BUILDING CATASTROPHE	Strata Community Insurance	QRSC20005299	\$705,078.00	04/11/26
COMMON CONTENTS	Strata Community Insurance	QRSC20005299	\$47,005.00	04/11/26
LOSS OF RENT	Strata Community Insurance	QRSC20005299	\$705,078.00	04/11/26
VOLUNTARY WORKERS	Strata Community Insurance	QRSC20005299	Insured	04/11/26
FIDELITY GUARANTEE	Strata Community Insurance	QRSC20005299	\$100,000.00	04/11/26
LOT OWNERS FIXTURES	Strata Community Insurance	QRSC20005299	\$300,000.00	04/11/26
GOVERNMENT AUDIT COS	Strata Community Insurance	QRSC20005299	\$25,000.00	04/11/26
APPEAL EXPENSES (H &	Strata Community Insurance	QRSC20005299	\$100,000.00	04/11/26
LEGAL DEFENCE EXPENS	Strata Community Insurance	QRSC20005299	\$50,000	04/11/26
TERRORISM COVER	Strata Community Insurance	QRSC20005299	Insured	04/11/26



Registration Confirmation Statement

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Lodger Code: BE

EAGLE BODY CORPORATE
206 LOGAN RD
WOOLLOONGABBA Q 4102

Title Reference:	50829263
Lodgement No:	6104575
Office:	BRISBANE

This is the current status of the title as at 07:44 on 14/12/2023

LAND DESCRIPTION

COMMON PROPERTY OF SKYVIEW APARTMENTS COMMUNITY TITLES SCHEME 41952
COMMUNITY MANAGEMENT STATEMENT 41952
Local Government: BRISBANE CITY

REGISTERED OWNER

Dealing No: 713556213 05/11/2010
BODY CORPORATE FOR SKYVIEW APARTMENTS COMMUNITY
TITLES SCHEME 41952
206 LOGAN ROAD
WOOLLOONGABBA QLD 4102

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10134016 (POR 547)
2. REQUEST FOR FIRST CMS No 713556195 05/11/2010 at 15:34
COMMUNITY MANAGEMENT STATEMENT 41952
STANDARD MODULE

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

DEALINGS REGISTERED

722947581 C BC ADDRESS

Caution - Charges do not necessarily appear in order of priority

** End of Registration Confirmation Statement **

Registrar of Titles and Registrar of Water Allocations

Title Reference []

Page 2 of 6

SCHEDULE A SCHEDULE OF LOT ENTITLEMENTS

Lot on Plan	Contribution	Interest
Lot 1 on SP236028	1	1
Lot 2 on SP236028	1	1
Lot 3 on SP236028	1	1
Lot 4 on SP236028	1	1
Lot 5 on SP236028	1	1
Lot 6 on SP236028	1	1
Lot 7 on SP236028	1	1
Lot 8 on SP236028	1	1
Lot 9 on SP236028	1	1
Lot 10 on SP236028	1	1
TOTALS	10	10

SCHEDULE B EXPLANATION OF THE DEVELOPMENT OF SCHEME LAND

(It is not intended that the Scheme be developed progressively, nor is it intended that the Scheme form part of, or be the basis for, a layered arrangement of Community Titles Schemes)

The scheme will not be further developed

SCHEDULE C BY-LAWS

- 1 **Noise.** The occupier of a lot must not create noise likely to interfere with the peaceful enjoyment of a person lawfully on another lot or the common property.
- 2 **Vehicles.**
 - 2.1 The occupier of a lot must not, without the body corporate's written approval –
 - (a) park a vehicle, or allow a vehicle to stand, on the common property; or
 - (b) permit an invitee to park a vehicle, or allow a vehicle to stand, on the common property, except for the designed visitor parking which must remain available at all times for the sole use of visitors vehicles.
 - 2.2 An approval under subsection (1) must state the period for which it is given, with the exception of designated visitor parking.
 - 2.3 However, the body corporate may cancel the approval by giving 7 days written notice to the occupier, with the exception of designated visitor parking.
 - 2.4 The 16 (two tandem carports) parking spaces for the residential units (10 multi-units dwellings) are to be only used for parking by the owners/occupier of the residential units; and may be designated for the exclusive use of a residential unit.
- 3 **Visitors' Car Park.**
 - 3.1 Any invitees may park their vehicles in the visitors' parking area on the Common Property and must use such area only for its intended purpose of casual parking.

3.2 The occupier of a lot must not park or stand any motor vehicle or other vehicle upon areas set aside for visitor car parking, as such areas must remain available at all times for the sole use of visitors' vehicles.

3.3 The occupier of a lot must ensure that their invitees use the visitor car parking area for a maximum period determined by the Body Corporate from time to time.

3.4 The 4 parking spaces for visitors to the residential units, driveway, and car/vehicle turning areas indicated on the approved plans of layout shall form part of the common property and shall not be designated for the exclusive use of any unit and be available for use by all residential tenants and bona fide visitors.

4 **Obstruction.** The occupier of a lot must not obstruct the lawful use of the common property by someone else.

5 **Damage to Lawns etc.**

5.1 The occupier of a lot must not, without the body Corporate's written approval:

- (a) damage a lawn, garden, tree shrub, plant or flower on the common property; or
- (b) use a part of the common property as a garden.

5.2 An approval under subsection (1) must state the period for which it is given.

5.3 However, the Body Corporate may cancel the approval by giving 7 days' written notice to the occupier.

6 **Damage to Common Property**

6.1 An occupier of a lot must not, without the Body Corporate's written approval, mark, paint, drive nails, screws or other objects into, or otherwise damage or deface a structure that forms part of the common property.

6.2 However, an occupier may install a locking or safety device to protect the lot against intruders, or a screen to prevent entry of animals or insects, if the device or screen is soundly built and is consistent with the colour, style and materials of the building.

6.3 The owner of a lot must keep a device installed under subsection (2) in good order and repair.

7 **Behaviour of Invitees.** An occupier of a lot must take reasonable steps to ensure that the occupier's invitees do not behave in a way likely to interfere with the peaceful enjoyment of another lot or the common property.

8 **Leaving of Rubbish etc on the Common Property.** The occupier of a lot must not leave rubbish or other materials on the common property in a way or place likely to interfere with the enjoyment of the common property by someone else.

9 **Appearance of Lot**

9.1 The occupier of a lot must not, without the Body Corporate's written approval, make a change to the external appearance of the lot unless the change is minor and does not detract from the amenity of the lot and its surrounds.

9.2 The occupier of a lot must not, without the Body Corporate's written approval;

- (a) hang washing, bedding or another cloth article if the article is visible from another lot or the common property or from outside the scheme land; or
- (b) display a sign advertisement, placard banner, pamphlet, or similar article if the article is visible from another lot or the common property or from outside the scheme land.

9.3 This section does not apply to a lot created under a standard format plan of subdivision.

10 **Storage of Flammable Materials**

10.1 The occupier of a lot must not, without the Body Corporate's written approval, store a flammable substance on the common property.

- 10.2 The occupier of a lot must not, without the Body Corporate's written approval, store a flammable substance on the lot unless the substance is used or intended for use for domestic purposes.
- 10.3 However, this section does not apply to the storage of fuel in:
 - (a) the fuel tank of a vehicle, boat or internal combustion engine; or
 - (b) a tank kept on a vehicle or boat in which the fuel is stored under the requirements of the law regulating the storage of flammable liquid.
- 11 **Collection of Refuse**
 - 11.1 Internal collection of refuse and recyclables remains the responsibility of the Body Corporate/Tenants of the development. All refuse is to be collected internally to the nominated refuse collection point in accordance with an agreement for refuse collection with Council's City Waste Services.
 - 11.2 Maintain an appropriate screened area for the storage and collection of refuse, including recyclables, in a position which is accessible to service vehicles on the site.
- 12 **Keeping of Animals**
 - 12.1 The occupier of a lot must not, without the Body Corporate's written approval:
 - (a) keep no more than two pets up to 30kg on the lot or the common property; or
 - (b) permit an invitee to bring or keep an animal on the lot or the common property.
 - 12.2 The occupier must obtain the Body Corporate's written approval before bringing, or permitting an invitee to bring an animal on to the lot or the common property.
- 13 **By-Laws to be exhibited.** A copy of these By-Laws (or a précis thereof approved by the Committee) shall be exhibited in a prominent place in any lot made available by letting.
- 14 **Compliance by Tenants.** The duties and obligations imposed by these By-Laws on a proprietor of a lot shall be observed not only by the proprietor but by the proprietor's tenants, guests, servants, employees, agents, children, invitees and licensees.
- 15 **Complaints or Applications.** All complaints or applications to the Body Corporate or its Committee shall be addressed in writing to the Secretary or to the Body Corporate Manager of the Body Corporate.
- 16 **Cable Services.** Apartment owners may not install in or erect on common property any receiver dish, cabling or other equipment for connection to cable or satellite television, datacasting or internet services. The Body Corporate is authorised to enter into agreements with cable or satellite or internet service providers for the diffusion of satellite or cable television, datacasting or internet services to apartment.
- 17 **Recovery of Money Spent.** Where the Body Corporate expends money to make good damage or expends money to commence and engage in legal proceedings caused by a breach of the Act or of these By-Laws by any proprietor or the tenants, guests, servants, employees, agents, children, invitees or licensees of the proprietor or any of them, the Committee shall be entitled to recover the amount so expended as a debt in an action in any Court of competent jurisdiction from the proprietor of the lot at the time when the breach occurred.
18. **Communal Open Space.** The communal open space areas, recreation area, gazebo/BBQ area, stairs, internal footpaths/pedestrian circulation routes and adjoining landscaping, lobbies, visitor car parks and bin storage areas as shown on the approved plans of layout shall form part of the common property and shall not be designated for the exclusive use of any unit.
19. **Balconies and Terraces.** All balconies and terraces shown on the approved drawings and documents, are to remain unenclosed with no shutters, glazing, louvres or similar permanent structures other than those described in item 20 of these by law and those consistent with the relevant "Brisbane City Plan 2000 – Residential Code" and clearly depicted on the approved drawings.
20. **External Sun Control.** External Sun Control devices to all western facing balconies, such devices shall meeting the following requirements:-

Title Reference []

Page 5 of 6

- (a) The devices are not to be fixed and are to be fully retractable. (This is to ensure that screening devices do not fully enclose balconies as this would increase GFA and increase the appearance of building Bulk; and
- (b) The devices are to be constructed from materials complimentary to those of the building.
21. **Screening for Air Conditioning.** Screening for any externally mounted air conditioning or mechanical plan installations in accordance with the following requirements:-
- (a) No unscreened installations on the proposed development are to be visible from the surrounding sites; and
- (b) Any installations which are required to be located on the roof, wall or garden areas are to be appropriately screened or shaped according to the acoustic requirements of the development package and so as to integrate in a complementary manner with the overall design of the roof, wall or garden area in which the installation is to be located.
22. **Maintained Traffic Areas.**
- (a) Maintain parking and manoeuvring areas on site, in accordance with the approved plans and conditions and the TAPS Policy of Brisbane City Plan 2000.
- (b) Maintain a height clearance sign located at the entrances to undercover parking areas and a directional visitor parking sign at the vehicle entrance to the site adjacent to or clearly visible for the vehicle entrance to the site.
- (c) Maintain the internal paved areas so they are signed and delineated in accordance with the approved plans, Manual of Uniform Traffic Control Devices and Austroads.
23. **Heavy Vehicle Operation.** Operation of heavy vehicles and/or waste collection vehicles must only occur in the approved "Loading and Servicing" area and during the following hours:
- 7am – 7pm Monday to Saturday
24. **Fence Maintenance.** Fencing is to be maintained in accordance with the conditions of the development approval.
25. **Landscaping.** On-site landscaping is to be maintained generally in accordance with the approved plans.
26. **CMS By-Laws.** Any Community Managements State is to contain by-laws which reflect the requirements of these By-Laws.

SCHEDULE D OTHER DETAILS REQUIRED/PERMITTED TO BE INCLUDED

Pursuant to Section 66(1)(d)(ii) of the Body Corporate and Community Management Act 1997, annexed and marked 'A' is a Service Location Diagram identifying all service easements for lots and the common property created on SP236028.

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

Lot on Plan	Statutory Easement	Service Location Diagrams
CP	Lateral and subjacent support under S. 115N of the Land Title Act 1994; Utility services and utility infrastructure under ss. 115O and 115P of the Land Title Act 1994; Shelter under S. 115Q of the Land Title Act 1994; Projection under s. 115R of the Land Title Act 1994	A
Lots 1 – 10 on SP 236028	Lateral and subjacent support under S. 115N of the Land Title Act 1994; Utility services and utility infrastructure under ss. 115O and 115P of the Land Title Act 1994; Shelter under S. 115Q of the Land Title Act 1994; Projection under s. 115R of the Land Title Act 1994	

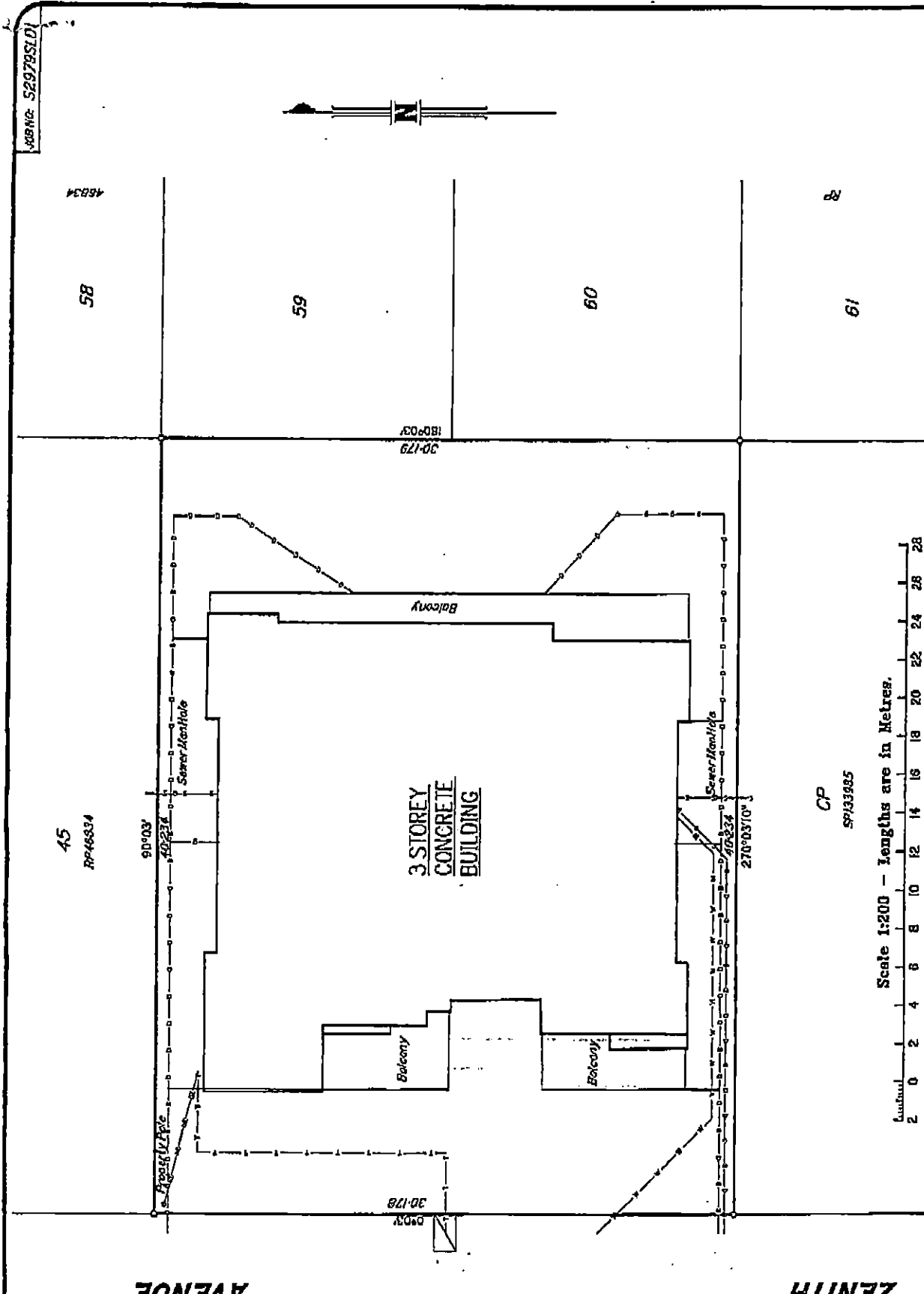
Title Reference []

Page 6 of 6

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

Lot on Plan	Exclusive Use Area

"A"



SCALE 1:200 (At A3) PARISH KEDRON COUNTY Stanley LOCAL AUTHORITY Brisbane City Council	SERVICES LOCATION DIAGRAM In Common Property of SKYVIEW APARTMENTS Community Titles Scheme.	LEGEND UNDERGROUND SERVICES <table border="0"> <tr> <td>— D —</td> <td>STORMWATER DRAIN</td> <td>— T —</td> <td>TELSTRA</td> </tr> <tr> <td>— W —</td> <td>WATER</td> <td>— UE —</td> <td>UNDERGROUND POWER</td> </tr> <tr> <td>— S —</td> <td>SEWER</td> <td>— G —</td> <td>GAS</td> </tr> </table>	— D —	STORMWATER DRAIN	— T —	TELSTRA	— W —	WATER	— UE —	UNDERGROUND POWER	— S —	SEWER	— G —	GAS
— D —	STORMWATER DRAIN	— T —	TELSTRA											
— W —	WATER	— UE —	UNDERGROUND POWER											
— S —	SEWER	— G —	GAS											

NOTE:
Underground Services, Pipes and Cables shown hereon have in the main been plotted from existing Design Plans and advice from the builder.
This services location diagram discloses the existence of service assemblies for the purposes of s.86(1)(c) of Body Corporate & Community Management Act, and should not be relied upon to excavate, design or construct near services, or for any other reason other than the intended purpose.

QUEENSLAND LAND REGISTRY

FIRST/NEW COMMUNITY MANAGEMENT STATEMENT

CMS Version 3

Body Corporate and Community Management Act 1997

Page 1 of 6

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

Office use only
CMS LABEL NUMBER

This statement incorporates and must include the following:

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

1. Name of community titles scheme
"Skyview Apartments" community title scheme

2. Regulation module
Standard module

3. Name of body corporate
Body Corporate for "Skyview Apartments" community titles scheme

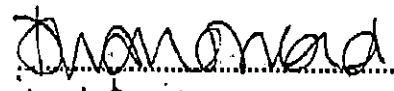
Lot on Plan Description	County	Parish	Title Reference
Common Property for "Skyview Apartments" community title scheme	Stanley	Kedron	
Lots 1 to 10 on SP236028	Stanley	Kedron	

5. Name and address of original owner
Di Pietro & Zullo Construction Management Pty. Ltd.
A.C.N. 131 669 540
PO Box 2482
FORTITUDE VALLEY BC, QLD 4006

6. Reference to plan lodged with this statement
SP-236028

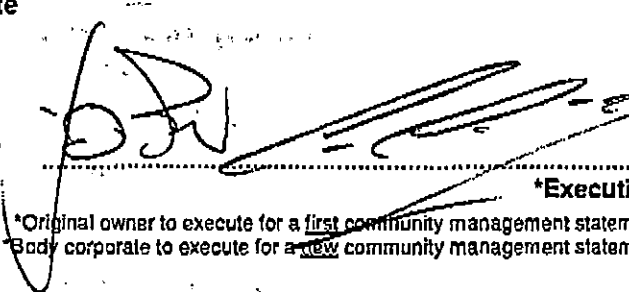
first community management statement only

7. Local Government community management statement notation

 signed
Denise Grandfield, Principal Planner name and designation
Brisbane City Council name of Local Government

8. Execution by original owner/Consent of body corporate

21/9/10
Execution Date

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

Privacy Statement

Collection of this information is authorised by the Body Corporate and Community Management Act 1997 and is used to maintain the publicly searchable registers in the land registry. For more information about privacy in NR&W see the department's website.

Title Reference []

Page 2 of 6

SCHEDULE A SCHEDULE OF LOT ENTITLEMENTS

Lot on Plan	Contribution	Interest
Lot 1 on SP236028	1	1
Lot 2 on SP236028	1	1
Lot 3 on SP236028	1	1
Lot 4 on SP236028	1	1
Lot 5 on SP236028	1	1
Lot 6 on SP236028	1	1
Lot 7 on SP236028	1	1
Lot 8 on SP236028	1	1
Lot 9 on SP236028	1	1
Lot 10 on SP236028	1	1
TOTALS	10	10

SCHEDULE B EXPLANATION OF THE DEVELOPMENT OF SCHEME LAND

(It is not intended that the Scheme be developed progressively, nor is it intended that the Scheme form part of, or be the basis for, a layered arrangement of Community Titles Schemes)

The scheme will not be further developed

SCHEDULE C BY-LAWS

- 1 **Noise.** The occupier of a lot must not create noise likely to interfere with the peaceful enjoyment of a person lawfully on another lot or the common property.
- 2 **Vehicles.**
 - 2.1 The occupier of a lot must not, without the body corporate's written approval –
 - (a) park a vehicle, or allow a vehicle to stand, on the common property; or
 - (b) permit an invitee to park a vehicle, or allow a vehicle to stand, on the common property, except for the designed visitor parking which must remain available at all times for the sole use of visitors vehicles.
 - 2.2 An approval under subsection (1) must state the period for which it is given, with the exception of designated visitor parking.
 - 2.3 However, the body corporate may cancel the approval by giving 7 days written notice to the occupier, with the exception of designated visitor parking.
 - 2.4 The 16 (two tandem carpark) parking spaces for the residential units (10 multi-units dwellings) are to be only used for parking by the owners/occupier of the residential units; and may be designated for the exclusive use of a residential unit.
- 3 **Visitors' Car Park.**
 - 3.1 Any invitees may park their vehicles in the visitors' parking area on the Common Property and must use such area only for its intended purpose of casual parking.

3.2 The occupier of a lot must not park or stand any motor vehicle or other vehicle upon areas set aside for visitor car parking, as such areas must remain available at all times for the sole use of visitors' vehicles.

3.3 The occupier of a lot must ensure that their invitees use the visitor car parking area for a maximum period determined by the Body Corporate from time to time.

3.4 The 4 parking spaces for visitors to the residential units, driveway, and car/vehicle turning areas indicated on the approved plans of layout shall form part of the common property and shall not be designated for the exclusive use of any unit and be available for use by all residential tenants and bona fide visitors.

4 **Obstruction.** The occupier of a lot must not obstruct the lawful use of the common property by someone else.

5 **Damage to Lawns etc.**

5.1 The occupier of a lot must not, without the body Corporate's written approval:

- (a) damage a lawn, garden, tree shrub, plant or flower on the common property; or
- (b) use a part of the common property as a garden.

5.2 An approval under subsection (1) must state the period for which it is given.

5.3 However, the Body Corporate may cancel the approval by giving 7 days' written notice to the occupier.

6 **Damage to Common Property**

6.1 An occupier of a lot must not, without the Body Corporate's written approval, mark, paint, drive nails, screws or other objects into, or otherwise damage or deface a structure that forms part of the common property.

6.2 However, an occupier may install a locking or safety device to protect the lot against intruders, or a screen to prevent entry of animals or insects, if the device or screen is soundly built and is consistent with the colour, style and materials of the building.

6.3 The owner of a lot must keep a device installed under subsection (2) in good order and repair.

7 **Behaviour of invitees.** An occupier of a lot must take reasonable steps to ensure that the occupier's invitees do not behave in a way likely to interfere with the peaceful enjoyment of another lot or the common property.

8 **Leaving of Rubbish etc on the Common Property.** The occupier of a lot must not leave rubbish or other materials on the common property in a way or place likely to interfere with the enjoyment of the common property by someone else.

9 **Appearance of Lot**

9.1 The occupier of a lot must not, without the Body Corporate's written approval, make a change to the external appearance of the lot unless the change is minor and does not detract from the amenity of the lot and its surrounds.

9.2 The occupier of a lot must not, without the Body Corporate's written approval;

- (a) hang washing, bedding or another cloth article if the article is visible from another lot or the common property or from outside the scheme land; or
- (b) display a sign advertisement, placard banner, pamphlet, or similar article if the article is visible from another lot or the common property or from outside the scheme land.

9.3 This section does not apply to a lot created under a standard format plan of subdivision.

10 **Storage of Flammable Materials**

10.1 The occupier of a lot must not, without the Body Corporate's written approval, store a flammable substance on the common property.

- 10.2 The occupier of a lot must not, without the Body Corporate's written approval, store a flammable substance on the lot unless the substance is used or intended for use for domestic purposes.
- 10.3 However, this section does not apply to the storage of fuel in:
(a) the fuel tank of a vehicle, boat or internal combustion engine; or
(b) a tank kept on a vehicle or boat in which the fuel is stored under the requirements of the law regulating the storage of flammable liquid.
- 11 Collection of Refuse**
- 11.1 Internal collection of refuse and recyclables remains the responsibility of the Body Corporate/Tenants of the development. All refuse is to be collected internally to the nominated refuse collection point in accordance with an agreement for refuse collection with Council's City Waste Services.
- 11.2 Maintain an appropriate screened area for the storage and collection of refuse, including recyclables, in a position which is accessible to service vehicles on the site.
- 12 Keeping of Animals**
- 12.1 The occupier of a lot must not, without the Body Corporate's written approval:
(a) keep no more than two pets up to 30kg on the lot or the common property; or
(b) permit an invitee to bring or keep an animal on the lot or the common property.
- 12.2 The occupier must obtain the Body Corporate's written approval before bringing, or permitting an invitee to bring an animal on to the lot or the common property.
- 13 By-Laws to be exhibited.** A copy of these By-Laws (or a précis thereof approved by the Committee) shall be exhibited in a prominent place in any lot made available by letting.
- 14 Compliance by Tenants.** The duties and obligations imposed by these By-Laws on a proprietor of a lot shall be observed not only by the proprietor but by the proprietor's tenants, guests, servants, employees, agents, children, invitees and licensees.
- 15 Complaints or Applications.** All complaints or applications to the Body Corporate or its Committee shall be addressed in writing to the Secretary or to the Body Corporate Manager of the Body Corporate.
- 16 Cable Services.** Apartment owners may not install in or erect on common property any receiver dish, cabling or other equipment for connection to cable or satellite television, datacasting or internet services. The Body Corporate is authorised to enter into agreements with cable or satellite or internet service providers for the diffusion of satellite or cable television, datacasting or internet services to apartment.
- 17 Recovery of Money Spent.** Where the Body Corporate expends money to make good damage or expends money to commence and engage in legal proceedings caused by a breach of the Act or of these By-Laws by any proprietor or the tenants, guests, servants, employees, agents, children, invitees or licensees of the proprietor or any of them, the Committee shall be entitled to recover the amount so expended as a debt in an action in any Court of competent jurisdiction from the proprietor of the lot at the time when the breach occurred.
- 18. Communal Open Space.** The communal open space areas, recreation area, gazebo/BBQ area, stairs, internal footpaths/pedestrian circulation routes and adjoining landscaping, lobbies, visitor car parks and bin storage areas as shown on the approved plans of layout shall form part of the common property and shall not be designated for the exclusive use of any unit.
- 19. Balconies and Terraces.** All balconies and terraces shown on the approved drawings and documents, are to remain unenclosed with no shutters, glazing, louvres or similar permanent structures other than those described in item 20 of these by law and those consistent with the relevant "Brisbane City Plan 2000 - Residential Code" and clearly depicted on the approved drawings.
- 20. External Sun Control.** External Sun Control devices to all western facing balconies, such devices shall meeting the following requirements:-

- (a) The devices are not to be fixed and are to be fully retractable. (This is to ensure that screening devices do not fully enclose balconies as this would increase GFA and increase the appearance of building Bulk; and
- (b) The devices are to be constructed from materials complimentary to those of the building.
21. **Screening for Air Conditioning.** Screening for any externally mounted air conditioning or mechanical plant installations in accordance with the following requirements:-
- (a) No unscreened installations on the proposed development are to be visible from the surrounding sites; and
- (b) Any installations which are required to be located on the roof, wall or garden areas are to be appropriately screened or shaped according to the acoustic requirements of the development package and so as to integrate in a complementary manner with the overall design of the roof, wall or garden area in which the installation is to be located.
22. **Maintained Traffic Areas.**
- (a) Maintain parking and manoeuvring areas on site, in accordance with the approved plans and conditions and the TAPS Policy of Brisbane City Plan 2000.
- (b) Maintain a height clearance sign located at the entrances to undercover parking areas and a directional visitor parking sign at the vehicle entrance to the site adjacent to or clearly visible for the vehicle entrance to the site.
- (c) Maintain the internal paved areas so they are signed and delineated in accordance with the approved plans, Manual of Uniform Traffic Control Devices and Austroads.
23. **Heavy Vehicle Operation.** Operation of heavy vehicles and/or waste collection vehicles must only occur in the approved "Loading and Servicing" area and during the following hours:
- 7am – 7pm Monday to Saturday
24. **Fence Maintenance.** Fencing is to be maintained in accordance with the conditions of the development approval.
25. **Landscaping.** On-site landscaping is to be maintained generally in accordance with the approved plans.
26. **CMS By-Laws.** Any Community Managements State is to contain by-laws which reflect the requirements of these By-Laws.

SCHEDULE D OTHER DETAILS REQUIRED/PERMITTED TO BE INCLUDED

Pursuant to Section 66(1)(d)(ii) of the Body Corporate and Community Management Act 1997, annexed and marked 'A' is a Service Location Diagram identifying all service easements for lots and the common property created on SP236028.

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

Lot on Plan	Statutory Easement	Service Location Diagrams
CP	Lateral and subjacent support under S. 115N of the Land Title Act 1994; Utility services and utility infrastructure under ss. 115O and 115P of the Land Title Act 1994; Shelter under S. 115Q of the Land Title Act 1994; Projection under s. 115R of the Land Title Act 1994	A
Lots 1 – 10 on SP 236028	Lateral and subjacent support under S. 115N of the Land Title Act 1994; Utility services and utility infrastructure under ss. 115O and 115P of the Land Title Act 1994; Shelter under S. 115Q of the Land Title Act 1994; Projection under s. 115R of the Land Title Act 1994	

Title Reference []

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

Lot on Plan	Exclusive Use Area

LAND TITLE ACT 1994

REGISTRATION CONFIRMATION STATEMENT

ENVIRONMENT AND RESOURCE MANAGEMENT, QUEENSLAND

Title Reference : 50829264

This is the current status of the title as at 08:28 on 09/11/2010

REGISTERED OWNER

Dealing No: 713556213 05/11/2010

DI PIETRO & ZULLO CONSTRUCTION MANAGEMENT PTY LTD
A.C.N. 131 669 540**ESTATE AND LAND**

Estate in Fee Simple

LOT 1 SURVEY PLAN 236028
County of STANLEY Parish of KEDRON
Local Government: BRISBANE CITY
COMMUNITY MANAGEMENT STATEMENT 41952**EASEMENTS, ENCUMBRANCES AND INTERESTS**

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10134016 (POR 547)

ADMINISTRATIVE ADVICES - NIL
UNREGISTERED DEALINGS - NIL

CERTIFICATE OF TITLE ISSUED - No

** End of Confirmation Statement **

M G Locke
Registrar of Titles and Registrar of Water AllocationsLodgement No: 2931807
Email: info@rbax.com.au
ROBERT BAX & ASSOCIATES
Office: BRISBANE
Box: 93

LAND TITLE ACT 1994

REGISTRATION CONFIRMATION STATEMENT**ENVIRONMENT AND RESOURCE MANAGEMENT, QUEENSLAND**

Title Reference : 50829265

This is the current status of the title as at 08:28 on 09/11/2010

REGISTERED OWNER

Dealing No: 713556213 05/11/2010

DI PIETRO & ZULLO CONSTRUCTION MANAGEMENT PTY LTD
A.C.N. 131 669 540

ESTATE AND LAND

Estate in Fee Simple

LOT 2 SURVEY PLAN 236028
County of STANLEY Parish of KEDRON
Local Government: BRISBANE CITY
COMMUNITY MANAGEMENT STATEMENT 41952

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10134016 (POR 547)

ADMINISTRATIVE ADVICES - NIL

UNREGISTERED DEALINGS - NIL

CERTIFICATE OF TITLE ISSUED - No

**** End of Confirmation Statement ****

M G Locke

Registrar of Titles and Registrar of Water Allocations

Lodgement No: 2931807
Email: info@rbax.com.au
ROBERT BAX & ASSOCIATES
Office: BRISBANE
Box: 93

LAND TITLE ACT 1994

REGISTRATION CONFIRMATION STATEMENT**ENVIRONMENT AND RESOURCE MANAGEMENT, QUEENSLAND**

Title Reference : 50829266

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REGISTERED OWNER

Dealing No: 713556213 05/11/2010

DI PIETRO & ZULLO CONSTRUCTION MANAGEMENT PTY LTD
A.C.N. 131 669 540**ESTATE AND LAND**

Estate in Fee Simple

LOT 3 SURVEY PLAN 236028

County of STANLEY

Parish of KEDRON

Local Government: BRISBANE CITY

COMMUNITY MANAGEMENT STATEMENT 41952

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10134016 (POR 547)

ADMINISTRATIVE ADVICES - NIL

UNREGISTERED DEALINGS - NIL

CERTIFICATE OF TITLE ISSUED - No.

**** End of Confirmation Statement ****

M G Locke

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LAND TITLE ACT 1994

REGISTRATION CONFIRMATION STATEMENT

ENVIRONMENT AND RESOURCE MANAGEMENT, QUEENSLAND

Title Reference : 50829267

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REGISTERED OWNER

Dealing No: 713556213 05/11/2010

DI PIETRO & ZULLO CONSTRUCTION MANAGEMENT PTY LTD
A.C.N. 131 669 540

ESTATE AND LAND

Estate in Fee Simple

LOT 4 SURVEY PLAN 236028
County of STANLEY Parish of KEDRON
Local Government: BRISBANE CITY
COMMUNITY MANAGEMENT STATEMENT 41952

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10134016 (POR 547)

ADMINISTRATIVE ADVICES - NIL
UNREGISTERED DEALINGS - NIL

CERTIFICATE OF TITLE ISSUED - No

** End of Confirmation Statement **

M G Locke
Registrar of Titles and Registrar of Water AllocationsLodgement No: 2931807
Email: info@rbax.com.au
ROBERT BAX & ASSOCIATES
Office: BRISBANE
Box: 93

LAND TITLE ACT 1994

REGISTRATION CONFIRMATION STATEMENT**ENVIRONMENT AND RESOURCE MANAGEMENT, QUEENSLAND**

Title Reference : 50829268

This is the current status of the title as at 08:28 on 09/11/2010

REGISTERED OWNER

Dealing No: 713556213 05/11/2010

DI PIETRO & ZULLO CONSTRUCTION MANAGEMENT PTY LTD
A.C.N. 131 669 540

ESTATE AND LAND

Estate in Fee Simple

LOT 5 SURVEY PLAN 236028
County of STANLEY Parish of KEDRON
Local Government: BRISBANE CITY
COMMUNITY MANAGEMENT STATEMENT 41952

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10134016 (POR 547)

ADMINISTRATIVE ADVICES - NIL

UNREGISTERED DEALINGS - NIL

CERTIFICATE OF TITLE ISSUED - No

**** End of Confirmation Statement ****

M G Locke

Registrar of Titles and Registrar of Water Allocations

Lodgement No: 2931807
Email: info@rbax.com.au
ROBERT BAX & ASSOCIATES
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Box: 93

LAND TITLE ACT 1994

REGISTRATION CONFIRMATION STATEMENT

ENVIRONMENT AND RESOURCE MANAGEMENT, QUEENSLAND

Title Reference : 50829269

This is the current status of the title as at 08:28 on 09/11/2010

REGISTERED OWNER

Dealing No: 713556213 05/11/2010

DI PIETRO & ZULLO CONSTRUCTION MANAGEMENT PTY LTD
A.C.N. 131 669 540

ESTATE AND LAND

Estate in Fee Simple

LOT 6 SURVEY PLAN 236028
County of STANLEY Parish of KEDRON
Local Government: BRISBANE CITY
COMMUNITY MANAGEMENT STATEMENT 41952

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10134016 (POR 547)

ADMINISTRATIVE ADVICES - NIL
UNREGISTERED DEALINGS - NIL

CERTIFICATE OF TITLE ISSUED - No

**** End of Confirmation Statement ****

M G Locke
Registrar of Titles and Registrar of Water Allocations

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LAND TITLE ACT 1994

REGISTRATION CONFIRMATION STATEMENT

ENVIRONMENT AND RESOURCE MANAGEMENT, QUEENSLAND

Title Reference : 50829270

This is the current status of the title as at 08:28 on 09/11/2010

REGISTERED OWNER

Dealing No: 713556213 05/11/2010

DI PIETRO & ZULLO CONSTRUCTION MANAGEMENT PTY LTD
A.C.N. 131 669 540

ESTATE AND LAND

Estate in Fee Simple

LOT 7 SURVEY PLAN 236028
County of STANLEY Parish of KEDRON
Local Government: BRISBANE CITY
COMMUNITY MANAGEMENT STATEMENT 41952

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10134016 (POR 547)

ADMINISTRATIVE ADVICES - NIL
UNREGISTERED DEALINGS - NIL

CERTIFICATE OF TITLE ISSUED - No

** End of Confirmation Statement **

M G Locke
Registrar of Titles and Registrar of Water AllocationsLodgement No: 2931807
Email: info@rbax.com.au
ROBERT BAX & ASSOCIATES
Office: BRISBANE
Box: 93

LAND TITLE ACT 1994

REGISTRATION CONFIRMATION STATEMENT

ENVIRONMENT AND RESOURCE MANAGEMENT, QUEENSLAND

Title Reference : 50829271

This is the current status of the title as at 08:28 on 09/11/2010

REGISTERED OWNER

Dealing No: 713556213 05/11/2010

DI PIETRO & ZULLO CONSTRUCTION MANAGEMENT PTY LTD
A.C.N. 131 669 540

ESTATE AND LAND

Estate in Fee Simple

LOT 8 SURVEY PLAN 236028
County of STANLEY Parish of KEDRON
Local Government: BRISBANE CITY
COMMUNITY MANAGEMENT STATEMENT 41952

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10134016 (PQR 547)

ADMINISTRATIVE ADVICES - NIL
UNREGISTERED DEALINGS - NIL

CERTIFICATE OF TITLE ISSUED - No

** End of Confirmation Statement **

M G Locke
Registrar of Titles and Registrar of Water AllocationsLodgement No: 2931807
Email: info@rbax.com.au
ROBERT BAX & ASSOCIATES
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LAND TITLE ACT 1994

REGISTRATION CONFIRMATION STATEMENT

ENVIRONMENT AND RESOURCE MANAGEMENT, QUEENSLAND

Title Reference : 50829272

This is the current status of the title as at 08:28 on 09/11/2010

REGISTERED OWNER

Dealing No: 713556213 05/11/2010

DI PIETRO & ZULLO CONSTRUCTION MANAGEMENT PTY LTD
A.C.N. 131 669 540

ESTATE AND LAND

Estate in Fee Simple

LOT 9 SURVEY PLAN 236028
County of STANLEY Parish of KEDRON
Local Government: BRISBANE CITY
COMMUNITY MANAGEMENT STATEMENT 41952

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10134016 (POR 547)

ADMINISTRATIVE ADVICES - NIL
UNREGISTERED DEALINGS - NIL

CERTIFICATE OF TITLE ISSUED - No

**** End of Confirmation Statement ****

M G Locke
Registrar of Titles and Registrar of Water Allocations

Lodgement No: 2931807
Email: info@rbax.com.au
ROBERT BAX & ASSOCIATES
Office: BRISBANE
Box: 93

LAND TITLE ACT 1994

REGISTRATION CONFIRMATION STATEMENT

ENVIRONMENT AND RESOURCE MANAGEMENT, QUEENSLAND

Title Reference : 50829273

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REGISTERED OWNER

Dealing No: 713556213 05/11/2010

DI PIETRO & ZULLO CONSTRUCTION MANAGEMENT PTY LTD
A.C.N. 131 669 540**ESTATE AND LAND**

Estate in Fee Simple

LOT 10 SURVEY PLAN 236028
County of STANLEY Parish of KEDRON
Local Government: BRISBANE CITY
COMMUNITY MANAGEMENT STATEMENT 41952**EASEMENTS, ENCUMBRANCES AND INTERESTS**

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Deed of Grant No. 10134016 (POR 547)

ADMINISTRATIVE ADVICES - NIL
UNREGISTERED DEALINGS - NIL

CERTIFICATE OF TITLE ISSUED - No

** End of Confirmation Statement **

M G Locke
Registrar of Titles and Registrar of Water AllocationsLodgement No: 2931807
Email: info@rbax.com.au
ROBERT BAX & ASSOCIATES
Office: BRISBANE
Box: 93

LAND TITLE ACT 1994

REGISTRATION CONFIRMATION STATEMENT

ENVIRONMENT AND RESOURCE MANAGEMENT, QUEENSLAND

Title Reference : 50829263

This is the current status of the title as at 08:28 on 09/11/2010

REGISTERED OWNER

Dealing No: 713556213 05/11/2010

BODY CORPORATE FOR SKYVIEW APARTMENTS COMMUNITY TITLES
SCHEME 41952

EAGLE REAL ESTATE

964 LOGAN ROAD

HOLLAND PARK QLD 4121

LAND DESCRIPTION

COMMON PROPERTY OF SKYVIEW APARTMENTS COMMUNITY TITLES SCHEME 41952
COMMUNITY MANAGEMENT STATEMENT 41952

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10134016 (POR 547)
2. REQUEST FOR FIRST CMS No 713556195 05/11/2010 at 15:34
COMMUNITY MANAGEMENT STATEMENT 41952
MODULE:
STANDARD

ADMINISTRATIVE ADVICES - NIL

UNREGISTERED DEALINGS - NIL

CERTIFICATE OF TITLE ISSUED - No

Caution - Charges do not necessarily appear in order of priority

** End of Confirmation Statement **

M G Locke

Registrar of Titles and Registrar of Water Allocations

Lodgement No: 2931807
Email: info@rbax.com.au
ROBERT BAX & ASSOCIATES
Office: BRISBANE
Box: 93

LAND TITLE ACT 1994

REGISTRATION CONFIRMATION STATEMENT

ENVIRONMENT AND RESOURCE MANAGEMENT, QUEENSLAND

Title Reference : 12470040

This is the current status of the title as at 08:28 on 09/11/2010

This Title Has Been Fully Cancelled

ADMINISTRATIVE ADVICES - NIL

UNREGISTERED DEALINGS - NIL

CERTIFICATE OF TITLE ISSUED - No

DEALINGS REGISTERED

713556195 FIRST CMS

713556213 PLAN OF SURV

** End of Confirmation Statement **

M G Locke

Registrar of Titles and Registrar of Water Allocations

Lodgement No: 2931807
Email: info@rbax.com.au
ROBERT BAX & ASSOCIATES
Office: BRISBANE
Box: 93

LAND TITLE ACT 1994

REGISTRATION CONFIRMATION STATEMENT

ENVIRONMENT AND RESOURCE MANAGEMENT, QUEENSLAND

Title Reference : 12488250

This is the current status of the title as at 08:28 on 09/11/2010

This Title Has Been Fully Cancelled

ADMINISTRATIVE ADVICES - NIL
UNREGISTERED DEALINGS - NIL

CERTIFICATE OF TITLE ISSUED - No

DEALINGS REGISTERED
713556195 FIRST CMS
713556213 PLAN OF SURV

** End of Confirmation Statement **

M G Locke
Registrar of Titles and Registrar of Water AllocationsLodgement No: 2931807
Email: info@rbax.com.au
ROBERT BAX & ASSOCIATES
Office: BRISBANE
Box: 93

Page 1/1

TOTAL P.26

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

713556213

\$1021.00
05/11/2010 15:36

BE 400 NT

Registered

5. Lodged by

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

1. Certificate of Registered Owners or Lessees.

I/We **DI PIETRO & ZULLO CONSTRUCTION
MANAGEMENT PTY LTD**
A. C. N. 131 669 540

(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

DIRECTOR

DIRECTOR

* Rule out whichever is inapplicable

Local Government Approval.

BRISBANE CITY COUNCIL

hereby approves this plan in accordance with the:

% **INTEGRATED PLANNING ACT 1997**

Dated this 26th day of October 2010

JANINE ELIZABETH ROYD

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:

Name:

41952
Skyview Apartments

4. References:

Dept File:

Local Govt:

Surveyor: **S3185**

6. Existing

Title Reference	Description	New Lots	Road	Emts	Cov.	Profit a prendre
12488250	Lot 46 on RP46834	1-4, 7, 8, 10, CP				
12470040	Lot 47 on RP46834	1, 3-10, CP				

Date of Development Approval: 22.04.2008

1-10, CP

Por 547

Lots

Orig

7. Portion Allocation:

8. Map Reference:

9543-33441

9. Locality:

Chermside

10. Local Government:

Brisbane City Council

11. Passed & Endorsed:

By: **John Kenneth AKERS**

Date: 20.09.10

Signed: *[Signature]*

Designation: **Cadastral Surveyor**

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~~

[Signature] 20/09/10
Cadastral Surveyor/Director Date
*delete words not required

13. Lodgement Fees:

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

14. Insert
Plan
Number

SP236028

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

SURVEY PLAN

Sheet 1 of 3

Stations 11, 12 & 13 are Building Corners
at Ground Level.

REFERENCE MARKS

STN	TO	ORIGIN	BEARING	DIST
1	Nail in Conc Path	RP46834	192°48'	2-414
2	OIP	SP153607	at	Stn
3	O.Nail Cone	5/SP133985	129°35'	2-688
4	O.Nail in Kerb		258°09'	2-827
5	Nail in Conc Path		267°27'	1-483
6	O.Screw in Kerb	5/SP120043	261°54'	3-062
7	OIP	IS9016	at	Stn
8	O.Screw in Conc	1/SP133985	150°43'	2-154
9	O.Screw in Kerb	9/SP120043	94°45'30"	12-972
10	O.Bolt in Kerb	IS162247	90°06'	3-69
11	O.Screw in Kerb	12/SP120043	83°52'	3-809

New Ref

No Conn

New Ref

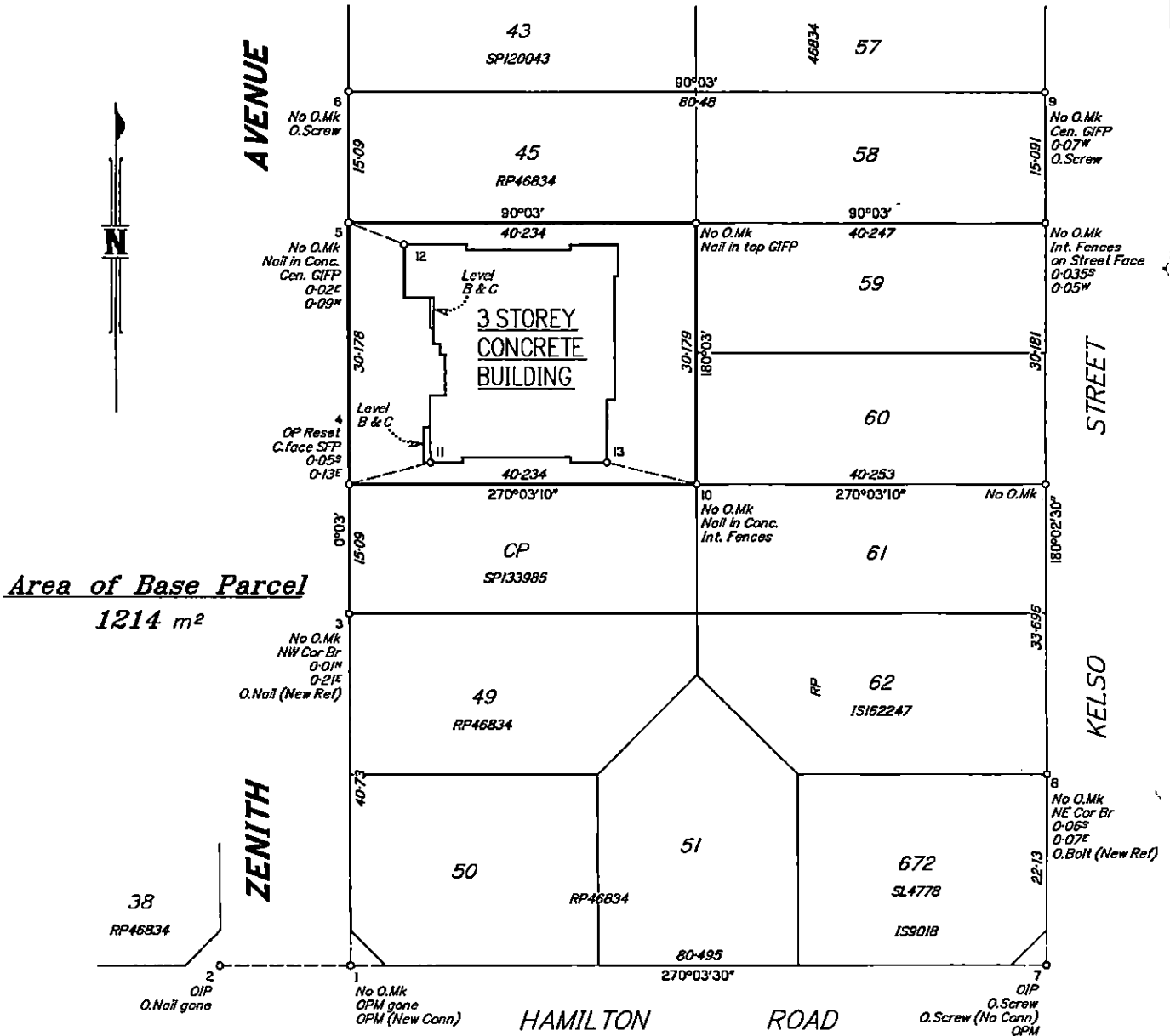
PERMANENT MARKS

PM	ORIGIN	BEARING	DIST	NO
1-OPM Cone	7/SP120043	210°25'	2-24	119251
1-OPM		205°48'15"	19-788	167959
7-OPM	9/SP120043	103°10'30"	16-309	126799

New Conn

TRAVERSES ETC

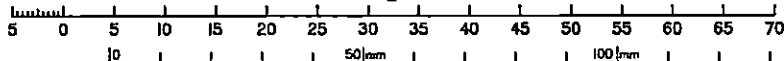
LINE	BEARING	DISTANCE
1-2	270°03'30"	15-088
4-11	75°10'20"	9-74
5-12	111°24'	6-865
10-13	283°36'40"	10-675



Area of Base Parcel

1214 m²

Scale 1:500 - Lengths are in Metres.



I, John Kenneth AKERS hereby certify that the land comprised in this plan was surveyed by me personally and that the plan is accurate, that the said survey was performed in accordance with the Survey and Mapping Infrastructure Act 2003 and Surveyors Act 2003 and associated Regulations and Standards and that the said survey was completed on 17.09.2010.

20.09.10
Date

Cadastral Surveyor

Plan of Lots 1-10 &
Common Property

Cancelling Lots 46 & 47 on RP46834

PARISH: KEDRON

COUNTY: Stanley

Meridian: RP46834

F/N's: No

Scale: 1:500

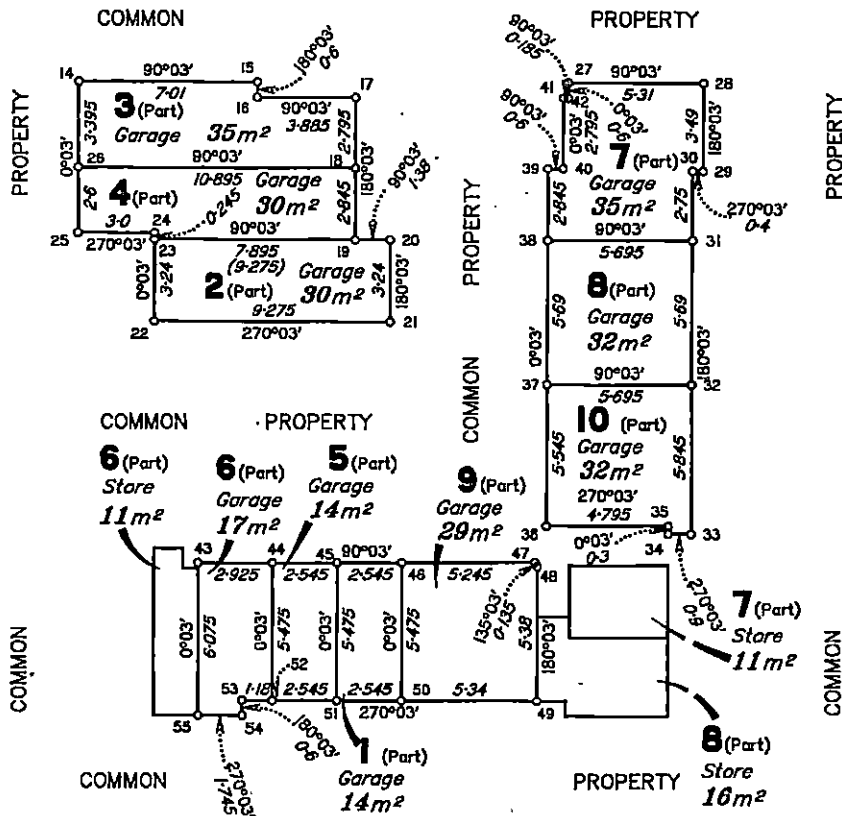
Format: BUILDING



SP236028

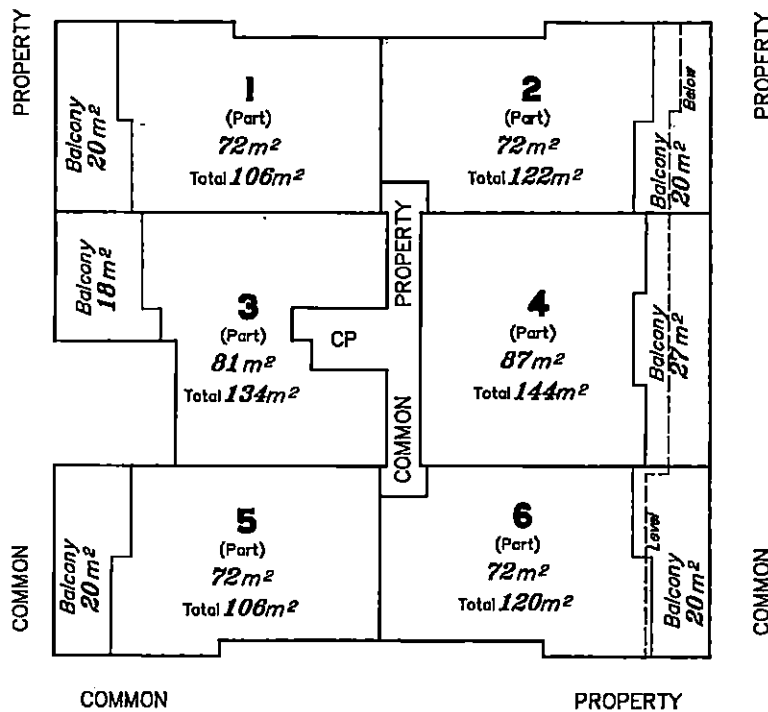
Plan Status:

LEVEL A
(GROUND FLOOR LEVEL)
Scale 1:200

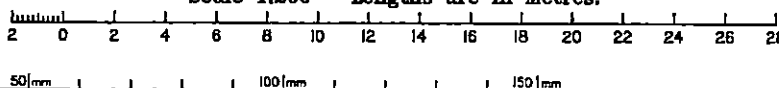


NOTE:
On Level A
Drill Hole in Conc. at Stations 18, 19, 35, 39, 40, 44, 45 and 46
Drill Hole in Conc. 0.15m of corner at Stations 31 and 32
Drill Hole in Conc. 0.15m of corner at Stations 21, 50, 51, and 52
Drill Hole in Conc. 0.15m of corner at Stations 17 and 41
Drill Hole in Conc. 0.15m of corner at Stations 23, 26 and 43
Intersection of Wall Centre Lines at Stations 14, 15, 18, 22, 24, 25, 27, 28, 29, 30, 33, 34, 42, 48, 49, 53, 54 and 55
NW Corner of Conc Pillar at Station 36
Centre W. Face of Conc Pillar at Stations 37 and 38
Centre E. Face of Conc Pillar at Station 20
NW Wall Corner at Station 47

LEVEL B
(FIRST FLOOR LEVEL)
Scale 1:200



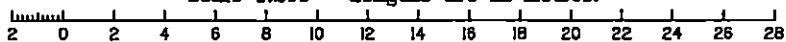
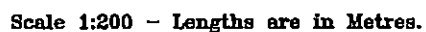
Scale 1:200 - Lengths are in Metres.



State copyright reserved.

Insert Plan Number
SP236028

Sheet 3	of 3
-------------------	----------------



State copyright reserved.

Insert
Plan
Number

SP236028

501 | Page

100 | mm

150 J/mm

IMPORTANT INFORMATION FOR BUYERS

You are strongly advised to read all the information provided to you by the seller and obtain independent professional legal advice before signing a contract.

The property to which this certificate relates, is part of a Community Titles Scheme regulated under the *Body Corporate and Community Management Act 1997*. Owning a lot (for example, a unit, apartment or townhouse) in a Community Titles Scheme comes with different rights and obligations to those associated with owning a property that is not part of a Community Titles Scheme. This statement contains important information about owning a lot in a Community Titles Scheme, as well as information specific to the lot you are considering buying.

You may rely on this certificate in a claim against the body corporate as conclusive evidence of matters stated in the certificate (other than to the extent to which the certificate contains an error that is reasonably apparent).

MEMBERSHIP OF BODY CORPORATE

Upon becoming the owner of a lot in a Community Titles Scheme, you will:

- Automatically become a member of the body corporate for the scheme and can take part in the management of the scheme;
- Have to pay contributions towards the body corporates expenses in managing the scheme;
- Have to comply with the body corporate by-laws.
- You must notify the body corporate via a Form 8 that you have become the owner of a lot in the scheme within 1 month.

WARNINGS

- This statement does not include information about –
 - Flooding history
 - Structural soundness of the building or pest infestation
 - Current or historical use of the property
 - Current or historical use of the property
 - Current or past building 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
- You are encouraged to make your own enquiries about these matters prior to signing a contract. You may not be able to terminate the contract if these matters are discovered after you sign.
- No warranty is given that the use of the land is legal. Further information about land use, transport, sewerage and drainage infrastructure, vegetation and flooding may be available from local government.
- If the property is part of a Community Title Scheme, it may be subject to had have the benefit of statutory easements under the *Land Titles Act 1994*, which are not required to be disclosed.

SELLER STATEMENTS

Under the Body Corporate and Community Management Act 1997, certain warranties about some aspects of the Community Titles Scheme are implied in a contract for the sale of a lot. If you discover a breach of a warranty before settlement, you may have a right to terminate the contract. The warranties are:

- At the date of the contract there are no latent or patent defects in the common property or the body corporate assets (other than defects arising through fair wear and tear or disclosed in the contract) known to the seller or disclosed in the body corporate records;
- At the date of the contract, there are no actual, contingent or expected liabilities of the body corporate that are not part of the body corporate's normal operating expenses (other than disclosure in the contract) known to the seller or disclosed in the body corporate records;

- At completion of the contract, there are no circumstances known to the seller in relation to the affairs of the body corporate likely to materially prejudice the buyer;
- To the seller's knowledge, there are no other unregistered or statutory easements, covenants or encumbrances affecting the property that will not be released at settlement other than those disclosed with this statement;
- The seller states that written notice is not required under the *Environmental Protection Act 1994*, section 347, 362 or 408, unless notice is given with this statement;
- The seller states that there are no tree orders or applications under the *Neighbourhood Disputes (Dividing Fences and Trees) Act 2011* affecting the property unless notice is given with this statement;
- The seller states that no building work has been carried out by an unlicensed person in the last six years unless a notice under the *Queensland Building and Construction Commission Act 1991*, section 47 is given with this statement;
- No warranties are given about the structural soundness of the building/s or improvements on the property. It is recommended that a buyer engage a licensed building inspector to inspect the building and provide a report;
- If the property is a commercial office building of more than 1000m² a Building Energy Efficiency Certificate is available on the Building Energy Efficiency Register;
- To the seller's knowledge, there are no current orders, notices or transport infrastructure proposals affecting the land issued by a State or local government or other relevant authority that may affect the title to or use of the land after settlement, except as disclosed in this statement.

SHORT TERM LETTING IN COMMUNITY TITLES SCHEMES

The lawful use of a lot, including whether a lot can be used for short-term letting, is determined by the relevant local government under the applicable planning laws, instruments and documents. You may wish to seek advice from the relevant local government authority or your solicitor about the permitted lawful use of the lot, including whether the permitted lawful use may subsequently change.

It is possible that lots in the Community Titles Scheme are currently being used (or will in future be used) lawfully or unlawfully for short-term or transient accommodation (for example, by being advertised on AirBNB).

Relevant planning and development documents can be obtained from the relevant local government. 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.

OBTAINING FURTHER INFORMATION

You are strongly advised to conduct a search of the body corporate records for the Community Titles Scheme which the property you are buying is part of. A search of the body corporate records, including financial records and statements; minutes of body corporate general meetings and committee meetings; and correspondence sent and received by the body corporate, can provide important information about the scheme that is not included in this certificate, such as:

- Disputes relating to the Community Titles Scheme;
- The need for major body corporate expenditure in the future;
- Any legal action the body corporate may be involved in;
- Orders made against the body corporate, or in relation to the scheme, by a judicial or administrative authority.

To search the body corporate records, contact the person responsible for keeping the body corporate records.



Dealing Search

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Dealing No:	713556195	Search Date:	06/08/2026 12:03
Dealing Type:	REQUEST FOR FIRST CMS	Request No:	57144478
Status:	REGISTERED CURRENT	Lodgement No:	2931807
Lodgement Date:	05/11/2010 15:34	Lodgement Receipt:	BE - 6 - 50903
Regn. Date:	09/11/2010 08:28	Fee Paid:	\$127.90
		Date Logged:	05/11/2010 15:34
Client Code:	093A		
Lodger Name:	ROBERT BAX & ASSOCIATES		
Lodger Address:	PO BOX 300 CLAYFIELD QLD CONTACT: TRACEY FORD 4011		

CURRENT TITLES FOR THIS DEALING

50829263

NON CURRENT TITLES FOR THIS DEALING

12470040
12488250

NOTES

NIL

** End of Dealing Search **