

# Seller disclosure statement



Queensland  
Government

Property Law Act 2023 section 99

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

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

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

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

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

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

## Part 1 – Seller and property details

Seller Aaron James Marchant

Property address 10/18 Buruda Street, Chermside QLD 4032

(referred to as the “property” in this statement)

Lot on plan description Lot 10 on SP 115890

Community titles scheme or BUGTA scheme:

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

**Yes**

**No**

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

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

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

**Title details**

**The seller gives or has given the buyer the following—**

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

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

<p><b>Registered encumbrances</b></p>	<p>Registered encumbrances, if any, are recorded on the title search, and may affect your use of the property. Examples include easements, statutory covenants, leases and mortgages.</p> <p>You should seek legal advice about your rights and obligations before signing the contract.</p>
<p><b>Unregistered encumbrances (excluding statutory encumbrances)</b></p>	<p>There are encumbrances not registered on the title that will continue <input type="checkbox"/> <b>Yes</b> <input checked="" type="checkbox"/> <b>No</b> to affect the property after <b>settlement</b>.</p> <p><b>Note</b>—If the property is part of a community titles scheme or a BUGTA scheme it may be subject to and have the benefit of statutory easements that are <b>NOT</b> required to be disclosed.</p> <p><b>Unregistered lease (if applicable)</b></p> <p>If the unregistered encumbrance is an unregistered lease, the details of the agreement are as follows:</p> <ul style="list-style-type: none"> <li>» the start and end day of the term of the lease:</li> <li>» the amount of rent and bond payable: \$0.00</li> <li>» whether the lease has an option to renew:</li> </ul> <p><b>Other unregistered agreement in writing (if applicable)</b></p> <p>If the unregistered encumbrance is created by an agreement in writing, and is not an unregistered lease, a copy of the agreement is given, together with relevant plans, if any. <input type="checkbox"/> <b>Yes</b></p> <p><b>Unregistered oral agreement (if applicable)</b></p> <p>If the unregistered encumbrance is created by an oral agreement, and is not an unregistered lease, the details of the agreement are as follows:</p>
<p><b>Statutory encumbrances</b></p>	<p>There are statutory encumbrances that affect the property. <input checked="" type="checkbox"/> <b>Yes</b> <input type="checkbox"/> <b>No</b></p> <p><i>If Yes, the details of any statutory encumbrances are as follows:</i></p> <p>See Annexure A.</p>
<p><b>Residential tenancy or rooming accommodation agreement</b></p>	<p>The property has been subject to a residential tenancy agreement or a rooming accommodation agreement under the <i>Residential Tenancies and Rooming Accommodation Act 2008</i> during the last 12 months. <input type="checkbox"/> <b>Yes</b> <input checked="" type="checkbox"/> <b>No</b></p> <p>If <b>Yes</b>, when was the rent for the premises or each of the residents' rooms last increased? <i>(Insert date of the most recent rent increase for the premises or rooms)</i></p> <p><b>Note</b>—Under the <i>Residential Tenancies and Rooming Accommodation Act 2008</i> the rent for a residential premises may not be increased earlier than 12 months after the last rent increase for the premises.</p> <p>As the owner of the property, you may need to provide evidence of the day of the last rent increase. You should ask the seller to provide this evidence to you prior to settlement.</p>

## Part 3 – Land use, planning and environment

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

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

<b>Swimming pool</b>	There is a relevant pool for the property.	<input type="checkbox"/> <b>Yes</b>	<input checked="" type="checkbox"/> <b>No</b>
	If a community titles scheme or a BUGTA scheme – a shared pool is located in the scheme.	<input type="checkbox"/> <b>Yes</b>	<input checked="" type="checkbox"/> <b>No</b>
	Pool compliance certificate is given.	<input type="checkbox"/> <b>Yes</b>	<input checked="" type="checkbox"/> <b>No</b>
	OR Notice of no pool safety certificate is given.	<input type="checkbox"/> <b>Yes</b>	<input checked="" type="checkbox"/> <b>No</b>
<b>Unlicensed building work under owner builder permit</b>	Building work was carried out on the property under an owner builder permit in the last 6 years.	<input type="checkbox"/> <b>Yes</b>	<input checked="" type="checkbox"/> <b>No</b>
	<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>		
<b>Notices and orders</b>	There is an unsatisfied show cause notice or enforcement notice under the <i>Building Act 1975</i> , section 246AG, 247 or 248 or under the <i>Planning Act 2016</i> , section 167 or 168.	<input type="checkbox"/> <b>Yes</b>	<input checked="" type="checkbox"/> <b>No</b>
	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.  <i>If Yes, a copy of the notice or order must be given by the seller.</i>	<input type="checkbox"/> <b>Yes</b>	<input checked="" type="checkbox"/> <b>No</b>
<b>Building Energy Efficiency Certificate</b>	If the property is a commercial office building of more than 1,000m <sup>2</sup> , a Building Energy Efficiency Certificate is available on the Building Energy Efficiency Register.		
<b>Asbestos</b>	The seller does not warrant whether asbestos is present within buildings or improvements on the property. Buildings or improvements built before 1990 may contain asbestos. Asbestos containing materials (ACM) may have been used up until the early 2000s. Asbestos or ACM may become dangerous when damaged, disturbed, or deteriorating. Information about asbestos is available at the Queensland Government Asbestos Website ( <a href="http://asbestos.qld.gov.au">asbestos.qld.gov.au</a> ) including common locations of asbestos and other practical guidance for homeowners.		



## Part 6 – Community titles schemes and BUGTA schemes

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

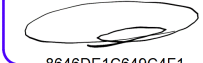
**WARNING TO BUYER** – If the property is part of a community titles scheme or a BUGTA scheme and you purchase the property, you will become a member of the body corporate for the scheme with the right to participate in significant decisions about the scheme and you will be required to pay contributions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

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

<p><b>Body Corporate and Community Management Act 1997</b></p>	<p><b>The property is included in a community titles scheme.</b> <input checked="" type="checkbox"/> <b>Yes</b> <input type="checkbox"/> <b>No</b>  <i>(If Yes, complete the information below)</i></p>
<p><b>Community Management Statement</b></p>	<p>A copy of the most recent community management statement for the scheme as recorded under the <i>Land Title Act 1994</i> or another Act is given to the buyer. <input checked="" type="checkbox"/> <b>Yes</b></p> <p><b>Note</b>—If the property is part of a community titles scheme, the community management statement for the scheme contains important information about the rights and obligations of owners of lots in the scheme including matters such as lot entitlements, by-laws and exclusive use areas.</p>
<p><b>Body Corporate Certificate</b></p>	<p>A copy of a body corporate certificate for the lot under the <i>Body Corporate and Community Management Act 1997</i>, section 205(4) is given to the buyer. <input checked="" type="checkbox"/> <b>Yes</b> <input type="checkbox"/> <b>No</b></p> <p><i>If No</i>— An explanatory statement is given to the buyer that states: <input type="checkbox"/> <b>Yes</b></p> <ul style="list-style-type: none"> <li>» a copy of a body corporate certificate for the lot is not attached; and</li> <li>» the reasons under section 6 of the <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.</li> </ul>
<p><b>Statutory Warranties</b></p>	<p><b>Statutory Warranties</b>—If you enter into a contract, you will have implied warranties under the <i>Body Corporate and Community Management Act 1997</i> relating to matters such as latent or patent defects in common property or body corporate assets; any actual, expected or contingent financial liabilities that are not part of the normal operating costs; and any circumstances in relation to the affairs of the body corporate that will materially prejudice you as owner of the property. There will be further disclosure about warranties in the contract.</p>
<p><b>Building Units and Group Titles Act 1980</b></p>	<p><b>The property is included in a BUGTA scheme</b> <input type="checkbox"/> <b>Yes</b> <input checked="" type="checkbox"/> <b>No</b>  <i>(If Yes, complete the information below)</i></p>
<p><b>Body Corporate Certificate</b></p>	<p>A copy of a body corporate certificate for the lot under the <i>Building Units and Group Titles Act 1980</i>, section 40AA(1) is given to the buyer. <input type="checkbox"/> <b>Yes</b> <input checked="" type="checkbox"/> <b>No</b></p> <p><i>If No</i>— An explanatory statement is given to the buyer that states: <input type="checkbox"/> <b>Yes</b></p> <ul style="list-style-type: none"> <li>» a copy of a body corporate certificate for the lot is not attached; and</li> <li>» the reasons under section 7 of the <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.</li> </ul> <p><b>Note</b>—If the property is part of a BUGTA scheme, you will be subject to by-laws approved by the body corporate and other by-laws that regulate your use of the property and common property.</p>

## Signatures – SELLER

Signed by:



8646DE1C649C4F1...

Signature of seller

Signature of seller

Aaron James Marchant

Name of seller

Name of seller

01 May 2026

Date

Date

## Signatures – BUYER

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

Signature of buyer

Signature of buyer

Name of buyer

Name of buyer

Date

Date



## Current Title Search

Queensland Titles Registry Pty Ltd  
ABN 23 648 568 101

<b>Title Reference:</b> 51220288	<b>Search Date:</b> 24/04/2026 09:00
<b>Date Title Created:</b> 01/06/2020	<b>Request No:</b> 55894117
<b>Previous Title:</b> 12330113	

### ESTATE AND LAND

Estate in Fee Simple

LOT 10 SURVEY PLAN 115890

Local Government: BRISBANE CITY

COMMUNITY MANAGEMENT STATEMENT 53686

### REGISTERED OWNER

Dealing No: 720267742 14/09/2020

AARON JAMES MARCHANT

### EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by Deed of Grant No. 10483236 (POR 560)
2. MORTGAGE No 720267743 14/09/2020 at 16:10  
AUSWIDE BANK LTD A.C.N. 087 652 060

### ADMINISTRATIVE ADVICES

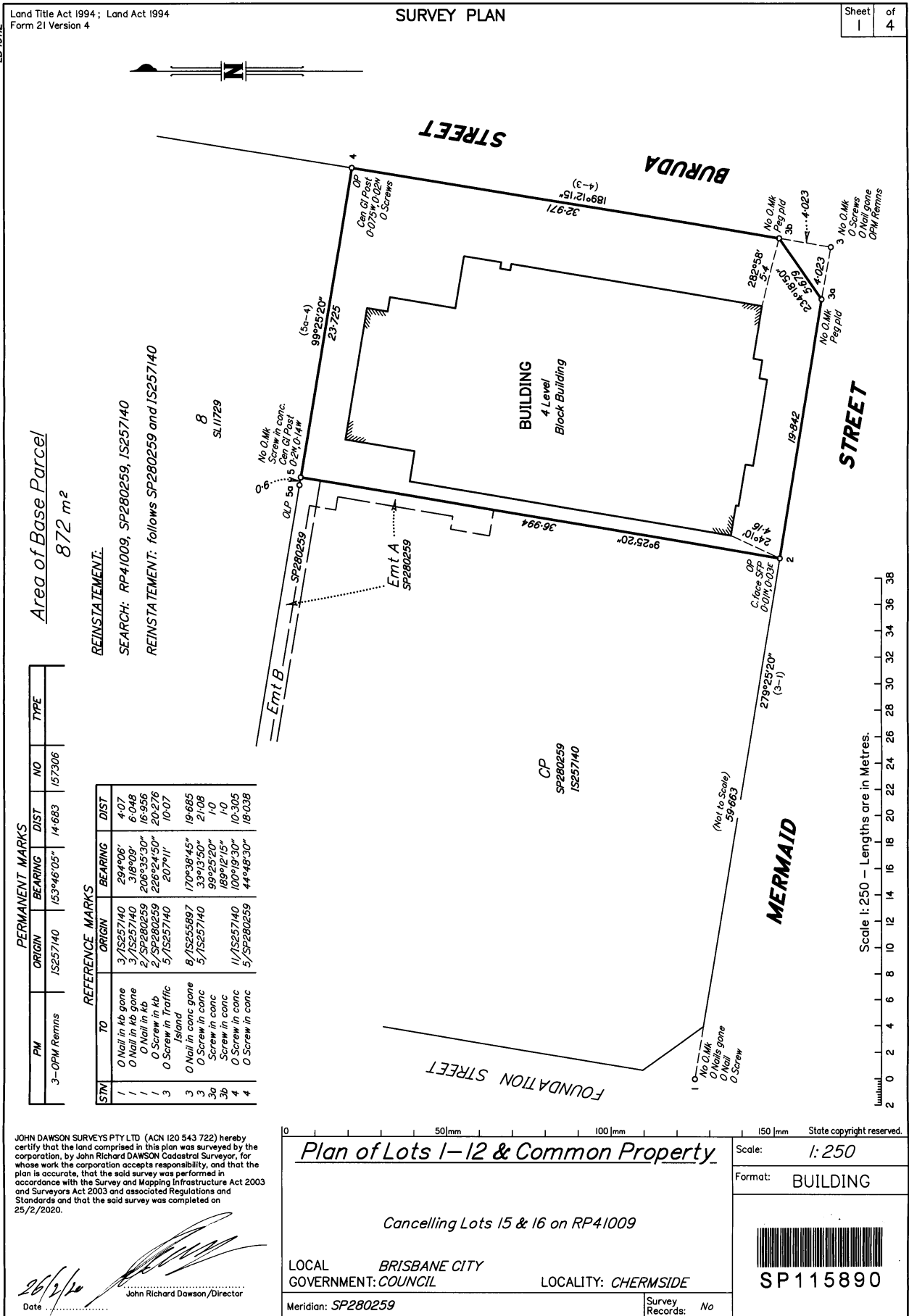
NIL

### UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

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



JOHN DAWSON SURVEYS PTY LTD. (ACN 120 543 722) hereby certify that the land comprised in this plan was surveyed by the corporation, by John Richard DAWSON Cadastral Surveyor, for whose work the corporation accepts responsibility, and that the plan is accurate, that the said survey was performed in accordance with the Survey and Mapping Infrastructure Act 2003 and Surveyors Act 2003 and associated Regulations and Standards and that the said survey was completed on 25/2/2020.

Date: 26/2/20  
 John Richard Dawson/Director

**Plan of Lots 1-12 & Common Property**

Scale: 1:250  
 Format: BUILDING

Cancelling Lots 15 & 16 on RP41009

LOCAL GOVERNMENT: BRISBANE CITY COUNCIL  
 LOCALITY: CHERMSIDE

Meridian: SP280259  
 Survey Records: No

SP 115890

Land Title Act 1994; Land Act 1994  
Form 21B Version 1

**720076673**

**\$1595.00**  
28/05/2020 14:15

**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.**

Sheet 2 of 4

5. Lodged by *Lodger Code: BE 2052*  
*RENTON-VEDELAGO SOLICITORS*  
*PO BOX 1452, KENMORE QLD 4069*  
*TEL: (07) 3374 3333*  
*EMAIL: rentonvedelago@bigpond.com.*

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

1. Certificate of Registered Owners or Lessees.

I/We **QUEENSLAND PROPERTY DEVELOPMENTS PTY LTD**  
A.C.N. 066 217 098 TRUSTEE UNDER INSTRUMENT 717116118

(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.

**QUEENSLAND PROPERTY DEVELOPMENTS PTY LTD**  
\* as Lessees of this land agree to this plan. **A.C.N 066 217 098**

*[Signature]*  
Signature of \*Registered Owners \*Lessees  
**SOLE (DIRECTOR)**

\* Rule out whichever is inapplicable

2. Planning Body Approval.

\* **BRISBANE CITY COUNCIL**  
hereby approves this plan in accordance with the :  
% **PLANNING ACT 2016**

Dated this 21st day of May 2020

*[Signature]* #  
**LEE CRAWFORD**  
**(DELEGATE)** #

\* Insert the name of the Planning Body. % Insert applicable approving legislation.  
# Insert designation of signatory or delegation

3. Plans with Community Management Statement :

CMS Number : 53686  
Name : **"MERMAID RESIDENCES"**

4. References :

Dept File :  
Local Govt : A005404800  
Surveyor : **3384BFP**

6. Existing		Created		
Title Reference	Description	New Lots	Road	Secondary Interests
12330113	Lot 15 on RP41009	1-12 & Common Property		
12330113	Lot 16 on RP41009	1-12 & Common Property		

Date of Development Approval: 26/10/2018

9. 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]* 26-2-20  
Cadastral Surveyor/Director \* Date  
\* delete words not required

10. Lodgement Fees :

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

1-12 & CP	POR 560
Lots	Orig

7. Orig Grant Allocation :

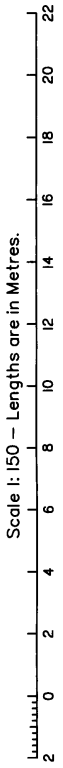
8. Passed & Endorsed :

By : **J R Dawson**  
Date : 26-2-20  
Signed : *[Signature]*  
Designation : **Cadastral Surveyor**

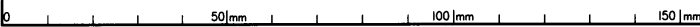
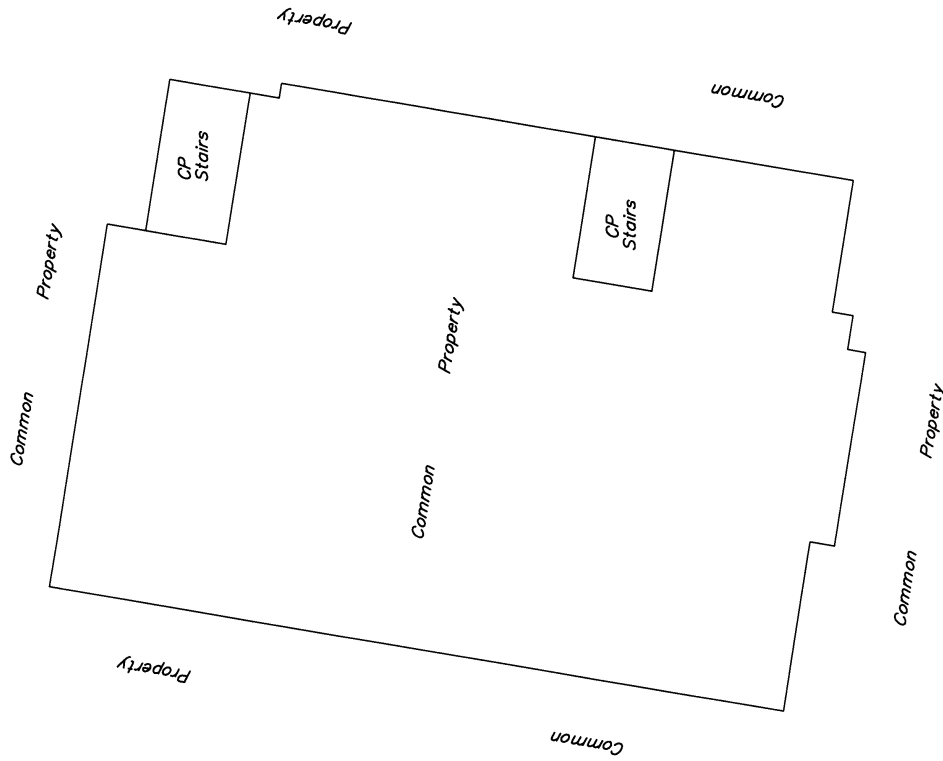
11. Insert Plan Number **SP115890**



**LEVEL B**  
Scale 1:150



**LEVEL A**  
Scale 1:150



State copyright reserved.

Insert Plan Number **SP115890**



## **Annexure “A” Statutory Encumbrances**

1. APA have assets located on and/or adjacent to the Property as shown generally on the attached Plan;
2. Energex have assets located on and/or adjacent to the Property as shown generally on the attached Plan;
3. NBN have assets (communications) located on and/or adjacent to the Property as generally shown on the attached Plan;
4. Optus have assets located on and/or adjacent to the Property as shown generally on the attached Plan;
5. Queensland Urban Utilities have assets that are located on or adjacent to the Property as generally shown on the attached Plan;
6. Telstra have assets located on and/or adjacent to the Property as shown generally on the attached Plan;
7. The above entities may have a right at law to access the Property to inspect, maintain, repair or replace their respective infrastructure located on or adjacent to the Property.







Job # 52972611  
Seq # 271821051  
Provider: Brisbane City Council  
Telephone: (07) 3403 8888



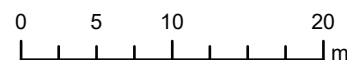
**Legend**

BYDA Enquiry

**Disclaimer:**  
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 In consideration of Council, and the copyright owners listed below, permitting the use of this data, you acknowledge and agree that Council, and the copyright owners, give no warranty in relation to the data (including accuracy, reliability, completeness, currency or suitability) and accept no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage), relating to any use of this data.  
 Data must not be used for direct marketing or be used in breach of the privacy laws.

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

Caution: This map may contain the locations of abandoned underground asbestos pipes. Council gives no warranty to the completeness or accuracy of these records. Appropriate care needs to be taken in all cases.















**BYDA**

Sequence: 271821055  
Date: 24/04/2026  
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: 271821055  
Date: 24/04/2026

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

**CAUTION - HIGH VOLTAGE**

**LEGEND**

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

AS5488 Category "D" Plan



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BYDA

Sequence: 271821055  
Date: 24/04/2026

Scale: 1:500  
Tile No: **Tile No: 2**

**CAUTION - HIGH VOLTAGE**

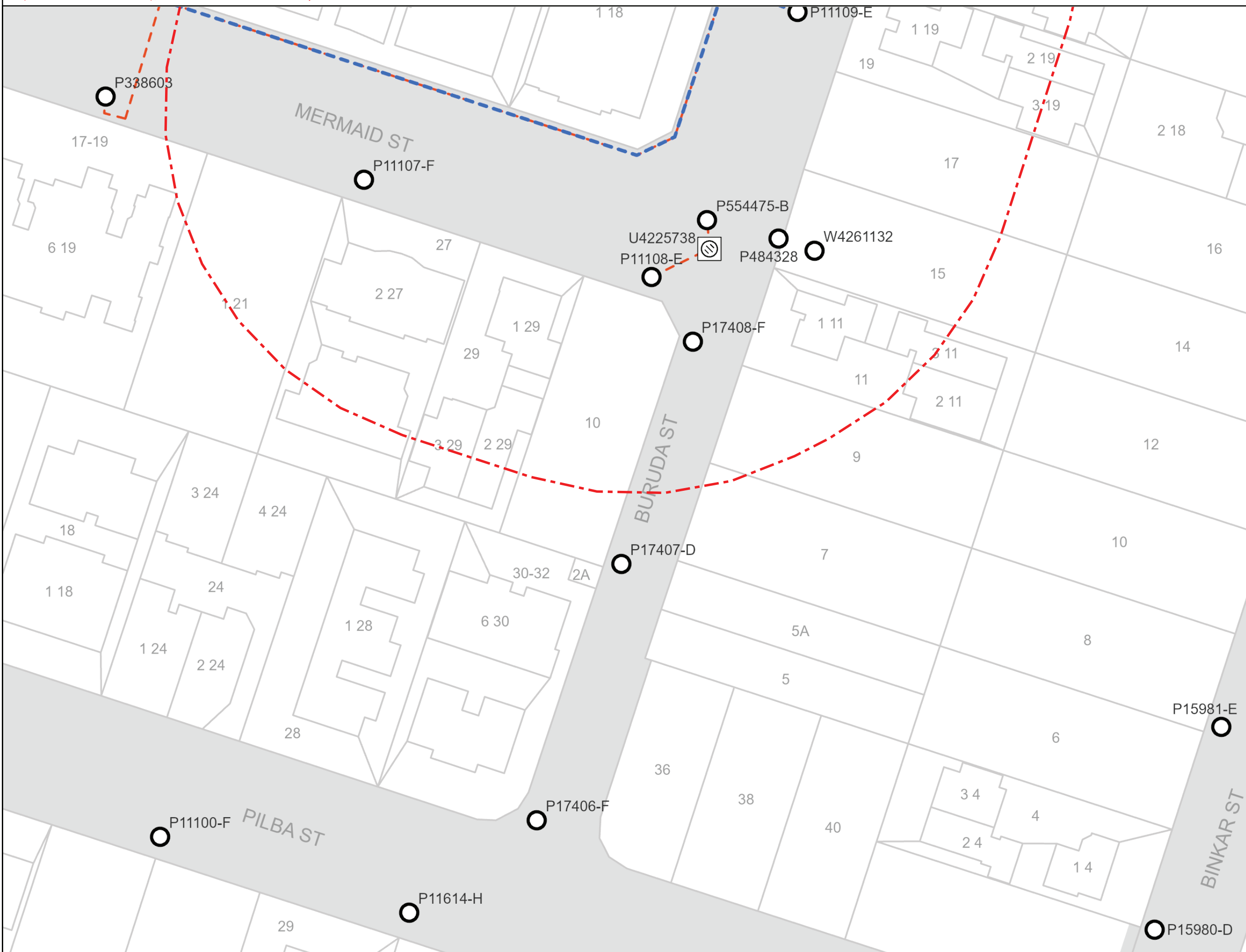
LEGEND

- 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



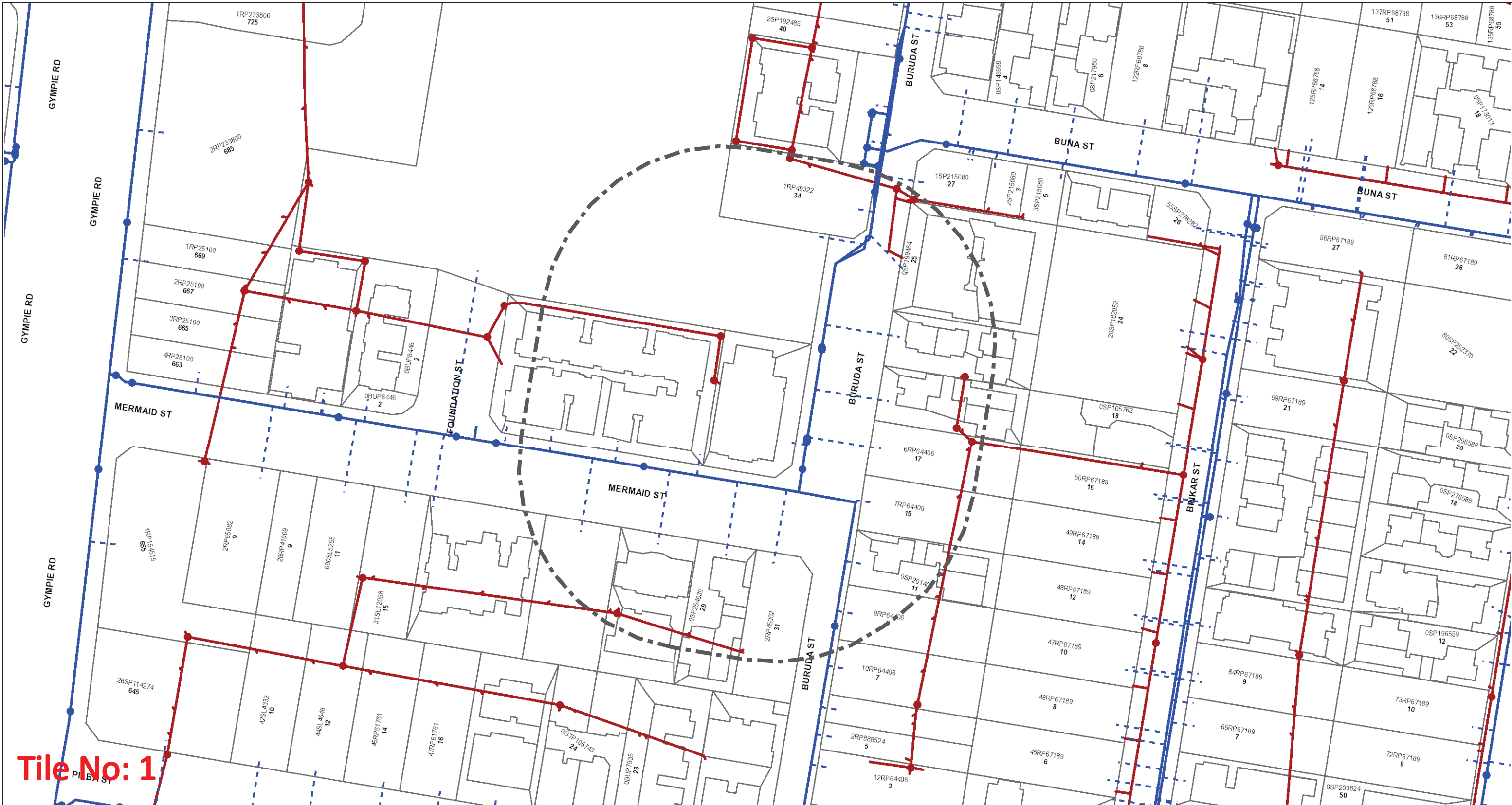
**DISCLAIMER:** While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither Energex nor Pelican Corp shall have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan response or the 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.








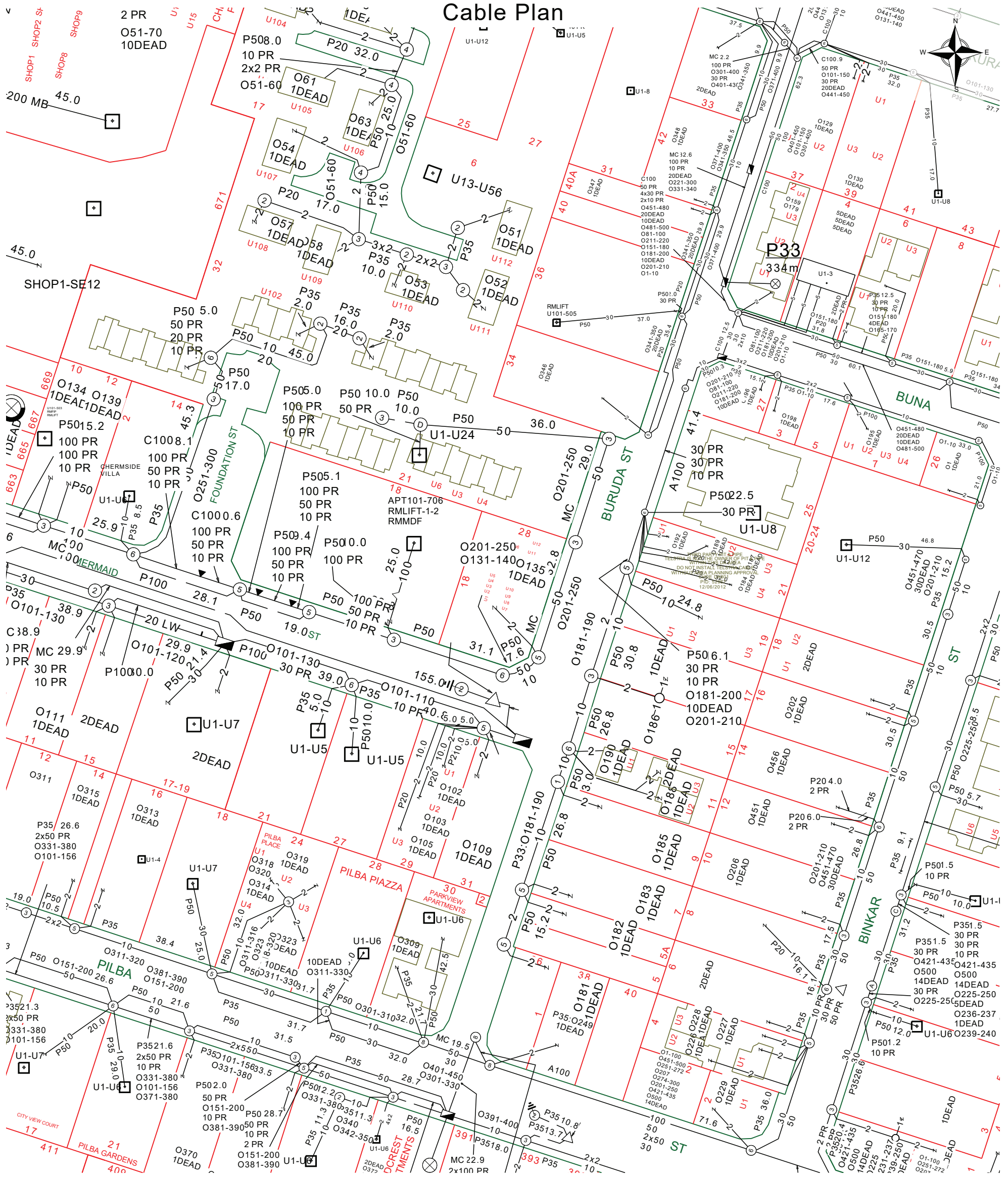
# Urban Utilities - Water, Recycled Water and Sewer Infrastructure



Tile No: 1

 <p><b>UrbanUtilities</b></p> <p>N</p> <p>Map Scale 1:1000</p>	<p><b>Before You Dig Australia- Urban Utilities Water, Recycled Water and Sewer Infrastructure</b></p> <p><b>BYDA Reference No: 271821053</b></p> <p>Date BYDA Ref Received: 24/04/2026 Date BYDA Job to Commence: 24/04/2026 Date BYDA Map Produced: 24/04/2026</p> <p>This Map is valid for 30 days      Produced By: Urban Utilities</p>	<table border="0"> <tr> <th>Sewer</th> <th>Water</th> <th>Recycled Water</th> </tr> <tr> <td>● Infrastructure</td> <td>● Infrastructure</td> <td>● Infrastructure</td> </tr> <tr> <td>◆ Major Infrastructure</td> <td>◆ Major Infrastructure</td> <td>◆ Major Infrastructure</td> </tr> <tr> <td>— Network Pipelines</td> <td>— Network Pipelines</td> <td>— Network Pipelines</td> </tr> <tr> <td>▨ Network Structures</td> <td>▨ Network Structures</td> <td>▨ Network Structures</td> </tr> <tr> <td></td> <td>--- Water Service (Indicative only)</td> <td></td> </tr> </table>	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)		<p>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.</p> <p>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.</p> <p>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.</p> <p>This plan should be used as guide only. Any dimensions should be confirmed on site by the relevant authority.</p> <p>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]</p> <p>For further information, please call Urban Utilities on 13 26 57 (8am-6pm weekdays). Faults and emergencies 13 23 64 (24/7). <a href="http://www.urbanutilities.com.au">www.urbanutilities.com.au</a></p> <p>ABN 86 673 835 011</p>
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)																				

# Cable Plan



Report Damage: <https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra>  
 Ph - 13 22 03  
 Email - Telstra.Plans@team.telstra.com  
 Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries

Sequence Number: 271821057

TELSTRA LIMITED A.C.N. 086 174 781

**CAUTION: Critical Network Route in plot area.  
 DO NOT PROCEED with any excavation prior to  
 seeking advice from InfraCo Plan Services on :  
 1800 653 935**

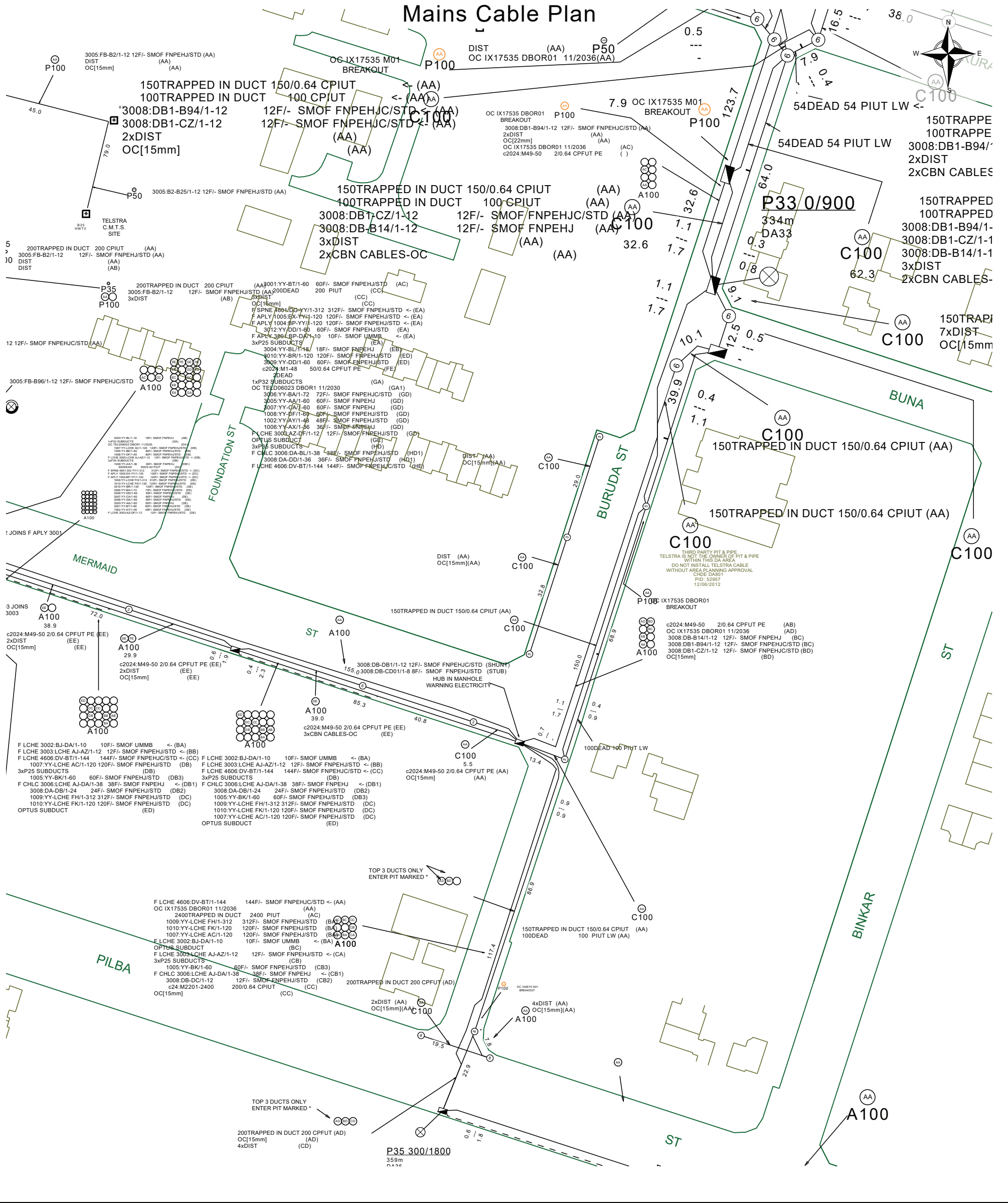
Generated On 24/04/2026 08:52:55

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

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

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

# Mains Cable Plan



Report Damage: <https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra/>  
 Ph - 13 22 03  
 Email - Telstra.Plans@team.telstra.com  
 Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries

Sequence Number: 271821057

**CAUTION: Critical Network Route in plot area.  
 DO NOT PROCEED with any excavation prior to  
 seeking advice from InfraCo Plan Services on :  
 1800 653 935**

TELSTRA LIMITED A.C.N. 086 174 781  
 Generated On 24/04/2026 08:53:21

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.

The property lot report shows the zone, neighbourhood plan, overlays and related information that apply to the lot on plan selected.

## Property Address

10/18 BURUDA ST CHERMSIDE 4032

## Parcel Details

**Lot No and Plan:** Lot 10 on SP115890

**Full Property Holding:**

Lot 10 on SP115890

**Title Area \*:** 83 m<sup>2</sup>

**Ward:** NORTHGATE

**PDF Maps GRID Reference:** Map 12

\* refer NOTES below

[Open Cityplan.Brisbane.qld.gov.au](http://Open.Cityplan.Brisbane.qld.gov.au)



## Zones

### Name

MDR Medium density residential

### Description

The purpose of the Medium density residential zone code is to provide for a range and mix of dwelling types including dwelling houses and multiple dwellings supported by community uses and small-scale non-residential services and facilities that cater for local residents. Refer to Part 6 in the City Plan 2014 and the Factsheets.

## Neighbourhood Plans

### Name

Chermide centre neighbourhood plan

### Description

Neighbourhood Plans provide detailed guidance for development on sites within a Neighbourhood Plan boundary. Refer to the Chermide centre neighbourhood plan code.

Residential south precinct - NPP-003

Residential south precinct - NPP-003 of the Chermide centre neighbourhood plan.

## Overlays

### Name

Airport environs overlay

### Description

The Airport environs overlay deals with issues of State Interest. It may also include locally identified issues that relate to airport environments. Refer to Part 8 in the City Plan 2014.

OLS - Horizontal limitation surface boundary

OLS – Horizontal limitation surface boundary sub-categories of the Airport environs overlay.

NOTE: Where development intrudes into an airport's OLS or PANS-OPS, advice from the Civil Aviation Safety Authority should be sought.

Procedures for air navigation surfaces (PANS)

Procedures for air navigation surfaces (PANS) sub-categories of the Airport environs overlay.

NOTE: Where development intrudes into an airport's OLS or PANS-OPS, advice from the Civil Aviation Safety Authority should be sought.

BBS zone - Distance from airport 3-8km

BBS zone - Distance from airport 3-8km sub-categories of the Airport environs overlay.

Name	Description
Bicycle network overlay	<p>The Bicycle network overlay deals with the provision of bikeway infrastructure and facilities to encourage the safe and efficient movement of pedestrians and cyclists through the movement network. Development is governed by the Bicycle network overlay code. Refer to Part 8 in the City Plan 2014.</p> <p>The Bicycle network overlay includes:</p> <ul style="list-style-type: none"> <li>• Primary cycle route sub-category</li> <li>• Secondary cycle route sub-category</li> <li>• Local cycle route sub-category</li> <li>• Riverwalk - Typology 1 (City reaches north and south) sub-category</li> <li>• Riverwalk - Typology 2 (Urban reaches) sub-category</li> <li>• Riverwalk - Floating walkway sub-category</li> </ul>
Community purposes network overlay	<p>The Community purposes network overlay implements the policy direction in the Strategic framework with respect to Brisbane's coordinated infrastructure planning and delivery, identifying land within the Community purposes network. Refer to Part 8, Part 10 Other Plans, Part 10.3.1 long term infrastructure plans for the Community Purpose Network in the City Plan 2014 and the Factsheets.</p> <p>The Community purposes network overlay includes the following sub-categories:</p> <ul style="list-style-type: none"> <li>• Existing trunk park sub-category</li> <li>• Existing non-trunk park sub-category</li> <li>• Existing community facilities and land for community facilities sub-category</li> <li>• LGIP planned land for community facilities specific location sub-category</li> <li>• LGIP planned park acquisition specific location sub-category</li> <li>• LGIP planned park upgrade specific location sub-category</li> <li>• LGIP planned park embellishment specific location sub-category</li> <li>• LGIP planned corridor park specific location sub-category</li> <li>• Long term land for community facilities specific location sub-category</li> <li>• Long term park specific location sub-category</li> <li>• Long term corridor park specific location sub-category</li> </ul> <p>Refer to the Community purposes network map to see which sub-categories are relevant to specific properties.</p> <p>For property enquiries relating to long term infrastructure contact Council via the Pre-lodgement advice service.</p>
Critical infrastructure and movement network overlay	<p>The Critical infrastructure and movement network overlay identifies critical assets and movement networks. Refer to Part 8 in the City Plan 2014.</p> <p>The Critical infrastructure and movement network overlay includes:</p> <ul style="list-style-type: none"> <li>• Critical assets sub-category</li> <li>• Critical infrastructure and movement planning area sub-category</li> </ul> <p>Refer to the overlay map to see which sub-categories are relevant to specific properties.</p>
Critical infrastructure and movement planning area sub-category	Critical infrastructure and movement planning area sub-category of the Critical infrastructure and movement network overlay.
Dwelling house character overlay	<p>The Dwelling house character overlay identifies areas with specific requirements for houses (such as height), including houses on small lots, required to protect the residential character of an area. Refer to Part 9 in the City Plan 2014 and the Factsheets.</p>

Name	Description
Road hierarchy overlay	<p>The Road hierarchy overlay applies to the existing and future road networks, including state controlled roads. Refer to Part 8 and Part 10 Other Plans, Part 10.3.3 long term infrastructure plans (corridor plan) for the road network in the City Plan 2014 and the Factsheets.</p> <p>The Road hierarchy overlay includes:</p> <ul style="list-style-type: none"> <li>• Motorways sub-category</li> <li>• Arterial roads sub-category</li> <li>• Suburban roads sub-category</li> <li>• District roads sub-category</li> <li>• Neighbourhood roads sub-category</li> <li>• Future motorway sub-category</li> <li>• Future arterial road sub-category</li> <li>• Future suburban road sub-category</li> <li>• Future district road sub-category</li> <li>• Primary freight routes sub-category</li> <li>• Primary freight access sub-category</li> </ul> <p>Refer to the overlay map to see which sub-categories are relevant to specific properties. NOTE: Land that adjoins land where an overlay sub-category applies, is within the overlay sub-category.</p>
Streetscape hierarchy overlay	<p>The Streetscape hierarchy overlay identifies the various functions of the streetscape network and determines how development is assessed to ensure high quality subtropical streetscape outcomes are achieved. Refer to Part 8 in the City Plan 2014. The Streetscape hierarchy overlay includes:</p> <ul style="list-style-type: none"> <li>• Subtropical boulevard - in centre verge width 6m sub-category</li> <li>• Subtropical boulevard - in centre verge width 5m sub-category</li> <li>• Subtropical boulevard - in centre verge width 3.75m/4.25m sub-category</li> <li>• Subtropical boulevard - out of centre verge width 6m sub-category</li> <li>• Subtropical boulevard - out of centre verge width 5m sub-category</li> <li>• Subtropical boulevard - out of centre verge width 3.75m/4.25m sub-category</li> <li>• Centre street major sub-category</li> <li>• Centre street minor sub-category</li> <li>• Neighbourhood street major subcategory</li> <li>• Neighbourhood street minor sub-category</li> <li>• Industrial street sub-category</li> <li>• Pathway link sub-category</li> <li>• Corner land dedication sub-category</li> <li>• Locality street subcategory</li> <li>• Laneway sub-category</li> <li>• Wildlife movement solution sub-category</li> </ul> <p>Refer to the overlay map to see which sub-categories are relevant to specific properties. NOTE: Land that adjoins land where an overlay sub-category applies, is within the overlay sub-category.</p>
Transport noise corridor overlay	<p>The Transport noise corridor overlay deals with areas of land identified as being affected by transport noise as established under Chapter 8B of the Building Act 1975. It may include areas of land affected by noise from:</p> <ul style="list-style-type: none"> <li>• State controlled roads (State mapping)</li> <li>• Franchised roads</li> <li>• Local government controlled roads</li> <li>• Railway land (State mapping)</li> </ul>
Designated State Noise corridor - State controlled road (MANDATORY area): Category 0: Noise Level < 58 dB(A)	Designated State Noise corridor - State-controlled road (MANDATORY area): Category 0: Noise Level < 58 dB(A) of the Transport noise corridor overlay.

## Local Government Infrastructure Plan

Name	Description
INCLUDED in Priority Infrastructure Area Note. - some properties may be only partly included in the Priority Infrastructure Area.	The priority infrastructure area identifies the areas that the local government prioritises in order to provide trunk infrastructure for urban development. The purpose of the priority infrastructure area is to align the footprint for development with the plans for trunk infrastructure. LGIP maps are referenced in Part 4 of City Plan 2014. Local Government Infrastructure Plan mapping and support material are in Schedule 3 of City Plan 2014. Refer to Factsheets.
Plans for Trunk Infrastructure (PFTI) PFTI Map Grid Reference Map Grid 113 All networks applicable	All Networks. The Plans for Trunk Infrastructure maps (Schedule 3) have been grouped by map tile. Please also refer to the map indexes relevant to each of the networks: Transport network (pathway network and ferry terminals network) maps; Parks and land for community facilities network maps; Transport network (road network) maps; Stormwater network maps; NOTE: The water supply network and sewerage network related information is now included in Urban Utilities (UU) water netserv plan. Further details can be obtained from UU.

## Other Plans

Name	Description
Stormwater network	<p>The Stormwater Code and the Long term infrastructure plans Other plan map for the Stormwater network implements the policy direction in the Strategic framework with respect to a coordinated infrastructure planning and delivery, identifying land within the Stormwater network. Refer to Part 9, Part 10 Other Plans, Part 10.3.2 long term infrastructure plans for the Stormwater network in the City Plan 2014 and the Factsheets.</p> <p>The Long term infrastructure plans Other plan map for the Stormwater network includes the following types of items:</p> <ul style="list-style-type: none"> <li>• Bioretention swale</li> <li>• Land</li> <li>• Natural channel</li> <li>• Pipe (new)</li> <li>• Pipe (relief drainage)</li> <li>• Culvert</li> <li>• Stormwater quality improvement device</li> <li>• Rehabilitation</li> <li>• Backflow prevention device</li> </ul> <p>Refer to the Other plan map for Stormwater network to see which items are relevant to specific properties.</p> <p>For property enquiries relating to long term infrastructure contact Council via the Pre-lodgement advice service.</p>


Regard must be had to the *Brisbane City Plan 2014* when interpreting this property report (*this Report*). Some information relating to overlays and neighbourhood plans may not be shown in the Report.

#### NOTES

- a) Areas shown in this Report are approximate only.
- b) Contour information shown is from Council's 2002 Contour records.
- c) Further information on mining tenements issued under the Mineral Resources Act 1989 can be obtained from the Queensland State Government.
- d) A [Temporary Local Planning Instrument \(TLPI\)](#) may affect a particular property. TLPIs are not identified in this report. Visit the [Temporary Local Planning Instrument](http://www.Brisbane.qld.gov.au) page at [www.Brisbane.qld.gov.au](http://www.Brisbane.qld.gov.au) to confirm whether this property is included in a TLPI.
- e) Users of the information recorded in this document (the **Information**) accept all responsibility and risk associated with the use of the Information and acknowledge that regard must be had to the planning scheme provisions in interpreting the Information. Council gives no warranty in relation to the Information (including accuracy, reliability, completeness, currency or suitability) and accepts no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage), relating to any use of this Information.

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**Local Government Authorities**

 LGA boundary

**Property boundaries holding**

 Property Holding



## Department of Transport and Main Roads

### Property Search - Advice to Applicant

Property Search reference 1011325

Date: 24/04/2026

Search Request reference: 192613669

#### Applicant details

Applicant: Erika Chen

erika@gracehomeconveyancing.com.au

Buyer: not known not known

#### Search response:

Your request for a property search on Lot 10 on Plan SP115890 at U 10 18 Buruda St, Chermside Qld 4032 has been processed.

At this point in time the Department of Transport and Main Roads has no land requirement from the specified property.

#### **Note:**

1. Development proposed on this property may require approval under the Planning Act. This may include referral to the State Assessment and Referral Agency for assessment of the impacts to state transport corridors and infrastructure.
2. New or changed access between this property and a state transport corridor will require approval under the Transport Infrastructure Act.
3. To see what other State Government planning has been identified in your area, please refer to the online DA Mapping system. Refer to the State Transport interests under the SARA layers to identify what interests TMR has in your locality.  
< <https://planning.dsdmip.qld.gov.au/maps/sara-da>>
4. Any properties located in proximity to a current or future State transport corridor may be affected by noise. For existing corridors, refer to the online SPP interactive mapping system. Select the Information Purposes and refer to the Transport Infrastructure. If the property is located in a mandatory transport noise corridor then Mandatory Part 4.4 of the Queensland Development Code will apply.  
< <https://planning.dsdmip.qld.gov.au/maps/spp>>

#### **Disclaimer:**

**Any information supplied by this Department of Transport and Main Roads' (TMR) property search is provided on the basis that you will use your own judgement to independently evaluate, assess and verify the information's completeness, suitability, purpose and usefulness.**

Without limitation, TMR is under no liability for any negligence, claim, loss or damage (including consequential or indirect loss or lost time, profits, savings, contracts, revenue, interest, business opportunities, goodwill or damage to reputation) however caused (whether by negligence or otherwise) that may be suffered or incurred or that may arise directly or indirectly out of any act or omission on its part in connection with the use and reliance upon, and the provision of this property search, including loss or damage caused by any delays in providing this property search to the party who requested the information or any errors, misdescriptions, incompleteness and inaccuracies in the information. TMR excludes all warranties, representations, terms, conditions and undertaking in respect of the completeness, quality, accuracy, suitability or fitness of the information contained in this property search for your purpose. You acknowledge that the information provided is indicative only and may be subject to change.

#### **Privacy Statement:**

The personal information collected on this property search is required to enable TMR to communicate with you regarding your enquiry. The information recorded will not be disclosed to a third party without your consent or unless required or authorised to do so by law.



Department of the Environment, Tourism, Science and Innovation (DETSI)  
ABN 46 640 294 485  
GPO Box 2454, Brisbane QLD 4001, AUSTRALIA  
www.detsi.qld.gov.au

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

Infotrack Pty Ltd  
PO Box 10314  
BRISBANE QLD 4000

Transaction ID: 51145233      EMR Site Id: 24 April 2026  
Cheque Number:  
Client Reference:

This response relates to a search request received for the site:  
Lot: 10      Plan: SP115890  
10/18 BURUDA ST  
CHERMSIDE

**EMR RESULT**

The above site is NOT included on the Environmental Management Register.

**CLR RESULT**

The above site is NOT included on the Contaminated Land Register.

**ADDITIONAL ADVICE**

All search responses include particulars of land listed in the EMR/CLR when the search was generated.  
The EMR/CLR does NOT include:-

1. land which is contaminated land (or a complete list of contamination) if DETSI has not been notified
2. land on which a notifiable activity is being or has been undertaken (or a complete list of activities) if DETSI has not been notified

If you have any queries in relation to this search please email [emr.clr.registry@detsi.qld.gov.au](mailto:emr.clr.registry@detsi.qld.gov.au)

**Administering Authority**

Case types / [Tree and fence disputes](#) / [Tree orders register](#)

# Tree orders register

The tree orders register shows orders affecting land made under the Neighbourhood Dispute (Dividing Fences and Trees) Act 2011, including who is responsible for carrying out the order and the timeframe.

You can search for a tree order by entering a suburb, street name, order name (e.g. NDR019) or the name of the applicant or respondent in the matter.

The tree orders register shows orders affecting land made under the *Neighbourhood Dispute (Dividing Fences and Trees) Act 2011*, including who is responsible for carrying out the order and the timeframe.

Orders are added to the register within 14 days of the order being made. The tree register does not list tree dispute applications or pending proceedings. To identify existing applications, you can request a [search of the register of proceedings](#).

**No results found.**

Search for



Date of order	Order	Address
14/04/2026	<a href="#">NDR143-23 (PDF, 83.4 KB)</a>	25 Prince Street Brighton QLD 4017
19/03/2026	<a href="#">NDR073-24 (PDF, 120.2 KB)</a>	74 Cardigan Street GRANVILLE QLD 4650
19/03/2026	<a href="#">NDR086-24 (PDF, 115.7 KB)</a>	12 Alkina Street KENMORE QLD 4069
18/03/2026	<a href="#">NDR216-24 (PDF, 94.6 KB)</a>	4A Kerenjon Avenue BUDERIM QLD 4556
17/03/2026	<a href="#">NDR017-24 (PDF, 150.2 KB)</a>	39 Orme Road Buderim QLD 4556
09/03/2026	<a href="#">NDR112-24 (PDF, 88.7 KB)</a>	39 Cockatoo Crescent Poona QLD 4650
05/03/2026	<a href="#">NDR171-23 (PDF, 166.2 KB)</a>	96 Island Street CLEVELAND QLD 4163
05/03/2026	<a href="#">NDR172-23 (PDF, 956.8 KB)</a>	1-5 Jacana Close BAYVIEW HEIGHTS QLD 4868
27/02/2026	<a href="#">NDR055-25 (PDF, 202.8 KB)</a>	81-83 Costain Street GOLDSBOROUGH QLD 4865

InfoTrack

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From: searches@qcat.qld.gov.au [searches@qcat.qld.gov.au]  
Sent: Friday, 24 April 2026 10:42 AM  
To: InfoTrack QLD Property Services  
Subject: RE: QCAT Search & Copy - HG-26/11629

**[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognise the sender and know the content is safe.**

**Queensland Civil and Administrative Tribunal**  
**Register of Proceedings**

A request has been made for a copy of any part of the Register of Proceedings kept by the Tribunal in accordance with section 229 of the *Queensland Civil and Administrative Tribunal Act 2009* that relates to the following name:

AARON JAMES MARCHANT

You have requested a search of the Register of Proceedings kept by the Tribunal in accordance with section 229 of the Queensland Civil and Administrative Tribunal Act 2009. This search has been limited to proceedings related to neighbour disputes, being proceedings commenced under the following Acts: • Building Act 1975, Chapter 8, Part 2A (dividing fences that are also pool barriers) • Neighbourhood Disputes (Dividing Fences and Trees) Act 2011 • Queensland Civil and Administrative Tribunal Act 2009, Chapter 2, Part 1, Division 2 (minor civil disputes for debt or liquidated demand of money related to dividing fences or trees)

A search has been conducted of the Register of Proceedings for that name. The Register of Proceedings does not contain any information relating to that name.

This information is current as at 11/4/2026.

**Queensland Civil and Administrative Tribunal**

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It is your responsibility to ensure that this email does not contain and is not affected by computer viruses, defects or interferences by third parties or replication problems.

\*\*\*\*\*

**Queensland Heritage Act 1992**  
**Section 33(1)(b) Certificate of Affect**

<b>Certificate number:</b>	COA-003258	<b>Result number</b>	1 of 1
<b>Date of issue:</b>	24-Apr-2026	Receipt No:	7004224
<b>Client Reference</b>			
<b>Requested by:</b>	Infotrack  PO Box 10314 PO Box 10314 BRISBANE QLD 4000 qldsearching@infotrack.com.au 0730404010		

This is a certificate issued under section 33(1)(b) of the *Queensland Heritage Act 1992* (Heritage Act) as to whether a place or area is affected by: entry in the Queensland Heritage Register (QHR) as a State heritage place or protected area, a heritage agreement, a current QHR application, or is excluded from entry in the QHR.

**RESULT**

This response certifies that the place identified as:

Place Ref: None

Place Name: None

Lot: 10 Plan: SP115890

Located at:

is neither on the QHR nor the subject of a QHR application under the Heritage Act.

**ADDITIONAL ADVICE**

**Note: This certificate is valid at the date of issue only**

If you have any queries in relation to this search, please contact the Planning and Heritage Branch on 13 QGOV (137 468) or [heritage@detsi.qld.gov.au](mailto:heritage@detsi.qld.gov.au).

Issued by the Chief Executive's delegate under the *Queensland Heritage Act 1992*



Dedicated to a better Brisbane

BRISBANE CITY COUNCIL ABN 72 002 765 795

# Rate Account

**Mailing Code** EMAIL  
**Property Location** 10/18 BURUDA ST  
 CHERMSIDE  
**Issue Date** 10 Apr 2026

Bill number  
**5000 1050 4041 938**

Bill number including donation  
**5800 1050 4041 938**

**Enquiries**  
 (07) 3403 8888  
**24 hours 7 days**

Account Period  
 1 Apr 2026 - 30 Jun 2026



500010504041938/E-1/S-1/I-1/H-16

MR AARON J MARCHANT  
 MERMAID RESIDENCES  
 10/18 BURUDA ST  
 CHERMSIDE QLD 4032

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

You can donate your \$15 rates discount to the Lord Mayor's Charitable Trust to support Brisbane's grass-roots charities.

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

For more about the work of the Trust visit [lmct.org.au](http://lmct.org.au)

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



LORD MAYOR'S CHARITABLE TRUST

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

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

### Nett Amount Payable

**\$448.10**

### Due Date

**11 May 2026**

### Summary of Charges

Opening Balance	0.00
Brisbane City Council Rates & Charges	400.20
State Government Charges	62.90
<b>Gross Amount</b>	<b>463.10</b>
<b>Discount and/or Rounding (where applicable)</b>	<b>15.00 CR</b>
<b>Nett Amount Payable</b>	<b>448.10</b>
<b>Optional Lord Mayor's Charitable Trust donation received by the Due Date</b>	<b>463.10</b>

Your nominated bank account will be Direct Debited with the amount/s as arranged. Please ensure that the required funds are available or dishonour fees may apply.

#### Including Lord Mayor's Charitable Trust \$15 donation

#### Excluding Lord Mayor's Charitable Trust \$15 donation

Pay using your smartphone



\*439 580010504041938



\*439 500010504041938



Billers Code: 319186  
 Ref: 5800 0000 5962 836  
 Amt: \$463.10 by 11 May 2026



Billers Code: 78550  
 Ref: 5000 0000 5962 836  
 Amt: \$448.10 by 11 May 2026



MR AARON J MARCHANT

Due Date

**11 May 2026**

**50**

Gross Amount

**\$463.10**

Nett Amount

**\$448.10**

<0000044810>

<004440>

<500010504041938>

>

## Rating and rebate information

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

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

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

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

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

## Payment options



### Online

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



### Direct Debit

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



### By Mobile

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



### Mail

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

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

**Brisbane City Council**  
GPO Box 1434  
BRISBANE QLD 4001



### Telephone and Internet Banking - BPAY®

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

®Registered to BPAY Pty Ltd ABN 69 079 137 518

### BPAYVIEW

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



### Instore

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



### Phone Pay

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



### Brisbane City Council Customer Centre

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

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

## Use and Disclosure Notice

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

### English

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

### Italian

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

### Spanish

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

### Chinese

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

## Property Details

<b>Owner</b>	<b>MR AARON J MARCHANT</b>	
<b>Property Location</b>	<b>10/18 BURUDA ST CHERMSIDE</b>	
<b>Real Property Description</b>	<b>L.10 SP.115890 PAR KEDRON 68/1000</b>	
Valuation effective from	1 Jul 2023	\$85,000
	1 Jul 2024	\$85,000
	1 Jul 2025	\$85,000
Average Rateable Valuation (A R V)		\$85,000

## Account Details

Account Number 5000 0000 5962 836

### Opening Balance

Closing Balance Of Last Bill	463.10	
Payment Received - 09-Feb-2026	448.10	CR
Discount/Rounding Allowed	15.00	CR

**Total** **0.00**

### Period: 1 Apr 2026 - 30 Jun 2026

#### Brisbane City Council Rates & Charges

General Rates - Category 10 (Annually 0.2661 Cents In The A R V \$) @ Parity Factor (P/F) 1.000000	249.67
Waste Utility Charge - 1 Charge(S) @ \$128.24 Qtr	128.24
Bushland Preservation Levy Category 10 (Annual 0.0098 Cents In The A R V \$) @ P/F 1.000000	9.18
Environmental Mgt Compliance Levy Category 10 (Annual 0.014 Cents In The A R V \$) @ P/F 1.000000	13.11

**Total** **400.20**

#### State Government Charges

Emergency Management Levy - Group 2	62.90
-------------------------------------	-------

**Total** **62.90**

## Other Information

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

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

Bill Number  
5000 1050 4041 938



Urban Utilities  
ABN 86 673 835 011

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

**Water and Sewerage  
Quarterly Account**

QUUR39\_A4B/E-1/S-1/I-1/  
**MR AARON J MARCHANT**  
10/18 BURUDA ST  
CHERMSIDE QLD 4032

Customer reference number	10 1097 7945 0000 3
Bill number	1097 7945 28
Date issued	26/03/2026
<b>Total due</b>	<b>\$263.05</b>
<b>Direct debit date</b>	<b>07/05/2026</b>

**Property Location:** 10  
18 BURUDA STREET  
CHERMSIDE 4032

**Your water usage**

Water usage (kL)	3
Days charged	94

*Average daily water usage (litres)*

Current period	32
Same period last year	206

**Account Summary**      Period 17/12/2025 - 20/03/2026

**Your Last Account**

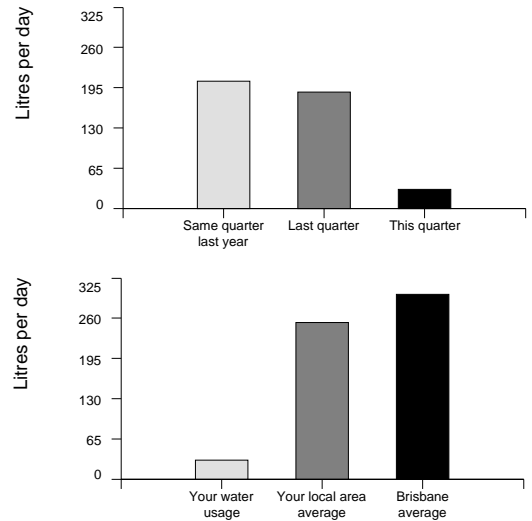
Amount Billed	\$315.40
Amount Paid	\$315.40CR

**Your Current Account**

Balance	\$0.00
Current Charges	\$263.05

**Total Due**      **\$263.05**

*Thank you for paying by Direct Debit.  
The Total Due is due on the Direct Debit Date. It will be debited from your nominated account on the Direct Debit Date shown.*



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



**Payment options**

- Direct debit**  
To arrange automatic payment from your bank account, visit [www.urbanutilities.com.au/directdebit](http://www.urbanutilities.com.au/directdebit)
- Telephone and internet banking – BPAY®**  
Contact your bank or financial institution to make this payment from your cheque, savings, credit card, debit or transaction account.  
BPAY View® View and pay this bill using internet banking. More info: [www.bpay.com.au](http://www.bpay.com.au)  
® Registered to BPAY Pty Ltd ABN 69 079 137 518
- Internet**  
Pay your account online using MasterCard or Visa credit card at [www.urbanutilities.com.au/creditcard](http://www.urbanutilities.com.au/creditcard)  
Payment by credit card will incur a surcharge. We accept Mastercard or Visa credit cards.

- By phone**  
Call 1300 123 141 to pay your account using your MasterCard or Visa card.
- Mail**  
Tear off this slip and return with your cheque payment to Queensland Urban Utilities PO Box 963, Parramatta, NSW 2124
- In person**  
Pay in person at Australia Post with cash, cheque, money order, debit card or any branch of the Commonwealth Bank with cash or cheque.

Amount paid

Date paid

Receipt number

## YOUR CHARGES for 17/12/2025 - 20/03/2026 (94 days)

### Your meter readings

Serial Number	Read Date	Reading	Usage	Comment
ABG1907556	17/12/2025	471		
	21/03/2026	474	3kL	

### Water Usage

#### State bulk water price

State Bulk Water Charge 2025/26	3kL @ \$3.517000/kL	\$10.55
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#### Urban Utilities distributor-retailer price

Tier 1 usage 2025/26	3kL @ \$0.981000/kL	\$2.94
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**Subtotal \$13.49**

### Water Services

#### Urban Utilities water service charge

Water service charge 2025/26	94 days	\$65.23
------------------------------	---------	---------

**Subtotal \$65.23**

### Sewerage Services

#### Urban Utilities sewerage service charge

Sewerage service charge 2025/26	94 days	\$184.33
---------------------------------	---------	----------

**Subtotal \$184.33**

**Water usage \$13.49**

**Water services \$65.23**

**Sewerage services \$184.33**

**Your total charges 17/12/2025 - 20/03/2026 \$263.05**

Customer ref. no. 10 1097 7945 0000 3

10  
18 BURUDA STREET  
CHERMSIDE 4032

 Your usage was 3 kilolitres.  
That's an average of 32 litres per day.

**HOW TO KEEP COSTS DOWN OVER THE WARMER MONTHS**

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

SCAN FOR OUR TOP TIPS



### INTERPRETER SERVICE 13 14 50

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

© Urban Utilities 2026

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



**Water and Sewerage Account**  
In Person / Mail Payment Advice  
Name: MR AARON J MARCHANT



Biller Code: 112144  
Ref: 10 1097 7945 0000 3



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



\*4001 101097794500003



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



Date

Cash

Cheques

Teller Stamp & Initials

Total Due \$

Current charges due date

For Credit **Urban Utilities**

Trans Code  User ID

Customer Reference No.

+757+

QUEENSLAND TITLES REGISTRY PTY LTD                      AUTOMATED TITLES SYSTEM                      ENE470  
30/04/2026 14:43    COMMUNITY TITLES SCHEME SEARCH STATEMENT  
Request No: 55971734

Scheme Name: MERMAID RESIDENCES COMMUNITY TITLES SCHEME 53686

Body Corp. Addr: STRATAMATT PTY LTD  
678 IPSWICH ROAD  
ANNERLEY QLD  
4103

COMMUNITY MANAGEMENT STATEMENT No: 53686

Title	Lot	Plan
51220278	CP	SP 115890
51220279	1	SP 115890
51220280	2	SP 115890
51220281	3	SP 115890
51220282	4	SP 115890
51220283	5	SP 115890
51220284	6	SP 115890
51220285	7	SP 115890
51220286	8	SP 115890
51220287	9	SP 115890
51220288	10	SP 115890
51220289	11	SP 115890
51220290	12	SP 115890

COMMUNITY MANAGEMENT STATEMENT Dealing No: 720076664

\*\* End of CMS Search Statement \*\*

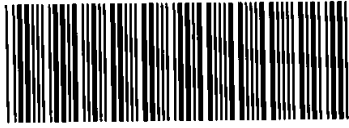
COPYRIGHT QUEENSLAND TITLES REGISTRY PTY LTD [2026]  
Requested By: D-ENQ INFOTRACK PTY LIMITED

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

**GENERAL REQUEST**

**FORM 14** Version 4  
Page 1 of 10

Duty Imprint



**720076664**

\$192.00  
28/05/2020 14:14

**BE 460**

<p><b>1. Nature of request</b> REQUEST TO RECORD FIRST COMMUNITY MANAGEMENT STATEMENT FOR MERMAID RESIDENCES COMMUNITY TITLES SCHEME</p>	<p><b>Lodger</b> (Name, address, E-mail &amp; phone number) Renton-Vedelago Solicitors PO Box 1452, Kenmore Qld 4069 Tel: 07 3374 3333 Email: rentonvedelago@bigpond.com</p>	<p><b>Lodger Code</b> BE2052</p>
--	--	--------------------------------------

<p><b>2. Lot on Plan Description</b></p> <p>LOT 15 ON RP 41009 LOT 16 ON RP 41009</p>	<p><b>Title Reference</b></p> <p>12330113 12330113</p>
---	--

**3. Registered Proprietor/State Lessee**

QUEENSLAND PROPERTY DEVELOPMENTS PTY LTD A.C.N. 066 217 098 TRUSTEE UNDER INSTRUMENT 717116118

**4. Interest**  
NOT APPLICABLE

**5. Applicant**

QUEENSLAND PROPERTY DEVELOPMENTS PTY LTD A.C.N. 066 217 098 TRUSTEE UNDER INSTRUMENT 717116118  
PO BOX 619, CLAYFIELD QLD 4011

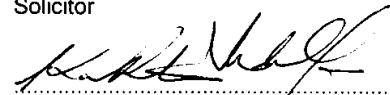
**6. Request**

I hereby request that: THE FIRST COMMUNITY MANAGEMENT STATEMENT DEPOSITED HERewith BE RECORDED AS THE FIRST COMMUNITY MANAGEMENT STATEMENT FOR MERMAID RESIDENCES COMMUNITY TITLES SCHEME AND THAT STRATAMATT PTY LTD, 678 IPSWICH ROAD, ANNERLEY QLD 4103 BE RECORDED AS THE ADDRESS FOR SERVICE OF THE BODY CORPORATE FOR THIS SCHEME.

**7. Execution by applicant**

Karen Lee-Anne Renton-Vedelago  
Solicitor

25, 5, 2020  
**Execution Date**

**Applicant's or Solicitor's Signature**

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

**FIRST/NEW COMMUNITY MANAGEMENT STATEMENT**

**53686**

This statement incorporates and must include the following:

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

CMS LABEL NUMBER

**1. Name of community titles scheme**  
 MERMAID RESIDENCES  
 COMMUNITY TITLES SCHEME

**2. Regulation module**  
 STANDARD

**3. Name of body corporate**  
 BODY CORPORATE FOR MERMAID RESIDENCES COMMUNITY TITLES SCHEME

**4. Scheme land**  
 Lot on Plan Description  
 COMMON PROPERTY OF  
 MERMAID RESIDENCES  
 COMMUNITY TITLES SCHEME  
 LOTS 1 TO 12 ON SP 115890

Title Reference  
 NEW TITLES TO  
 ISSUE FROM  
 12330113

**5. \*Name and address of original owner**  
 QUEENSLAND PROPERTY DEVELOPMENTS PTY LTD  
 A.C.N. 066 217 098 TRUSTEE UNDER INSTRUMENT  
 717116118  
 PO BOX 619, CLAYFIELD QLD 4011

**6. Reference to plan lodged with this statement**  
 SP 115890

# first community management statement only

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

*Helen Nevin* .....signed  
*Helen Nevin Senior Plan Sealing Officer Delegate* .....name and designation  
*Brisbane City Council* .....name of Local Government

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

QUEENSLAND PROPERTY DEVELOPMENTS  
 PTY LTD A.C.N. 066 217 098

*26/02/2020*  
 Execution Date

*[Signature]* .....  
 SOLE DIRECTOR

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

**SCHEDULE A SCHEDULE OF LOT ENTITLEMENTS**

Lot on Plan	Contribution	Interest
LOT 1 ON SP 115890	12	98
LOT 2 ON SP 115890	10	64
LOT 3 ON SP 115890	10	64
LOT 4 ON SP 115890	12	98
LOT 5 ON SP 115890	12	100
LOT 6 ON SP 115890	10	66
LOT 7 ON SP 115890	10	66
LOT 8 ON SP 115890	12	100
LOT 9 ON SP 115890	12	104
LOT 10 ON SP 115890	10	68
LOT 11 ON SP 115890	10	68
LOT 12 ON SP 115890	12	104
<b>TOTALS</b>	<b>132</b>	<b>1000</b>

The contribution schedule lot entitlements for the Scheme are based on the relativity principle and have been decided with reference to:

- (a) how the scheme is structured;
- (b) the nature, features and characteristics of the lots, including the lot size, number of bedrooms and exclusive use areas;
- (c) the impact the lots may have on the costs of maintaining the common property in this building format plan; and
- (d) the differing market value of the lots within this scheme.

The interest schedule lot entitlements for the Scheme have been determined in accordance with the market value principle under s46(8) of the *Body Corporate and Community Management Act (1997)*.

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

Sections 66(1)(f) and (g) of the Body Corporate and Community Management Act 1997 are not applicable.

**SCHEDULE C BY-LAWS****NOISE.**

1. 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.

**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 designated 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.

**OBSTRUCTION.**

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

**DAMAGE TO LAWNS etc.**

- 4.(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.
- 4.(2) An approval under subsection (1) must state the period for which it is given.
- 4.(3) However, the body corporate may cancel the approval by giving 7 days written notice to the occupier.

**DAMAGE TO COMMON PROPERTY.**

- 5.(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.
- 5.(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.
- 5.(3) The owner of a lot must keep a device installed under subsection (2) in good order and repair.

**BEHAVIOUR OF INVITEES.**

6. 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.

**LEAVING OF RUBBISH ETC. ON COMMON PROPERTY.**

7. 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.

**APPEARANCE OF LOT.**

- 8.(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.
- 8.(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.
- 8.(3) Subsection (2)(b) does not apply to a real estate advertising sign for the sale or letting of the lot if the sign is of a reasonable size.
- 8.(4) This section does not apply to a lot created under a standard format plan of subdivision.

**STORAGE OF FLAMMABLE MATERIALS.**

- 9.(1) The occupier of a lot must not, without the body corporate's written approval, store a flammable substance on the common property.
- 9.(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.
- 9.(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.

**GARBAGE DISPOSAL.**

- 10.(1) Unless the body corporate provides some other way of garbage disposal, the occupier of a lot must keep a receptacle for garbage in a clean and dry condition and adequately covered on the lot, or on part of the common property designated by the body corporate for the purpose.
- 10.(2) The occupier of a lot must-
- (a) comply with all local government local laws about disposal of garbage; and
  - (b) ensure that the occupier does not, in disposing of garbage, adversely affect the health, hygiene or comfort of the occupiers of other lots.

**KEEPING OF ANIMALS.**

- 11.(1) Subject to obtaining prior written approval from the committee the owner of each lot shall be entitled to keep within their lot one (1) dog or one (1) cat. If permission is granted the animal must be kept within the lot at all times, the animal must be restrained when on common property and the animal must not cause a nuisance or disturbance to other occupants within the complex. Approval for any replacement animals must be in accordance with the conditions of this by-law. Should this by-law be breached then the owner of the offending animal may be required to remove the animal from the complex.
- 11.(2) The occupier must obtain the committee's written approval before bringing, or permitting an invitee to bring, an animal onto the lot or the common property.

**GUIDE DOGS.** N.B. By-law 11 does not apply to 'Guide Dogs' in accordance with Section 181.(1),(2) & (3) of the Act.

**RECOVERY OF LEVIES**

12. That a person (which expression shall extend to corporations) shall pay on demand the whole of the Body Corporate's costs and expenses (including solicitor, collection agency and own client costs) such amount deemed to be a liquidated debt due in recovering such levies or moneys duly levied upon that person by the Body Corporate, pursuant to the Act.

**RECOVERY FOR DAMAGES**

13. Where the Body Corporate expends money to make good damage caused by a breach of the Act or of these By-Laws by any owner or the tenants, servants, employees, agents, invitees or licensees of the owner 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 owner of the unit at the time when the breach occurred.

**PENALTY FOR LATE PAYMENT**

14. As provided for under the Body Corporate and Community Management Act 1997, the committee for the time being shall at its discretion be authorised to charge the prescribed penalty of 2.5% monthly against owners for the late payment of levies, including any special levies which may be properly struck at any time.

**BRISBANE CITY COUNCIL DEVELOPMENT APPROVAL REQUIREMENTS**

15. The Brisbane City Council requirements are as follows:-

**Non-Enclosure of Balconies/Verandahs/Terraces**

No balconies/verandahs/terraces may be enclosed with solid balustrades, solid walls, fixed and/or operable, moveable or adjustable screening unless these features are clearly shown on the Approved Drawings and Documents.

**SERVICES ENTRY**

16. Access to the exclusive use areas of any lot shall be made available by the owners for the time being as and when requested by the Council or the Body Corporate committee or any contractors, sub-contractors, workmen, agents or other persons authorized by it, at all reasonable times, for the purpose of inspecting, repairing or maintaining any services which run underground through the exclusive use areas and easement areas and which may require inspection, repairs or maintenance to be carried out from time to time.

**EXCLUSIVE USE**

- 17.(1) The owners for the time being of the lots identified in Schedule E are entitled to exclusive use for themselves, their tenants, licensees or invitees for the purpose nominated in Schedule E of those areas of the common property allocated in Schedule E and as identified on the Plan of Exclusive Use annexed to these by-laws.
- 17.(2) The owners for the time being of the lots to which the exclusive use has been granted shall be solely responsible for maintaining the fence (if any) and the allocated area and for keeping the fence and area in a clean and tidy condition at all times. In the event that the owner does not upkeep the allocated area the Body Corporate may at the cost of the owner enter into and maintain the area and the costs of such maintenance will be a debt due by the owner to the Body Corporate payable upon demand.

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

Lot on Plan	Statutory Easements	Services Location Diagram
Lots 1 to 12 on SP 115890	Utility Services; Provision of Utility Services; Support & Shelter	Annexure Plan A
Common Property on SP 115890	Utility Services; Provision of Utility Services; Support & Shelter	Annexure Plan A

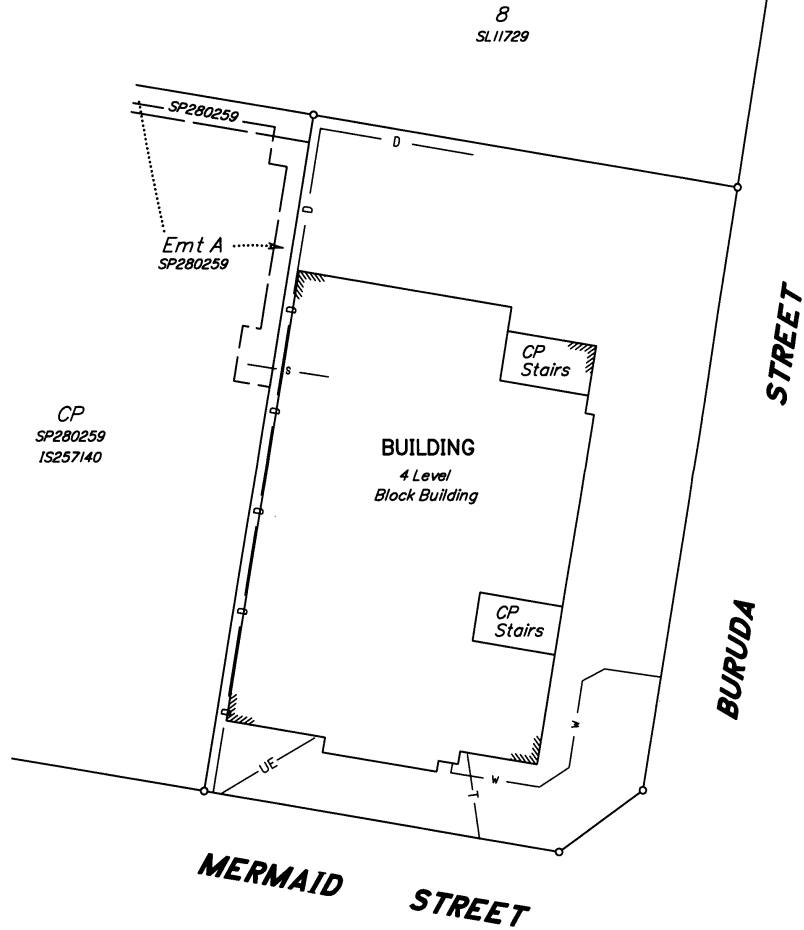
**SCHEDULE E DESCRIPTION OF LOTS ALLOCATED EXCLUSIVE USE AREAS OF COMMON PROPERTY**

Lot	Exclusive Area	Use
Lot 1 on SP 115890	Area marked C on Annexure Plan B	Carpark
Lot 2 on SP 115890	Area marked A on Annexure Plan B	Carpark
Lot 3 on SP 115890	Area marked B on Annexure Plan B	Carpark
Lot 4 on SP 115890	Area marked K and L on Annexure Plan B	Carpark
Lot 5 on SP 115890	Areas marked D and E on Annexure Plan B	Carpark
Lot 6 on SP 115890	Area marked F on Annexure Plan B	Carpark
Lot 7 on SP 115890	Area marked J on Annexure Plan B	Carpark
Lot 8 on SP 115890	Area marked O and P on Annexure Plan B	Carpark
Lot 9 on SP 115890	Area marked M and N on Annexure Plan B	Carpark
Lot 10 on SP 115890	Area marked G on Annexure Plan B	Carpark
Lot 11 on SP 115890	Area marked H on Annexure Plan B	Carpark
Lot 12 on SP 115890	Area marked R and S on Annexure Plan B	Carpark

Title Reference To Issue from 12330113

ANNEXURE "A"

SERVICES LOCATION DIAGRAM  
'MERMAID RESIDENCES'  
SP115890



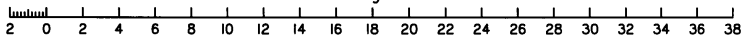
LEGEND:

- D — D — U/G STORMWATER MAIN
- S — S — U/G SEWER MAIN
- T — T — T — T — COMMUNICATION CABLES
- G — G — G — U/G GAS MAIN
- W — W — W — U/G WATER MAIN
- UE — UE — UE — U/G POWER
- W — W — W — O/H POWER
- - - - - BIO-RETENTION AREA

**NOTE:**  
*Position of Services as shown have not been located by field survey. The location of the services have been provide verbally or by sketch plan by the builder or their representative.*

Date: 25th Feb 2020

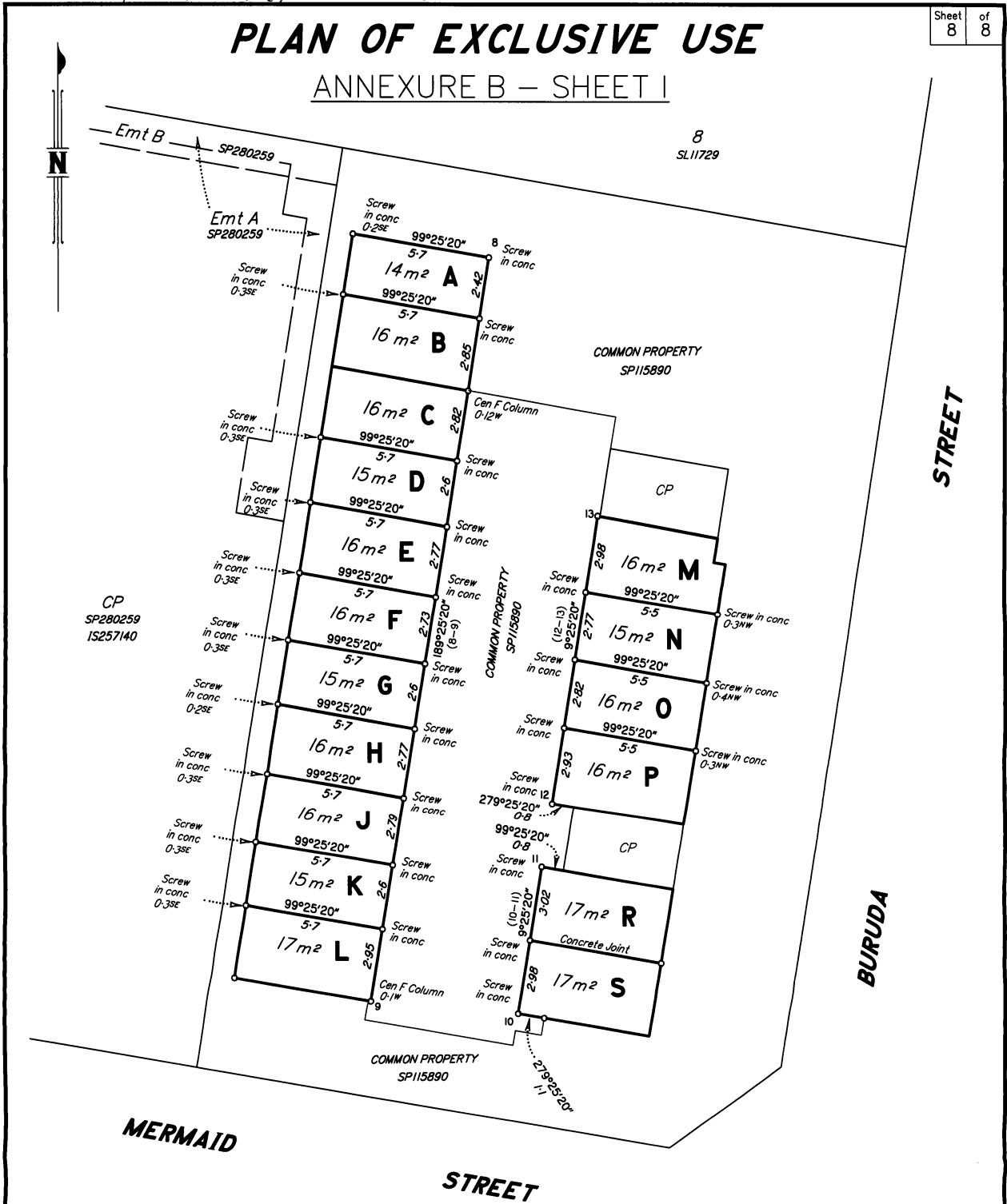
Scale 1: 250 – Lengths are in Metres.



Title Reference To issue from 12330113

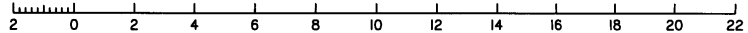
# PLAN OF EXCLUSIVE USE

## ANNEXURE B – SHEET I



NOTE: EXCLUSIVE USE AREAS ARE BOUNDED BY CENTRELINE OF BLOCK WALLS EXCEPT WHERE DIMENSIONS ARE SHOWN

Scale 1: 150 – Lengths are in Metres.



JOHN DAWSON SURVEYS PTY LTD (ACN 120 543 722) hereby certify that the details shown on this sketch are correct.

26/2/2020  
 Date: \_\_\_\_\_  
 John Richard Dawson/Director

DESCRIPTION: "MERMAID RESIDENCES" – CMS  
 PLAN OF EXCLUSIVE USE AREAS in  
 COMMON PROPERTY  
 LEVEL A – SP115890

LOCALITY: CHERMSIDE      LOC.AUTH: BRISBANE C C

JOHN DAWSON Surveys Pty Ltd  
 15 KARALISE DRIVE, ROCHEDALE. 4123  
 Ph: (07) 3841 2674. Mobile: 0411 656 274  
 Email: dawsonsurveys@bigpond.com

DATE: 25/02/2020

REF: 3384EX

3384EXCL-1

**Renton-Vedelago**  
SOLICITORS

ABN 65 877 637 277

36 Upper Brookfield Rd,  
Brookfield Qld Australia 4069  
PO Box 1452  
Kenmore Qld Australia 4069

T: +61 7 3374 3333

F: +61 7 3374 3111

E: karen@rentonvedelago.com.au

Our Ref: KRV:96628/20 12/0931

Registrar of Titles  
Brisbane Titles Registry Office  
GPO Box 1401  
BRISBANE QLD 4001

25 May 2020

Dear Madam,

**RE: QUEENSLAND PROPERTY DEVELOPMENTS PTY LTD ATF QPD  
DEVELOPMENT TRUST – MERMAID RESIDENCES COMMUNITY TITLES  
SCHEME – 28-30 MERMAID STREET, CHERMSIDE**

We act for Queensland Property Developments Pty Ltd ATF QPD Development Trust.

We enclose the following documents for lodgement in the Queensland Land Registry:

1. Form 14 General Request and First Community Management Statement for Mermaid Residences CTS; and
2. SP 115890.

We also enclose our trust account cheque in favour of the Department of Natural Resources, Mines and Energy in the sum of \$1,787.00 in payment of the lodgement fees.

Please email the Lodgement Summary and Receipt in due course.

Yours faithfully,  
RENTON-VEDELAGO SOLICITORS

  
KAREN RENTON-VEDELAGO





# Stratamatt

BODY CORPORATE MANAGEMENT

(07) 3524 5200

674 Ipswich Rd Annerley Q 4103

stratamatt.com.au | reception@stratamatt.com.au

ABN 59 609 542 494 | ACN 609 542 494

29 April 2026

MERMAID RESIDENCES CTS 53686

Not registered for GST

GRACE HOME CONVEYANCING  
LEVEL 10  
144 EDWARD STREET  
BRISBANE QLD 4000

Ref

Re Lot 10 MERMAID RESIDENCES CTS 53686

Fee 84.10 Paid

This certificate contains the following information:

Name of the Scheme / Community Title Number / Lot Information / Financial Information pertaining to Lot.

**IMPORTANT:** This document has been provided in good faith and with all information provided to this office. We accept no liability for any claim due to information not provided to this office either by a previous owner or manager of the body corporate records.

Section 205(5) of the Act provides that the person obtaining this certificate may rely on it against the body corporate as conclusive evidence of the matters stated, except for errors reasonably apparent. The Body Corporate and Community Management Regulation provides that a new owner becomes jointly and severally liable for any contribution, instalment, penalty or other amount payable to the body corporate that is due but unpaid when they become the new owner.

Before settlement, please go to [www.stratamax.com.au/cert](http://www.stratamax.com.au/cert) and enter your Access ID provided to obtain any updates on the figures contained in the attached certificate.

Your access ID: 53686STRMAT 141056644.

A fee of \$44.00 applies for this service which is payable online. The above Access ID will expire one month from the date of this letter. If you wish to obtain an update directly from us, a fee will apply.

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

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

### The information in this certificate is issued on 29/04/2026

#### Becoming an owner

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

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

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

#### How to get more information

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

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

## Contacting the body corporate

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

#### Name and number of the community titles scheme

**MERMAID RESIDENCES**

CTS No. **53686**

#### 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: **Alison Carling**

Company: **StrataMatt Pty Ltd**

Phone: **07 3524 5200**

Email: **reception@stratamatt.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: **10**

Plan type and number: **115890**

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

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

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?**

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

## By-laws and exclusive use areas

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

### What by-laws apply?

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

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

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

### General by-laws

**The community management statement includes the complete set of by-laws that apply to the scheme.**

### Exclusive use areas

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

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

**No**

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

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

## Lot entitlements and financial information

### Lot entitlements

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

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

### Contribution schedule

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

Total contribution schedule lot entitlements for all lots: **132**

### Interest schedule

Interest schedule lot entitlement for the lot: **68**

Total interest schedule lot entitlements for all lots: **1,000**

### 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 **10** for the current financial year: \$ **1,233.51**

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

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

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

Period	Due date	Amount due	Amount due if discount applied	Paid
01/08/25 to 31/10/25	01/08/25	218.01	218.01	28/07/25
01/11/25 to 31/01/26	01/11/25	338.50	338.50	27/10/25
01/02/26 to 30/04/26	01/02/26	338.50	338.50	23/01/26
01/05/26 to 31/07/26	01/05/26	338.50	338.50	27/04/26
01/08/26****31/10/26	01/08/26	338.50	338.50	
Amount overdue				<b>(\$338.50)</b>
Amount Unpaid including amounts billed not yet due				<b>Nil</b>

### Sinking fund contributions

Total amount of contributions (before any discount) for lot **10** for the current financial year: \$ **1,465.24**

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

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

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

Period	Due date	Amount due	Amount due if discount applied	Paid
01/08/25 to 31/10/25	01/08/25	182.04	182.04	28/07/25
01/11/25 to 31/01/26	01/11/25	550.60	550.60	27/10/25
01/02/26 to 30/04/26	01/02/26	550.60	550.60	23/01/26
01/05/26 to 31/07/26	01/05/26	182.00	182.00	27/04/26
01/08/26****31/10/26	01/08/26	182.00	182.00	
Amount overdue				<b>(\$182.00)</b>
Amount Unpaid including amounts billed not yet due				<b>Nil</b>

### Special contributions - Administrative Fund (IF ANY)

Date determined: **25/02/26** (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): **2.50** %

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): **2.50** %

Due date	Amount due	Amount due if discount applied	Paid
----------	------------	--------------------------------	------

Amount overdue **Nil**

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

**Other contributions**

	Period	Due date	Amount due	Amount due if discount applied	Paid
Insurances	01/08/25 to 31/10/25	01/08/25	130.56	130.56	28/07/25
Insurances	01/11/25 to 31/01/26	01/11/25	142.12	142.12	27/10/25
Insurances	01/02/26 to 30/04/26	01/02/26	142.12	142.12	23/01/26
Insurances	01/05/26 to 31/07/26	01/05/26	142.80	142.80	27/04/26
Insurances	01/08/26 to 31/10/26	01/08/26	142.80	142.80	

**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		<b>(\$520.50)</b>
Special contributions		<b>Nil</b>
Other contributions		<b>(\$142.80)</b>
Other payments		<b>Nil</b>
Penalties		<b>Nil</b>
Total amount overdue	(Total Amount Unpaid including not yet due \$0.00)	<b>(\$663.30)</b>

(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](http://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?**

**No**

**Current sinking fund balance (as at date of certificate): \$ 50,769.34**

### 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
BUILDING CHU UNDERWRITING AGENCIES P/L	HU0006046272	4,432,050.00	6,342.33	02/06/26	\$2,000.00 + \$2,000.00 Unoccupancy
BUILDING CATASTROPHE CHU UNDERWRITING AGENCIES P/L	HU0006046272			02/06/26	\$2,000.00 + \$2,000.00 Unoccupancy
COMMON AREA CONTENTS CHU UNDERWRITING AGENCIES P/L	HU0006046272			02/06/26	\$2,000.00 + \$2,000.00 Unoccupancy
FIDELITY GUARANTEE CHU UNDERWRITING AGENCIES P/L	HU0006046272	100,000.00		02/06/26	\$2,000.00 + \$2,000.00 Unoccupancy
GOVT. APPEAL EXPENSE CHU UNDERWRITING AGENCIES P/L	HU0006046272	100,000.00		02/06/26	\$2,000.00 + \$2,000.00 Unoccupancy
GOVT. AUDIT COSTS CHU UNDERWRITING AGENCIES P/L	HU0006046272	25,000.00		02/06/26	\$2,000.00 + \$2,000.00 Unoccupancy
GOVT. LEGAL EXPENSES CHU UNDERWRITING AGENCIES P/L	HU0006046272	50,000.00		02/06/26	\$2,000.00 + \$2,000.00 Unoccupancy
LOSS OF RENT/TEMP AC CHU UNDERWRITING AGENCIES P/L	HU0006046272	664,807.00		02/06/26	\$2,000.00 + \$2,000.00 Unoccupancy
LOT OWNER FIXTURES CHU UNDERWRITING AGENCIES P/L	HU0006046272	250,000.00		02/06/26	\$2,000.00 + \$2,000.00 Unoccupancy
PUBLIC LIABILITY CHU UNDERWRITING AGENCIES P/L	HU0006046272	10,000,000.00		02/06/26	\$2,000.00 + \$2,000.00 Unoccupancy

## 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
VOLUNTARY WORKERS CHU UNDERWRITING AGENCIES P/L	HU0006046272	\$200,000.00 / \$2,000.00		02/06/26	\$2,000.00 + \$2,000.00 Unoccupancy

## Alternative insurance

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

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

## Lot owner and occupier insurance

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

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

More information about insurance in community titles schemes is available from your solicitor or [www.qld.gov.au/buyingbodycorporate](http://www.qld.gov.au/buyingbodycorporate)

## Contracts and authorisations

### Caretaking service contractors and letting agents – 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](http://www.qld.gov.au/buyingbodycorporate).

### Body corporate authority

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

**Name/s** StrataMatt Pty Ltd

**Positions/s held** Body Corporate Manager

**Date** 29/04/2026

**Signature/s** \_\_\_\_\_



### Copies of documents given with this certificate:

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



**Stratamatt**  
BODY CORPORATE MANAGEMENT

(07) 3524 5200

674 Ipswich Rd Annerley Q 4103

stratamatt.com.au | reception@stratamatt.com.au

ABN 59 609 542 494 | ACN 609 542 494

## MERMAID RESIDENCES CTS 53686

18 Buruda Street Chermside Qld 4032

### BALANCE SHEET

AS AT 29 APRIL 2026

	ACTUAL 29/04/2026	ACTUAL 31/05/2025
<b><u>OWNERS FUNDS</u></b>		
Administrative Fund	2,862.84	3,300.20
Sinking Fund	50,769.34	39,189.10
<b><u>TOTAL</u></b>	<b><u>\$ 53,632.18</u></b>	<b><u>\$ 42,489.30</u></b>
<b><u>THESE FUNDS ARE REPRESENTED BY</u></b>		
<b><u>CURRENT ASSETS</u></b>		
Bank Balance Admin Fund	6,970.81	4,482.77
Bank Balance Sinking Fund	31,083.44	19,189.10
Investment A/C Sinking Fund	21,032.70	20,000.00
Other Arrears	0.00	0.03
<b><u>TOTAL ASSETS</u></b>	<b><u>59,086.95</u></b>	<b><u>43,671.90</u></b>
<b><u>LIABILITIES</u></b>		
Levies In Advance	4,337.57	1,182.60
Other Payments In Advance	1,117.20	0.00
<b><u>TOTAL LIABILITIES</u></b>	<b><u>5,454.77</u></b>	<b><u>1,182.60</u></b>
<b><u>NET ASSETS</u></b>	<b><u>\$ 53,632.18</u></b>	<b><u>\$ 42,489.30</u></b>



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## MERMAID RESIDENCES CTS 53686

18 Buruda Street Chermside Qld 4032

### STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 JUNE 2025 TO 29 APRIL 2026

	ACTUAL 01/06/25-29/04/26	ACTUAL 01/06/24-31/05/25
<b><u>ADMINISTRATIVE FUND</u></b>		
<b><u>INCOME</u></b>		
Levies - Administrative Fund	11,814.12	17,085.82
Levies - Building Insurance	6,100.00	1,920.00
Interest On Overdue Levies	20.53	21.69
<b><u>TOTAL ADMIN. FUND INCOME</u></b>	<b>17,934.65</b>	<b>19,027.51</b>
<b><u>EXPENDITURE - ADMIN. FUND</u></b>		
Accountancy	165.00	0.00
Bank Fees	17.75	0.00
Cleaning	3,686.32	1,622.50
Cleaning - Bin Service	792.00	70.40
Fire Protection Equipment	1,635.09	1,625.14
Insurance - Building	0.00	6,342.33
Insurance Valuation	440.00	0.00
Lift Service Contract	554.95	475.00
Management Fees	1,736.00	1,848.00
Management Fees - Additional	2,944.43	2,275.38
Management Fees - Disbursement	682.00	660.00
Pest Control	136.00	471.19
Pest Control - Termites	175.00	0.00
Rep & Maint - Building	165.00	32.40
Rep & Maint - Electrical	330.00	0.00
Rep & Maint - Garden/Ground	2,376.00	2,523.74
Rep & Maint - Plumb & Drain	165.00	0.00
Roof Report	660.00	0.00
Utilities - Electricity	1,470.49	1,289.56
Utilities - Water & Sewerage	240.98	211.64
Workplace Health & Safety	0.00	132.33
<b><u>TOTAL ADMIN. EXPENDITURE</u></b>	<b>18,372.01</b>	<b>19,579.61</b>
<b><u>SURPLUS / DEFICIT</u></b>	<b>\$ (437.36)</b>	<b>\$ (552.10)</b>
Opening Admin. Fund Balance	3,300.20	3,852.30
<b><u>ADMINISTRATIVE FUND BALANCE</u></b>	<b>\$ 2,862.84</b>	<b>\$ 3,300.20</b>



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## MERMAID RESIDENCES CTS 53686

18 Buruda Street Chermside Qld 4032

### STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 JUNE 2025 TO 29 APRIL 2026

	ACTUAL	ACTUAL
	01/06/25-29/04/26	01/06/24-31/05/25
<b><u>SINKING FUND</u></b>		
<b><u>INCOME</u></b>		
Levies - Sinking Fund	16,938.78	9,490.44
Interest On Investments	1,032.70	0.00
Interest On Overdue Levies	18.32	10.37
<b><u>TOTAL SINKING FUND INCOME</u></b>	<b>17,989.80</b>	<b>9,500.81</b>
<b><u>EXPENDITURE - SINKING FUND</u></b>		
Fire Safety Compliance	275.00	0.00
Garage Door Maintenance	2,574.00	305.00
Lift Maintenance	1,075.00	0.00
Plumbing & Drainage	2,485.56	0.00
<b><u>TOTAL SINK. FUND EXPENDITURE</u></b>	<b>6,409.56</b>	<b>305.00</b>
<b><u>SURPLUS / DEFICIT</u></b>	<b>\$ 11,580.24</b>	<b>\$ 9,195.81</b>
Opening Sinking Fund Balance	39,189.10	29,993.29
<b><u>SINKING FUND BALANCE</u></b>	<b>\$ 50,769.34</b>	<b>\$ 39,189.10</b>



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ABN 59 609 542 494 | ACN 609 542 494

## MERMAID RESIDENCES CTS 53686

ABN 45 654 085 994

### STATEMENT

GRACE HOME CONVEYANCING  
LEVEL 10  
144 EDWARD STREET  
BRISBANE QLD 4000

Statement Period			
01 Jun 24 to 29 Apr 26			
A/c No	10	Lot No	10
Page Number	1	Unit No	10

Transfer Date: 11/09/20

Date	Type	Details	Reference	Debit	Credit	Balance
		Brought forward				0.00
01/04/25	Administrative Fund	01/05/25 to 31/07/25	I0000010	218.01		218.01
01/04/25	Sinking Fund	01/05/25 to 31/07/25	I0000022	182.04		400.05
01/04/25	Insurances	01/05/25 to 31/07/25	I0000034	130.56		530.61
05/05/25	Receipt	Administrative Fund	R0000013		218.01	312.60
05/05/25	Receipt	Sinking Fund	RA000013		182.04	130.56
05/05/25	Receipt	Insurances	RB000013		130.56	0.00
26/06/25	Administrative Fund	01/08/25 to 31/10/25	I0000046	218.01		218.01
26/06/25	Sinking Fund	01/08/25 to 31/10/25	I0000058	182.04		400.05
26/06/25	Insurances	01/08/25 to 31/10/25	I0000070	130.56		530.61
28/07/25	Receipt	Administrative Fund	R0000032		218.01	312.60
28/07/25	Receipt	Sinking Fund	RA000032		182.04	130.56
28/07/25	Receipt	Insurances	RB000032		130.56	0.00
26/09/25	Administrative Fund	01/11/25 to 31/01/26	I0000082	338.50		338.50
26/09/25	Sinking Fund	01/11/25 to 31/01/26	I0000094	550.60		889.10
26/09/25	Insurances	01/11/25 to 31/01/26	I0000106	142.12		1,031.22
27/10/25	Receipt	Administrative Fund	R0000056		338.50	692.72
27/10/25	Receipt	Sinking Fund	RA000056		550.60	142.12
<b>More details on next page...</b>				<b>\$2,092.44</b>	<b>\$1,950.32</b>	<b>\$142.12</b>

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	



STRATAMATT PTY LTD



DEFT Reference Number:  
250727658 1000 0000 101



Billers Code: 96503  
Ref: 250727658 1000 0000 101

Lot 10/ Unit 10  
Mermaid Residences

Visit [www.deft.com.au](http://www.deft.com.au) to pay by card or direct debit.

\*\* Payments by credit card may attract a surcharge

Internet & Telephone Banking - BPAY

Make this payment from your preferred bank account or card

BPAY® Registered to BPAY Pty Ltd ABN 69 079 137 518



Pay in-store at Australia Post by cheque or EFTPOS  
All cheques must be made payable to:  
MERMAID RESIDENCES



\*496 250727658 10000000101

TOTAL AMOUNT DUE  
DUE DATE

**\$0.00**



## MERMAID RESIDENCES CTS 53686

ABN 45 654 085 994

### STATEMENT

GRACE HOME CONVEYANCING  
LEVEL 10  
144 EDWARD STREET  
BRISBANE QLD 4000

Statement Period			
01 Jun 24 to 29 Apr 26			
A/c No	10	Lot No	10
Page Number	2	Unit No	10

Transfer Date: 11/09/20

Date	Type	Details	Reference	Debit	Credit	Balance
27/10/25	Receipt	Insurances	RB000056		142.12	0.00
18/12/25	Administrative Fund	01/02/26 to 30/04/26	I0000118	338.50		338.50
18/12/25	Sinking Fund	01/02/26 to 30/04/26	I0000130	550.60		889.10
18/12/25	Insurances	01/02/26 to 30/04/26	I0000142	142.12		1,031.22
23/01/26	Receipt	Administrative Fund	R0000079		338.50	692.72
23/01/26	Receipt	Sinking Fund	RA000079		550.60	142.12
23/01/26	Receipt	Insurances	RB000079		142.12	0.00
27/03/26	Administrative Fund	01/05/26 to 31/07/26	I0000154	338.50		338.50
27/03/26	Sinking Fund	01/05/26 to 31/07/26	I0000166	182.00		520.50
27/03/26	Insurances	01/05/26 to 31/07/26	I0000178	142.80		663.30
27/04/26	Receipt	Administrative Fund	R0000104		338.50	324.80
27/04/26	Receipt	Sinking Fund	RA000104		182.00	142.80
27/04/26	Receipt	Insurances	RB000104		142.80	0.00
<b>More details on next page...</b>				<b>\$3,786.96</b>	<b>\$3,786.96</b>	<b>\$0.00</b>



## MERMAID RESIDENCES CTS 53686

### INSURANCE DETAILS

29 April 2026

<u>Type</u>	<u>Insurer</u>	<u>Policy No</u>	<u>Sum Insured</u>	<u>Due Date</u>
BUILDING	Chu Underwriting Agencies P/L	HU0006046272	\$4,432,050.00	02/06/26
BUILDING CATASTROPHE	Chu Underwriting Agencies P/L	HU0006046272		02/06/26
COMMON AREA CONTENTS	Chu Underwriting Agencies P/L	HU0006046272		02/06/26
FIDELITY GUARANTEE	Chu Underwriting Agencies P/L	HU0006046272	\$100,000.00	02/06/26
GOVT. APPEAL EXPENSE	Chu Underwriting Agencies P/L	HU0006046272	\$100,000.00	02/06/26
GOVT. AUDIT COSTS	Chu Underwriting Agencies P/L	HU0006046272	\$25,000.00	02/06/26
GOVT. LEGAL EXPENSES	Chu Underwriting Agencies P/L	HU0006046272	\$50,000.00	02/06/26
LOSS OF RENT/TEMP AC	Chu Underwriting Agencies P/L	HU0006046272	\$664,807.00	02/06/26
LOT OWNER FIXTURES	Chu Underwriting Agencies P/L	HU0006046272	\$250,000.00	02/06/26
PUBLIC LIABILITY	Chu Underwriting Agencies P/L	HU0006046272	\$10,000,000.00	02/06/26
VOLUNTARY WORKERS	Chu Underwriting Agencies P/L	HU0006046272	\$200,000.00 / \$2,000.00	02/06/26

## 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 1000m<sup>2</sup> 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.

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

**GENERAL REQUEST**

Duty Imprint

**FORM 14** Version 4  
Page 1 of 10



**720076664**

\$192.00  
28/05/2020 14:14

**BE 460**

**1. Nature of request**

REQUEST TO RECORD FIRST COMMUNITY  
MANAGEMENT STATEMENT FOR  
MERMAID RESIDENCES  
COMMUNITY TITLES SCHEME

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

Renton-Vedelago Solicitors  
PO Box 1452, Kenmore Qld 4069  
Tel: 07 3374 3333  
Email: rentonvedelago@bigpond.com

**Lodger  
Code**

BE2052

**2. Lot on Plan Description**

LOT 15 ON RP 41009  
LOT 16 ON RP 41009

**Title Reference**

12330113  
12330113

**3. Registered Proprietor/State Lessee**

QUEENSLAND PROPERTY DEVELOPMENTS PTY LTD A.C.N. 066 217 098 TRUSTEE UNDER INSTRUMENT  
717116118

**4. Interest**

NOT APPLICABLE

**5. Applicant**

QUEENSLAND PROPERTY DEVELOPMENTS PTY LTD A.C.N. 066 217 098 TRUSTEE UNDER INSTRUMENT  
717116118  
PO BOX 619, CLAYFIELD QLD 4011

**6. Request**

I hereby request that: THE FIRST COMMUNITY MANAGEMENT STATEMENT DEPOSITED HERewith BE  
RECORDED AS THE FIRST COMMUNITY MANAGEMENT STATEMENT FOR MERMAID RESIDENCES COMMUNITY  
TITLES SCHEME AND THAT STRATAMATT PTY LTD, 678 IPSWICH ROAD, ANNERLEY QLD 4103  
BE RECORDED AS THE ADDRESS FOR SERVICE OF THE BODY CORPORATE FOR THIS SCHEME.

**7. Execution by applicant**

Karen Lee-Anne Renton-Vedelago  
Solicitor

25, 5, 2020

**Execution Date**

**Applicant's or Solicitor's Signature**

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

**53686**

**This statement incorporates and must include the following:**

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

CMS LABEL NUMBER

**1. Name of community titles scheme**  
 MERMAID RESIDENCES  
 COMMUNITY TITLES SCHEME

**2. Regulation module**  
 STANDARD

**3. Name of body corporate**  
 BODY CORPORATE FOR MERMAID RESIDENCES COMMUNITY TITLES SCHEME

**4. Scheme land**  
 Lot on Plan Description  
 COMMON PROPERTY OF  
 MERMAID RESIDENCES  
 COMMUNITY TITLES SCHEME  
 LOTS 1 TO 12 ON SP 115890

Title Reference  
 NEW TITLES TO  
 ISSUE FROM  
 12330113

**5. \*Name and address of original owner**  
 QUEENSLAND PROPERTY DEVELOPMENTS PTY LTD  
 A.C.N. 066 217 098 TRUSTEE UNDER INSTRUMENT  
 717116118  
 PO BOX 619, CLAYFIELD QLD 4011

**6. Reference to plan lodged with this statement**  
 SP 115890

# first community management statement only

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

*W. Nevin* ..... signed  
*Helen Nevin Senior Plan Sealing Officer Delegate* ..... name and designation  
*Brisbane City Council* ..... name of Local Government

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

QUEENSLAND PROPERTY DEVELOPMENTS  
 PTY LTD A.C.N. 066 217 098

*26/02/2020*  
 Execution Date

*[Signature]*  
 SOLE DIRECTOR

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

**SCHEDULE A SCHEDULE OF LOT ENTITLEMENTS**

Lot on Plan	Contribution	Interest
LOT 1 ON SP 115890	12	98
LOT 2 ON SP 115890	10	64
LOT 3 ON SP 115890	10	64
LOT 4 ON SP 115890	12	98
LOT 5 ON SP 115890	12	100
LOT 6 ON SP 115890	10	66
LOT 7 ON SP 115890	10	66
LOT 8 ON SP 115890	12	100
LOT 9 ON SP 115890	12	104
LOT 10 ON SP 115890	10	68
LOT 11 ON SP 115890	10	68
LOT 12 ON SP 115890	12	104
<b>TOTALS</b>	<b>132</b>	<b>1000</b>

The contribution schedule lot entitlements for the Scheme are based on the relativity principle and have been decided with reference to:

- (a) how the scheme is structured;
- (b) the nature, features and characteristics of the lots, including the lot size, number of bedrooms and exclusive use areas;
- (c) the impact the lots may have on the costs of maintaining the common property in this building format plan; and
- (d) the differing market value of the lots within this scheme.

The interest schedule lot entitlements for the Scheme have been determined in accordance with the market value principle under s46(8) of the *Body Corporate and Community Management Act (1997)*.

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

Sections 66(1)(f) and (g) of the *Body Corporate and Community Management Act 1997* are not applicable.

**SCHEDULE C BY-LAWS****NOISE.**

1. 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.

**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 designated 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.

**OBSTRUCTION.**

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

**DAMAGE TO LAWNS etc.**

- 4.(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.
- 4.(2) An approval under subsection (1) must state the period for which it is given.
- 4.(3) However, the body corporate may cancel the approval by giving 7 days written notice to the occupier.

**DAMAGE TO COMMON PROPERTY.**

- 5.(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.
- 5.(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.
- 5.(3) The owner of a lot must keep a device installed under subsection (2) in good order and repair.

**BEHAVIOUR OF INVITEES.**

6. 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.

**LEAVING OF RUBBISH ETC. ON COMMON PROPERTY.**

7. 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.

**APPEARANCE OF LOT.**

- 8.(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.
- 8.(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.
- 8.(3) Subsection (2)(b) does not apply to a real estate advertising sign for the sale or letting of the lot if the sign is of a reasonable size.
- 8.(4) This section does not apply to a lot created under a standard format plan of subdivision.

**STORAGE OF FLAMMABLE MATERIALS.**

- 9.(1) The occupier of a lot must not, without the body corporate's written approval, store a flammable substance on the common property.
- 9.(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.
- 9.(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.

**GARBAGE DISPOSAL.**

- 10.(1) Unless the body corporate provides some other way of garbage disposal, the occupier of a lot must keep a receptacle for garbage in a clean and dry condition and adequately covered on the lot, or on part of the common property designated by the body corporate for the purpose.
- 10.(2) The occupier of a lot must-
- (a) comply with all local government local laws about disposal of garbage; and
  - (b) ensure that the occupier does not, in disposing of garbage, adversely affect the health, hygiene or comfort of the occupiers of other lots.

**KEEPING OF ANIMALS.**

- 11.(1) Subject to obtaining prior written approval from the committee the owner of each lot shall be entitled to keep within their lot one (1) dog or one (1) cat. If permission is granted the animal must be kept within the lot at all times, the animal must be restrained when on common property and the animal must not cause a nuisance or disturbance to other occupants within the complex. Approval for any replacement animals must be in accordance with the conditions of this by-law. Should this by-law be breached then the owner of the offending animal may be required to remove the animal from the complex.
- 11.(2) The occupier must obtain the committee's written approval before bringing, or permitting an invitee to bring, an animal onto the lot or the common property.

**GUIDE DOGS.** N.B. By-law 11 does not apply to 'Guide Dogs' in accordance with Section 181.(1),(2) & (3) of the Act.

**RECOVERY OF LEVIES**

12. That a person (which expression shall extend to corporations) shall pay on demand the whole of the Body Corporate's costs and expenses (including solicitor, collection agency and own client costs) such amount deemed to be a liquidated debt due in recovering such levies or moneys duly levied upon that person by the Body Corporate, pursuant to the Act.

**RECOVERY FOR DAMAGES**

13. Where the Body Corporate expends money to make good damage caused by a breach of the Act or of these By-Laws by any owner or the tenants, servants, employees, agents, invitees or licensees of the owner 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 owner of the unit at the time when the breach occurred.

**PENALTY FOR LATE PAYMENT**

14. As provided for under the Body Corporate and Community Management Act 1997, the committee for the time being shall at its discretion be authorised to charge the prescribed penalty of 2.5% monthly against owners for the late payment of levies, including any special levies which may be properly struck at any time.

**BRISBANE CITY COUNCIL DEVELOPMENT APPROVAL REQUIREMENTS**

15. The Brisbane City Council requirements are as follows:-

**Non-Enclosure of Balconies/Verandahs/Terraces**

No balconies/verandahs/terraces may be enclosed with solid balustrades, solid walls, fixed and/or operable, moveable or adjustable screening unless these features are clearly shown on the Approved Drawings and Documents.

**SERVICES ENTRY**

16. Access to the exclusive use areas of any lot shall be made available by the owners for the time being as and when requested by the Council or the Body Corporate committee or any contractors, sub-contractors, workmen, agents or other persons authorized by it, at all reasonable times, for the purpose of inspecting, repairing or maintaining any services which run underground through the exclusive use areas and easement areas and which may require inspection, repairs or maintenance to be carried out from time to time.

**EXCLUSIVE USE**

- 17.(1) The owners for the time being of the lots identified in Schedule E are entitled to exclusive use for themselves, their tenants, licensees or invitees for the purpose nominated in Schedule E of those areas of the common property allocated in Schedule E and as identified on the Plan of Exclusive Use annexed to these by-laws.
- 17.(2) The owners for the time being of the lots to which the exclusive use has been granted shall be solely responsible for maintaining the fence (if any) and the allocated area and for keeping the fence and area in a clean and tidy condition at all times. In the event that the owner does not upkeep the allocated area the Body Corporate may at the cost of the owner enter into and maintain the area and the costs of such maintenance will be a debt due by the owner to the Body Corporate payable upon demand.

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

Lot on Plan	Statutory Easements	Services Location Diagram
Lots 1 to 12 on SP 115890	Utility Services; Provision of Utility Services; Support & Shelter	Annexure Plan A
Common Property on SP 115890	Utility Services; Provision of Utility Services; Support & Shelter	Annexure Plan A

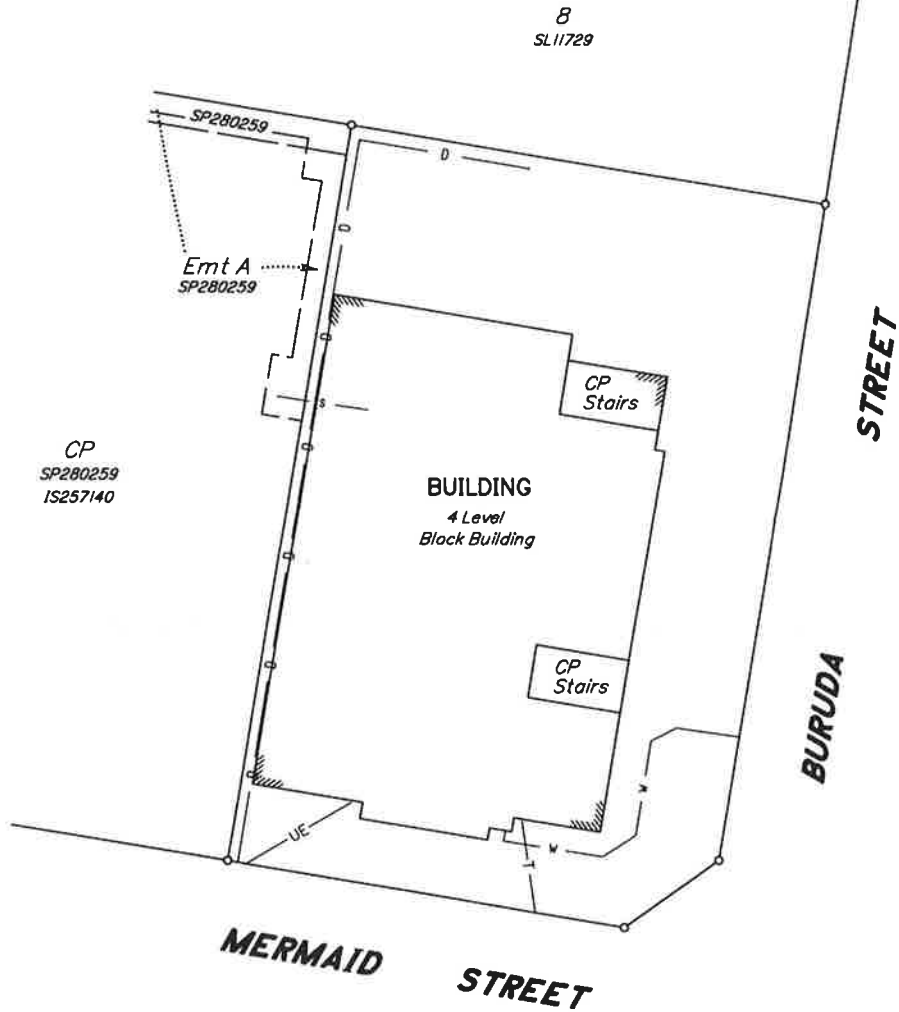
**SCHEDULE E DESCRIPTION OF LOTS ALLOCATED EXCLUSIVE USE AREAS OF COMMON PROPERTY**

Lot	Exclusive Area	Use
Lot 1 on SP 115890	Area marked C on Annexure Plan B	Carpark
Lot 2 on SP 115890	Area marked A on Annexure Plan B	Carpark
Lot 3 on SP 115890	Area marked B on Annexure Plan B	Carpark
Lot 4 on SP 115890	Area marked K and L on Annexure Plan B	Carpark
Lot 5 on SP 115890	Areas marked D and E on Annexure Plan B	Carpark
Lot 6 on SP 115890	Area marked F on Annexure Plan B	Carpark
Lot 7 on SP 115890	Area marked J on Annexure Plan B	Carpark
Lot 8 on SP 115890	Area marked O and P on Annexure Plan B	Carpark
Lot 9 on SP 115890	Area marked M and N on Annexure Plan B	Carpark
Lot 10 on SP 115890	Area marked G on Annexure Plan B	Carpark
Lot 11 on SP 115890	Area marked H on Annexure Plan B	Carpark
Lot 12 on SP 115890	Area marked R and S on Annexure Plan B	Carpark

Title Reference to issue from 12330113

ANNEXURE "A"

SERVICES LOCATION DIAGRAM  
'MERMAID RESIDENCES'  
SP115890



LEGEND:

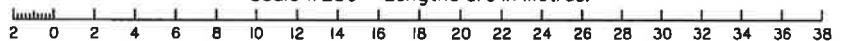
— D — D —	U/G STORMWATER MAIN
— S — S —	U/G SEWER MAIN
— T — T — T — T —	COMMUNICATION CABLES
— G — G — G —	U/G GAS MAIN
— W — W — W —	U/G WATER MAIN
— UE — UE — UE —	U/G POWER
— W — W — W —	O/H POWER
— - - - -	BIO-RETENTION AREA

**NOTE:**

Position of Services as shown have not been located by field survey.  
The location of the services have been provide verbally or by sketch plan by the builder or their representative.

Date: 25th Feb 2020

Scale 1: 250 – Lengths are in Metres.

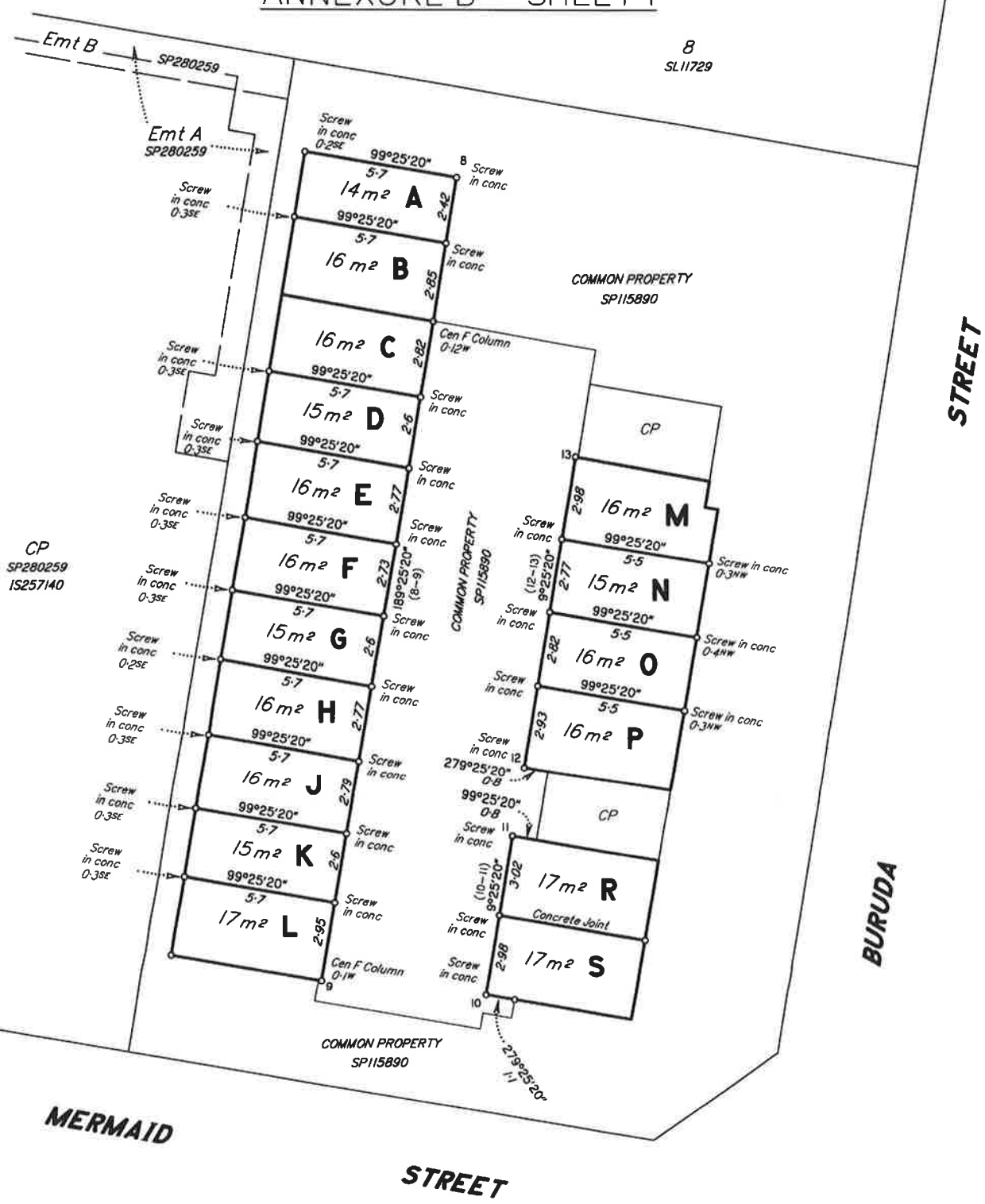


Title Reference To issue from 12330113

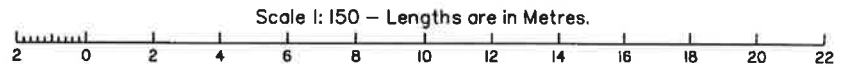
# PLAN OF EXCLUSIVE USE

## ANNEXURE B – SHEET 1

8  
SL11729



NOTE: EXCLUSIVE USE AREAS ARE BOUNDED BY CENTRELINE OF BLOCK WALLS EXCEPT WHERE DIMENSIONS ARE SHOWN



JOHN DAWSON SURVEYS PTY LTD (ACN 120 543 722) hereby certify that the details shown on this sketch are correct.

26/2/2020  
John Richard Dawson, Director

DESCRIPTION: "MERMAID RESIDENCES" – CMS PLAN OF EXCLUSIVE USE AREAS in COMMON PROPERTY LEVEL A – SP115890		DATE: 25/02/2020
LOCALITY: CHERMSIDE		REF: 3384EX
LOC.AUTH: BRISBANE C C		
JOHN DAWSON Surveys Pty Ltd 15 KARALISE DRIVE, ROCHEDALE. 4123 Ph: (07) 3841 2674. Mobile: 0411 656 274 Email: dawsonsurveys@bigpond.com		3384EXCL-1

# ACCESS INSURANCE BROKERS PTY LTD C Q i B Member

ABN 39 003 351 693 ACN 003 351 693 Australian Financial Services Licensee 256861

89 ERVATAMIA STREET  
RUNCORN QLD 4113  
www.accessinsurancebrokers.com.au

PO BOX 3140  
SUNNYBANK SOUTH QLD 4109

Tel: (07) 3344 5226  
Fax: (07) 3344 5411  
Mob: MOBILE: 0418 789 527  
Email: aib@powerup.com.au

*You are reminded that the policy mentioned below falls due for renewal on 2/06/2025. To ensure your continued protection, payment must be received by this due date. This is an invitation to renew, and not a demand for payment.*

BODY CORPORATE FOR MERMAID REISIDENCES CTS  
C/O STRATMATT  
PO BOX 65  
ANNERLEY QLD 4103

## TAX INVOICE

This document will be a tax invoice for GST when you make payment

Invoice Date: 15/04/2025  
Invoice No: 67691  
Our Reference: 3559

Should you have any queries in relation to this account, please contact your Account Manager  
Richard Van Der Wijk

**Class of Policy:** Strata Title Insurance  
**Insurer:** CORPORATE HOME UNIT UNDERWRITING  
PO BOX 3120 BRISBANE QLD 4000  
ABN:  
**The Insured:** BODY CORPORATE FOR MERMAID REISIDENCES  
CTS 53686

**RENEWAL**  
**Policy No:** HU0006046272  
**Period of Cover:**  
From **2/06/2025**  
to **2/06/2026** at 4:00 pm

**Details:** See attached schedule for a description of the risk(s) insured

**YOUR DUTY OF DISCLOSURE**  
PLEASE READ IMPORTANT  
NOTICE OVERLEAF

**NON-DISCLOSURE**

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

**Your Premium:**

Premium	UW Levy	Fire Levy	GST	Stamp Duty	Broker Fee
\$5,133.73	\$150.00	\$0.00	\$530.36	\$508.24	\$20.00
<b>TOTAL</b>					<b>\$6,342.33</b>



Acct Name: ACCESS INSURANCE BROKERS PTY LTD  
BSB: 124074 Account: 11527161  
Reference: 3559 67691

Our Reference: 3559  
Invoice No: 67691  
Acct Man: R VAN DER WIJK



Mail this portion with your cheque payable to:  
ACCESS INSURANCE BROKERS PTY LTD C Q i B  
PO BOX 3140  
SUNNYBANK SOUTH QLD 4109

**AMOUNT DUE \$6,342.33**

## **YOUR DUTY OF DISCLOSURE**

Before you enter into a Contract of general Insurance with an Insurer, you have a duty under the Insurance Contracts Act 1984 to disclose to the Insurer every matter that you know, or could reasonably expect to know, is relevant to the Insurer's decision whether to accept the risk of Insurance and if so, on what terms. You have the same duty to disclose those matters to the Insurer before you renew, extend, vary or reinstate a Contract of general insurance. Your Duty however does not require disclosure of matter.

- that diminishes the risk to be undertaken by the Insurer
- that is common knowledge
- that your Insurer knows or, in the ordinary course of business, ought to know
- as to which the compliance with your duty is waived by the Insurer

## **NON-DISCLOSURE**

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

**EG: This includes Criminal Offences , Loss of Car or Boat Licence and Previous Claims and any Declinatures , Renewal Refused or Special Conditions imposed**

Clients who are not fully satisfied with our services should contact our customer relations/complaints officer.

**ACCESS INSURANCE BROKERS PTY LTD C Q I B Member**

also subscribe to the Australian Financial Complaints Authority (AFCA) , a free customer service and the General Insurance Brokers Code of Practice. Further information is available from this office, or contact the **(AFCA)** on 1300 565 562

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**Schedule of Insurance**

<b>Class of Policy:</b>	Strata Title Insurance	<b>Policy No:</b>	HU0006046272
<b>The Insured:</b>	BODY CORPORATE FOR MERMAID REISIDENCES CTS 53686	<b>Invoice No:</b>	67691
		<b>Our Ref:</b>	3559

Renewal Invitation

CHU Residential Strata Insurance Plan

Policy Number HU0006046272

02/06/2025

CHU RESIDENTIAL STRATA INSURANCE PLAN

BODY CORPORATE FOR MERMAID RESIDENCES COMMUNITY TITLE SCHEME 53686

28 MERMAID STREET CHERMSIDE QLD 4032

02/06/2025 to 02/06/2026 at 4:00pm

Policies Selected

Policy 1 – Insured Property

Building: \$4,432,050 (Please note, last year's sum insured has been indexed by 5% .)

Common Area Contents: \$0

Loss of Rent & Temporary Accommodation (total payable): \$664,807

Policy 2 – Liability to Others

Sum Insured: \$10,000,000

Policy 3 – Voluntary Workers

Death: \$200,000

Total Disablement: \$2,000 per week

Policy 4 – Fidelity Guarantee

Sum Insured: \$100,000

Policy 5 – Office Bearers’ Legal Liability

Not Selected

Policy 6 – Machinery Breakdown

Not Selected

Policy 7 – Catastrophe Insurance

Not Selected

Policy 8 – Government Audit Costs and Legal Expenses

**Schedule of Insurance**

<b>Class of Policy:</b>	Strata Title Insurance	<b>Policy No:</b>	HU0006046272
<b>The Insured:</b>	BODY CORPORATE FOR MERMAID REISIDENCES CTS 53686	<b>Invoice No:</b>	67691
		<b>Our Ref:</b>	3559

Government Audit Costs: \$25,000

Appeal expenses – common property health & safety breaches: \$100,000

Legal Defence Expenses: \$50,000

Policy 9 – Lot owners’ fixtures and improvements (per lot)

Sum Insured: \$250,000

The contract of insurance is arranged by CHU Underwriting Agencies Pty Ltd (ABN 18 001 580 070, AFSL 243261) on behalf of the insurer: QBE Insurance (Australia) Limited

(ABN 78 003 191 035, AFSL 239545).

Flood Cover is included.

Excesses

Policy 1 – Insured Property

Standard: \$2,000

Unoccupancy: \$2,000

Other excesses payable are shown in the Policy Wording.

**Schedule of Insurance**

Page 5 of 5

<b>Class of Policy:</b> Strata Title Insurance	<b>Policy No:</b> HU0006046272
<b>The Insured:</b> BODY CORPORATE FOR MERMAID REISIDENCES CTS 53686	<b>Invoice No:</b> 67691
	<b>Our Ref:</b> 3559

**Statement of Advice****What is the purpose of this statement of advice (SOA)**

This SOA is an important document. You are entitled to get an SOA whenever we provide you with any personal advice. Personal advice is advice that takes into account any one or more of your objectives, financial situation or needs.

The SOA is designed to assist you in making an informed decision about whether or not to act on our personal advice about your insurance needs. For this purpose, this SOA sets out or confirms our personal advice to you.

**Who has given the advice referred to in this SOA?**

Access Insurance Brokers Pty Ltd ABN 39 003 351 693, AFS Licence No: 256861

89 Ervatamia Street Runcorn Heights Qld 4113  
PO Box 3140 Sunnybank South Qld 4109  
PH: 07 3344 5226 FAX: 07 3344 5411  
Email: [aib@powerup.com.au](mailto:aib@powerup.com.au)

**What is our advice?**

We have recommended to you that you instruct us to arrange Strata insurance for you with Corporate Home Unite Underwriting.

This advice may be based on incomplete or inaccurate information relating to your personal circumstances and because of that you should, before acting on the advice, consider the appropriateness of the advice, having regard to your personal circumstances.

**Why did we give you this advice?**

The advice we have given you is based on:

- The information that you have given us (please see the warning above)
- Our understanding of what is offered for Strata by the insurers that we deal with regularly.  
We have not based our recommendation on what might be offered to you by other Insurers or Insurance providers.
- The prices and policy terms of the policies that we considered for your Insurance needs.
- The recommended Insurer's claims handling "track record" with us.

**What remuneration (including commission) or other benefits do we or our associates receive in connection with this advice that may influence us?**

We do not get any remuneration or other benefits from giving this advice.

Our employee who will assist you to arrange the recommended policy will be paid a market salary which may include, for the policy we have recommended, a small percentage of our income set out above.



MR AARON J MARCHANT  
10/18 BURUDA STREET  
CHERMSIDE QLD 4032

**Our reference:** 7169538533509

**Phone:** 13 28 66

30 April 2026

## Your foreign resident capital gains withholding clearance certificate

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

Hello AARON,

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

<b>Notice number</b>	2411199972245
<b>Vendor name</b>	AARON JAMES MARCHANT
<b>Clearance Certificate Period</b>	30 April 2026 to 30 April 2027

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

Yours sincerely,  
**Emma Rosenzweig**  
Deputy Commissioner of Taxation

### Need help?

Learn more about foreign resident capital gains withholding at [ato.gov.au/FRCGW](https://ato.gov.au/FRCGW)

### Contact us

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

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

## Certificate Of Completion

Envelope Id: 8A0BC243-E64D-4449-BE43-B78FF6BBC105

Status: Completed

Subject: Complete with Docusign: Seller Disclosure Statement - U10 18 Buruda St.pdf, Implied Warranty St...

Source Envelope:

Document Pages: 151

Signatures: 2

Envelope Originator:

Certificate Pages: 1

Initials: 0

Chen Erika

AutoNav: Enabled

GPO BOX 2890

Envelopeld Stamping: Enabled

BRISBANE, Queensland 4001

Time Zone: (UTC+10:00) Brisbane

erika@gracehomeconveyancing.com.au

IP Address: 2403:5817:52a6:

## Record Tracking

Status: Original

Holder: Chen Erika

Location: DocuSign

30 April 2026 | 15:33

erika@gracehomeconveyancing.com.au

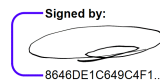
## Signer Events

AARON JAMES MARCHANT

admin@port08.com

Security Level: Email, Account Authentication  
(None)

## Signature



Signature Adoption: Drawn on Device

Using IP Address:

2405:6e00:638:7365:c98b:a98a:6428:31d2

Signed using mobile

## Timestamp

Sent: 30 April 2026 | 15:38

Viewed: 01 May 2026 | 09:12

Signed: 01 May 2026 | 09:13

## Electronic Record and Signature Disclosure:

Not Offered via Docusign

## In Person Signer Events

## Signature

## Timestamp

## Editor Delivery Events

## Status

## Timestamp

## Agent Delivery Events

## Status

## Timestamp

## Intermediary Delivery Events

## Status

## Timestamp

## Certified Delivery Events

## Status

## Timestamp

## Carbon Copy Events

## Status

## Timestamp

## Witness Events

## Signature

## Timestamp

## Notary Events

## Signature

## Timestamp

## Envelope Summary Events

## Status

## Timestamps

Envelope Sent

Hashed/Encrypted

30 April 2026 | 15:38

Certified Delivered

Security Checked

01 May 2026 | 09:12

Signing Complete

Security Checked

01 May 2026 | 09:13

Completed

Security Checked

01 May 2026 | 09:13

## Payment Events

## Status

## Timestamps