



Seller disclosure statement

Property Law Act 2023 section 99

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

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

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

This statement does not include information about:

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

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

Part 1 – Seller and property details

Seller **MARCELO ANTONIO LUCHA**

Property address (referred to as the "property" in this statement) **407/1 ASPINALL STREET, NUNDAH QLD 4012**

Lot on plan description **407/SP245050**

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 <i>Land Title Act 1994</i> showing interests registered under that Act for the property. <input checked="" type="checkbox"/> Yes
	A copy of the plan of survey registered for the property. <input checked="" type="checkbox"/> Yes

<p>Registered encumbrances</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>Unregistered encumbrances (excluding statutory encumbrances)</p>	<p>There are encumbrances not registered on the title that will continue <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No to affect the property after settlement.</p> <p>Note—If the property is part of a community titles scheme or a BUGTA scheme it may be subject to and have the benefit of statutory easements that are NOT required to be disclosed.</p> <p>Unregistered lease (if applicable)</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"> » the start and end day of the term of the lease: <input type="text"/> » the amount of rent and bond payable: <input type="text"/> » whether the lease has an option to renew: <input type="text"/> <p>Other unregistered agreement in writing (if applicable)</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"/> Yes</p> <p>Unregistered oral agreement (if applicable)</p> <p>If the unregistered encumbrance is created by an oral agreement, and is not an unregistered lease, the details of the agreement are as follows:</p> <div style="border: 1px solid black; height: 100px; width: 100%;"></div>
<p>Statutory encumbrances</p>	<p>There are statutory encumbrances that affect the property. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><i>If Yes, the details of any statutory encumbrances are as follows:</i></p> <div style="border: 1px solid black; padding: 5px;"> <p>PLEASE REFER TO THE ATTACHED STATUTORY ENCUMBRANCE MAPS AND ANNEXURE FOR FURTHER INFORMATION</p> </div>
<p>Residential tenancy or rooming accommodation agreement</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"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes, when was the rent for the premises or each of the residents' rooms last increased? <i>(Insert date of the most recent rent increase for the premises or rooms)</i> <input type="text"/></p> <p>Note—Under the <i>Residential Tenancies and Rooming Accommodation Act 2008</i> the rent for a residential premises may not be increased earlier than 12 months after the last rent increase for the premises.</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.

Zoning	The zoning of the property is <i>(Insert zoning under the planning scheme, the Economic Development Act 2012; the Integrated Resort Development Act 1987; the Mixed Use Development Act 1993; the State Development and Public Works Organisation Act 1971 or the Sanctuary Cove Resort Act 1985, as applicable)</i> : <div style="border: 1px solid black; padding: 5px; margin-top: 5px;">MAJOR CENTRE</div>	
Transport proposals and resumptions	The lot is affected by a notice issued by a Commonwealth, State or local government entity and given to the seller about a transport infrastructure proposal* to: locate transport infrastructure on the property; or alter the dimensions of the property.	<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>	

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

Contamination and environmental protection	The property is recorded on the Environmental Management Register or the Contaminated Land Register under the <i>Environmental Protection Act 1994</i> .	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	The following notices are, or have been, given:	
	A notice under section 408(2) of the <i>Environmental Protection Act 1994</i> (for example, land is contaminated, show cause notice, requirement for site investigation, clean up notice or site management plan).	<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

Trees	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>	

Heritage	The property is affected by the <i>Queensland Heritage Act 1992</i> or is included in the World Heritage List under the <i>Environment Protection and Biodiversity Conservation Act 1999</i> (Cwlth).	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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Flooding	Information about whether the property is affected by flooding or another natural hazard or within a natural hazard overlay can be obtained from the relevant local government and you should make your own enquires. Flood information for the property may also be available at the FloodCheck Queensland portal or the Australian Flood Risk Information portal.
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Vegetation, habitats and protected plants	Information about vegetation clearing, koala habitats and other restrictions on development of the land that may apply can be obtained from the relevant State government agency.
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Part 4 – Buildings and structures

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

Swimming pool	There is a relevant pool for the property.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	If a community titles scheme or a BUGTA scheme – a shared pool is located in the scheme.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	Pool compliance certificate is given.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	OR Notice of no pool safety certificate is given.	<input type="checkbox"/> Yes	<input type="checkbox"/> No

Unlicensed building work under owner builder permit	Building work was carried out on the property under an owner builder permit in the last 6 years.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	<i>A notice under section 47 of the Queensland Building and Construction Commission Act 1991 must be given by the seller and you may be required to sign the notice and return it to the seller prior to signing the contract.</i>		

Notices and orders	There is an unsatisfied show cause notice or enforcement notice under the <i>Building Act 1975</i> , section 246AG, 247 or 248 or under the <i>Planning Act 2016</i> , section 167 or 168.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	The seller has been given a notice or order, that remains in effect, from a local, State or Commonwealth government, a court or tribunal, or other competent authority, requiring work to be done or money to be spent in relation to the property.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	<i>If Yes, a copy of the notice or order must be given by the seller.</i>		

Building Energy Efficiency Certificate	If the property is a commercial office building of more than 1,000m ² , a Building Energy Efficiency Certificate is available on the Building Energy Efficiency Register.
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Asbestos	The seller does not warrant whether asbestos is present within buildings or improvements on the property. Buildings or improvements built before 1990 may contain asbestos. Asbestos containing materials (ACM) may have been used up until the early 2000s. Asbestos or ACM may become dangerous when damaged, disturbed, or deteriorating. Information about asbestos is available at the Queensland Government Asbestos Website (asbestos.qld.gov.au) including common locations of asbestos and other practical guidance for homeowners.
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Part 5 – Rates and services

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

Rates

Whichever of the following applies—

The total amount payable* for all rates and charges (without any discount) for the property as stated in the most recent rate notice is:

Amount: Date Range:

OR

The property is currently a rates exempt lot.**

OR

The property is not rates exempt but no separate assessment of rates is issued by a local government for the property.

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

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

Water

Whichever of the following applies—

The total amount payable as charges for water services for the property as indicated in the most recent water services notice* is:

Amount: Date Range:

OR

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

Amount: Date Range:

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

Part 6 – Community titles schemes and BUGTA schemes

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

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

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

Body Corporate and Community Management Act 1997	The property is included in a community titles scheme. <i>(If Yes, complete the information below)</i>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Community Management Statement	<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.</p> <p>Note—If the property is part of a community titles scheme, the community management statement for the scheme contains important information about the rights and obligations of owners of lots in the scheme including matters such as lot entitlements, by-laws and exclusive use areas.</p>	<input checked="" type="checkbox"/> Yes
Body Corporate Certificate	<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.</p> <p><i>If No</i>— An explanatory statement is given to the buyer that states:</p> <ul style="list-style-type: none"> » a copy of a body corporate certificate for the lot is not attached; and » the reasons under section 6 of the <i>Property Law Regulation 2024</i> why the seller has not been able to obtain a copy of the body corporate certificate for the lot. 	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes
Statutory Warranties	<p>Statutory Warranties—If you enter into a contract, you will have implied warranties under the <i>Body Corporate and Community Management Act 1997</i> relating to matters such as latent or patent defects in common property or body corporate assets; any actual, expected or contingent financial liabilities that are not part of the normal operating costs; and any circumstances in relation to the affairs of the body corporate that will materially prejudice you as owner of the property. There will be further disclosure about warranties in the contract.</p>	
Building Units and Group Titles Act 1980	The property is included in a BUGTA scheme <i>(If Yes, complete the information below)</i>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Body Corporate Certificate	<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.</p> <p><i>If No</i>— An explanatory statement is given to the buyer that states:</p> <ul style="list-style-type: none"> » a copy of a body corporate certificate for the lot is not attached; and » the reasons under section 7 of the <i>Property Law Regulation 2024</i> why the seller has not been able to obtain a copy of the body corporate certificate for the lot. <p>Note—If the property is part of a BUGTA scheme, you will be subject to by-laws approved by the body corporate and other by-laws that regulate your use of the property and common property.</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes

Signatures – SELLER

Signed by:
Marcelo Antonio Lucha
1274780945A4449...
Signature of seller

Signature of seller

MARCELO ANTONIO LUCHA
Name of Seller

Name of Seller

7/4/2026
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

Title Reference:	50911245	Search Date:	30/03/2026 12:14
Date Title Created:	24/04/2013	Request No:	55596979
Previous Title:	50910441		

ESTATE AND LAND

Estate in Fee Simple

LOT 407 SURVEY PLAN 245050
Local Government: BRISBANE CITY
COMMUNITY MANAGEMENT STATEMENT 44621

REGISTERED OWNER

Dealing No: 721612059 11/04/2022
MARCELO ANTONIO LUCHA

EASEMENTS, ENCUMBRANCES AND INTERESTS

- Rights and interests reserved to the Crown by
Deed of Grant No. 19549010 (ALLOT 7 POR 6)
Deed of Grant No. 19559097 (ALLOT 7 POR 6)
- BUILDING MANAGEMENT STATEMENT No 715010206 02/04/2013 at 14:04
benefiting and burdening the lot
- MORTGAGE No 721612060 11/04/2022 at 14:28
RESIDENTIAL MORTGAGE GROUP PTY LTD A.C.N. 152 378 133

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

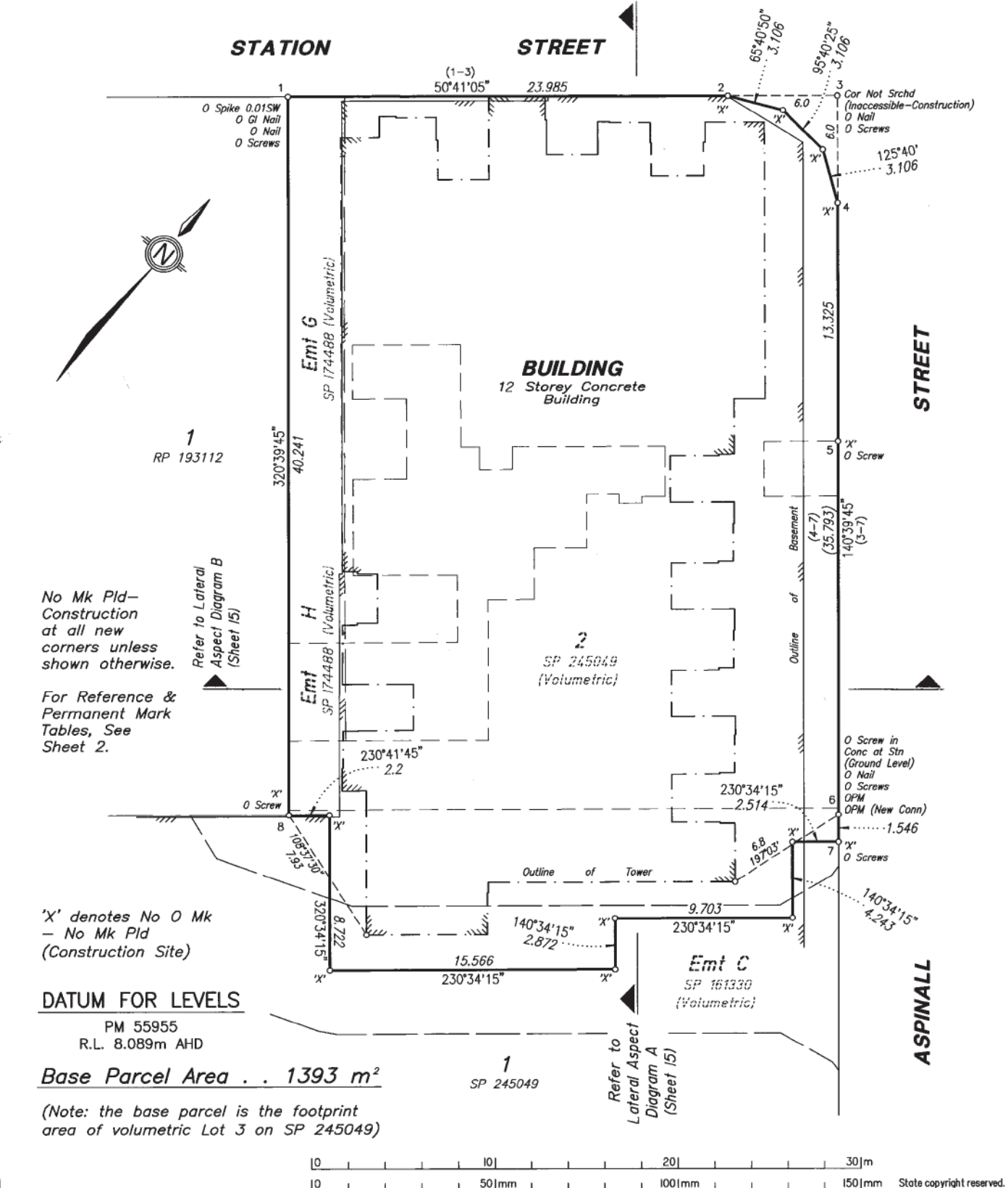
** End of Current Title Search **

FINAL 107114-S (GC/BNE)

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

SURVEY PLAN

Sheet 1 of 15



No Mk Pld -
Construction
at all new
corners unless
shown otherwise.

Refer to Lateral
Aspect Diagram B
(Sheet 15)

For Reference &
Permanent Mark
Tables, See
Sheet 2.

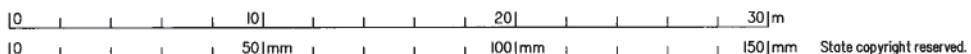
'X' denotes No O Mk
- No Mk Pld
(Construction Site)

DATUM FOR LEVELS

PM 55955
R.L. 8.089m AHD

Base Parcel Area . . 1393 m²

(Note: the base parcel is the footprint
area of volumetric Lot 3 on SP 245049)



RPS Australia East Pty Ltd (ACN 140 292 762) hereby certify that the land comprised in this plan was surveyed by the corporation, by Matthew William SAUNDERS, surveying graduate, for whose work the corporation accepts responsibility, under the supervision of Gregg PURCELL, cadastral surveyor 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 19/12/2012.

Matthew Saunders
Authorised Delegate

04/01/2013 . . . Date

PLAN OF
**LOTS 201-212, 301-312, 401-410,
501-510, 601-610, 701-710, 801-810,
901-910 & COMMON PROPERTY**
Cancelling Lot 3 on SP 245049

PARISH: **TOOMBUL** COUNTY: **Stanley**

Meridian: SP247587 F/N's: NO

Scale: 1 : 200
Format: BUILDING

SP245050

Plan Status:

FINAL 107114-S (CC/BNE)

715041745

\$7091.50
18/04/2013 14:19

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.

Registered

5. Lodged by

Cooper Grace Ward Lawyers
Level 21, 400 George Street
BRISBANE QLD 4000
GPO Box 834, Brisbane 4001
A: 073231 2941
Ref: LMD2-10091324
(Include address, phone number, reference and Lodger Code)

1318.

1. Certificate of Registered Owners or Lessees.

I/We NUNDAH VILLAGE SHOPPING CENTRE PTY LTD
A.C.N. 087 078 993

(Names in full)

*as Registered Owners of this land agree to this plan and dedicate the Public Use Land as shown hereon in accordance with Section 50 of the Land Title Act 1994.

*as Lessees of this land agree to this plan:

Signature of *Registered Owners *Lessees:

NUNDAH VILLAGE SHOPPING CENTRE PTY LTD
ACN 087 078 993


(DIRECTOR)


(SECRETARY)

* Rule out whichever is inapplicable

2. Local Government Certificate.

* BRISBANE CITY COUNCIL
hereby approves this plan in accordance with the:
% SUSTAINABLE PLANNING ACT 2009

Dated this 12th day of April, 2013.

Helen Nevill #
Delegated #

* Insert the name of the Local Government
Insert designation of signatory or delegation

% Insert Integrated Planning Act 1997 or
Local Government (Planning & Environment) Act 1990

3. Plans with Community Management Statement :

CMS Number : 44621
Name : CIRCA ONE

4. References :

Dept File :
Local Govt :
Surveyor : 107114-1

6. Existing			Created		
Title Reference	Lot	Plan	Lots	Emts	Road
<u>50910441</u>	3	SP 245049	201-212, 301-312, 401-410, 501-510, 601-610, 701-710, 801-810, 901-910 & COMMON PROPERTY	-	-

Mortgage	Lots Fully Encumbered	Lots Partially Encumbered
714374727	202-211, 302-311, 402-409, 502-509, 602-609, 702-709, 802-809 & 902-909	201, 212, 301, 312, 401, 410, 501, 510, 601, 610, 701, 710, 801, 810, 901 & 910
<u>715010205</u>	<u>201-212, 301-312, 401-410, 501-510, 601-610, 701-710, 801-810 & 901-910.</u>	

Easement	Lots to be Encumbered
(Emt H on SP 174488)	COMMON PROPERTY

Building Management Statement	Lots Fully Benefited	Lots Fully Encumbered
<u>715010206</u>	201-212, 301-312, 401-410, 501-510, 601-610, 701-710, 801-810, 901-910 & COMMON PROPERTY	201-212, 301-312, 401-410, 501-510, 601-610, 701-710, 801-810, 901-910 & COMMON PROPERTY

All lots wholly contained within the base parcel; and encroachment of the building into other volumetric lots resolved by Building Management Statement

Easement 714970433 (Emt C on SP 161330) to be surrendered prior to the registration of this plan.

201-212, 301-312, 401-410, 501-510, 601-610, 701-710, 801-810, 901-910 & COMMON PROPERTY

Allot 7 Por 6

7. Portion Allocation :

8. Map Reference : 9543-33412

9. Locality : NUNDAH

10. Local Government : BRISBANE CITY COUNCIL

11. Passed & Endorsed :
By : RPS Australia East Pty Ltd
Date : 14/11/13
Signed : Wanda Brindley
Designation : Cadastral Surveyor

Development Approval: 14 Nov 2012

12. Building Format Plans only.
I certify that :
* As far as it is practical to determine, no part of the building shown on this plan encroaches onto adjoining lot or road.
* Part of the building shown on this plan encroaches onto adjoining * lots and road.
Wanda Brindley 4.1.13
Authorised Delegate
Cadastral Surveyor/Director
* delete words not required

13. Lodgement Fees :

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

14. Insert Plan Number **SP245050**

ADDITIONAL SHEET

FINAL 107114-S (GC/BNIE)

PERMANENT MARKS				
PM	BRG	DIST	No.	REMARKS
6-OPM	16°20'30"	104.846	167029	17/SP161330
6-OPM	70°07'55"	103.88	55955	10b/SP247587 (New Conn)

REFERENCE MARKS				
STN	TO	BRG	DIST	REMARKS
1	0 GI Nail in Bit	294°26'	0.236	3/IS194788
1	0 Screw in Conc (Ground)	72°46'	3.368	2/SP245049
1	0 Nail in Conc	340°08'30"	17.582	2/IS236654
1	0 Screw in Conc	300°22'	18.441	3/SP247611
3	0 Screw in Conc (Ground)	211°54'20"	5.336	4/SP245049
3	0 Nail in Path	243°27'	6.387	4/IS194788
3	0 Screw in Conc	112°55'50"	25.35	2/SP247611
5	0 Screw in Conc (Ground)	230°59'	4.91	6/SP245049
6	0 Nail in Conc	31°54'55"	10.822	17/SP247587
6	0 Screw in Conc	337°02'40"	35.659	17/SP247587
6	0 Screw in Conc	336°56'25"	38.781	17/SP247587
7	0 Screw in Conc (Basement 1)	210°52'20"	15.984	32/SP245049
7	0 Screw in Conc (Basement 2)	191°05'45"	17.547	32/SP245049
8	0 Screw in Conc (Ground)	114°42'	7.65	16/SP245049

ADDITIONAL SHEET

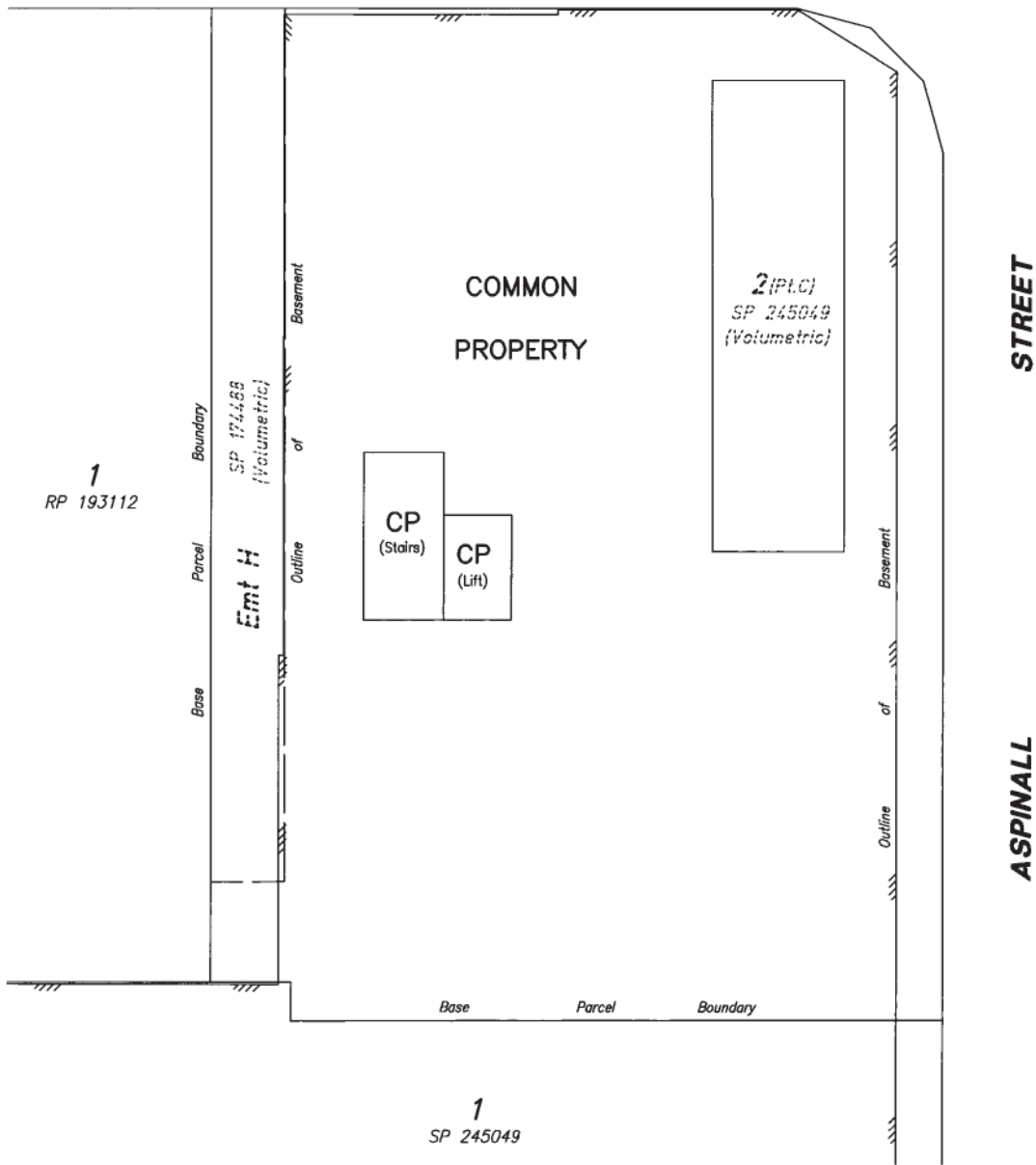
FINAL 107114-S (GC/BNIE)



LEVEL A
Scale 1 : 200

STATION

STREET



CP denotes Common Property



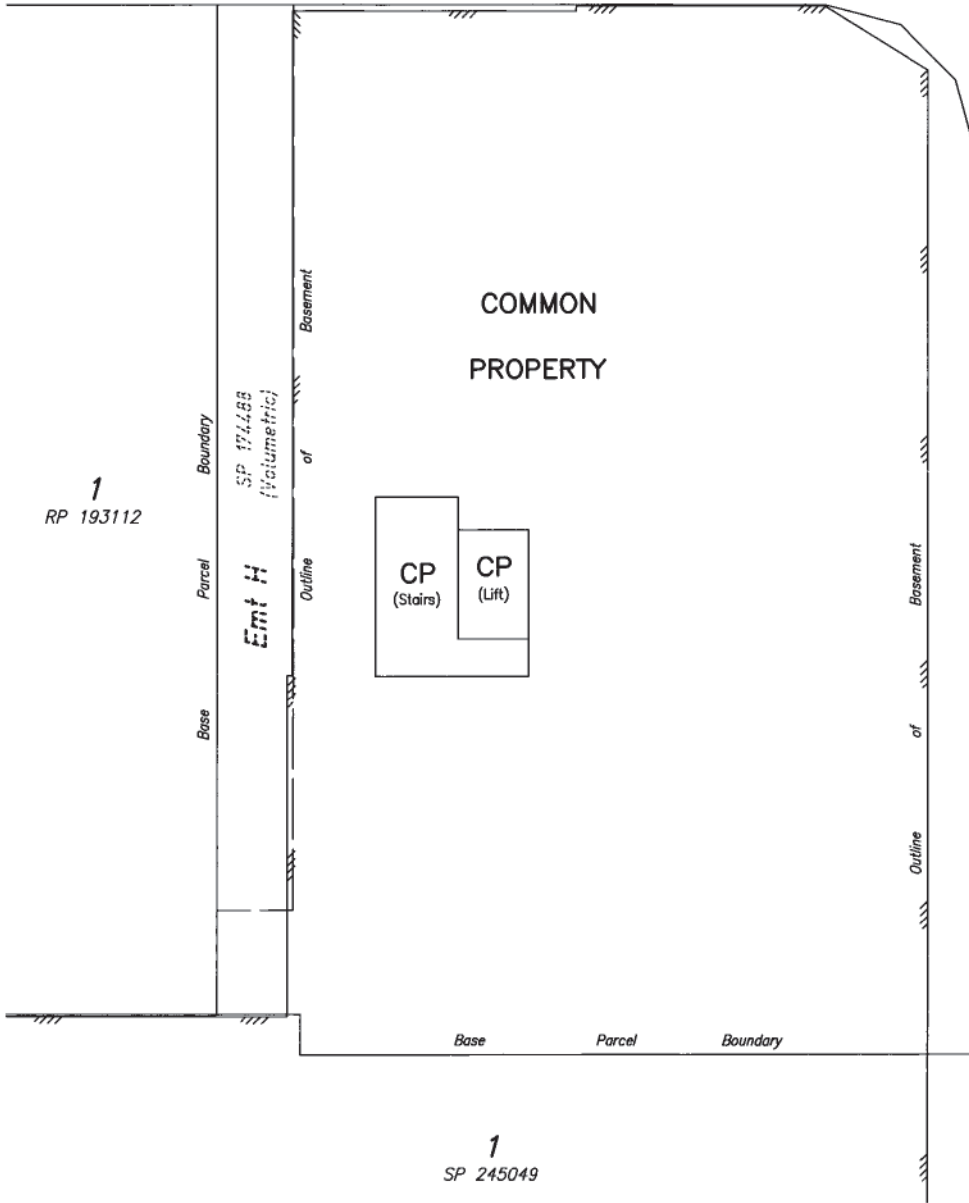
FINAL 107114-S (GC/BNE)



LEVEL B
Scale 1 : 200

STATION

STREET



CP denotes Common Property



State copyright reserved.

Insert Plan Number **SP245050**

ADDITIONAL SHEET

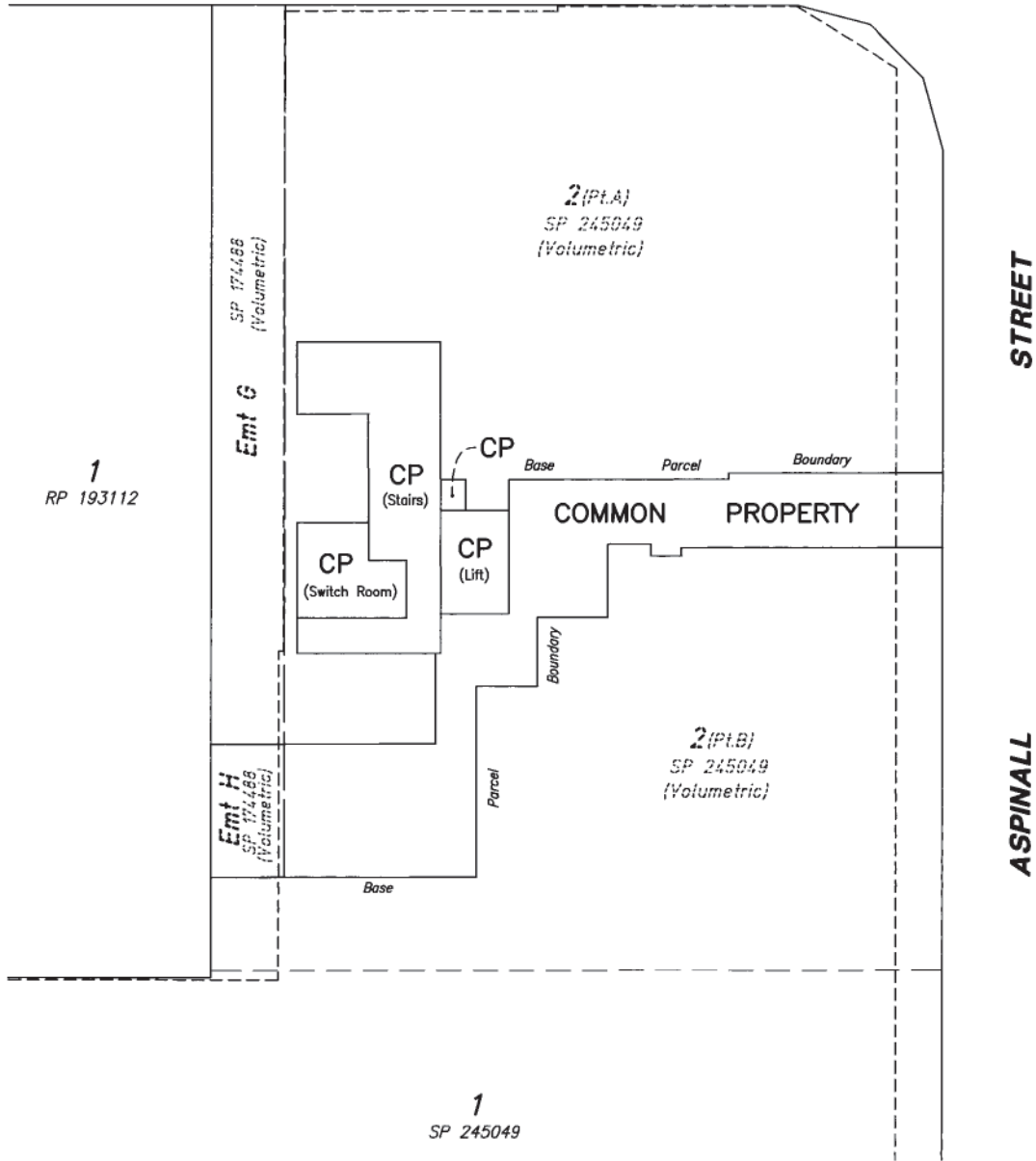
FINAL 107114--S (GC/BNE)



LEVEL C
Scale 1 : 200

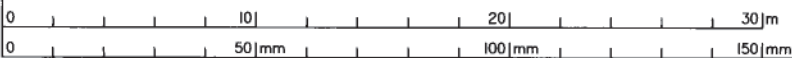
STATION

STREET



CP denotes Common Property

--- denotes Outline of Level Below



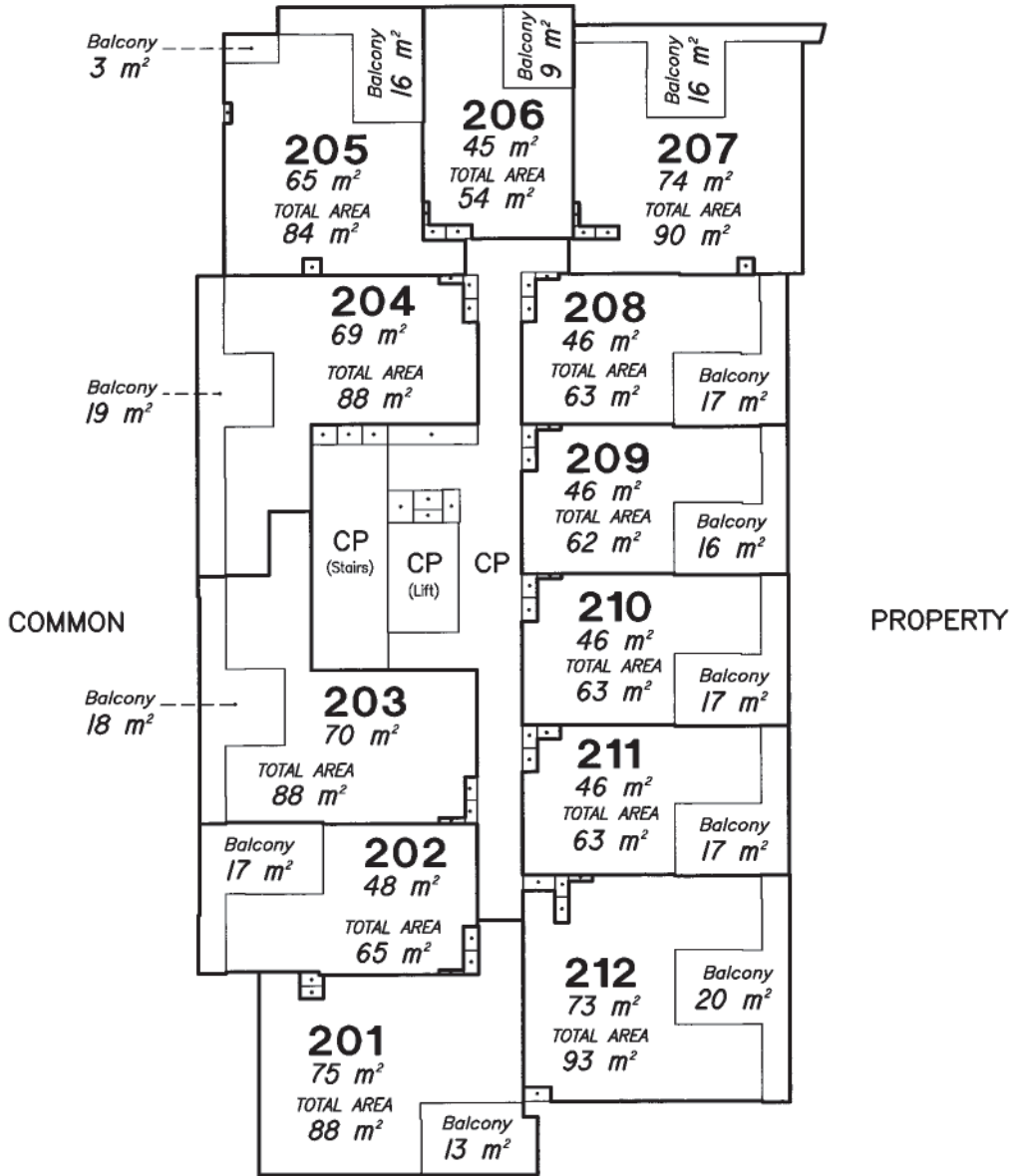
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Insert Plan Number **SP245050**

FINAL 107114-S (GC/BNIE)



LEVEL D
Scale 1 : 200



CP denotes Common Property
 denotes Common Property (Duct)

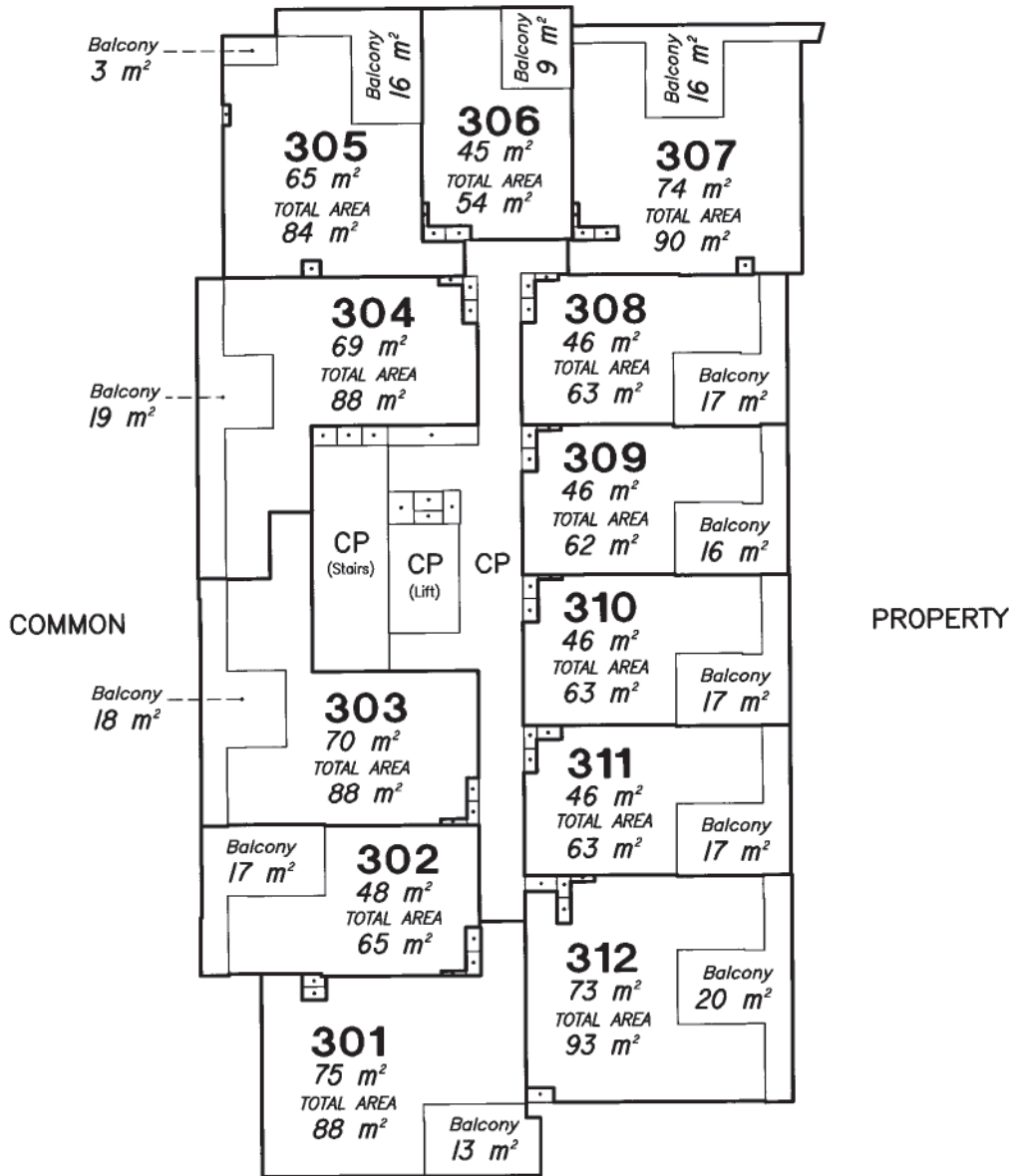


ADDITIONAL SHEET

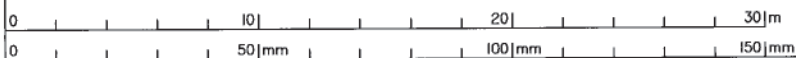
FINAL 107114-S (GC/BNE)



LEVEL E
Scale 1 : 200



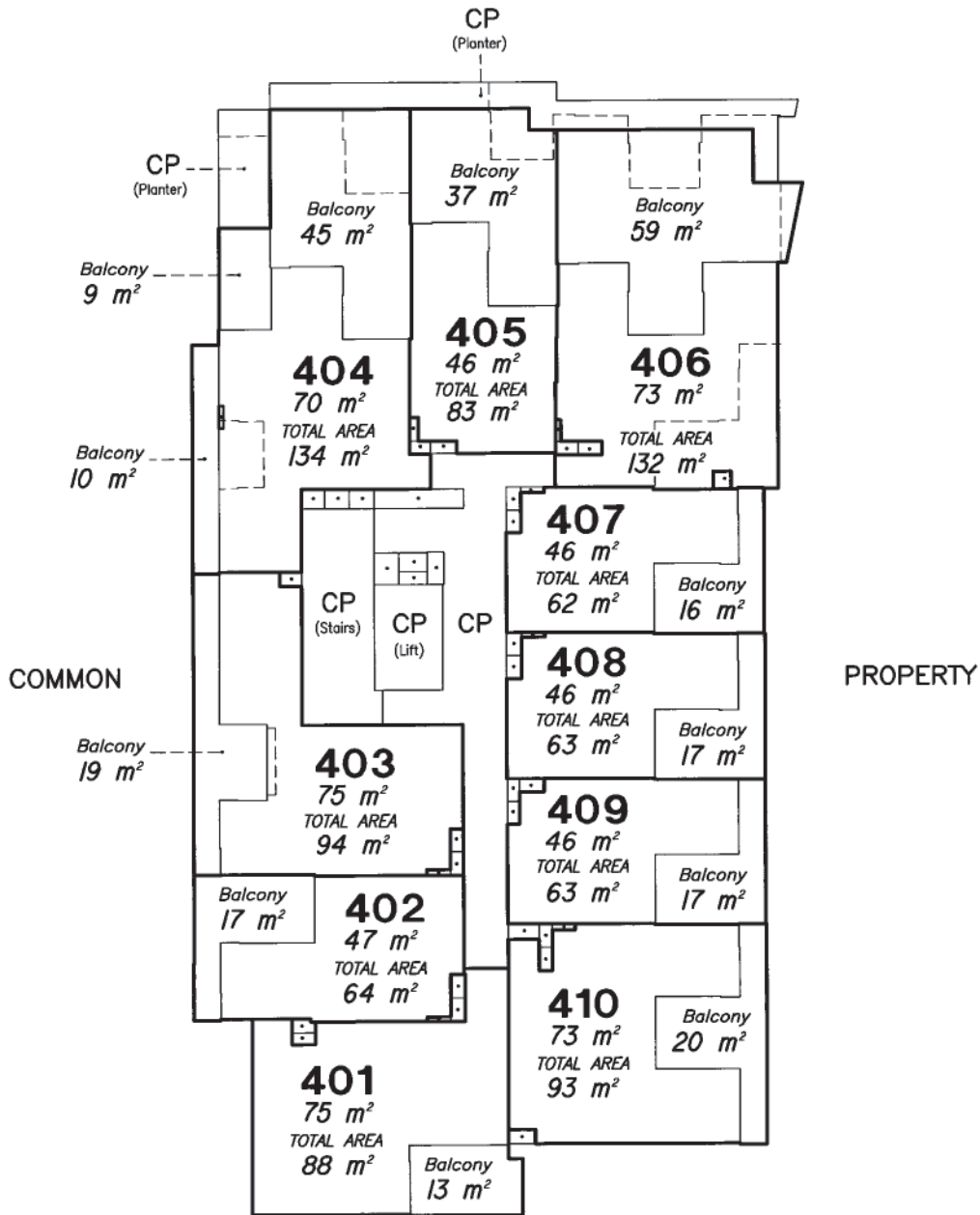
CP denotes Common Property
□ denotes Common Property (Duct)



FINAL 107114-S (GC/BNE)



LEVEL F
Scale 1 : 200



CP denotes Common Property
 [---] denotes Common Property (Duct)
 --- denotes Outline of Level Below



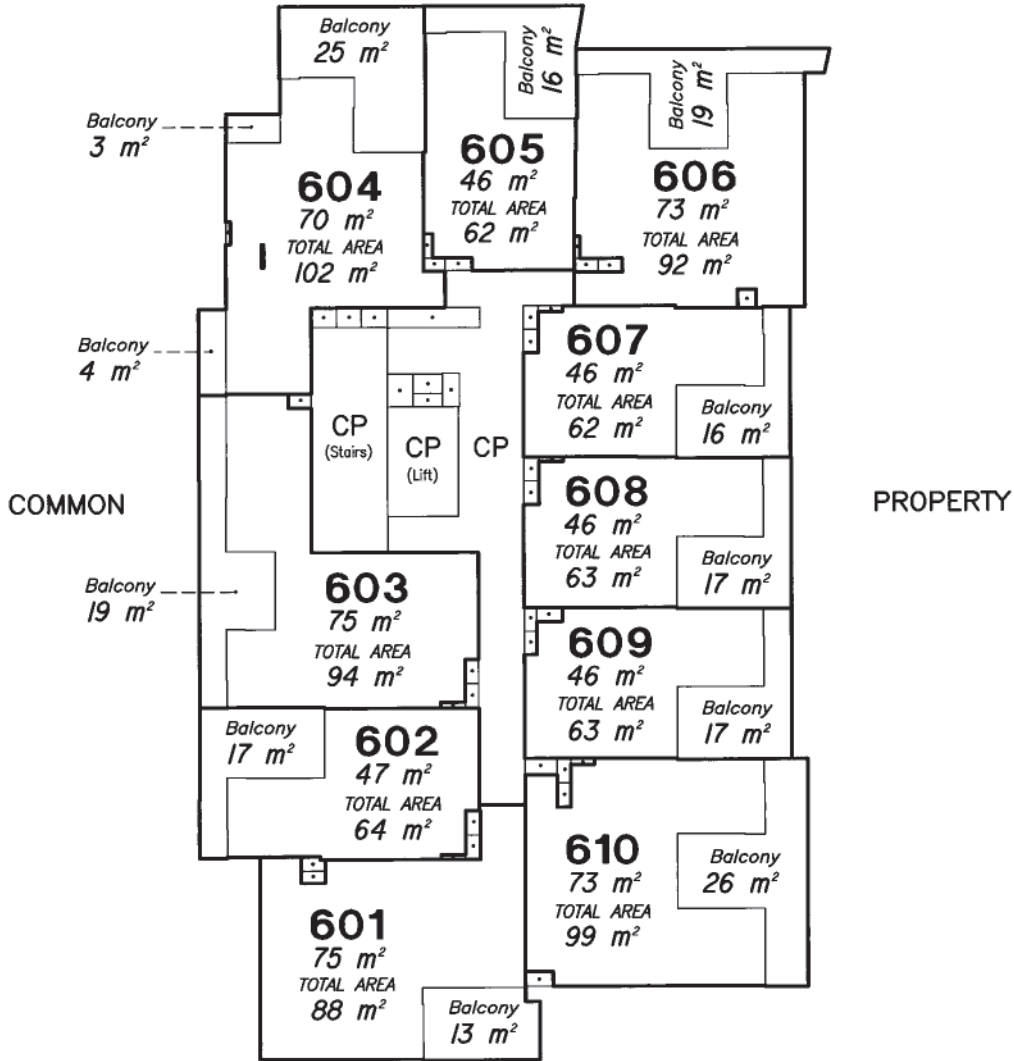
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Insert Plan Number **SP245050**

FINAL 107114-S (GC/BNE)



LEVEL H
Scale 1 : 200



CP denotes Common Property
□ denotes Common Property (Duct)

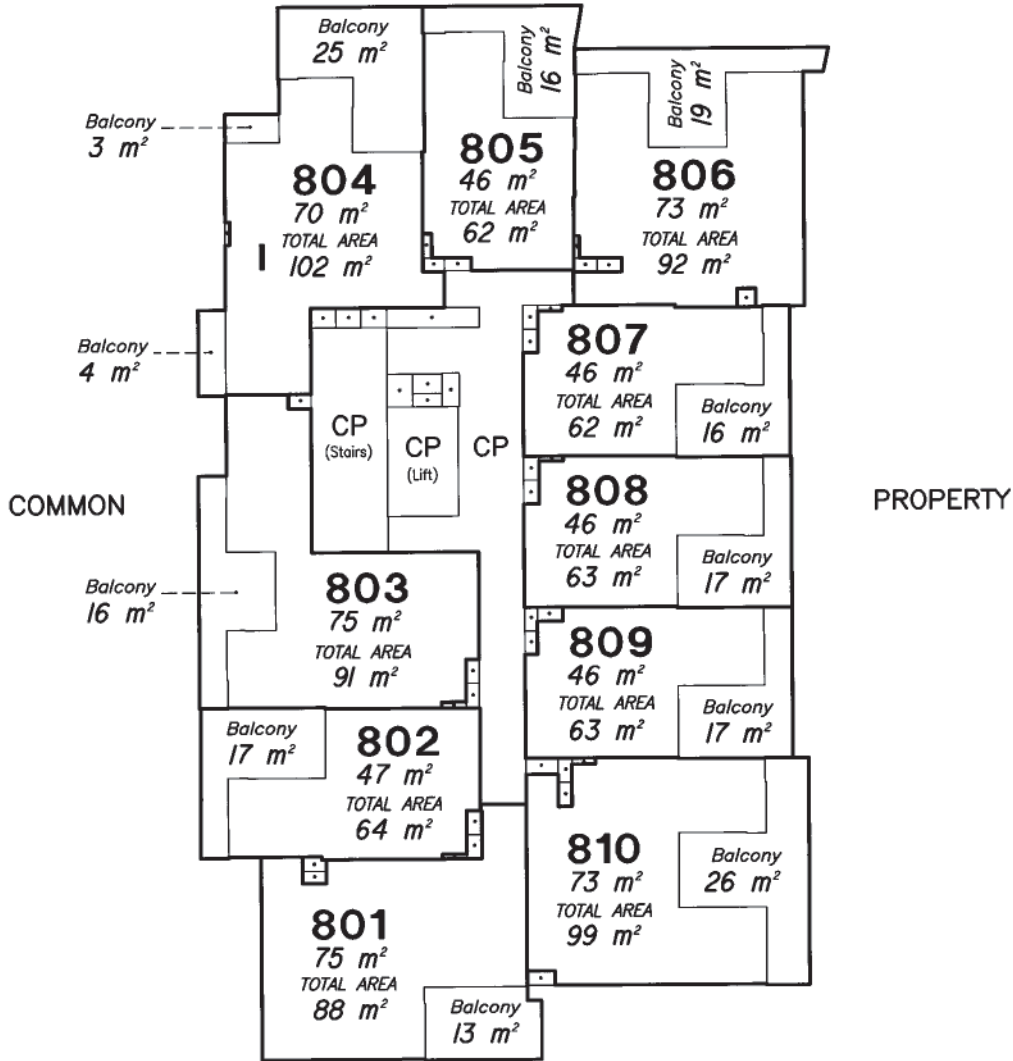


ADDITIONAL SHEET

FINAL 107114-S (GC/BNE)

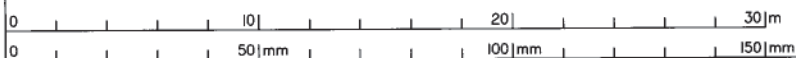


LEVEL J
Scale 1 : 200



CP denotes Common Property

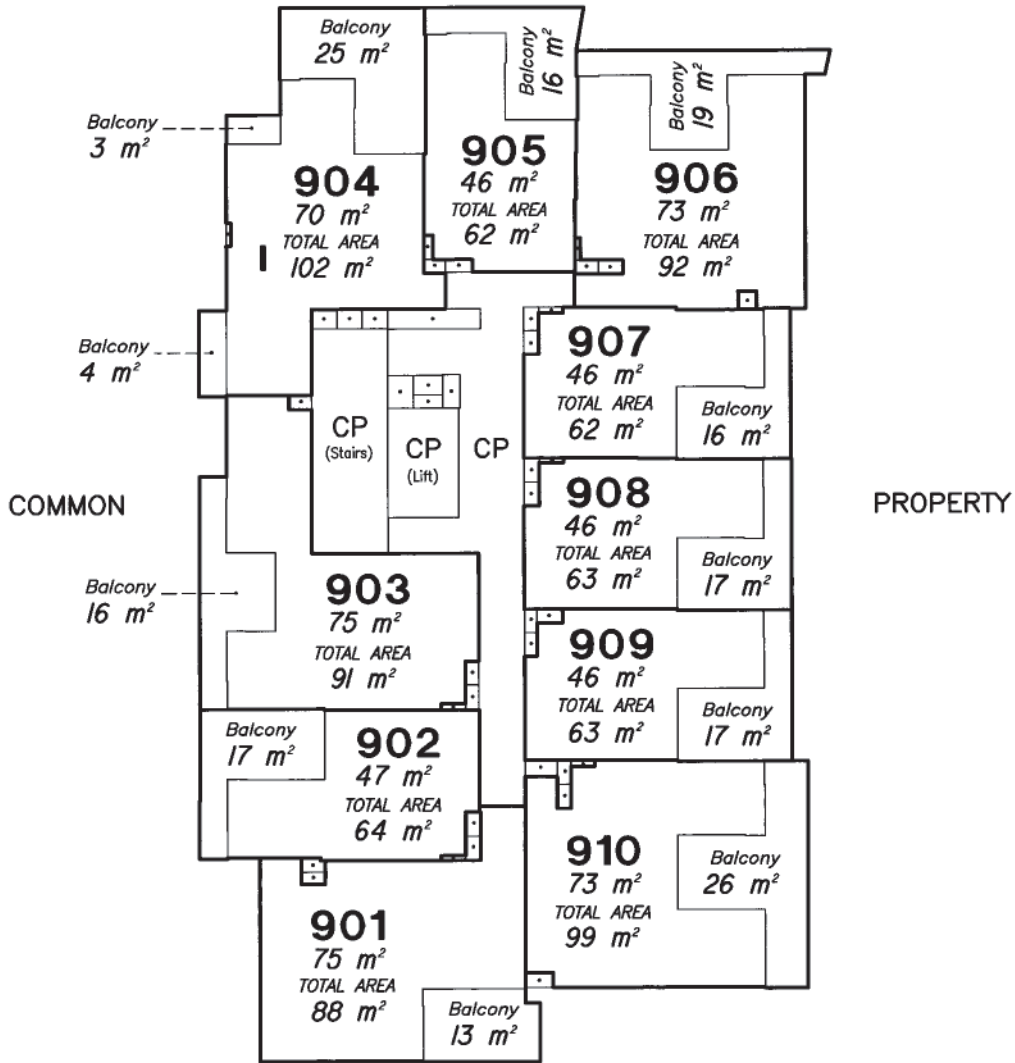
□ denotes Common Property (Duct)



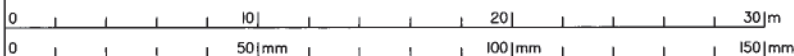
FINAL 107.114-S (GC/BNE)



LEVEL K
Scale 1 : 200



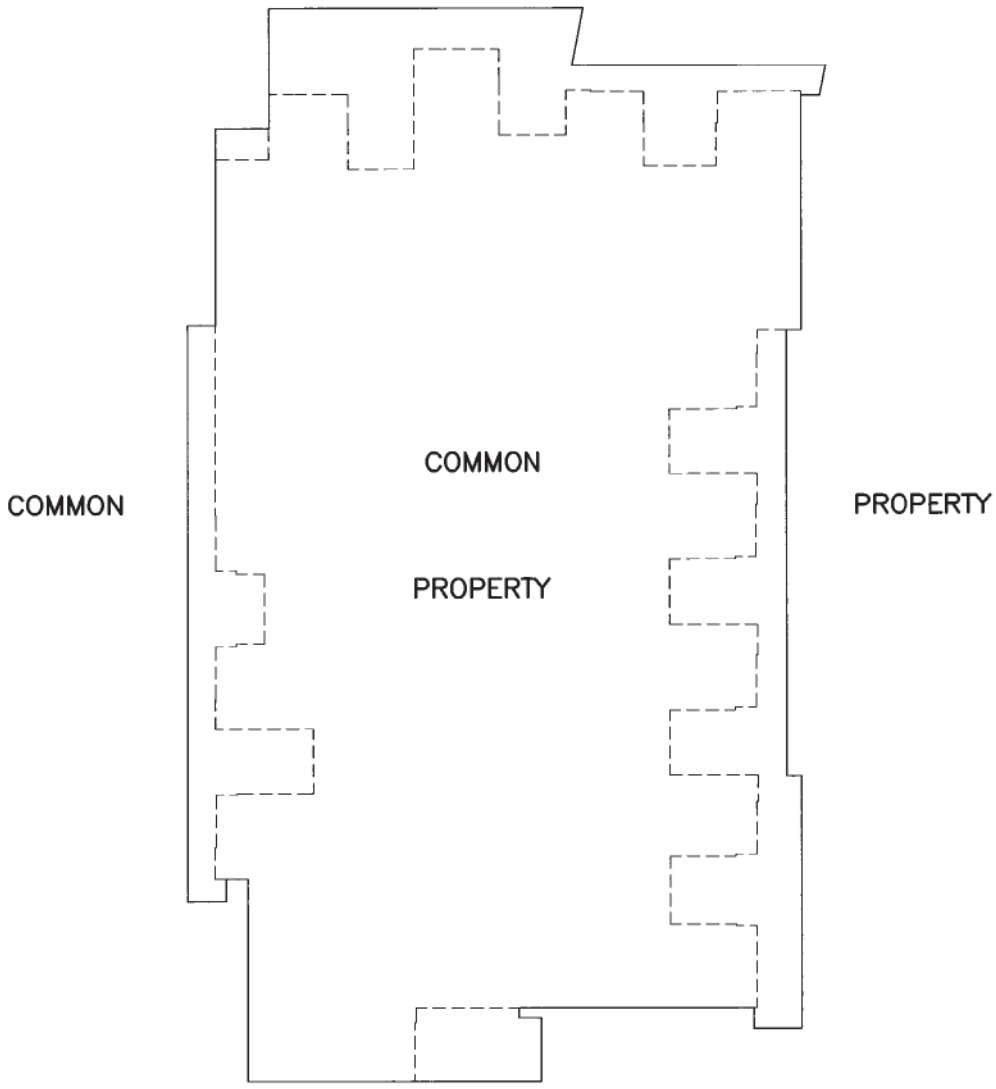
CP denotes Common Property
□ denotes Common Property (Duct)



FINAL 107114-S (GC/BNE)



LEVEL L
Scale 1 : 200



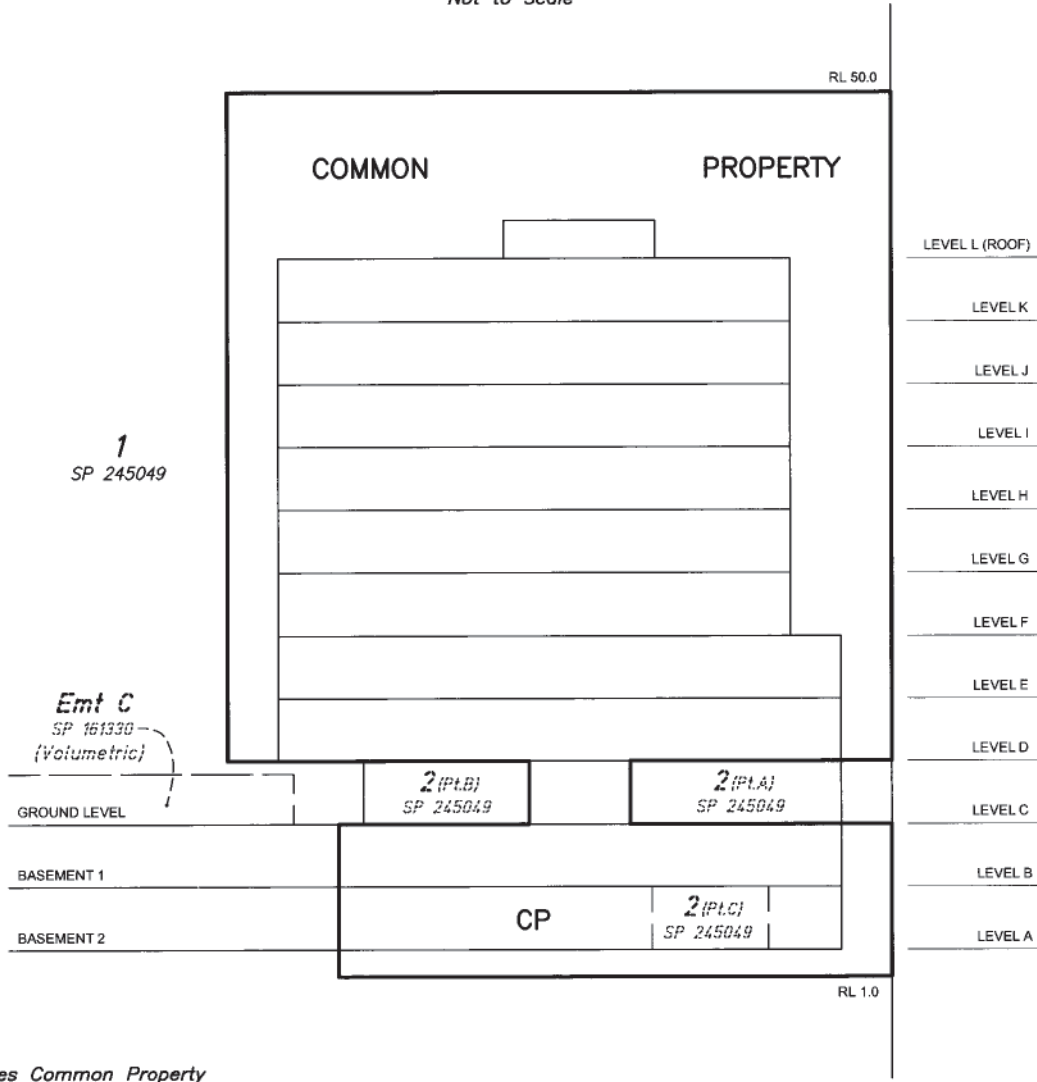
--- denotes Outline of Level Below



FINAL 107114-S (GC/BNE)

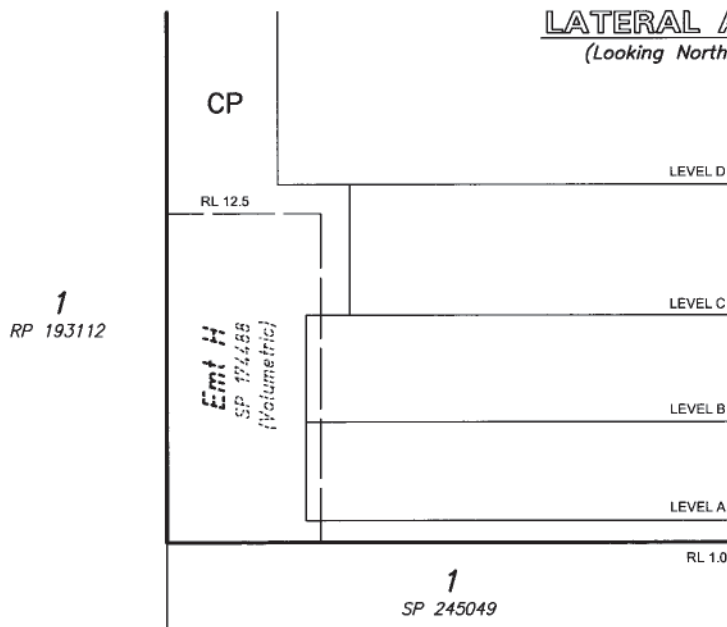
LATERAL ASPECT DIAGRAM A

(Looking South West from Aspinall Street)
Not to Scale



LATERAL ASPECT DIAGRAM B

(Looking North West towards Station Street)
Not to Scale



State copyright reserved.

Insert Plan Number **SP245050**

C/- SSKB
P O Box 8319, GCMC QLD 9726 Australia
Client Solutions Ph: (07) 5504 2000 Fax : (07) 5504 2001

07 April 2026

CIRCA ONE CTS 44621
Registered for GST

ABN 95 325 286 774

Tax Invoice

INFOTRACK

Ref	Form 33		
Re	Lot 407	CIRCA ONE CTS 44621	
Fee	84.10	Paid	

Above Fee includes GST

Please find enclosed Form 33 - Body Corporate Certificate as requested pursuant to Section 205 of the Body Corporate and Community Management Act 1997.

This Certificate does not include the 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.

Could the parties attending to settlement ensure that all outstanding levies are adjusted at settlement and forwarded to SSKB urgently together with the prescribed Form advising of the transfer details to ensure the owner's information is recorded in the body corporate records and they are not disadvantaged by loss of discount and/or interest charges.

Please ensure settlement payments are done via the following:

Biller Code: 74625
Account Number: 157141287

A search of the Body Corporate records should also be carried out to determine if a general meeting has been held or is due to be held which may affect the information provided.

Yours faithfully,
SSKB

BCCM

Form 33

Department of Justice

Body corporate certificate

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

This form is effective from 1 August 2025

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

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

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

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

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

This certificate does not include information about:

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

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

The community management statement

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

The Office of the Commissioner for Body Corporate and Community Management

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

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

The information in this certificate is issued on 07/04/2026

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

CIRCA ONE

CTS No. **44621**

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: **Rhiannon Spelman**

Company: **SSKB (Brisbane) Pty Ltd**

Phone: **07 3010 5555**

Email: **sskb@sskb.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: **407**

Plan type and number: **245050**

Plan of subdivision: **BUILDING FORMAT PLAN**

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

Regulation module

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

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

The regulation module that applies to this scheme is the:

Accommodation

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

Layered arrangements of community titles schemes

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

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

No

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

Building management statement

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

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

Yes

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

By-laws and exclusive use areas

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

What by-laws apply?

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

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

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

General by-laws

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

Exclusive use areas

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

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

Yes

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

given with this certificate and listed below

Date of Resolution	Lot Description	Conditions
24/04/13	REFER CMS	REFER CMS

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: **94**

Total contribution schedule lot entitlements for all lots: **10,007**

Interest schedule

Interest schedule lot entitlement for the lot: **94**

Total interest schedule lot entitlements for all lots: **10,007**

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 **407** for the current financial year: \$ **3,265.56**

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
01/04/25 to 30/06/25	01/04/25	891.12	891.12	19/02/25
01/07/25 to 30/09/25	18/08/25	791.48	791.48	19/08/25
01/10/25 to 31/12/25	01/10/25	791.48	791.48	28/10/25
01/01/26 to 31/03/26	01/01/26	791.48	791.48	24/11/25
01/04/26****30/06/26	01/04/26	816.86	816.86	
			Amount overdue	\$816.86
			Amount Unpaid including amounts billed not yet due	\$816.86

Sinking fund contributions

Total amount of contributions (before any discount) for lot **407** for the current financial year: \$ **3,244.88**

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
01/04/25 to 30/06/25	01/04/25	245.34	245.34	19/02/25
01/07/25 to 30/09/25	18/08/25	999.22	999.22	19/08/25
01/10/25 to 31/12/25	01/10/25	1,000.16	1,000.16	28/10/25
01/01/26 to 31/03/26	01/01/26	1,000.16	1,000.16	24/11/25
01/04/26****30/06/26	01/04/26	811.22	811.22	
			Amount overdue	\$811.22
			Amount Unpaid including amounts billed not yet due	\$811.22

Special contributions - Administrative 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** %

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

Special contributions - Sinking Fund (IF ANY)

Date determined: **27/07/23** (Access the body corporate records for more information).

Total amount of contributions (before any discount) **\$746.36**

Number of instalments: **1** (outlined below)

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

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

Due date	Amount due	Amount due if discount applied	Paid
01/04/25	746.36	746.36	19/02/25

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

Other amounts payable by the lot owner

Purpose	Fund	Amount	Due date	Amount
---------	------	--------	----------	--------

No other amounts payable for the lot.

Summary of amounts due but not paid by the current owner

At the date of this certificate

Annual contributions	\$1,628.08
Special contributions	Nil
Other contributions	Nil
Other payments	Nil
Penalties	Nil
Total amount overdue (Total Amount Unpaid including not yet due \$1,628.08)	\$1,628.08

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

Common property and assets

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

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

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

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

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

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

Yes - you can obtain a copy from the body corporate records - last sinking fund report: 14/06/20

Current sinking fund balance (as at date of certificate): \$ 444,918.75

Improvements to common property the lot owner is responsible for

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

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

Date Description Conditions

Body corporate assets

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

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

Description	Type	Acquisition	Supplier	Original Cost	Cost To Date	Market Value
VacmClnr&BackPackBag	Plant and Machinery	29/09/14	TENSENS CLEANING SUPPLIES 4 Conara Rd KUNDA PARK QLD 4556	\$300.00	\$0.00	\$300.00
Lamp Table/Sofa	Furniture & Fittings	18/11/24	AMART FURNTURE MACGREGOR SUPER 540 Kessels Road MACGREGOR QLD 4109	\$3,469.22	\$0.00	\$3,469.22

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 Chubb	93211178	39,480,000.00	51,978.52	31/08/26	5000 All Claims + As Per Policy Wording <small>Lower of 20,000 or 1% of Total Declared Values - Earthquake</small>
COMMON CONTENTS Chubb	93211178	394,800.00	Included	31/08/26	5000 All Claims + As Per Policy Wording
PUBLIC LIABILITY Chubb	93211178	50,000,000.00	Included	31/08/26	5000 All Claims + As Per Policy Wording
VOLUNTARY WORKERS Chubb	93211178	200,000/2,000	Included	31/08/26	5000 All Claims + As Per Policy Wording
OFFICE BEARERS Chubb	93211178	2,000,000.00	Included	31/08/26	5000 All Claims + As Per Policy Wording
FIDELITY GUARANTEE Chubb	93211178	100,000.00	Included	31/08/26	5000 All Claims + As Per Policy Wording
MACHINERY BREAKDOWN Chubb	93211178	500,000.00	Included	31/08/26	5000 All Claims + As Per Policy Wording
LOSS OF RENT Chubb	93211178	5,922,000.00	Included	31/08/26	5000 All Claims + As Per Policy Wording
BUILDING CATASTROPHE Chubb	93211178	5,981,220.00	Included	31/08/26	5000 All Claims + As Per Policy Wording
STAMP DUTY/OTHER Chubb	93211178	0.00	15,293.72	31/08/26	5000 All Claims + As Per Policy Wording

Alternative insurance

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

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

No

Lot owner and occupier insurance

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

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

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

Contracts and authorisations

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

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

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

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

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

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

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

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

Yes - Name of caretaking service contractor engaged: Lazy Daze Pty Ltd

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

Yes - Name of authorised letting agent: Lazy Daze Pty Ltd

Embedded network electricity supply

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

No

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

Body corporate authority

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

Name/s SSKB (Brisbane) Pty Ltd

Positions/s held Body Corporate Manager

Date 07/04/2026

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

CIRCA ONE CTS 44621

1 Aspinall Street Nundah Qld 4012

BALANCE SHEET

AS AT 07 APRIL 2026

	ACTUAL 07/04/2026	ACTUAL 31/03/2026
<u>OWNERS FUND</u>		
Administrative Fund	109,641.46	35,543.08
Sinking Fund	444,918.75	366,409.29
<u>TOTAL</u>	<u>\$ 554,560.21</u>	<u>\$ 401,952.37</u>

THESE FUNDS ARE REPRESENTED BY**CURRENT ASSETS**

Cash At Bank	546,465.98	527,917.57
Suncorp Holding Account	66.92	66.92
Contributions Billed Not Due	0.00	173,321.24
Prepayments Contributions	5,859.22	5,859.22
Contributions In Arrears	22,415.36	0.00
Other Arrears	129.67	133.09
<u>TOTAL ASSETS</u>	<u>574,937.15</u>	<u>707,298.04</u>

LIABILITIES

G S T Clearing A/C	(496.45)	4,240.90
P A Y G Clearing A/C	0.75	0.75
Creditors	9,686.35	3,799.97
Contributions Billed Not Due	0.00	157,564.76
Prepayments Contributions	5,327.07	5,327.07
Contributions In Advance	5,859.22	134,412.22
<u>TOTAL LIABILITIES</u>	<u>20,376.94</u>	<u>305,345.67</u>

NET ASSETS

<u>\$ 554,560.21</u>	<u>\$ 401,952.37</u>
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CIRCA ONE CTS 44621

1 Aspinall Street Nundah Qld 4012

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 APRIL 2026 TO 07 APRIL 2026

	ACTUAL	BUDGET	VARIANCE	ACTUAL
	01/04/26-07/04/26	01/04/26-31/03/27	%	01/04/25-31/03/26
<u>ADMINISTRATIVE FUND</u>				
<u>INCOME</u>				
Contributions - Admin Fund	79,055.30	0.00		316,039.27
Interest On Overdue Levies	(3.42)	0.00	0.00	2,339.84
<u>TOTAL ADMIN. FUND INCOME</u>	79,051.88	0.00		318,379.11
<u>EXPENDITURE - ADMIN. FUND</u>				
Bank Charges	4.09	0.00		79.28
Tax Agents Fee	0.00	0.00	0.00	400.00
Administration - Base Fee	3,148.74	0.00		12,295.08
Administration - F F S	0.00	0.00	0.00	13,207.63
Fire Control Expenses	0.00	0.00	0.00	12,097.64
Cleaning - Carpets	0.00	0.00	0.00	681.00
Electricity/Utilities	0.00	0.00	0.00	15,527.66
Fees & Permits No Gst	0.00	0.00	0.00	79.00
Insurance/Other	0.00	0.00	0.00	72,836.14
Insurance Brokerage	0.00	0.00	0.00	4,500.00
Insurance Recovery Vol Lots	0.00	0.00	0.00	(1,271.16)
Insurance Stamp Duty	0.00	0.00	0.00	7,028.18
Work Cover	0.00	0.00	0.00	173.16
Work Cover - Stamp Duty	0.00	0.00	0.00	9.52
Insurance Claims/Reimbursement	0.00	0.00	0.00	(32,725.00)
Insurance Claims/Excess	0.00	0.00	0.00	417.00
Legal Expenses	0.00	0.00	0.00	3,556.55
Onsite Management	0.00	0.00	0.00	115,887.62
Bms Administration	0.00	0.00	0.00	53.75
Bms Shared Areas	0.00	0.00	0.00	8,561.61
Pest Control	0.00	0.00	0.00	1,960.00
Communication & Disbursements	1,620.67	0.00		6,328.34
Communication/Disb'ments-F F S	0.00	0.00	0.00	4,449.96
Water Rates	0.00	0.00	0.00	7,806.58
R & M Building	0.00	0.00	0.00	7,966.55
R & M Electrical	0.00	0.00	0.00	3,316.71
R & M Plumbing	0.00	0.00	0.00	7,657.00
Lift Service Agreement	0.00	0.00	0.00	26,558.36
Lift Registration-No Gst	0.00	0.00	0.00	2,002.00
Security	180.00	0.00		6,411.73
Sundry Expenses	0.00	0.00	0.00	320.00
Telephone	0.00	0.00	0.00	526.77
Bas/las Lodgement Fees	0.00	0.00	0.00	1,200.00
Stratamax Licensing Fee	0.00	0.00	0.00	1,800.95
<u>TOTAL ADMIN. EXPENDITURE</u>	4,953.50	0.00		311,699.61
<u>SURPLUS / DEFICIT</u>	\$ 74,098.38	\$ 0.00		\$ 6,679.50
Opening Admin Balance	35,543.08	35,543.08	100.00	28,863.58

CIRCA ONE CTS 44621

1 Aspinall Street Nundah Qld 4012

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 APRIL 2026 TO 07 APRIL 2026

	ACTUAL	BUDGET	VARIANCE	ACTUAL
	01/04/26-07/04/26	01/04/26-31/03/27	%	01/04/25-31/03/26
<u>ADMINISTRATIVE FUND BALANCE</u>	<u>\$ 109,641.46</u>	<u>\$ 35,543.08</u>	<u></u>	<u>\$ 35,543.08</u>

CIRCA ONE CTS 44621

1 Aspinall Street Nundah Qld 4012

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 APRIL 2026 TO 07 APRIL 2026

	ACTUAL	BUDGET	VARIANCE	ACTUAL
	01/04/26-07/04/26	01/04/26-31/03/27	%	01/04/25-31/03/26
<u>SINKING FUND</u>				
<u>INCOME</u>				
Contributions - Sinking Fund	78,509.46	0.00		314,037.85
Special Sink Fund Contribution	0.00	0.00	0.00	72,232.35
Interest Received	0.00	0.00	0.00	22.24
<u>TOTAL SINKING FUND INCOME</u>	78,509.46	0.00		386,292.44
<u>EXPENDITURE - SINKING FUND</u>				
Building	0.00	0.00	0.00	61,916.10
Income Tax	0.00	0.00	0.00	(6.00)
Instalment Tax	0.00	0.00	0.00	6.18
Security System Equipment	0.00	0.00	0.00	4,500.00
Sinking Fund Forecast	0.00	0.00	0.00	1,954.55
<u>TOTAL SINK. FUND EXPENDITURE</u>	0.00	0.00		68,370.83
<u>SURPLUS / DEFICIT</u>	<u>\$ 78,509.46</u>	<u>\$ 0.00</u>		<u>\$ 317,921.61</u>
Opening Sinking Fund Balance	<u>366,409.29</u>	<u>366,409.29</u>	100.00	<u>48,487.68</u>
<u>SINKING FUND BALANCE</u>	<u>\$ 444,918.75</u>	<u>\$ 366,409.29</u>		<u>\$ 366,409.29</u>

CONTRACTS REGISTER CIRCA ONE CTS 44621

Contractor Name & Address	Details of Duties	Delegated Powers	Basis of Remuneration	Commencement Date	Term of Contract	Options	Copy of Agreement on File	Workers Comp No	Termination Date	Name of Financier	Date of Advice from Financier	Withdrawal
Dormakaba Australia Pty Ltd												
	Doors Operational testing & adjusting		4 Monthly (\$95.00 per service + GST)	01/01/16	Rolling annually		Y					
INCENDIA Fire Services Pty Ltd												
PO Box 62, Cannon Hill, QLD, 4170	Fire Equipment Testing & Services		\$5,465.90 inc GST	28/07/25	1 Year		Y					
Lazy Daze Pty Ltd												
The Barracks Tenancy 22 61 Petrie Terrace Brisbane QLD 4000	Caretaking Duties	No	Monthly In Arrears - As Per Agreement	27/04/13	15 Years	4 x 5 Years	Y					
The Barracks, Tenancy 22 61 Petrie Tce Brisbane QLD 4000	Letting Agent	No	.	17/08/16	As per agreement	4 X 5 Years options	Y					
Origin Energy Retail Limited												
GPO Box 1199 Adelaide SA 5001	Centralised Energy Equipment		Refer Agreement	23/07/24	10 Years		Y					
Otis Elevator Company Pty Ltd												
41 Pentex Streert Salisbury, QLD 4107	Lift Maintenance & Service		\$3,767.50 Incl GST Quarterly	01/01/15	5 years	Rollover 5 years after expires	Y					
Progressive Air												
PO Box 66 Coorparoo QLD 4151	As per contract		\$4,600.00 plus GST	01/07/24	12 Months		Y					
SSKB (Brisbane) Pty Ltd												
Level 6 Icon Place 270 Adelaide St Brisbane Qld 4000	Strata Management		\$136 Sec Fee per lot per annum plus Disbursements \$70 per lot per annum plus GST payable quarterly in	25/07/23	3 Years		Y					

CONTRACTS REGISTER CIRCA ONE CTS 44621

Contractor Name & Address	Details of Duties	Delegated Powers	Basis of Remuneration	Commencement Date	Term of Contract	Options	Copy of Agreement on File	Workers Comp No	Termination Date	Name of Financier	Date of Advice from Financier	Withdrawal
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advance

Workcover QLD

GPO BOX 2772

01/07/25

Policy:WSB180652169

BRISBANE QLD 4001

Lot 904 on SP245050	154	154
Lot 905 on SP245050	107	107
Lot 906 on SP245050	154	154
Lot 907 on SP245050	102	102
Lot 908 on SP245050	102	102
Lot 909 on SP245050	102	102
Lot 910 on SP245050	147	147
TOTALS	10,007	10,007

PRINCIPLES FOR DECIDING THE CONTRIBUTION LOT ENTITLEMENT FOR A LOT

1. The contribution schedule lot entitlements for the community titles scheme are not equal. In accordance with s46(7) of the *Body Corporate and Community Management Act 1997*, the contribution schedule lot entitlements for the community titles scheme have been decided using the relativity principle having regard to the following factors:
 - a) structure of the community titles scheme;
 - b) nature, features and characteristics of the lots in the community titles scheme;
 - c) purpose for which the lots are used;
 - d) impact the lots may have on the cost of maintaining the common property; and
 - e) market value of lots.
2. The factors in paragraphs 1(a), 1(b), 1(c) and 1(d) have not been in the determination of the contribution schedule lot entitlements for the community titles scheme. The only factor used in the determination is market value.
3. **1(e) – Market value**

This was the only factor which contributes to any variance in the contribution schedule lot entitlements for any lots within the community titles scheme.

PRINCIPLES FOR DECIDING THE INTEREST LOT ENTITLEMENT FOR A LOT

In accordance with section 46(7A) of the *Body Corporate and Community Management Act 1997*, the interest schedule lot entitlements for the community titles scheme have been calculated using the market value principle. That is, the interest schedule lot entitlements reflect the respective market values of the lots in the community titles scheme.

SCHEDULE B	EXPLANATION OF THE DEVELOPMENT OF SCHEME LAND
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Not Applicable.

SCHEDULE C	BY-LAWS
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PART A – PRELIMINARY

1 Structure

- 1.1 These by-laws are set out in the following structure:
 - (a) Part A – Preliminary
 - (b) Part B – Interferences
 - (c) Part C – Works
 - (d) Part D – Regulation of use
 - (e) Part E – Council and development restrictions
 - (f) Part F – Exclusive use

2 Definitions and interpretation

- 2.1 The terms set out in these by-laws mean:
- (a) **'Act'** means the *Body Corporate Community Management Act 1997*(Qld).
 - (b) **'BMS'** means the building management statement that the Body Corporate is a party to.
 - (c) **'Body Corporate'** means the Body Corporate established upon the registration of the Scheme.
 - (d) **'Caretaking Service Contractor'** means a service contractor for the Scheme who is also a letting agent for the Scheme.
 - (e) **'Christmas Period'** means the period between (and including) the days of 1 December and 7 January each year.
 - (f) **'Common Property'** means Scheme Land that is not included in a Lot.
 - (g) **'Heavy Vehicle'** includes a motor vehicle in excess of 3 tonnes weight loaded and includes, irrespective of weight all mobile/motor homes, towed caravans, boats and campervans.
 - (h) **'Improvement'** means the erection of a building, a structural change or a non-structural change of any kind or the carrying out of any works.
 - (i) **'Lot'** means a lot in the Scheme.
 - (j) **'Motor Vehicle'** includes motor bikes and scooters, but does not include Heavy Vehicles.
 - (k) **'Occupier'** means any person that occupies a Lot.
 - (l) **'Owner'** means an owner of a Lot.
 - (m) **'Regulation Module'** means the regulation module of the Act that applies to the Scheme as identified in Item 2 of this community management statement.
 - (n) **'Scheme'** means Circa One CTS 44621.
 - (o) **'Scheme Land'** means any land within the Scheme, including any Lot or the Common Property.
 - (p) **'Security Access Device'** means a key, fob, swipe or other device used to gain access to something that is otherwise inaccessible.
 - (q) **'Social Function'** means a gathering of number of people that causes other Owners or Occupiers to be excluded from the use and enjoyment of part or all of the Common Property.
 - (r) **'Smoke'** means to hold or otherwise have control over an ignited smoking product.
 - (s) **'Vehicle'** includes but is not limited to all types of automobiles, motor cycles, scooters, trucks, bicycles, boats, trailers, caravans, camper vans, mobile homes, golf buggies, Segways, skateboards, rollerblades or any other equivalent means of transportation.
 - (t) **'Visitor'** means a person who is invited in any capacity onto Scheme Land by an Owner, Occupier or a Visitor.
- 2.2 In the interpretation of these by-laws, terms used in these by-laws may be interpreted by reference to how those terms are defined in the Act and Regulation Module.
- 2.3 If there is an inconsistency between a by-law and the Act or Regulation Module, the Act or Regulation Module prevails to the extent of the inconsistency.
- 2.4 The singular includes the plural and vice versa.
- 2.5 Words importing a gender include other genders.

3 Applicability of these by-laws

- 3.1 An Owner whose Lot is subject to a lease, licence or tenancy agreement must take reasonable steps to ensure that any lessee, licensee, tenant or other Occupier and their Visitors comply with and observe these by-laws.
- 3.2 Occupiers must:
- (a) comply with these by-laws to the extent they apply to an Owner; and
 - (b) ensure that the by-laws are complied with by their Visitors to the extent they apply to an Occupier.

4 Tenancies

- 4.1 If an Owner lets their Lot for a term of three months or more, the Owner must, as soon as practicable, give the Body Corporate notice of:
- (a) the name of the tenant and all Occupiers;
 - (b) the service address of the tenant;
 - (c) the term of the tenancy;
 - (d) the name and service address of the Owner's letting agent for the tenancy; and
 - (e) any other information the Body Corporate may reasonably require.

5 Application and approval process

- 5.1 This by-law applies where an Owner or Occupier makes an application to the Body Corporate or otherwise seeks to obtain the Body Corporate's consent.
- 5.2 When deciding whether to approve any application made by an Owner or Occupier (the Applicant) under these by-laws, the Body Corporate may:
- (a) take into account previous approvals under these by-laws provided to the Applicant and the Applicant's compliance with any conditions of previous approvals;
 - (b) request the Applicant to provide all information reasonably required to make a decision, where the Body Corporate may make as many requests as reasonably necessary;
 - (c) grant its approval on reasonable and relevant conditions; or
 - (d) refuse any application if it is reasonable to do so.
- 5.3 An Owner or Occupier of a Lot granted approval under these by-laws must comply with any conditions of that approval, failing which, the Body Corporate may withdraw that approval after the Applicant has been provided with a reasonable opportunity to remedy any non-compliance.
- 5.4 Any approval under these by-laws by the Body Corporate is invalid and read down or severed to the extent it is inconsistent with the Act or Regulation Module.

6 Building Management Statement

- 6.1 An Owner or Occupier must not do anything which places the Body Corporate in breach of the BMS, without the Body Corporate's consent.
- 6.2 Any consent provided pursuant to these by-laws does not relieve the Owner or Occupier from obligations to obtain any necessary consents under the BMS (if any is required).

PART B - INTERFERENCES

7 Noise and nuisances

- 7.1 An Owner or Occupier must not use, or permit the use of, a Lot or the Common Property in a way that:
- (a) causes a nuisance or hazard;
 - (b) interferes unreasonably with the use or enjoyment of another Lot; or
 - (c) interferes unreasonably with the use or enjoyment of the Common Property by a person who is lawfully on the Common Property.

8 Obstruction

- 8.1 An Owner or Occupier must not, without the written approval of the Body Corporate:
- (a) obstruct, or permit the obstruction of, the lawful use of the Common Property or another Lot by someone else; or
 - (b) use as storage, or place items on, the Common Property.

9 Smoking

- 9.1 An Owner or Occupier must not Smoke, or permit any Visitors to Smoke:
- (a) in a completely or substantially enclosed area on the Common Property;
 - (b) on the Common Property such that it unreasonably interferes with the use or enjoyment of another person in a Lot or the Common Property; or
 - (c) in their Lot such that it unreasonably interferes with the use or enjoyment of another person in a Lot or the Common Property.

10 Auctions

- 10.1 An Owner must not permit any auction to take place on their Lot or the Common Property without the written approval of the Body Corporate.

11 Garage sales

- 11.1 An Owner must not permit any garage sale to take place on their Lot or the Common Property without the written approval of the Body Corporate.

12 Parking

- 12.1 An Owner or Occupier must not, without the written approval of the Body Corporate:
- (a) park a Vehicle or allow a Vehicle to stand, on any part of the Common Property (other than in an exclusive use area); or
 - (b) permit a Visitor to park a Vehicle or allow a Vehicle to stand, on the Common Property (other than a designated visitor car parking bay).

13 Vehicles

- 13.1 Vehicles must be operated in accordance with all public road rules and must not be driven at a speed that creates a danger to property or persons.

14 Communications

- 14.1 Owners and Occupiers must only communicate and interact with the Body Corporate and other Owners and Occupiers in a reasonable manner and not in any way which may (including, but not limited to) be:
- (a) an annoyance;
 - (b) a nuisance;
 - (c) threatening or intimidating;
 - (d) defamatory; or
 - (e) anti-social.

PART C - WORKS

15 Damage

- 15.1 An Owner or Occupier must not damage, deface or alter any part of the Common Property without the written approval of the Body Corporate.

16 Common Property Improvements

- 16.1 An Owner or Occupier must not make any Improvement to the Common Property without the written approval of the Body Corporate.
- 16.2 A Caretaking Service Contractor may without the consent of the Body Corporate display signs or notices for the purposes of letting any Lot for lease in the Scheme in or about the Common Property provided they are in keeping with the amenity of the Scheme.

17 Boundary Improvements

- 17.1 An Owner or Occupier must not, without the written approval of the Body Corporate, make any Improvements to:
- (a) railings, parapets and balustrades on (whether precisely, or for all practical purposes) the boundary of a Lot and common property or the boundary of a Lot and another Lot;
 - (b) doors, fences, windows and associated fittings situated in a boundary wall separating a Lot from common property or the boundary of a Lot and another Lot; or
 - (c) roofing membranes that are not common property but that provide protection for lots or common property.

18 Structural Improvements

- 18.1 An Owner or Occupier must not, without the written approval of the Body Corporate, make any structural alterations to:
- (a) foundation structures;
 - (b) roofing structures providing protection; or
 - (c) essential supporting framework, including but not limited to load-bearing walls.

19 Lot Improvements

- 19.1 An Owner or Occupier must not make any Improvement (other than minor cosmetic work that does not in any way affect, alter or otherwise impact the Common Property or another Lot) to their Lot without the written approval of the Body Corporate.

20 External appearance of a lot

- 20.1 The Owner or Occupier of a Lot must not (other than installing reasonable temporary Christmas themed decorations during the Christmas Period) do anything which changes the external appearance of the Lot (including without limitation, an improvement or the placement of an item), if it will result in a change of the appearance of the Lot being visible from another Lot or the Common Property, or from outside the Scheme Land, without the Body Corporate's written approval.

21 Floor coverings

- 21.1 An Owner or Occupier must ensure that all flooring areas within the Lot are covered, treated or otherwise used to the extent sufficient to prevent the transmission of noise to another Lot or the Common Property that interferes unreasonably with the peaceful enjoyment of a Lot or the Common Property by another person.

PART D – REGULATION OF USE

22 Animals

- 22.1 Unless a person who has the right to be accompanied by an assistance animal under any statute, an Owner or Occupier must not, without the Body Corporate's written approval:
- (a) bring or keep an animal on the Lot or the Common Property; or
 - (b) permit a Visitor to bring or keep an animal on the Lot or Common Property.
- 22.2 When keeping an animal in the Scheme, in addition to any other requirements under these by-laws, an approval by the Committee, the Act or the Regulation Module the Owner or Occupier must:
- (a) ensure that when passing through common property the animal will be suitably restrained or carried;
 - (b) register the animal with the local council;
 - (c) ensure that the animal is kept within the Lot and not allowed to roam, dig, soil or otherwise damage Common Property or another Lot;
 - (d) dispose of any animal waste left on the Common Property immediately in a suitable garbage receptacle; and
 - (e) ensure the animal carries a name tag identifying the animal and its Owners.

23 Alienation

- 23.1 An Owner or Occupier must not, without the written approval of the Body Corporate:
- (a) use, take, or in any other way appropriate any part of the Common Property for their sole or exclusive use unless authorised by another by-law; or
 - (b) alienate in any way any part of the common property; or
 - (c) interfere with the lawful use and enjoyment of Common Property by other Owners or Occupiers.

24 Common Property Garbage

- 24.1 An Owner or Occupier must not leave garbage or other materials on the Common Property except in a designated garbage receptacle.
- 24.2 An Owner or Occupier must:
- (a) comply with any local authority by-laws or local laws about the disposal of garbage that apply to the Scheme;
 - (b) place all recyclable rubbish in the recycling receptacles;
 - (c) not, in disposing of garbage, adversely affect the health, hygiene or comfort of other Owners or Occupiers;
 - (d) not leave bulky items or furniture (including white goods) in the designated garbage receptacles, but must dispose of these items in a suitable place outside the Scheme land;
 - (e) not cause damage to the garbage receptacles;
 - (f) not overfill the garbage receptacles; and
 - (g) not allow rubbish to become stuck to the garbage receptacles or liquids to run in the garbage receptacles.

25 Dangerous substances

- 25.1 An Owner or Occupier must not, without the Body Corporate's written approval, store a flammable or dangerous substance on a Lot unless the substance is:
- (a) used or intended to be used for domestic purposes; or
 - (b) fuel stored within a fuel tank of a vehicle, boat, or internal combustion engine in which the fuel is stored under the requirements of any law regulating the storage of flammable materials.

26 Removals

- 26.1 An Owner or Occupier shall not move any furniture into or out of a Lot without:
- (a) reasonable notice being given to the Body Corporate (having regard to matters including, but not limited to, the amount and size of furniture to be moved); and
 - (b) taking adequate measures to minimise damage to the Common Property and any other Lot in the Scheme.

27 No interference

- 27.1 An Owner or Occupier must not, without the written approval of the Body Corporate:
- (a) interfere with, hinder, harass or otherwise obstruct contractors or employees engaged by the Body Corporate; or
 - (b) give instructions to contractors or employees on the Scheme Land engaged by the Body Corporate.

28 Interference with support, shelter, utility infrastructure

- 28.1 An Owner or Occupier must not, without the written approval of the Body Corporate, interfere or permit interference with:
- (a) support or shelter provided for a Lot or the Common Property;
 - (b) utility infrastructure or utility services; or
 - (c) body corporate assets.

29 Health and safety

- 29.1 Owners and Occupiers must give notice as soon as reasonably practicable to the Body Corporate after becoming aware of any:
- (a) infectious disease which is present at the Scheme requiring notification by statute or ordinance;
 - (b) accident or incident causing personal injury or any property or other damage which occurs on Scheme Land; or
 - (c) other event that may affect the insurance of the Body Corporate, health or safety of owners or occupiers or may otherwise create liability for the Body Corporate.

30 Social functions

- 30.1 An Owner or Occupier must not use an area of the Common Property for the purposes of a Social Function without the written approval of the Body Corporate.

31 Use of lots

- 31.1 Without the approval of the Body Corporate, an Owner or Occupier may not use their Lot for anything other than:
- (a) residential purposes; or
 - (b) a home office that does not compete with the Caretaking Service Contractor; or
 - (c) if the Owner or Occupier is a Caretaking Service Contractor, for:
 - (i) the purposes of management of the Scheme;
 - (ii) the letting or sales of Lots in the Scheme on behalf of the Owners and the rendering of such other services to Owners and Occupiers; and
 - (iii) the letting and sales of Lots outside the Scheme and the rendering of such other services.
- 31.2 An Owner or Occupier of a Lot shall not use, or permit the use of, their Lot for any purpose which may be illegal, immoral or bring the Scheme into disrepute.

32 Letterbox

- 32.1 An Owner or Occupier of a Lot must not interfere with the letterbox designated for another Lot or the Body Corporate.

33 Garbage chutes

- 33.1 Owners and Occupiers must not use the garbage chutes in a way which:
- (a) causes damage to the garbage chute or any Lot or the Common Property;
 - (b) causes an unreasonable interference with the use or enjoyment of another Lot or the Common Property (through odour or otherwise);
 - (c) backlogs or causes a blockage in the garbage chutes;
 - (d) allows glass to be deposited in it;
 - (e) allows rubbish to become stuck to the garbage chutes or liquids to run; or
 - (f) deposits items too large to safely flow through the garbage chute without damage.

34 Security

- 34.1 An Owner or Occupier of a Lot must not, without the approval of the Body Corporate:
- (a) interfere or tamper with a Security Access Device;
 - (b) copy a Security Access Device;
 - (c) give a Security Access Device to a person other than an Owner, Occupier or Visitor; or
 - (d) use a Security Access Device to access a Lot or Common Property that they are not authorised to access.

35 Ablution

- 35.1 Owners and Occupiers must use, and permit the use by its Visitors of, the ablution facilities in a way which:
- (a) does not cause damage to the Common Property or body corporate assets;
 - (b) does not cause a nuisance or an unreasonable interference to any Owner or Occupier (through noise or otherwise);
 - (c) does not cause a hazard or safety risk;
 - (d) ensures that the Owner, Occupier or their Visitors are appropriately supervised;
 - (e) is for the ablution facilities' intended purpose;
 - (f) leaves the area clean and tidy after use;
 - (g) does not leave belongings after their use; and
 - (h) does not use or take more consumables than are required for the normal use of the ablution facilities.

36 Conference room

- 36.1 Owners and Occupiers may not use the conference room on the Common Property without approval by the Body Corporate.

37 Rooftop

- 37.1 An Owner or Occupier must not enter or access the rooftop of the building without the prior written approval of the Body Corporate.

PART E – COUNCIL AND DEVELOPMENT RESTRICTIONS**38 CMS requirements**

- 38.1 In accordance with conditions 77 and 85 of the development approval for the Scheme (Council reference A003456136):

77) Community Management Statement

Any and all Community Management Statement (s) for the site are to contain the following information:

77(a) Communal Areas

The common areas, pool, BBQ areas, stairs, internal footpaths/pedestrian circulation routes and adjoining landscaping, lobbies, visitor car parks and bin storage areas as shown on the approved plans of layout shall form part of the common property and shall not be designated for the exclusive use of any unit.

77(b) Vehicular Spaces

Access driveway to any visitor car bay is not to be fitted with any roller door, gate or similar device preventing access to any visitor car bay, except after hours for security purposes and with the aid of an intercom to facilitate access of bona fide visitors. The remaining car spaces inclusive of service vehicle areas are to be used only for parking by the owners/occupiers/customers of the retail, office and residential units; and may be designated for the exclusive use of a retail, office and residential unit. Because Stage 2A provides a common visitor parking facility for the Stages 2A, 2B, 3A and 3B, provide car parking allocation in accordance with the approved plans.

77(c) Collection of Refuse

i. Internal collection of refuse and recyclables remains the responsibility of the Body Corporate/Tenants of the development. All refuse is to be stored internally in the basement storage areas.

ii. Collection of the refuse and recyclables is to occur in accordance with an agreement for refuse collection with Council's City Waste Services. Bins are to be transferred to the ground level collection point on collection day and returned to the basement storage point on the same day.

iii. Maintain an appropriately screened area for the storage and collection of refuse, including recyclables, in a position which is accessible to service vehicles on the site.

77(d) Landscaping

On-site landscaping is to be maintained generally in accordance with the approved plans.

77(e) CMS By-Laws

Any Community Management Statement is to contain by-laws which reflect the requirements of these conditions.

77(f) Advice Purchasers

Any and all potential purchasers are to be advised of the above requirements prior to purchase of any unit.

78 Footpath/Pedestrian Area

Maintain a clear 4.25 metre wide (minimum) pedestrian area along the Stage 2B Aspinall Street frontage of the site. The area is to be made up of Council footpath verge and adjacent private property. The area is to remain open to pedestrian movements 24 hours per day.

85 Balconies and Terraces to Remain Unenclosed

All balconies and terraces shown on the approved drawings and documents, are to remain unenclosed with no shutters, glazing, louvres or similar permanent fixtures other than those consistent with the relevant "Brisbane City Plan 2000 – Residential Code" and/or clearly depicted on the approved drawings.

PART F – EXCLUSIVE USE

39 Exclusive use – car parking and storage

- 39.1 Owners are entitled to the exclusive use of that part of the Common Property or an asset of the Body Corporate presently identified in Schedule E or as allocated by the Original Owner (or a solicitor acting on behalf of the Original Owner as the Original Owner's agent) and notified to the Body Corporate during the period ending 1 year after the recording of this CMS for the purposes of section 174 of the Act for the purposes of car parking or storage as described in Schedule E.
- 39.2 Car spaces which have storage areas adjacent to them to which there is no means of access other than through the car space may only be reallocated under an agreed allocation under section 171(3)(b)(ii) of the Act if the storage area is also subject to the agreed allocation so that, at all time, there is a lawful means of access to the storage area.
- 39.3 For the purposes of section 171(3)(b)(i) of the Act, an allocation under this By-Law may be revoked, but only if the Owner of the Lot agrees in writing before the revocation.

40 What car spaces and storage areas can be used for

- 40.1 All car spaces must:
- only be used for the parking of a single Motor Vehicle in each parking bay;
 - not be used for the parking of any Heavy Vehicle;
 - not be used for storage, except storage of household furniture and residential belongings in a storage area allocated for that purpose.
- 40.2 An Owner of Occupier having the exclusive use of a car space:
- must ensure that any Motor Vehicle on the car space is in sound mechanical condition;
 - cannot without the prior written consent of the Committee, enclose a car space or install any improvements on the car space.
- 40.3 All storage areas may only be used for of household furniture and residential belongings [save an except for any areas allocated for use by a Service Contractor or Letting Agent which may be used for storage in connection with such activities].

41 Exclusive use – gardens

- 41.1 Owners are entitled to the exclusive use of that part of Common Property presently identified in Schedule E or as allocated by the Original Owner (or a solicitor acting on behalf of the Original Owner as the Original Owner's agent) and notified to the Body Corporate during the period ending 1 year after the recording of this CMS for the purposes of section 174 of the Act for the purposes of a garden area.
- 41.2 For the purposes of section 171(3)(b)(i) of the Act, an allocation under this By-Law may be revoked, but only if the Owner of the Lot agrees in writing before the revocation.

42 What garden areas can be used for

42.1 Exclusive use areas under this By-Law may only be used for normal residential landscaping purposes.

43 Other rules applying to exclusive use areas

43.1 An Owner or Occupier who has the exclusive use a car space, storage or garden area ("exclusive use areas") must not:

- (a) litter or deposit rubbish on the exclusive use area;
- (b) store any hazardous substance on the exclusive use area;
- (c) use the exclusive use area in a way that may crease a nuisance to any other person.

44 Maintenance of exclusive use areas

44.1 Responsibility for the maintenance of exclusive use car spaces and storage areas is:

- (a) Owner or Occupier:
 - (i) must keep the area in a clean and tidy condition and free from pests and vermin [if the Owner or Occupier fails to do so the Body Corporate may arrange specialist pest treatment (in addition to any regular pest treatment)];
 - (ii) allow the Body Corporate reasonable access to the area for the purposes of this By-Law;
 - (iii) not install any fixtures or fittings without the permission of the Committee;
 - (iv) is responsible for the personal property (including any vehicle) contained or stored in the area and any loss or damage to or caused by the same.
- (b) Body Corporate must:
 - (i) maintain utility infrastructure (such as car park and storage space lighting);
 - (ii) maintain the structure generally [but if any such maintenance is required due to damage caused by an Owner or Occupier (other than fair wear and tear) the Body Corporate can charge the relevant Owner or Occupier the Cost of the same].
 - (iii) repaint walls, line marking, numbering, repair of utility infrastructure and other Body Corporate fixtures within the area [but if any such action is required due to damage caused by an Owner or Occupier (other than fair wear and tear) the Body Corporate can charge the relevant Owner or Occupier the Cost].

44.2 Responsibility for the maintenance of exclusive use garden area is:

- (a) Owner or Occupier:
 - (i) Must keep the area in a clean and tidy condition and free from weeds, pests and vermin [if the Owner or Occupier fails to do so the Body Corporate may arrange specialist pest treatment (in addition to any regular pest treatment)];
 - (ii) allow the Body Corporate reasonable access to the area for the purposes of this By-Law;
 - (iii) not install any fixtures or fittings, or store any item in the area, without the permission of the Committee;
 - (iv) keep the landscaping in the area in good condition, including by replacing any plants with similar plants in keeping with the original landscaping of the Common Property [if the Owner or Occupier fails to do so the Body Corporate may arrange the same with the Costs and the Body Corporate can charge the relevant Owner or Occupier the Cost];
- (b) Body Corporate must:
 - (i) maintain utility infrastructure;

maintain the structure generally [but if any such maintenance is required due to damage caused by an Owner or Occupier (other than fair wear and tear) the Body Corporate can charge the relevant Owner or Occupier the Cost of the same]

SCHEDULE D OTHER DETAILS REQUIRED/PERMITTED TO BE INCLUDED

STATUTORY EASEMENTS – Lots affected by statutory easements are:

Easements for lateral or subjacent support	Common Property Lots 201-212, 301-312, 401-410, 501-510, 601-610, 701-710, 801-810, 901-910 on SP245050
Easements for utility services and utility infrastructure	Common Property Lots 201-212, 301-312, 401-410, 501-510, 601-610, 701-710, 801-810, 901-910 on SP245050
Easements for shelter	Common Property Lots 201-212, 301-312, 401-410, 501-510, 601-610, 701-710, 801-810, 901-910 on SP245050
Easements for projections	-
Easements for maintenance of buildings close to boundaries	-

SERVICES LOCATION DIAGRAM – A Services Location Diagram is not required as the Scheme Land is a volumetric lot.

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

Lot on Plan	Purpose – gardens space(s)
Lot 404 ON SP245050	404a and 404b
Lot 405 ON SP245050	405a
Lot 406 ON SP245050	406a

Lot on Plan	Purpose – car parking space (s)	Purpose – storage space (s)
Lot 201 on SP245050	C26	
Lot 202 on SP245050	C36	
Lot 203 on SP245050	C62	S15
Lot 204 on SP245050	C63	S2
Lot 205 on SP245050	C54	
Lot 206 on SP245050	SC58	
Lot 207 on SP245050	C65	
Lot 208 on SP245050	C38	
Lot 209 on SP245050	C39	
Lot 210 on SP245050	C40	
Lot 211 on SP245050	C41	
Lot 212 on SP245050	C76	
Lot 301 on SP245050	C66	S11
Lot 302 on SP245050	C27	
Lot 303 on SP245050	C77	S7
Lot 304 on SP245050	C78	S4
Lot 305 on SP245050	C61	

Lot 306 on SP245050	C28	
Lot 307 on SP245050	C68	
Lot 308 on SP245050	C29	
Lot 309 on SP245050	C30	
Lot 310 on SP245050	C31	
Lot 311 on SP245050	C55	
Lot 312 on SP245050	C69	
Lot 401 on SP245050	C79	
Lot 402 on SP245050	C35	
Lot 403 on SP245050	C15	
Lot 404 on SP245050	C73 and C74	
Lot 405 on SP245050	C16	
Lot 406 on SP245050	C10 and C12	
Lot 407 on SP245050	C46	
Lot 408 on SP245050	C33	S10
Lot 409 on SP245050	C34	S13
Lot 410 on SP245050	C11	S9
Lot 501 on SP245050	C81	
Lot 502 on SP245050	C42	S6
Lot 503 on SP245050	C14	
Lot 504 on SP245050	C72	
Lot 505 on SP245050	C23	S14
Lot 506 on SP245050	C60	
Lot 507 on SP245050	C43	
Lot 508 on SP245050	C44	
Lot 509 on SP245050	C45	
Lot 510 on SP245050	C82	
Lot 601 on SP245050	C83	
Lot 602 on SP245050	C47	
Lot 603 on SP245050	C84	
Lot 604 on SP245050	C7	
Lot 605 on SP245050	C22	
Lot 606 on SP245050	C8	
Lot 607 on SP245050	C50	
Lot 608 on SP245050	C49	
Lot 609 on SP245050	C48	S8
Lot 610 on SP245050	C1	
Lot 701 on SP245050	C2	
Lot 702 on SP245050	C51	
Lot 703 on SP245050	C89	

Lot 704 on SP245050	C3	
Lot 705 on SP245050	C19	
Lot 706 on SP245050	C80	
Lot 707 on SP245050	C59	
Lot 708 on SP245050	C64	
Lot 709 on SP245050	C53	
Lot 710 on SP245050	C6	
Lot 801 on SP245050	C9	
Lot 802 on SP245050	C21	
Lot 803 on SP245050	C87 and C88	S1
Lot 804 on SP245050	C67	
Lot 805 on SP245050	C18	
Lot 806 on SP245050	C85 and C86	S85
Lot 807 on SP245050	C57	
Lot 808 on SP245050	C56	
Lot 809 on SP245050	C52	
Lot 810 on SP245050	C5	S86
Lot 901 on SP245050	C20	
Lot 902 on SP245050	C71	
Lot 903 on SP245050	C32	S3
Lot 904 on SP245050	C37 and SC13	
Lot 905 on SP245050	C17	
Lot 906 on SP245050	C75	S5
Lot 907 on SP245050	C24	
Lot 908 on SP245050	C25	
Lot 909 on SP245050	C70	
Lot 910 on SP245050	C4	

C/- SSKB
 P O Box 8319, GCMC QLD 9726 Australia
 Client Solutions Ph: (07) 5504 2000 Fax : (07) 5504 2001

CIRCA ONE CTS 44621

ABN 95 325 286 774

STATEMENT

Marcelo Lucha
 7 Villosa St
 SHAILER PARK QLD 4128

Statement Period			
01 Apr 25 to 07 Apr 26			
A/c No	31	Lot No	407
Page Number	1 of 2	Unit No	407

Transfer Date:
 11/04/22

Last Certificate Issued: 04/04/22

Date	Type	Details	Reference	Debit	Credit	Balance
		Brought forward			1,882.82	-1,882.82
01/04/25	Admin Fund	01/04/25 To 30/06/25	I0009019	891.12		-991.70
01/04/25	Sinking Fund	01/04/25 To 30/06/25	I0009103	245.34		-746.36
01/04/25	Sink Fund Special	01/04/25	I0009187	746.36		0.00
14/07/25	Admin Fund	01/07/25 To 30/09/25	I0009271	791.48		791.48
14/07/25	Sinking Fund	01/07/25 To 30/09/25	I0009355	999.22		1,790.70
19/08/25	Receipt	Admin Fund	R0004768		791.48	999.22
19/08/25	Receipt	Sinking Fund	RA004768		999.22	0.00
25/08/25	Admin Fund	01/10/25 To 31/12/25	I0009439	791.48		791.48
25/08/25	Sinking Fund	01/10/25 To 31/12/25	I0009523	1,000.16		1,791.64
27/10/25	Other	Arrears Notice Fee	M0000879	38.50		1,830.14
28/10/25	Receipt	Admin Fund	R0004890		791.48	1,038.66
28/10/25	Receipt	Sinking Fund	RA004890		1,000.16	38.50
28/10/25	Receipt	Other	RB004890		38.50	0.00
17/11/25	Admin Fund	01/01/26 To 31/03/26	I0009607	791.48		791.48
17/11/25	Sinking Fund	01/01/26 To 31/03/26	I0009691	1,000.16		1,791.64
24/11/25	Receipt	Admin Fund	R0004928		791.48	1,000.16
24/11/25	Receipt	Sinking Fund	RA004928		1,000.16	0.00
More details on next page...				\$7,295.30	\$7,295.30	Nil

Over 90 Days	90 Days	60 Days	30 Days	Current	BALANCE DUE: \$1,628.08	
0.00	0.00	0.00	0.00	1,628.08	Date Paid	Amount Paid



SSKB (BRISBANE) PTY LTD

CARD OR DIRECT DEBIT
 DEFT Reference Number: 303177737 1000 0000 312

BPAY Biller Code: 96503
 Ref: 303177737 1000 0000 312

Lot 407/ Unit 407
 Circa One

Visit www.deft.com.au to pay by direct debit.

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 All cheques must be made payable to:
 The Owners Circa One CTS 44621



*496 303177737 10000000312

TOTAL AMOUNT DUE
 DUE DATE

\$1,628.08

C/- SSKB
 P O Box 8319, GCMC QLD 9726 Australia
 Client Solutions Ph: (07) 5504 2000 Fax : (07) 5504 2001

CIRCA ONE CTS 44621

STATEMENT

--

Marcelo Lucha
 7 Villosa St
 SHAILER PARK QLD 4128

Statement Period			
01 Apr 25 to 07 Apr 26			
A/c No	31	Lot No	407
Page Number	2 of 2		

Date	Type	Details	Reference	Debit	Credit	Balance
		Brought forward		7,295.30	7,295.30	0.00
16/02/26	Admin Fund	01/04/26 To 30/06/26	I0009775	816.86		816.86
16/02/26	Sinking Fund	01/04/26 To 30/06/26	I0009859	811.22		1,628.08
				\$8,923.38	\$7,295.30	\$1,628.08

CIRCA ONE CTS 44621

Lot Improvements

Account No	Name	Details
02100010	HILL S	<p>Committee Meeting 03/02/26 - 6.3 Ratify Lot Improvement Application - From Lot 210</p> <p>RESOLVED THAT the Committee ratifies its decision to approve the application received from Lot 210 to re-grout and reseal the bathroom in the Lot, and that the improvement be recorded in the Lot Improvement Register, subject to the by-laws and the below standard conditions:</p> <ul style="list-style-type: none"> i. All works are to be carried out by a suitably qualified tradesperson/s in accordance with the Australian Standards; ii. The works must be of a design and structure that is inline with the current aesthetics of the complex; iii. All costs associated with installation, any future maintenance and insurance is to be borne by the lot owner; iv. Any damage to Common Property incurred as a result of the building work will be rectified at a cost to the Lot owner; v. Any contractor engaged by the Lot owner to carry out the building work must do so between the hours of 8am and 5pm Monday to Friday, public holidays excluded; vi. All building related rubbish must be removed from the site by coordination of the Lot owner. No responsibility or costs relating to this will be borne by the Body Corporate, the Body Corporate bins are not to be used for the disposal of renovation items; vii. Any contractor engaged by the Lot owner to carry out the building work must hold their own Public Liability Insurance and comply with Workplace Health and Safety Regulations at all times; and viii. Any conditions that have been not met could result in the Committee rescinding the approval.
02100016	BLAIR T & MOYNAHAN B	<p>Prior to the meeting, the Committee had responded to the application from Lot 304 requesting to install hybrid flooring, with a request to meet the below Committee conditions:</p> <ul style="list-style-type: none"> a. The improvement must be substantially in accordance with the plans and specifications provided to the Body Corporate detailing the way the Owner or Occupier is to install the hard flooring; b. The way that the Owner or Occupier install the hard flooring is: <ul style="list-style-type: none"> (i) carried out by suitably qualified persons in accordance with any building requirements; (ii) carried out as soon as reasonably practicable; (iii) carried out in a way that does not cause a nuisance or unreasonable interference with Occupiers of other lots;

CIRCA ONE CTS 44621

Lot Improvements

Account No	Name	Details
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Motion continues on next page

- (iv) suitably insured; and
 - c. The owner of the Lot must maintain any works in a good and structurally sound condition.
 - d. If the hard flooring is installed directly above a habitable area (which does not include common property recreation areas, kitchens or bathrooms):
 - (i) prior to the installation of the Hard Flooring, advice must be sought from a recognised acoustic consulting company to (Initial Advice):
 - (A) obtain advice as to:
 - (i) suitable floor treatments to ensure that any Hard Flooring does not cause an unreasonable interference or nuisance to another Occupier (Installation Requirements); and
 - (ii) the level of floor impact isolation rating required to ensure the Hard Flooring does not cause an unreasonable interference or nuisance to another Occupier (Minimum Standard); and
 - (B) Determine the current level of floor impact isolation rating for the floor (Current Standard);
 - (ii) the Owner must provide the Body Corporate a copy of the Initial Advice;
 - (iii) any Hard Flooring must be installed with materials so as not to cause an unreasonable interference or nuisance to another Occupier and include the Installation Requirements;
 - (iv) any Hard Flooring must meet the following requirements after the Hard Flooring is installed (Required Standard):
 - (A) for areas where Hard Flooring already exists - a floor impact isolation rating of at least the greater of:
 - i. the Minimum Standard; or
 - ii. the Current Standard; or
 - (B) for areas where Hard Flooring does not presently exist – a floor impact isolation rating of at least the Minimum Standard;
 - (v) upon completion of the Hard Flooring installation:
 - (A) the Hard Flooring shall be further tested to ensure that Required Standard has been met (Final Test); and
 - (B) the Owner must provide the Body Corporate the results of the Final Test.
- RESOLVED THAT the Committee await receipt of the initial advice from the lot 304 Owner prior to further considering approval of this application.

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Lot Improvements

Account No	Name	Details
02100022	HARRIS R	<p>Committee Meeting 03/02/26 - 6.4 Ratify Lot Improvement Application - From Lot 304</p> <p>RESOLVED THAT the Committee ratifies its decision to approve the application received from Lot 304 to install a trellis-style framework extending across part of the ceiling and down the wall out on the balcony of the Lot, and that the improvement be recorded in the Lot Improvement Register, subject to the by-laws and the below standard conditions:</p> <ul style="list-style-type: none"> i. All works are to be carried out by a suitably qualified tradesperson/s in accordance with the Australian Standards; ii. The works must be of a design and structure that is inline with the current aesthetics of the complex; iii. All costs associated with installation, any future maintenance and insurance is to be borne by the lot owner; iv. Any damage to Common Property incurred as a result of the building work will be rectified at a cost to the Lot owner; v. Any contractor engaged by the Lot owner to carry out the building work must do so between the hours of 8am and 5pm Monday to Friday, public holidays excluded; vi. All building related rubbish must be removed from the site by coordination of the Lot owner. No responsibility or costs relating to this will be borne by the Body Corporate, the Body Corporate bins are not to be used for the disposal of renovation items; Any contractor engaged by the Lot owner to carry out the building work must hold their own Public Liability Insurance and comply with Workplace Health and Safety Regulations at all times; and vii. Any conditions that have been not met could result in the Committee rescinding the approval.
		<p>Committee Meeting 03/02/26 - Ratify Lot Improvement Application - From Lot 310</p> <p>RESOLVED THAT the Committee ratifies its decision to approve the application received from Lot 310 to install 2x ceiling fans in the loungeroom and bedroom of the Lot and install security screens to the lounge and bedroom sliding glass doors of the Lot, and that the improvement be recorded in the Lot Improvement Register, subject to the by-laws and the below standard conditions:</p> <ul style="list-style-type: none"> i. All works are to be carried out by a suitably qualified tradesperson/s in accordance with the Australian Standards; ii. The works must be of a design and structure that is inline with the current aesthetics of the complex; iii. All costs associated with installation, any future maintenance and insurance is to be borne by the lot owner; iv. Any damage to Common Property incurred as a result of the building work will be rectified at a cost to the Lot owner;

CIRCA ONE CTS 44621

Lot Improvements

Account No	Name	Details
02100040	SEDITAS A	<p>v. Any contractor engaged by the Lot owner to carry out the building work must do so between the hours of 8am and 5pm Monday to Friday, public holidays excluded;</p> <p>vi. All building related rubbish must be removed from the site by coordination of the Lot owner. No responsibility or costs relating to this will be borne by the Body Corporate, the Body Corporate bins are not to be used for the disposal of renovation items;</p> <p>vii. Any contractor engaged by the Lot owner to carry out the building work must hold their own Public Liability Insurance and comply with Workplace Health and Safety Regulations at all times; and</p> <p>viii. Any conditions that have been not met could result in the Committee rescinding the approval.</p> <p>Committee Meeting 26/08/25 - 5.5 Ratify Lot Improvement Application - From Lot 506</p> <p>RESOLVED THAT the Committee ratifies its decision to approve the application received from Lot 506 to replace the kitchen base units, island benchtops, and splashback, and that the improvement be recorded in the Lot Improvement Register, subject to the by-laws and the below standard conditions:</p> <p>i. All works are to be carried out by a suitably qualified tradesperson/s in accordance with the Australian Standards;</p> <p>ii. The works must be of a design and structure that is inline with the current aesthetics of the complex;</p> <p>iii. All costs associated with installation, any future maintenance and insurance is to be borne by the lot owner;</p> <p>iv. Any damage to Common Property incurred as a result of the building work will be rectified at a cost to the Lot owner;</p> <p>v. Any contractor engaged by the Lot owner to carry out the building work must do so between the hours of 8am and 5pm Monday to Friday, public holidays excluded;</p> <p>vi. All building related rubbish must be removed from the site by coordination of the Lot owner. No responsibility or costs relating to this will be borne by the Body Corporate, the Body Corporate bins are not to be used for the disposal of renovation items;</p> <p>vii. Any contractor engaged by the Lot owner to carry out the building work must hold their own Public Liability Insurance and comply with Workplace Health and Safety Regulations at all times; and</p> <p>viii. Any conditions that have been not met could result in the Committee rescinding the approval.</p> <p>5.6 Ratify Lot Improvement Application - From Lot 506</p> <p>RESOLVED THAT the Committee ratify its decision to approve the</p>

CIRCA ONE CTS 44621

Lot Improvements

Account No	Name	Details
02100043	ROBSON A	<p>application received from Lot 506 to replace the existing carpets in the living room and kitchen with NFD 5.0 mm Luxury Vinyl Plank and that the improvement be recorded in the Lot Improvement Register, subject to the by-laws and the below standard conditions:</p> <ul style="list-style-type: none"> i. All works are to be carried out by a suitably qualified tradesperson/s in accordance with the Australian Standards; ii. The works must be of a design and structure that is inline with the current aesthetics of the complex; iii. All costs associated with installation, any future maintenance and insurance is to be borne by the lot owner; iv. Any damage to Common Property incurred as a result of the building work will be rectified at a cost to the Lot owner; v. Any contractor engaged by the Lot owner to carry out the building work must do so between the hours of 8am and 5pm Monday to Friday, public holidays excluded; vi. All building related rubbish must be removed from the site by coordination of the Lot owner. No responsibility or costs relating to this will be borne by the Body Corporate, the Body Corporate bins are not to be used for the disposal of renovation items; vii. Any contractor engaged by the Lot owner to carry out the building work must hold their own Public Liability Insurance and comply with Workplace Health and Safety Regulations at all times; and viii. Any conditions that have been not met could result in the Committee rescinding the approval. <p>Committee Meeting 26/08/25 - 5.7 Ratify Lot Improvement Application - From Lot 509</p> <p>RESOLVED THAT the Committee ratify its decision to approve the application received from Lot 509 to replace the existing carpets in the living room and bedroom with hybrid hard flooring and that the improvement be recorded in the Lot Improvement Register, subject to the by-laws and the below standard conditions:</p> <ul style="list-style-type: none"> i. All works are to be carried out by a suitably qualified tradesperson/s in accordance with the Australian Standards; ii. The works must be of a design and structure that is inline with the current aesthetics of the complex; iii. All costs associated with installation, any future maintenance and insurance is to be borne by the lot owner; iv. Any damage to Common Property incurred as a result of the building work will be rectified at a cost to the Lot owner; v. Any contractor engaged by the Lot owner to carry out the building work must do so between the hours of 8am and 5pm Monday to Friday, public holidays excluded;

CIRCA ONE CTS 44621

Lot Improvements

Account No	Name	Details
02100056	GOODEN C	<p>vi. All building related rubbish must be removed from the site by coordination of the Lot owner. No responsibility or costs relating to this will be borne by the Body Corporate, the Body Corporate bins are not to be used for the disposal of renovation items;</p> <p>vii. Any contractor engaged by the Lot owner to carry out the building work must hold their own Public Liability Insurance and comply with Workplace Health and Safety Regulations at all times; and</p> <p>viii. Any conditions that have been not met could result in the Committee rescinding the approval.</p> <p>Committee Meeting 26/08/25 - 5.8 Ratify Lot Improvement Application - From Lot 702</p> <p>RESOLVED THAT the Committee ratify its decision to approve the application received from Lot 702 to renovate the kitchen and to replace the existing carpets in the living room and bedroom with hybrid hard flooring and that the improvement be recorded in the Lot Improvement Register, subject to the by-laws and the below standard conditions:</p> <p>i. All works are to be carried out by a suitably qualified tradesperson/s in accordance with the Australian Standards;</p> <p>ii. The works must be of a design and structure that is inline with the current aesthetics of the complex;</p> <p>iii. All costs associated with installation, any future maintenance and insurance is to be borne by the lot owner;</p> <p>iv. Any damage to Common Property incurred as a result of the building work will be rectified at a cost to the Lot owner;</p> <p>v. Any contractor engaged by the Lot owner to carry out the building work must do so between the hours of 8am and 5pm Monday to Friday, public holidays excluded;</p> <p>vi. All building related rubbish must be removed from the site by coordination of the Lot owner. No responsibility or costs relating to this will be borne by the Body Corporate, the Body Corporate bins are not to be used for the disposal of renovation items;</p> <p>vii. Any contractor engaged by the Lot owner to carry out the building work must hold their own Public Liability Insurance and comply with Workplace Health and Safety Regulations at all times; and</p> <p>viii. Any conditions that have been not met could result in the Committee rescinding the approval.</p> <p>Committee Meeting 03/02/26 - 6.6 Ratify Lot Improvement Application - From Lot 708</p> <p>RESOLVED THAT the Committee ratifies its decision to approve the application received from Lot 708 to replace the existing flooring in the living room and bedroom with vinyl hard flooring, and that the improvement be recorded in</p>
02100062	MCLEAN M	

CIRCA ONE CTS 44621

Lot Improvements

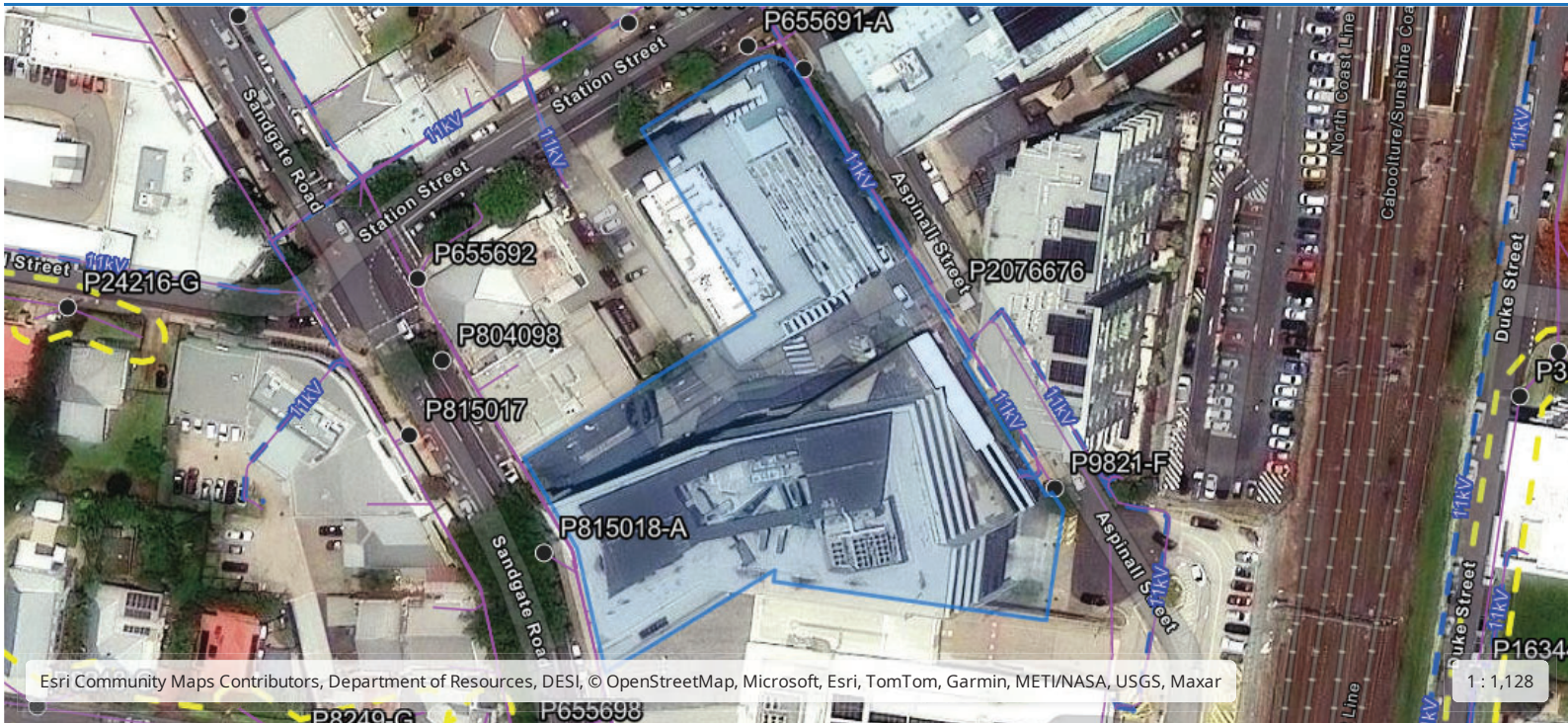
Account No	Name	Details
02100063	LUCKMAN M & A	<p>the Lot Improvement Register, subject to the by-laws and the below standard conditions:</p> <ul style="list-style-type: none"> i. All works are to be carried out by a suitably qualified tradesperson/s in accordance with the Australian Standards; ii. The works must be of a design and structure that is inline with the current aesthetics of the complex; iii. All costs associated with installation, any future maintenance and insurance is to be borne by the lot owner; iv. Any damage to Common Property incurred as a result of the building work will be rectified at a cost to the Lot owner; v. Any contractor engaged by the Lot owner to carry out the building work must do so between the hours of 8am and 5pm Monday to Friday, public holidays excluded; vi. All building related rubbish must be removed from the site by coordination of the Lot owner. No responsibility or costs relating to this will be borne by the Body Corporate, the Body Corporate bins are not to be used for the disposal of renovation items; Any contractor engaged by the Lot owner to carry out the building work must hold their own Public Liability Insurance and comply with Workplace Health and Safety Regulations at all times; and vii. Any conditions that have been not met could result in the Committee rescinding the approval. <p>Committee Meeting 03/02/26 - 6.7 Ratify Lot Improvement Application - From Lot 709</p> <p>RESOLVED THAT the Committee ratifies its decision to approve the application received from Lot 709 to replace the existing flooring in the Lot with vinyl hard flooring, and that the improvement be recorded in the Lot Improvement Register, subject to the by-laws and the below standard conditions:</p> <ul style="list-style-type: none"> i. All works are to be carried out by a suitably qualified tradesperson/s in accordance with the Australian Standards; ii. The works must be of a design and structure that is inline with the current aesthetics of the complex; iii. All costs associated with installation, any future maintenance and insurance is to be borne by the lot owner; iv. Any damage to Common Property incurred as a result of the building work will be rectified at a cost to the Lot owner; v. Any contractor engaged by the Lot owner to carry out the building work must do so between the hours of 8am

CIRCA ONE CTS 44621

Lot Improvements

Account No	Name	Details
02100080	WITT C	<p>and 5pm Monday to Friday, public holidays excluded;</p> <p>vi. All building related rubbish must be removed from the site by coordination of the Lot owner. No responsibility or costs relating to this will be borne by the Body Corporate, the Body Corporate bins are not to be used for the disposal of renovation items;</p> <p>vii. Any contractor engaged by the Lot owner to carry out the building work must hold their own Public Liability Insurance and comply with Workplace Health and Safety Regulations at all times; and</p> <p>viii. Any conditions that have been not met could result in the Committee rescinding the approval.</p> <p>Budget Minutes 27/05/25 - 7.4 Ratify Lot Improvement Application - from Lot 906</p> <p>RESOLVED THAT the application received from Lot 906 requesting to install nylon loop pile carpet in the bedrooms and living room be approved.</p>

Look up and Live - 52768850



LUAL_WA

Poles

Poles

- Pole
- Pole w Ground Stay
- Tower

Network TR

- Overhead
- Underground
- • • Submarine

Network LV

Network SWER

- Overhead
- Underground




Pole w Ground Stay

Tower

Network TR


 Overhead

 Underground

 Submarine


Network LV

 Overhead

 Underground

Network SWER

 Overhead

 Underground

Network HV

 Overhead

 Underground

 Submarine

Network Other



Exclusion Zone All



Network HV

Network Other

LUAL_Exclusion_Zone_Feature_Public

LUAL_NoData_Public

DocuSign Envelope ID: 165E0CB5-80F2-4A19-86DA-58446F50E8E4

Overhead

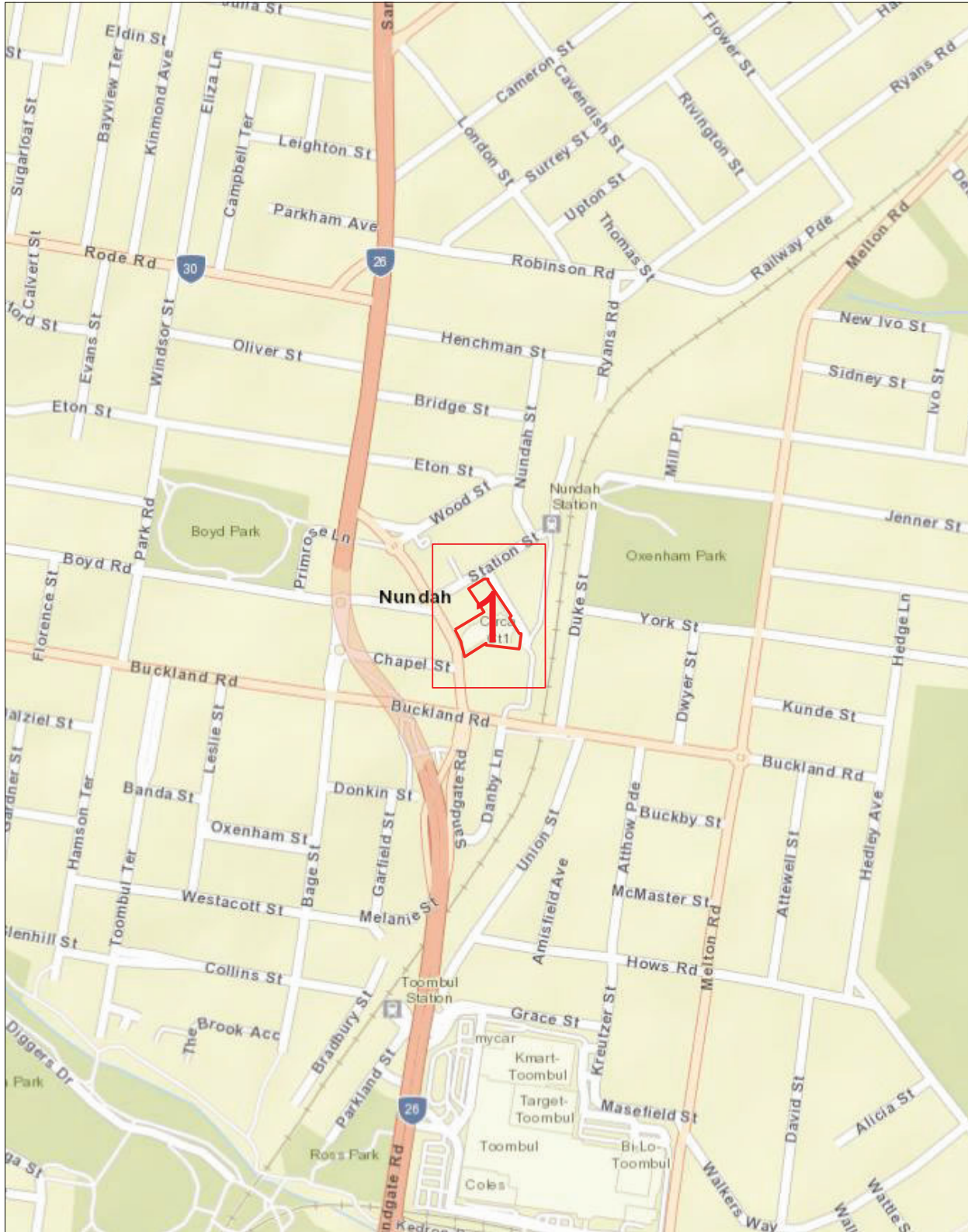


— — Underground

..... Submarine

Site Circa One Unit 407 1 Aspinall St
Address: Nundah
QLD 4012

Sequence 270602059
Number:



Scale 1: 6000

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



Enquiry Area

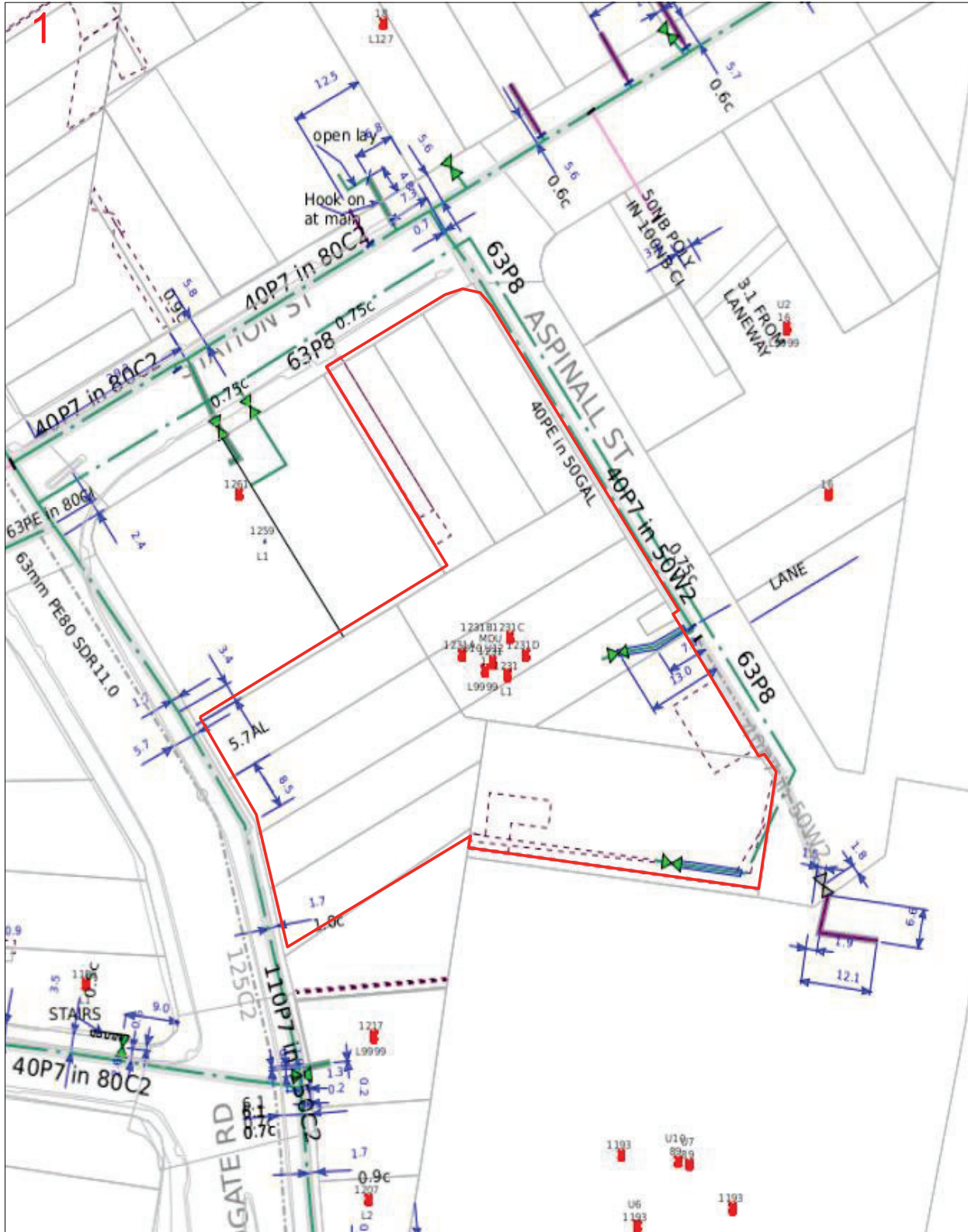


Map Key Area



Site Circa One Unit 407 1 Aspinal St
Address: Nundah
QLD 4012

Sequence 270602059
Number:



Scale 1: 700

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



Enquiry Area



Map Key Area



Legend

PIPE LEGEND: GAS TYPE AND PRESSURE

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

PIPE LEGEND: SPECIAL DESIGNATION

	Low pressure	Medium pressure	High pressure	Transmission
Critical main (yellow highlight)				
Casing (grey highlight)				<i>not applicable</i>

These designations typically apply to any pipe type and pressure

PIPE LEGEND: OTHER STATUS

Abandoned pipe	
Idle or inactive pipe	

ABBREVIATION

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

OBJECT SYMBOLS

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

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

PIPE CODE AND MATERIAL

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

INTERPRETATION EXAMPLE

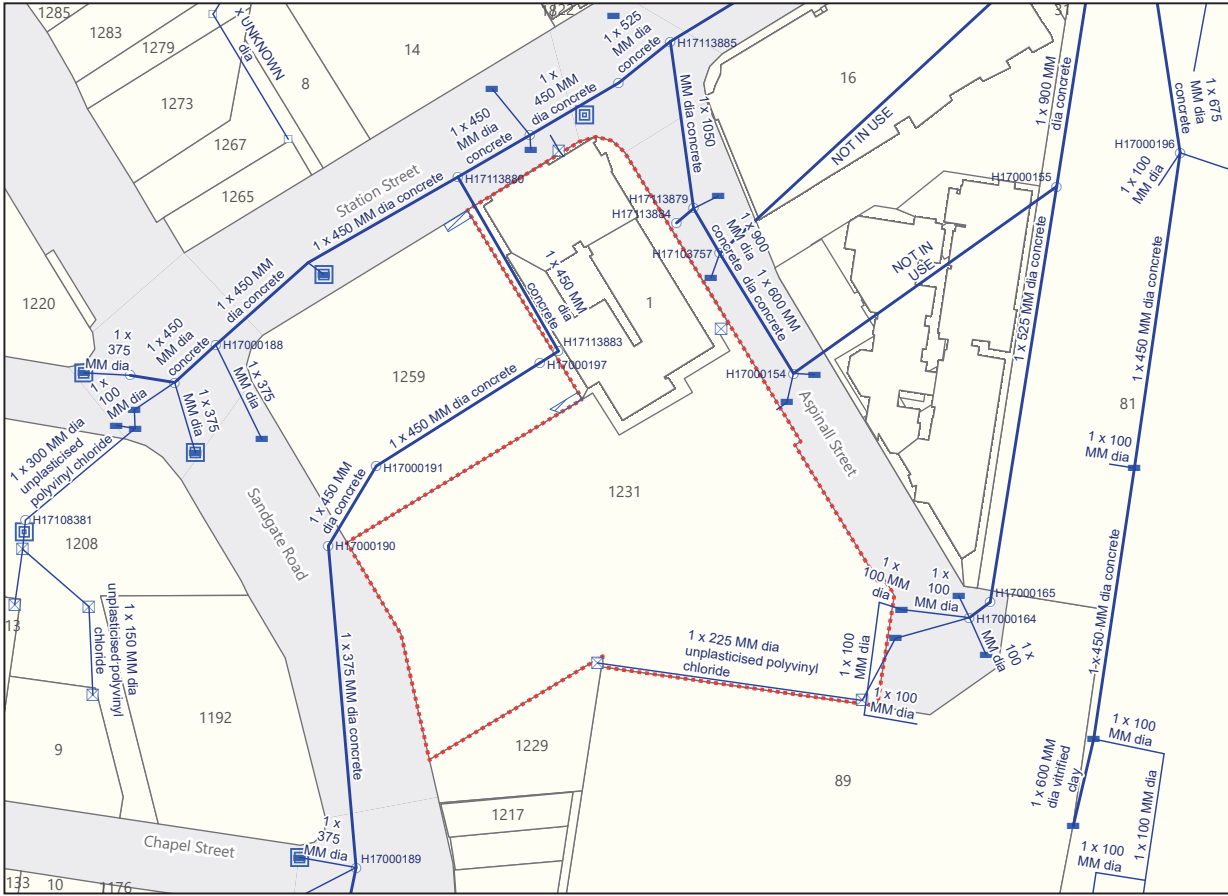
	High pressure, 40 mm polyethylene in an 80 mm cast iron casing
	Medium pressure, 63 mm steel

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

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



Job # 52768850
Seq # 270602055
Provider: Brisbane City Council
Telephone: (07) 3403 8888



Legend

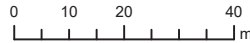
- BYDA Enquiry
- Stormwater Network**
 - Stormwater Drain
 - Stormwater Gully / Roofwater Connection
 - Drain
 - Stormwater Maintenance Hole
 - Stormwater Roofwater Pit
 - Stormwater Gully Pit
 - Stormwater Field Inlet
 - Stormwater Treatment Asset - Point
 - Stormwater Treatment Asset - Area

Disclaimer:
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Cadastre and Street Names © 2020 State of Queensland (Department of Natural Resources, Mines and Energy)

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

In an emergency contact Brisbane City Council on 07 3403 8888
31/03/26 (valid for 30 days)



Scale 1:1,000



Plans generated by SmarterWX™ Automate



BYDA

Sequence: 270602061
Date: 31/03/2026
Scale: 1:1025
Title No: **OVERVIEW**

CAUTION - HIGH VOLTAGE

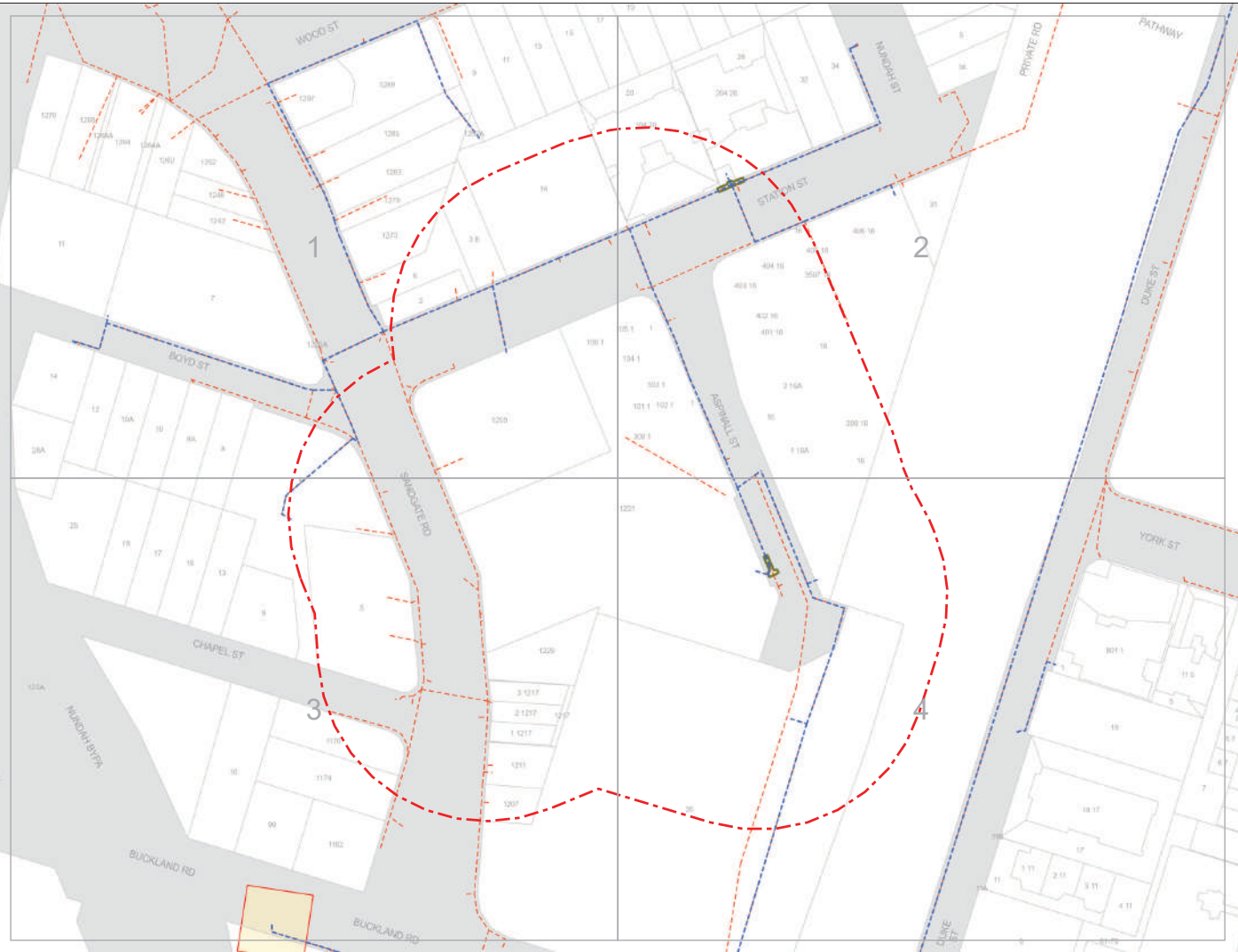
LEGEND

- Substation
- Cable Marker
- Pit
- Pole
- Pillar
- LV Cable (up to 1kV)
- HV Cable (1kV - <33kV)
- 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: 270602061
Date: 31/03/2026
Scale: 1:500
Title No: 1

CAUTION - HIGH VOLTAGE

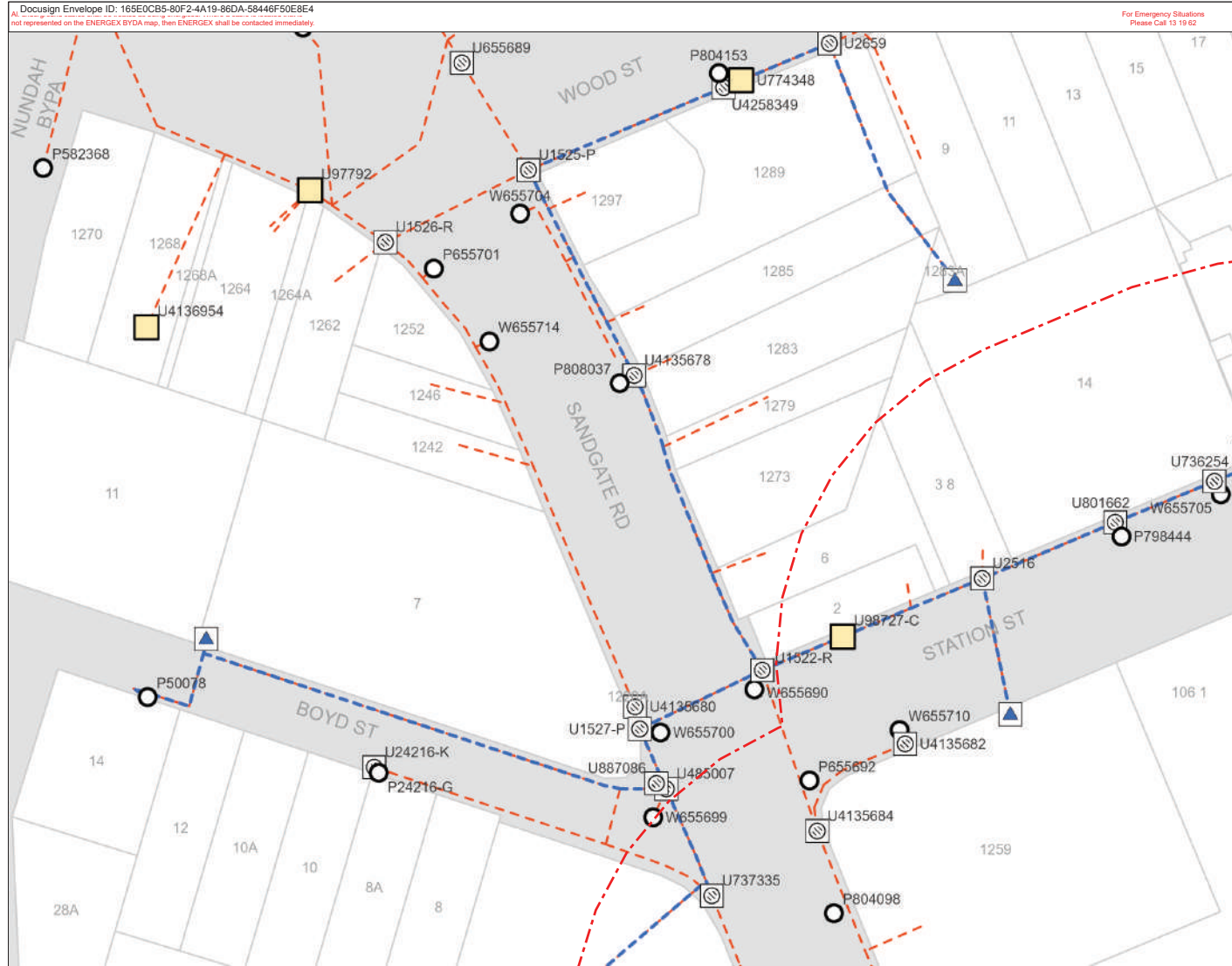
LEGEND

- Substation
- Cable Marker
- PIE
- Pole
- Pillar
- LV Cable (up to 11kV)
- HV Cable (11kV - <33kV)
- HV Cable (33kV and over)
- PIE Boundary
- Planned Work Area

AS5488 Category "D" Plan



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BYDA

Sequence: 270602061
Date: 31/03/2026
Scale: 1:500
Tile No: 3

CAUTION - HIGH VOLTAGE

LEGEND

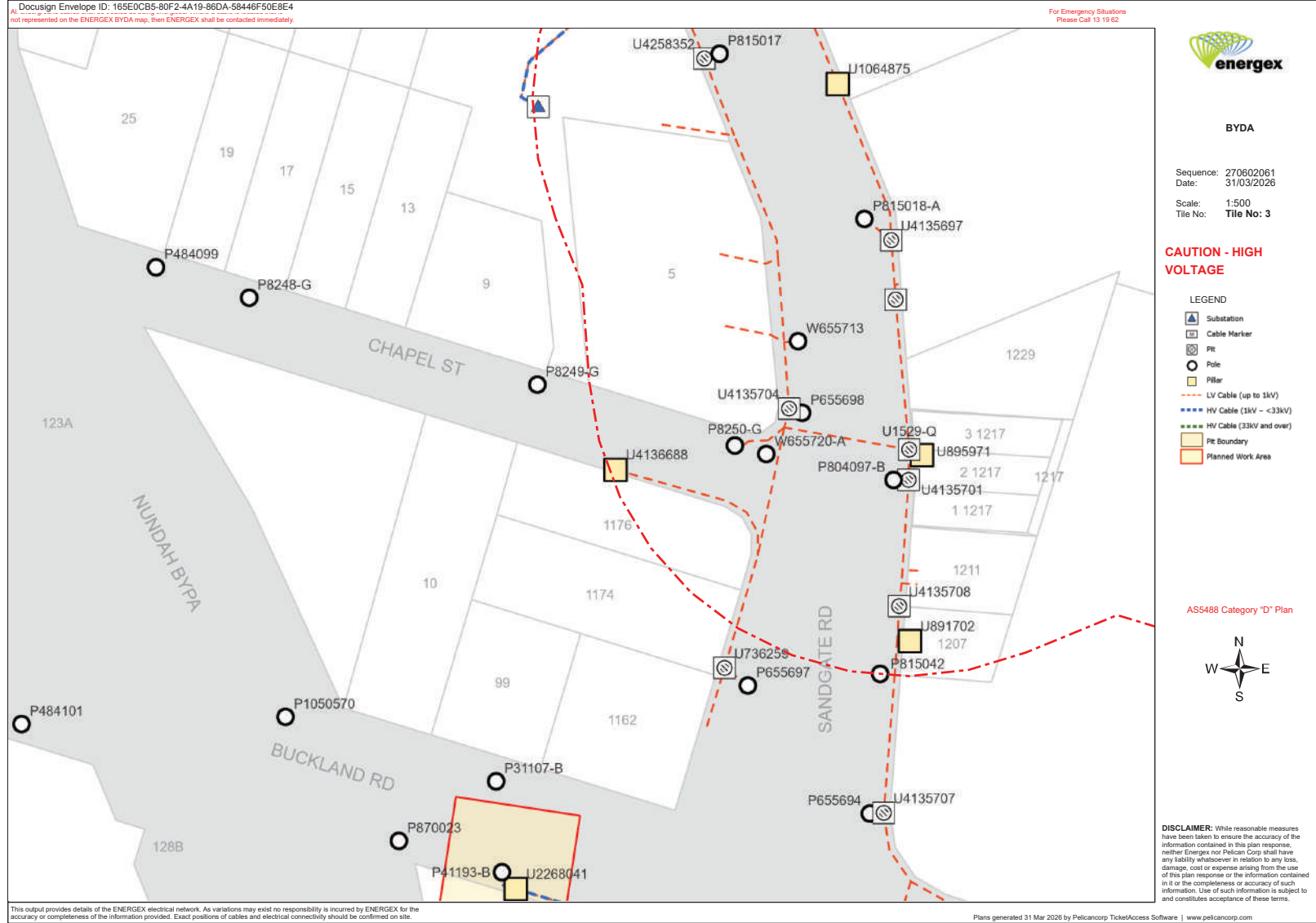
- Substation
- Cable Marker
- PIE
- Pole
- Pillar
- LV Cable (up to 1kV)
- HV Cable (1kV - <33kV)
- HV Cable (33kV and over)
- PIE Boundary
- Planned Work Area

AS5488 Category "D" Plan



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

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





BYDA

Sequence: 270602061
Date: 31/03/2026
Scale: 1:500
Title No: 4

CAUTION - HIGH VOLTAGE

LEGEND

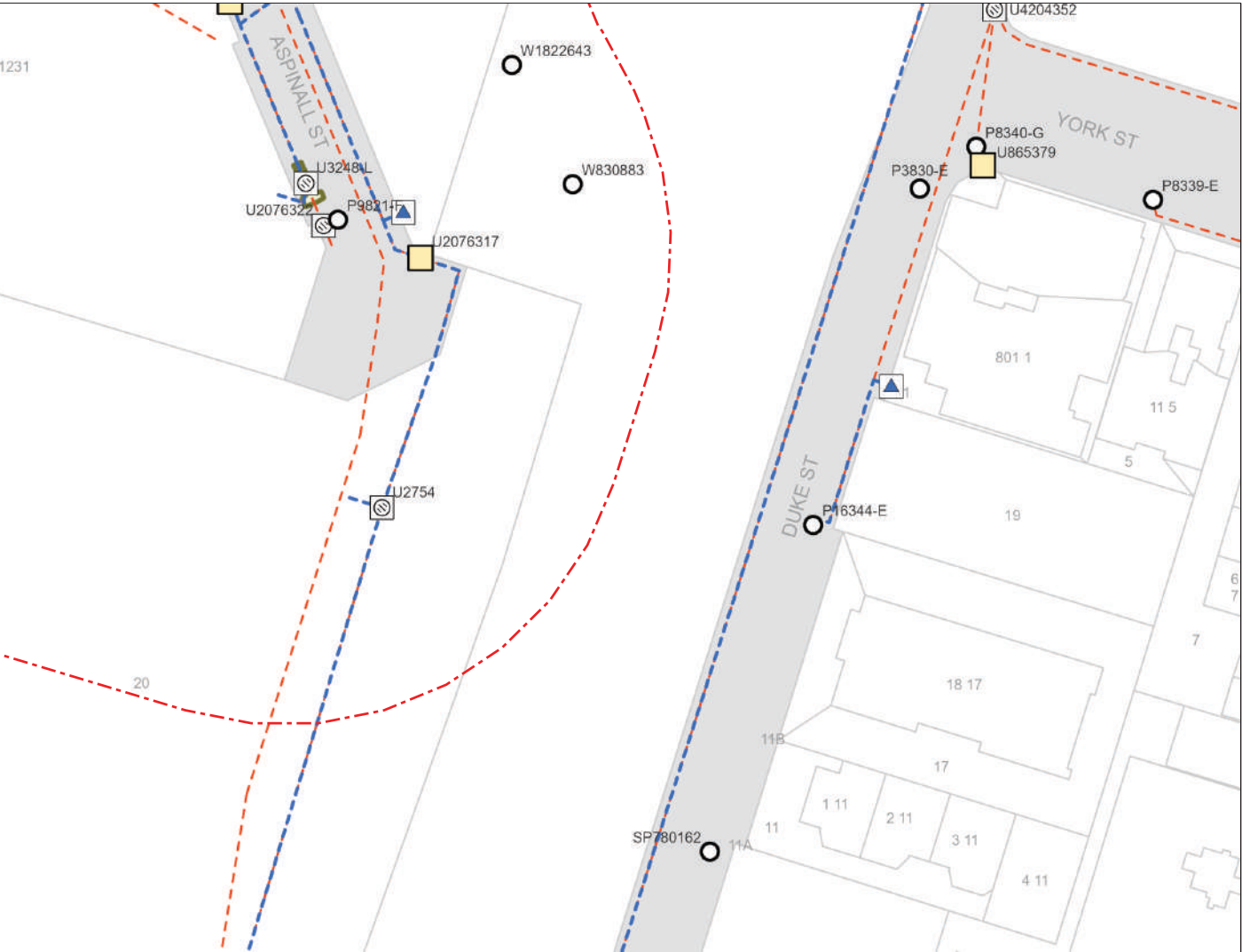
- Substation
- Cable Marker
- Pit
- Pole
- Pillar
- LV Cable (up to 1kV)
- HV Cable (1kV - <33kV)
- HV Cable (33kV and over)
- Pit Boundary
- Planned Work Area

AS5488 Category "D" Plan








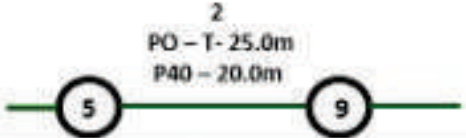






DISCLAIMER: While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither Energex nor Pelican Corp shall have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan response or the information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

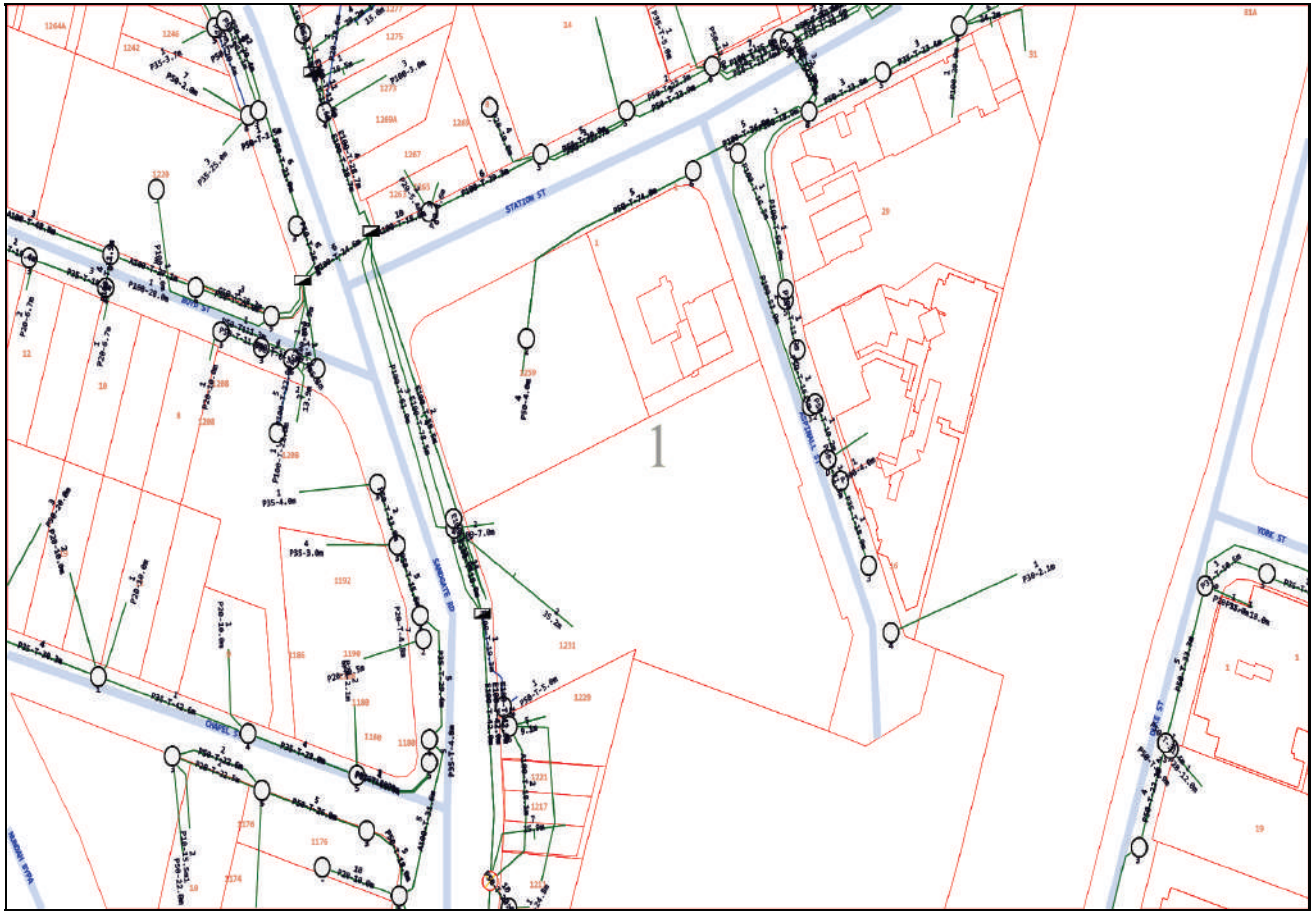
This output provides details of the ENERGEX electrical network. As variations may exist no responsibility is incurred by ENERGEX for the accuracy or completeness of the information provided. Exact positions of cables and electrical connectivity should be confirmed on site.





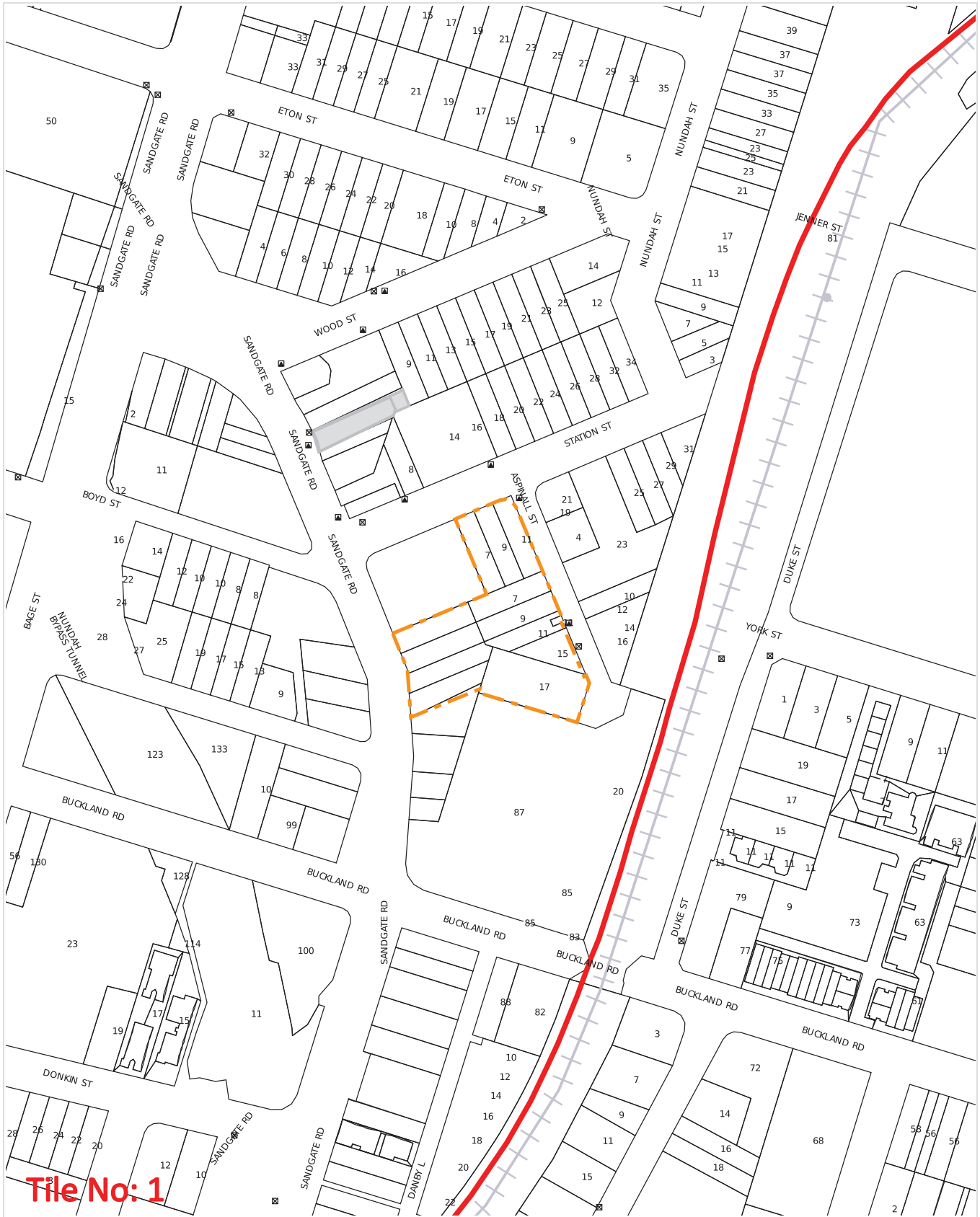
LEGEND

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



Emergency Contacts

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



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Sequence Number: 270602054

Date Generated: 31 Mar 2026



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

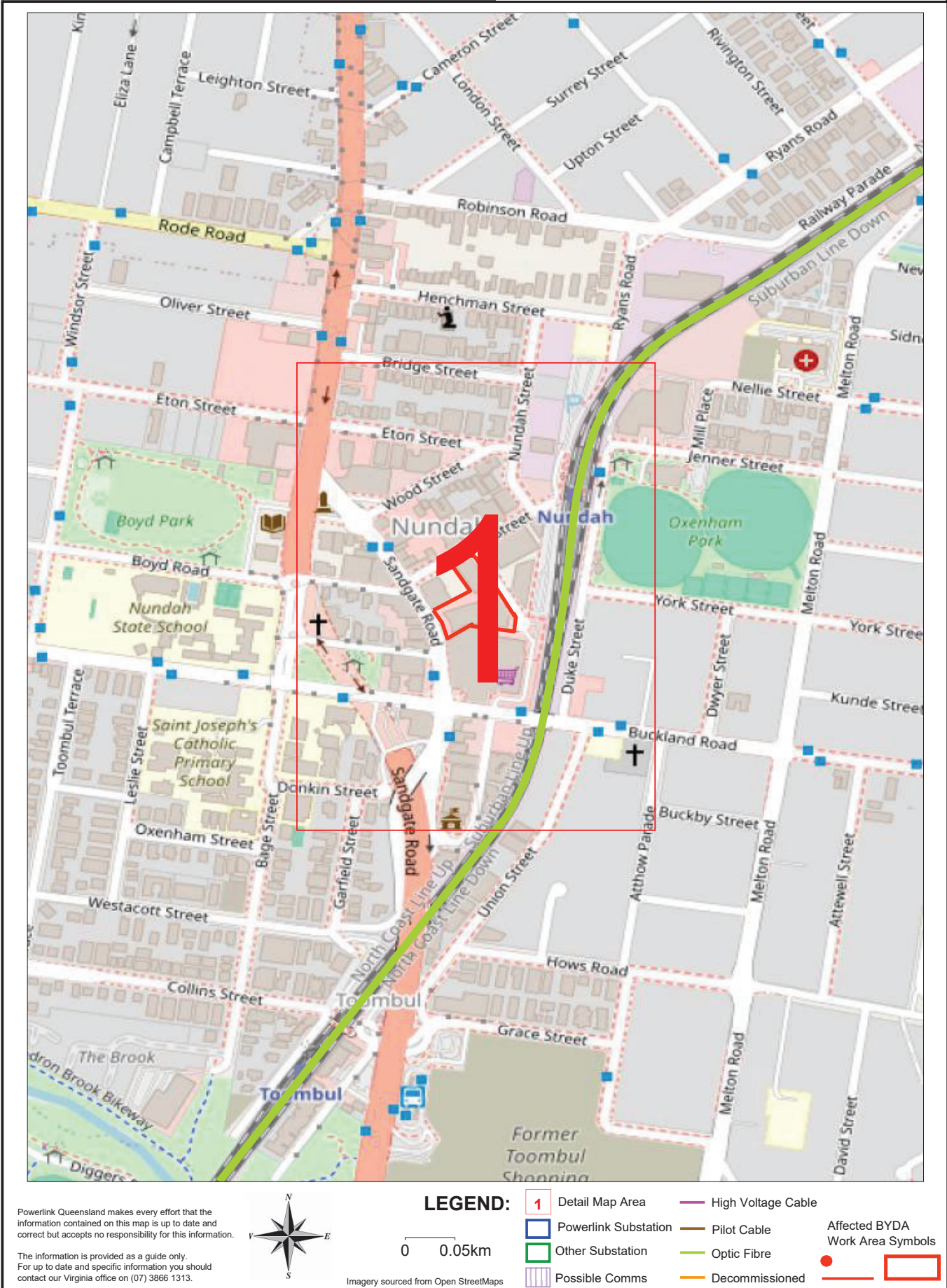




Overview Map

Enquiry No: 270602056

Circa One Unit 407 1 Aspinnall St Nundah



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

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



0 0.05km

Imagery sourced from Open StreetMaps

LEGEND:

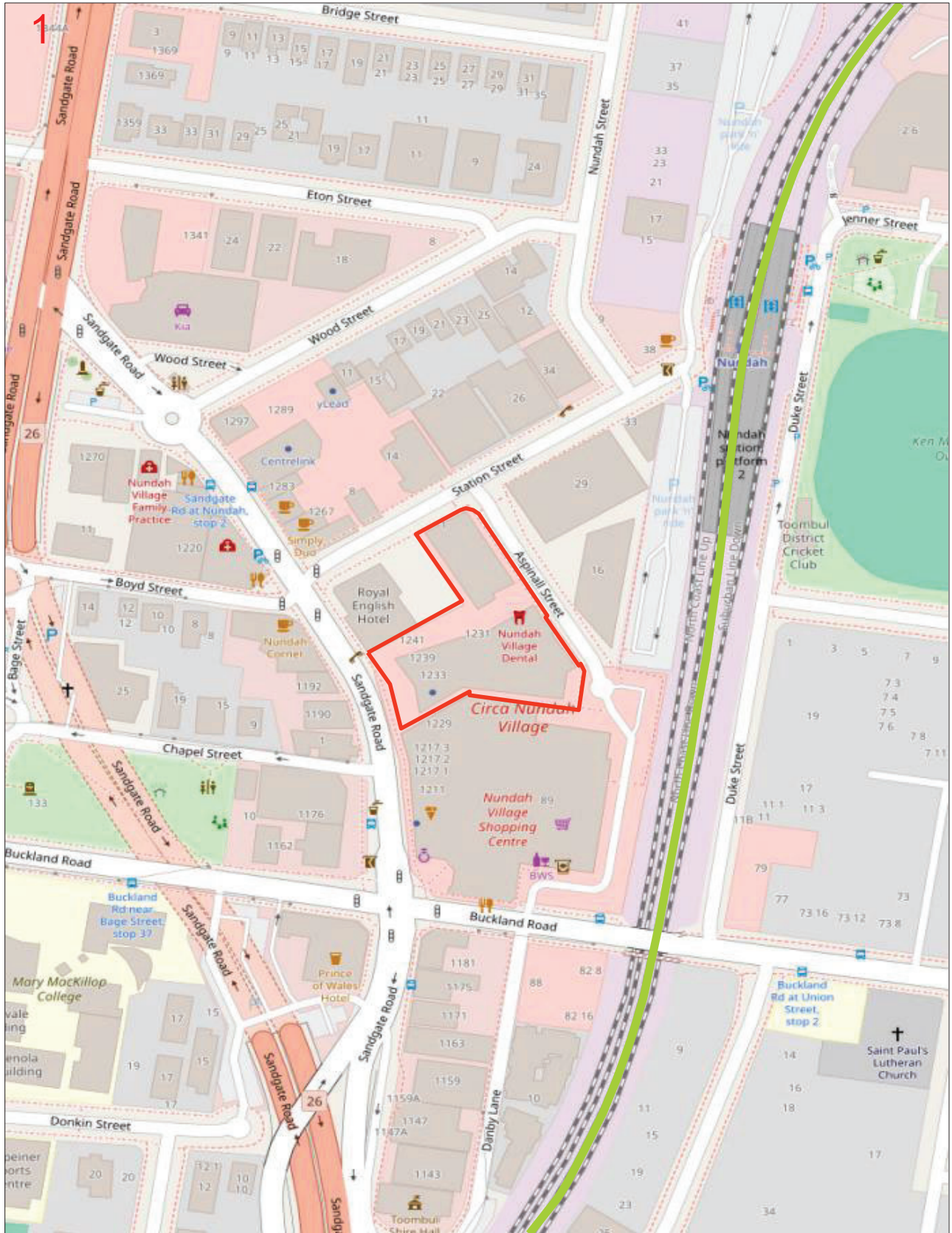
- 1 Detail Map Area
- Powerlink Substation
- Other Substation
- Possible Comms
- High Voltage Cable
- Pilot Cable
- Optic Fibre
- Decommissioned
- Affected BYDA Work Area Symbols
-



Map 1

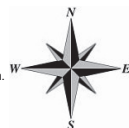
Enquiry No: 270602056

Circa One Unit 407 1 Aspinnall St Nundah



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

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



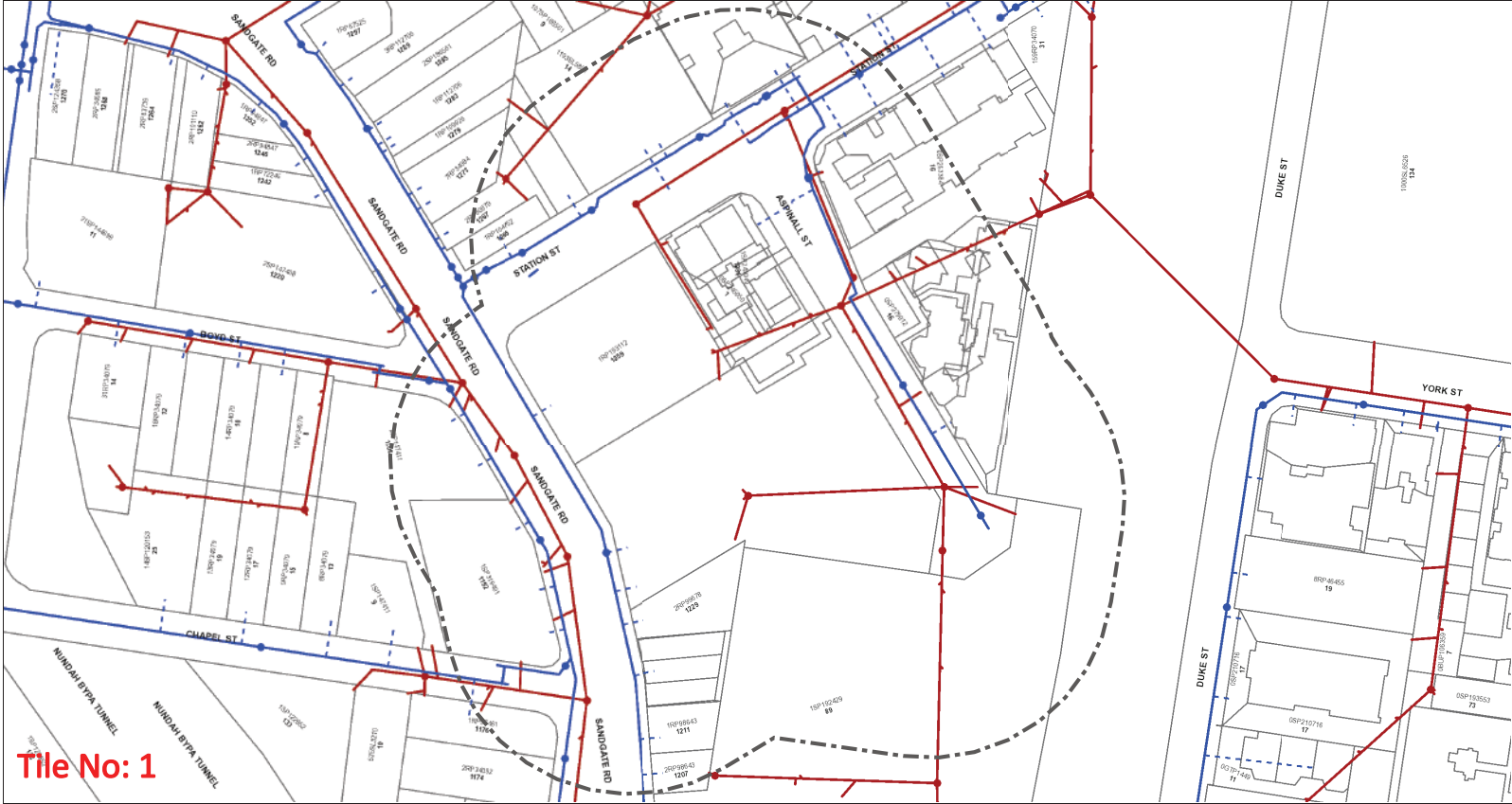
0 0.02km

Imagery sourced from Open StreetMaps

LEGEND:

- Powerlink Substation
- Other Substation
- Possible Comms
- High Voltage Cable
- Pilot Cable
- Optic Fibre
- Decommissioned
- Affected BYDA Work Area Symbols
-

Urban Utilities - Water, Recycled Water and Sewer Infrastructure

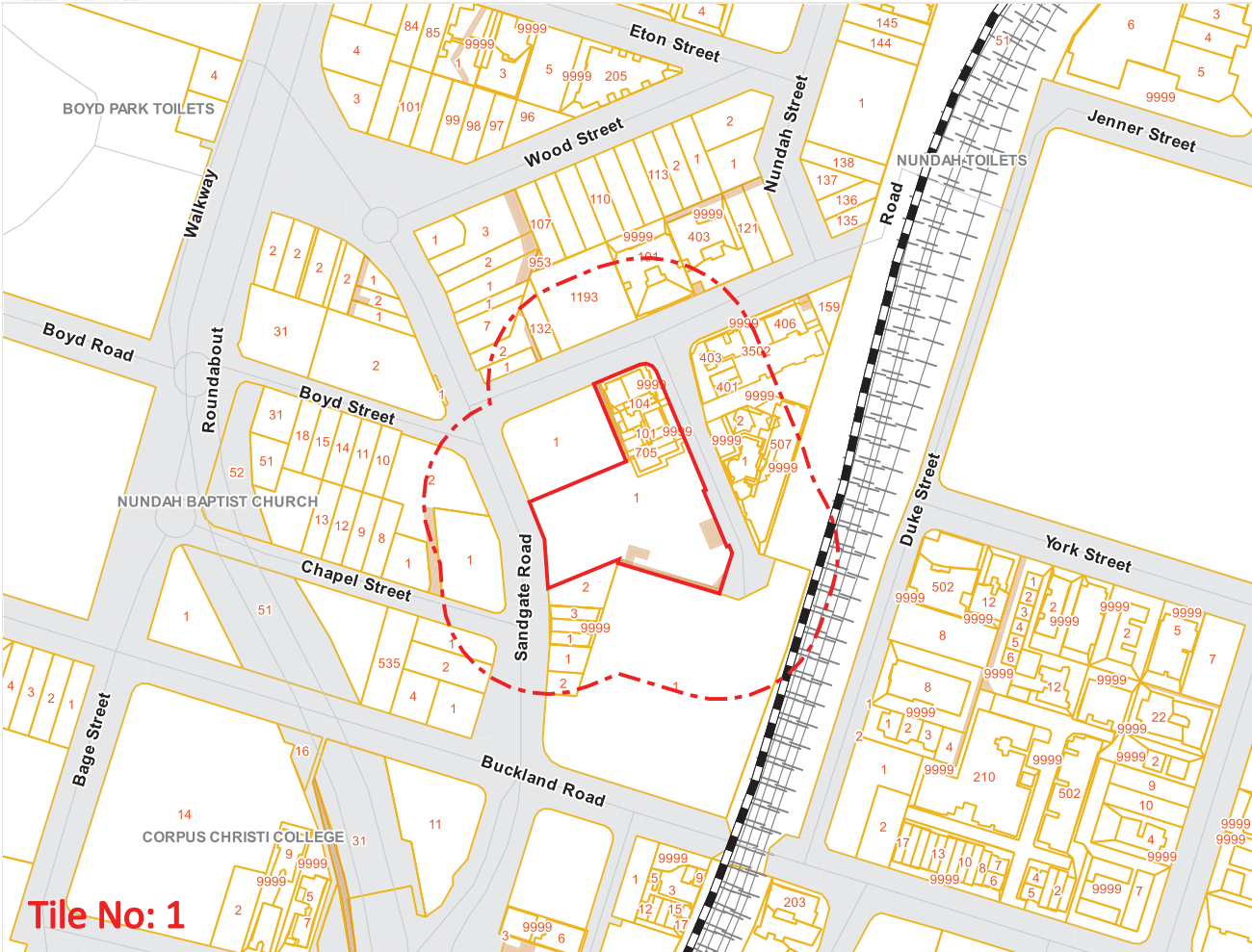


Tile No: 1

<p>Urban Utilities</p> <p>N</p> <p>Map Scale 1:1000</p>	<p>Before You Dig Australia - Urban Utilities Water, Recycled Water and Sewer Infrastructure</p> <p>BYDA Reference No: 270602060</p> <p>Date BYDA Ref Received: 31/03/2026 Date BYDA Job to Commence: 01/04/2026 Date BYDA Map Produced: 31/03/2026</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 a 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).</p> <p>www.urbanutilities.com.au 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)																				



Sequence No: 270602058
Job No: 52768850
Location: Circa One Unit 407 1 Aspinall St, Nundah, QLD 4012



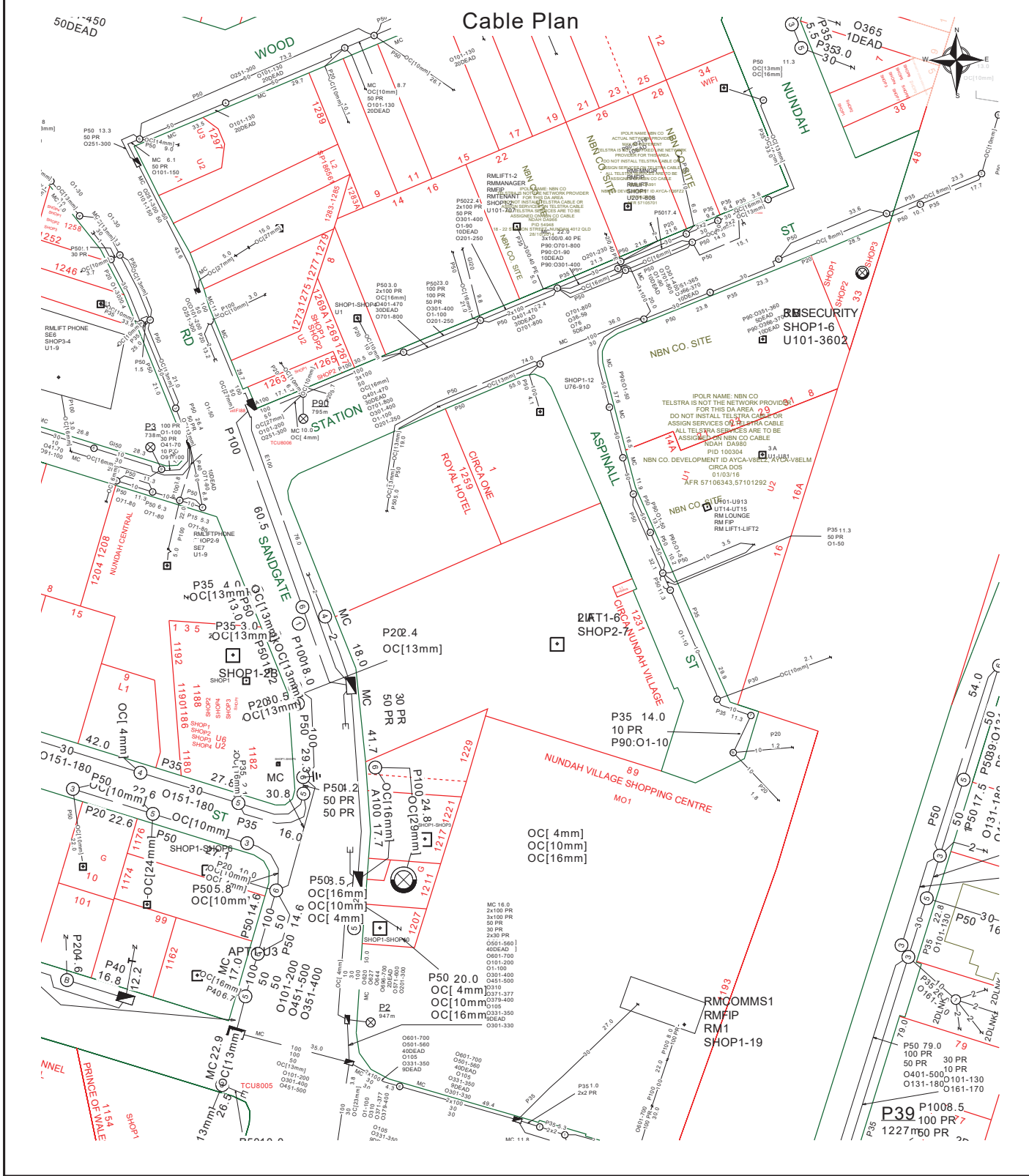
Legend



Scale: 1:2500
Expires: 28 Apr 2026

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Tile No: 1



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: 270602062

TELSTRA LIMITED A.C.N. 086 174 781
 Generated On 31/03/2026 11:38:40

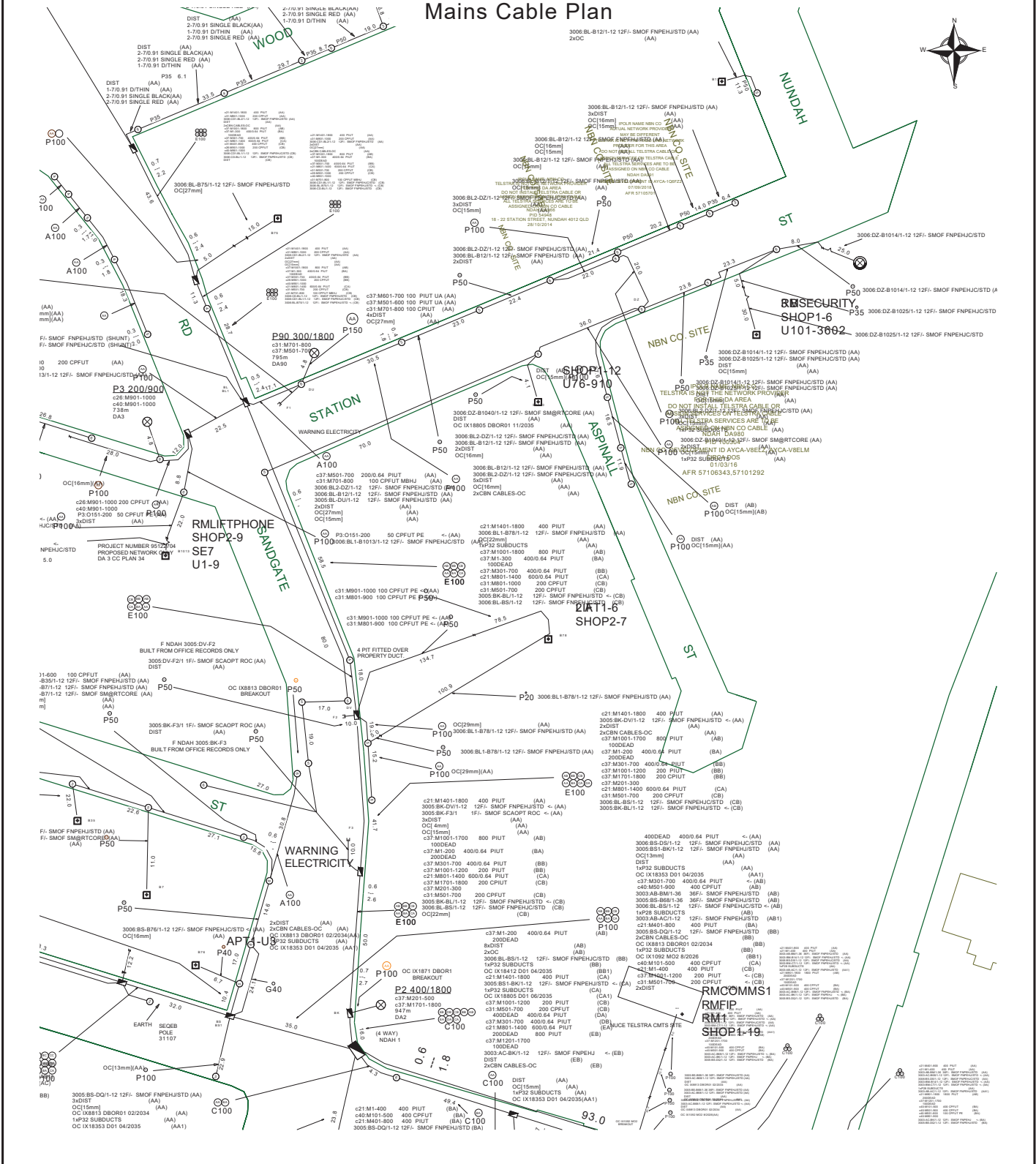
CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact InfraCo Plan Services should you require any assistance.

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

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

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

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

TELSTRA LIMITED A.C.N. 086 174 781
 Generated On 31/03/2026 11:38:48

Sequence Number: 270602062

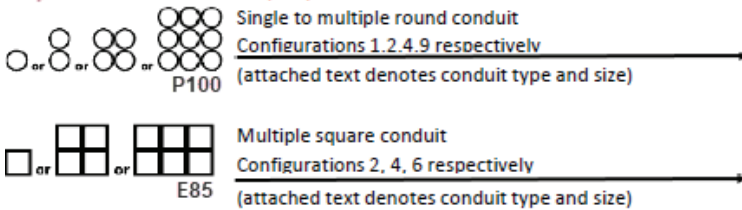
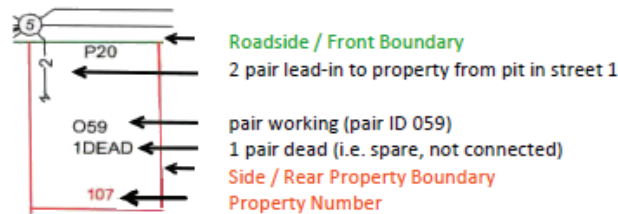
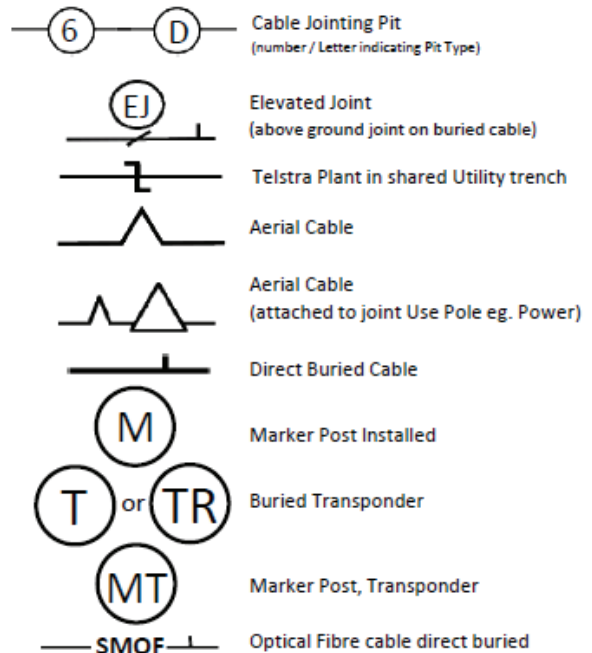
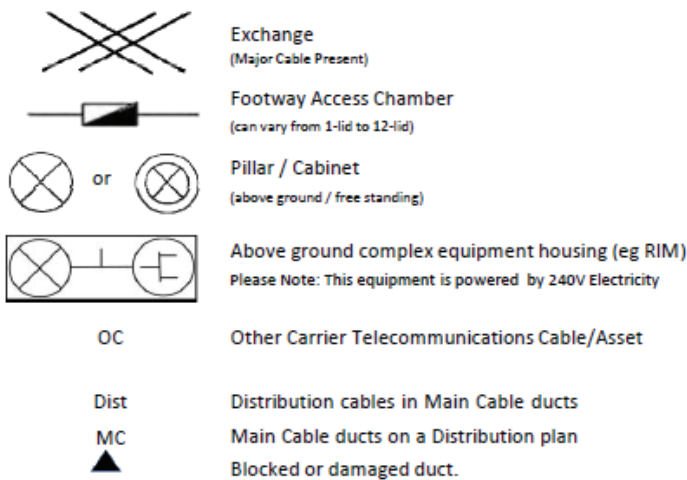
CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact InfraCo Plan Services should you require any assistance.

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

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



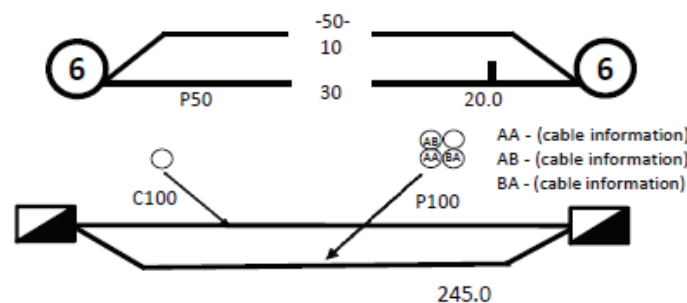
LEGEND



Some examples of conduit type and size:

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

Some Examples of how to read Telstra Plans



Protect our Network:

by maintaining the following distances from our assets:

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

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

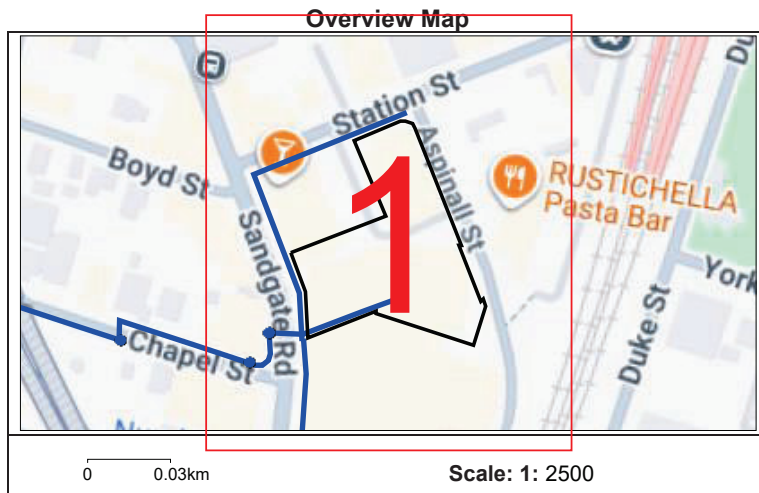
- Use suitably qualified and supervised professionals, particularly if you are working near assets that contain electricity cables or gas pipes.
- Ensure the below minimum clearance distances between the construction activities and the actual location of our assets are met. If you need clearance distances for our above ground assets, or if the below distances cannot be met, call **1800 786 306** to discuss.

Minimum assets clearance distances.

- 300mm when laying asset in-line, horizontal or vertical.
 - 1000mm when operating vibrating equipment. Eg: vibrating plates. No vibrating equipment on top of asset.
 - 1000mm when operating mechanical excavators or jackhammers/pneumatic breakers.
 - 2000mm when performing directional bore in-line, horizontal and vertical.
 - No heavy vehicle over 3 tonnes to be driven over asset with less than 600mm of cover.
- Reinstate exposed Pipe Networks network infrastructure back to original state.

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- Privacy Notice – Your information has been provided to us by Before You Dig Australia to respond to your Before You Dig Australia enquiry. We will keep your personal information in accordance with Pipe Networks’s privacy policy.
- Confidentiality – The information we have provided to you is confidential and is to be used only for planning and designing purposes in connection with your Before You Dig Australia enquiry. Please dispose of the information by shredding or other secure disposal method after use. We retain all intellectual property rights (including copyrights) in all our documents and plans.



Pipe Networks Pty Limited



Enquiry Number: 270602057

Map Sheet: 1

Scale: 1: 750

0 0.008km



LEGEND

BYDA Work Area



AAPT/PowerTel Pit



TransACT Pit



AAPT/PowerTel Duct



TransACT Duct



DDA Pit



SOUL Pattinson Telecoms Pit



DDA Duct



SOUL Pattinson Telecoms Duct



Agile/Adam Pit



PIPE Networks Pit



Agile/Adam Duct



PIPE Networks Duct



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