

Seller disclosure statement



Queensland
Government

Property Law Act 2023 section 99

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

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

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

This statement does not include information about:

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

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

Part 1 – Seller and property details

Seller **Roshan Adhikari**

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

12/80 RYANS ROAD, NUNDAH QLD 4012

Lot on plan description

12/SP259389

Community titles scheme
or BUGTA scheme:

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

☒ **Yes**

☐ **No**

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

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

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

Title details

The seller gives or has given the buyer the following—

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

☒ **Yes**

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

☒ **Yes**

Registered encumbrances	Registered encumbrances, if any, are recorded on the title search, and may affect your use of the property. Examples include easements, statutory covenants, leases and mortgages. You should seek legal advice about your rights and obligations before signing the contract.
Unregistered encumbrances (excluding statutory encumbrances)	There are encumbrances not registered on the title that will continue ☐ Yes ☒ No to affect the property after settlement. Note—If the property is part of a community titles scheme or a BUGTA scheme it may be subject to and have the benefit of statutory easements that are NOT required to be disclosed. Unregistered lease (if applicable) If the unregistered encumbrance is an unregistered lease, the details of the agreement are as follows: » the start and end day of the term of the lease: » the amount of rent and bond payable: » whether the lease has an option to renew: Other unregistered agreement in writing (if applicable) If the unregistered encumbrance is created by an agreement in writing, and is not an unregistered lease, a copy of the agreement is given, together with relevant plans, if any. ☐ Yes Unregistered oral agreement (if applicable) If the unregistered encumbrance is created by an oral agreement, and is not an unregistered lease, the details of the agreement are as follows:
Statutory encumbrances	There are statutory encumbrances that affect the property. ☒ Yes ☐ No <i>If Yes, the details of any statutory encumbrances are as follows:</i> Rates and water charges that may lead to statutory encumbrances will be adjusted and paid at settlement in accordance with the standard terms of the Contract. Sewer, water, o/head power, stormwater, telstra, support and shelter, as detailed in the Community Management Statement affecting Lot 12 and Common Property. APA Group - Gas Assets - as per attached plan and legend. Brisbane City Council - as per attached plan and legend. Energex – as per attached plan and legend NBN Co Qld - as per attached plan and legend. Powerlink Qld – as per attached plan and legend. Queensland Urban Utilities – as per attached plan and legend. Reef Networks – as per attached plan and legend Telstra QLD South East - as per attached plan and legend.

**Residential
tenancy or
rooming
accommodation
agreement**

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

☐ **Yes** ☒ **No**

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

Note—Under the *Residential Tenancies and Rooming Accommodation Act 2008* the rent for a residential premises may not be increased earlier than 12 months after the last rent increase for the premises.

As the owner of the property, you may need to provide evidence of the day of the last rent increase. You should ask the seller to provide this evidence to you prior to settlement.

Part 3 – Land use, planning and environment

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

Zoning	The zoning of the property is (<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>): LMR2 Low - medium density residential	
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. ☐ Yes ☒ No The lot is affected by a notice of intention to resume the property or any part of the property. ☐ Yes ☒ No <i>If Yes, a copy of the notice, order, proposal or correspondence must be given by the seller.</i>	
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>. ☐ Yes ☒ No The following notices are, or have been, given: A notice under section 408(2) of the <i>Environmental Protection Act 1994</i> (for example, land is contaminated, show cause notice, requirement for site investigation, clean up notice or site management plan). ☐ Yes ☒ No A notice under section 369C(2) of the <i>Environmental Protection Act 1994</i> (the property is a place or business to which an environmental enforcement order applies). ☐ Yes ☒ No A notice under section 347(2) of the <i>Environmental Protection Act 1994</i> (the property is a place or business to which a prescribed transitional environmental program applies). ☐ Yes ☒ No	
Trees	There is a tree order or application under the <i>Neighbourhood Disputes (Dividing Fences and Trees) Act 2011</i> affecting the property. ☐ Yes ☒ 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). ☐ Yes ☒ No	
Flooding	Information about whether the property is affected by flooding or another natural hazard or within a natural hazard overlay can be obtained from the relevant local government and you should make your own enquires. Flood information for the property may also be available at the FloodCheck Queensland portal or the Australian Flood Risk Information portal.	
Vegetation, habitats and protected plants	Information about vegetation clearing, koala habitats and other restrictions on development of the land that may apply can be obtained from the relevant State government agency.	

Part 4 – Buildings and structures

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

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

Part 5 – Rates and services

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

Rates	Whichever of the following applies—
	The total amount payable* for all rates and charges (without any discount) for the property as stated in the most recent rate notice is: Amount: \$550.80 Date Range: 01.04.2026 - 30.06.2026 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: \$491.04 Date Range: 10.03.2026 - 02.06.2026 OR There is no separate water services notice issued for the lot; however, an estimate of the total amount payable for water services is: Amount: 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. ☒ Yes ☐ No (If Yes, complete the information below)
Community Management Statement	A copy of the most recent community management statement for the scheme as recorded under the <i>Land Title Act 1994</i> or another Act is given to the buyer. ☒ Yes Note—If the property is part of a community titles scheme, the community management statement for the scheme contains important information about the rights and obligations of owners of lots in the scheme including matters such as lot entitlements, by-laws and exclusive use areas.
Body Corporate Certificate	A copy of a body corporate certificate for the lot under the <i>Body Corporate and Community Management Act 1997</i>, section 205(4) is given to the buyer. ☒ Yes ☐ No If No— An explanatory statement is given to the buyer that states: ☐ Yes » a copy of a body corporate certificate for the lot is not attached; and » the reasons under section 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.
Statutory Warranties	Statutory Warranties—If you enter into a contract, you will have implied warranties under the <i>Body Corporate and Community Management Act 1997</i> relating to matters such as latent or patent defects in common property or body corporate assets; any actual, expected or contingent financial liabilities that are not part of the normal operating costs; and any circumstances in relation to the affairs of the body corporate that will materially prejudice you as owner of the property. There will be further disclosure about warranties in the contract.

Building Units and Group Titles Act 1980	The property is included in a BUGTA scheme ☐ Yes ☒ No (If Yes, complete the information below)
Body Corporate Certificate	A copy of a body corporate certificate for the lot under the <i>Building Units and Group Titles Act 1980</i>, section 40AA(1) is given to the buyer. ☐ Yes ☐ No If No— An explanatory statement is given to the buyer that states: ☐ Yes » a copy of a body corporate certificate for the lot is not attached; and » the reasons under section 7 of the <i>Property Law Regulation 2024</i> why the seller has not been able to obtain a copy of the body corporate certificate for the lot. Note—If the property is part of a BUGTA scheme, you will be subject to by-laws approved by the body corporate and other by-laws that regulate your use of the property and common property.

Signatures – SELLER

Roshan Adhikari

Signature of seller

Signature of seller

Roshan Adhikari

Name of Seller

Name of Seller

25/06/2026

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:	50953774	Search Date:	24/06/2026 10:42
Date Title Created:	30/06/2014	Request No:	56640269
Previous Title:	10659155		

ESTATE AND LAND

Estate in Fee Simple

LOT 12 SURVEY PLAN 259389

Local Government: BRISBANE CITY

COMMUNITY MANAGEMENT STATEMENT 46159

REGISTERED OWNER

Dealing No: 723917493 12/03/2025

ROSHAN ADHIKARI

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10026089 (POR 142)
2. MORTGAGE No 723917494 12/03/2025 at 14:07
COMMONWEALTH BANK OF AUSTRALIA A.C.N. 123 123 124

ADMINISTRATIVE ADVICES

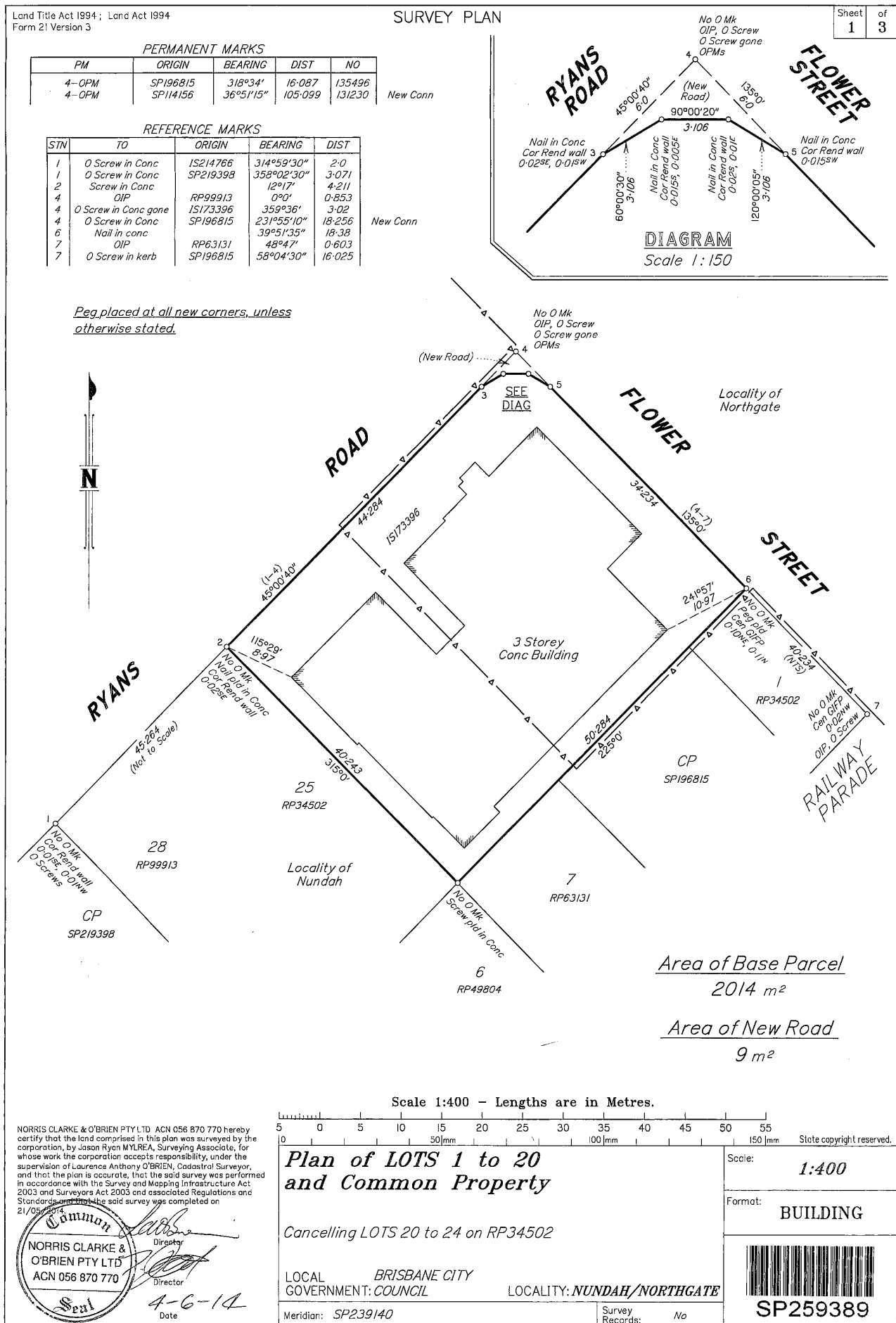
NIL

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

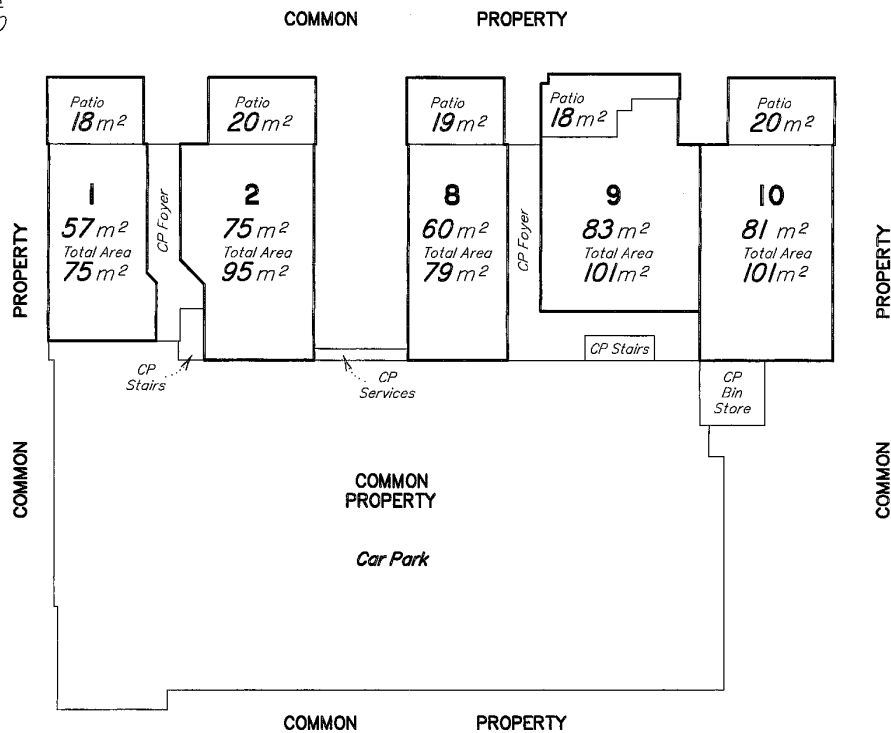


Land Title Act 1994; Land Act 1994
Form 21A Version 1

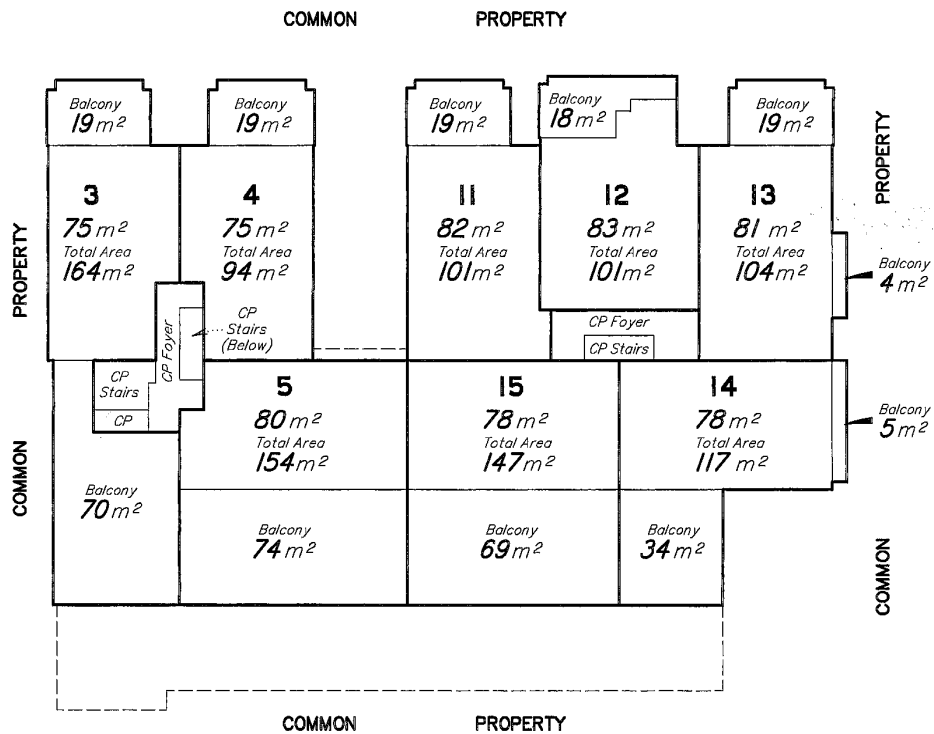
ADDITIONAL SHEET

Sheet
2 of
3**LEVEL A**

Scale 1:250

**LEVEL B**

Scale 1:250



Scale 1:250 - Lengths are in Metres.

Line of Building Below

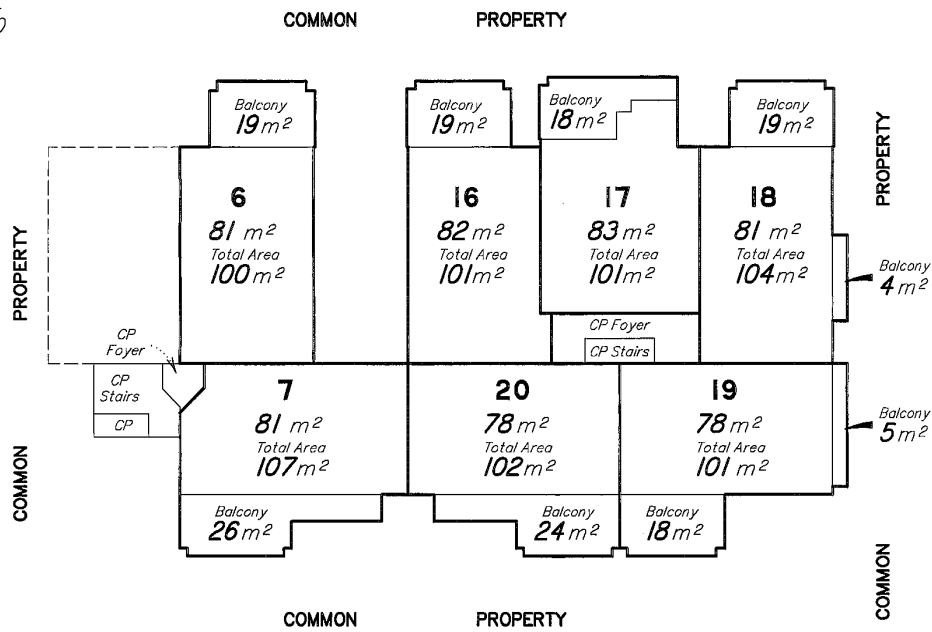
State copyright reserved.

Insert
Plan
Number
SP259389

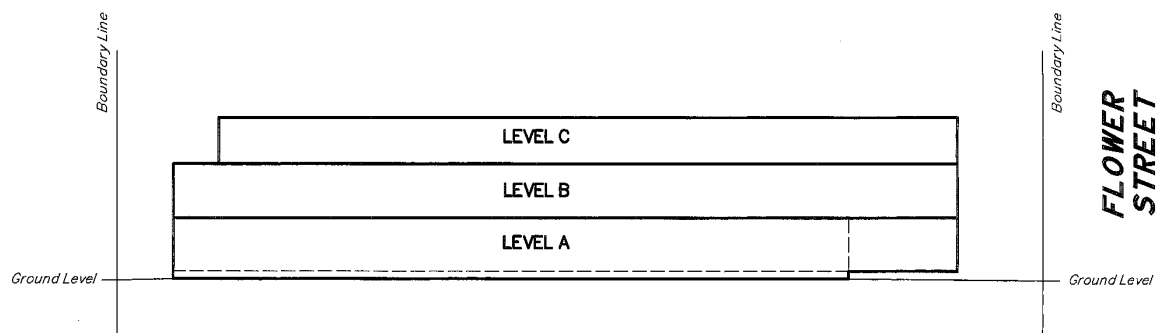
94/18b tp

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

ADDITIONAL SHEET

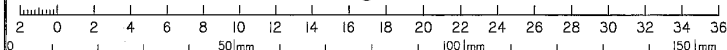
Sheet
3 of
3**LEVEL C**
Scale 1:250

Line of Building Below

LATERAL ASPECT
Scale 1:250
(Looking Northwest)

Scale 1:250 - Lengths are in Metres.

State copyright reserved.

Insert
Plan
Number
SP259389

9418b/p

APA

Australia's energy
infrastructure partner



Before You Dig Australia

Classification: Networks

Enquiry date	12/06/2026
Sequence number	274448458
Work site address	Unit 12 80 Ryans Rd Nundah QLD 4012





For your immediate information

THERE IS A GAS PIPELINE OR GAS ASSETS

located in close vicinity to your works.

Enquiry Date: 12/06/2026
Enquirer: Mackenzie Quaife
Sequence Number: 274448458
Work Site Address: Unit 12 80 Ryans Rd
Nundah
QLD 4012

Thank you for your Before You Dig enquiry regarding the location of gas assets.

We confirm there are Gas Assets located in close vicinity of the above location.

Caution: Damage to gas assets may result in explosion, fire and personal injury.

Please ensure you read all the relevant information contained in this response to your BYDA enquiry including reviewing the **APA Guidelines for Works Near Existing Gas Assets** and clearly understand and comply with all requirements relating to your scope of work.

If you have any queries relating to this information, or you are unable to comply with requirements of the APA Guidelines for Works Near Existing Gas Assets contact the APA Before You Dig Officer

- Phone 1800 085 628
- Email BYDA_APA@apa.com.au

for clarification before proceeding with any work.

Before You Dig Checklist



1. Plan

- Review maps provided with this BYDA response and confirm the location of your work site is correct.
 - Review the **APA Guidelines for Works Near Existing Gas Assets** and clearly understand requirements relating to my scope of work.
-



2. Prepare

- Electronically locate gas assets and mark locations.
 - Note: Look for visible evidence of gas assets at the worksite which may not be shown on plans.
-



3. Pothole

- Physically confirm ('prove') the location of gas assets by potholing by hand excavation or non- destructive vacuum excavation methods in accordance with **APA Guidelines for Works Near Existing Gas Assets**.
 - Road authorities, councils, utilities and their authorised contractors and agents are responsible to pothole or use other suitable methods to verify the location and depth of all gas assets, including gas (inlet) services, prior to commencing any works.
-



4. Protect

- Protect gas assets by maintaining clearances whilst excavating and following conditions provided by APA.
 - Where required by APA, only conducting work in proximity to gas assets while Site Watch is on site.
 - Where applicable, APA Authority To Work permit conditions are clearly understood and complied with.
 - Strap and support exposed mains and inlet services. Cover exposed mains to prevent damage until the excavation can be permanently restored.
-



5. Proceed

- Only proceed with your work once you have completed all the planning, preparation, potholing and protection requirements.
 - APA BYDA response (including maps) are on site for reference at all times, and less than 30 days old.
-

Contacts

Contacts APA Group	
Enquiry	Contact Numbers
General enquiries or feedback regarding this information or gas assets.	APA – Before You Dig Officer Phone: 1800 085 628 Email: BYDA_APA@apa.com.au
Gas Emergencies	Phone: 1800 GAS LEAK (1800 427 532)

Site Watch

Site Watch is where an APA field officer attends your work site to monitor and ensure controls are in place to protect critical gas assets from damage during work.

The following rates* apply for this service (1 hour minimum charge):

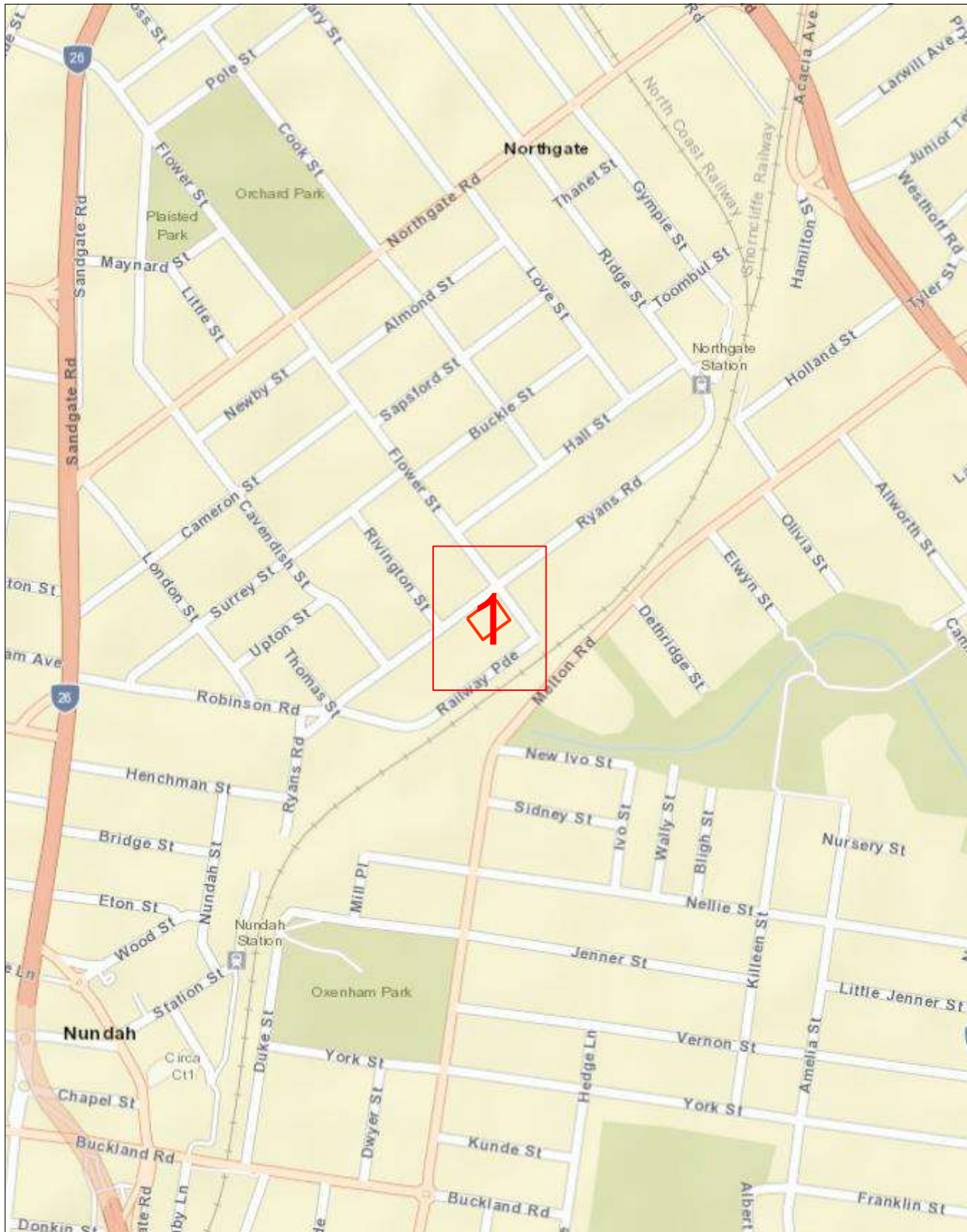
Item	Rate (excl. gst)
Site Watch – Business Hours	\$143.42 per hour
Site Watch – After Hours	\$175.06 per hour
Cancellation Fee	\$286.84
<i>Fee applies where cancelations received after 12pm (midday), 1 business day prior to the booking.</i>	

Contact APA – Before You Dig officer for state specific hours of business.

**The specified rates do not apply to Origin Energy LPG assets. All charges and invoicing related to these assets will be administered directly by Origin Energy. For further information contact Origin Energy.*

Site Unit 12 80 Ryans Rd
Address: Nundah
 QLD 4012

Sequence 274448458
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 Unit 12 80 Ryans Rd
Address: Nundah
QLD 4012

Sequence 274448458
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^	
Gas connected property		CP rectifier terminal			

^A 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

Important information

- Refer to requirements relating to construction, excavation and other work activities in the **APA Guidelines for Works Near Existing Gas Assets** document with this BYDA response.
- BYDA enquiries are valid for 30 days. If your works commence after 30 days from the date of this response a new enquiry is required to validate location information.
- For some BYDA enquiries, you may receive two (2) responses from APA. Please read both responses carefully as they relate to different assets.
- Gas (inlet) services connecting Gas Assets in the street to the gas meter on the property are not marked on the map. South Australia Only – if a meter box is installed on the property, a sketch of the gas service location may be found inside the gas meter box. APA does not guarantee the accuracy or completeness of these sketches.

Free Gas Pipeline Awareness Training and Information

PROFESSIONALS

APA offers online and in-person toolbox forums to support safe work near underground gas assets. Topics include distribution and transmission pipelines, the permit process, and gas emergencies, with content suited for companies of all sizes. A Continuing Professional Development certificate is available upon completion.

Scan the QR code to register for an online toolbox, or email damageprevention@apa.com.au to request an in-person presentation.

HOMEOWNERS

If you're working near your home's gas pipes stay safe and view APA's video guide **'Working Safely Near Gas Lines: A DIY Homeowner's Guide'** which offers simple tips to avoid damaging gas pipes.

Scan the QR code to view the video, or for more information email damageprevention@apa.com.au

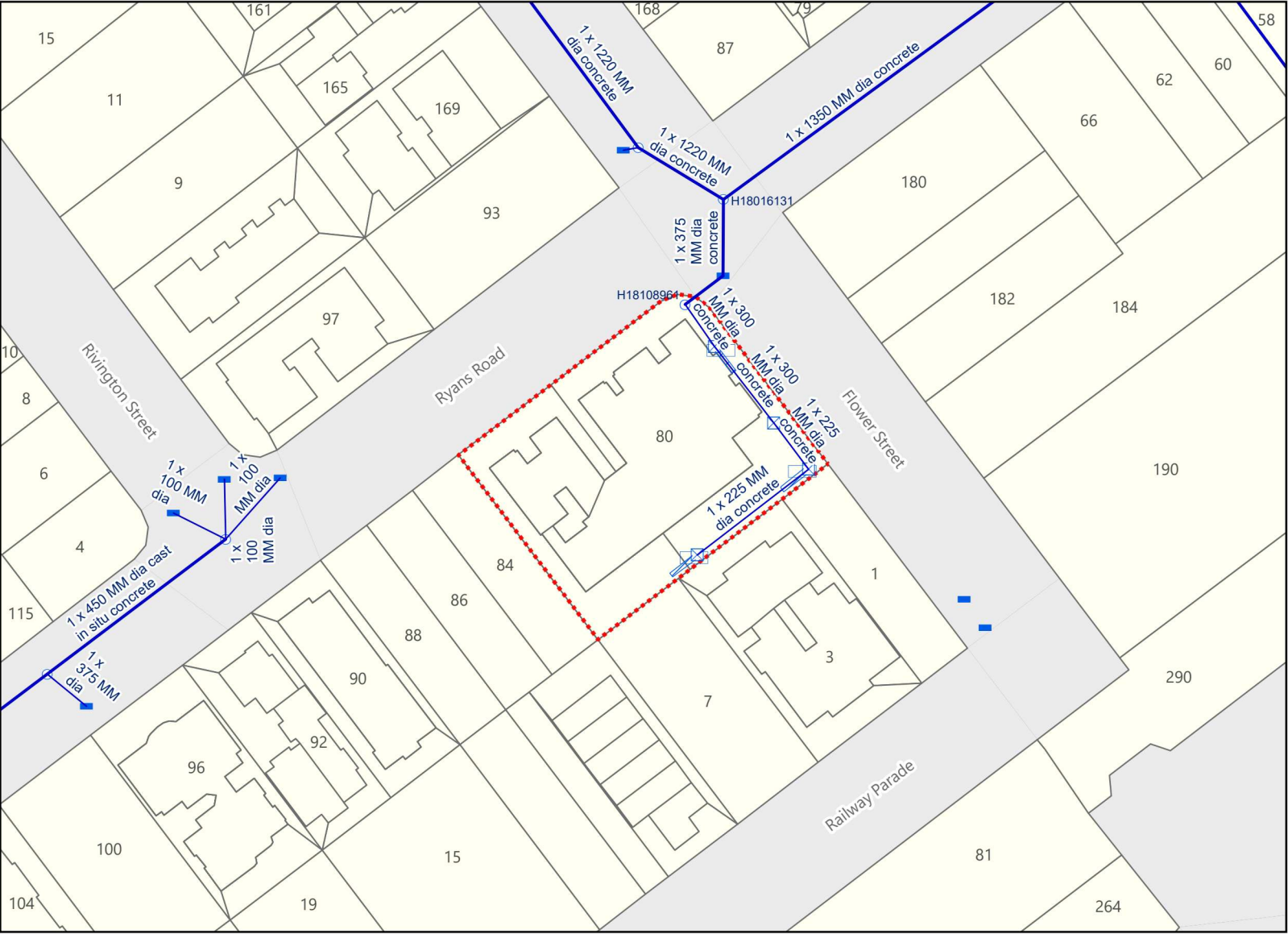


Disclaimer and legal details

- This information is valid for 30 days from the date of this response.
- This information has been generated by an automated system based on the area highlighted in your BYDA request and has not been independently verified.
- Map location information is provided as AS5488-2022 Quality Level D, as such supplied location information is indicative only.
- Whilst APA has taken reasonable steps to ensure that the information supplied is accurate, the information is provided strictly on the condition that no assurance, representation, warranty or guarantee (express or implied) is given by APA in relation to the information (including without limitation quality, accuracy, reliability, completeness, currency, sustainability, or suitability for any particular purpose) except that the information has been disclosed in good faith.
- Any party who undertakes activities in the vicinity of APA operated assets has a legal duty of care that must be observed. This legal obligation requires all parties to adhere to a standard of reasonable care while performing any acts that could foreseeably harm these assets.



Job # 53411709
Seq # 274448455
Provider: Brisbane City Council
Telephone: (07) 3403 8888



Legend

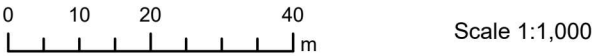
- BYDA Enquiry
- Stormwater Network**
 - Stormwater Drain
 - Stormwater Gully / Roofwater Connection
 - Stormwater Maintenance Hole
 - Stormwater Gully Pit
 - Stormwater Field Inlet
 - Stormwater Quality Improvment Device
 - Stormwater Treatment Asset - Area

Disclaimer:
© Brisbane City Council [2020]
In consideration of Council, and the copyright owners listed below, permitting the use of this data, you acknowledge and agree that Council, and the copyright owners, give no warranty in relation to the data (including accuracy, reliability, completeness, currency or suitability) and accept no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage), relating to any use of this data.
Data must not be used for direct marketing or be used in breach of the privacy laws.

Copyright of data is as follows:
Cadastral 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
12/06/26 (valid for 30 days)



Plans generated by
SmarterWX™ Automate

All underground cables shall be treated as being energised. Where a cable is located that is not represented on the ENERGEX BYDA map, then ENERGEX shall be contacted immediately.

For Emergency Situations
Please Call 13 19 62



BYDA

Sequence: 274448460
Date: 12/06/2026

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

CAUTION - HIGH VOLTAGE

LEGEND

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

AS5488 Category "D" Plan



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

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.

All underground cables shall be treated as being energised. Where a cable is located that is not represented on the ENERGEX BYDA map, then ENERGEX shall be contacted immediately.

For Emergency Situations
Please Call 13 19 62



BYDA

Sequence: 274448460
Date: 12/06/2026

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

**CAUTION - HIGH
VOLTAGE**

LEGEND

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

AS5488 Category "D" Plan



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.

All underground cables shall be treated as being energised. Where a cable is located that is not represented on the ENERGEX BYDA map, then ENERGEX shall be contacted immediately.

For Emergency Situations
Please Call 13 19 62



BYDA

Sequence: 274448460
Date: 12/06/2026

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

CAUTION - HIGH VOLTAGE

LEGEND

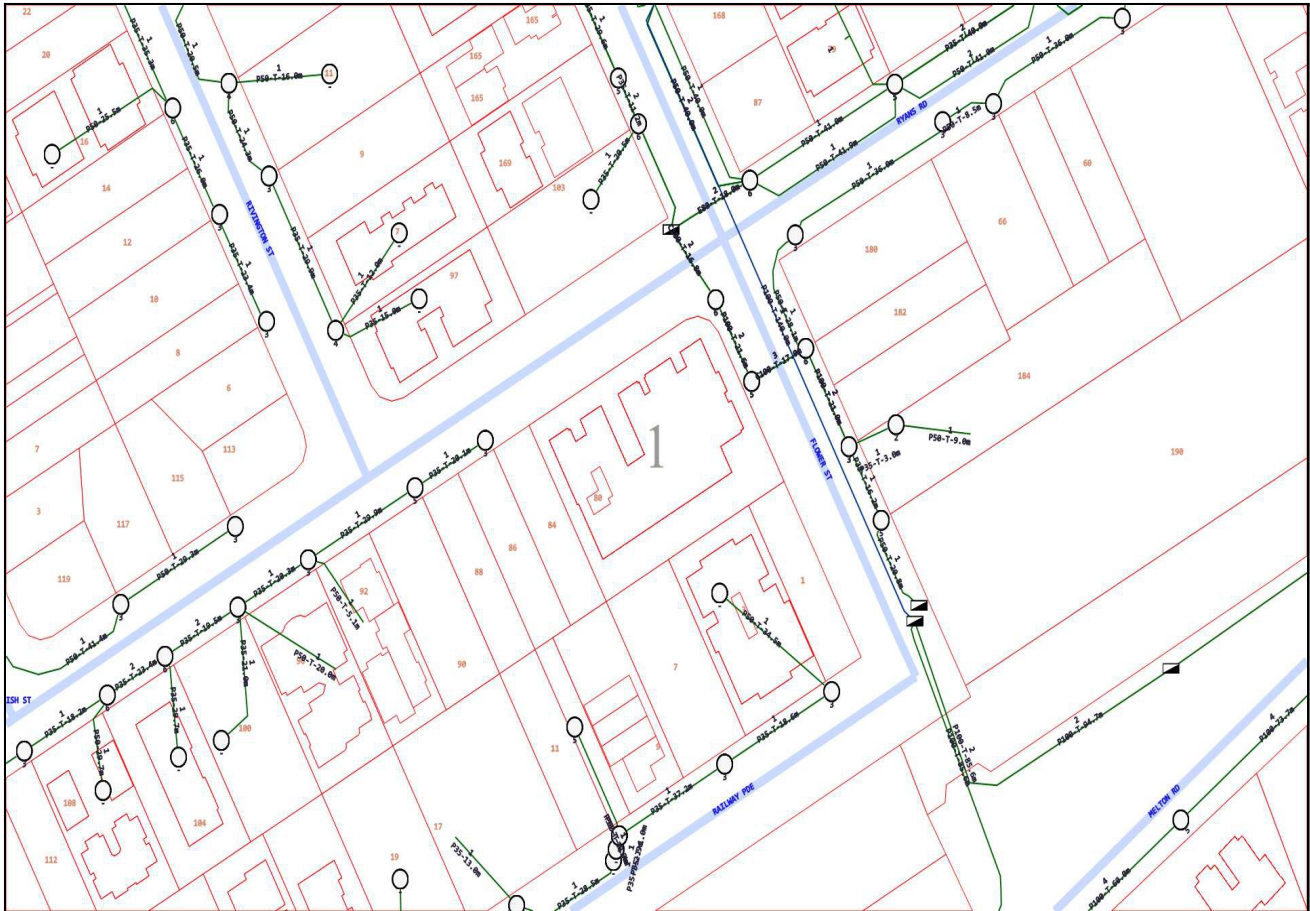
- Substation
- Cable Marker
- Pit
- Pole
- Pillar
- LV Cable (up to 1kV)
- HV Cable (1kV - <33kV)
- HV Cable (33kV and over)
- Pit Boundary
- Planned Work Area

AS5488 Category "D" Plan



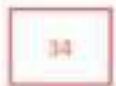
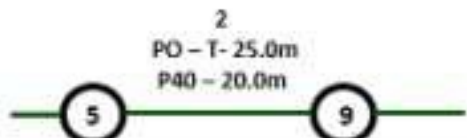
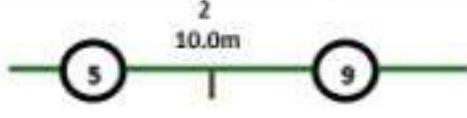
DISCLAIMER: While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither Energex nor Pelican Corp shall have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan response or the information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

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.



Emergency Contacts

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

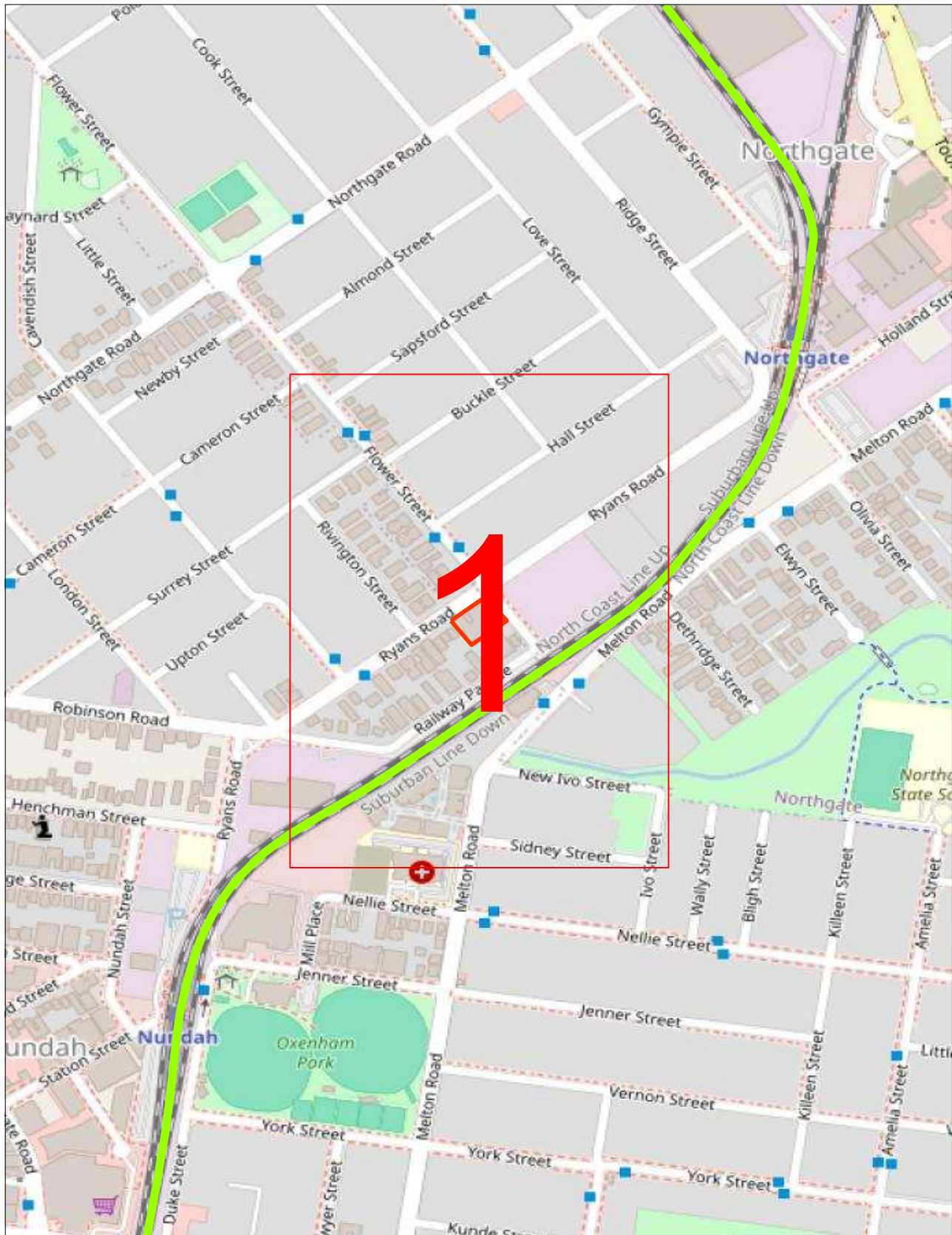
	 LEGEND
	Parcel and the location
	Pit with size "5"
	Power Pit with size "2E". Valid PIT Size: e.g. 2E, 5E, 6E, 8E, 9E, E, null.
	Manhole
	Pillar
	Cable count of trench is 2. One "Other size" PVC conduit (PO) owned by Telstra (-T-), between pits of sizes, "5" and "9" are 25.0m apart. One 40mm PVC conduit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



Overview Map

Enquiry No: 274448456

Unit 12 80 Ryans Rd 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.



LEGEND:

0 0.05km

Imagery sourced from Open StreetMaps

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



Map 1

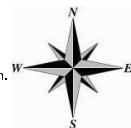
Enquiry No: 274448456

Unit 12 80 Ryans Rd 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

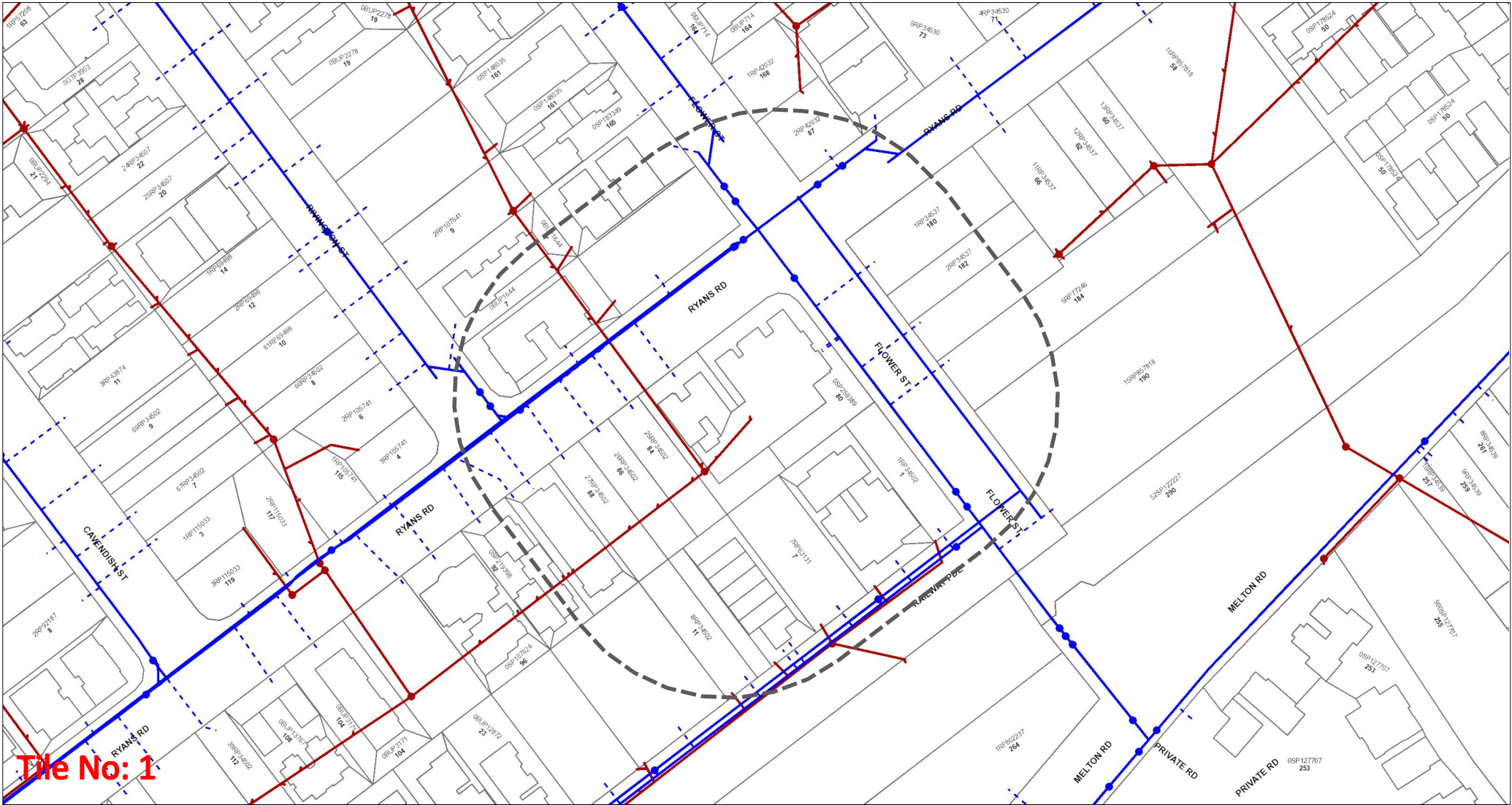
LEGEND:

- High Voltage Cable
- Powerlink Substation
- Other Substation
- Possible Comms
- Pilot Cable
- Optic Fibre
- Decommissioned

Affected BYDA Work Area Symbols



Urban Utilities - Water, Recycled Water and Sewer Infrastructure





Urban Utilities

N

Map Scale
1:1000

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

BYDA Reference No: 274448459

Date BYDA Ref Received: 12/06/2026

Date BYDA Job to Commence: 25/06/2026

Date BYDA Map Produced: 12/06/2026

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

Sewer

- Infrastructure
- Major Infrastructure
- Network Pipelines
- Network Structures

Water

- Infrastructure
- Major Infrastructure
- Network Pipelines
- Network Structures
- Water Service (Indicative only)

Recycled Water

- Infrastructure
- Major Infrastructure
- Network Pipelines
- Network Structures

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

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

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

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

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

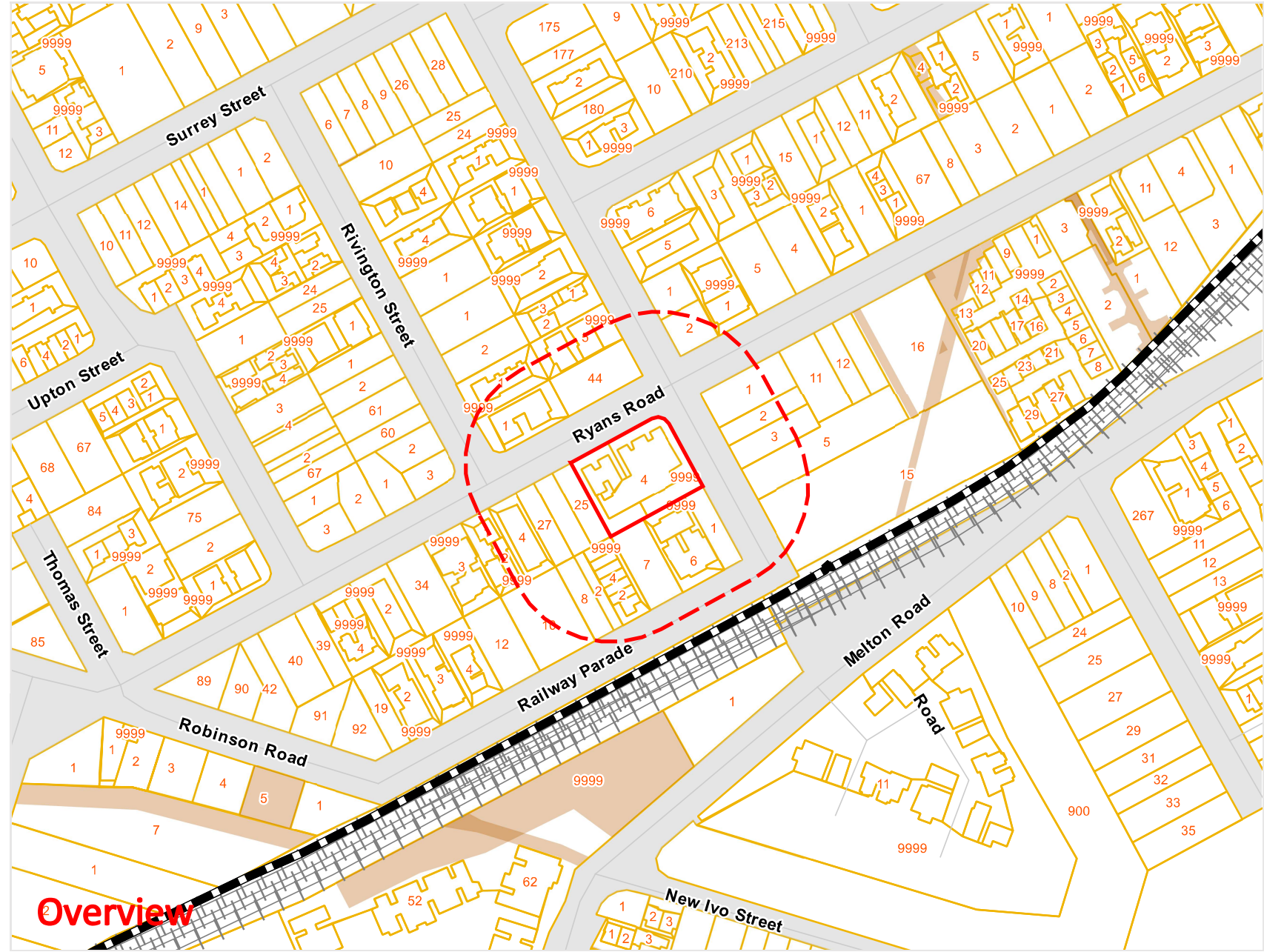
For further information, please call Urban Utilities on 13 25 57 (8am-6pm weekdays). Faults and emergencies 13 23 64 (24/7).

www.urbanutilities.com.au

ABN 86 673 835 011



Sequence No: 274448457
Job No: 53411709
Location: Unit 12 80 Ryans Rd, Nundah, QLD 4012

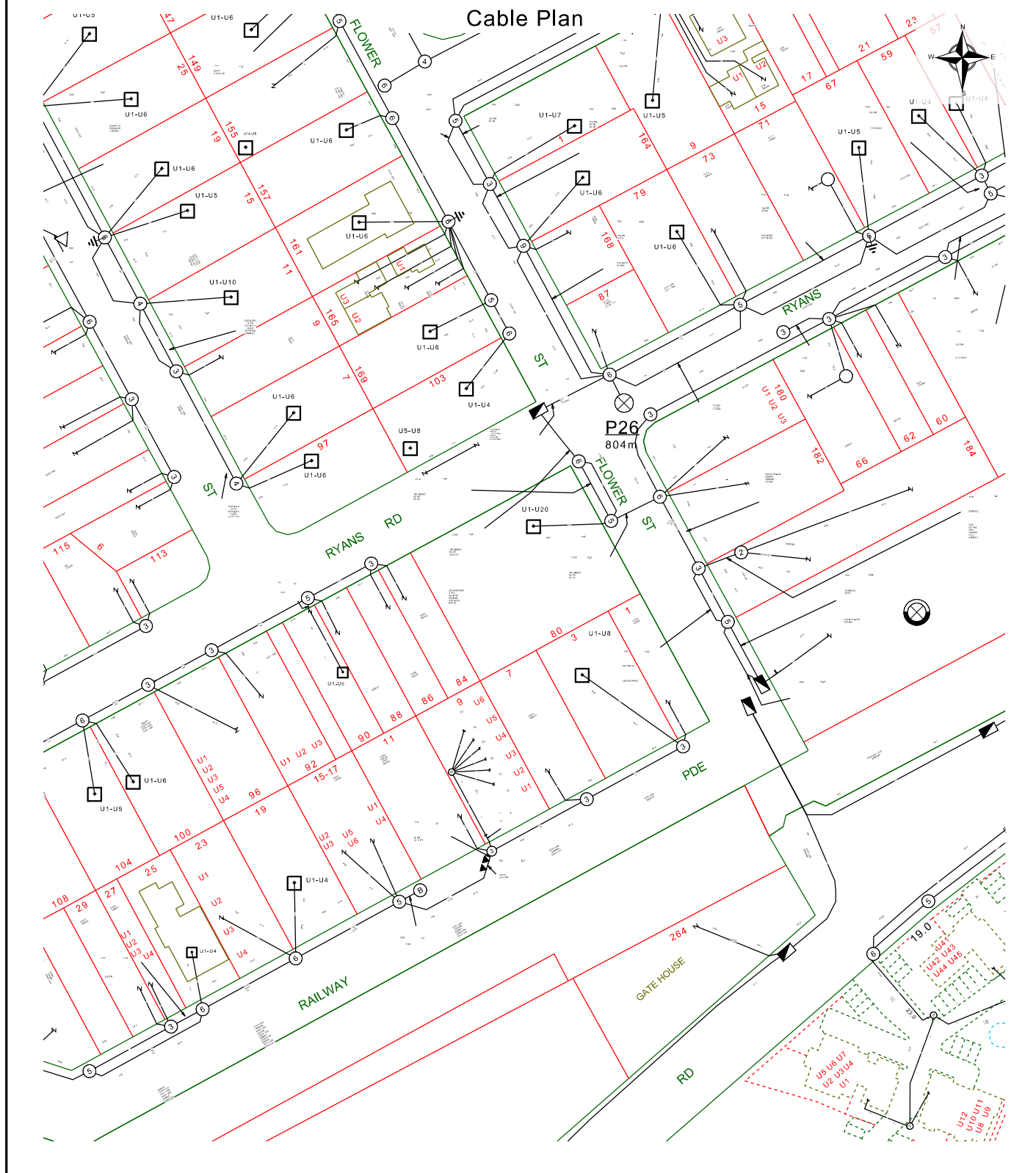


Legend



Scale: 1:2500
Expires: 10 Jul 2026

DISCLAIMER: While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither Visionstream 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.



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 12/06/2026 15:30:26

Sequence Number: 274448461

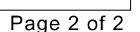
CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact InfraCo Plan Services should you require any assistance.

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

WARNING

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

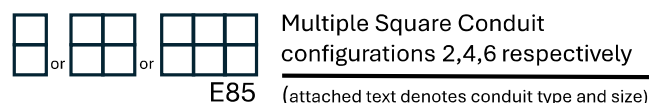
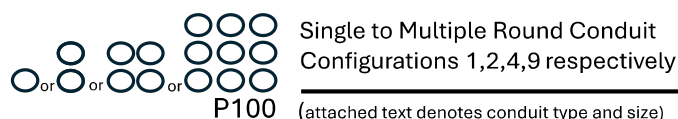
See the Steps- Telstra Duty of Care that was provided in the email response.



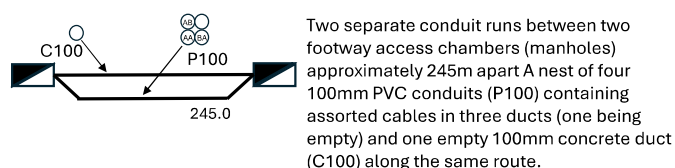
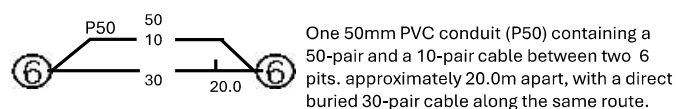
LEGEND



	Lead-in terminates at a Customer Address		Cable Jointing Pit Number / Letter indicating Pit type/size
	Exchange Major Cable Present		Elevated Joint (above ground joint on buried cable)
	Pillar / Cabinet Above ground Free Standing		Telstra Plant in shared Utility trench
	Above ground Complex Equipment Please note: Powered by 240v electricity		Aerial cable / or cable on wall
OC	Other Carrier Telecommunication Cable/ Asset. Not Telstra Owned		Aerial cable (attached to joint use Pole e.g., Power Pole)
DIST	Distribution cables in Main Cable Ducts		Marker Post Installed
MC	Main Cable ducts on a Distribution Plan		Buried Transponder
	Blocked or Damaged Duct		Marker Post & Transponder
	Footway Access Chamber (can vary between 1-lid to 12-lid)		Optical Fibre Cable Direct Buried
	NBN Pillar		Direct Buried Cable
	Third Party Owned Network Non-Telstra		nbn owned network

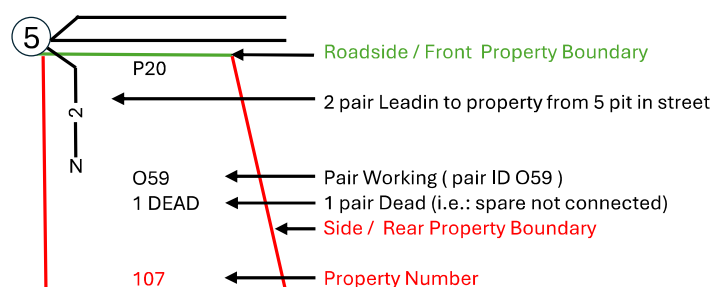


Some Examples of how to read Telstra Plans



Some examples of conduit type and size:

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



The 5 Ps of Safe Excavation

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

Plan

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

Prepare

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

Pothole

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

Protect

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

Proceed

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

QUEENSLAND TITLES REGISTRY PTY LTD AUTOMATED TITLES SYSTEM ENE470
24/06/2026 11:01 COMMUNITY TITLES SCHEME SEARCH STATEMENT
Request No: 56640772

Scheme Name: SAM'S EDGE COMMUNITY TITLES SCHEME 46159

Body Corp. Addr: STRATA DYNAMICS
GPO BOX 5256
BRISBANE QLD
4001

COMMUNITY MANAGEMENT STATEMENT No: 46159

Title	Lot	Plan
50953762	CP	SP 259389
50953763	1	SP 259389
50953764	2	SP 259389
50953765	3	SP 259389
50953766	4	SP 259389
50953767	5	SP 259389
50953768	6	SP 259389
50953769	7	SP 259389
50953770	8	SP 259389
50953771	9	SP 259389
50953772	10	SP 259389
50953773	11	SP 259389
50953774	12	SP 259389
50953775	13	SP 259389
50953776	14	SP 259389
50953777	15	SP 259389
50953778	16	SP 259389
50953779	17	SP 259389
50953780	18	SP 259389
50953781	19	SP 259389
50953782	20	SP 259389

COMMUNITY MANAGEMENT STATEMENT Dealing No: 715861882

** End of CMS Search Statement **

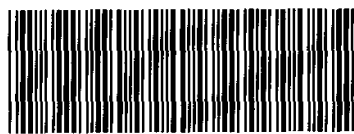
COPYRIGHT QUEENSLAND TITLES REGISTRY PTY LTD [2026]
Requested By: D-ENQ INFOTRACK PTY LIMITED

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

GENERAL REQUEST

Duty Imprint  **FORM 14** Version 4
Page 1 of 1

Pr
Ct
Lg
Se
int

**715861882****\$157.40**

27/06/2014 14:09

BE 460

1. Nature of request REQUEST TO RECORD FIRST COMMUNITY MANAGEMENT STATEMENT FOR SAM'S EDGE COMMUNITY TITLES SCHEME	Lodger (Name, address, E-mail & phone number) WARLOW SCOTT GPO BOX 2495 BRISBANE QLD 4001 07 3002 7444 REF 30283:BB	Lodger Code BE148A	
2. Lot on Plan Description	County	Parish	Title Reference
LOT 20 ON RP 34502	STANLEY	TOOMBUL	11129151
LOTS 21 & 22 ON RP 34502	STANLEY	TOOMBUL	10659155
LOTS 23 & 24 ON RP 34502	STANLEY	TOOMBUL	18745154
3. Registered Proprietor/State Lessee LIB (177) PTY LTD A.C.N. 010 371 909			
4. Interest FEE SIMPLE			
5. Applicant LIB (177) PTY LTD A.C.N. 010 371 909			
6. Request I hereby request that: THE FIRST COMMUNITY MANAGEMENT STATEMENT PRODUCED WITH THIS REQUEST BE RECORDED AS THE FIRST COMMUNITY MANAGEMENT STATEMENT FOR SAM'S EDGE COMMUNITY TITLES SCHEME AND THAT C/- STRATA DYNAMICS, GPO BOX 5256, BRISBANE QLD 4001 BE RECORDED AS THE ADDRESS FOR SERVICE OF NOTICES ON THE BODY CORPORATE			
7. Execution by applicant			

BROOKE BOSTOCK, SOLICITOR

27 / 6 / 2014

Execution Date



Applicant's or Solicitor's Signature

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

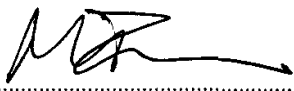
46159**This statement incorporates and must
include the following:**

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

1. Name of community titles scheme SAM'S EDGE COMMUNITY TITLES SCHEME	2. Regulation module ACCOMMODATION		
3. Name of body corporate BODY CORPORATE FOR SAM'S EDGE COMMUNITY TITLES SCHEME			
4. Scheme land			
Lot on Plan Description LOTS 1 TO 20 ON SP 259389	County STANLEY	Parish TOOMBUL	Title Reference To issue 11129151, 10659155, 18745154
COMMON PROPERTY OF SAM'S EDGE COMMUNITY TITLES SCHEME	STANLEY	TOOMBUL	To issue 11129151, 10659155, 18745154
5. *Name and address of original owner LIB (177) PTY LTD A.C.N. 010 371 909 OF PO BOX 361, WILSTON QLD 4051	6. Reference to plan lodged with this statement SP259389		

first community management statement only

7. Local Government community management statement notation


..... signed
MARK INNIS PRINCIPAL URBAN PLANNER name and designation
BRISBANE CITY COUNCIL name of Local Government

8. Execution by original owner/Consent of body corporate

28/5/14
Execution Date

LIB (177) PTY LTD ACN 010 371 909

PAUL CARBONE
SOLE DIRECTOR
*Execution

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

Privacy Statement

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

SCHEDULE A	SCHEDULE OF LOT ENTITLEMENTS
-------------------	-------------------------------------

Lot on Plan	Contribution	Interest
Lot 1 on SP 259389	937	482
Lot 2 on SP 259389	953	538
Lot 3 on SP 259389	1,042	563
Lot 4 on SP 259389	986	532
Lot 5 on SP 259389	1,034	563
Lot 6 on SP 259389	1,025	538
Lot 7 on SP 259389	1,031	538
Lot 8 on SP 259389	940	482
Lot 9 on SP 259389	958	550
Lot 10 on SP 259389	958	550
Lot 11 on SP 259389	992	538
Lot 12 on SP 259389	992	538
Lot 13 on SP 259389	994	538
Lot 14 on SP 259389	1,005	538
Lot 15 on SP 259389	1,029	563
Lot 16 on SP 259389	1,026	538
Lot 17 on SP 259389	1,026	538
Lot 18 on SP 259389	1,029	538
Lot 19 on SP 259389	1,026	538
Lot 20 on SP 259389	1,027	538
TOTALS	20,010	10,741

1. CONTRIBUTION LOT ENTITLEMENTS

1.1. The Contribution Schedule Lot Entitlements (CSLE) for the scheme are not equal and have been based on the 'relativity principle'. As required by Section 46A of the Body Corporate and Community Management Act 1997, the CSLE for the scheme have been allocated having regard to:

- (a) how the community titles scheme is structured;
- (b) the nature, features and characteristics of the lots;
- (c) the purposes for which the lots are used;
- (d) the impact the lots may have on the costs of maintaining the common property;
- (e) the market values of the lots.

1.2. On the basis of these factors it is just and equitable for there to be a variation in the CSLE for the scheme. The relative difference in lot entitlements recognises that the factors stated above do not impact on how much each lot should contribute to certain Body Corporate costs such as secretarial fees, audit fees, printing, postage and outlays, but the structure of the scheme and the features and characteristics of the lots result in a differential burden on the costs of the Body Corporate for such items as repairs and maintenance of some areas of the Common Property.

1.3. When allocating the lot entitlements to be included in the CSLE, each of the above factors impact on the allocation in the following ways:

- (a) Structure of the Scheme - The scheme is not part of a layered scheme or party to a Building Management Statement, therefore the structure of the scheme does not affect the CSLE;
- (b) Nature, feature and characteristics of the Lots in the Scheme - The Body Corporate is part of a Building Format Plan of subdivision so is responsible for the repairs and maintenance of Common Property within the scheme. This includes the landscaping, driveways, lifts, exterior walls & windows, roof, utility infrastructure and utility services. In allocating CSLE the following features and characteristics of lots in the scheme increase the burden that the lot places on the body corporate expenditure for the maintenance, cleaning and repair of the Common Property:
 - (i) The Area of the Lot - Additional entitlements are added depending on the size of the lot. The larger the lot the greater the demand on support and shelter costs;
 - (ii) The number of potential Occupants - Not all lots have the same number of potential occupants. Larger lots that can cater to a greater number of occupants have the potential to create a greater burden on Common Property and additional lot entitlements are added to reflect this;
 - (iii) The level of the building on which the lot is situated - Additional entitlements are added depending on the level of the building in which the lot is situated. The higher the lot in the building the higher the cost of maintaining, cleaning and repairing the exterior of the lot and the higher the burden placed on maintaining, operating and repairing the lifts;
- (c) The purpose for which the lots are used - Some of the lots in the scheme are used for residential purposes and others for Retail/Commercial purposes consequently this factor does affect the lot entitlements. The recreational areas are not accessible by the Retail/Commercial Lot and the CSLE have been allocated accordingly;
- (d) The impact the lots may have on the costs of maintaining the Common Property - The impact the lots may have on the costs of maintaining the common property affects the CSLE as outlined in item 1.3(b) & (c);
- (e) The market value of the lots does not affect the CSLE.

2. INTEREST LOT ENTITLEMENTS

- 2.1. The Interest Schedule Lot Entitlements (ISLE) for the scheme are not equal and have been based on the market value principle', as required by Section 46B of the Body Corporate and Community Management Act 1997.

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

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

SCHEDULE C	BY-LAWS
-------------------	----------------

1. DEFINITIONS

- 1.1 In these By-laws the following terms have the following meaning unless the context otherwise requires:

"Act" means the Body Corporate and Community Management Act 1997 as amended from time to time.

"Body Corporate" means the body corporate for the Scheme established pursuant to the Act.

"Building" means the building or buildings and/or parts thereof including the Lots erected upon the Scheme Land.

"By-laws" means the By-laws for the Scheme.

"Common Property" means the common property for the Scheme.

"Committee" means the Committee of the Body Corporate appointed pursuant to the Act.

"Committee's Representative" means a member of the Committee appointed from time to time for the purpose of representing the Committee.

"Lot" means a lot in the Scheme.

"Plan" means the registered Survey Plan for the Scheme Land.

"Scheme Land" means the land contained within the Scheme.

"Secretary" means the secretary of the Body Corporate.

"Scheme" means the community title scheme for Sam's Edge Community Titles Scheme.

2. NOISE

- 2.1 The owner or occupier of a Lot must not create noise likely to interfere with the peaceful enjoyment of a person lawfully on another Lot or the Common Property.

3. VEHICLES AND PARKING

- 3.1 The occupier of a lot must not, without the body corporate's written approval:
- (a) park a vehicle, or allow a vehicle to stand, on the common property, or
 - (b) permit an invitee to park a vehicle, or allow a vehicle to stand, on the common property, except for the designated visitor parking which must remain available at all times for the sole use of visitors' vehicles.
- 3.2 An approval under subsection (1) must state the period for which it is given, with the exception of designated visitor parking. However, the body corporate may cancel the approval by giving 7 days written notice to the occupier, with the exception of designated visitor parking.
- 3.3 Visitor car parking spaces must:
- (a) be used by bona fide visitors to the Scheme only;
 - (b) be clearly labelled as "visitor parking";
 - (c) remain unimpeded by landscaping, water tanks, storage (temporary or otherwise), gates or any other fitting, fixture or structure to provide 24 hour unrestricted access for bona fide visitors.
- 3.4 Despite any other By-Law, designated visitor parking must remain available at all times for the sole use of visitor vehicles.

4. OBSTRUCTION

- 4.1 The owner or occupier of a Lot must not obstruct the lawful use of the Common Property by someone else.

5. DAMAGE TO LAWNS ETC

- 5.1 The owner or occupier of a Lot must not without the Body Corporate's written approval:
- (a) damage a lawn, garden, tree, shrub, plant or flower on the Common Property; or
 - (b) use a part of the Common Property as a garden.
- 5.2 An approval under subsection (1) must state the period for which it is given.
- 5.3 However, the Body Corporate may cancel the approval by giving 7 days written notice to the occupier.

6. DAMAGE TO COMMON PROPERTY

- 6.1 An owner or occupier of a Lot must not, without the Body Corporate's written approval, mark, paint, drive nails, screws or other objects into or otherwise damage or deface a structure that forms part of the Common Property.
- 6.2 However, an owner or occupier may install a locking or safety device to protect the Lot against intruders, or a screen to prevent entry of animals or insects if the device or screen is soundly built and is consistent with the colour, style and materials of the Building.
- 6.3 The owner or occupier of a Lot must keep a device installed under subsection (2) in good order and repair.

7. BEHAVIOUR OF INVITEES

- 7.1 An owner or occupier of a Lot must take reasonable steps to ensure that the occupier's invitees do not behave in a way likely to interfere with the peaceful enjoyment of another Lot or the Common Property.

8. LEAVING OF RUBBISH ETC ON COMMON PROPERTY

- 8.1 The owner or occupier of a Lot must not leave rubbish or other materials on the common property in a way or place likely to interfere with the enjoyment of the common property by someone else.

9. APPEARANCE OF LOT

- 9.1 The owner or occupier of a Lot must not, without the Body Corporate's written approval, make a change to the external appearance of the Lot.
- 9.2 The owner or occupier of a Lot must not, without the Body Corporate's written approval:
- (a) hang washing, bedding or another cloth article if the article is visible from another Lot or the Common Property or from outside the Scheme Land; or
 - (b) display a sign, advertisement, placard, banner, pamphlet or similar article if the article is visible from another Lot or the Common Property or from outside the Scheme Land.

10. STORAGE OF FLAMMABLE MATERIALS

- 10.1 The owner or occupier of a Lot must not, without the Body Corporate's written approval, store a flammable substance on the Common Property.
- 10.2 The owner or occupier of a Lot must not, without the Body Corporate's written approval, store a flammable substance on the Lot unless the substance is used or intended for use for domestic purposes.
- 10.3 However, this section does not apply to the storage of fuel in:
- (a) the fuel tank of a vehicle, boat or internal combustion engine; or
 - (b) a tank kept on a vehicle or boat in which the fuel is stored under the requirements of the law regulating the storage of flammable liquid.

11. GARBAGE DISPOSAL

- 11.1 Unless the Body Corporate provides some other way of garbage disposal, the owner or occupier of a Lot must keep a receptacle for garbage in a clean and dry condition and adequately covered on the Lot, or on a part of the Common Property designated by the Body Corporate for the purpose.
- 11.2 The owner or occupier of a Lot must:
- (a) comply with all local government local laws about disposal of garbage; and
 - (b) ensure that the occupier does not, in disposing of garbage, adversely affect the health, hygiene or comfort of the occupiers of other Lots.

12. KEEPING OF ANIMALS

12.1 An owner or occupier may keep an animal on their Lot provided that:

- (a) they provide details in writing of the pet to the Body Corporate;
- (b) the pet is no greater than 10kg in size;
- (c) the pet is not permitted on the Common Property; and
- (d) the pet is not a nuisance (as determined by the Body Corporate in their sole discretion).

12.2 The Body Corporate may determine in their sole discretion that a pet is a nuisance. In such circumstances the Body Corporate may require the removal of the pet, at the cost of the owner.

12.3 The Body Corporate may impose conditions on the keeping of pets as they consider necessary or desirable from time to time.

13. OBJECTS KEPT IN STAIRWAYS

13.1 An owner or occupier must not leave any object of any description in the common stairways or passages. In the event that objects are left in the common stairways or passages, any owner or occupier shall immediately remove such object.

14. USE OF LOTS

14.1 Subject to any exclusions contained in these By-laws an owner or occupier of a Lot shall not use that Lot or permit the same to be used otherwise than as a private residence nor for any purpose that may cause a nuisance or hazard or for any illegal or immoral purpose or for any other purpose that may endanger the safety or good reputation of persons residing within the Scheme Land.

14.2 Despite the foregoing, any caretaker or on site manager may occupy a lot in the Scheme and operate a letting service and general caretaking operations from the designated lot as authorised by the Body Corporate from time to time.

15. USE OF RADIOS ETC

15.1 An owner or occupier of a Lot shall not operate or permit to be operated upon the parcel any radio, two way radio, short wave radio, transmitter, telecommunications device or electronic equipment so as to interfere with any domestic appliance or apparatus (including a radio or television receiver) lawfully in use upon the Common Property or in any other Lot.

16. STRUCTURAL ALTERATIONS TO THE INTERIOR OF LOTS

16.1 The manner and style of any structural fit out or structural alteration to the interior of any Lot must have the prior written approval of the Committee. The Committee shall be entitled to request plans and specifications as it might consider necessary to enable it to grant its approval and the owner of a Lot shall provide all such plans and specifications PROVIDED HOWEVER that where kitchen facilities are to be installed an extraction system approved by the Committee and relevant Statutory Authorities must be installed.

17. ALTERATIONS TO THE EXTERIOR OF LOTS

17.1 Where an owner proposes to carry out work, which will alter the exterior of any Lot, he shall follow the procedure set out below:

- (a) Apply in writing to the Body Corporate outlining the proposed work and provide plans and specifications. Such plans and specifications must be of the same architectural standard as the Building.

- (b) The Body Corporate on behalf of the owner shall submit to the architect nominated by the Committee from time to time the plans and specifications for his approval in writing. The Body Corporate will use its best endeavours to ensure that the architect gives a decision promptly.
- (c) The approval of the architect to any plans and specifications shall be considered by the Committee, provided that the architect shall be entitled to approve such plans with appropriate variations. If the architect refuses to give any approval the owner shall not be entitled to make the alterations proposed.
- (d) If the Architect approves such plans then the proposal will be submitted to a general meeting of the Body Corporate for permission to proceed with alterations.
- (e) Any costs associated with the procedure outlined above, including any fee from the architect, shall be paid by the owner seeking to make the alteration.

18. BALCONIES, TERRACES, FENCES, PERGOLAS, SCREENS, EXTERNAL BLINDS OR AWNINGS

- 18.1 An owner or occupier of a Lot shall not construct or permit the construction or erection of any balcony, terrace, fence, pergola, screen, external blind or awning of any kind within or upon a Lot or on Common Property without the prior approval in writing of the Committee. Such work must be carried out in a workmanlike manner and must not detract from the overall appearance of the Building.
- 18.2 The owner of a Lot shall be responsible for the maintenance and repair of any fence which forms part of the Lot. The Body Corporate shall have the power to repair or replace such fence at the expense of the Lot owner should the fence fall into disrepair.
- 18.3 All balconies and terraces shown on the approved drawings and documents are to remain unenclosed with no shutters, glazing, louvres or similar permanent structures other than those consistent with the relevant Brisbane Planning Scheme Codes / Policies and clearly depicted on the approved drawings.

19. MAINTENANCE RESPONSIBILITY OF ALTERATIONS TO COMMON PROPERTY

- 19.1 Any alteration made to Common Property or fixture or fitting attached to Common Property by an owner of a Lot, whether made or attached with or without the approval of the Body Corporate Committee, shall, unless otherwise provided by resolution of general meeting or of a meeting of the Committee, be repaired and maintained by the owner for the time being of the Lot.

20. MAINTENANCE OF LOTS

- 20.1 Each owner shall be responsible for the maintenance of his Lot and shall ensure that his Lot is so kept and maintained as not to be offensive in appearance to other Lot owners through the accumulation of excess rubbish or otherwise. Maintenance of lawns and gardens that are located within the Lot, will be the responsibility of the Lot owner. All such lawns and gardens are to be mown regularly and kept well maintained.

21. REPLACEMENT OF GLASS

- 21.1 Windows shall be kept clean by the owner or occupier of a Lot and promptly replaced by the owner of the Lot with fresh glass of the same kind and weight as originally installed.

22. BEHAVIOUR OF INVITEES

- 22.1 An owner or occupier of a Lot shall take all reasonable steps to ensure that his invitees do not behave in a manner likely to interfere with the peaceful enjoyment of the owner of another Lot or of any person lawfully using Common Property.
- 22.2 The owner or occupier of a Lot shall be liable to compensate the Body Corporate in respect of all damage to the Common Property or personal property vested in it caused by such owner or their invitees.
- 22.3 An owner or occupier of Lot which is the subject of a lease or licence agreement shall take all reasonable steps, including any action available to him under any such lease or licence agreement, to ensure that any lessee or licensee or other occupier of the Lot or their invitees comply with the provisions of the By-Laws.

22.4 The duties and obligations imposed by these By-laws on an owner of a Lot shall be observed not only by the owner but also by the guests, servants, employees, agents, children, invitees and licensees of such owner.

22.5 Where the Body Corporate expends money to make good damage caused by a breach of the Act, or of these By-laws by any owner of a Lot or the guests, servants, employees, agents, children, invitees or licensees of the owner of any Lot or any of them, the Body Corporate Committee shall be entitled to recover the amount so expended as a debt in any action in any Court of competent jurisdiction from the owner of the Lot at the time when the breach occurred.

22.6 An owner or occupier shall require their invitees to be quiet at all times when passing over Common Property after 11.00pm.

23. WINDOW TREATMENTS SUCH AS CURTAINS/SIMILAR VENETIAN BLINDS AND SHUTTERS

23.1 An owner or occupier of a Lot shall not hang curtains visible from outside the Lot unless those curtains have a white backing or unless such colour and design have been approved by the Committee. An owner or occupier of a Lot shall not install, renovate and/or replace a curtain backing or window treatment without having the colour and design of same approved by the Committee. In giving such approval, the Committee shall ensure so far as practicable that curtain backing and window treatment used in all units have colours that are sympathetic to the tones of the Building and present an aesthetic appearance when viewed from Common Property or any other Lot.

24. AUCTION SALES

24.1 An owner of a Lot shall not permit any auction sale to be conducted or to take place in his Lot or in the dwelling or upon the Scheme Land without the prior approval in writing of the Committee.

25. CORRESPONDENCE AND REQUESTS TO THE SECRETARY OF THE BODY CORPORATE

25.1 All complaints, applications or requests to the Body Corporate or its Committee shall be addressed in writing to the Secretary or the Body Corporate Manager of the Body Corporate.

26. COPY OF BY-LAWS TO BE PRODUCED UPON REQUEST

26.1 Where any Lot or Common Property is leased or rented, otherwise than to an owner of a Lot, the lessor or as the case may be, landlord shall cause to be produced to the Lessee or tenant for his inspection a copy of the By-Laws.

27. RECOVERY OF COSTS

27.1 An owner shall pay on demand the whole of the Body Corporate costs and expenses (including Solicitor and own client costs) which amount shall be deemed to be a liquidated debt due, in recovering all and any levies or moneys duly levied upon such owner by the Body Corporate pursuant to the Act.

27.2 The Body Corporate may charge and recover interest at an annual rate determined by the Body Corporate by ordinary resolution in general meeting on any unpaid levies or other monies payable by an owner to the Body Corporate.

27.3 Any expense incurred by the Body Corporate in remedying any breach of the Act or the By-Laws shall be deemed to be a debt due by the owner of the Lot whose occupier caused such expense to the Body Corporate.

28. POWER OF BODY CORPORATE COMMITTEE

28.1 The Committee may make rules relating to the Common Property not inconsistent with these By-laws and the same shall be observed by the owners of Lots unless and until they are disallowed or revoked by a majority resolution at a general meeting of the Body Corporate.

28.2 The Committee may retain such agents and servants it deems appropriate in carrying out its duties.

29. AIR CONDITIONING

- 29.1 No air conditioning system may be installed within a Lot or on Common Property without the prior written approval of the Body Corporate. The Body Corporate may establish standards for the type, noise, disposal, vibration, method of installation, location of condensers, provision of air, water reticulation and the like associated with the installation of any air conditioning unit.

30. SALE OF LOTS

- 30.1 Despite any other By-Law the original owner, its agents and any person authorised by it may:
- (a) use any Lot it owns as a display Lot and sales Lot;
 - (b) place any signs and other advertising and display material in and about the Lot and about the Common Property; and
 - (c) together with persons authorised by it, pass over the Common Property to gain access to and egress from any Lot.
- 30.2 Despite any other By-Law any other owner of a Lot may not erect any sign indicating sale of a Lot within 12 months of registration of the Scheme.

31. PAY TELEVISION / BROADBAND / PHONE / FAX / MODEM / RECEIVERS / ANTENNAE

- 31.1 The Committee has the power to allow a person to install cabling and associated items to allow the provision of cable or satellite television/computer/phone/fax/modem services to the Scheme Land and to enter into agreements with the providers of such services as deemed acceptable by the Committee from time to time.

32. RIGHT OF ENTRY

- 32.1 An owner or occupier shall allow entry into their Lot by the Body Corporate and its authorised parties for all purposes (including inspection and works) associated with the Body Corporate, the Building and the By-Laws upon reasonable notice. In the absence of any other special circumstances, twenty-four hours written notice shall be deemed reasonable. Despite the foregoing, no notice shall be required in the case of emergency.
- 32.2 The Body Corporate shall ensure as little disruption is caused to the owner or occupier of a Lot when exercising any rights of entry.

33. CARETAKER AND LETTING AGENTS' EQUIPMENT

- 33.1 Any caretaker or letting agent appointed by the Body Corporate shall be entitled to install, maintain and replace any equipment on the Common Property reasonably required for the operation of any services allowed under any agreements with the Body Corporate including PABX, pool cleaning, vending machines and cleaning equipment.

34. BODY CORPORATE AGREEMENTS

- 34.1 Subject to the Act the Body Corporate may enter into agreements with any other party on such terms as it may decide in its sole discretion including:
- (a) an agreement for the caretaking of the Common Property and letting of the Lots from the Scheme Land;
 - (b) an agreement for the management of the Body Corporate including appointing a body corporate manager including carrying out tasks involving the duties of the secretary and treasurer;
 - (c) an agreement with the original owner concerning the further development of the Scheme Land and the recording of any new community management statement;
 - (d) an agreement with any party concerning the utility infrastructure and its supply and maintenance;
 - (e) an agreement with any energy supplier;

- (f) an agreement with any cable television, satellite television, broadband, computer, fax, modem, PABX or phone service provider; and
- (g) an agreement to grant any licence or special rights or occupation authority to any party concerning use and occupation of any part of the Common Property not previously granted exclusive use to any other Lot owner.

35. HOT WATER, GAS & ELECTRICITY CONSUMPTION

- 35.1 The Body Corporate may enter into agreements for the supply of hot water, electricity and gas to owners and occupiers of the Lots in the Scheme.
- 35.2 The Body Corporate has the power to sell hot water, gas and electricity to each Lot and to charge the owner or occupier for all hot water, gas and electricity consumption, including associated operating expenses, for their respective lot ("Consumption Charges").
- 35.3 The Body Corporate may engage any caretaker or service contractor appointed for the Scheme to sell hot water, gas and electricity to each Lot and to charge the owner or occupier for all hot water, gas and electricity consumption, including associated operating expenses, for their respective lot ("Consumption Charges").
- 35.4 The owners and occupiers must purchase and use all hot water, gas and electricity consumed in their lot direct from the Body Corporate if the Body Corporate has entered into an agreement to provide such hot water, gas and electricity.
- 35.5 If an owner or occupier of a Lot does not agree to purchase and use all hot water, gas or electricity consumed in their lot from the Body Corporate under terms acceptable to the Body Corporate, then the Body Corporate will be under no obligation to supply hot water, gas or electricity to the Lot, and is entitled to enter upon the Lot and disconnect or discontinue the supply to that lot and neither the Body Corporate, the Body Corporate Committee or the Body Corporate Manager shall, under any circumstances whatsoever, be held responsible or liable for any loss or grievance incurred by an owner or occupier of a Lot as a result of the disconnection or discontinuance of the supply.
- 35.6 The Body Corporate shall arrange for the installation of a separate meter in each Lot to measure the consumption.
- 35.7 The Body Corporate and its authorised parties shall be entitled to enter upon any Lot for all purposes associated with the Body Corporate's right to charge Consumption Charges including but not limited to the installation, maintenance, upgrade and repair of infrastructure for the supply of hot water, gas and electricity, and the installation, reading and maintenance of meters.
- 35.8 The Body Corporate or its authorised agents shall render accounts to each owner or occupier of a Lot for Consumption Charges, and such accounts shall be payable to the Body Corporate or the authorised agents by the owner or occupier as and when determined by the Body Corporate from time to time.
- 35.9 If an owner or occupier of a Lot does not pay the Consumption Charges for their Lot as and when due, then the Body Corporate or authorised agent is entitled to enter upon the Lot and disconnect or discontinue the supply of hot water, gas or electricity to that Lot.
- 35.10 If an owner or occupier of a Lot does not pay the Consumption Charges for their Lot as and when due, the Body Corporate or authorised agent may recover any unpaid Consumption Charges from the owner or occupier as a liquidated debt, including in any Court of competent jurisdiction.
- 35.11 An owner or occupier of a Lot shall pay on demand the whole of the Body Corporate's or authorised agents costs and expenses (including Solicitor and own client costs calculated on an indemnity basis), which amount shall be deemed to be a liquidated debt due, in recovering all and any unpaid Consumption Charges levied by the Body Corporate or authorised agent under this By Law.
- 35.12 To remove any doubt, in respect of an account which has been rendered by the Body Corporate under this By Law, the owner or occupier of a Lot is liable jointly and severally with any person who was liable to pay the Consumption Charges when that owner or occupier became the owner or occupier of that Lot.

35.13 Neither the Body Corporate, the Body Corporate Committee or the Body Corporate Manager, service contractor, caretaker or authorised agent shall, under any circumstances whatsoever:

- (a) be held responsible or liable for any loss or grievance resulting in any way of any Consumption Charges which were unpaid when that owner or occupier became the owner or occupier of that Lot;
- (b) be responsible or liable for any failure in the supply of hot water, gas or electricity due to any breakdowns, repairs, maintenance, strikes, accidents or other causes of any class or description; or
- (c) be responsible or liable for any loss or grievance incurred by anyone as a result of the body corporate exercising its rights under this By-law.

35.14 The body corporate or the authorised agent may, from time to time, determine a security deposit to be paid by the owner or occupier of a Lot as a guarantee against non-payment of accounts for Consumption Charges, or monies payable under this By Law.

35.15 The Body Corporate shall not be obliged to provide or supply hot water, gas or electricity and unless the Body Corporate elects to exercise its right to supply these services the owner or occupier of the Lot must arrange supply direct from the appropriate service provider.

35.16 The Body Corporate may chose any supplier for the purposes of supplying hot water, gas or electricity, and is under no obligation to provide an option of an alternative supplier or charging system.

35.17 For the purposes of this by law the authorised agent may include the service contract or onsite manager for the Scheme.

36. EXCLUSIVE USE

36.1 The occupier of each Lot set out in Schedule E is entitled to the exclusive use and enjoyment for the nominated purpose of that part of the Common Property allocated to the Lot in Schedule E and identified on the sketch marked "A" attached to schedule E.

36.2 The occupier of a Lot which has the benefit of an exclusive use area must keep that area clean, tidy and in good repair. The owner of occupier of a Lot which includes a courtyard must ensure that the vegetation is maintained in accordance with all approved plans and conditions of the development approval for the Scheme.

36.3 The Body Corporate, its authorised parties and any caretaker may enter upon such exclusive use areas to carry out any inspection or works concerning the Building or the utility infrastructure.

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

1. The location of service easements are shown in the attached services location diagram.

2. The Lots affected or proposed to be affected by statutory easements are shown in the following table:

Type of Statutory Easement	Lots Affected
Sewerage	Lots 1 to 20 & Common Property on SP 259389
Water	Lots 1 to 20 & Common Property on SP 259389
O/Head Power	Lots 1 to 20 & Common Property on SP 259389
Stormwater	Lots 1 to 20 & Common Property on SP 259389
Telstra	Lots 1 to 20 & Common Property on SP 259389
Support and Shelter	Lots 1 to 20 & Common Property on SP 259389

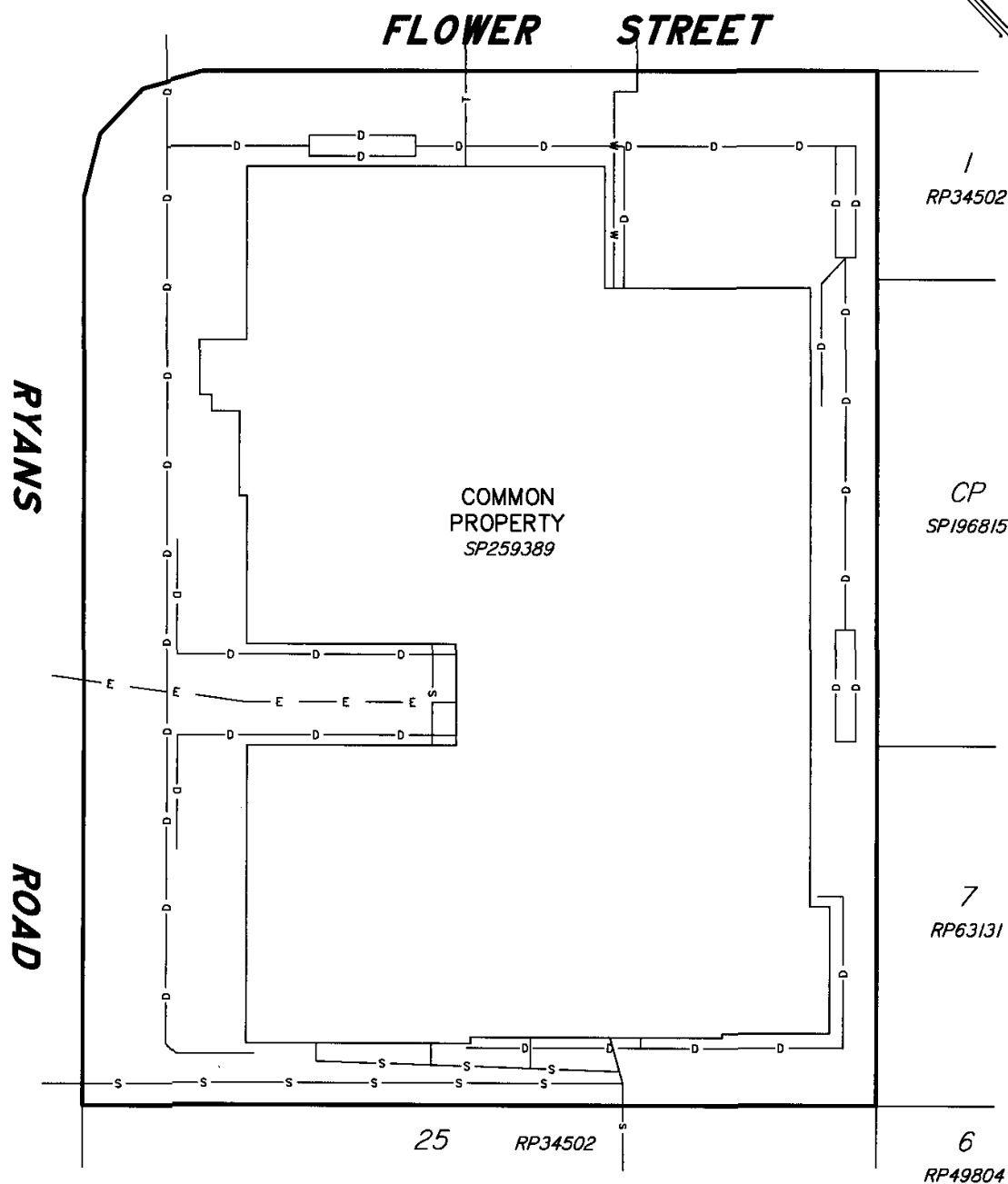
SCHEDULE E DESCRIPTION OF LOTS ALLOCATED EXCLUSIVE USE AREAS OF COMMON PROPERTY

Lot on Plan	Exclusive Use Area	Purpose
Lot 1 on SP 259389	Areas A12 & A13 on sketch marked A	Car park
Lot 1 on SP 259389	Area C1 on sketch marked A	Courtyard
Lot 2 on SP 259389	Areas A25 on sketch marked A	Car park
Lot 2 on SP 259389	Areas C2 on sketch marked A	Courtyard
Lot 3 on SP 259389	Areas A24 on sketch marked A	Car park
Lot 4 on SP 259389	Areas A23 on sketch marked A	Car park
Lot 5 on SP 259389	Areas A10 & A11 on sketch marked A	Car park
Lot 6 on SP 259389	Areas A22 on sketch marked A	Car park
Lot 7 on SP 259389	Areas A9 on sketch marked A	Car park
Lot 8 on SP 259389	Areas A16 & A17 on sketch marked A	Car park
Lot 8 on SP 259389	Areas C3 on sketch marked A	Courtyard
Lot 9 on SP 259389	Areas A6 on sketch marked A	Car park
Lot 9 on SP 259389	Areas C4 on sketch marked A	Courtyard
Lot 10 on SP 259389	Areas A15 on sketch marked A	Car park
Lot 10 on SP 259389	Areas C5 on sketch marked A	Courtyard
Lot 11 on SP 259389	Areas A8 on sketch marked A	Car park
Lot 12 on SP 259389	Areas A7 on sketch marked A	Car park
Lot 13 on SP 259389	Areas A5 on sketch marked A	Car park
Lot 14 on SP 259389	Areas A18 on sketch marked A	Car park
Lot 15 on SP 259389	Areas A14 on sketch marked A	Car park
Lot 16 on SP 259389	Areas A20 on sketch marked A	Car park
Lot 17 on SP 259389	Areas A19 on sketch marked A	Car park
Lot 18 on SP 259389	Areas A1 & A2 on sketch marked A	Car park
Lot 19 on SP 259389	Areas A21 on sketch marked A	Car park
Lot 20 on SP 259389	Areas A3 & A4 on sketch marked A	Car park

Note : Service locations drawn from information supplied by builder.

CMS

Page 14 of 14



Scale 1:300 - Lengths are in Metres.

LEGEND

- S— Sewerage
- W— Water
- E— Electrical
- D— Stormwater
- T— Telstra

Name of C.T.S. SAM'S EDGE C.T.S.	Norbis Clarke & O'Brien Pty Ltd Licensed Surveyors Town Planners Development Consultants Level 1 - 19 Hope Street South Brisbane QLD 4101 ph: 07 3012 0000 fax: 07 3012 0099 email: info@ncob.com.au ACN 056 870 770 ABN 15 056 870 770
Description SERVICE LOCATION DIAGRAM SAM'S EDGE C.T.S. COMMON PROPERTY on SP259389 Parish of TOOMBUL County of Stanley	
Scale in Metres. 1:300 at A4	Issue: B Ref. 9418SLD Date 05/09/2013



Dedicated to a better Brisbane

BRISBANE CITY COUNCIL ABN 72 002 765 795

Rate Account

COPY

Account number
5000 0000 5158 872Bill number
5000 1050 2902 273

Enquiries

(07) 3403 8888

24 hours 7 days

Account Period
1 Apr 2026 - 30 Jun 2026ROSHAN ADHIKARI
783 NUDGE RD
NORTHGATE QLD 4013

TAX INVOICE

Total GST on this Tax Invoice
\$0.18Make a statement.
Go paperless!Switch to paperless billing
and access your rates notice
anytime, anywhere.You can also opt-in for a
free SMS reminder of your
bill's due date.Visit
brisbane.qld.gov.au/rates
to sign up and help keep
Brisbane clean, green
and sustainable.

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

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

Nett Amount Payable

\$550.80

Due Date

8 May 2026

Summary of Charges

Opening Balance	0.00
Brisbane City Council Rates & Charges	485.92
Brisbane City Council Miscellaneous Charges	1.98
State Government Charges	62.90

Gross Amount	550.80
Discount and/or Rounding (where applicable)	0.00
Nett Amount Payable	550.80

If mailing your payment please tear off this slip and return with payment. Please do not staple this slip.
See reverse for payment methods.



Pay in person at any Post Office



* 439 500010502902273

Due Date

8 May 2026

Billers Code : 78550
Ref : 5000 0000 5158 872

50

Gross Amount
\$550.80

Nett Amount

\$550.80

Rating and rebate information

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

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

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

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

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

Payment options



Online

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



Direct Debit

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



By Mobile

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



Mail

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

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

Brisbane City Council
GPO Box 1434
BRISBANE QLD 4001



Telephone and Internet Banking - BPAY®

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

©Registered to BPAY Pty Ltd ABN 69 079 137 518

BPAY VIEW

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



Instore

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



Phone Pay

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



Brisbane City Council Customer Centre

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

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

Use and Disclosure Notice

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

English

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

Italian

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

Spanish

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

Chinese

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

COPY

Property Details**Owner****ROSHAN ADHIKARI****Property Location****12/80 RYANS RD
NUNDAH****Real Property Description L.12 SP.259389 PAR TOOMBUL 538/10741**

Valuation effective from	01 Jul 2023	\$97,672
	01 Jul 2024	\$97,672
	01 Jul 2025	\$125,221

Averaged Rateable Valuation (A R V)	\$106,855
--	-----------

Account Details

Account number 5000 0000 5158 872

Opening Balance

Closing Balance Of Last Bill	58.10
Payment Received - 09-Mar-2026	53.25CR
Discount/Rounding Allowed	4.85CR
Total	0.00

Period : 01 Apr 2026 - 30 Jun 2026**Brisbane City Council Rates & Charges**

General Rates - Category 14 (Annually 0.323 Cents In The A R V \$) @ Parity	328.37
Factor (P/F) 1.000000	
Waste Utility Charge - 1 Charge(S) @ \$128.24 Qtr	128.24
Bushland Preservation Levy Category 14 (Annual 0.0119 Cents In The A R V \$) @ P/F 1.000000	12.07
Environmental Mgt Compliance Levy Category 14 (Annual 0.017 Cents In The A R V \$) @ P/F 1.000000	17.24
Total	485.92

Brisbane City Council Miscellaneous Charges

Rate Notice Paper Fee	1.98 *
Total	1.98

State Government Charges

Emergency Management Levy - Group 2	62.90
Total	62.90

*** Denotes items subject to GST.****Other Information**

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

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

Bill Number

5000 1050 2902 273

Page 3 of 3



Urban Utilities
ABN 86 673 835 011

Water and Sewerage
Quarterly Account

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

QUUR94_A4B/E-1/S-1/I-1/
ROSHAN ADHIKARI
1305/35 ASTOR TCE
SPRING HILL QLD 4000

Property Location: SAM'S EDGE 12
80 RYANS ROAD
NUNDAH 4012

Customer reference number	10 1127 3317 0000 4
Bill number	1127 3317 7
Date issued	08/06/2026
Total due	\$491.04
Current charges due date	12/07/2026

Your water usage

Water usage (kL)	59
Days charged	85

Average daily water usage (litres)

Current period	694
Same period last year	0

Account Summary Period 10/03/2026 - 02/06/2026

Your Last Account

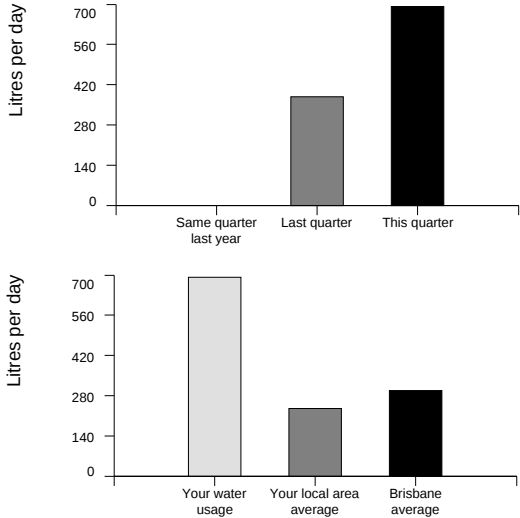
Amount Billed	\$458.69
Amount Paid	\$458.69CR

Your Current Account

Balance	\$0.00
Current Charges	\$491.04

Total Due	\$491.04
-----------	----------

If full payment is not received by the due date, simple interest (at an annual interest rate of 11%) will apply to each outstanding transaction.



YOUR BILL COVERS SO MUCH MORE THAN
JUST THE WATER YOU USE *Scan to learn more*



Payment options



Direct debit
To arrange automatic payment from your bank account, visit www.urbanutilities.com.au/directdebit



Telephone and internet banking – BPAY®
Contact your bank or financial institution to make this payment from your cheque, savings, credit card, debit or transaction account.
BPAY View® View and pay this bill using internet banking. More info: www.bpay.com.au
® Registered to BPAY Pty Ltd ABN 69 079 137 518



Internet
Pay your account online using MasterCard or Visa credit card at www.urbanutilities.com.au/creditcard
Payment by credit card will incur a surcharge. We accept Mastercard or Visa credit cards.



By phone
Call 1300 123 141 to pay your account using your MasterCard or Visa card.



Mail
Tear off this slip and return with your cheque payment to Queensland Urban Utilities PO Box 963, Parramatta, NSW 2124



In person
Pay in person at Australia Post with cash, cheque, money order, debit card or any branch of the Commonwealth Bank with cash or cheque.

Amount paid

Date paid

Receipt number

YOUR CHARGES for 10/03/2026 - 02/06/2026 (85 days)

Your meter readings

Serial Number	Read Date	Reading	Usage	Comment
ABG19526	10/03/2026	1314		
	03/06/2026	1373	59kL	

Water Usage

State bulk water price

State Bulk Water Charge 2025/26	59kL @ \$3.517000/kL	\$207.50
---------------------------------	----------------------	----------

Urban Utilities distributor-retailer price

Tier 1 usage 2025/26	59kL @ \$0.981000/kL	\$57.87
----------------------	----------------------	---------

Subtotal \$265.37

Water Services

Urban Utilities water service charge

Water service charge 2025/26	85 days	\$58.99
------------------------------	---------	---------

Subtotal \$58.99

Sewerage Services

Urban Utilities sewerage service charge

Sewerage service charge 2025/26	85 days	\$166.68
---------------------------------	---------	----------

Subtotal \$166.68

Water usage \$265.37

Water services \$58.99

Sewerage services \$166.68

Your total charges 10/03/2026 - 02/06/2026 \$491.04

Customer ref. no. 10 1127 3317 0000 4

SAM'S EDGE 12
80 RYANS ROAD
NUNDAH 4012



Your usage was 59 kilolitres.

That's an average of 694 litres per day.



NEED HELP UNDERSTANDING YOUR BILL?

Learn about each item on your bill and the services it helps pay for

SCAN HERE



INTERPRETER SERVICE 13 14 50

当您需要口译员时，请致电 13 14 50。
اتصل على الرقم 13 14 50 عندما تكون بحاجة إلى مترجم فوري.
Khi bạn cần thông ngôn, xin gọi số 13 14 50
통역사가 필요하시면 13 14 50 으로 연락하십시오.
Cuando necesite un intérprete llame al 13 14 50
© Urban Utilities 2026

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

UrbanUtilities
Water and Sewerage Account
In Person / Mail Payment Advice
Name: ROSHAN ADHIKARI

Bill Code: 112144
Ref: 10 1127 3317 0000 4



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



*4001 101127331700004



Current charges due date
12/07/2026

For Credit Urban Utilities

Trans Code

831

User ID

066840

Customer Reference No.

101127331700004

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



Date
Cash
Cheques

Teller Stamp & Initials

Total Due

\$ 491.04

+757+

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 15/06/2026

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

SAM'S EDGE

CTS No. **46159**

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: **Strata Dynamics**

Company: **Strata Dynamics**

Phone: **07 3229 9185**

Email: **info@stratadynamics.com.au**

Accessing records

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

Strata Dynamics

Property and community titles scheme details

Lot and plan details

Lot number: **12**

Plan type and number: **SP259389**

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?

No

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

By-laws and exclusive use areas

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

What by-laws apply?

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

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

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

General by-laws

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:

listed in the community management statement & given with this certificate

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: **992**

Total contribution schedule lot entitlements for all lots: **20,010**

Interest schedule

Interest schedule lot entitlement for the lot: **538**

Total interest schedule lot entitlements for all lots: **10,741**

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 **12** for the current financial year: \$ **1,586.40**

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
01/06/25 to 31/08/25	01/06/25	260.30	260.30	01/05/25
01/09/25 to 30/11/25	01/09/25	260.30	260.30	31/07/25
01/12/25 to 28/02/26	01/12/25	532.90	532.90	08/12/25
01/03/26 to 31/05/26	01/03/26	532.90	532.90	03/02/26
01/06/26****31/08/26	01/06/26	396.60	396.60	02/06/26
01/09/26****30/11/26	01/09/26	396.60	396.60	

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

Sinking fund contributions

Total amount of contributions (before any discount) for lot **12** for the current financial year: \$ **1,338.62**

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
01/06/25 to 31/08/25	01/06/25	351.37	351.37	01/05/25
01/09/25 to 30/11/25	01/09/25	351.37	351.37	31/07/25
01/12/25 to 28/02/26	01/12/25	317.94	317.94	08/12/25
01/03/26 to 31/05/26	01/03/26	317.94	317.94	03/02/26
01/06/26****31/08/26	01/06/26	334.60	334.60	02/06/26
01/09/26****30/11/26	01/09/26	334.60	334.60	

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

Special contributions - Administrative Fund (IF ANY)

Date determined: **29/09/25** (Access the body corporate records for more information).

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

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

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

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

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

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

Special contributions - Sinking Fund (IF ANY)

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

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

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

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

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

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

Amount overdue	Nil
----------------	-----

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

Other contributions

	Period	Due date	Amount due	Amount due if discount applied	Paid
Insurance Recovery	01/06/25 to 31/05/26	01/09/25	1,002.33	1,002.33	31/07/25
Insurance Recovery	01/06/26 to 31/05/27	01/09/26	679.33	679.33	

Other amounts payable by the lot owner

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

No other amounts payable for the lot.

Summary of amounts due but not paid by the current owner

At the date of this certificate

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

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

Common property and assets

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

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

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

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

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

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

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

Current sinking fund balance (as at date of certificate): \$ 134,852.41

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
09/04/20	To install an NBN connection within the lot, including the alterations to the fire wall to be performed by a licenced NBN technician	Refer to approval

Body corporate assets

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

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

Insurance

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

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

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

Body corporate insurance policies

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

TYPE/COMPANY	POLICY NO.	SUM INSURED	PREMIUM	DUE DATE	EXCESS
BUILDING Strata Community Insurance	QTE10639412	9,290,174.00	13,562.52	31/05/27	2,500 general

Alternative insurance

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

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

No

Lot owner and occupier insurance

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

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

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

Contracts and authorisations

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

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

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

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

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

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

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

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

No

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

No

Embedded network electricity supply

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

Yes

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 Strata Dynamics

Positions/s held Body Corporate Manager

Date 15/06/2026

Signature/s Strata Dynamics

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

SAM'S EDGE CTS 46159

74-82 Ryans Road Nundah Qld 4012

BALANCE SHEET

AS AT 31 MAY 2026

	ACTUAL 31/05/2026	ACTUAL 31/05/2025
<u>PROPRIETORS FUNDS</u>		
Administrative Fund	(649.33)	10,127.67
Sinking Fund	128,103.03	125,379.25
<u>TOTAL</u>	<u>\$ 127,453.70</u>	<u>\$ 135,506.92</u>
<u>THESE FUNDS ARE REPRESENTED BY</u>		
<u>CURRENT ASSETS</u>		
Cash At Bank	70,302.71	86,618.17
Boq Term Deposit (2)	60,000.00	60,000.00
Prepaid Expenses	13,562.52	14,037.34
Bulk Utilities Account	(5,142.54)	(15,422.27)
<u>TOTAL ASSETS</u>	<u>138,722.69</u>	<u>145,233.24</u>
<u>LIABILITIES</u>		
Investment Clearing Account	(1,285.48)	0.00
Accrued Expenses	157.68	143.00
Sundry Creditors	2,672.84	2,672.84
Levies In Advance	9,723.95	6,910.48
<u>TOTAL LIABILITIES</u>	<u>11,268.99</u>	<u>9,726.32</u>
<u>NET ASSETS</u>	<u>\$ 127,453.70</u>	<u>\$ 135,506.92</u>

SAM'S EDGE CTS 46159

74-82 Ryans Road Nundah Qld 4012

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 JUNE 2025 TO 31 MAY 2026

	ACTUAL	BUDGET	ACTUAL
	01/06/25-31/05/26	01/06/25-31/05/26	01/06/24-31/05/25
<u>ADMINISTRATIVE FUND</u>			
<u>INCOME</u>			
Levies - Administrative Fund	32,000.00	32,000.00	20,002.11
Interest On Overdue Levies	21.14	0.00	14.50
<u>TOTAL ADMIN. FUND INCOME</u>	32,021.14	32,000.00	20,016.61
<u>EXPENDITURE - ADMIN. FUND</u>			
Administration Costs	5,748.59	5,700.00	5,494.98
Core Disbursements	2,686.40	2,800.00	2,582.40
Audit Cost	1,111.00	0.00	0.00
Bank Charges	136.85	100.00	90.30
Body Corp. Administration	3,580.00	3,600.00	3,442.40
Bulk Utilities - Electricity	25,159.56	24,000.00	22,332.42
Bulk Utilities - Billing Fee	3,117.83	3,000.00	2,815.22
Bulk Utilities - Reimbursement	(17,834.40)	(22,000.00)	(23,878.93)
Fees & Permits	79.00	80.00	76.00
Income Tax Return	418.00	420.00	401.50
Insurance	18,493.38	18,493.38	16,936.94
Insurance - Stamp Duty	1,517.87	1,517.87	1,389.70
Insurance Premium Recovery	(20,011.22)	(20,011.22)	(18,326.60)
Software	418.00	420.00	390.60
R & M - Building	5,168.90	6,000.00	5,718.22
R & M - Garden & Ground	9,779.43	11,000.00	10,224.28
R & M - Plumbing	137.50	700.00	589.61
R & M - Electrical	0.00	400.00	220.00
R & M - Pest Control	440.00	500.00	390.00
R & M - Fire Equipment	1,745.36	4,000.00	3,599.78
Water	906.09	900.00	767.17
<u>TOTAL ADMIN. EXPENDITURE</u>	42,798.14	41,620.03	35,255.99
<u>SURPLUS / DEFICIT</u>	\$ (10,777.00)	\$ (9,620.03)	\$ (15,239.38)
Opening Admin. Balance	10,127.67	10,127.67	25,367.05
<u>ADMINISTRATIVE FUND BALANCE</u>	\$ (649.33)	\$ 507.64	\$ 10,127.67

SAM'S EDGE CTS 46159

74-82 Ryans Road Nundah Qld 4012

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 JUNE 2025 TO 31 MAY 2026

	ACTUAL	BUDGET	ACTUAL
	01/06/25-31/05/26	01/06/25-31/05/26	01/06/24-31/05/25
<u>SINKING FUND</u>			
<u>INCOME</u>			
Levies - Sinking Fund	27,001.48	27,000.00	27,001.50
Bank Interest	3,761.38	0.00	2,742.65
<u>TOTAL SINKING FUND INCOME</u>	30,762.86	27,000.00	29,744.15
<u>EXPENDITURE - SINKING FUND</u>			
Income Tax	960.42	0.00	38.70
Building	23,450.60	5,000.00	4,262.50
Garden & Ground	1,035.00	3,000.00	2,475.00
Electrical	916.00	1,000.00	0.00
Fire Equipment	1,677.06	2,000.00	1,795.20
<u>TOTAL SINK. FUND EXPENDITURE</u>	28,039.08	11,000.00	8,571.40
<u>SURPLUS / DEFICIT</u>	\$ 2,723.78	\$ 16,000.00	\$ 21,172.75
Opening Sinking Fund Balance	125,379.25	125,379.25	104,206.50
<u>SINKING FUND BALANCE</u>	\$ 128,103.03	\$ 141,379.25	\$ 125,379.25

SAM'S EDGE CTS 46159
ABN 30 388 714 877
STATEMENT

Roshan Adhikari
1305/35 Astor Terrace
SPRING HILLS QLD 4000

Statement Period			
01 Jun 25 to 15 Jun 26			
A/c No	12	Lot No	12
Page Number	1	Unit No	12

Transfer Date: 12/03/25

Date	Type	Details	Reference	Debit	Credit	Balance
01/06/25	Admin Fund	Brought forward			611.67	-611.67
01/06/25	Sinking Fund	01/06/25 to 31/08/25	I0001972	260.30		-351.37
29/07/25	Admin Fund	01/06/25 to 31/08/25	I0001992	351.37		0.00
29/07/25	Admin Fund	01/09/25 to 30/11/25	I0002012	260.30		260.30
29/07/25	Sinking Fund	01/09/25 to 30/11/25	I0002032	351.37		611.67
29/07/25	Insurance Recovery	01/06/25 to 31/05/26	I0002052	1,002.33		1,614.00
31/07/25	Receipt	Admin Fund	R0001179		260.30	1,353.70
31/07/25	Receipt	Sinking Fund	RA001179		351.37	1,002.33
31/07/25	Receipt	Insurance Recovery	RB001179		1,002.33	0.00
28/10/25	Admin Fund	01/12/25 to 28/02/26	I0002072	532.90		532.90
28/10/25	Sinking Fund	01/12/25 to 28/02/26	I0002092	317.94		850.84
08/12/25	Receipt	Admin Fund	R0001226		532.90	317.94
08/12/25	Receipt	Sinking Fund	RA001226		317.94	0.00
29/01/26	Admin Fund	01/03/26 to 31/05/26	I0002112	532.90		532.90
29/01/26	Sinking Fund	01/03/26 to 31/05/26	I0002132	317.94		850.84
03/02/26	Receipt	Admin Fund	R0001235		532.90	317.94
03/02/26	Receipt	Sinking Fund	RA001235		317.94	0.00
30/04/26	Admin Fund	01/06/26 to 31/08/26	I0002152	396.60		396.60
				\$4,323.95	\$3,927.35	\$396.60
Over 90 Days	90 Days	60 Days	30 Days	Current	BALANCE DUE: Nil	
0.00	0.00	0.00	0.00	0.00	Date Paid	Amount Paid

Payment Options		
	Tel: 1300 552 311 Ref: 9757 4004 4	Telephone: Call this number to pay by credit card. International: +613 8648 0158 (charges apply).
	www.stratapay.com.au Ref: 9757 4004 4	Internet: Make credit card payments online (charges apply). Visit www.stratapay.com.au
	www.stratapay.com/ddr Ref: 9757 4004 4	Direct Debit: Make auto payments from your credit card* or bank account. Visit stratapay.com/ddr to register *Credit card charges apply.
	Biller Code: 74625 Ref: 9757 4004 4	BPay: Contact your participating financial institution to make a payment from your cheque or savings account using BPay. BPAY® Registered to BPAY Pty Ltd ABN 69 079 137 518
	Billpay Code: 3599 Ref: 9757 4004 4	In Person: Present this bill in store at Australia Post to make cheque or EFTPOS payments.
	Make cheque payable to: StrataPay 9757 4004 4	Mail: Send cheque with this slip by mail to: StrataPay, Locked Bag 9 GCMC, Bundall Qld 9726 Australia
	BSB: 067-970 Acct No: 9757 4004 4 (Applies to this bill only)	Internet Banking - EFT: Use this BSB and Account Number to pay directly from your bank account in Australian Dollars (AUD). Account Name: StrataPay Bank: CBA, Sydney, Australia.

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



StrataPay Reference

9757 4004 4

Amount

\$0.00

Due Date

Per Notice

STRATA DYNAMICS PTY LTD
46159/02100012 Lot 12/12

Roshan Adhikari
1305/35 Astor Terrace
SPRING HILLS QLD 4000



*3599 975740044

[illegible]

QUEENSLAND LAND REGISTRY

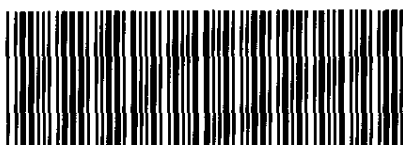
GENERAL REQUEST

Land Title Act 1994, Land Act 1994 and Water Act 2000

Duty Imprint

FORM 14 Version 4

Page 1 of 1

Pr
Ct
Le
se
inf

715861882

\$157.40

27/06/2014 14:09

BE 460

1. Nature of request

REQUEST TO RECORD FIRST COMMUNITY
MANAGEMENT STATEMENT FOR SAM'S EDGE
COMMUNITY TITLES SCHEME

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

WARLOW SCOTT
GPO BOX 2495
BRISBANE QLD 4001
07 3002 7444
REF 30283:BBLodger
Code

BE148A

2. Lot on Plan Description

County

Parish

Title Reference

LOT 20 ON RP 34502

STANLEY

TOOMBUL

11129151

LOTS 21 & 22 ON RP 34502

STANLEY

TOOMBUL

10659155

LOTS 23 & 24 ON RP 34502

STANLEY

TOOMBUL

18745154

3. Registered Proprietor/State Lessee

LIB (177) PTY LTD A.C.N. 010 371 909

4. Interest

FEE SIMPLE

5. Applicant

LIB (177) PTY LTD A.C.N. 010 371 909

6. Request

I hereby request that: THE FIRST COMMUNITY MANAGEMENT STATEMENT PRODUCED WITH THIS REQUEST BE RECORDED AS THE FIRST COMMUNITY MANAGEMENT STATEMENT FOR SAM'S EDGE COMMUNITY TITLES SCHEME AND THAT C/- STRATA DYNAMICS, GPO BOX 5256, BRISBANE QLD 4001 BE RECORDED AS THE ADDRESS FOR SERVICE OF NOTICES ON THE BODY CORPORATE

7. Execution by applicant

BROOKE BOSTOCK, SOLICITOR

27 / 6 / 2014

Execution Date

BROOKE BOSTOCK

Applicant's or Solicitor's Signature

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

46159**This statement incorporates and must
include the following:**

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

- | | |
|---|--|
| 1. Name of community titles scheme
SAM'S EDGE COMMUNITY TITLES SCHEME | 2. Regulation module
ACCOMMODATION |
|---|--|

- 3. Name of body corporate**
BODY CORPORATE FOR SAM'S EDGE COMMUNITY TITLES SCHEME

- | | | | |
|---|---------|---------|---|
| 4. Scheme land | | | |
| Lot on Plan Description | County | Parish | Title Reference |
| LOTS 1 TO 20 ON SP 259389 | STANLEY | TOOMBUL | To issue 11129151,
10659155,
18745154 |
| COMMON PROPERTY OF
SAM'S EDGE COMMUNITY
TITLES SCHEME | STANLEY | TOOMBUL | To issue 11129151,
10659155,
18745154 |

- | | |
|--|--|
| 5. *Name and address of original owner
LIB (177) PTY LTD A.C.N. 010 371 909
OF PO BOX 361, WILSTON QLD 4051 | 6. Reference to plan lodged with this statement
SP259389 |
|--|--|

first community management statement only

- 7. Local Government community management statement notation**

 signed

MARK INNIS PRINCIPAL URBAN PLANNER name and designation

BRISBANE CITY COUNCIL name of Local Government

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

28/5/14
Execution Date

LIB (177) PTY LTD ACN 010 371 909

 PAUL CARBONE
SOLE DIRECTOR
*Execution

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

Privacy Statement

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

SCHEDULE A SCHEDULE OF LOT ENTITLEMENTS

Lot on Plan	Contribution	Interest
Lot 1 on SP 259389	937	482
Lot 2 on SP 259389	953	538
Lot 3 on SP 259389	1,042	563
Lot 4 on SP 259389	986	532
Lot 5 on SP 259389	1,034	563
Lot 6 on SP 259389	1,025	538
Lot 7 on SP 259389	1,031	538
Lot 8 on SP 259389	940	482
Lot 9 on SP 259389	958	550
Lot 10 on SP 259389	958	550
Lot 11 on SP 259389	992	538
Lot 12 on SP 259389	992	538
Lot 13 on SP 259389	994	538
Lot 14 on SP 259389	1,005	538
Lot 15 on SP 259389	1,029	563
Lot 16 on SP 259389	1,026	538
Lot 17 on SP 259389	1,026	538
Lot 18 on SP 259389	1,029	538
Lot 19 on SP 259389	1,026	538
Lot 20 on SP 259389	1,027	538
TOTALS	20,010	10,741

1. CONTRIBUTION LOT ENTITLEMENTS

- 1.1. The Contribution Schedule Lot Entitlements (CSLE) for the scheme are not equal and have been based on the 'relativity principle'. As required by Section 46A of the Body Corporate and Community Management Act 1997, the CSLE for the scheme have been allocated having regard to:
- (a) how the community titles scheme is structured;
 - (b) the nature, features and characteristics of the lots;
 - (c) the purposes for which the lots are used;
 - (d) the impact the lots may have on the costs of maintaining the common property;
 - (e) the market values of the lots.
- 1.2. On the basis of these factors it is just and equitable for there to be a variation in the CSLE for the scheme. The relative difference in lot entitlements recognises that the factors stated above do not impact on how much each lot should contribute to certain Body Corporate costs such as secretarial fees, audit fees, printing, postage and outlays, but the structure of the scheme and the features and characteristics of the lots result in a differential burden on the costs of the Body Corporate for such items as repairs and maintenance of some areas of the Common Property.
- 1.3. When allocating the lot entitlements to be included in the CSLE, each of the above factors impact on the allocation in the following ways:

- (a) Structure of the Scheme - The scheme is not part of a layered scheme or party to a Building Management Statement, therefore the structure of the scheme does not affect the CSLE;
- (b) Nature, feature and characteristics of the Lots in the Scheme - The Body Corporate is part of a Building Format Plan of subdivision so is responsible for the repairs and maintenance of Common Property within the scheme. This includes the landscaping, driveways, lifts, exterior walls & windows, roof, utility infrastructure and utility services. In allocating CSLE the following features and characteristics of lots in the scheme increase the burden that the lot places on the body corporate expenditure for the maintenance, cleaning and repair of the Common Property:
 - (i) The Area of the Lot - Additional entitlements are added depending on the size of the lot. The larger the lot the greater the demand on support and shelter costs;
 - (ii) The number of potential Occupants - Not all lots have the same number of potential occupants. Larger lots that can cater to a greater number of occupants have the potential to create a greater burden on Common Property and additional lot entitlements are added to reflect this;
 - (iii) The level of the building on which the lot is situated - Additional entitlements are added depending on the level of the building in which the lot is situated. The higher the lot in the building the higher the cost of maintaining, cleaning and repairing the exterior of the lot and the higher the burden placed on maintaining, operating and repairing the lifts;
- (c) The purpose for which the lots are used - Some of the lots in the scheme are used for residential purposes and others for Retail/Commercial purposes consequently this factor does affect the lot entitlements. The recreational areas are not accessible by the Retail/Commercial Lot and the CSLE have been allocated accordingly;
- (d) The impact the lots may have on the costs of maintaining the Common Property - The impact the lots may have on the costs of maintaining the common property affects the CSLE as outlined in item 1.3(b) & (c);
- (e) The market value of the lots does not affect the CSLE.

2. INTEREST LOT ENTITLEMENTS

- 2.1. The Interest Schedule Lot Entitlements (ISLE) for the scheme are not equal and have been based on the market value principle, as required by Section 46B of the Body Corporate and Community Management Act 1997.

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

- | | |
|----|--|
| 1. | Section 66(1)(da), Section 66(1)(f) and Section 66(1)(g) of the Body Corporate and Community Management Act 1997 are not applicable. |
|----|--|

SCHEDULE C	BY-LAWS
------------	---------

1. DEFINITIONS

- 1.1 In these By-laws the following terms have the following meaning unless the context otherwise requires:

"Act" means the Body Corporate and Community Management Act 1997 as amended from time to time.

"Body Corporate" means the body corporate for the Scheme established pursuant to the Act.

"Building" means the building or buildings and/or parts thereof including the Lots erected upon the Scheme Land.

"By-laws" means the By-laws for the Scheme.

"Common Property" means the common property for the Scheme.

"Committee" means the Committee of the Body Corporate appointed pursuant to the Act.

"Committee's Representative" means a member of the Committee appointed from time to time for the purpose of representing the Committee.

"Lot" means a lot in the Scheme.

"Plan" means the registered Survey Plan for the Scheme Land.

"Scheme Land" means the land contained within the Scheme.

"Secretary" means the secretary of the Body Corporate.

"Scheme" means the community title scheme for Sam's Edge Community Titles Scheme.

2. NOISE

- 2.1 The owner or occupier of a Lot must not create noise likely to interfere with the peaceful enjoyment of a person lawfully on another Lot or the Common Property.

3. VEHICLES AND PARKING

- 3.1 The occupier of a lot must not, without the body corporate's written approval:
- (a) park a vehicle, or allow a vehicle to stand, on the common property, or
 - (b) permit an invitee to park a vehicle, or allow a vehicle to stand, on the common property, except for the designated visitor parking which must remain available at all times for the sole use of visitors' vehicles.
- 3.2 An approval under subsection (1) must state the period for which it is given, with the exception of designated visitor parking. However, the body corporate may cancel the approval by giving 7 days written notice to the occupier, with the exception of designated visitor parking.
- 3.3 Visitor car parking spaces must:
- (a) be used by bona fide visitors to the Scheme only;
 - (b) be clearly labelled as "visitor parking";
 - (c) remain unimpeded by landscaping, water tanks, storage (temporary or otherwise), gates or any other fitting, fixture or structure to provide 24 hour unrestricted access for bona fide visitors.
- 3.4 Despite any other By-Law, designated visitor parking must remain available at all times for the sole use of visitor vehicles.

4. OBSTRUCTION

- 4.1 The owner or occupier of a Lot must not obstruct the lawful use of the Common Property by someone else.

5. DAMAGE TO LAWNS ETC

- 5.1 The owner or occupier of a Lot must not without the Body Corporate's written approval:
- (a) damage a lawn, garden, tree, shrub, plant or flower on the Common Property; or
 - (b) use a part of the Common Property as a garden.
- 5.2 An approval under subsection (1) must state the period for which it is given.
- 5.3 However, the Body Corporate may cancel the approval by giving 7 days written notice to the occupier.

6. DAMAGE TO COMMON PROPERTY

- 6.1 An owner or occupier of a Lot must not, without the Body Corporate's written approval, mark, paint, drive nails, screws or other objects into or otherwise damage or deface a structure that forms part of the Common Property.
- 6.2 However, an owner or occupier may install a locking or safety device to protect the Lot against intruders, or a screen to prevent entry of animals or insects if the device or screen is soundly built and is consistent with the colour, style and materials of the Building.
- 6.3 The owner or occupier of a Lot must keep a device installed under subsection (2) in good order and repair.

7. BEHAVIOUR OF INVITEES

- 7.1 An owner or occupier of a Lot must take reasonable steps to ensure that the occupier's invitees do not behave in a way likely to interfere with the peaceful enjoyment of another Lot or the Common Property.

8. LEAVING OF RUBBISH ETC ON COMMON PROPERTY

- 8.1 The owner or occupier of a Lot must not leave rubbish or other materials on the common property in a way or place likely to interfere with the enjoyment of the common property by someone else.

9. APPEARANCE OF LOT

- 9.1 The owner or occupier of a Lot must not, without the Body Corporate's written approval, make a change to the external appearance of the Lot.
- 9.2 The owner or occupier of a Lot must not, without the Body Corporate's written approval:
- (a) hang washing, bedding or another cloth article if the article is visible from another Lot or the Common Property or from outside the Scheme Land; or
 - (b) display a sign, advertisement, placard, banner, pamphlet or similar article if the article is visible from another Lot or the Common Property or from outside the Scheme Land.

10. STORAGE OF FLAMMABLE MATERIALS

- 10.1 The owner or occupier of a Lot must not, without the Body Corporate's written approval, store a flammable substance on the Common Property.
- 10.2 The owner or occupier of a Lot must not, without the Body Corporate's written approval, store a flammable substance on the Lot unless the substance is used or intended for use for domestic purposes.
- 10.3 However, this section does not apply to the storage of fuel in:
- (a) the fuel tank of a vehicle, boat or internal combustion engine; or
 - (b) a tank kept on a vehicle or boat in which the fuel is stored under the requirements of the law regulating the storage of flammable liquid.

11. GARBAGE DISPOSAL

- 11.1 Unless the Body Corporate provides some other way of garbage disposal, the owner or occupier of a Lot must keep a receptacle for garbage in a clean and dry condition and adequately covered on the Lot, or on a part of the Common Property designated by the Body Corporate for the purpose.
- 11.2 The owner or occupier of a Lot must:
- (a) comply with all local government local laws about disposal of garbage; and
 - (b) ensure that the occupier does not, in disposing of garbage, adversely affect the health, hygiene or comfort of the occupiers of other Lots.

12. KEEPING OF ANIMALS

12.1 An owner or occupier may keep an animal on their Lot provided that:

- (a) they provide details in writing of the pet to the Body Corporate;
- (b) the pet is no greater than 10kg in size;
- (c) the pet is not permitted on the Common Property; and
- (d) the pet is not a nuisance (as determined by the Body Corporate in their sole discretion).

12.2 The Body Corporate may determine in their sole discretion that a pet is a nuisance. In such circumstances the Body Corporate may require the removal of the pet, at the cost of the owner.

12.3 The Body Corporate may impose conditions on the keeping of pets as they consider necessary or desirable from time to time.

13. OBJECTS KEPT IN STAIRWAYS

13.1 An owner or occupier must not leave any object of any description in the common stairways or passages. In the event that objects are left in the common stairways or passages, any owner or occupier shall immediately remove such object.

14. USE OF LOTS

14.1 Subject to any exclusions contained in these By-laws an owner or occupier of a Lot shall not use that Lot or permit the same to be used otherwise than as a private residence nor for any purpose that may cause a nuisance or hazard or for any illegal or immoral purpose or for any other purpose that may endanger the safety or good reputation of persons residing within the Scheme Land.

14.2 Despite the foregoing, any caretaker or on site manager may occupy a lot in the Scheme and operate a letting service and general caretaking operations from the designated lot as authorised by the Body Corporate from time to time.

15. USE OF RADIOS ETC

15.1 An owner or occupier of a Lot shall not operate or permit to be operated upon the parcel any radio, two way radio, short wave radio, transmitter, telecommunications device or electronic equipment so as to interfere with any domestic appliance or apparatus (including a radio or television receiver) lawfully in use upon the Common Property or in any other Lot.

16. STRUCTURAL ALTERATIONS TO THE INTERIOR OF LOTS

16.1 The manner and style of any structural fit out or structural alteration to the interior of any Lot must have the prior written approval of the Committee. The Committee shall be entitled to request plans and specifications as it might consider necessary to enable it to grant its approval and the owner of a Lot shall provide all such plans and specifications PROVIDED HOWEVER that where kitchen facilities are to be installed an extraction system approved by the Committee and relevant Statutory Authorities must be installed.

17. ALTERATIONS TO THE EXTERIOR OF LOTS

17.1 Where an owner proposes to carry out work, which will alter the exterior of any Lot, he shall follow the procedure set out below:

- (a) Apply in writing to the Body Corporate outlining the proposed work and provide plans and specifications. Such plans and specifications must be of the same architectural standard as the Building.

- (b) The Body Corporate on behalf of the owner shall submit to the architect nominated by the Committee from time to time the plans and specifications for his approval in writing. The Body Corporate will use its best endeavours to ensure that the architect gives a decision promptly.
- (c) The approval of the architect to any plans and specifications shall be considered by the Committee, provided that the architect shall be entitled to approve such plans with appropriate variations. If the architect refuses to give any approval the owner shall not be entitled to make the alterations proposed.
- (d) If the Architect approves such plans then the proposal will be submitted to a general meeting of the Body Corporate for permission to proceed with alterations.
- (e) Any costs associated with the procedure outlined above, including any fee from the architect, shall be paid by the owner seeking to make the alteration.

18. BALCONIES, TERRACES, FENCES, PERGOLAS, SCREENS, EXTERNAL BLINDS OR AWNINGS

- 18.1 An owner or occupier of a Lot shall not construct or permit the construction or erection of any balcony, terrace, fence, pergola, screen, external blind or awning of any kind within or upon a Lot or on Common Property without the prior approval in writing of the Committee. Such work must be carried out in a workmanlike manner and must not detract from the overall appearance of the Building.
- 18.2 The owner of a Lot shall be responsible for the maintenance and repair of any fence which forms part of the Lot. The Body Corporate shall have the power to repair or replace such fence at the expense of the Lot owner should the fence fall into disrepair.
- 18.3 All balconies and terraces shown on the approved drawings and documents are to remain unenclosed with no shutters, glazing, louvres or similar permanent structures other than those consistent with the relevant Brisbane Planning Scheme Codes / Policies and clearly depicted on the approved drawings.

19. MAINTENANCE RESPONSIBILITY OF ALTERATIONS TO COMMON PROPERTY

- 19.1 Any alteration made to Common Property or fixture or fitting attached to Common Property by an owner of a Lot, whether made or attached with or without the approval of the Body Corporate Committee, shall, unless otherwise provided by resolution of general meeting or of a meeting of the Committee, be repaired and maintained by the owner for the time being of the Lot.

20. MAINTENANCE OF LOTS

- 20.1 Each owner shall be responsible for the maintenance of his Lot and shall ensure that his Lot is so kept and maintained as not to be offensive in appearance to other Lot owners through the accumulation of excess rubbish or otherwise. Maintenance of lawns and gardens that are located within the Lot, will be the responsibility of the Lot owner. All such lawns and gardens are to be mown regularly and kept well maintained.

21. REPLACEMENT OF GLASS

- 21.1 Windows shall be kept clean by the owner or occupier of a Lot and promptly replaced by the owner of the Lot with fresh glass of the same kind and weight as originally installed.

22. BEHAVIOUR OF INVITEES

- 22.1 An owner or occupier of a Lot shall take all reasonable steps to ensure that his invitees do not behave in a manner likely to interfere with the peaceful enjoyment of the owner of another Lot or of any person lawfully using Common Property.
- 22.2 The owner or occupier of a Lot shall be liable to compensate the Body Corporate in respect of all damage to the Common Property or personal property vested in it caused by such owner or their invitees.
- 22.3 An owner or occupier of Lot which is the subject of a lease or licence agreement shall take all reasonable steps, including any action available to him under any such lease or licence agreement, to ensure that any lessee or licensee or other occupier of the Lot or their invitees comply with the provisions of the By-Laws.

- 22.4 The duties and obligations imposed by these By-laws on an owner of a Lot shall be observed not only by the owner but also by the guests, servants, employees, agents, children, invitees and licensees of such owner.
- 22.5 Where the Body Corporate expends money to make good damage caused by a breach of the Act, or of these By-laws by any owner of a Lot or the guests, servants, employees, agents, children, invitees or licensees of the owner of any Lot or any of them, the Body Corporate Committee shall be entitled to recover the amount so expended as a debt in any action in any Court of competent jurisdiction from the owner of the Lot at the time when the breach occurred.
- 22.6 An owner or occupier shall require their invitees to be quiet at all times when passing over Common Property after 11.00pm.
- 23. WINDOW TREATMENTS SUCH AS CURTAINS/SIMILAR VENETIAN BLINDS AND SHUTTERS**
- 23.1 An owner or occupier of a Lot shall not hang curtains visible from outside the Lot unless those curtains have a white backing or unless such colour and design have been approved by the Committee. An owner or occupier of a Lot shall not install, renovate and/or replace a curtain backing or window treatment without having the colour and design of same approved by the Committee. In giving such approval, the Committee shall ensure so far as practicable that curtain backing and window treatment used in all units have colours that are sympathetic to the tones of the Building and present an aesthetic appearance when viewed from Common Property or any other Lot.
- 24. AUCTION SALES**
- 24.1 An owner of a Lot shall not permit any auction sale to be conducted or to take place in his Lot or in the dwelling or upon the Scheme Land without the prior approval in writing of the Committee.
- 25. CORRESPONDENCE AND REQUESTS TO THE SECRETARY OF THE BODY CORPORATE**
- 25.1 All complaints, applications or requests to the Body Corporate or its Committee shall be addressed in writing to the Secretary or the Body Corporate Manager of the Body Corporate.
- 26. COPY OF BY-LAWS TO BE PRODUCED UPON REQUEST**
- 26.1 Where any Lot or Common Property is leased or rented, otherwise than to an owner of a Lot, the lessor or as the case may be, landlord shall cause to be produced to the Lessee or tenant for his inspection a copy of the By-Laws.
- 27. RECOVERY OF COSTS**
- 27.1 An owner shall pay on demand the whole of the Body Corporate costs and expenses (including Solicitor and own client costs) which amount shall be deemed to be a liquidated debt due, in recovering all and any levies or moneys duly levied upon such owner by the Body Corporate pursuant to the Act.
- 27.2 The Body Corporate may charge and recover interest at an annual rate determined by the Body Corporate by ordinary resolution in general meeting on any unpaid levies or other monies payable by an owner to the Body Corporate.
- 27.3 Any expense incurred by the Body Corporate in remedying any breach of the Act or the By-Laws shall be deemed to be a debt due by the owner of the Lot whose occupier caused such expense to the Body Corporate.
- 28. POWER OF BODY CORPORATE COMMITTEE**
- 28.1 The Committee may make rules relating to the Common Property not inconsistent with these By-laws and the same shall be observed by the owners of Lots unless and until they are disallowed or revoked by a majority resolution at a general meeting of the Body Corporate.
- 28.2 The Committee may retain such agents and servants it deems appropriate in carrying out its duties.

29. AIR CONDITIONING

- 29.1 No air conditioning system may be installed within a Lot or on Common Property without the prior written approval of the Body Corporate. The Body Corporate may establish standards for the type, noise, disposal, vibration, method of installation, location of condensers, provision of air, water reticulation and the like associated with the installation of any air conditioning unit.

30. SALE OF LOTS

- 30.1 Despite any other By-Law the original owner, its agents and any person authorised by it may:
- (a) use any Lot it owns as a display Lot and sales Lot;
 - (b) place any signs and other advertising and display material in and about the Lot and about the Common Property; and
 - (c) together with persons authorised by it, pass over the Common Property to gain access to and egress from any Lot.
- 30.2 Despite any other By-Law any other owner of a Lot may not erect any sign indicating sale of a Lot within 12 months of registration of the Scheme.

31. PAY TELEVISION / BROADBAND / PHONE / FAX / MODEM / RECEIVERS / ANTENNAE

- 31.1 The Committee has the power to allow a person to install cabling and associated items to allow the provision of cable or satellite television/computer/phone/fax/modem services to the Scheme Land and to enter into agreements with the providers of such services as deemed acceptable by the Committee from time to time.

32. RIGHT OF ENTRY

- 32.1 An owner or occupier shall allow entry into their Lot by the Body Corporate and its authorised parties for all purposes (including inspection and works) associated with the Body Corporate, the Building and the By-Laws upon reasonable notice. In the absence of any other special circumstances, twenty-four hours written notice shall be deemed reasonable. Despite the foregoing, no notice shall be required in the case of emergency.
- 32.2 The Body Corporate shall ensure as little disruption is caused to the owner or occupier of a Lot when exercising any rights of entry.

33. CARETAKER AND LETTING AGENTS' EQUIPMENT

- 33.1 Any caretaker or letting agent appointed by the Body Corporate shall be entitled to install, maintain and replace any equipment on the Common Property reasonably required for the operation of any services allowed under any agreements with the Body Corporate including PABX, pool cleaning, vending machines and cleaning equipment.

34. BODY CORPORATE AGREEMENTS

- 34.1 Subject to the Act the Body Corporate may enter into agreements with any other party on such terms as it may decide in its sole discretion including:
- (a) an agreement for the caretaking of the Common Property and letting of the Lots from the Scheme Land;
 - (b) an agreement for the management of the Body Corporate including appointing a body corporate manager including carrying out tasks involving the duties of the secretary and treasurer;
 - (c) an agreement with the original owner concerning the further development of the Scheme Land and the recording of any new community management statement;
 - (d) an agreement with any party concerning the utility infrastructure and its supply and maintenance;
 - (e) an agreement with any energy supplier;

- (f) an agreement with any cable television, satellite television, broadband, computer, fax, modem, PABX or phone service provider; and
- (g) an agreement to grant any licence or special rights or occupation authority to any party concerning use and occupation of any part of the Common Property not previously granted exclusive use to any other Lot owner.

35. HOT WATER, GAS & ELECTRICITY CONSUMPTION

- 35.1 The Body Corporate may enter into agreements for the supply of hot water, electricity and gas to owners and occupiers of the Lots in the Scheme.
- 35.2 The Body Corporate has the power to sell hot water, gas and electricity to each Lot and to charge the owner or occupier for all hot water, gas and electricity consumption, including associated operating expenses, for their respective lot ("Consumption Charges").
- 35.3 The Body Corporate may engage any caretaker or service contractor appointed for the Scheme to sell hot water, gas and electricity to each Lot and to charge the owner or occupier for all hot water, gas and electricity consumption, including associated operating expenses, for their respective lot ("Consumption Charges").
- 35.4 The owners and occupiers must purchase and use all hot water, gas and electricity consumed in their lot direct from the Body Corporate if the Body Corporate has entered into an agreement to provide such hot water, gas and electricity.
- 35.5 If an owner or occupier of a Lot does not agree to purchase and use all hot water, gas or electricity consumed in their lot from the Body Corporate under terms acceptable to the Body Corporate, then the Body Corporate will be under no obligation to supply hot water, gas or electricity to the Lot, and is entitled to enter upon the Lot and disconnect or discontinue the supply to that lot and neither the Body Corporate, the Body Corporate Committee or the Body Corporate Manager shall, under any circumstances whatsoever, be held responsible or liable for any loss or grievance incurred by an owner or occupier of a Lot as a result of the disconnection or discontinuance of the supply.
- 35.6 The Body Corporate shall arrange for the installation of a separate meter in each Lot to measure the consumption.
- 35.7 The Body Corporate and its authorised parties shall be entitled to enter upon any Lot for all purposes associated with the Body Corporate's right to charge Consumption Charges including but not limited to the installation, maintenance, upgrade and repair of infrastructure for the supply of hot water, gas and electricity, and the installation, reading and maintenance of meters.
- 35.8 The Body Corporate or its authorised agents shall render accounts to each owner or occupier of a Lot for Consumption Charges, and such accounts shall be payable to the Body Corporate or the authorised agents by the owner or occupier as and when determined by the Body Corporate from time to time.
- 35.9 If an owner or occupier of a Lot does not pay the Consumption Charges for their Lot as and when due, then the Body Corporate or authorised agent is entitled to enter upon the Lot and disconnect or discontinue the supply of hot water, gas or electricity to that Lot.
- 35.10 If an owner or occupier of a Lot does not pay the Consumption Charges for their Lot as and when due, the Body Corporate or authorised agent may recover any unpaid Consumption Charges from the owner or occupier as a liquidated debt, including in any Court of competent jurisdiction.
- 35.11 An owner or occupier of a Lot shall pay on demand the whole of the Body Corporate's or authorised agents costs and expenses (including Solicitor and own client costs calculated on an indemnity basis), which amount shall be deemed to be a liquidated debt due, in recovering all and any unpaid Consumption Charges levied by the Body Corporate or authorised agent under this By Law.
- 35.12 To remove any doubt, in respect of an account which has been rendered by the Body Corporate under this By Law, the owner or occupier of a Lot is liable jointly and severally with any person who was liable to pay the Consumption Charges when that owner or occupier became the owner or occupier of that Lot.

- 35.13 Neither the Body Corporate, the Body Corporate Committee or the Body Corporate Manager, service contractor, caretaker or authorised agent shall, under any circumstances whatsoever:
- (a) be held responsible or liable for any loss or grievance resulting in any way of any Consumption Charges which were unpaid when that owner or occupier became the owner or occupier of that Lot;
 - (b) be responsible or liable for any failure in the supply of hot water, gas or electricity due to any breakdowns, repairs, maintenance, strikes, accidents or other causes of any class or description; or
 - (c) be responsible or liable for any loss or grievance incurred by anyone as a result of the body corporate exercising its rights under this By-law.
- 35.14 The body corporate or the authorised agent may, from time to time, determine a security deposit to be paid by the owner or occupier of a Lot as a guarantee against non-payment of accounts for Consumption Charges, or monies payable under this By Law.
- 35.15 The Body Corporate shall not be obliged to provide or supply hot water, gas or electricity and unless the Body Corporate elects to exercise its right to supply these services the owner or occupier of the Lot must arrange supply direct from the appropriate service provider.
- 35.16 The Body Corporate may chose any supplier for the purposes of supplying hot water, gas or electricity, and is under no obligation to provide an option of an alternative supplier or charging system.
- 35.17 For the purposes of this by law the authorised agent may include the service contract or onsite manager for the Scheme.
- 36. EXCLUSIVE USE**
- 36.1 The occupier of each Lot set out in Schedule E is entitled to the exclusive use and enjoyment for the nominated purpose of that part of the Common Property allocated to the Lot in Schedule E and identified on the sketch marked "A" attached to schedule E.
- 36.2 The occupier of a Lot which has the benefit of an exclusive use area must keep that area clean, tidy and in good repair. The owner or occupier of a Lot which includes a courtyard must ensure that the vegetation is maintained in accordance with all approved plans and conditions of the development approval for the Scheme.
- 36.3 The Body Corporate, its authorised parties and any caretaker may enter upon such exclusive use areas to carry out any inspection or works concerning the Building or the utility infrastructure.

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

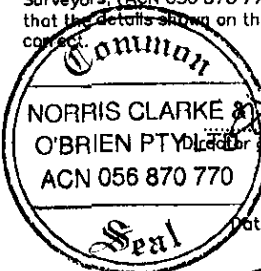
1. The location of service easements are shown in the attached services location diagram.
2. The Lots affected or proposed to be affected by statutory easements are shown in the following table:

Type of Statutory Easement	Lots Affected
Sewerage	Lots 1 to 20 & Common Property on SP 259389
Water	Lots 1 to 20 & Common Property on SP 259389
O/Head Power	Lots 1 to 20 & Common Property on SP 259389
Stormwater	Lots 1 to 20 & Common Property on SP 259389
Telstra	Lots 1 to 20 & Common Property on SP 259389
Support and Shelter	Lots 1 to 20 & Common Property on SP 259389

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

Lot on Plan	Exclusive Use Area	Purpose
Lot 1 on SP 259389	Areas A12 & A13 on sketch marked A	Car park
Lot 1 on SP 259389	Area C1 on sketch marked A	Courtyard
Lot 2 on SP 259389	Areas A25 on sketch marked A	Car park
Lot 2 on SP 259389	Areas C2 on sketch marked A	Courtyard
Lot 3 on SP 259389	Areas A24 on sketch marked A	Car park
Lot 4 on SP 259389	Areas A23 on sketch marked A	Car park
Lot 5 on SP 259389	Areas A10 & A11 on sketch marked A	Car park
Lot 6 on SP 259389	Areas A22 on sketch marked A	Car park
Lot 7 on SP 259389	Areas A9 on sketch marked A	Car park
Lot 8 on SP 259389	Areas A16 & A17 on sketch marked A	Car park
Lot 8 on SP 259389	Areas C3 on sketch marked A	Courtyard
Lot 9 on SP 259389	Areas A6 on sketch marked A	Car park
Lot 9 on SP 259389	Areas C4 on sketch marked A	Courtyard
Lot 10 on SP 259389	Areas A15 on sketch marked A	Car park
Lot 10 on SP 259389	Areas C5 on sketch marked A	Courtyard
Lot 11 on SP 259389	Areas A8 on sketch marked A	Car park
Lot 12 on SP 259389	Areas A7 on sketch marked A	Car park
Lot 13 on SP 259389	Areas A5 on sketch marked A	Car park
Lot 14 on SP 259389	Areas A18 on sketch marked A	Car park
Lot 15 on SP 259389	Areas A14 on sketch marked A	Car park
Lot 16 on SP 259389	Areas A20 on sketch marked A	Car park
Lot 17 on SP 259389	Areas A19 on sketch marked A	Car park
Lot 18 on SP 259389	Areas A1 & A2 on sketch marked A	Car park
Lot 19 on SP 259389	Areas A21 on sketch marked A	Car park
Lot 20 on SP 259389	Areas A3 & A4 on sketch marked A	Car park

NORRIS CLARKE & O'BRIEN PTY LTD Cadastral Surveyors, (ACN 056 870 770) hereby certify that the details shown on this sketch plan are correct.



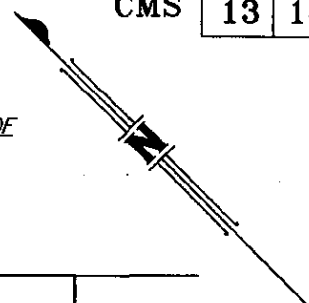
NORRIS CLARKE & O'BRIEN PTY LTD
Cadastral Surveyor
ACN 056 870 770

Seal

Date: 23-6-14

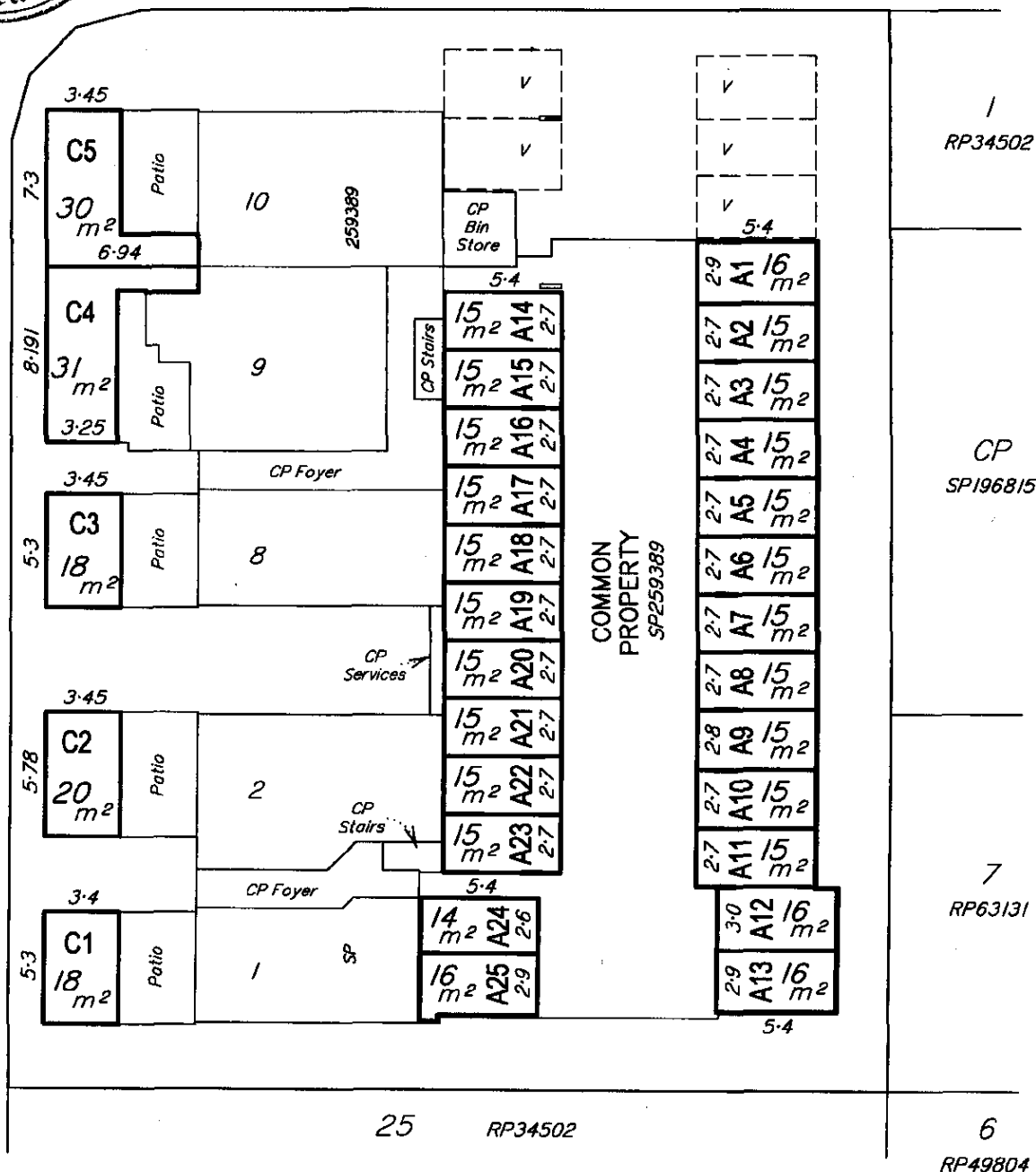
— Denotes column location

COURTYARD AREAS C1 TO C5 ARE FULLY BOUNDED AND FULLY DEFINED BY DIMENSIONS, WALLS, EDGE OF CONCRETE AND FENCES.



RYANS

ROAD



NOTE:

This plan is of an Exclusive Use Survey only and as such is not registered by the Registrar of Titles. Subsequent registered or other surveys in this area may affect the boundary definition shown on this plan. Any differences so caused to the boundary definition shown on this plan are beyond the control of Norris Clarke & O'Brien Pty Ltd who can accept no responsibility for such differences.

Name of C.T.S.

SAM'S EDGE C.T.S.

Description

EXCLUSIVE USE AREAS
LEVEL A
SAM'S EDGE C.T.S.
COMMON PROPERTY on SP259389
Parish of TOOMBUL
County of Stanley

Norris Clarke & O'Brien Pty Ltd



Licensed Surveyors
Town Planners
Development Consultants

Level 1 - 19 Hope Street
South Brisbane QLD 4101
ph: 07 3012 0000 fax: 07 3012 0099
email: info@ncob.com.au
ACN 056 870 770 ABN 15 056 870 770

Issue:

C

Ref.

9418EUA

ACCREDITED
SURVEYOR

"SKETCH OK"

23/6/14

Date
23/06/2014

Drafted
T.J.J.

Checked
L.O.B.

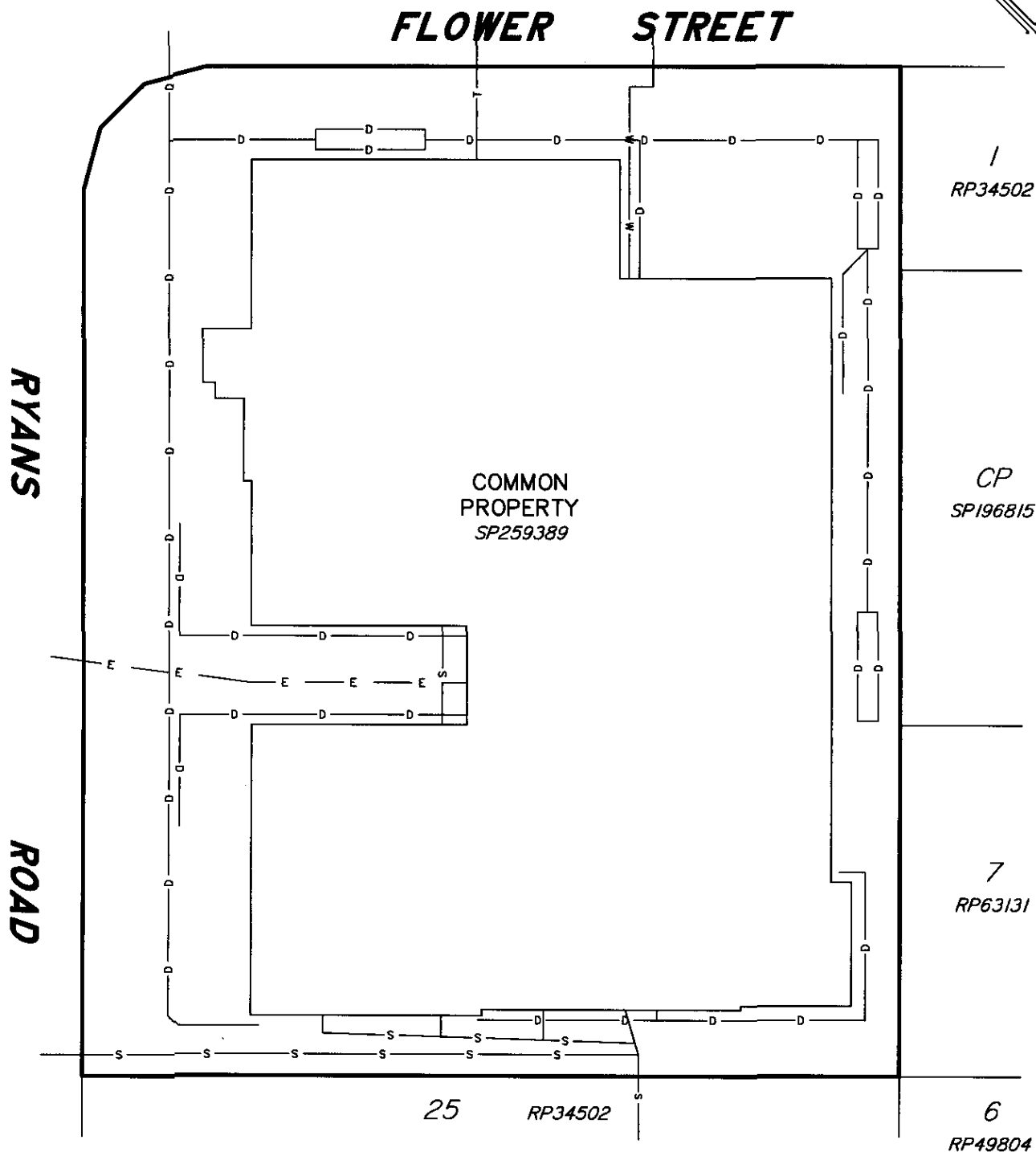
Scale in Metres.

1:300 at A4

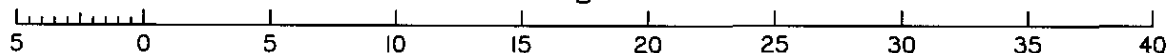
Note : Service locations drawn from information supplied by builder.

CMS

Page 14 of 14



Scale 1:300 - Lengths are in Metres.



LEGEND

- S — Sewerage
- W — Water
- E — Electrical
- D — Stormwater
- T — Telstra

Name of C.T.S.

SAM'S EDGE C.T.S.

Description

SERVICE LOCATION DIAGRAM
SAM'S EDGE C.T.S.
COMMON PROPERTY on SP259389
 Parish of TOOMBUL
 County of Stanley

Scale in Metres.

1:300 at A4

Norris Clarke & O'Brien Pty Ltd



Licensed Surveyors
 Town Planners
 Development Consultants

Level 1 - 19 Hope Street
 South Brisbane QLD 4101
 ph: 07 3012 0000 fax: 07 3012 0099
 email: info@ncob.com.au
 ACN 056 870 770 ABN 15 056 870 770

Issue:

B

Ref.

Date

05/09/2013

9418SLD



Collective Insurance Brokers Pty Ltd
AFS 511427
ABN 27 625 475 434
Email: info@collectiveib.com.au

RENEWAL TRANSFER TAX INVOICE

Sam's Edge CTS46159
C/- Strata Dynamics
GPO Box 5256
Brisbane QLD 4001

Date: 04/05/2026
Invoice Number: 00277273
Account Executive: Zac Rheinberger
Broking Assistant: Zac Rheinberger

Thank you for using our services to arrange this insurance cover.

Brief details of cover arranged on your behalf are given below. You should refer to the policy documents issued by the insurer for complete policy terms and conditions.

Please read carefully the important notices attached regarding your Duty of Disclosure. Please do not hesitate to contact us with any questions you may have.

Type of Policy	SCI Residential Strata
Insured	Sam's Edge CTS46159
Policy Description	74 Ryans Road Nundah QLD 4012
Insurer	Strata Community Insurance
Underwritten by	Allianz Australia Insurance Limited
Policy Number	QTE10639412
Period of Insurance	31/05/2026 to 31/05/2027
Effective Date	31/05/2026

Premium	FSL	Insurer Policy Charge	Insurer Total GST	Stamp Duty	Broker Fee	Broker Fee GST	Invoice Total
\$9,785.85	\$ 0.00	\$ 200.00	\$ 998.58	\$ 968.79	\$1,463.00	\$ 146.30	\$13,562.52

Insurer commission included within base premium = \$1,957.16 excl GST

Payment Options



Collective Insurance Brokers Pty Ltd

DEFT Reference Number 40557122772735

Pay by credit card or registered bank account at www.deft.com.au.
Payments by credit card may attract a surcharge.



Name: Sam's Edge CTS46159
Invoice No: 00277273
Total: **\$13,562.52**
Due Date: 14/06/2026



*498 405571 22772735

Pay in-store at Australia Post by cheque or EFTPOS



Bill Code: 20362
Ref: 40557122772735

Contact your participating financial institution to make BPAY payments using the biller code and reference number as detailed above

Total Due: \$13,562.52

SUMMARY OF COVER

Residential Strata

Policy Number

QTE10639412

Policy Period

31/05/2026 to 31/05/2027

Effective Date

31/05/2026

The Insured:

Sam's Edge CTS46159

Plan Address

74 Ryans Road Nundah QLD 4012

STRATA COMMUNITY INSURANCE - RESIDENTIAL

LIMITS / SUM INSURED

Section 1

Part A

1. Building	\$	9,290,174
Common Area Contents	\$	92,902
2. Terrorism Cover under Section 1 Part A2		Applies

Part B

1. Loss of Rent/ Temporary Accommodation	\$	1,393,526
2. Floating Floors		Included
3. Flood		Included

Section 2

Liability	\$	20,000,000
-----------	----	------------

Section 3

Voluntary Workers	\$	200,000/2,000
-------------------	----	---------------

Section 4

Workers Compensation		Not Offered
----------------------	--	-------------

Section 5

Fidelity Guarantee	\$	100,000
--------------------	----	---------

Section 6

Office Bearers Liability	\$	5,000,000
--------------------------	----	-----------

Section 7

Equipment Breakdown		Not Selected
---------------------	--	--------------

Section 8

Catastrophe	\$	1,393,526
-------------	----	-----------

Section 9

PART A – Government Audit Costs – Professional Fees	\$	25,000
PART B – Appeal Expenses	\$	100,000
PART C – Legal Defence Expenses	\$	50,000

Section 10

Lot Owners Fixtures and Improvements	\$	300,000
--------------------------------------	----	---------

Section 11

Loss of Market Value		Not Selected
----------------------	--	--------------

EXCESSES

Section 1 – Insured Property	\$	2,500
Section 9 – Legal Defence Expenses and 10% Contribution	\$	1,000

IMPOSED EXCESSES

Not Applicable

SPECIAL TERMS AND CONDITIONS

END0110 - Flood Limit

Optional Cover '1. Flood in Section 1 - Insured Property' is deleted and replaced by the following:

1. Flood

For any claim arising from Flood, We will pay up to \$10,000,000 in the aggregate in respect of any Event(s) under

Section 1 of the Policy, subject to any sub-limits applicable for those Event(s).

INSURER

Strata Community Insurance Agencies Pty Ltd
ABN 72 165 914 009 AFSL 457787
Level 8/56 Berry Street
NORTH SYDNEY NSW 2060
www.stratacommunityinsure.com.au

UNDERWRITTEN BY

Allianz Australia Insurance Limited
ABN 15 000 122 850
GPO Box 4049
SYDNEY NSW 2001
www.allianz.com.au

INSURER PRODUCT DISCLOSURE STATEMENT & POLICY WORDING

SCIA034-Policy-
RS-PPW-02/2021

IMPORTANT NOTICES & INFORMATION

We have prepared this document to assist you to understand important issues relating to your insurances. Please contact your Account Executive if you have any questions or require further advice/assistance.

CANCELLATION CLAUSE

If a cover is cancelled before the expiry of the period of Insurance, we will refund to you only the net return premium which we received from the Insurer. We will not refund any part of the brokerage/commission we receive for arranging cover.

ESSENTIAL READING OF POLICY WORDING

The policy wordings for your insurances are essential reading to understand what is protected by each policy. Read them carefully as soon as possible and contact us if you have any concerns about the extent of your cover.

YOUR DUTY OF DISCLOSURE

Before you enter into an insurance contract, you have a duty to tell the insurer anything that you know, or could reasonably be expected to know, may affect their decision to insure you and on what terms. You have this duty until they agree to insure you. You have the same duty before you renew, extend, vary or reinstate an insurance contract.

You do not need to tell the insurer anything that:

- reduces the risk they insure you for; or
- is common knowledge; or
- they know or should know as an insurer; or
- they waive your duty to tell them about.

If you do not tell the insurer something you are required to, they may cancel your contract or reduce the amount they will pay you if you make a claim, or both. If your failure to tell them is fraudulent, they may refuse to pay a claim and treat the contract as if it never existed.

NOTE

Any change in occupation or relevant material facts must be advised in writing to our office. This Summary of Cover has been prepared for general reference only. Nothing obtained herein prevails over the terms, conditions and exclusions of the policy.

DUTY OF GOOD FAITH

Both parties to an insurance contract, the insurer and the insured, must act towards each other with the utmost good faith. If you fail to do so, the insurer can cancel your insurance. If the insurer fails to do so, you may be able to sue the insurer.

REMUNERATION DISCLOSURE

Itemised Insurance Costs	
Base Premium (includes commission from insurer)	\$ 9,785.85 \$ 1,957.16 (20.0%)
ESL or FSL	\$ 0.00
Stamp Duty	\$ 968.79
Underwriting Agency Fee	\$ 200.00
Broker Fee (as a % of base premium)	\$ 1,463.00 (15.0%)
GST – all items	\$ 1,144.88
Total Insurance Cost	\$ 13,562.52
Allocation of Strata Insurance Remuneration	
Strata Management Company share of remuneration (ex GST)	\$ 1,712.52
Broker share of remuneration (ex GST)	\$ 1,707.64
Conflicts of Interest	Collective Insurance Brokers Pty Ltd (CIB) and your Strata Management Company (where applicable if acting as an Authorised Representative / Distributor of CIB), manage our fiduciary obligations and any conflict of interest that may arise, by acting in the insured's best interest at all times. As a member of the National Insurance Brokers Association, we adhere to their Code of Conduct, and we are licensed and regulated by the Australian Securities and Investments Commission. Important information about CIB and how we conduct our business with your Strata Management Company, are contained within the Financial Services Guide (FSG), provided with this report.
Best Interest Declaration	In preparing this broker advice, Collective Insurance Brokers and your strata management company (where applicable) have acted in the best interest of the insured at all times. Jason Starr-Thomas – EGM CIB and Responsible Officer of Collective Insurance Brokers Pty Ltd

The above breakdown contains the following standard abbreviations;

Emergency Services Levy (ESL), Fire Service Levy (FSL) & Goods & Services Tax (GST)

Collective Insurance Brokers Pty LtdAFS 511427
ABN 27 625 475 434**GENERAL ADVICE WARNING**

We have provided you with general advice and not personal advice. In doing so, we have not taken into consideration your personal circumstances, specific objectives, financial situation or needs. You should therefore immediately review the advice together with your policy documentation to determine if they are appropriate for your personal circumstances and requirements.

AVERAGE OR CO-INSURANCE

Some policies contain an Average or Co-insurance clause. This means that if you insure for less than the full value of the property, your claim may be reduced in proportion to the amount of the under-insurance.

Some business interruption policies contain an Average/Co-Insurance clause which has a different application. Check your policy and contact us with any questions.

CONTRACTS AND LEASES YOU SIGN

If you sign a contract with an indemnity, "hold harmless" or release, it can invalidate your insurance – unless you obtain the Insurer's consent in advance. These clauses are often found in leases and other contracts you sign from time to time relating to your business. Do not sign a contract or lease without contacting us and/or taking legal advice as to whether the contract terms will prejudice your policy.

LEASING, HIRING AND BORROWING PROPERTY

When you lease, hire or borrow property, make sure that the contract clearly identifies who is responsible for insuring the property.

Industrial Special Risks policies automatically cover property which you are responsible to insure, subject to the policy excess. Public liability insurance may assist you meet claims relating to property damage to property which you lease or hire. A sub-limit usually applies to the amount you can claim for damage to property in your care, custody or control.

ADDITIONAL INSURED AND NOTING INTERESTS

If a person is to be named on your policy or insured as a co-insured or joint insured, notify us immediately so we can request this in advance from the insurer. Your property and liability policies will not provide automatic cover for the insurable interest of other parties (e.g., mortgagees, lessors).

Check with us whether the insurer will include someone else as an insured or note their interests before you agree to this in a contract or lease. We cannot guarantee that an insurer will agree to include someone as an insured under your policy or to note their interests on your policy.

CLAIMS OCCURRING POLICIES

Most of your policies do not provide indemnity in respect of events that occurred before the insurance commenced. They cover events that occur during the policy period.

CLAIMS MADE POLICIES

Some policies (e.g. professional indemnity insurance) provide cover on a "claims made" basis. This means that claims first advised to you (or made against you) and reported to your insurer during the policy period are insured under that policy, irrespective of when the incident causing the claim occurred. If you become aware of circumstances which could give rise to a claim, notify the insurer during the policy period.

Report all incidents that may give rise to a claim against you to the insurers immediately after they come to your attention and before the policy expires.

INSURER SOLVENCY

We do not warrant or guarantee the current or ongoing solvency or financial viability of the insurer because we have no control over the insurer's performance and this can be affected by many complex commercial and economic factors.

INSURANCE BROKERS CODE OF PRACTICE & EXTERNAL DISPUTES RESOLUTION SERVICE

Collective Insurance Brokers Pty Ltd subscribe to the Insurance Brokers Code of Practice and the Financial Ombudsman Service (FOS). FOS administer an independent and free external dispute resolution service for our clients.

Important_Notices_and_Information_1116