

CJC Law
Conveyancing Specialists

FORM 2

SELLER DISCLOSURE STATEMENT

Vendor/s
Paul Aaron Smith and Kerry Anne Smith

Property Address
Unit 604, 26 Station Street, Nundah QLD 4012

Prepared On
23 October 2026

BoldSign Document ID: c2ab0c92-bfdc-46c6-bac8-1ffa23c49d33

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 Paul Aaron Smith and Kerry Anne Smith

Property address (referred to as the "property" in this statement) Unit 604, 26 Station Street, Nundah QLD 4012

Lot on plan description Lot 604 on SP 271858

Community titles scheme or BUGTA scheme:

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

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

☐ **No**
*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**

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Registered encumbrances	Registered encumbrances, if any, are recorded on the title search, and may affect your use of the property. Examples include easements, statutory covenants, leases and mortgages. You should seek legal advice about your rights and obligations before signing the contract.
Unregistered encumbrances (excluding statutory encumbrances)	There are encumbrances not registered on the title that will continue to affect the property after **settlement**. ☐ **Yes** ☑ **No** **Note**—If the property is part of a community titles scheme or a BUGTA scheme it may be subject to and have the benefit of statutory easements that are **NOT** required to be disclosed. **Unregistered lease (if applicable)** If the unregistered encumbrance is an unregistered lease, the details of the agreement are as follows: » the start and end day of the term of the lease: Not applicable » the amount of rent and bond payable: Not applicable » whether the lease has an option to renew: Not applicable **Other unregistered agreement in writing (if applicable)** If the unregistered encumbrance is created by an agreement in writing, and is not an unregistered lease, a copy of the agreement is given, together with relevant plans, if any. ☐ **Yes** **Unregistered oral agreement (if applicable)** If the unregistered encumbrance is created by an oral agreement, and is not an unregistered lease, the details of the agreement are as follows: Not applicable
Statutory encumbrances	There are statutory encumbrances that affect the property. ☑ **Yes** ☐ **No** *If **Yes**, the details of any statutory encumbrances are as follows:* Deed of Grant No. 19559097 (POR 6) and any unregistered encumbrances as per mapping provided such as: 1. APA: Natural gas transmission and pipelines are located in close vicinity of the property.A plan showing the location of the gas asset is attached. 2. Brisbane City Council: Stormwater infrastructure is located surrounding the property boundaries. A plan showing the location of the stormwater network is attached. 3. Energex cabling: Low-voltage (LV) and high-voltage (HV) electrical cables are located in close proximity to the property boundaries. An electrical pillar, pit, pole and substation are also located along the front and side boundaries of the property. A plan showing the location of the electrical distribution infrastructure is attached. 4. NBN:Underground telecommunications infrastructure, including cables and PVC conduits, is located in the vicinity of the property. A plan showing the location of the cabling infrastructure is attached. 5. Queensland Urban Utilities: Water and sewer network pipelines and infrastructure are located within the rear of the property and near the front and side property boundaries.A plan showing the location of the water and sewerage infrastructure is attached. 6. Telstra connection: Telecommunications cabling infrastructure is located near the front property boundary. A plan showing the location of Telstra infrastructure is attached.
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)* 22 November 2024 **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.

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Part 3 – Land use, planning and environment

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

Zoning	The zoning of the property is *(Insert zoning under the planning scheme, the 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)*: MU2 Mixed use (Centre frame)		
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**
	*If **Yes**, a copy of the notice, order, proposal or correspondence must be given by the seller.*		

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

Contamination and environmental protection	The property is recorded on the Environmental Management Register or the Contaminated Land Register under the *Environmental Protection Act 1994*.	☐ **Yes**	☑ **No**
	The following notices are, or have been, given:		
	A notice under section 408(2) of the *Environmental Protection Act 1994* (for example, land is contaminated, show cause notice, requirement for site investigation, clean up notice or site management plan).	☐ **Yes**	☑ **No**
	A notice under section 369C(2) of the *Environmental Protection Act 1994* (the property is a place or business to which an environmental enforcement order applies).	☐ **Yes**	☑ **No**
	A notice under section 347(2) of the *Environmental Protection Act 1994* (the property is a place or business to which a prescribed transitional environmental program applies).	☐ **Yes**	☑ **No**
Trees	There is a tree order or application under the *Neighbourhood Disputes (Dividing Fences and Trees) Act 2011* affecting the property. *If **Yes**, a copy of the order or application must be given by the seller.*	☐ **Yes**	☑ **No**
Heritage	The property is affected by the *Queensland Heritage Act 1992* or is included in the World Heritage List under the *Environment Protection and Biodiversity Conservation Act 1999* (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.		

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Part 4 – Buildings and structures

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

Swimming pool	There is a relevant pool for the property.	☐ **Yes**	☑ **No**
	If a community titles scheme or a BUGTA scheme – a shared pool is located in the scheme.	☐ **Yes**	☑ **No**
	Pool compliance certificate is given.	☐ **Yes**	☑ **No**
	OR		
	Notice of no pool safety certificate is given.	☐ **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.	☐ **Yes**	☑ **No**
	A notice under section 47 of the Queensland Building and Construction Commission Act 1991 must be given by the seller and you may be required to sign the notice and return it to the seller prior to signing the contract.		
Notices and orders	There is an unsatisfied show cause notice or enforcement notice under the *Building Act 1975*, section 246AG, 247 or 248 or under the *Planning Act 2016*, section 167 or 168.	☐ **Yes**	☑ **No**
	The seller has been given a notice or order, that remains in effect, from a local, State or Commonwealth government, a court or tribunal, or other competent authority, requiring work to be done or money to be spent in relation to the property.	☐ **Yes**	☑ **No**
	*If **Yes**, a copy of the notice or order must be given by the seller.*		
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.		

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Part 5 – Rates and services

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

Rates	**Whichever of the following applies—**
	The total amount payable* for all rates and charges (without any discount) for the property as stated in the most recent rate notice is: Amount: $1,246.62 Date Range: 1 Oct 2026 - 31 Dec 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: $293.42 Date Range: 28/05/2026 - 24/08/2026 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: $0.00 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*.

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Part 6 – Community titles schemes and BUGTA schemes

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

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

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

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

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

BoldSign Document ID: c2ab0c92-bfdc-46c6-bac8-1ffa23c49d33

Signatures – SELLER

Paul Aaron Smith

Signature of seller

Paul Aaron Smith

Name of seller

23/10/2026

Date

Kerry Anne Smith

Signature of seller

Kerry Anne Smith

Name of seller

23/10/2026

Date

Signatures – BUYER

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

Signature of buyer

Name of buyer

Date

Signature of buyer

Name of buyer

Date

Current Title Search

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	**51020664**	**Search Date:**	19/10/2026 12:27
Date Title Created:	04/01/2016	**Request No:**	58009377
Previous Title:	14210189		

ESTATE AND LAND

Estate in Fee Simple

LOT 604 SURVEY PLAN 271858
Local Government: BRISBANE CITY

COMMUNITY MANAGEMENT STATEMENT 48153

REGISTERED OWNER

Dealing No: 723467564 16/08/2024

KERRY ANNE SMITH
PAUL AARON SMITH JOINT TENANTS

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 19559097 (POR 6)

2. MORTGAGE No 723467565 16/08/2024 at 14:36
AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED A.C.N. 005 357 522

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

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

FINAL 107114-4 (KCH/BNE)

Land Title Act 1994 : Land Act 1994
Form 21 Version 3

SURVEY PLAN

Sheet 1 of 11

PERMANENT MARKS				
PM	BRG	DIST	No.	REMARKS
2-OPM	141°17'50"	3.748	167025	2/SP192279
7-OPM	69°50'50"	4.518	167029	4/SP192279
11-OPM	311°58'30"	0.611	1012	RP841711

REFERENCE MARKS				
STN	TO	BRG	DIST	REMARKS
2	O Nail in Conc	136°23'45"	20.728	2/IS219813
3	Nail in Conc Fd	137°31'	0.828	
3	O Screw in Conc Gone	139°40'30"	2.527	4/IS228099
3	O Screw in Conc	105°42'40"	3.523	3/IS219813
4	O Ct Nail in Bit	128°46'50"	1.53	3/IS228099
5	O Screw in Kerb (New Ref)	138°59'	3.637	4/SP275452
5	O Screw in Kerb (New Ref)	213°04'30"	11.83	5/SP275452
5	O Nail in Conc	176°35'50"	21.56	5/IS219813
6	O Screw in Conc	191°56'30"	26.928	6/SP275452
7	O Screw in Conc	99°20'50"	1.403	4/SP192279
7	O Nail in Conc	127°17'25"	18.588	7/IS219813
7	O Nail in Conc	75°41'05"	48.834	7/IS219813
8	O Screw in Conc	56°03'50"	1.398	IS153193
8	Nail in Conc Fd	131°17'	3.885	
8	O Nail in Conc	338°33'20"	61.784	9/IS219813
9	O Nail in Conc	61°04'55"	21.133	10/IS219813
10	O Nail in Conc	305°50'45"	44.556	11/IS219813
12	O Nail in Conc Gone	321°56'40"	2.182	RP841711
12	Nail in Conc Fd	327°31'	2.976	
13	OtP	320°34'50"	0.604	6/RP173105
13	Nail in Conc Fd	303°09'	3.088	

STREET (WOOD) — STREET (NUNDAH) — STREET — STREET — STATION

EMT B 90 m²

BUILDING 9 Level Concrete Bldg

Emt A RP 112804 — Emt B RP 112804 — Emt A SP 192279 (Volumetric)

Lots: 112, 113, 120, 121, 125, 126, 127, 132 RP 34070; 1193 SL 5801; 1 RP 104752; 2 RP 60879; 1 RP 841711; 2 RP 841711; 1 43548; 2 RP 841711

Original information compiled from IS153193 in the Department of Natural Resources and Mines.

CP denotes Common Property.

For Reinstatement Report, See Sheet 11.

Base Parcel Area . . 1215 m²
(6-5-10-9-6)

0 25 50 75 m
0 50 mm 100 mm 150 mm

State copyright reserved.

RPS Australia East Pty Ltd (ACN 140 292 762) hereby certify that the land comprised in this plan was surveyed by the corporation, by Daniel Alan COATES, surveyor, for whose work the corporation accepts responsibility, under the supervision of Geoffrey Roy WILSON, cadastral surveyor and that the plan is accurate, that the said survey was performed in accordance with the Survey and Mapping Infrastructure Act 2003 and Surveyors Act 2003 and associated Regulations and Standards and that the said survey was completed on 20/10/15

Authorised Delegate

28/10/2015 Date

PLAN OF

LOTS 101, 201-206, 301-308, 401-408, 501-508, 601-608, 701-708, 801-808, COMMON PROPERTY & EMT B IN COMMON PROPERTY

Cancelling Lots 122-124 on RP34070

LOCAL GOVERNMENT: BRISBANE CITY COUNCIL

LOCALITY: NUNDAH

Meridian: IS219813

Survey Records: NO

Scale: 1 : 500

Format: BUILDING

SP271858

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

FINAL 107114-4 (KCH/BNE)

716962277

$5272.70
17/12/2015 11:58

BE 400

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

5. Lodged by

Cooper Grace Ward Lawyers
Level 21, 400 George Street
BRISBANE QLD 4000
GPO Box 834, Brisbane 4001
Ph: 3231 2941 Ref: LMM2 - 1038650

131B

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

1. Certificate of Registered Owners or Lessees.

I/We CS NUNDAH 4 PTY LTD
ACN 601 150 074

(Names in full)

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

~~*as Lessees of this land agree to this plan.~~

DIRECTOR SECRETARY

Signature of *Registered Owners ~~*Lessees~~

CS NUNDAH 4 PTY LTD
ACN 601 150 074

* Rule out whichever is inapplicable

6.

Existing		Created		
Title Reference	Description	New Lots	Road	Secondary Interests
14210189	Lot 122 on RP34070	101, 203, 204, 303–306, 403–406, 503–506, 603–606, 703–706, 803–806 & Common Property	-	Emt B
12471092	Lot 123 on RP34070	101, 202, 204–206, 301–303, 306–308, 401–403, 406–408, 501–503, 506–508, 601–603, 606–608, 701–703, 706–708, 801–803, 806–808 & Common Property	-	Emt B
12199148	Lot 124 on RP34070	201, 202, 205, 206, 301, 302, 307, 308, 401, 402, 407, 408, 501, 502, 507, 508, 601, 602, 607, 608, 701, 702, 707, 708, 801, 802, 807, 808 & Common Property	-	Emt B

Mortgage	Lots Fully Encumbered	Lots Partially Encumbered
716586685 (Lots 122–124 on RP34070)	101, 201–206, 301–308, 401–408, 501–508, 601–608, 701–708 & 801–808	-

Easement	Lots to be Encumbered
716749893 (Emt A on SP275452)	Common Property & 206

2. Planning Body Approval.

* Brisbane City Council

hereby approves this plan in accordance with the:

%

~~SUSTAINABLE PLANNING ACT 2009~~

Development Approval: 19/09/2014

Dated this 11th day of December 2015

Jodi Byrne
DELEGATE #

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

Lots	Orig
101, 201–206, 301–308, 401–408, 501–508, 601–608, 701–708, 801–808 & Common Property	Allot 7 Por 6

7. Orig Grant Allocation :

8. Map Reference :
9543–33412

9. Parish :
TOOMBUL

10. County :
STANLEY

11. Passed & Endorsed :

By : RPS Australia East Pty Ltd
Date : 20/11/15
Signed
Designation : Cadastral Surveyor

12. Building Format Plans only.

I certify that :

* As far as it is practical to determine, no part of the building shown on this plan encroaches onto adjoining lots or road;

~~* Part of the building shown on this plan encroaches onto adjoining * lots and road~~

Authorised Delegate / ~~Cadastral Surveyor/Director~~ * Date: 2/12/15

* delete words not required

13. Lodgement Fees :

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

14. Insert Plan Number: **SP271858**

3. Plans with Community Management Statement :

CMS Number : 48153
Name : VIVIR

4. References :

Dept File :
Local Govt :
Surveyor : 107114–4

FINAL 107114-4 (KCH/BNE)

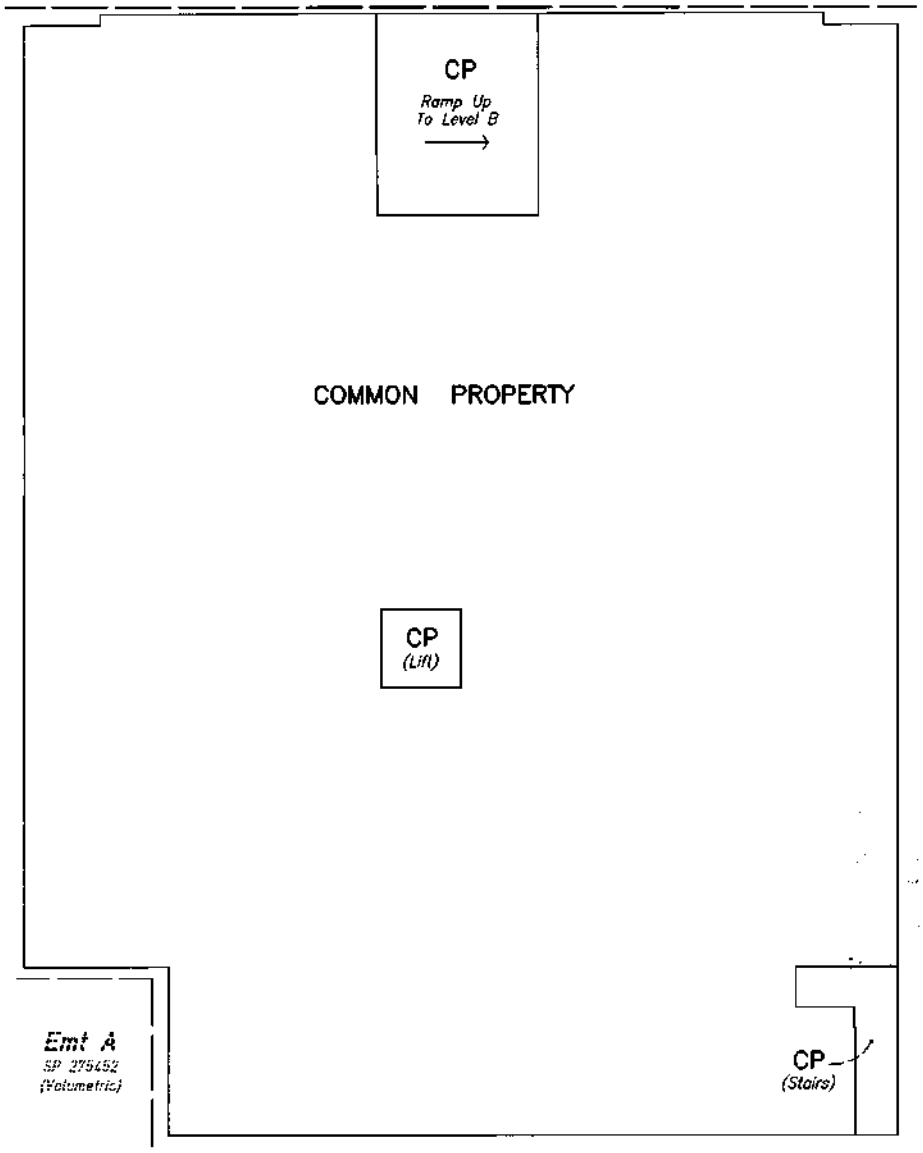
LEVEL A

Scale 1 : 150



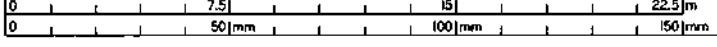
COMMON PROPERTY

EMT B



CP *denotes Common Property*

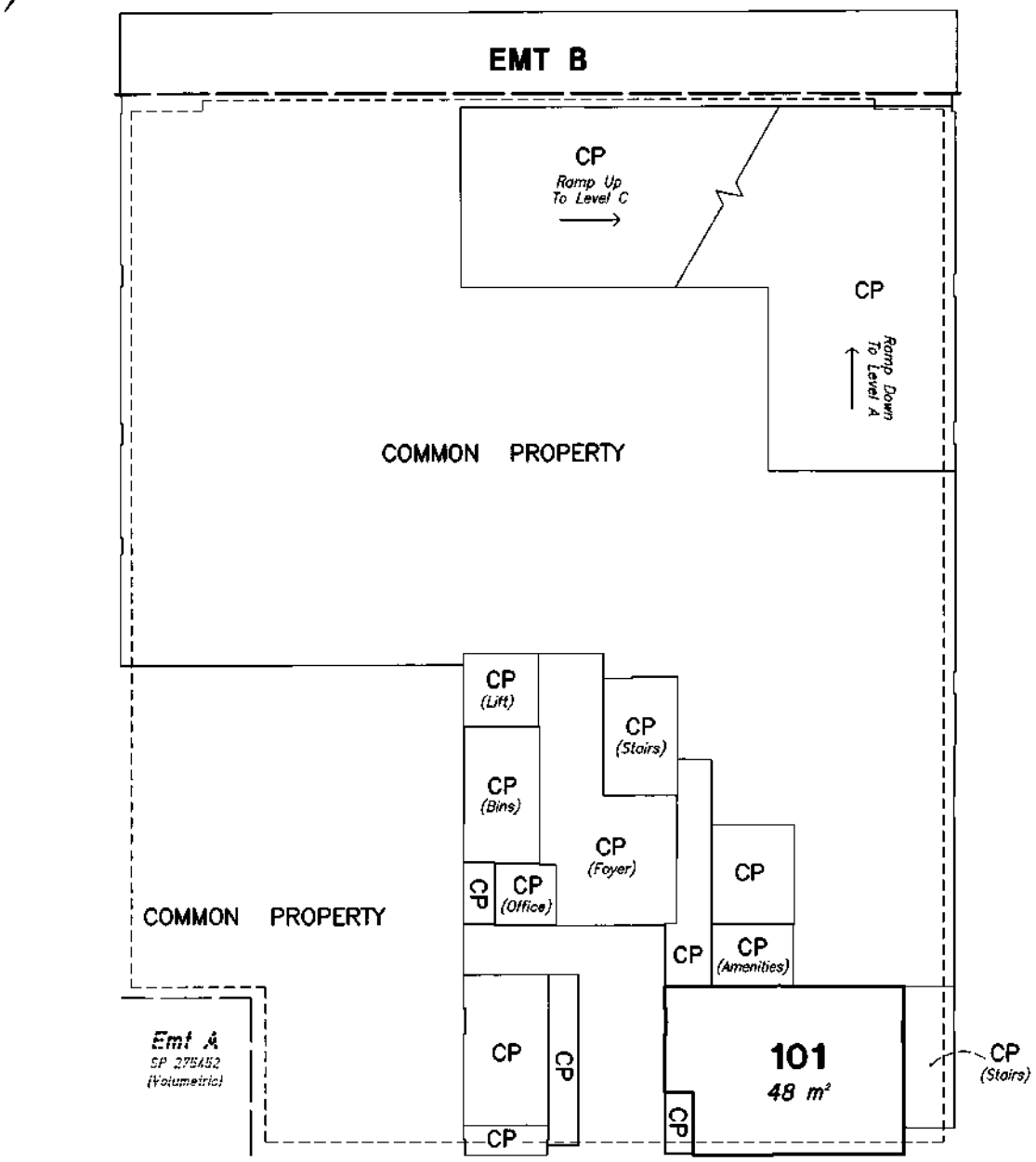
State copyright reserved.



Insert Plan Number **SP271858**

FINAL 107114-4 (KCH/BNE)

LEVEL B
Scale 1 : 150



CP *denotes Common Property*

– – – *denotes Outline of Level Below*

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0 7.5 15 22.5 m
0 50 mm 100 mm 150 mm

Insert Plan Number **SP271858**

FINAL 107114-4 (KCH/BNE)

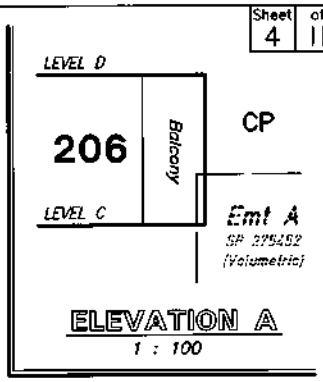
Land Title Act 1994 : Land Act 1994
Form 21A Version 1

ADDITIONAL SHEET

Sheet 4 of 11

LEVEL C
Scale 1 : 150





COMMON PROPERTY

EMT B

Balcony 26 m²

Balcony 21 m²

COMMON PROPERTY

Ramp Down To Level B

201
105 m²
TOTAL AREA
141 m²

202
71 m²
TOTAL AREA
92 m²

COMMON PROPERTY

Balcony 10 m²

CP (Terrace)

CP (Lounge)

CP (Lift)

CP

CP

CP (Stairs)

COMMON PROPERTY

206
62 m²
TOTAL AREA
77 m²

205
51 m²
TOTAL AREA
73 m²

204
51 m²
TOTAL AREA
73 m²

203
62 m²
TOTAL AREA
81 m²

Balcony 4 m²

Emt A
SP 275452
(Volumetric)

See Elevation A

Balcony 11 m²

Balcony 22 m²

Balcony 22 m²

Balcony 19 m²

CP *denotes Common Property*

– – – *denotes Outline of Level Below*

⊡ *denotes Common Property (Duct)*

State copyright reserved

0 7.5 15 22.5 m
0 50 mm 100 mm 150 mm

Insert Plan Number **SP271858**

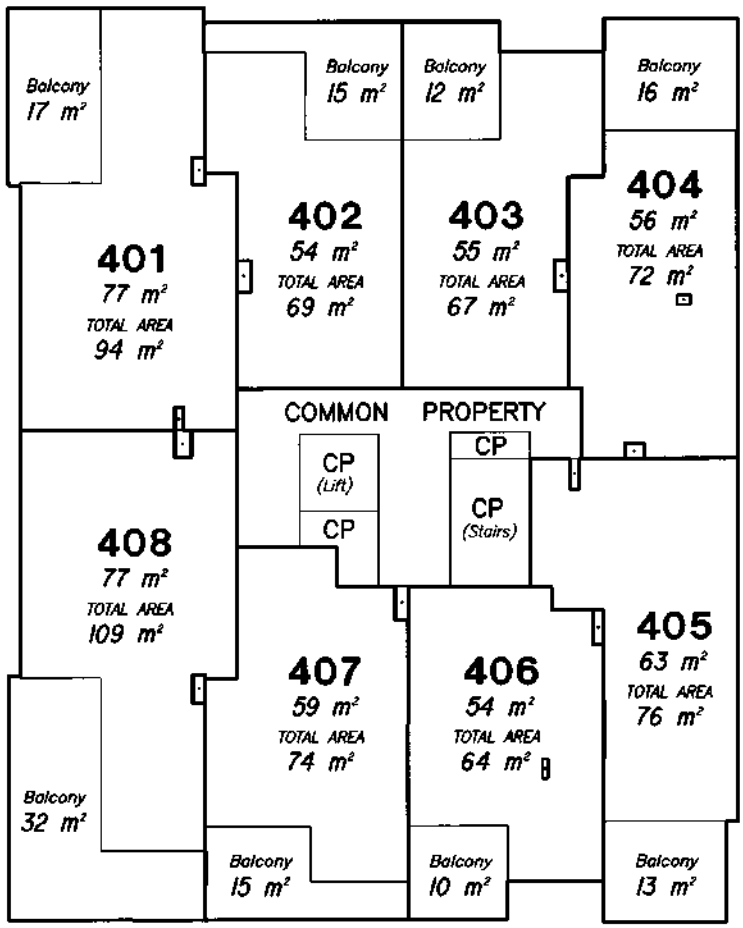
FINAL 107114-4 (KCH/BNE)

LEVEL E

Scale 1 : 150

EMT B

COMMON PROPERTY



CP *denotes Common Property*

▭ *denotes Common Property (Duct)*

State copyright reserved.

0 7.5 15 22.5 m
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Insert Plan Number **SP271858**

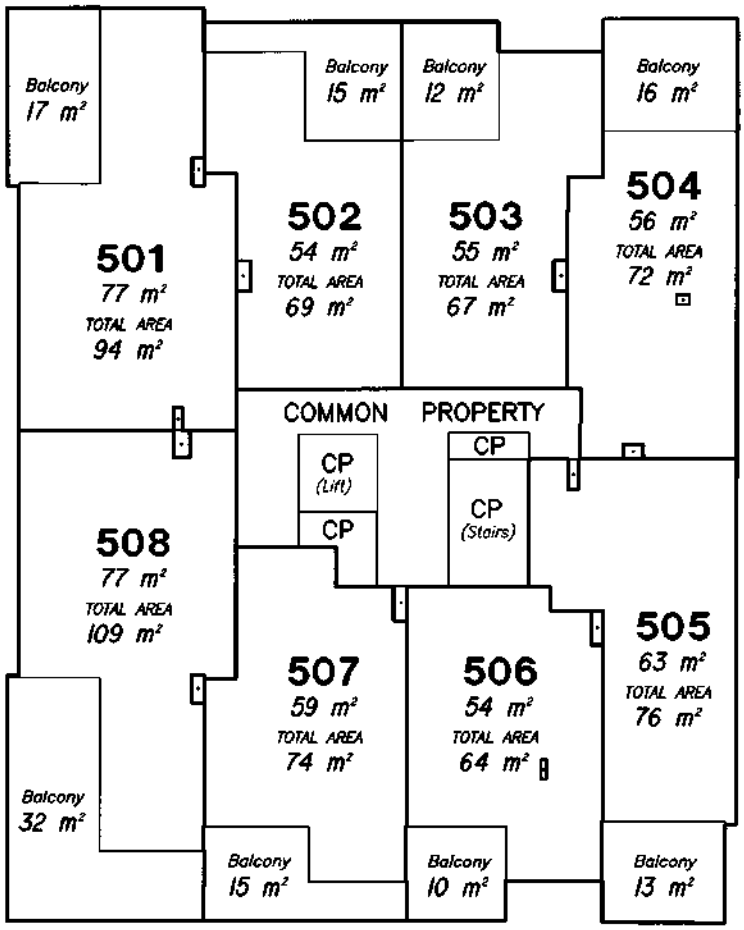
FINAL 107114-4 (KCH/BNE)

LEVEL F

Scale 1 : 150

EMT B

COMMON PROPERTY



CP *denotes Common Property*

⊡ *denotes Common Property (Duct)*

State copyright reserved.

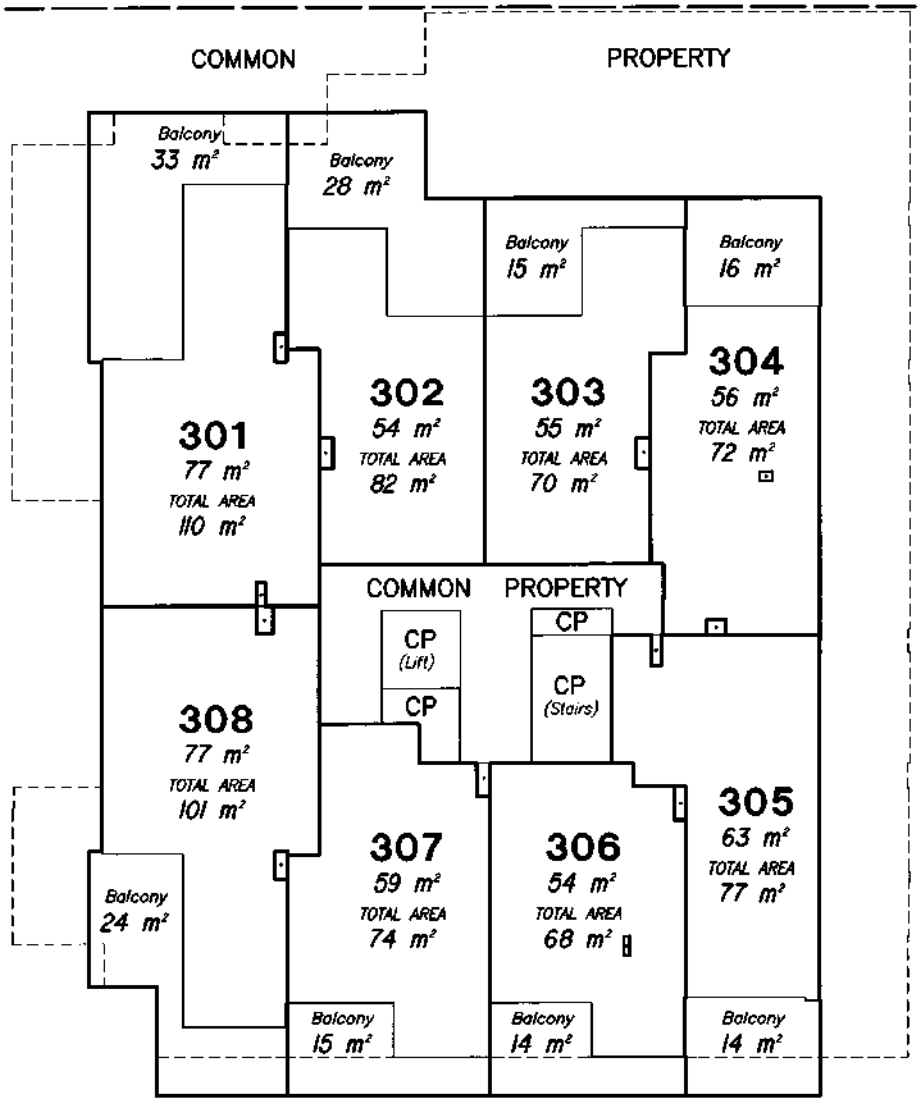
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FINAL 107114-4 (KCH/BNE)

LEVEL D

Scale 1 : 150



CP *denotes Common Property*

– – – *denotes Outline of Level Below*

▭ *denotes Common Property (Duct)*

State copyright reserved.

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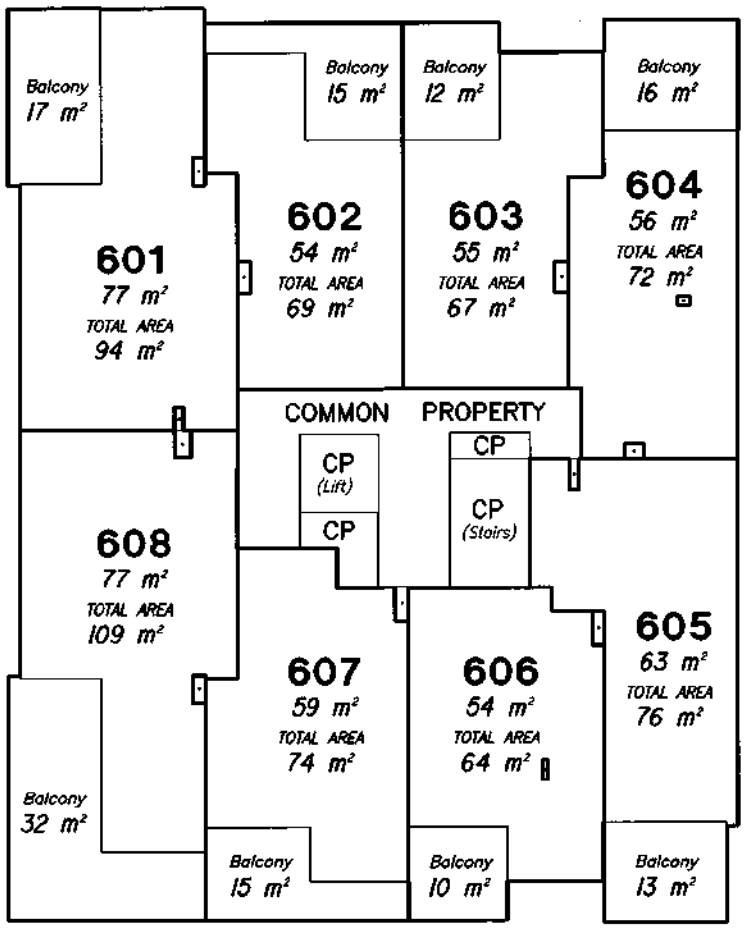
FINAL 107114-4 (KCH/BNE)

LEVEL G

Scale 1 : 150

EMT B

COMMON PROPERTY



CP *denotes Common Property*

⊡ *denotes Common Property (Duct)*

State copyright reserved.

0 7.5 15 22.5 m
0 50 mm 100 mm 150 mm

Insert Plan Number **SP271858**

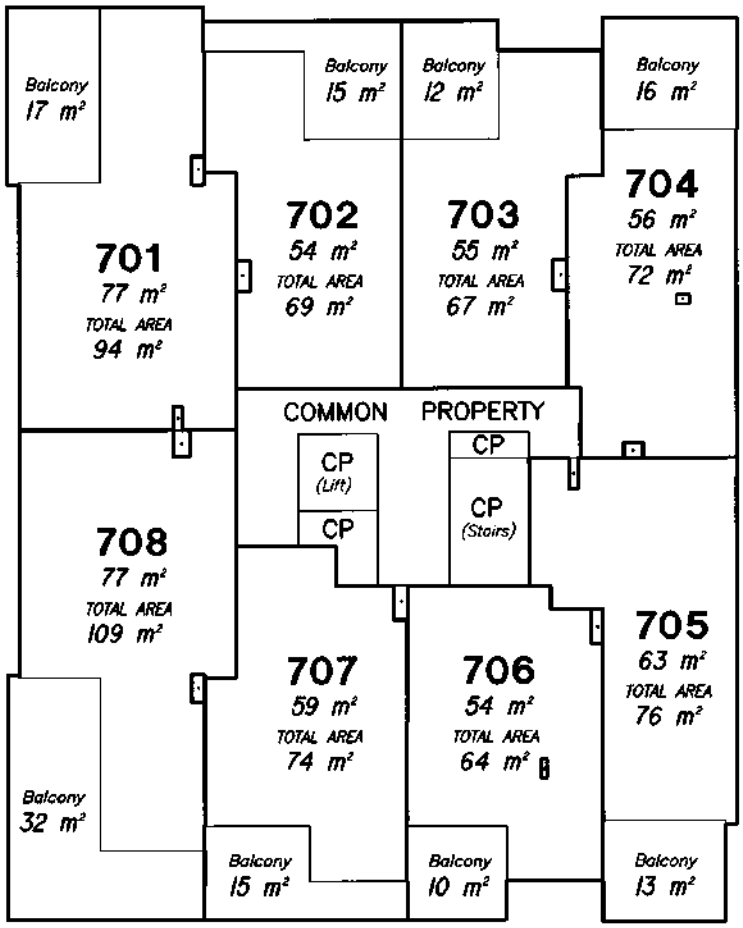
FINAL 107114-4 (KCH/BNE)

LEVEL H

Scale 1 : 150

EMT B

COMMON PROPERTY



CP *denotes Common Property*

⊡ *denotes Common Property (Duct)*

State copyright reserved.

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Insert Plan Number **SP271858**

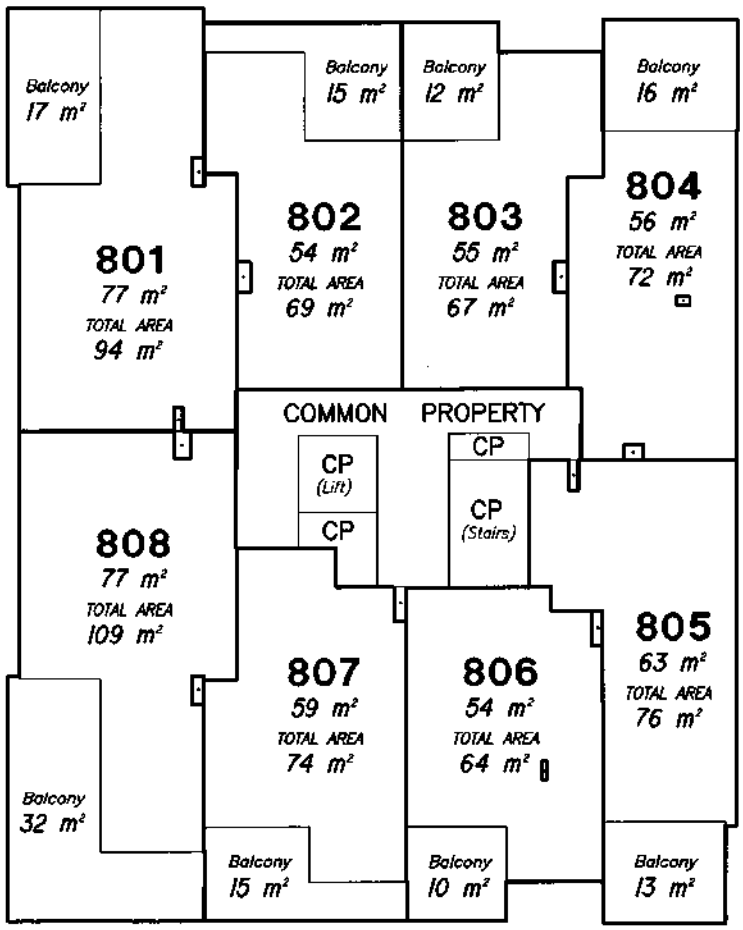
FINAL 107114-4 (KOH/BNE)

LEVEL 1

Scale 1 : 150

EMT B

COMMON PROPERTY



CP *denotes Common Property*

⊡ *denotes Common Property (Duct)*

State copyright reserved

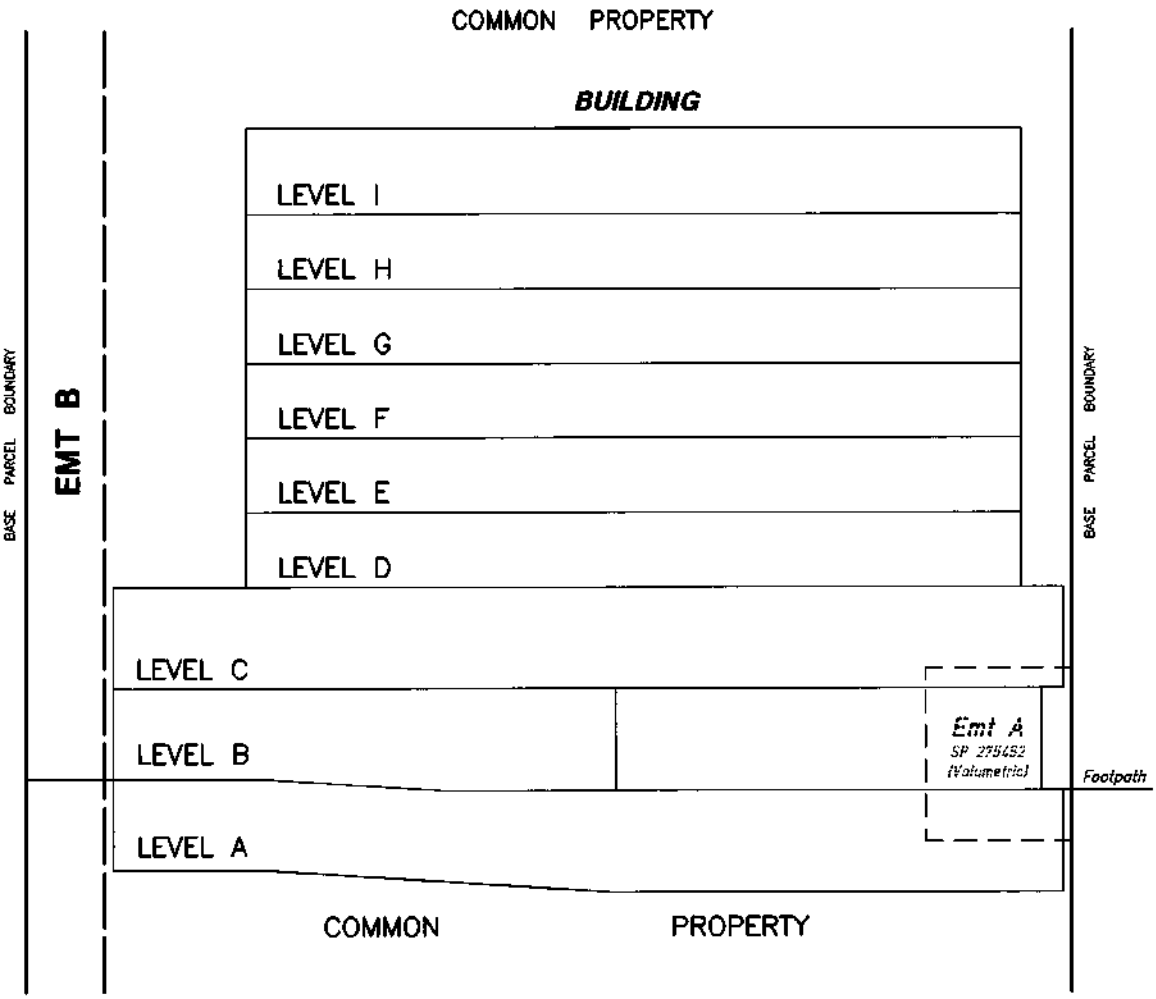
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Insert Plan Number **SP271858**

FINAL 107114-4 (KCH/BNE)

LATERAL ASPECT DIAGRAM

(View Looking North East)
Not to Scale



REINSTATEMENT REPORT

Plans Searched: SP275452, IS219813, IS228099, SP192279, SP186561, IS153193, IS148958, RP841711, RP173105, IS8501, RP112804, B 31211, RP43548, RP34070

Please note below:
Station numbers (stn) referred to below are those on this plan unless indicated otherwise;

- Stns 1 through to 10 were fixed directly by existing monuments as per IS219813 and other plans. The dimensions between stns 1-2-3-4-5-6-7-8-9-10-5 & 6-9 agree with previous survey IS219813. The distances between these stns are either deed or excess to original except for 9-10 which measures 0.009m short Vs deed (RP34070).
- The angle between stns 6-5-10 is a deed right angle (RP34070). This deed right is parallel to the deed right angle turned at stn 4 shown on IS228099 which was the last plan to survey lots SW of the subject land fronting Station St. (SP192279 also turned this deed right angle from the Station St alignment for side boundaries of its subject easements)
- Stns 11 & 13 fixed by monuments. Distances 11-12-13 agree with RP841711.
- The distance between stns 9-12 measures 40.397m Vs 40.39m on IS153193 and 40.375m on RP841711. This confirms that the excess of 0.019m to original taken between stns 6-9 does not create shortage Vs RP841711 between stns 9-12 (It measures a similar excess of 0.022m Vs RP841711).
- The line between stns 8-10 is also parallel to the line between stns 13-11.
- The measured connection between stns 8-11 agrees with the same connection calculated using RP841711.

State copyright reserved.

Insert Plan Number **SP271858**

0 50|mm 100|mm 150|mm

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

21 October 2026 VIVIR CTS 48153 ABN 17 256 336 346
Registered for GST

Tax Invoice

INFOTRACK
Level 16
280 Ann Street
BRISBANE QLD 4001

Ref	Form 33	
Re	Lot 604	VIVIR CTS 48153
Fee	151.61	Paid

Above Fee includes GST

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

This Certificate does not include the information about:

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

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

Please ensure settlement payments are done via the following:

Biller Code: 74625
Account Number: 974184201

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

Yours faithfully,
SSKB

Office of the Commissioner for Body Corporate and Community Management

Queensland Government

Department of Justice

BCCM Form 33

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 21/10/2026

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

VIVIR CTS No. **48153**

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: **Sean De Hoon** Company: **SSKB (Brisbane) Pty Ltd**
Phone: **07 3010 5555** Email: **sskb@sskb.com.au**

Accessing records

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

The body corporate manager named above.

Property and community titles scheme details

Lot and plan details

Lot number: **604**

Plan type and number: **271858**

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:

given with this certificate and listed below

Date of Resolution	Lot	Description	Conditions
04/01/16		REFER CMS	REFER CMS

Lot entitlements and financial information

Lot entitlements

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

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

Contribution schedule

Contribution schedule lot entitlement for the lot: **170**

Total contribution schedule lot entitlements for all lots: **10,001**

Interest schedule

Interest schedule lot entitlement for the lot: **170**

Total interest schedule lot entitlements for all lots: **10,001**

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 **604** for the current financial year: $ **4,207.50**

Number of instalments: **3** (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
01/01/26 to 30/04/26	01/01/26	1,558.90	1,558.90	02/01/26
01/05/26 to 31/08/26	15/05/26	1,324.30	1,324.30	13/05/26
01/09/26 to 31/12/26	01/09/26	1,324.30	1,324.30	16/07/26
01/01/27****30/04/27	01/01/27	1,402.50	1,402.50	

Amount overdue **($2,162.40)**

Amount Unpaid including amounts billed not yet due **($2,162.40)**

Sinking fund contributions

Total amount of contributions (before any discount) for lot **604** for the current financial year: $ **2,121.60**

Number of instalments: **3** (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
01/01/26 to 30/04/26	01/01/26	445.40	445.40	02/01/26
01/05/26 to 31/08/26	15/05/26	838.10	838.10	13/05/26
01/09/26 to 31/12/26	01/09/26	838.10	838.10	16/07/26
01/01/27****30/04/27	01/01/27	707.20	707.20	

Amount overdue **Nil**

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

Special contributions - Administrative Fund (IF ANY)

Date determined: **09/04/26** (Access the body corporate records for more information).

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

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

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

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

Period	Due date	Amount due	Amount due if discount applied	Paid

Amount overdue **Nil**

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

Special contributions - Sinking Fund (IF ANY)

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

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

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

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

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

Due date	Amount due	Amount due if discount applied	Paid

Amount overdue **Nil**

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

Other 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	**($2,162.40)**
Special contributions	**Nil**
Other contributions	**Nil**
Other payments	**Nil**
Penalties	**Nil**
Total amount overdue (Total Amount Unpaid including not yet due ($2,162.40))	**($2,162.40)**

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

Common property and assets

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

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

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

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

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

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

Yes - you can obtain a copy from the body corporate records - last sinking fund report: 26/03/24

Current sinking fund balance (as at date of certificate): $ 330,595.77

Improvements to common property the lot owner is responsible for

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

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

Date	Description	Conditions

Body corporate assets

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

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

Description	Type	Acquisition	Supplier	Original Cost	Cost To Date	Market Value
Isntl Cold Wtr Pmp*2	Plant and Machinery	05/05/23	RELIABLE PLUMBING GAS SOLAR PO Box 2062 SALISBURY EAST QLD 4107	$11,682.00	$0.00	$11,682.00

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 Flex Insurance	HQ0006162461	25,808,409.00	18,812.83	30/01/27	5000 All Claims + As Per Policy Wording claims@collectiveib.com.au
COMMON CONTENTS Flex Insurance	HQ0006162461	258,084.00	Included	30/01/27	5000 All Claims + As Per Policy Wording claims@collectiveib.com.au
PUBLIC LIABILITY Flex Insurance	HQ0006162461	20,000,000.00	Included	30/01/27	5000 All Claims + As Per Policy Wording claims@collectiveib.com.au
VOLUNTARY WORKERS Flex Insurance	HQ0006162461	200,000/2,000	Included	30/01/27	5000 All Claims + As Per Policy Wording claims@collectiveib.com.au
OFFICE BEARERS Flex Insurance	HQ0006162461	5,000,000.00	Included	30/01/27	5000 All Claims + As Per Policy Wording claims@collectiveib.com.au
FIDELITY GUARANTEE Flex Insurance	HQ0006162461	100,000.00	Included	30/01/27	5000 All Claims + As Per Policy Wording claims@collectiveib.com.au
LOSS OF RENT Flex Insurance	HQ0006162461	3,871,261.00	Included	30/01/27	5000 All Claims + As Per Policy Wording claims@collectiveib.com.au
BUILDING CATASTROPHE Flex Insurance	HQ0006162461	7,742,522.00	Included	30/01/27	5000 All Claims + As Per Policy Wording claims@collectiveib.com.au
B/CATASTROPHE - RENT Flex Insurance	HQ0006162461	1,161,378.00	Included	30/01/27	5000 All Claims + As Per Policy Wording claims@collectiveib.com.au
B/CATAST ESC ACCOM Flex Insurance	HQ0006162461	387,126.00	Included	30/01/27	5000 All Claims + As Per Policy Wording claims@collectiveib.com.au
B/CATAST STORE/EVAC Flex Insurance	HQ0006162461	387,126.00	Included	30/01/27	5000 All Claims + As Per Policy Wording claims@collectiveib.com.au
STAMP DUTY/OTHER Flex Insurance	HQ0006162461	0.00	9,095.45	30/01/27	5000 All Claims + As Per Policy Wording claims@collectiveib.com.au

Alternative insurance

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

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

No

Lot owner and occupier insurance

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

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

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

Contracts and authorisations

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

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

If the Standard Module, Accommodation Module, or Commercial Module apply to a community titles scheme, the body corporate may also authorise a person to conduct a letting agent business for the scheme, that is, to act as the agent of owners of lots in the scheme who choose to use the person's services for the letting of their lot.
A service contractor who is also authorised to be a letting agent for the scheme is called a caretaking service contractor. Together, an agreement to engage a person as a caretaking service contractor and authorise a person as a letting agent is typically referred to as ' management rights'.

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

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

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

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

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

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

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

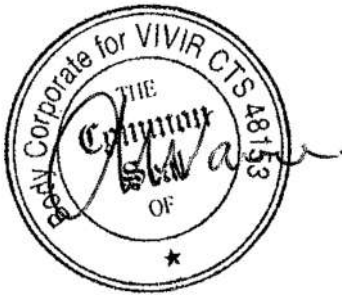
Embedded network electricity supply

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

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 SSKB (Brisbane) Pty Ltd

Positions/s held Body Corporate Manager

Date 21/10/2026

Signature/s _____

Copies of documents given with this certificate:

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

VIVIR CTS 48153

24-28 Station Street Nundah Qld 4012

BALANCE SHEET

AS AT 21 OCTOBER 2026

	ACTUAL 21/10/2026	ACTUAL 31/12/2025
OWNERS FUND		
Administrative Fund	108,130.97	36,521.38
Sinking Fund	330,595.77	237,763.30
TOTAL	**$ 438,726.74**	**$ 274,284.68**
THESE FUNDS ARE REPRESENTED BY		
CURRENT ASSETS		
Cash At Bank	239,518.01	196,533.83
Mbl Term Deposit	101,907.36	100,022.55
Mbl Term Deposit 2	100,000.00	50,000.00
Contributions Billed Not Due	0.00	117,911.79
Prepayments Contributions	3,213.25	2,830.11
Contributions In Arrears	6,149.56	6,235.17
Other Arrears	548.83	2,081.87
Prepaid Expenses	0.00	6,256.27
Interest Receivable	0.00	798.83
UTILITIES ACCOUNTS		
Utilities Current Debtors	71.11	71.11
Utilities Final Debtors	265.80	265.80
TOTAL ASSETS	**451,673.92**	**483,007.33**
LIABILITIES		
G S T Clearing A/C	(618.18)	4,794.65
Creditors	7,430.80	4,624.49
Provision For Income Tax	0.00	1,489.00
Contributions Billed Not Due	0.00	107,192.53
Prepayments Contributions	2,921.31	2,572.97
Contributions In Advance	3,213.25	82,412.61
Accrued Expenses	0.00	5,636.40
TOTAL LIABILITIES	**12,947.18**	**208,722.65**
NET ASSETS	**$ 438,726.74**	**$ 274,284.68**

VIVIR CTS 48153

24-28 Station Street Nundah Qld 4012

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 JANUARY 2026 TO 21 OCTOBER 2026

	ACTUAL 01/01/26-21/10/26	BUDGET 01/01/26-31/12/26	VARIANCE %	ACTUAL 01/01/25-31/12/25
ADMINISTRATIVE FUND				
INCOME				
Contributions - Admin Fund	225,022.49	225,000.00	100.01	250,025.00
Interest On Overdue Levies	705.82	0.00		1,730.11
TOTAL ADMIN. FUND INCOME	**225,728.31**	**225,000.00**		**251,755.11**
EXPENDITURE - ADMIN. FUND				
Audit Fees	0.00	2,170.00	0.00	2,065.00
Bank Charges - No Gst	0.00	100.00	0.00	0.00
Bank Charges	23.36	50.00	46.72	27.50
Tax Agents Fee	0.00	400.00	0.00	400.00
Administration - Base Fee	10,524.94	10,750.00	97.91	10,419.40
Administration - F F S	5,118.14	10,000.00	51.18	10,709.26
Fire Control Expenses	6,860.57	15,000.00	45.74	8,932.38
Cleaning - Materials	27.00	300.00	9.00	246.00
Electricity/Utilities	5,922.14	8,400.00	70.50	7,986.66
Fees & Permits No Gst	977.78	1,000.00	97.78	942.84
Insurance/Other	22,733.22	37,000.00	61.44	45,408.70
Insurance Brokerage	4,715.16	0.00		0.00
Insurance Stamp Duty	2,143.75	3,500.00	61.25	3,460.32
Legal Expenses	0.00	6,500.00	0.00	2,890.70
Onsite Management	56,660.62	73,900.00	76.67	71,055.54
Pest Control	970.00	1,000.00	97.00	880.00
Communication & Disbursements	4,343.63	4,450.00	97.61	4,294.70
Communication/Disb'ments-F F S	1,279.66	2,500.00	51.19	2,431.30
Water Rates	4,102.11	6,000.00	68.37	5,557.55
R & M Building	5,193.70	18,000.00	28.85	13,370.10
R & M Electrical	0.00	1,000.00	0.00	0.00
R & M Gardens & Grounds	930.00	1,000.00	93.00	0.00
R & M Plant & Equipment	7,098.00	8,000.00	88.72	0.00
R & M Plumbing	3,911.82	5,000.00	78.24	2,345.00
R & M Lifts	1,120.00	2,000.00	56.00	1,975.00
Lift Service Agreement	5,817.94	5,950.00	97.78	5,644.07
Rubbish Removal	1,104.68	1,500.00	73.65	1,289.62
Sundry Expenses	0.00	200.00	0.00	0.00
Telephone - Fire & Lift	530.00	680.00	77.94	701.46
Consultants	0.00	5,000.00	0.00	4,050.00
Bas/Ias Lodgement Fees	1,250.00	1,200.00	104.17	1,200.00
Stratamax Licensing Fee	760.50	1,050.00	72.43	1,006.50
Work Place H & S Report	0.00	5,000.00	0.00	0.00
Prior Year Adjustment	0.00	0.00	0.00	(1,591.13)
Levy Recovery Cost Write-Off	0.00	100.00	0.00	135.00
UTILITIES ACCOUNTS				
TOTAL ADMIN. EXPENDITURE	**154,118.72**	**238,700.00**		**207,833.47**

VIVIR CTS 48153

24-28 Station Street Nundah Qld 4012

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 JANUARY 2026 TO 21 OCTOBER 2026

	ACTUAL 01/01/26-21/10/26	BUDGET 01/01/26-31/12/26	VARIANCE %	ACTUAL 01/01/25-31/12/25
SURPLUS / DEFICIT	**$ 71,609.59**	**$ (13,700.00)**		**$ 43,921.64**
Opening Admin Balance	36,521.38	36,521.38	100.00	(7,400.26)
ADMINISTRATIVE FUND BALANCE	**$ 108,130.97**	**$ 22,821.38**		**$ 36,521.38**

VIVIR CTS 48153

24-28 Station Street Nundah Qld 4012

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 JANUARY 2026 TO 21 OCTOBER 2026

	ACTUAL 01/01/26-21/10/26	BUDGET 01/01/26-31/12/26	VARIANCE %	ACTUAL 01/01/25-31/12/25
SINKING FUND				
INCOME				
Contributions - Sinking Fund	113,465.88	113,500.00	99.97	71,461.69
Interest Received	4,591.52	5,500.00	83.48	5,548.52
Interest Accrual	(798.83)	0.00	0.00	60.92
TOTAL SINKING FUND INCOME	**117,258.57**	**119,000.00**		**77,071.13**
EXPENDITURE - SINKING FUND				
Building	3,183.60	70,000.00	4.55	28,651.53
Electrical	2,296.50	5,000.00	45.93	2,505.40
Gardens & Grounds	0.00	2,000.00	0.00	1,622.00
Lift Improvements	0.00	15,000.00	0.00	1,160.00
Plumbing	0.00	10,000.00	0.00	11,052.41
Fire Control Expenses	18,626.00	60,000.00	31.04	11,419.27
Income Tax	(793.00)	0.00	0.00	1,144.10
Instalment Tax	1,113.00	0.00		0.00
Prior Year Adjustment	0.00	0.00	0.00	1,205.40
TOTAL SINK. FUND EXPENDITURE	**24,426.10**	**162,000.00**		**58,760.11**
SURPLUS / DEFICIT	**$ 92,832.47**	**$ (43,000.00)**		**$ 18,311.02**
Opening Sinking Fund Balance	237,763.30	237,763.30	100.00	219,452.28
SINKING FUND BALANCE	**$ 330,595.77**	**$ 194,763.30**		**$ 237,763.30**

CONTRACTS REGISTER

VIVIR CTS 48153

Contractor Name & Address	Details of Duties	Delegated Powers	Basis of Remuneration	Commencement Date	Term of Contract	Options	Copy of Agreement on File	Workers Comp No	Termination Date	Name of Financier	Date of Advice from Financier	Withdrawal
Altogether Group Pty Ltd												
73 Miller Street Sydney NSW 2060	Embedded Network Manager		Refer Agreement	18/07/26	1 Year		Y					
Boss Commercial Air Conditioning												
Unit 4/81 Secam Street, Mansfield QLD 4122	Airconditioning Maintenance		Refer Agreement	01/01/26	12 Months		Y					
BuildingLink Asia Pacific Pty Ltd												
	Software Management Services		$1,296 per annum + GST (54 lots @ $2.00 per month)	27/01/26	Ongoing		Y					
Dormakaba Australia Pty Ltd												
40 Harries Road, Queensland, Australia, 4151	Automatic Door Services		Total Inc GST: AUD 429.0	20/03/26	3 Years		Y					
Elevator Services Group Pty Ltd												
PO Box 745 Chatswood NSW 2067	Lift Maintenance		$5038 Incl GST Per Annum	19/12/22	3 Years	Rollover 3 Years after expires	Y					
INCENDIA												
PO BOX 62 Cannon Hill QLD 4170	Fire Equipment Test & Service		$6526.74	01/01/17	4 years	Yearly Rollover	Y					
Lazy Daze Pty Ltd												
	Caretaking Duties		76,782.03 p.a (Incl GST) payable Monthly in Arrears - As per Agreement	05/01/16	15 years	2 x 5Y + 1 x 5Y Deed	Y					
	Letting Agent Duties		.	05/01/16	15 years	2 x 5Y + 1 x 5Y Deed	Y					
Orgin Energy												
45 Australia Square 264-278 George St Sydney NSW	Hot Water & Gas		Refer Agreement	16/01/16	On-going	Rollover 6 Months after expire	Y					

CONTRACTS REGISTER

VIVIR CTS 48153

Contractor Name & Address	Details of Duties	Delegated Powers	Basis of Remuneration	Commencement Date	Term of Contract	Options	Copy of Agreement on File	Workers Comp No	Termination Date	Name of Financier	Date of Advice from Financier	Withdrawal
Parkpay Pty Ltd												
28 Rupert Street Windsor, QLD 4030	As per agreement		nothing mentioned in agreement	01/11/19	Ongoing		Y					
Pest Nett Pest Control Brisbane												
Suite 75, 42 Manila St, East Brisbane QLD 4169	Pest Control		$1,232.00 Inc GST per Annum	03/08/26	3 Years		Y					
SSKB (Brisbane) Pty Ltd												
Level 6 Icon Place 270 Adelaide St BRISBANE QLD 4000	Strata Management		$189 Sec Fee per lot per annum plus Disbursements $78 per lot per annum plus GST payable quarterly in advance	20/07/25	3 years		Y					

SCHEDULE C BY-LAWS

Administrative by-laws

1 Definitions and interpretation

1.1 In these by-laws the following terms have the meanings ascribed to them unless the context otherwise requires:

Term	Assigned meaning
Act	the *Body Corporate Community Management Act 1997* (Qld).
Agent	a person conducting the business of acting as agent of an Owner for securing, negotiating or enforcing leases or occupancies for a Lot.
Alter	the erection of a building, a structural change or a non-structural change of any kind, the carrying out of any works or the causing of any damage.
Approved Booking	a booking request by an Owner or Occupier that is approved in writing by the Body Corporate. The Body Corporate may impose conditions of any approval under an Approved Booking, which may include, but are not limited to, timeframes of use, condition of Common Property upon the end of the booking and requiring measures to avoid Unreasonable Noise.
Body Corporate	the body corporate established upon the registration of the Scheme.
Charging Equipment	includes any device, infrastructure or equipment used for the purposes of charging, or re-charging, an Electric Vehicle including, but not limited to, a charging station or a mobile trickle charger which may be connected to a power outlet.
Common Property	Scheme Land that is not included in a Lot.
Electric Vehicle	includes any Vehicle which employs, as a means of propulsion, electronic current, whether alone or in combination with an internal combustion engine which is charged from a source external to the Electric Vehicle.
Guide, Hearing or Assistance Dog	a guide, hearing or assistance dog pursuant to the *Guide, Hearing and Assistance Dogs Act 2009* (Qld).
Hard Flooring	timber, tiles, vinyl, marble or any other equivalent material.
Heavy Vehicle	includes a Motor Vehicle in excess of three tonnes weight loaded and included, irrespective of weight, all mobile homes, caravans, boats and campervans.
Inside Area	in relation to a Lot or exclusive use area, an area that is not an Outside Area.
Letting Agent	the person or corporation who from time to time holds an authorisation to act as the Letting Agent for the Scheme.
Lot	a lot in the Scheme.
Motor Vehicle	includes motorbikes and scooters, but does not include Heavy Vehicles.

Occupier	any person that occupies a Lot, including an Owner if the Owner occupies a Lot.
Outside Area	includes any of the following areas: a balcony, a courtyard, a patio or a verandah.
Original Owner	CS Nundah 4 Pty Ltd ACN 061 150 074, its nominees, assigns and successors in title and, where the context requires, any relate entity of the Original Owner.
Owner	an owner of a Lot.
Prescribed Area	a floor area that is situated directly above a habitable area (which does not include common property recreation areas, kitchens or bathrooms).
Scheme	the scheme identified in this community management statement.
Scheme Land	a Lot or Common Property within the Scheme.
Service Contractor	the person or corporation appointed by the Body Corporate from time to time as Service Contractor to, amongst other things, keep the Common Property maintained in good order and repair.
Smoke	to have control over an ignited smoking product or inhale through a personal vaporiser or hookah.
Unreasonable Noise	noise that creates a nuisance, hazard or interferes unreasonably with the use or enjoyment of a Lot or the Common Property.
Vehicle	cars, motorbikes, scooters, trucks, bicycles, boats, trailers, caravans, camper vans, mobile homes, golf buggies, segways, skateboards, rollerblades or any other equivalent means of transportation.
Visitor	a person invited onto Scheme Land by an Owner, Occupier or Visitor.

1.2 In the interpretation of these by-laws unless the context otherwise requires:

(a) words and expressions defined in clause 1.1 or elsewhere have the meaning ascribed to them;

(b) terms not defined in clause 1.1 or elsewhere but which are defined in the Act have the meanings given to them in the Act;

(c) where a word or phrase is given a particular meaning, other parts of speech and grammatical forms of that word or phrase have corresponding meanings;

(d) clause headings are inserted for convenience only and are not to be used in the interpretation or construction of these by-Laws;

(e) words importing any gender include all other genders;

(f) words importing the singular include the plural and vice versa;

(g) a reference to a clause is a reference to a clause of these by-laws;

(h) a reference to a person is to be construed as a reference to an individual, body corporate, unincorporated association, partnership, joint venture or government body;

(i) a reference to anything (including, but not limited to, any right) includes a part of that thing but nothing in this clause implies that performance of part of an obligation constitutes performance of the obligation;

(j) a reference to a statute, regulation, proclamation, ordinance, standard, or by-law includes all statutes, regulations, proclamations, ordinances, standards or by-laws varying, consolidating or replacing it, and a reference to a statute includes all regulations, proclamations, ordinances and by-laws issued under that statute;

(k) where these by-laws say that something can or must be done by the Body Corporate then that thing may be done by the Committee unless there is a legal restriction on the Committee doing so;

(l) all by-laws must be constructed so as to be valid, legal and enforceable in all respects. If any by-law is illegal, invalid or unenforceable it is to be read down to such extent as may be necessary to ensure that it is legal, valid, or enforceable as may be reasonable in the circumstances so as to give valid operation of a partial character. If any such by-law cannot be read down, it is deemed void and severed and the remaining by-laws are not in any way affected or impaired;

(m) these by-laws must be read in conjunction with the Owner's and Occupier's obligations under the Act.

2 Applicability to visitors

2.1 Occupiers must take reasonable steps to ensure that their Visitors comply with these by-laws on the basis that the by-laws apply to Visitors to the extent that the by-laws apply to the Occupier.

3 Occupier details

3.1 Owners must provide the Body Corporate with the name and service address of any Occupier and Agent for their Lot.

4 Applications and communications to the Body Corporate

4.1 Applications and communications to the Body Corporate submitted or issued by Owners and Occupiers must be:

(a) in writing; and

(b) addressed to the secretary of the Body Corporate.

Regulating conduct and interferences

5 Nuisances

5.1 Owners and Occupiers must:

(a) not use or permit the use of a Lot or the Common Property in a way that:

(i) causes a nuisance;

(ii) causes a hazard; or

(iii) interferes unreasonably with the use or enjoyment of another Lot or the Common Property;

(b) communicate with the Body Corporate, Body Corporate contractors, Owners or Occupiers in a way that is reasonable; and

(c) ensure that when the Lot is used, sufficient floor coverings are installed in the Lot to prevent the transmission of Unreasonable Noise from the Lot.

6 Smoking

6.1 Owners and Occupiers must not Smoke on Scheme Land unless the smoking is in:

(a) an Inside Area forming part of their Lot or exclusive use area; and

(b) a way that does not cause a nuisance, hazard or unreasonable interference with another person's use and enjoyment of the Common Property or a Lot.

7 Parking and Vehicles

7.1 An Owner, Occupier or Visitor must not, without the written approval of the Body Corporate:

(a) use a Vehicle in a way which creates a hazard; or

(b) park a Vehicle on the Common Property except if the parking is:

(i) by a Visitor in a designated visitor car park; or

(ii) authorised in an exclusive use by-law.

7.2 An Owner or Occupier must provide to the Body Corporate the details of any Vehicles used by an Owner or Occupier on Scheme Land, including the registration number of the Vehicle.

7.3 A Visitor who parks in the designated visitor car park must display a notice on its Vehicle which includes:

(a) the Visitor's contact phone number; and

(b) the Lot number of the Owner or Occupier who the Visitor is visiting.

Note – an Owner or Occupier's Vehicle can be towed from the Common Property if parked in contravention of these by-laws without the Body Corporate being first required to send a contravention notice or make a dispute resolution application.

8 Works

Requirement for approval

8.1 An Owner or Occupier must not, without the written approval of the Body Corporate, Alter:

(a) the Common Property; or

(b) their Lot unless the works are of a cosmetic nature that:

(i) does not affect another Lot or the Common Property; or

(ii) are not visible from another Lot, the Common Property or from outside the Scheme .

Conditions of approval

8.2 The Body Corporate may impose conditions of any approval under this by-law, which may include, but are not limited to:

(a) the improvement must be substantially in accordance with the plans and specifications provided to the Body Corporate detailing the way the Owner or Occupier is to Alter the Lot or Common Property;

(b) the way that the Owner or Occupier Alters the Lot or Common Property must be:

(i) carried out by suitably qualified persons in accordance with any building requirements;

(ii) carried out as soon as reasonably practicable;

(iii) carried out in a way that does not cause a nuisance or unreasonable interference with Occupiers of other lots; and

(iv) suitably insured;

(c) the owner of the Lot must maintain any works in a good and structurally sound condition; and

(d) if the Alteration relates to Hard Flooring in a Prescribed Area:

(i) prior to the installation of the Hard Flooring, advice must be sought from a recognised acoustic consulting company to (**Initial Advice**):

A obtain advice as to:

i. suitable floor treatments to ensure that any Hard Flooring does not cause an unreasonable interference or nuisance to another Occupier (**Installation Requirements**); and

ii. the level of floor impact isolation rating required to ensure the Hard Flooring does not cause an unreasonable interference or nuisance to another Occupier (**Minimum Standard**); and

B determine the current level of floor impact isolation rating for the floor (**Current Standard**);

(ii) the Owner or Occupier must provide the Body Corporate a copy of the Initial Advice;

(iii) any Hard Flooring must be installed with materials so as not to cause an unreasonable interference or nuisance to another Occupier and include the Installation Requirements;

(iv) any Hard Flooring must meet the following requirements after the Hard Flooring is installed (**Required Standard**):

A for areas where Hard Flooring already exists – a floor impact isolation rating of at least the greater of:

i. the Minimum Standard; or

ii. the Current Standard; or

B for areas where Hard Flooring does not presently exist – a floor impact isolation rating of at least the Minimum Standard; and

(v) upon completion of the Hard Flooring installation:

(i) the Hard Flooring shall be further tested to ensure that Required Standard has been met (**Final Test**); and

(ii) the Owner or Occupier must provide the Body Corporate the results of the Final Test.

9 Electric Vehicles

Requirement for approval

9.1 An Owner or Occupier must not, without the written approval of the Body Corporate, install or use Charging Equipment for an Electric Vehicle within the Scheme.

Electric Vehicles

9.2 The Body Corporate may impose conditions of any approval under this by-law relating to the installation of Charging Equipment or charging of an Electric Vehicle, which may include, but are not limited to:

(a) the Owner or Occupier must, at all times, supervise the use of the Charging Equipment;

(b) the Owner or Occupier must arrange, in a manner approved by the Body Corporate, for the installation of a separate meter for the purposes of measuring the electricity consumed by the Charging Equipment;

(c) the Owner or Occupier must not connect the Charging Equipment to the common property electricity supply;

(d) the Owner or Occupier must, at the request of the Body Corporate, enter into an agreement to regulate the supply and costs associated with the Charging Equipment;

(e) the Owner or Occupier must obtain and provide to the Body Corporate, if requested by the committee:

(i) a report from a suitably qualified fire engineer which confirms:

A the fire prevention mechanisms which should be implemented with respect to the Charging Equipment (**Mechanisms**); and

B that the Charging Equipment:

I incorporates the Mechanisms; and

II does not pose an unacceptable fire risk to the building;

(ii) confirmation from the Body Corporate's insurance provider that the Charging Equipment does not affect the Body Corporate's insurance policies;

(iii) a report from a suitably qualified energy consultant which confirms that the infrastructure at the Scheme has the capacity to service the Charging Equipment;

(iv) a certificate of compliance from a suitably qualified electrician; and

(v) advice from a suitably qualified contractor which confirms that the Charging Equipment meets an appropriate ingress protection rating with respect to the intrusion of dust or liquid;

(f) the Owner or Occupier must ensure that a circuit breaker is installed to regulate the Charging Equipment;

(g) the Owner or Occupier must ensure that the charging end point is wired directly to the charging station as near as practicable to the Electric Vehicle;

(h) the Owner or Occupier must comply with the installation requirements as determined by the Body Corporate in consultation with a suitably qualified contractor;

(i) the Owner or Occupier must alter the Charging Equipment at the request of the Body Corporate, if such alteration is required to more equitably provide for the provision of Charging Equipment to other Owners and Occupiers;

(j) the Owner or Occupier must carry suitable insurance with respect to any damage that may be caused by the Charging Equipment or Electric Vehicle and provide copies of any policies to the Body Corporate upon request;

(k) the Owner or Occupier must comply with any requests from the Body Corporate or the Body Corporate's insurance provider in relation to the use of the Charging Equipment or Electric Vehicle;

(l) the Charging Equipment and Electric Vehicle must be kept in good condition; and

(m) if the Electric Vehicle is involved in a motor vehicle accident, the Owner or Occupier must have the Electric Vehicle inspected by a suitably qualified contractor to confirm that the Electric Vehicle has not sustained any damage which may make the Electric Vehicle volatile or pose a danger to the building.

10 External appearance

10.1 The Owner or Occupier of a Lot must not, without the Body Corporate's written approval, do anything which changes the external appearance of the Lot which is visible from another Lot, the Common Property or from outside the Scheme.

Note – this includes the placement of an item or the hanging of washing on a balcony.

11 Use of Lots

11.1 An Owner or Occupier must not, without the written approval of the Body Corporate, use their Lot:

(a) for anything other than the purpose that the Lot was designed for; or

(b) if the Owner or Occupier of the Lot is not the Service Contractor or the Letting Agent, in a way which competes with the Service Contractor or Letting Agent.

12 Obstruction

12.1 An Owner or Occupier must not, without the written approval of the Body Corporate:

(a) obstruct the Common Property;

(b) place items on, or use for storage, the Common Property; or

(c) exclusively use the Common Property without an authorising exclusive use by-law.

13 Social functions

13.1 An Owner or Occupier must not, without the written approval of the Body Corporate, use an area of the Common Property for the purposes of an event or a social function.

14 Auctions

14.1 An Owner must not, without the written approval of the Body Corporate, carry out an auction on their Lot or the Common Property.

15 Garage sale

15.1 An Occupier must not, without the written approval of the Body Corporate, carry out a garage sale on their Lot or the Common Property.

16 Body Corporate contractors

16.1 An Owner or Occupier must not, without the written approval of the Body Corporate, provide instructions to contractors of the Body Corporate.

17 Animals

Requirement for approval

17.1 An Owner or Occupier must not bring or keep an animal in their Lot or the Common Property:

(a) without the written approval of the Body Corporate; or

(b) unless:

(i) the Owner or Occupier is a person with a disability under the *Guide, Hearing and Assistance Dogs Act 2009* (Qld);

(ii) the Owner or Occupier relies on a Guide, Hearing or Assistance Dog; and

(iii) the animal is a Guide, Hearing or Assistance Dog.

Conditions of approval

17.2 The Body Corporate may impose conditions of any approval under this by-law, which may include, but are not limited to the conditions set out in this by-law.

17.3 If an Owner or Occupier brings or keeps an animal in their Lot or the Common Property, unless approved to the contrary by the Body Corporate:

(a) the animal must be kept within the Lot and not allowed to roam the Common Property;

(b) the Owner or Occupier must ensure that when passing through Common Property, the animal is suitably restrained or carried;

(c) the Owner or Occupier must immediately pick up and dispose of any waste left by the animal on the Common Property;

(d) the animal must be registered with the council, if the animal is a type that allows council registration; and

(e) the animal must carry an identification tag with the Owner or Occupier's details.

18 Waste

18.1 An Owner or Occupier must not, without the written approval of the Body Corporate:

(a) leave waste on the Common Property other than in a designated waste bin designed for keeping the type of waste being disposed of;

(b) overfill a designated waste bin;

(c) dispose of waste in a way which is not placed in a securely fastened and sufficiently durable bag, so as to reach the garbage bin without breaking open; or

(d) deposit into any garbage chute:

(i) glass;

(ii) cardboard;

(iii) boxes;

(iv) items exceeding 30 centimetres in length;

(v) blankets, bedding or linens; or

(vi) styrofoam packaging, foam beads or packing peanuts.

19 Letterbox

19.1 An Owner or Occupier must:

(a) regularly clear the letterbox designated for their Lot; and

(b) not, without the written approval of the:

(i) Body Corporate, use or interfere with a letterbox designated for the Body Corporate; or

(ii) other relevant Lot Occupier, use or interfere with a letterbox designated for another Lot.

20 Access keys

20.1 An Owner or Occupier must:

(a) not, without the written approval of the Body Corporate:

(i) interfere or tamper with or copy an access key for the Common Property or a Lot; or

(ii) use an access key for which they are not authorised to use;

(b) notify the Body Corporate if they lose possession of an access key for which they are authorised to use; and

(c) ensure any means of access to the Scheme is closed or locked whilst not in use.

21 Restricted areas

21.1 An Owner or Occupier must not, without the written approval of the Body Corporate, access an area that has been restricted by the Body Corporate.

Note – this includes the cleaning storeroom, service cupboards and roof of the Scheme.

22 Use of utility infrastructure

22.1 An Owner or Occupier shall not, without the prior approval of the Body Corporate, use or interfere with any utility infrastructure.

Note – this includes the use of electrical outlets located on the Common Property.

Structure of the scheme

23 Council and development restrictions

23.1 All balconies and terraces shown on the approved drawings and documents, are to remain unenclosed with no shutters, glazing, louvres or similar permanent fixtures other than those consistent with the relevant Brisbane Planning Scheme Codes and Policies and clearly depicted on the approved drawings..

Facilities

24 Lounge area

Booking

24.1 An Owner or Occupier must not, without an Approved Booking:

(a) use the lounge area to the exclusion of other Owners and Occupiers; or

(b) use or permit the use of the lounge area to host an event or a social function.

Without a booking

24.2 An Owner or Occupier may use the lounge area on the conditions that the use:

(a) does not conflict with an Approved Booking;

(b) does not exclude other Owners and Occupiers unless the use is consistent with an Approved Booking;

(c) is not, without an Approved Booking, to host an event or a social function;

(d) does not cause damage to the surface, fixtures or fittings of the lounge area;

(e) cause a nuisance or an unreasonable interference; and

(f) leave the lounge area unclean and untidy after use.

25 Bicycle racks

25.1 An Owner or Occupier may use the bicycle racks on the conditions that the:

(a) bicycle is only brought onto and removed from Scheme Land by way of the entry to the car park;

(b) use does not prevent other Owner's or Occupier's bicycles from being removed from the bicycle racks;

(c) use does not exceed the capacity of bicycle storage;

(d) use ensures the bicycle is locked and secured to the bicycle rack;

(e) use is not for an unreasonable frequency or duration that would unreasonably exclude other Owners and Occupiers from using the bicycle racks;

(f) use does not cause damage to the bicycle racks;

(g) use does not cause damage to other Owner's or Occupier's bicycles; and

(h) use is for the intended purpose of a bicycle rack.

Exclusive use – car spaces and storage areas

26 Exclusive use – car parking and storage

26.1 Owners are entitled to the exclusive use of that part of the Common Property or an asset of the Body Corporate presently identified in Schedule E or as allocated by the Original Owner (or a solicitor acting on behalf of the Original Owner as the Original Owner's agent) and notified to the Body Corporate during the period ending 1 year after the recording of this CMS for the purposes of section 174 of the Act for the purposes of car parking or storage as described in Schedule E.

26.2 Car spaces which have storage areas adjacent to them to which there is no means of access other than through the car space may only be reallocated under an agreed allocation under section 171(3)(b)(ii) of the Act if the storage area is also subject to the agreed allocation so that, at all times, there is a lawful means of access to the storage area. Tandem car spaces (T) may only be reallocated under an agreed allocation under section 171(3)(b)(ii) of the Act if the related tandem space is also reallocated.

26.3 For the purposes of section 171(3)(b)(i) of the Act, an allocation under this by-law may be revoked, but only if the Owner of the Lot agrees in writing before the revocation.

27 What car spaces and storage areas can be used for

27.1 All car spaces must:

(a) only be used for the parking of a single Motor Vehicle in each parking bay, and if required by the development not be used by vehicles larger than a specified size (as required if applicable by the relevant development approvals);

(b) not be used for the parking of any Heavy Vehicle, servicing or repairing any vehicle or washing any vehicle (unless in an area approved by the Body Corporate for that relevant activity);

(c) not be used for storage, except storage of household furniture and residential belongings in a storage area allocated for that purpose or a storage device approved by the Body Corporate.

27.2 An Owner of Occupier having the exclusive use of a car space:

(a) must ensure that any Motor Vehicle on the car space:

(i) is in sound mechanical condition and roadworthy; and

(ii) is parked so that it does not protrude beyond the boundaries of the car space;

(b) cannot without the prior written consent of the Committee, enclose a car space or install any improvements on the car space.

27.3 All storage areas may only be used for of household furniture and residential belongings (save and except for any areas allocated for use by a Service Contractor or Letting Agent which may be used for storage in connection with such activities).

28 Other rules applying to exclusive use areas

28.1 An Owner or Occupier who has the exclusive use of a car space and storage area (Exclusive Use Areas) must not:

(a) litter or deposit rubbish on the Exclusive Use Area;

(b) store any hazardous substance on the Exclusive Use Area; or

(c) use the Exclusive Use Area in a way that may crease a nuisance to any other person.

29 Maintenance of exclusive use areas

29.1 Responsibility for the maintenance of Exclusive Use Areas is:

(a) Owner or Occupier:

(i) must keep the area in a clean and tidy condition and free from pests and vermin (if the Owner or Occupier fails to do so the Body Corporate may arrange specialist pest treatment (in addition to any regular pest treatment));

(ii) must clean any oil or other spills;

(iii) allow the Body Corporate reasonable access to the area for the purposes of this by-law;

(iv) not install any fixtures or fittings without the permission of the committee;

(v) is responsible for the personal property (including any vehicle or belongings) contained or stored in the area and any loss or damage to or caused by the same;

(vi) with respect to toilet(s): is responsible for payment of all cleaning, consumables and usage (including toilet paper, soap, hand towels, and water usage) associated in any way with the supply to the exclusive use area or part of the lot.

(b) Body Corporate must:

(i) maintain utility infrastructure (such as car park and storage space lighting);

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

(iii) repaint walls, line marking, numbering, repair of utility infrastructure and other Body Corporate fixtures within the area (but if any such action is required due to damage caused by an Owner or Occupier (other than fair wear and tear) the Body Corporate can charge the relevant Owner or Occupier the Cost);

29.2 All Owners and Occupiers authorise the Body Corporate to periodically clean and hose the Exclusive Use Areas and Owners and Occupiers must remove any Motor Vehicles or other items as required on reasonable notice from the Body Corporate.

Exclusive use – toilet areas

30 Exclusive use – toilets

30.1 Owners are entitled to the exclusive use of that part of the Common Property or an asset of the Body Corporate presently identified in Schedule E or as allocated by the Original Owner (or a solicitor acting on behalf of the Original Owner as the Original Owner's agent) and notified to the Body Corporate during the period ending 1 year after the recording of this CMS for the purposes of section 174 of the Act for the purposes of toilet(s) described in Schedule E.

30.2 For the purposes of section 171(3)(b)(i) of the Act, an allocation under this by-law may be revoked, but only if the Owner of the Lot agrees in writing before the revocation.

31 What toilet areas can be used for

31.1 All toilet(s) must:

(a) only be used in connection with the commercial and/or retail use of the lot;

(b) not be open generally for use by the public (with the means of access for Owners, Occupiers and their invitees to be by keys or other devices);

(c) not be used for storage.

31.2 The Service Contractor and Letting Agent must be permitted by the Lot Owner and Occupier to use the toilet(s) and be provided with the keys or other devices for that purpose.

SCHEDULE D OTHER DETAILS REQUIRED/PERMITTED TO BE INCLUDED

STATUTORY EASEMENTS – Lots affects by statutory easements are:

Easements for lateral or subjacent support	All lots and Common Property
Easements for utility services and utility infrastructure	All lots and Common Property
Easements for shelter	All lots and Common Property
Easements for projections	-
Easements for maintenance of buildings close to boundaries	-

SERVICES LOCATION DIAGRAM – Attached services location diagram 107114-VIVIR_SLD.

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

Lot on Plan	Purpose – car parking space(s)	Purpose – storage space(s)
Lot 101 on SP 271858	-	
Lot 201 on SP 271858	T14, T15	
Lot 202 on SP 271858	T16, T17	
Lot 203 on SP 271858	C22	
Lot 204 on SP 271858	C19	
Lot 205 on SP 271858	C18	
Lot 206 on SP 271858	C21	
Lot 301 on SP 271858	C03	
Lot 302 on SP 271858	C25	
Lot 303 on SP 271858	C08	
Lot 304 on SP 271858	C36	
Lot 305 on SP 271858	C45	
Lot 306 on SP 271858	C56	
Lot 307 on SP 271858	C50	
Lot 308 on SP 271858	C09	
Lot 401 on SP 271858	C20	
Lot 402 on SP 271858	C06	
Lot 403 on SP 271858	C54	
Lot 404 on SP 271858	C35	
Lot 405 on SP 271858	C49	
Lot 406 on SP 271858	C24	
Lot 407 on SP 271858	C48	
Lot 408 on SP 271858	C13	
Lot 501 on SP 271858	C32	
Lot 502 on SP 271858	C05	
Lot 503 on SP 271858	C53	
Lot 504 on SP 271858	C34	
Lot 505 on SP 271858	C46	
Lot 506 on SP 271858	C51	
Lot 507 on SP 271858	C42	
Lot 508 on SP 271858	C01	

Lot 601 on SP 271858	C47	
Lot 602 on SP 271858	C44	
Lot 603 on SP 271858	C43	
Lot 604 on SP 271858	C37	
Lot 605 on SP 271858	C39	
Lot 606 on SP 271858	C52	
Lot 607 on SP 271858	C38	
Lot 608 on SP 271858	C02	
Lot 701 on SP 271858	C55	
Lot 702 on SP 271858	C33	
Lot 703 on SP 271858	C28	
Lot 704 on SP 271858	C40	
Lot 705 on SP 271858	C27	
Lot 706 on SP 271858	C07	
Lot 707 on SP 271858	C04	
Lot 708 on SP 271858	C11	
Lot 801 on SP 271858	C23	
Lot 802 on SP 271858	C30	
Lot 803 on SP 271858	C41	
Lot 804 on SP 271858	C31	
Lot 805 on SP 271858	C12	
Lot 806 on SP 271858	C26	
Lot 807 on SP 271858	C29	
Lot 808 on SP 271858	C10	

Lot on Plan	**Purpose – toilet(s)**
Lot 101 on SP 271858	101A

VIVIR CTS 48153

Lot Improvements

Account No	Name	Details
02100002	BYARD P & BYARD-BELL M	01/07/2026 CMT Approved: • Recarpeting and tiles • Laundry cupboard
02100004	CAROLINE M & M	Budget Meeting 19/02/25 - 7.3 Lot Improvement Application - from Lot 203 RESOLVED THAT: the Committee Ratify its decision to approve the lot improvement application from lot 203 to install two security doors and one security window to their Lot and ratify their approval of their hard flooring application.
02100014	MURCUTT R	Budget Meeting 19/02/25 - 7.4 Lot Improvement Application - from Lot 307 RESOLVED THAT: the Committee Ratify its decision to approve the Lot improvement application from Lot 307 to install security/insect screens on the inside of the sliding doors and windows of their Lot.
02100016	MERCER M	Budget Meeting 19/02/25 - 7.5 Lot Improvement Application - from Lot 401 RESOLVED THAT:the Committee ratify its decision to approve the Lot improvement application from Lot 401 to install security screens on the windows and the installation of carpet in the bedrooms of the Lot. Approval Letter 20/08/24 - Lot 401 Installation of Security Screens
02100018	BIANCHI E	21/11/2025 installation of two large sliding doors (aluminium frame, 316 marine grade mesh) with aluminium tracking internal fit in anodic dark grey powder coat colour has been approved by CMT.
02100023	HARPER D & S	03/10/2025The Committee has reviewed your submission and supporting documentation and has resolved to retrospectively approve the installation of two ceiling fans and insect screens. 23/09/2025 The Committee has reviewed your submission and supporting documentation and has resolved to retrospectively approve the hard flooring installation. Budget Meeting 26/02/26 - 3.2 Lot Improvement Approval - Lot 408 Privacy Screens As the lot has changed ownership, any future application for privacy screens will be treated as a new submission. RESOLVED THAT the Committee notes the change of ownership and confirms that any new application for lot improvements will be considered as a new item, and that this matter is now closed.
02100035	SMITH P & K	30/06/2026 CMT Approval Hybrid wood flooring , to be done in

VIVIR CTS 48153

Lot Improvements

Account No	Name	Details
		Lounge room and bedroom and hallway. 19/11/2025 CMT Approval : Ceiling fans to bedroom and living room
02100039	DAVIE H	20/08/2026 CMT approved request to change lock to an Omnia Smart Lock and a full replacement of the apartment door.
		18/03/2026 - CMT approved electrical works including the installation and replacement of power points, upgrading all safety switches to current standards, and the replacement of two (2) outdoor light fixtures with alternatives selected to closely match the existing appearance.
02100052	BIANCHI S	Budget Meeting 19/02/25 - 7.6 Lot Improvement Application – from Lot 805 RESOLVED THAT:the Committee ratify its decision to approve the Lot improvement application from Lot 805 to install hard flooring after the issue of the Contravention notice being issued, upon the receipt of the required documentation in line with the hard flooring application conditions.
02100055	PARKER K	29/06/2026 CMT approved installation of hard flooring

VIVIR CTS 48153

ABN 17 256 336 346

STATEMENT

Paul & Kerry Smith
16 Sears Parade
NORTH LAKES QLD 4509

Transfer Date:
16/08/24

-

Statement Period			
01 Jan 25 to 21 Oct 26			
A/c No	35	Lot No	604
Page Number	1 of 2	Unit No	604

Last Certificate Issued: 26/07/24

Date	Type	Details	Reference	Debit	Credit	Balance
		Brought forward				0.00
01/01/25	Admin Fund	01/01/25 To 30/04/25	I0003225	1,309.00		1,309.00
01/01/25	Sinking Fund	01/01/25 To 30/04/25	I0003280	404.60		1,713.60
02/01/25	Receipt	Admin Fund	R0001926		1,309.00	404.60
02/01/25	Receipt	Sinking Fund	RA001926		404.60	0.00
16/04/25	Admin Fund	01/05/25 To 31/08/25	I0003335	1,683.00		1,683.00
16/04/25	Sinking Fund	01/05/25 To 31/08/25	I0003390	465.80		2,148.80
20/05/25	Receipt	Admin Fund	R0001986		1,683.00	465.80
20/05/25	Receipt	Sinking Fund	RA001986		465.80	0.00
15/07/25	Admin Fund	01/09/25 To 31/12/25	I0003445	1,683.00		1,683.00
15/07/25	Sinking Fund	01/09/25 To 31/12/25	I0003500	465.80		2,148.80
01/09/25	Receipt	Admin Fund	R0002070		1,683.00	465.80
01/09/25	Receipt	Sinking Fund	RA002070		465.80	0.00
17/11/25	Admin Fund	01/01/26 To 30/04/26	I0003555	1,558.90		1,558.90
17/11/25	Sinking Fund	01/01/26 To 30/04/26	I0003610	445.40		2,004.30
02/01/26	Receipt	Admin Fund	R0002148		1,558.90	445.40
02/01/26	Receipt	Sinking Fund	RA002148		445.40	0.00
13/04/26	Admin Fund	01/05/26 To 31/08/26	I0003665	1,324.30		1,324.30
More details on next page...				$9,339.80	$8,015.50	$1,324.30

Over 90 Days	90 Days	60 Days	30 Days	Current	BALANCE DUE:	**$-2,162.40**
0.00	0.00	0.00	0.00	-2,162.40	Date Paid	Amount Paid

MACQUARIE BANK | DEFT PAYMENT SYSTEMS

SSKB (BRISBANE) PTY LTD

DIRECT DEBIT

DEFT Reference Number:
232496794 1000 0000 353

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

BPAY **Biller Code:** 96503
Ref: 232496794 1000 0000 353

Mobile & Internet Banking - BPAY®
Make this payment from your preferred bank account
BPAY® Registered to BPAY Pty Ltd ABN 69 079 137 518

Lot 604/ Unit 604
Vivir

Post Billpay

Pay in-store at Australia Post by cheque or EFTPOS
All cheques must be made payable to:
The Body Corporate For VIVIR CTS 48153

*496 232496794 10000000353

TOTAL AMOUNT DUE
DUE DATE

$0.00

VIVIR CTS 48153

STATEMENT

Paul & Kerry Smith
16 Sears Parade
NORTH LAKES QLD 4509

Statement Period			
01 Jan 25 to 21 Oct 26			
A/c No	35	Lot No	604
Page Number	2 of 2		

-

Date	Type	Details	Reference	Debit	Credit	Balance
		Brought forward		9,339.80	8,015.50	1,324.30
13/04/26	Sinking Fund	01/05/26 To 31/08/26	I0003720	838.10		2,162.40
13/05/26	Receipt	Admin Fund	R0002220		1,324.30	838.10
13/05/26	Receipt	Sinking Fund	RA002220		838.10	0.00
15/05/26	Receipt	Admin Fund	R0002233		2,162.40	-2,162.40
16/07/26	Admin Fund	01/09/26 To 31/12/26	I0003775	1,324.30		-838.10
16/07/26	Sinking Fund	01/09/26 To 31/12/26	I0003830	838.10		0.00
01/09/26	Receipt	Admin Fund	R0002302		2,162.40	-2,162.40
				$12,340.30	$14,502.70	$-2,162.40

DISCLAIMER NOTICE
This Certificate of Currency has been issued to SSKB for the records of the Body Corporate only. We strongly recommend that the Insurance Cover be confirmed directly with the Underwriter or Insurance Broker.

Flex insurance
w: www.flexinsurance.com.au

Certificate of Currency Residential Strata Insurance Plan

Policy No	**HQ**0006162461
Policy Wording	FLEX INSURANCE RESIDENTIAL STRATA INSURANCE PLAN
Period of Insurance	30/01/2026 to 30/01/2027 at 4:00pm
The Insured	BODY CORPORATE FOR VIVIR COMMUNITY TITLE SCHEME 48153
Situation	24-28 STATION STREET NUNDAH QLD 4012

Cover Selected		Sum Insured
Section 1	Insured Property	
	Building	$25,808,409
	Common Area Contents	$258,084
	Loss of Rent & Temporary Accommodation (total payable)	$3,871,261
	Optional Benefit Lot/Unit Wall Coverings	Selected
Section 2	Liability to Others	$20,000,000
Section 3	Voluntary Workers	
	Death	$200,000
	Total Disablement	$2,000 per week
Section 4	Fidelity Guarantee	$100,000
Section 5	Office Bearers' Legal Liability	$5,000,000
Section 6	Machinery Breakdown	Not Selected
Section 7	Catastrophe Insurance	
	Sum Insured	$7,742,522
	Extended Cover - Loss of Rent & Temporary Accommodation	$1,161,378
	Escalation in Cost of Temporary Accommodation	$387,126
	Cost of Removal, Storage and Evacuation	$387,126
Section 8	Government Audit Costs and Legal Expenses	
	Government Audit Costs	$25,000
	Appeal Expenses – common property health & safety breaches	$100,000
	Legal Defence Expenses	$50,000
Section 9	Lot Owners' Fixtures and Improvements (per lot)	$250,000

Flood Cover is excluded.

Flood Exclusion

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

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

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

The Table of Benefits Section 3 Voluntary Workers is replaced by

insured event	Benefit
1 Death	**$200,000**
2 Total and irrecoverable loss of all sight in both eyes	**$200,000**
3 Total and permanent loss of the use of both hands or of use of both feet or the use of one hand and one foot	**$200,000**
4 Total and permanent loss of the use of one hand or of the use of one foot	**$100,000**
5 Total and irrecoverable loss of all sight in one eye	**$100,000**
6 a Total Disablement from engaging in or attending to usual profession, business or occupation - in respect of each week of Total Disablement:	
i a weekly benefit of or if higher	**$1,000**
ii the amount of Your average weekly wage, salary or other remuneration earned from Your personal exertion - up to a maximum per week of	**$2,000**
b Partial Disablement from engaging in or attending to usual profession, business or occupation - in respect of each week of Partial Disablement:	
i a weekly benefit of or if higher	**$500**
ii the amount by which Your average weekly wage, salary or other remuneration earned from Your personal exertion is reduced - up to a maximum per week of	**$1,000**
7 The reasonable and necessary cost of hiring or employing domestic assistance following certification by a qualified medical practitioner that a Voluntary Worker is totally disabled from performing his/her usual profession, business, occupation or usual household activities - in respect of each week of disablement a weekly benefit not exceeding	**$500**
8 The reasonable cost of travel expenses necessarily incurred at the time of, or subsequent to, the sustaining of bodily injury and not otherwise recoverable from any other source – a benefit not exceeding	**$2,000**

Other than as set out above, the terms, conditions, exclusions and limitations contained in Your Policy remain unaltered.

Flex+ Optional Benefits

Increased exploratory costs, replacement of defective parts	Selected
Extended Temporary Accommodation and Loss of Rent	Selected
Fusion	Selected
Floating floors	Selected
Fallen Trees	Selected
Landscaping	Selected
Fire extinguishing	Selected
Personal Property of Others	Selected
Removal, storage costs	Selected
Temporary Accommodation/Rent/contributions/storage	Selected
Emergency accommodation	Selected
Arson reward	Selected
Electricity, gas, water and similar charges - excess costs	Selected
Keys, lock replacement	Selected
Electricity, Gas, Water and Similar Charges - unauthorised use	Selected
Funeral Expenses	Selected
Modifications	Selected
Money	Selected
Mortgage Discharge	Selected
Pets, Security Dogs	Selected
Removal of Squatters	Selected
Court appearance	Selected

Date Printed 30/01/2026

This certificate confirms this policy is in force for the Period of Insurance shown, subject to the policy terms, conditions and exclusions. It is a summary of cover only (for full details refer to the current policy wording QM 8026 1023 and schedule). It does not alter, amend or extend the policy. This information is current only at the date of printing.

QUEENSLAND TITLES REGISTRY PTY LTD AUTOMATED TITLES SYSTEM ENE470
21/10/2026 15:52 COMMUNITY TITLES SCHEME SEARCH STATEMENT
Request No: 58045052

Scheme Name: VIVIR COMMUNITY TITLES SCHEME 48153

Body Corp. Addr: SSKB BODY CORPORATE MANAGEMENT P/L
PO BOX 10093 ADELAIDE ST
BRISBANE QLD
4000

COMMUNITY MANAGEMENT STATEMENT No: 48153

Title	Lot	Plan
51020629	CP	SP 271858
51020630	101	SP 271858
51020631	201	SP 271858
51020632	202	SP 271858
51020633	203	SP 271858
51020634	204	SP 271858
51020635	205	SP 271858
51020636	206	SP 271858
51020637	301	SP 271858
51020638	302	SP 271858
51020639	303	SP 271858
51020640	304	SP 271858
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51020665	605	SP 271858
51020666	606	SP 271858
51020667	607	SP 271858
51020668	608	SP 271858
51020669	701	SP 271858
51020670	702	SP 271858
51020671	703	SP 271858

Title	Lot	Plan
51020672	704	SP 271858
51020673	705	SP 271858
51020674	706	SP 271858
51020675	707	SP 271858
51020676	708	SP 271858
51020677	801	SP 271858
51020678	802	SP 271858
51020679	803	SP 271858
51020680	804	SP 271858
51020681	805	SP 271858
51020682	806	SP 271858
51020683	807	SP 271858
51020684	808	SP 271858

COMMUNITY MANAGEMENT STATEMENT Dealing No: 724168055

** End of CMS Search Statement **

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

QUEENSLAND TITLES REGISTRY
Land Title Act 1994, Land Act 1994

GENERAL REQUEST

FORM 14 Version 4
Page 1 of 31
Duty Imprint

724168055
EC 470 $113.04
30/06/2025 15:57:43

ng Number

FICE USE ONLY

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

1. Nature of request REQUEST TO RECORD NEW COMMUNITY MANAGEMENT STATEMENT FOR VIVIR COMMUNITY TITLES SCHEME 48153	**Lodger** (Name, address, E-mail & phone number) MAHONEYS GPO Box 3311 Brisbane Qld 4001 Email: info@mahoneys.com.au Tel: 07 3007 3777 Ref: 33791	**Lodger Code** BE 2763

2. Lot on Plan Description COMMON PROPERTY OF VIVIR COMMUNITY TITLES SCHEME 48153	**Title Reference** 51020629

3. Registered Proprietor/State Lessee
BODY CORPORATE FOR VIVIR COMMUNITY TITLES SCHEME 48153

4. Interest
NOT APPLICABLE

5. Applicant
BODY CORPORATE FOR VIVIR COMMUNITY TITLES SCHEME 48153

6. Request
I hereby request that the New Community Management Statement deposited herewith which amends Schedule C be recorded as the New Community Management Statement for Vivir Community Titles Scheme 48153.

7. Execution by applicant

PHILLIP BYARD
CHAIRPERSON, SECRETARY, TREASURER.
27/06/2025
Execution Date

Applicant's ~~or Solicitor's~~ Signature

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

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48153

T ED WITH:

- A FORM 14 GENERAL REQUEST; AND
- A FORM 18C (IF NO EXEMPTION TO THE PLANNING BODY CMS NOTATION APPLIES).

A NEW CMS MUST BE LODGED WITHIN THREE (3) MONTHS OF THE DATE OF CONSENT BY THE BODY CORPORATE

Office use only
CMS LABEL NUMBER

This statement incorporates and must include the following:

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

1. Name (including number) of CTS

Vivir Community Titles Scheme 48153

2. Regulation module

Accommodation Module

3. Name of body corporate

Body Corporate for Vivir Community Titles Scheme 48153

4. Scheme Land

Lot on Plan Description	Title Reference
See ENLARGED PANEL	See ENLARGED PANEL

5. Name and address of original owner

NOT APPLICABLE

6. Reference to plan lodged with this statement (if applicable)

NOT APPLICABLE

7. New CMS exemption to planning body community management statement notation (if applicable*)

Insert exemption clause (if no exemption – insert 'N/A' or 'not applicable')

Not applicable pursuant to section 60(6) of the *Body Corporate and Community Management Act 1997* (Qld).

*If there is no exemption, a Form 18C must be deposited with the Request to record the CMS.

8. Consent of body corporate

See Form 20 – BCCM Execution

Privacy Statement
Collection of information from this form is authorised by legislation and is used to maintain publicly searchable records. For more information see the Titles Queensland website.

1. Community Titles Scheme (CTS) Name	CTS Number
Vivir Community Titles Scheme	48153

2. Module Type of BCCM Scheme	Instrument being executed (using this certificate)
Accommodation Module	New CMS

3. Execution by the Body Corporate for the above Scheme*

Signature	[signature]	Signature	[signature]
Signer Name	PHILLIP BYARD	Signer Name	Tyler O'Neill
Signer Authority	CHAIRPERSON, SECRETARY, TREASURER	Signer Authority	COMMITTEE MEMBER
Entity (if applicable)		Entity (if applicable)	
Execution Date	27/06/2025	Execution Date	27/06/2025

*By executing above the Body Corporate confirms it is in compliance with Section 96 of the *Body Corporate and Community Management Act 1997*.

When this Form should be used:

This form should be used for the execution by a Body Corporate of any Titles Instrument other than a Form 14.

Guidance

Please refer to Parts [45-2060] to [45-2081] of the Land Title Practice Manual for guidance on completion and execution of this form and refer to Part 45 generally for further guidance on titles instruments involving Community Titles Schemes. Some brief guidance on the completion of Item 3 has been included below for the quick reference of those who are already familiar with executions of titles instruments by a Body Corporate.

Signer Authority Guidance:

Representative of a Registered Owner means a natural person (individual) whose name is recorded on the body corporate's roll as the representative of the registered owner of a lot that is included in the scheme – Refer to Part [45-2070-1] of the Land Title Practice Manual.

Registered Owner – Individual means a natural person (individual) who is the registered owner of a lot that is included in the scheme. If a lot is owned by 2 or more people, it is acceptable for only one of the registered owners to sign the relevant certificate – Refer to Part [45-2070-2] of the Land Title Practice Manual.

Registered Owner - Corporation means the officeholder of the position of 'Director' or 'Secretary' for the corporate entity that is the registered owner of the lot. It is acceptable for only one office holder (Director or Secretary) of a Corporate Entity to execute on behalf of the Corporation in this instance, as by doing so they confirm they are signing as Agent on behalf of the Corporation and hold the requisite authority to do so – Refer to Part [45-2070-4] of the Land Title Practice Manual. The name and A.C.N of the corporation must be included in the 'Entity' field.

Body Corporate Manager under Chapter 3, Part 5 means a Body Corporate Manager appointed under Chapter 3, Part 5 of the respective Module Regulations to perform the functions of the body corporate committee. This is applicable only to Standard Module, Small Schemes Module and Accommodation Modules. This type of body corporate manager should not be confused with the more common type of body corporate manager that assists with the administration of the body corporate - Refer to Part [45-2070-5] of the Land Title Practice Manual.

Person specified as Signatory in the Body Corporate resolution authorising the transaction means the person identified (by name) and specifically authorised in the body corporate resolution, as the person who should execute the instrument. By signing in this way, the person signing confirms that they are one and the same person as is specified in the resolution to sign the instrument and that they have the authority to sign it. A copy of the resolution is not required to be deposited with this form to confirm this authority – Refer to Part [45-2060] of the Land Title Practice Manual.

Constructing Authority - Authorised Officer means the officer for the Constructing Authority that is authorised to execute on behalf of the Body Corporate pursuant to Section 12A of the *Acquisition of Land Act 1967* and Section 51 or 51A of the *Body Corporate and Community Management Act 1997*. The name of the Authorised Officer must be completed in the 'Signer Name' field, and the name of the Constructing Authority e.g. 'Department of Transport and Main Roads' must be entered into the 'Entity' section – Refer to Part [45-2068] of the Land Title Practice Manual.

ENLARGED PANEL

4. Scheme Land

Lot on Plan Description	Title Reference
Common Property of Vivir Community Titles Scheme 48153	51020629
Lot 101 on SP 271858	51020630
Lot 201 on SP 271858	51020631
Lot 202 on SP 271858	51020632
Lot 203 on SP 271858	51020633
Lot 204 on SP 271858	51020634
Lot 205 on SP 271858	51020635
Lot 206 on SP 271858	51020636
Lot 301 on SP 271858	51020637
Lot 302 on SP 271858	51020638
Lot 303 on SP 271858	51020639
Lot 304 on SP 271858	51020640
Lot 305 on SP 271858	51020641
Lot 306 on SP 271858	51020642
Lot 307 on SP 271858	51020643
Lot 308 on SP 271858	51020644
Lot 401 on SP 271858	51020645
Lot 402 on SP 271858	51020646
Lot 403 on SP 271858	51020647
Lot 404 on SP 271858	51020648
Lot 405 on SP 271858	51020649
Lot 406 on SP 271858	51020650
Lot 407 on SP 271858	51020651
Lot 408 on SP 271858	51020652
Lot 501 on SP 271858	51020653
Lot 502 on SP 271858	51020654
Lot 503 on SP 271858	51020655
Lot 504 on SP 271858	51020656
Lot 505 on SP 271858	51020657
Lot 506 on SP 271858	51020658
Lot 507 on SP 271858	51020659
Lot 508 on SP 271858	51020660
Lot 601 on SP 271858	51020661
Lot 602 on SP 271858	51020662
Lot 603 on SP 271858	51020663
Lot 604 on SP 271858	51020664
Lot 605 on SP 271858	51020665
Lot 606 on SP 271858	51020666
Lot 607 on SP 271858	51020667
Lot 608 on SP 271858	51020668
Lot 701 on SP 271858	51020669
Lot 702 on SP 271858	51020670
Lot 703 on SP 271858	51020671
Lot 704 on SP 271858	51020672
Lot 705 on SP 271858	51020673

ENLARGED PANEL

Lot 706 on SP 271858	51020674
Lot 707 on SP 271858	51020675
Lot 708 on SP 271858	51020676
Lot 801 on SP 271858	51020677
Lot 802 on SP 271858	51020678
Lot 803 on SP 271858	51020679
Lot 804 on SP 271858	51020680
Lot 805 on SP 271858	51020681
Lot 806 on SP 271858	51020682
Lot 807 on SP 271858	51020683
Lot 808 on SP 271858	51020684

SCHEDULE A SCHEDULE OF LOT ENTITLEMENTS

Lot on Plan	Contribution	Interest
Lot 101 on SP 271858	138	138
Lot 201 on SP 271858	273	273
Lot 202 on SP 271858	183	183
Lot 203 on SP 271858	179	179
Lot 204 on SP 271858	149	149
Lot 205 on SP 271858	149	149
Lot 206 on SP 271858	171	171
Lot 301 on SP 271858	220	220
Lot 302 on SP 271858	159	159
Lot 303 on SP 271858	159	159
Lot 304 on SP 271858	164	164
Lot 305 on SP 271858	173	173
Lot 306 on SP 271858	151	151
Lot 307 on SP 271858	163	163
Lot 308 on SP 271858	228	228
Lot 401 on SP 271858	223	223
Lot 402 on SP 271858	161	161
Lot 403 on SP 271858	161	161
Lot 404 on SP 271858	166	166
Lot 405 on SP 271858	175	175
Lot 406 on SP 271858	153	153
Lot 407 on SP 271858	165	165
Lot 408 on SP 271858	230	230
Lot 501 on SP 271858	225	225
Lot 502 on SP 271858	164	164
Lot 503 on SP 271858	163	163
Lot 504 on SP 271858	168	168
Lot 505 on SP 271858	178	178
Lot 506 on SP 271858	155	155
Lot 507 on SP 271858	167	167
Lot 508 on SP 271858	232	232
Lot 601 on SP 271858	227	227
Lot 602 on SP 271858	166	166
Lot 603 on SP 271858	165	165
Lot 604 on SP 271858	170	170
Lot 605 on SP 271858	180	180
Lot 606 on SP 271858	157	157
Lot 607 on SP 271858	169	169
Lot 608 on SP 271858	235	235
Lot 701 on SP 271858	229	229
Lot 702 on SP 271858	168	168
Lot 703 on SP 271858	167	167
Lot 704 on SP 271858	172	172
Lot 705 on SP 271858	182	182
Lot 706 on SP 271858	159	159
Lot 707 on SP 271858	171	171
Lot 708 on SP 271858	237	237
Lot 801 on SP 271858	231	231
Lot 802 on SP 271858	170	170

Lot on Plan	Contribution	Interest
Lot 803 on SP 271858	169	169
Lot 804 on SP 271858	174	174
Lot 805 on SP 271858	184	184
Lot 806 on SP 271858	162	162
Lot 807 on SP 271858	173	173
Lot 808 on SP 271858	239	239
TOTALS	10,001	10,001

PRINCIPLES FOR DECIDING THE CONTRIBUTION LOT ENTITLEMENT

1. The contribution schedule lot entitlements for the community titles scheme are not equal. In accordance with s46(7) of the *Body Corporate and Community Management Act 1997 (Qld)*, the contribution schedule lot entitlements (CSLE) for the community titles scheme have been decided using the relativity principle having regard to the following factors:

   (a) how the community titles scheme is structured;

   (b) the natures, feature and characteristics of the lots;

   (c) the purposes for which the lots are used;

   (d) the impact the lots may have on the cost of maintaining the common property; and

   (e) the market values of the lots.

2. The factors in paragraphs 1(a), 1(b), 1(c) and 1(d) have not been used in the determination of the contribution schedule lot entitlements. The only factor used in the determination is market value of the lots.

3. Market value

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

PRINCIPLES FOR DECIDING THE INTEREST LOT ENTITLEMENT

As required by Chapter 2 of the *Body Corporate and Community Management Act 1997 (Qld)*, the Interest Schedule Lot Entitlements (ISLE) for the Scheme have been calculated using the Market Value Principle. That is, the ISLE reflects the respective market values of each lot in the Scheme at a point of time relative to all other lots within the Scheme.

SCHEDULE B EXPLANATION OF THE DEVELOPMENT OF SCHEME LAND

Not Applicable.

SCHEDULE C BY-LAWS

Administrative by-laws

1 Definitions and interpretation

1.1 In these by-laws the following terms have the meanings ascribed to them unless the context otherwise requires:

Term	Assigned meaning
Act	the *Body Corporate Community Management Act 1997* (Qld).
Agent	a person conducting the business of acting as agent of an Owner for securing, negotiating or enforcing leases or occupancies for a Lot.
Alter	the erection of a building, a structural change or a non-structural change of any kind, the carrying out of any works or the causing of any damage.
Approved Booking	a booking request by an Owner or Occupier that is approved in writing by the Body Corporate. The Body Corporate may impose conditions of any approval under an Approved Booking, which may include, but are not limited to, timeframes of use, condition of Common Property upon the end of the booking and requiring measures to avoid Unreasonable Noise.
Body Corporate	the body corporate established upon the registration of the Scheme.
Charging Equipment	includes any device, infrastructure or equipment used for the purposes of charging, or re-charging, an Electric Vehicle including, but not limited to, a charging station or a mobile trickle charger which may be connected to a power outlet.
Common Property	Scheme Land that is not included in a Lot.
Electric Vehicle	includes any Vehicle which employs, as a means of propulsion, electronic current, whether alone or in combination with an internal combustion engine which is charged from a source external to the Electric Vehicle.
Guide, Hearing or Assistance Dog	a guide, hearing or assistance dog pursuant to the *Guide, Hearing and Assistance Dogs Act 2009* (Qld).
Hard Flooring	timber, tiles, vinyl, marble or any other equivalent material.
Heavy Vehicle	includes a Motor Vehicle in excess of three tonnes weight loaded and included, irrespective of weight, all mobile homes, caravans, boats and campervans.
Inside Area	in relation to a Lot or exclusive use area, an area that is not an Outside Area.
Letting Agent	the person or corporation who from time to time holds an authorisation to act as the Letting Agent for the Scheme.
Lot	a lot in the Scheme.
Motor Vehicle	includes motorbikes and scooters, but does not include Heavy Vehicles.

Occupier	any person that occupies a Lot, including an Owner if the Owner occupies a Lot.
Outside Area	includes any of the following areas: a balcony, a courtyard, a patio or a verandah.
Original Owner	CS Nundah 4 Pty Ltd ACN 061 150 074, its nominees, assigns and successors in title and, where the context requires, any relate entity of the Original Owner.
Owner	an owner of a Lot.
Prescribed Area	a floor area that is situated directly above a habitable area (which does not include common property recreation areas, kitchens or bathrooms).
Scheme	the scheme identified in this community management statement.
Scheme Land	a Lot or Common Property within the Scheme.
Service Contractor	the person or corporation appointed by the Body Corporate from time to time as Service Contractor to, amongst other things, keep the Common Property maintained in good order and repair.
Smoke	to have control over an ignited smoking product or inhale through a personal vaporiser or hookah.
Unreasonable Noise	noise that creates a nuisance, hazard or interferes unreasonably with the use or enjoyment of a Lot or the Common Property.
Vehicle	cars, motorbikes, scooters, trucks, bicycles, boats, trailers, caravans, camper vans, mobile homes, golf buggies, segways, skateboards, rollerblades or any other equivalent means of transportation.
Visitor	a person invited onto Scheme Land by an Owner, Occupier or Visitor.

1.2 In the interpretation of these by-laws unless the context otherwise requires:

(a) words and expressions defined in clause 1.1 or elsewhere have the meaning ascribed to them;

(b) terms not defined in clause 1.1 or elsewhere but which are defined in the Act have the meanings given to them in the Act;

(c) where a word or phrase is given a particular meaning, other parts of speech and grammatical forms of that word or phrase have corresponding meanings;

(d) clause headings are inserted for convenience only and are not to be used in the interpretation or construction of these by-Laws;

(e) words importing any gender include all other genders;

(f) words importing the singular include the plural and vice versa;

(g) a reference to a clause is a reference to a clause of these by-laws;

(h) a reference to a person is to be construed as a reference to an individual, body corporate, unincorporated association, partnership, joint venture or government body;

(i) a reference to anything (including, but not limited to, any right) includes a part of that thing but nothing in this clause implies that performance of part of an obligation constitutes performance of the obligation;

(j) a reference to a statute, regulation, proclamation, ordinance, standard, or by-law includes all statutes, regulations, proclamations, ordinances, standards or by-laws varying, consolidating or replacing it, and a reference to a statute includes all regulations, proclamations, ordinances and by-laws issued under that statute;

(k) where these by-laws say that something can or must be done by the Body Corporate then that thing may be done by the Committee unless there is a legal restriction on the Committee doing so;

(l) all by-laws must be constructed so as to be valid, legal and enforceable in all respects. If any by-law is illegal, invalid or unenforceable it is to be read down to such extent as may be necessary to ensure that it is legal, valid, or enforceable as may be reasonable in the circumstances so as to give valid operation of a partial character. If any such by-law cannot be read down, it is deemed void and severed and the remaining by-laws are not in any way affected or impaired;

(m) these by-laws must be read in conjunction with the Owner's and Occupier's obligations under the Act.

2 Applicability to visitors

2.1 Occupiers must take reasonable steps to ensure that their Visitors comply with these by-laws on the basis that the by-laws apply to Visitors to the extent that the by-laws apply to the Occupier.

3 Occupier details

3.1 Owners must provide the Body Corporate with the name and service address of any Occupier and Agent for their Lot.

4 Applications and communications to the Body Corporate

4.1 Applications and communications to the Body Corporate submitted or issued by Owners and Occupiers must be:

(a) in writing; and

(b) addressed to the secretary of the Body Corporate.

Regulating conduct and interferences

5 Nuisances

5.1 Owners and Occupiers must:

(a) not use or permit the use of a Lot or the Common Property in a way that:

(i) causes a nuisance;

(ii) causes a hazard; or

(iii) interferes unreasonably with the use or enjoyment of another Lot or the Common Property;

(b) communicate with the Body Corporate, Body Corporate contractors, Owners or Occupiers in a way that is reasonable; and

(c) ensure that when the Lot is used, sufficient floor coverings are installed in the Lot to prevent the transmission of Unreasonable Noise from the Lot.

6 Smoking

6.1 Owners and Occupiers must not Smoke on Scheme Land unless the smoking is in:

(a) an Inside Area forming part of their Lot or exclusive use area; and

(b) a way that does not cause a nuisance, hazard or unreasonable interference with another person's use and enjoyment of the Common Property or a Lot.

7 Parking and Vehicles

7.1 An Owner, Occupier or Visitor must not, without the written approval of the Body Corporate:

(a) use a Vehicle in a way which creates a hazard; or

(b) park a Vehicle on the Common Property except if the parking is:

(i) by a Visitor in a designated visitor car park; or

(ii) authorised in an exclusive use by-law.

7.2 An Owner or Occupier must provide to the Body Corporate the details of any Vehicles used by an Owner or Occupier on Scheme Land, including the registration number of the Vehicle.

7.3 A Visitor who parks in the designated visitor car park must display a notice on its Vehicle which includes:

(a) the Visitor's contact phone number; and

(b) the Lot number of the Owner or Occupier who the Visitor is visiting.

Note – an Owner or Occupier's Vehicle can be towed from the Common Property if parked in contravention of these by-laws without the Body Corporate being first required to send a contravention notice or make a dispute resolution application.

8 Works

Requirement for approval

8.1 An Owner or Occupier must not, without the written approval of the Body Corporate, Alter:

(a) the Common Property; or

(b) their Lot unless the works are of a cosmetic nature that:

(i) does not affect another Lot or the Common Property; or

(ii) are not visible from another Lot, the Common Property or from outside the Scheme .

Conditions of approval

8.2 The Body Corporate may impose conditions of any approval under this by-law, which may include, but are not limited to:

(a) the improvement must be substantially in accordance with the plans and specifications provided to the Body Corporate detailing the way the Owner or Occupier is to Alter the Lot or Common Property;

(b) the way that the Owner or Occupier Alters the Lot or Common Property must be:

(i) carried out by suitably qualified persons in accordance with any building requirements;

(ii) carried out as soon as reasonably practicable;

(iii) carried out in a way that does not cause a nuisance or unreasonable interference with Occupiers of other lots; and

(iv) suitably insured;

(c) the owner of the Lot must maintain any works in a good and structurally sound condition; and

(d) if the Alteration relates to Hard Flooring in a Prescribed Area:

(i) prior to the installation of the Hard Flooring, advice must be sought from a recognised acoustic consulting company to (**Initial Advice**):

A obtain advice as to:

i. suitable floor treatments to ensure that any Hard Flooring does not cause an unreasonable interference or nuisance to another Occupier (**Installation Requirements**); and

ii. the level of floor impact isolation rating required to ensure the Hard Flooring does not cause an unreasonable interference or nuisance to another Occupier (**Minimum Standard**); and

B determine the current level of floor impact isolation rating for the floor (**Current Standard**);

(ii) the Owner or Occupier must provide the Body Corporate a copy of the Initial Advice;

(iii) any Hard Flooring must be installed with materials so as not to cause an unreasonable interference or nuisance to another Occupier and include the Installation Requirements;

(iv) any Hard Flooring must meet the following requirements after the Hard Flooring is installed (**Required Standard**):

A for areas where Hard Flooring already exists – a floor impact isolation rating of at least the greater of:

i. the Minimum Standard; or

ii. the Current Standard; or

B for areas where Hard Flooring does not presently exist – a floor impact isolation rating of at least the Minimum Standard; and

(v) upon completion of the Hard Flooring installation:

(i) the Hard Flooring shall be further tested to ensure that Required Standard has been met (**Final Test**); and

(ii) the Owner or Occupier must provide the Body Corporate the results of the Final Test.

9 Electric Vehicles

Requirement for approval

9.1 An Owner or Occupier must not, without the written approval of the Body Corporate, install or use Charging Equipment for an Electric Vehicle within the Scheme.

Electric Vehicles

9.2 The Body Corporate may impose conditions of any approval under this by-law relating to the installation of Charging Equipment or charging of an Electric Vehicle, which may include, but are not limited to:

(a) the Owner or Occupier must, at all times, supervise the use of the Charging Equipment;

(b) the Owner or Occupier must arrange, in a manner approved by the Body Corporate, for the installation of a separate meter for the purposes of measuring the electricity consumed by the Charging Equipment;

(c) the Owner or Occupier must not connect the Charging Equipment to the common property electricity supply;

(d) the Owner or Occupier must, at the request of the Body Corporate, enter into an agreement to regulate the supply and costs associated with the Charging Equipment;

(e) the Owner or Occupier must obtain and provide to the Body Corporate, if requested by the committee:

(i) a report from a suitably qualified fire engineer which confirms:

A the fire prevention mechanisms which should be implemented with respect to the Charging Equipment (**Mechanisms**); and

B that the Charging Equipment:

I incorporates the Mechanisms; and

II does not pose an unacceptable fire risk to the building;

(ii) confirmation from the Body Corporate's insurance provider that the Charging Equipment does not affect the Body Corporate's insurance policies;

(iii) a report from a suitably qualified energy consultant which confirms that the infrastructure at the Scheme has the capacity to service the Charging Equipment;

(iv) a certificate of compliance from a suitably qualified electrician; and

(v) advice from a suitably qualified contractor which confirms that the Charging Equipment meets an appropriate ingress protection rating with respect to the intrusion of dust or liquid;

(f) the Owner or Occupier must ensure that a circuit breaker is installed to regulate the Charging Equipment;

(g) the Owner or Occupier must ensure that the charging end point is wired directly to the charging station as near as practicable to the Electric Vehicle;

(h) the Owner or Occupier must comply with the installation requirements as determined by the Body Corporate in consultation with a suitably qualified contractor;

(i) the Owner or Occupier must alter the Charging Equipment at the request of the Body Corporate, if such alteration is required to more equitably provide for the provision of Charging Equipment to other Owners and Occupiers;

(j) the Owner or Occupier must carry suitable insurance with respect to any damage that may be caused by the Charging Equipment or Electric Vehicle and provide copies of any policies to the Body Corporate upon request;

(k) the Owner or Occupier must comply with any requests from the Body Corporate or the Body Corporate's insurance provider in relation to the use of the Charging Equipment or Electric Vehicle;

(l) the Charging Equipment and Electric Vehicle must be kept in good condition; and

(m) if the Electric Vehicle is involved in a motor vehicle accident, the Owner or Occupier must have the Electric Vehicle inspected by a suitably qualified contractor to confirm that the Electric Vehicle has not sustained any damage which may make the Electric Vehicle volatile or pose a danger to the building.

10 External appearance

10.1 The Owner or Occupier of a Lot must not, without the Body Corporate's written approval, do anything which changes the external appearance of the Lot which is visible from another Lot, the Common Property or from outside the Scheme.

Note – this includes the placement of an item or the hanging of washing on a balcony.

11 Use of Lots

11.1 An Owner or Occupier must not, without the written approval of the Body Corporate, use their Lot:

(a) for anything other than the purpose that the Lot was designed for; or

(b) if the Owner or Occupier of the Lot is not the Service Contractor or the Letting Agent, in a way which competes with the Service Contractor or Letting Agent.

12 Obstruction

12.1 An Owner or Occupier must not, without the written approval of the Body Corporate:

(a) obstruct the Common Property;

(b) place items on, or use for storage, the Common Property; or

(c) exclusively use the Common Property without an authorising exclusive use by-law.

13 Social functions

13.1 An Owner or Occupier must not, without the written approval of the Body Corporate, use an area of the Common Property for the purposes of an event or a social function.

14 Auctions

14.1 An Owner must not, without the written approval of the Body Corporate, carry out an auction on their Lot or the Common Property.

15 Garage sale

15.1 An Occupier must not, without the written approval of the Body Corporate, carry out a garage sale on their Lot or the Common Property.

16 Body Corporate contractors

16.1 An Owner or Occupier must not, without the written approval of the Body Corporate, provide instructions to contractors of the Body Corporate.

17 Animals

Requirement for approval

17.1 An Owner or Occupier must not bring or keep an animal in their Lot or the Common Property:

(a) without the written approval of the Body Corporate; or

(b) unless:

(i) the Owner or Occupier is a person with a disability under the *Guide, Hearing and Assistance Dogs Act 2009* (Qld);

(ii) the Owner or Occupier relies on a Guide, Hearing or Assistance Dog; and

(iii) the animal is a Guide, Hearing or Assistance Dog.

Conditions of approval

17.2 The Body Corporate may impose conditions of any approval under this by-law, which may include, but are not limited to the conditions set out in this by-law.

17.3 If an Owner or Occupier brings or keeps an animal in their Lot or the Common Property, unless approved to the contrary by the Body Corporate:

(a) the animal must be kept within the Lot and not allowed to roam the Common Property;

(b) the Owner or Occupier must ensure that when passing through Common Property, the animal is suitably restrained or carried;

(c) the Owner or Occupier must immediately pick up and dispose of any waste left by the animal on the Common Property;

(d) the animal must be registered with the council, if the animal is a type that allows council registration; and

(e) the animal must carry an identification tag with the Owner or Occupier's details.

18 Waste

18.1 An Owner or Occupier must not, without the written approval of the Body Corporate:

(a) leave waste on the Common Property other than in a designated waste bin designed for keeping the type of waste being disposed of;

(b) overfill a designated waste bin;

(c) dispose of waste in a way which is not placed in a securely fastened and sufficiently durable bag, so as to reach the garbage bin without breaking open; or

(d) deposit into any garbage chute:

(i) glass;

(ii) cardboard;

(iii) boxes;

(iv) items exceeding 30 centimetres in length;

(v) blankets, bedding or linens; or

(vi) styrofoam packaging, foam beads or packing peanuts.

19 Letterbox

19.1 An Owner or Occupier must:

(a) regularly clear the letterbox designated for their Lot; and

(b) not, without the written approval of the:

(i) Body Corporate, use or interfere with a letterbox designated for the Body Corporate; or

(ii) other relevant Lot Occupier, use or interfere with a letterbox designated for another Lot.

20 Access keys

20.1 An Owner or Occupier must:

(a) not, without the written approval of the Body Corporate:

(i) interfere or tamper with or copy an access key for the Common Property or a Lot; or

(ii) use an access key for which they are not authorised to use;

(b) notify the Body Corporate if they lose possession of an access key for which they are authorised to use; and

(c) ensure any means of access to the Scheme is closed or locked whilst not in use.

21 Restricted areas

21.1 An Owner or Occupier must not, without the written approval of the Body Corporate, access an area that has been restricted by the Body Corporate.

Note – this includes the cleaning storeroom, service cupboards and roof of the Scheme.

22 Use of utility infrastructure

22.1 An Owner or Occupier shall not, without the prior approval of the Body Corporate, use or interfere with any utility infrastructure.

Note – this includes the use of electrical outlets located on the Common Property.

Structure of the scheme

23 Council and development restrictions

23.1 All balconies and terraces shown on the approved drawings and documents, are to remain unenclosed with no shutters, glazing, louvres or similar permanent fixtures other than those consistent with the relevant Brisbane Planning Scheme Codes and Policies and clearly depicted on the approved drawings..

Facilities

24 Lounge area

Booking

24.1 An Owner or Occupier must not, without an Approved Booking:

(a) use the lounge area to the exclusion of other Owners and Occupiers; or

(b) use or permit the use of the lounge area to host an event or a social function.

Without a booking

24.2 An Owner or Occupier may use the lounge area on the conditions that the use:

(a) does not conflict with an Approved Booking;

(b) does not exclude other Owners and Occupiers unless the use is consistent with an Approved Booking;

(c) is not, without an Approved Booking, to host an event or a social function;

(d) does not cause damage to the surface, fixtures or fittings of the lounge area;

(e) cause a nuisance or an unreasonable interference; and

(f) leave the lounge area unclean and untidy after use.

25 Bicycle racks

25.1 An Owner or Occupier may use the bicycle racks on the conditions that the:

(a) bicycle is only brought onto and removed from Scheme Land by way of the entry to the car park;

(b) use does not prevent other Owner's or Occupier's bicycles from being removed from the bicycle racks;

(c) use does not exceed the capacity of bicycle storage;

(d) use ensures the bicycle is locked and secured to the bicycle rack;

(e) use is not for an unreasonable frequency or duration that would unreasonably exclude other Owners and Occupiers from using the bicycle racks;

(f) use does not cause damage to the bicycle racks;

(g) use does not cause damage to other Owner's or Occupier's bicycles; and

(h) use is for the intended purpose of a bicycle rack.

Exclusive use – car spaces and storage areas

26 Exclusive use – car parking and storage

26.1 Owners are entitled to the exclusive use of that part of the Common Property or an asset of the Body Corporate presently identified in Schedule E or as allocated by the Original Owner (or a solicitor acting on behalf of the Original Owner as the Original Owner's agent) and notified to the Body Corporate during the period ending 1 year after the recording of this CMS for the purposes of section 174 of the Act for the purposes of car parking or storage as described in Schedule E.

26.2 Car spaces which have storage areas adjacent to them to which there is no means of access other than through the car space may only be reallocated under an agreed allocation under section 171(3)(b)(ii) of the Act if the storage area is also subject to the agreed allocation so that, at all times, there is a lawful means of access to the storage area. Tandem car spaces (T) may only be reallocated under an agreed allocation under section 171(3)(b)(ii) of the Act if the related tandem space is also reallocated.

26.3 For the purposes of section 171(3)(b)(i) of the Act, an allocation under this by-law may be revoked, but only if the Owner of the Lot agrees in writing before the revocation.

27 What car spaces and storage areas can be used for

27.1 All car spaces must:

(a) only be used for the parking of a single Motor Vehicle in each parking bay, and if required by the development not be used by vehicles larger than a specified size (as required if applicable by the relevant development approvals);

(b) not be used for the parking of any Heavy Vehicle, servicing or repairing any vehicle or washing any vehicle (unless in an area approved by the Body Corporate for that relevant activity);

(c) not be used for storage, except storage of household furniture and residential belongings in a storage area allocated for that purpose or a storage device approved by the Body Corporate.

27.2 An Owner of Occupier having the exclusive use of a car space:

(a) must ensure that any Motor Vehicle on the car space:

(i) is in sound mechanical condition and roadworthy; and

(ii) is parked so that it does not protrude beyond the boundaries of the car space;

(b) cannot without the prior written consent of the Committee, enclose a car space or install any improvements on the car space.

27.3 All storage areas may only be used for of household furniture and residential belongings (save and except for any areas allocated for use by a Service Contractor or Letting Agent which may be used for storage in connection with such activities).

28 Other rules applying to exclusive use areas

28.1 An Owner or Occupier who has the exclusive use of a car space and storage area (Exclusive Use Areas) must not:

(a) litter or deposit rubbish on the Exclusive Use Area;

(b) store any hazardous substance on the Exclusive Use Area; or

(c) use the Exclusive Use Area in a way that may crease a nuisance to any other person.

29 Maintenance of exclusive use areas

29.1 Responsibility for the maintenance of Exclusive Use Areas is:

(a) Owner or Occupier:

(i) must keep the area in a clean and tidy condition and free from pests and vermin (if the Owner or Occupier fails to do so the Body Corporate may arrange specialist pest treatment (in addition to any regular pest treatment));

(ii) must clean any oil or other spills;

(iii) allow the Body Corporate reasonable access to the area for the purposes of this by-law;

(iv) not install any fixtures or fittings without the permission of the committee;

(v) is responsible for the personal property (including any vehicle or belongings) contained or stored in the area and any loss or damage to or caused by the same;

(vi) with respect to toilet(s): is responsible for payment of all cleaning, consumables and usage (including toilet paper, soap, hand towels, and water usage) associated in any way with the supply to the exclusive use area or part of the lot.

(b) Body Corporate must:

(i) maintain utility infrastructure (such as car park and storage space lighting);

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

(iii) repaint walls, line marking, numbering, repair of utility infrastructure and other Body Corporate fixtures within the area (but if any such action is required due to damage caused by an Owner or Occupier (other than fair wear and tear) the Body Corporate can charge the relevant Owner or Occupier the Cost);

29.2 All Owners and Occupiers authorise the Body Corporate to periodically clean and hose the Exclusive Use Areas and Owners and Occupiers must remove any Motor Vehicles or other items as required on reasonable notice from the Body Corporate.

Exclusive use – toilet areas

30 Exclusive use – toilets

30.1 Owners are entitled to the exclusive use of that part of the Common Property or an asset of the Body Corporate presently identified in Schedule E or as allocated by the Original Owner (or a solicitor acting on behalf of the Original Owner as the Original Owner's agent) and notified to the Body Corporate during the period ending 1 year after the recording of this CMS for the purposes of section 174 of the Act for the purposes of toilet(s) described in Schedule E.

30.2 For the purposes of section 171(3)(b)(i) of the Act, an allocation under this by-law may be revoked, but only if the Owner of the Lot agrees in writing before the revocation.

31 What toilet areas can be used for

31.1 All toilet(s) must:

(a) only be used in connection with the commercial and/or retail use of the lot;

(b) not be open generally for use by the public (with the means of access for Owners, Occupiers and their invitees to be by keys or other devices);

(c) not be used for storage.

31.2 The Service Contractor and Letting Agent must be permitted by the Lot Owner and Occupier to use the toilet(s) and be provided with the keys or other devices for that purpose.

SCHEDULE D OTHER DETAILS REQUIRED/PERMITTED TO BE INCLUDED

STATUTORY EASEMENTS – Lots affects by statutory easements are:

Easements for lateral or subjacent support	All lots and Common Property
Easements for utility services and utility infrastructure	All lots and Common Property
Easements for shelter	All lots and Common Property
Easements for projections	-
Easements for maintenance of buildings close to boundaries	-

SERVICES LOCATION DIAGRAM – Attached services location diagram 107114-VIVIR_SLD.

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

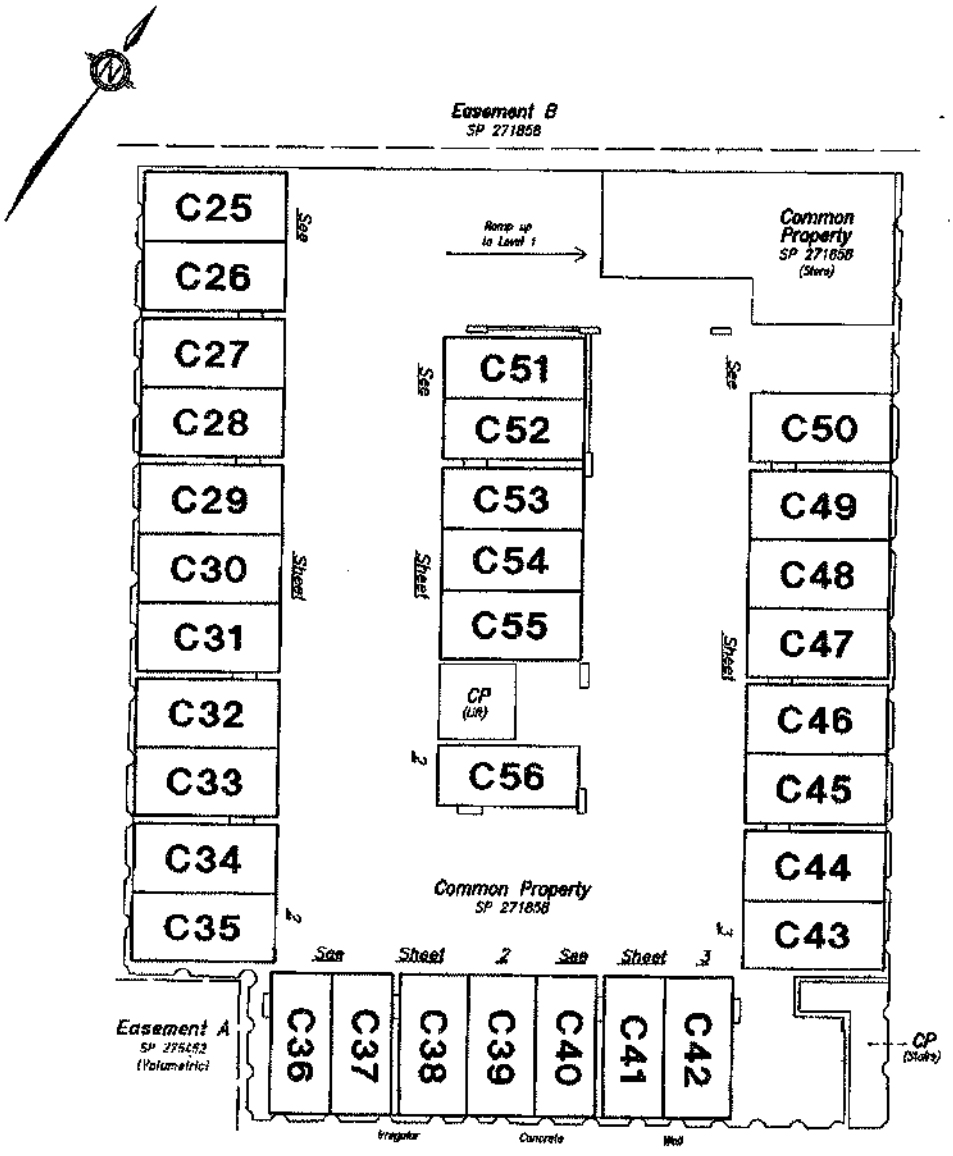
Lot on Plan	Purpose – car parking space(s)	Purpose – storage space(s)
Lot 101 on SP 271858	-	
Lot 201 on SP 271858	T14, T15	
Lot 202 on SP 271858	T16, T17	
Lot 203 on SP 271858	C22	
Lot 204 on SP 271858	C19	
Lot 205 on SP 271858	C18	
Lot 206 on SP 271858	C21	
Lot 301 on SP 271858	C03	
Lot 302 on SP 271858	C25	
Lot 303 on SP 271858	C08	
Lot 304 on SP 271858	C36	
Lot 305 on SP 271858	C45	
Lot 306 on SP 271858	C56	
Lot 307 on SP 271858	C50	
Lot 308 on SP 271858	C09	
Lot 401 on SP 271858	C20	
Lot 402 on SP 271858	C06	
Lot 403 on SP 271858	C54	
Lot 404 on SP 271858	C35	
Lot 405 on SP 271858	C49	
Lot 406 on SP 271858	C24	
Lot 407 on SP 271858	C48	
Lot 408 on SP 271858	C13	
Lot 501 on SP 271858	C32	
Lot 502 on SP 271858	C05	
Lot 503 on SP 271858	C53	
Lot 504 on SP 271858	C34	
Lot 505 on SP 271858	C46	
Lot 506 on SP 271858	C51	
Lot 507 on SP 271858	C42	
Lot 508 on SP 271858	C01	

Lot 601 on SP 271858	C47	
Lot 602 on SP 271858	C44	
Lot 603 on SP 271858	C43	
Lot 604 on SP 271858	C37	
Lot 605 on SP 271858	C39	
Lot 606 on SP 271858	C52	
Lot 607 on SP 271858	C38	
Lot 608 on SP 271858	C02	
Lot 701 on SP 271858	C55	
Lot 702 on SP 271858	C33	
Lot 703 on SP 271858	C28	
Lot 704 on SP 271858	C40	
Lot 705 on SP 271858	C27	
Lot 706 on SP 271858	C07	
Lot 707 on SP 271858	C04	
Lot 708 on SP 271858	C11	
Lot 801 on SP 271858	C23	
Lot 802 on SP 271858	C30	
Lot 803 on SP 271858	C41	
Lot 804 on SP 271858	C31	
Lot 805 on SP 271858	C12	
Lot 806 on SP 271858	C26	
Lot 807 on SP 271858	C29	
Lot 808 on SP 271858	C10	

Lot on Plan	**Purpose – toilet(s)**
Lot 101 on SP 271858	101A

"VIVIR" COMMUNITY TITLES SCHEME

Sheet of



▭ *Denotes Column*

CP *Denotes Common Property on SP 271858*

0 7.5 15 22.5 m

We RPS Australia East Pty Ltd (ACN 140292782) Cadastral Surveyor, certify that the details shown on this sketch plan are correct.

..... Authorised Delegate

2/11/15 ..... Date

SKETCH PLAN FOR EXCLUSIVE USE PURPOSES

Over Part of Common Property on Level A of "VIVIR" CTS

LOCAL GOVERNMENT: ***BRISBANE CITY COUNCIL*** LOCALITY: ***NUNDAH***

PARISH.	TOOMBUL		COUNTY.	STANLEY	
MERIDIAN.	SP271858	DATE. 2/11/15	DRAWN.	TJE	SURVEYED. MWS

RPS

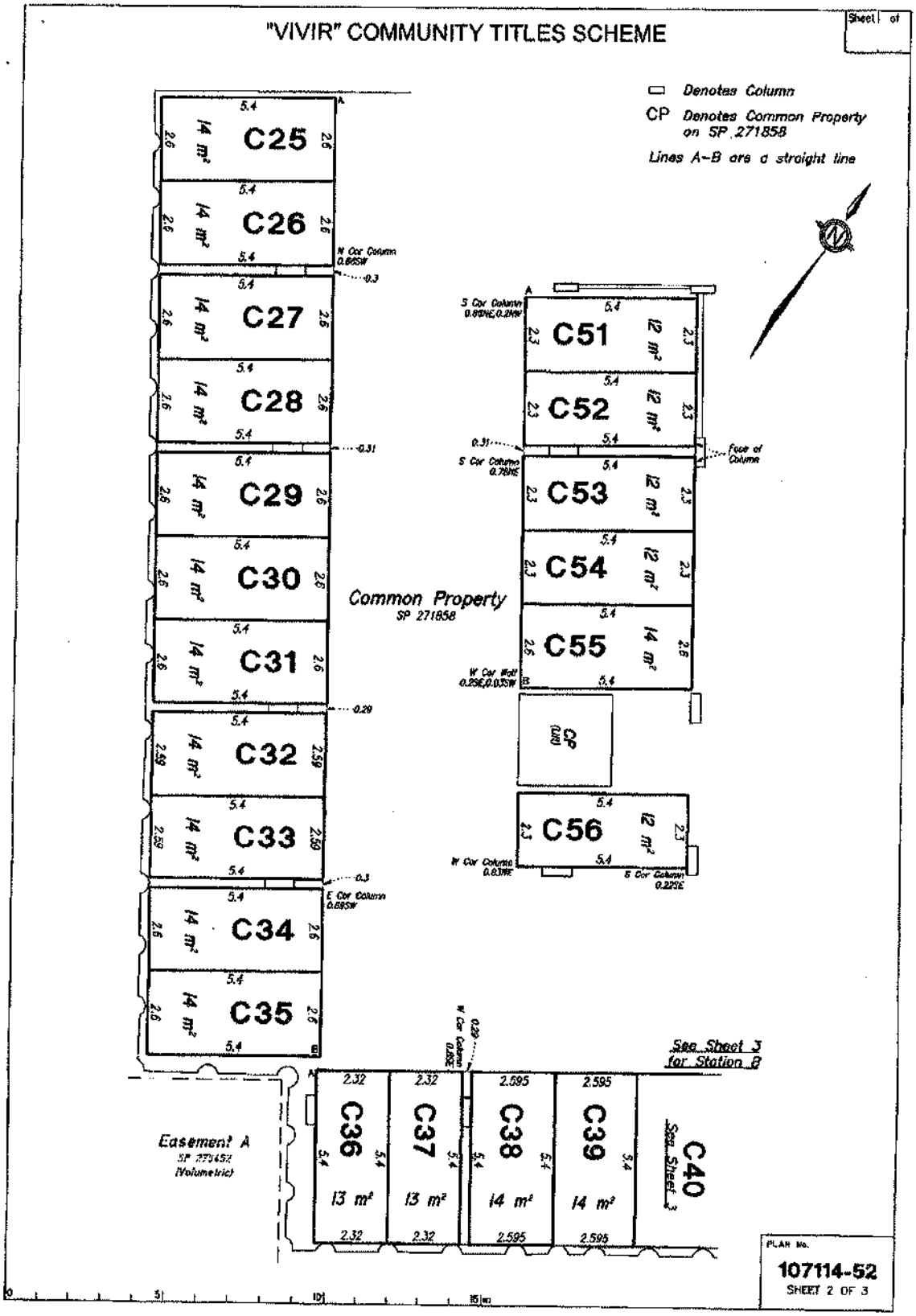
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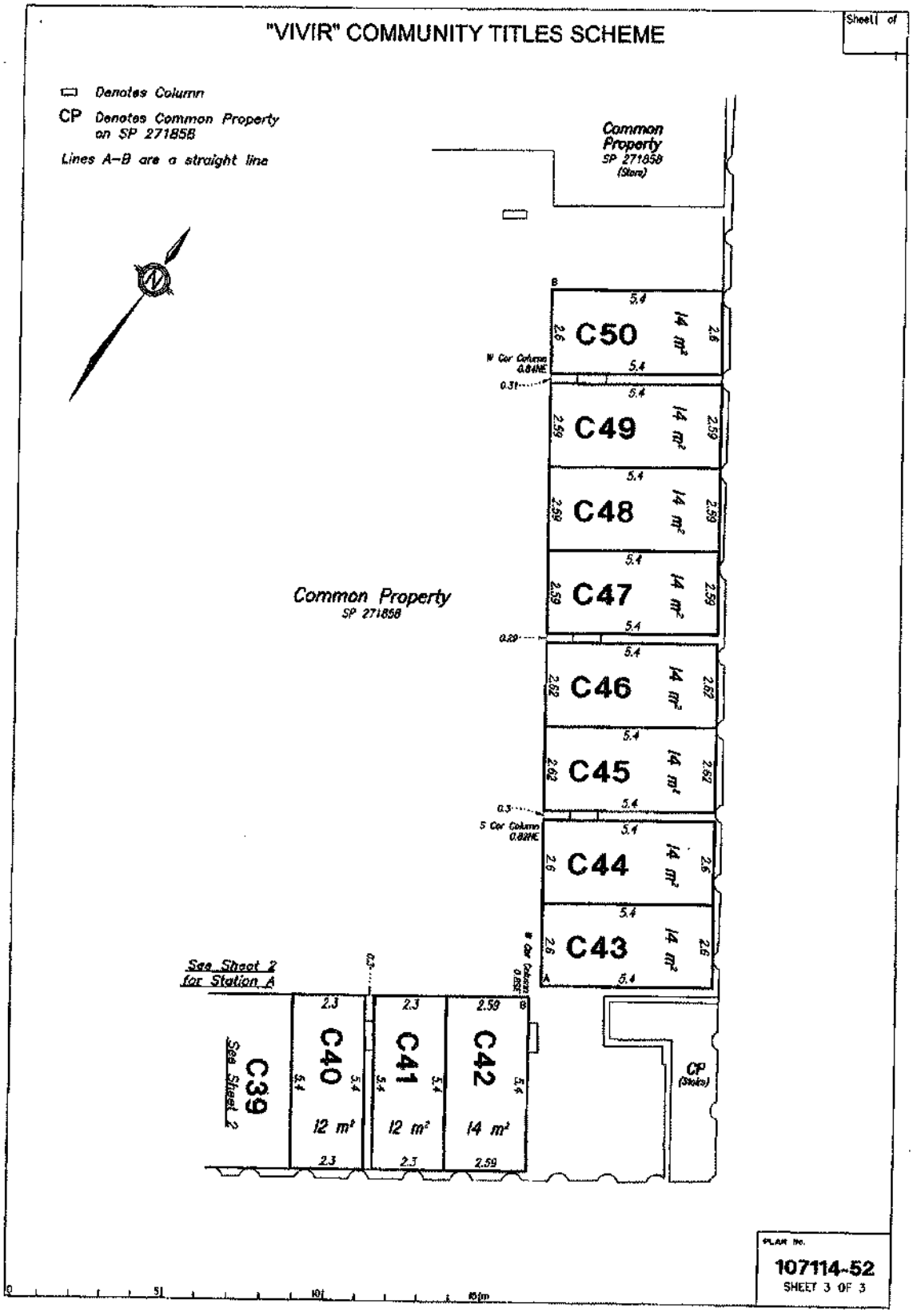
PLAN No. **107114-52**

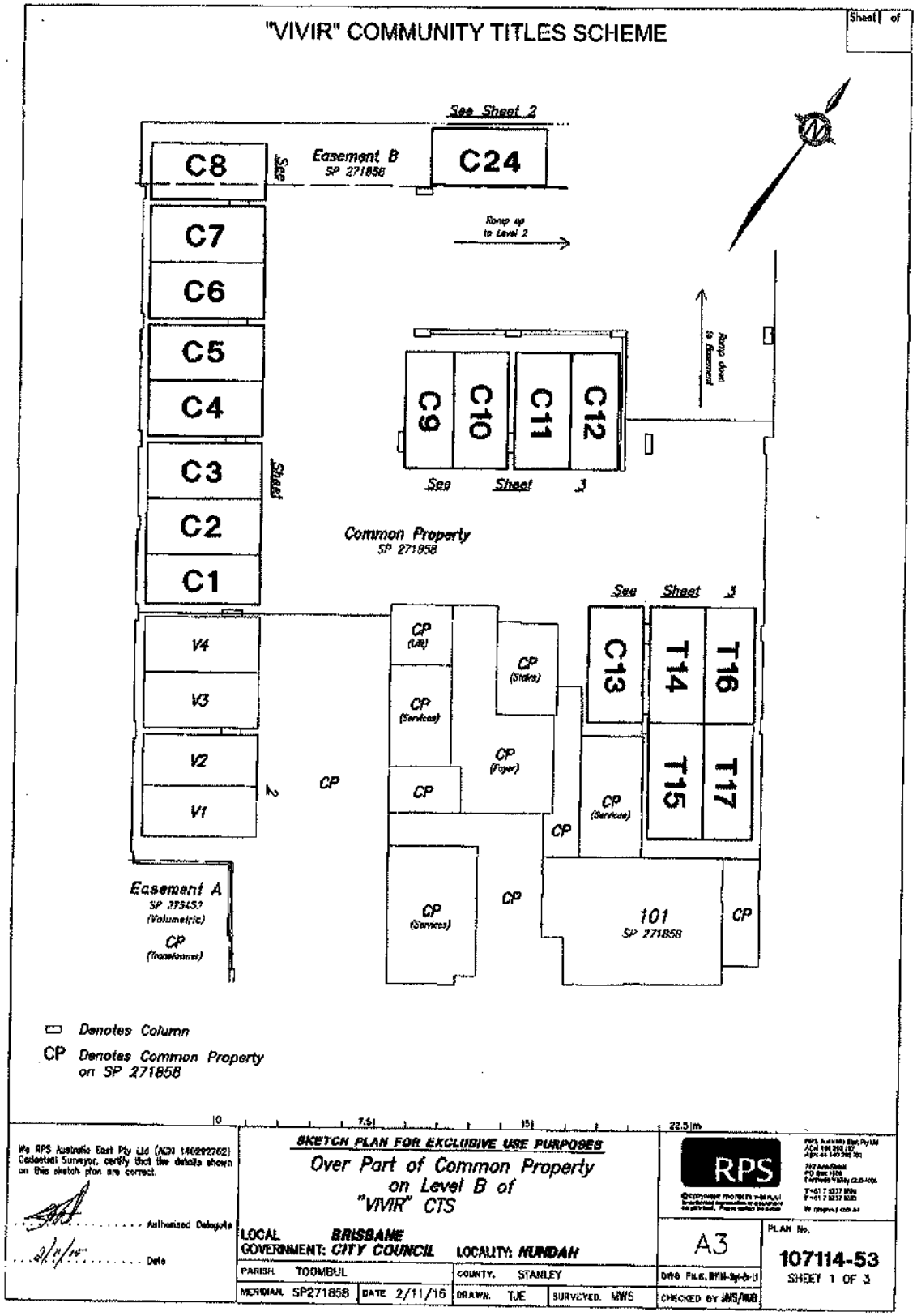
SHEET 1 OF 3

DWG FILE. [illegible]

CHECKED BY MWS/MJB

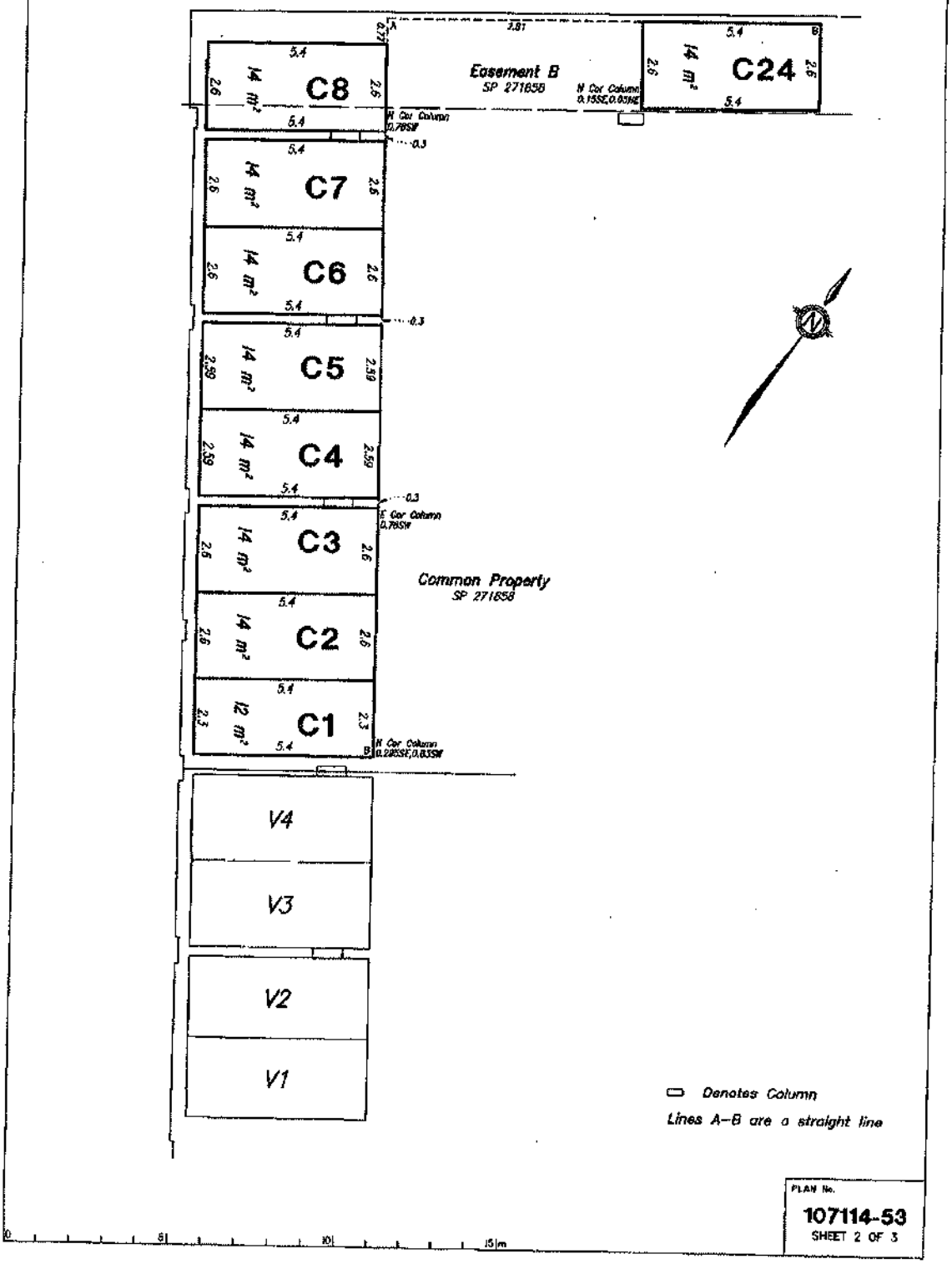

"VIVIR" COMMUNITY TITLES SCHEME
Sheet of
Denotes Column
CP Denotes Common Property on SP 271858
Lines A–B are a straight line
C25
C26
C27
C28
C29
C30
C31
C32
C33
C34
C35
C36
C37
C38
C39
C40
C51
C52
C53
C54
C55
C56
CP (LOT)
Common Property
SP 271858
Easement A
SP 270452
(Volumetric)
See Sheet 3 for Station B
See Sheet 3
PLAN No.
107114-52
SHEET 2 OF 3


"VIVIR" COMMUNITY TITLES SCHEME
Sheet1 of
Denotes Column
CP Denotes Common Property on SP 271858
Lines A–B are a straight line
Common Property SP 271858 (Stairs)
Common Property SP 271858
C50
C49
C48
C47
C46
C45
C44
C43
C42
C41
C40
C39
14 m²
12 m²
W Cor Column 0.84MC
S Cor Column 0.88MC
0.31
0.29
0.3
See Sheet 2 for Station A
See Sheet 2
CP (Stairs)
PLAN No.
107114-52
SHEET 3 OF 3


"VIVIR" COMMUNITY TITLES SCHEME
Sheet of
See Sheet 2
C8
Slab
Easement B
SP 271858
C24
C7
C6
C5
C4
C3
C2
C1
Ramp up to Level 2
Ramp down to Basement
C9
C10
C11
C12
See Sheet 3
Common Property
SP 271858
See Sheet 3
V4
V3
V2
V1
CP (Lift)
CP (Stairs)
CP (Services)
CP (Foyer)
CP
CP (Services)
C13
T14
T16
T15
T17
Easement A
SP 275457
(Volumetric)
CP (Transformer)
CP (Services)
101
SP 271858
Denotes Column
CP Denotes Common Property on SP 271858
0
7.5
15
22.5 m
We RPS Australia East Pty Ltd (ACN 140292762) Cadastral Surveyor, certify that the details shown on this sketch plan are correct.
Authorised Delegate
Date
SKETCH PLAN FOR EXCLUSIVE USE PURPOSES
Over Part of Common Property on Level B of "VIVIR" CTS
LOCAL GOVERNMENT: BRISBANE CITY COUNCIL
LOCALITY: NUNDAH
PARISH: TOOMBUL
COUNTY: STANLEY
MERIDIAN: SP271858
DATE: 2/11/15
DRAWN: TJE
SURVEYED: MWS
CHECKED BY: JWS/MJB
RPS
A3
PLAN No.
107114-53
SHEET 1 OF 3

"VIVIR" COMMUNITY TITLES SCHEME

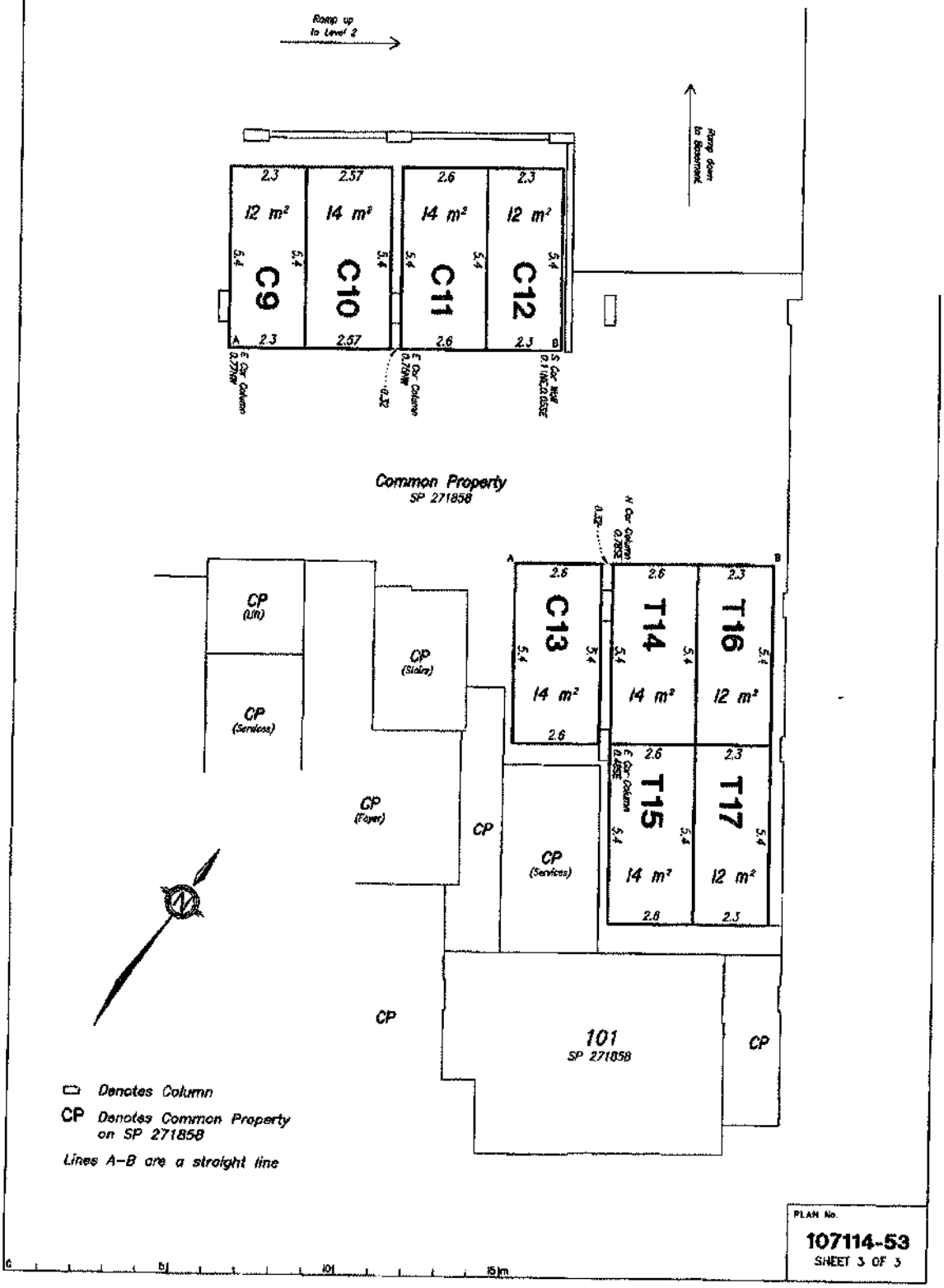
Sheet 1 of



PLAN No.
107114-53
SHEET 2 OF 3

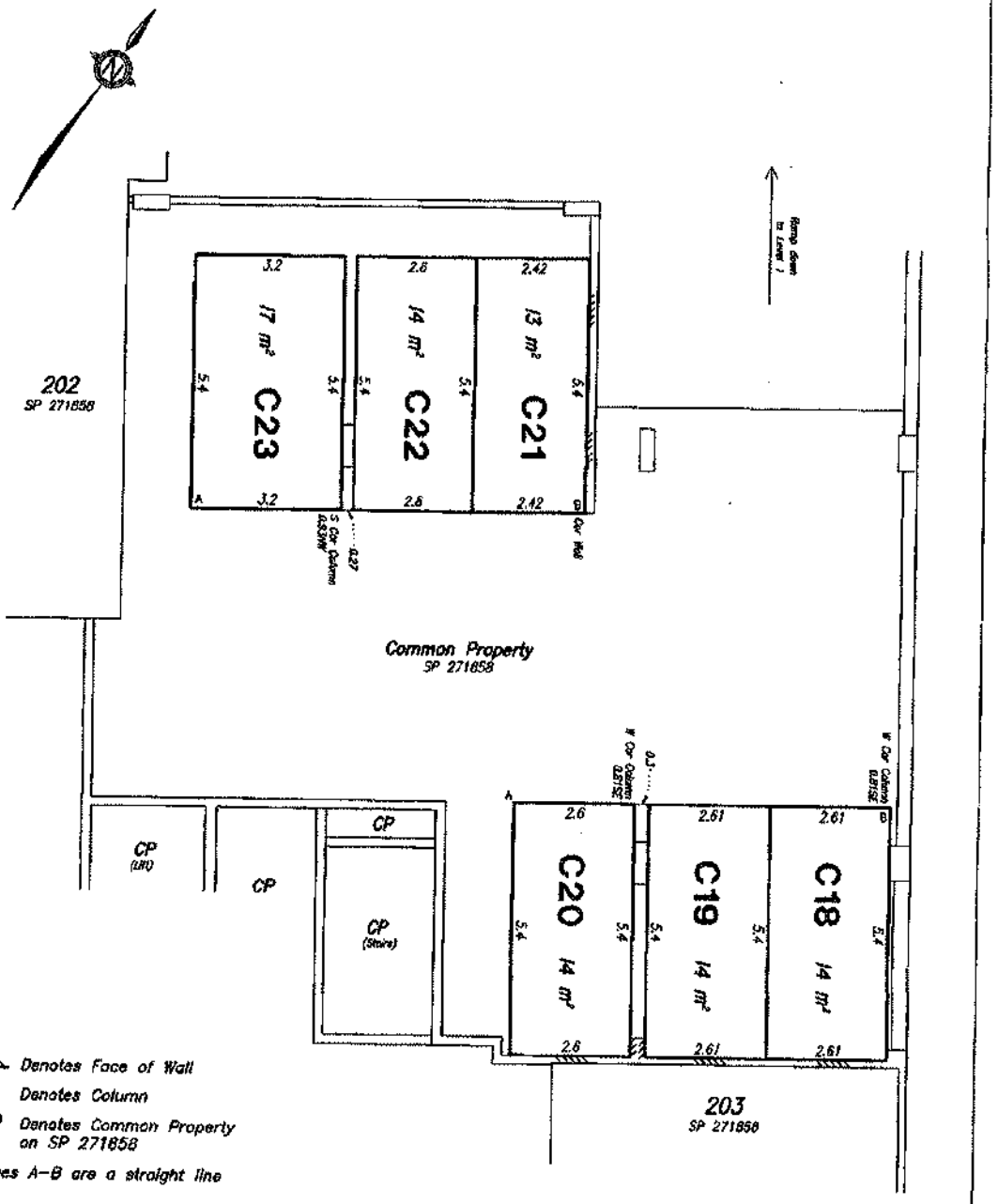
"VIVIR" COMMUNITY TITLES SCHEME

Sheet 1 of



"VIVIR" COMMUNITY TITLES SCHEME

Sheet of



We RPS Australia East Pty Ltd (ACN 140292782) Cadastral Surveyor, certify that the details shown on this sketch plan are correct.

Authorised Delegate

2/11/15 Date

SKETCH PLAN FOR EXCLUSIVE USE PURPOSES

Over Part of Common Property on Level C of "VIVIR" CTS

LOCAL GOVERNMENT: *BRISBANE CITY COUNCIL* LOCALITY: *MUNDAH*

PARISH: TOOMBUL COUNTY: STANLEY

MERIDIAN: SP271858 DATE: 2/11/15 DRAWN: TJE SURVEYED: MWS

RPS

A3

PLAN No. **107114-54**

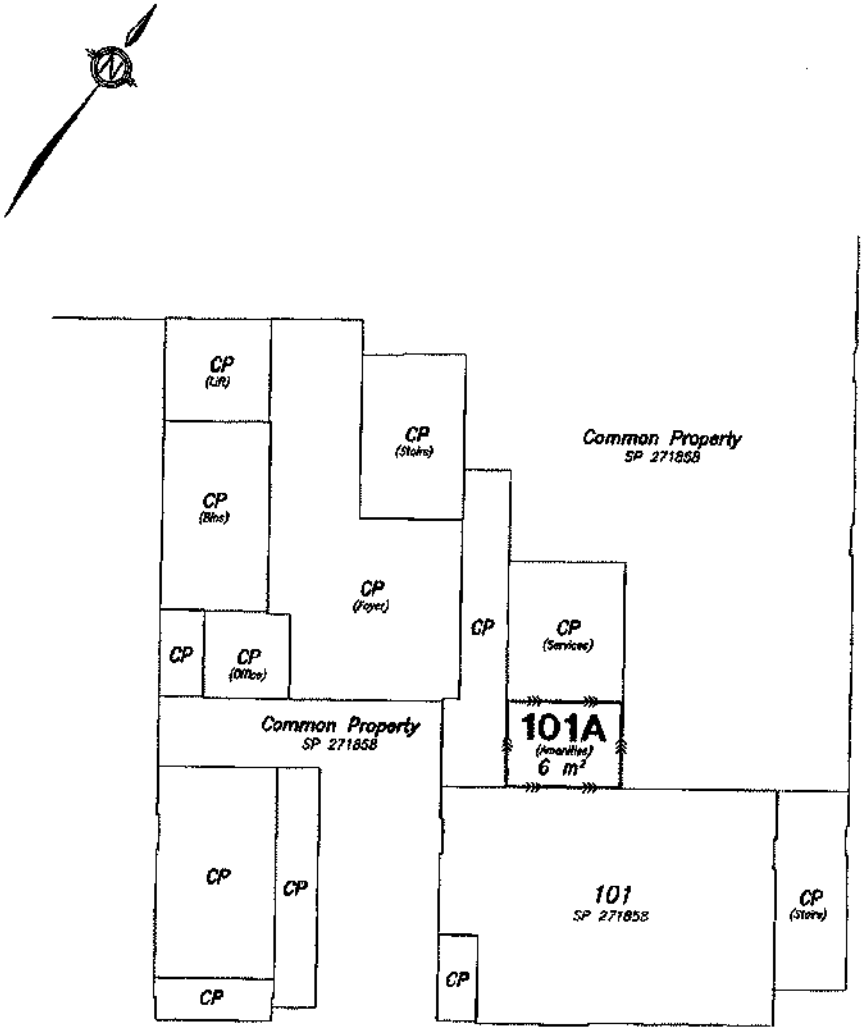
SHEET 1 OF 1

DWG FILE: 107114-Sp1-C-12

CHECKED BY: MWS/MJB

"VIVIR" COMMUNITY TITLES SCHEME

Sheet 1 of



Denotes Centreline of Wall

CP Denotes Common Property on SP 271858

0 5 10 15(m)

We RPS Australia East Pty Ltd (ACN 140292782) Cadastral Surveyor, certify that the details shown on this sketch plan are correct.

Authorised Delegate

13/11/2015 Date

SKETCH PLAN FOR EXCLUSIVE USE PURPOSES

Over Part of Common Property on Level B of "VIVIR" CTS

LOCAL GOVERNMENT: *CITY COUNCIL* LOCALITY: *MUNDAH*

PARISH: TOOMBUL COUNTY: STANLEY

MERIDIAN: SP271858 DATE: 12/11/15 DRAWN: KCH SURVEYED: MWS

RPS

A3

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CHECKED BY: WB

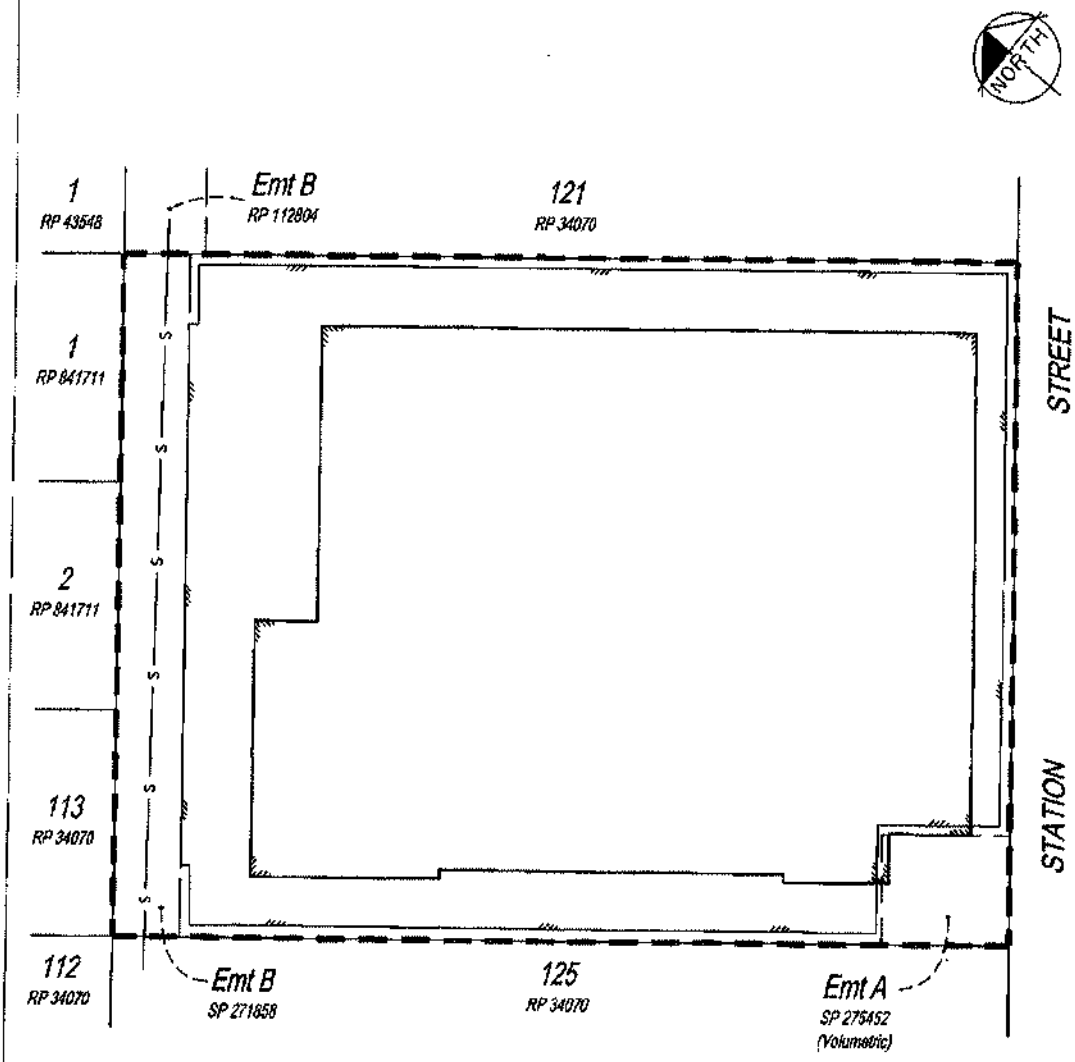
PLAN No

107114-57

SHEET 1 OF 1

VIVIR C.T.S.

Page of



Important Note

This services location diagram discloses the existence of service easements for the purposes of s.56(1)(d) of BCCM, and should not be relied upon to excavate, design or construct near services, or for any other reason other than the intended purpose.

Exact locations and depths of services on site should be obtained from suitably qualified persons prior to undertaking any works.

Services on this plan may be plotted from sources such as engineering design information, and may not be verified after construction by survey.

EXTENT OF SCHEME LAND

SEWER

EXTENT OF BUILDING

0 2.5 5 7.5 10 12.5

SCALE 1 : 250

SERVICES LOCATION DIAGRAM

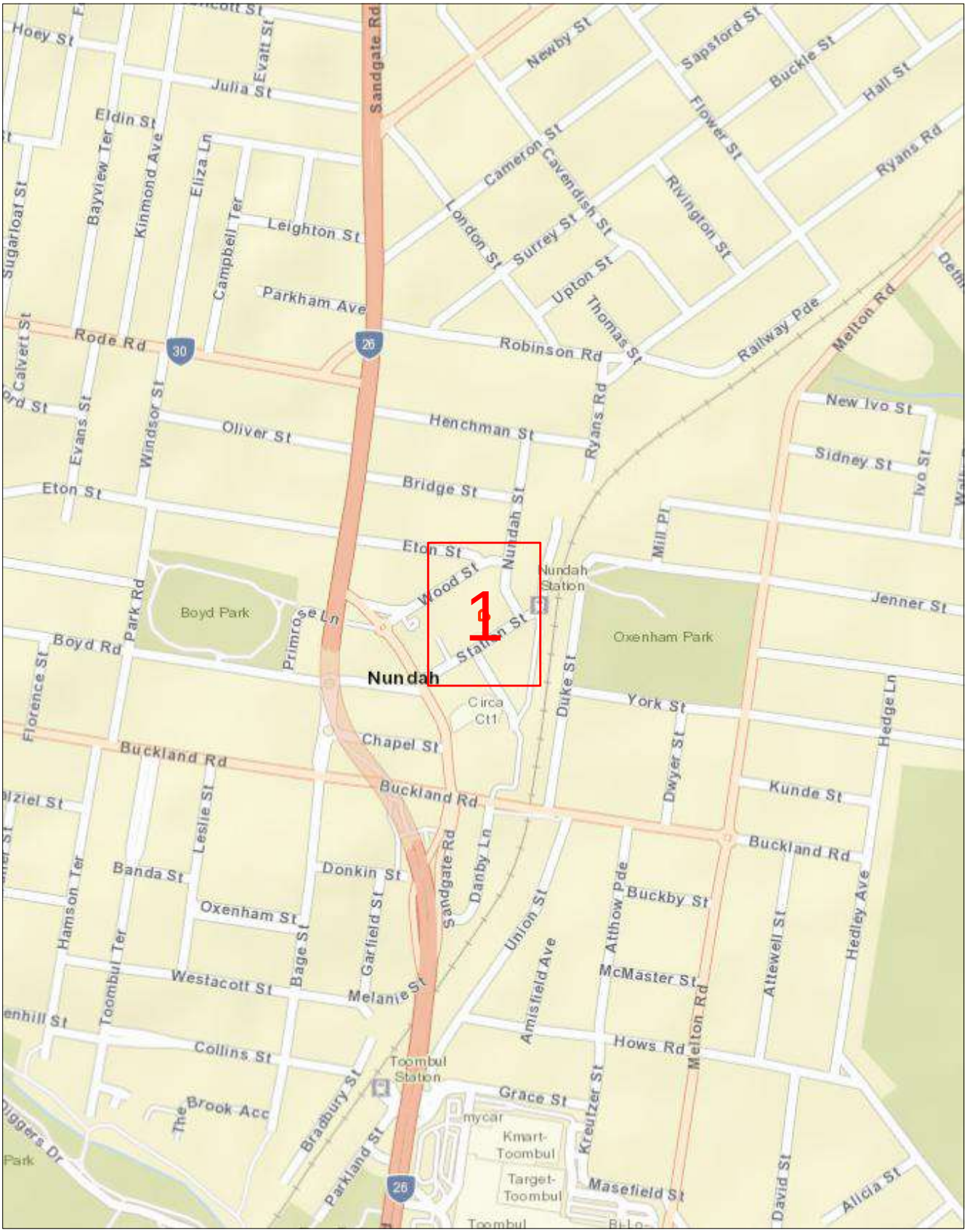
SHEET 1 OF 1

VIVIR CTS

DATE : 2 NOV 2015 DWG NAME : 107114-VIVIR_SLD

DWG # 107114-34A

Site Address:	26 Station Street Nundah QLD 4012	**Sequence Number:**	280781441



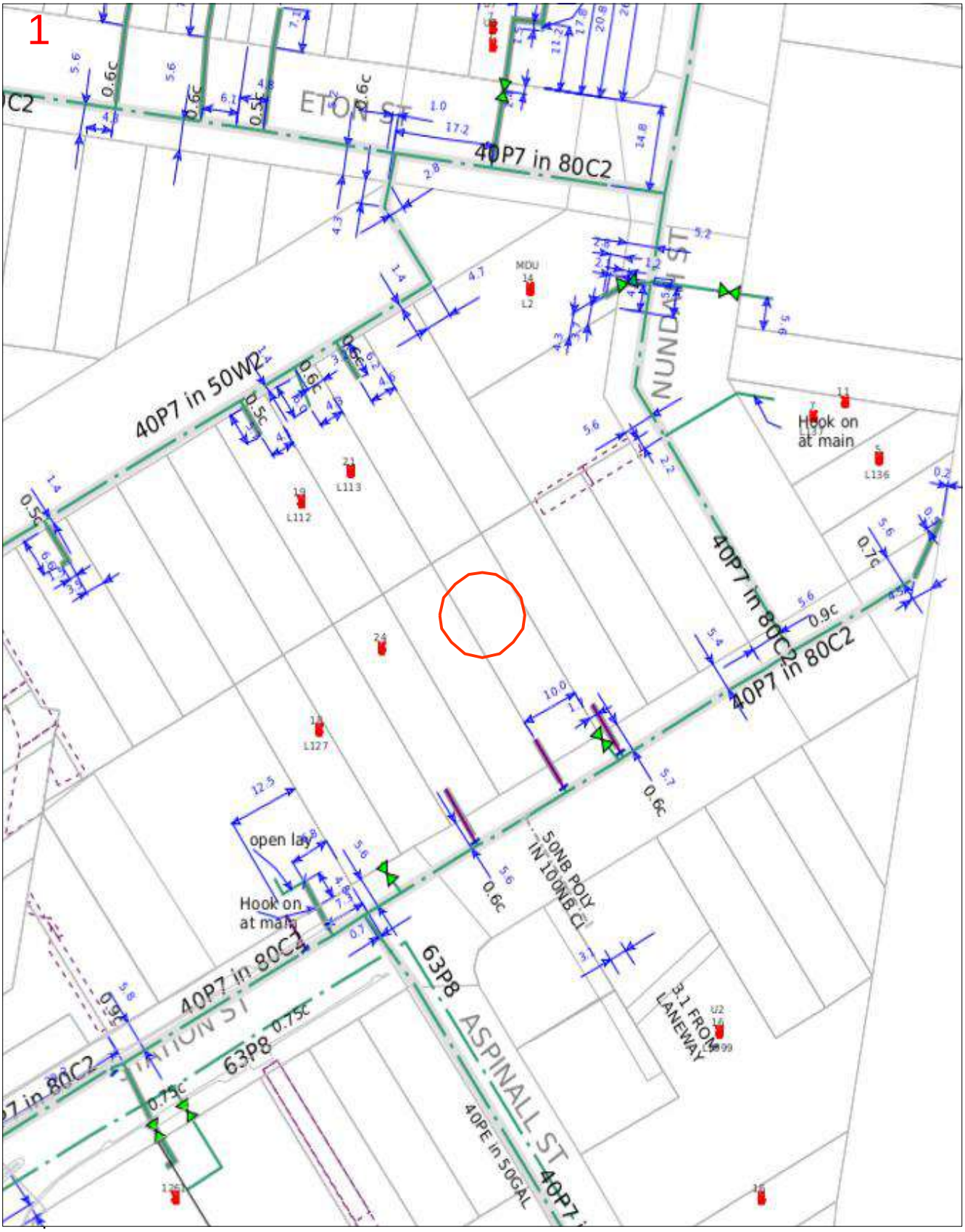
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Map Sources: Esri, Garmin, HERE, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Enquiry Area

Map Key Area

Site Address:	26 Station Street Nundah QLD 4012	**Sequence Number:**	280781441



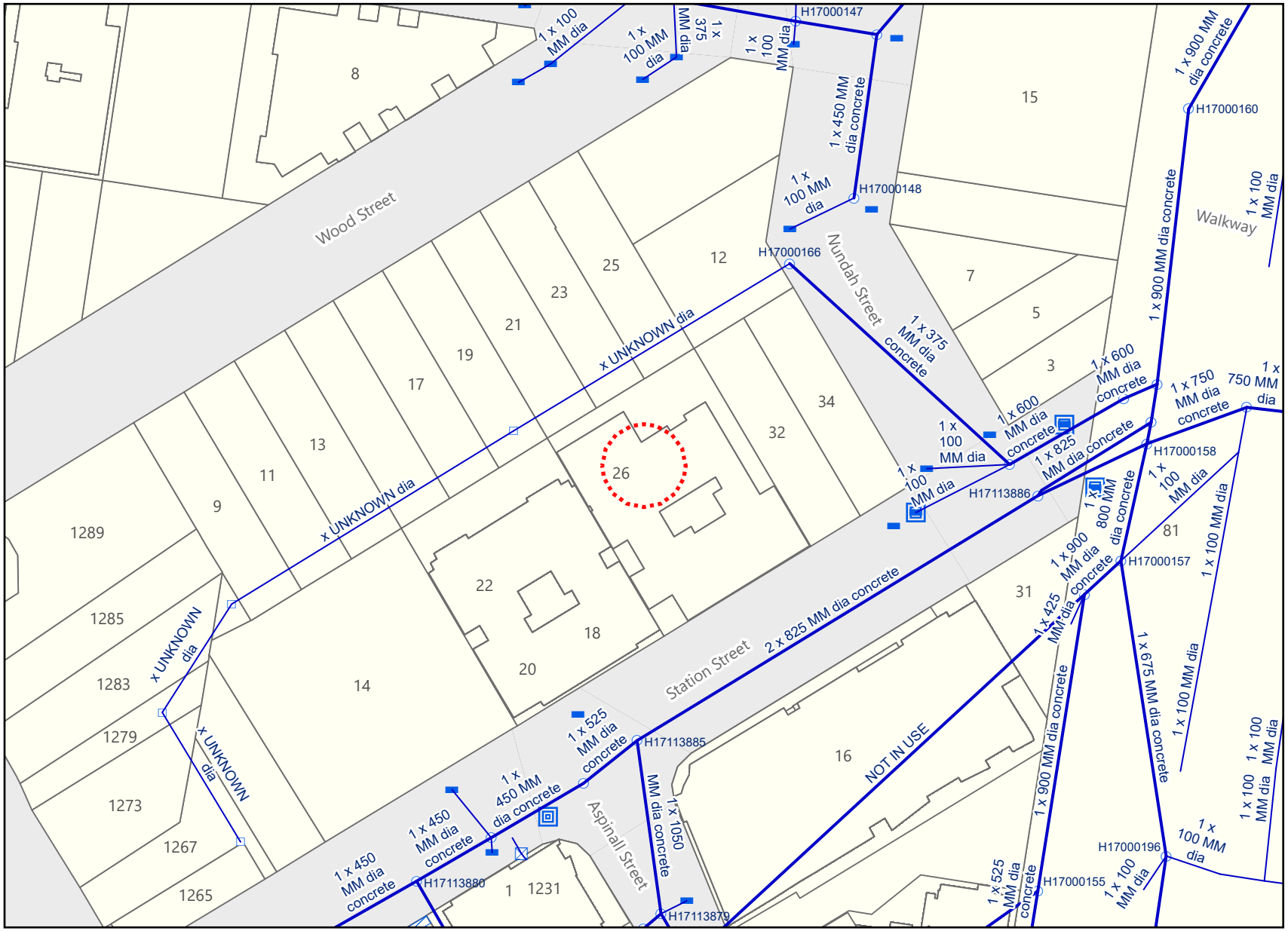
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Map Sources: Esri, Garmin, HERE, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Enquiry Area

Map Key Area

Job # 54467895
Seq # 280781436
Provider: Brisbane City Council
Telephone: (07) 3403 8888



Legend

BYDA Enquiry

Stormwater Network

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

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

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

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

In an emergency contact Brisbane City Council on 07 3403 8888
12/10/26 (valid for 30 days)

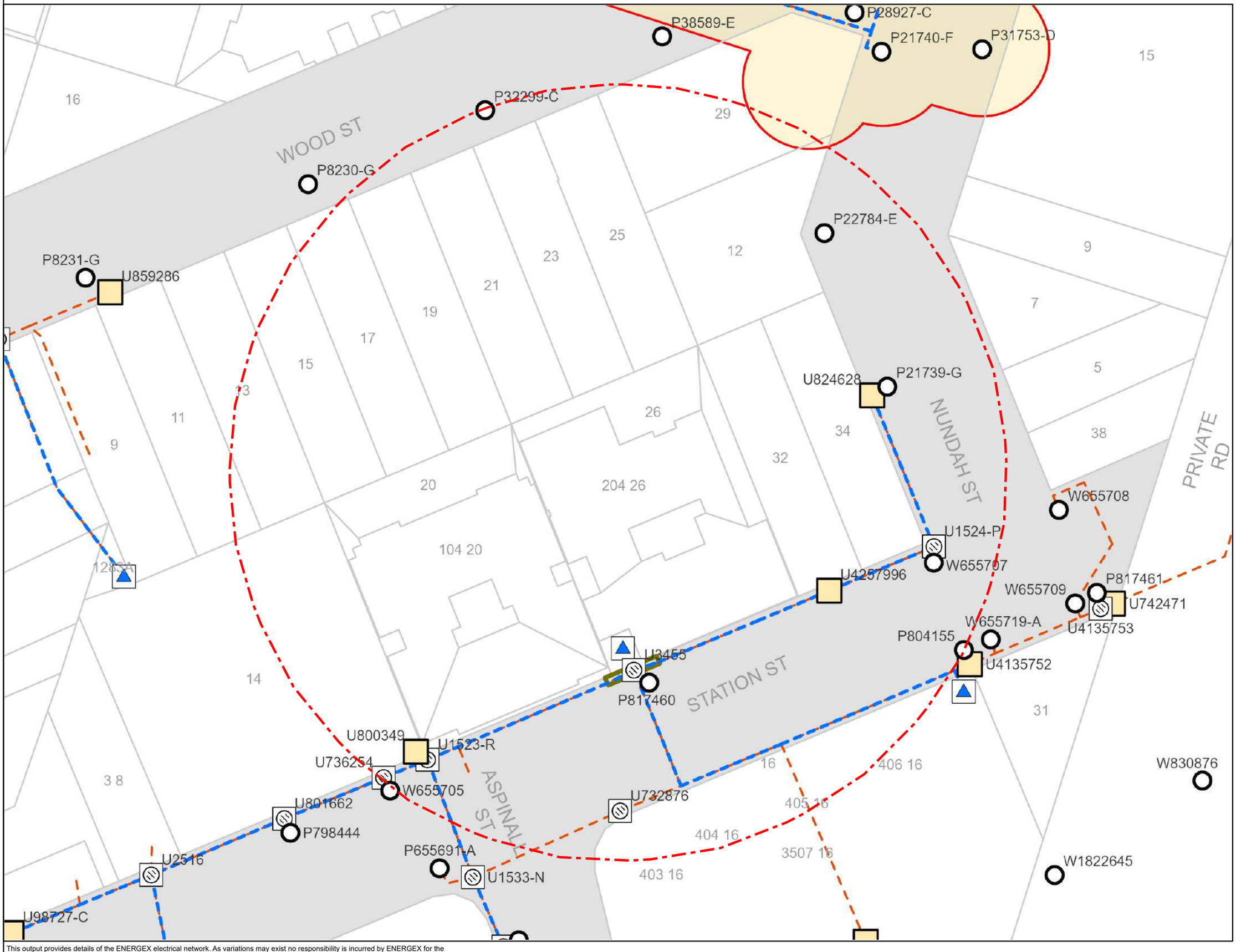
0 10 20 40 m

Scale 1:1,000

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: 280781434
Date: 12/10/2026

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

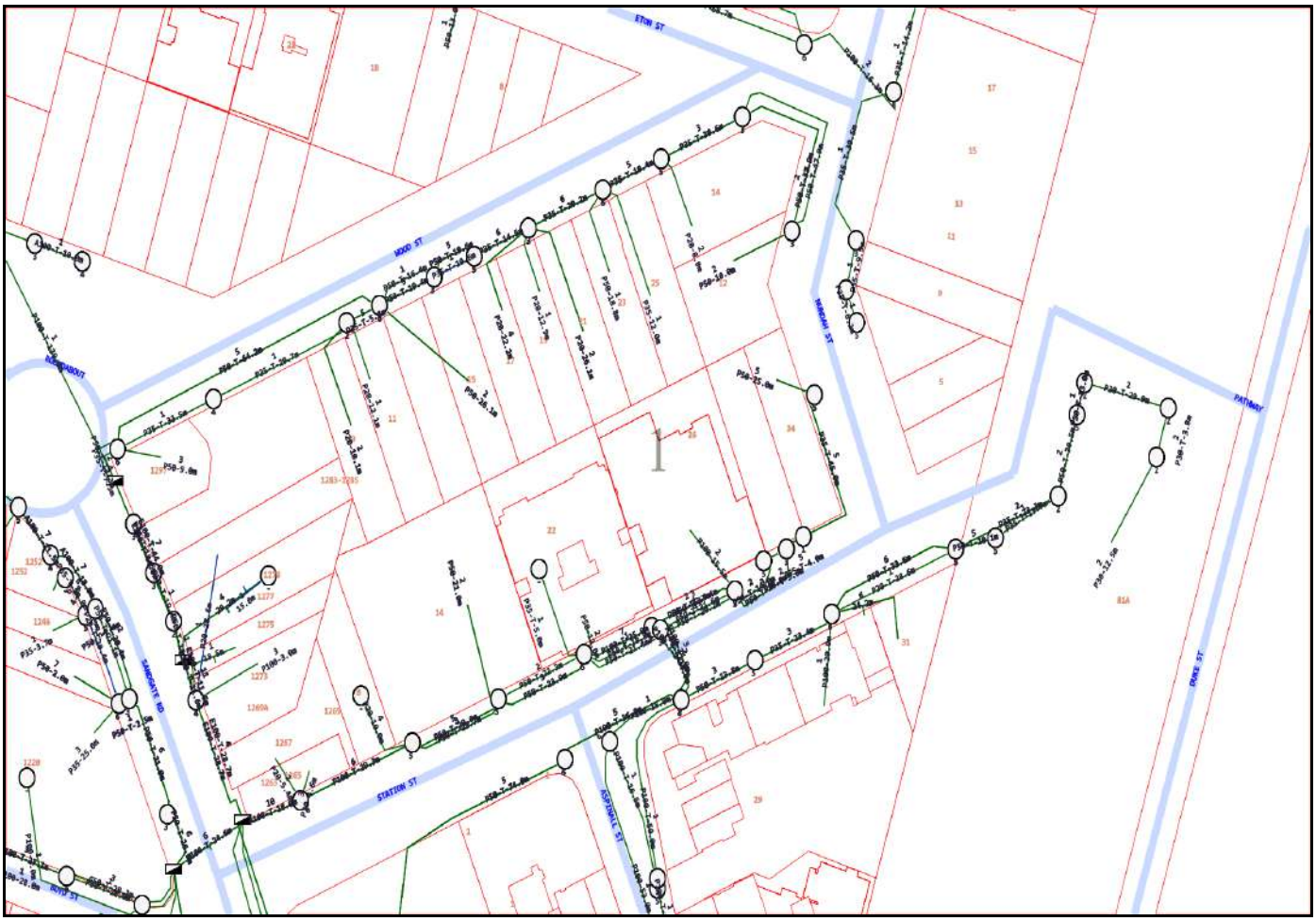
N
W E
S

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

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

LEGEND

34	Parcel and the location
5	Pit with size "5"
2E	Power Pit with size "2E". Valid PIT Size: e.g. 2E, 5E, 6E, 8E, 9E, E, null.
	Manhole
	Pillar
2 PO – T- 25.0m P40 – 20.0m 5 9	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 10.0m 5 9	2 Direct buried cables between pits of sizes ,"5" and "9" are 10.0m apart.
5 9	Trench containing any INSERVICE/CONSTRUCTED (Copper/RF/Fibre) cables.
5 9	Trench containing only DESIGNED/PLANNED (Copper/RF/Fibre/Power) cables.
5 9	Trench containing any INSERVICE/CONSTRUCTED (Power) cables.
BROADWAY ST	Road and the street name "Broadway ST"
Scale	0 20 40 60 Meters 1:2000 1 cm equals 20 m



Emergency Contacts

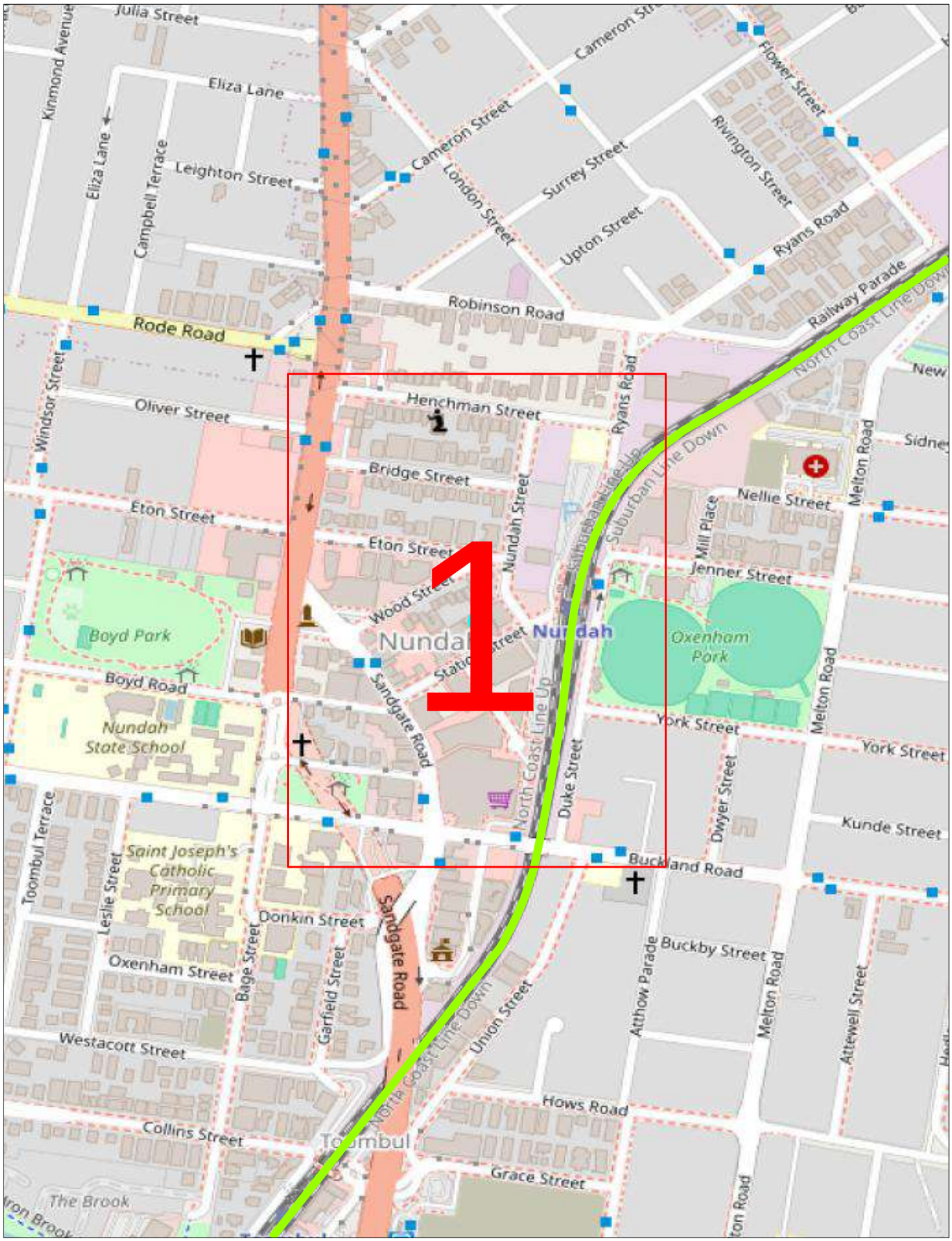
You must immediately report any damage to the **nbn™** network that you are/become aware of. Notification may be by telephone - 1800 626 329.

Date: 12/10/2026

Overview Map

Enquiry No: 280781439

26 Station Street 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:

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

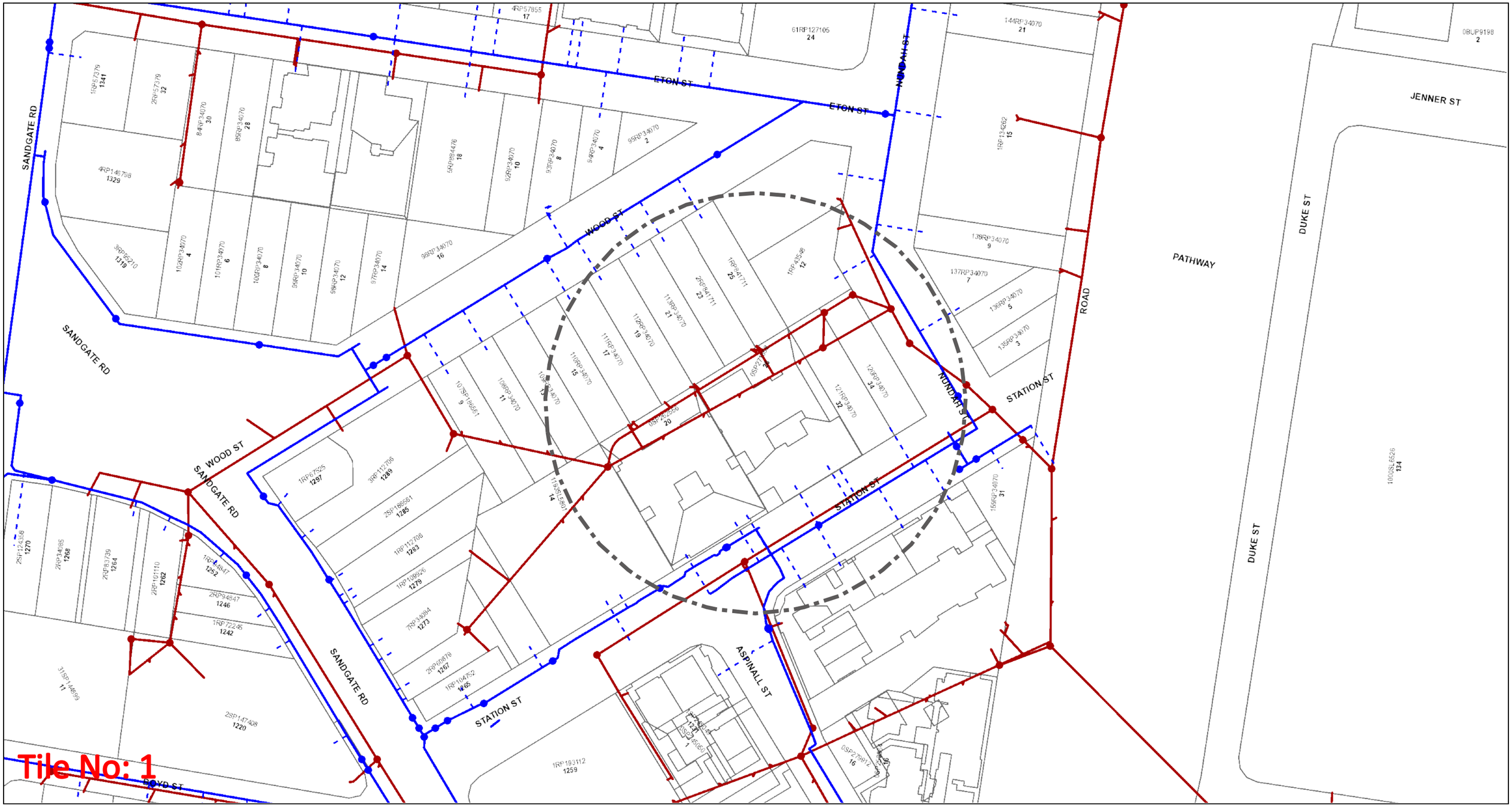
0 0.05km

Imagery sourced from Open StreetMaps

Affected BYDA Work Area Symbols

Powered by: assurancesuite

Urban Utilities - Water, Recycled Water and Sewer Infrastructure



UrbanUtilities

N

Map Scale
1:1000

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

BYDA Reference No: 280781438

Date BYDA Ref Received: 12/10/2026

Date BYDA Job to Commence: 12/10/2026

Date BYDA Map Produced: 12/10/2026

This Map is valid for 30 days

Produced By: Urban Utilities

Sewer	Water	Recycled Water
Infrastructure	Infrastructure	Infrastructure
Major Infrastructure	Major Infrastructure	Major Infrastructure
Network Pipelines	Network Pipelines	Network Pipelines
Network Structures	Network Structures	Network Structures
	Water Service (Indicative only)	

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

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

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

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

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

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

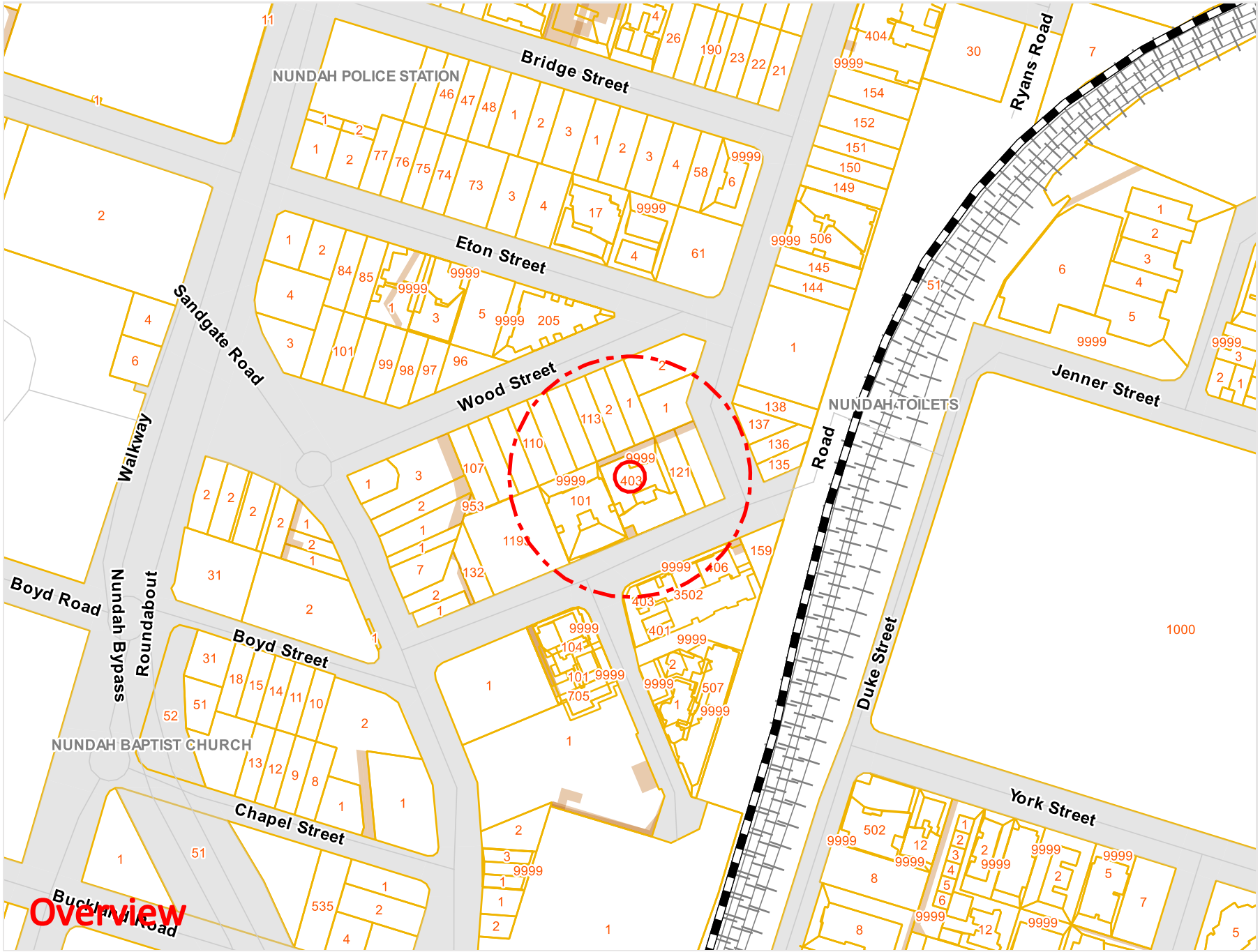
www.urbanutilities.com.au

ABN 86 673 835 011

Reef Networks

Sequence No: 280781437
Job No: 54467895
Location: 26 Station Street, Nundah, QLD 4012

BEFORE YOU DIG www.byda.com.au



Legend

Cable

N

Scale: 1:2500
Expires: 09 Nov 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.

Attention: DULCE SABINIANO

Site Location: 26 Station Street, Nundah, QLD 4012

Your Job Reference: 6152 Seller Disclosure

This is a system-generated email, from a mailbox that is not monitored -

Please do not reply to this email.

Thank you for requesting Telstra information via Before You Dig Australia (BYDA). This response contains Telstra Information relating to your recent request.

When working in the vicinity of telecommunications you have a duty of care that must be observed, please ensure you read and understand all the documentation below:

Please refer to all enclosed attachments for more information.

Accredited Plant Locator	General Contact Information
Telstra Duty of Care V32	Your responsibility working near Telstra Assets
Telstra Map Legend 4.0	Common Symbols on Cable Plans and general Clearance information

Cable Plan Readers	.DWF	Autodesk: https://www.autodesk.com/products/design-review/overview (Microsoft Windows App) or https://viewer.autodesk.com/ (view in your Internet Browser)
	.PDF	Adobe: https://www.adobe.com/au/acrobat/pdf-reader.html

Best practice guides and the five P's of safe excavation	These are the essential steps to be undertaken prior to commencing construction activities	BYDA : https://www.byda.com.au/before-you-dig/best-practice-guides/

CERTLOC GLOBAL	We highly recommend using certified locators where possible.	CERTLOC : https://certloc.com.au/find-a-certified-locator/

1800 653 935 Location Intelligence	Whenever in doubt please contact this number or Telstra BYDA map related enquiries email Telstra.Plans@team.telstra.com	Note: that Telstra plans are only valid for **60** days from the date of issue
How to Report Damage to Telstra Equipment	If you've spotted damaged equipment including pits, pillars, cabinets, underground cables, overhead cables, elevated joints and manhole covers the preferred method of reporting is via	Snap Send Solve APP: https://me.snapsendsolve.com/snap Report Online: https://www.telstra.com.au/consumer-advice/digging-construction/report-damages Call: **13 22 03**

WARNING - MAJOR CABLES and/or OPTIC FIBRE IN THE AREA.
Phone 1800 653 935 for further assistance.

Note: In some areas Telstra fibre routes may be marked as "Amcom", as Telstra has purchased much of this infrastructure. If in doubt, please contact Telstra Plan services on the number above. Telstra plans and information are only valid for 60 days from the date of issue.

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 them. 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 assets prior to commencing work. A Certified Locating Organisation is an essential part of the process to validate the exact location of Telstra assets and to ensure the assets are protected during construction works. See the **Before You Dig Australia - BEST PRACTISE GUIDES and The five Ps of safe excavation** https://www.byda.com.au/before-you-dig/best-practice-guides/.

Please note that:
- it is a criminal offence under the *Criminal Code Act* 1995 (Cth) to tamper or interfere with telecommunications infrastructure.
- Telstra will take action to recover compensation for damage caused to property and assets, and for interference with the operation of Telstra's networks and customers' services.

Telstra's plans contain Telstra's confidential information and are provided on the basis that they are used solely for identifying the location or vicinity of Telstra's infrastructure to avoid damage to this infrastructure occurring as part of any digging or other excavation activity. You must not use Telstra's plans for any other purpose or in a way that will cause Telstra loss or damage and you must comply with any other terms of access to the data that have been provided to you by Telstra (including Conditions of Use or Access).

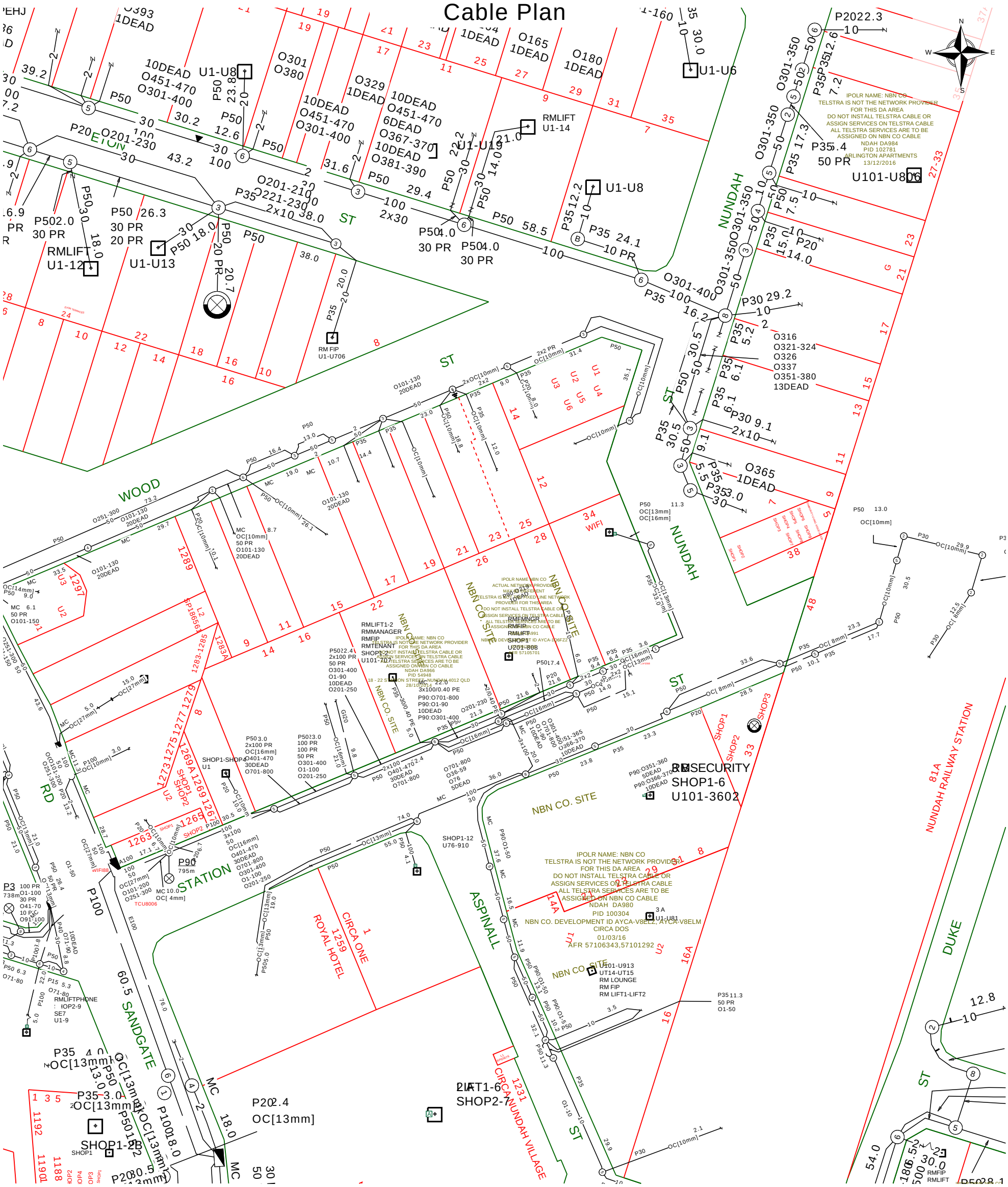
(See attached file: Telstra Duty of Care v33.0b.pdf)

(See attached file: Telstra Map Legend v4_0c.pdf)

(See attached file: AccreditedPlantLocators 2026-08-28a.pdf)

(See attached file: 280781440.pdf)

Cable Plan



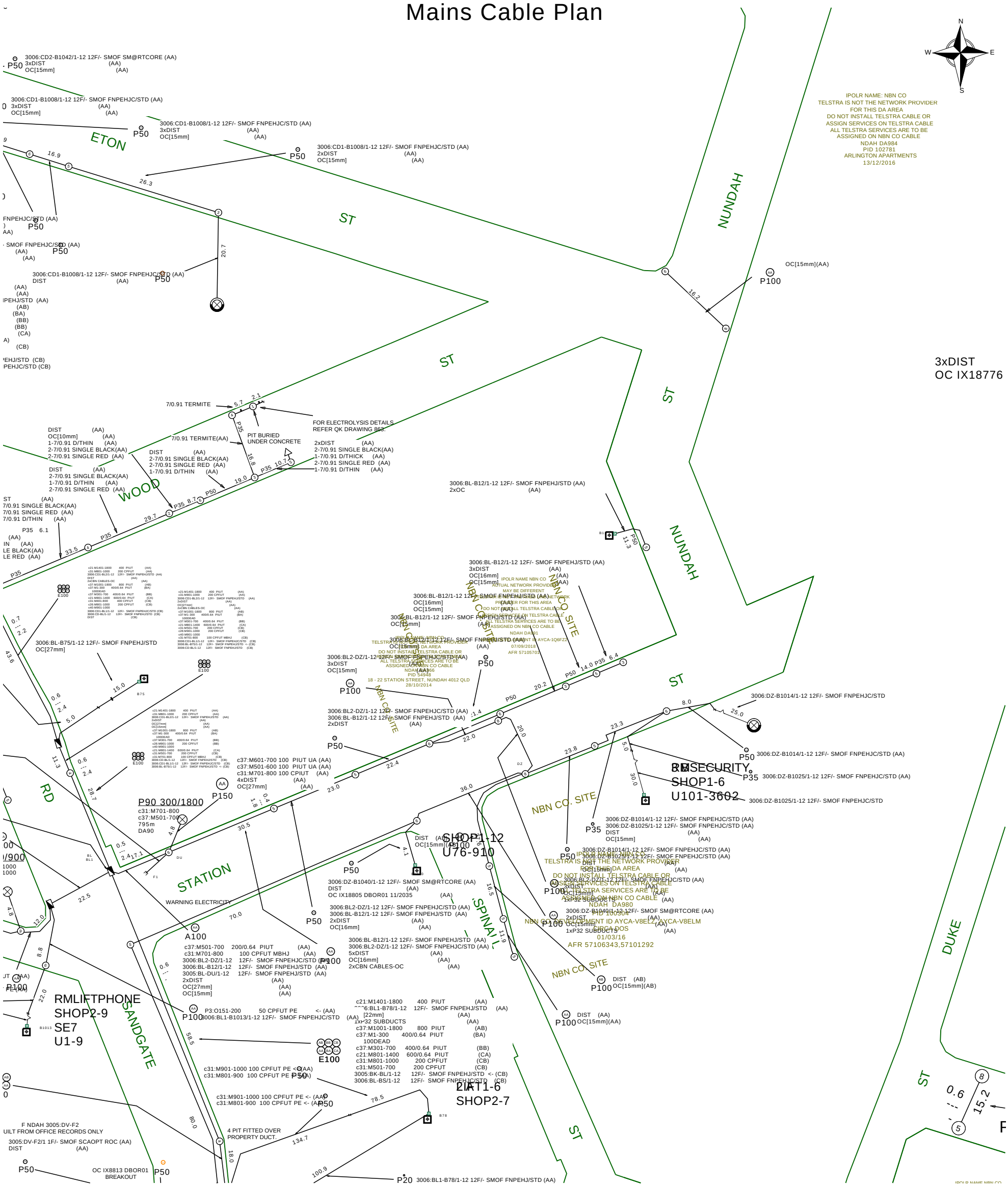
Report Damage: https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra-c Ph - 13 22 03 Email - Telstra.Plans@team.telstra.com Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries	Sequence Number: 280781440
TELSTRA LIMITED A.C.N. 086 174 781	CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact InfraCo Plan Services should you require any assistance.
Generated On 12/10/2026 18:25:48	

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

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

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

Mains Cable Plan



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

TELSTRA LIMITED A.C.N. 086 174 781

Generated On 12/10/2026 18:25:53

Sequence Number: 280781440

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

General Information

Telstra highly recommends using Certified Locators.

For more info visit https://certloc.com.au/find-a-certified-locator/

or Telstra Location Intelligence Team 1800 653 935

Before you Dig Australia – BEST PRACTICE GUIDES
https://www.byda.com.au/before-you-dig/best-practice-guides/

OPENING ELECTRONIC MAP ATTACHMENTS –

Telstra Cable Plans are generated automatically in either PDF or DWF file types dependent on the site address and the size of area selected.
You may need to download and install free viewing software from the internet e.g.

DWF Map Files (all sizes over A3)
Autodesk Viewer (Internet Browser) https://viewer.autodesk.com/ or
Autodesk Design Review http://usa.autodesk.com/design-review/ for DWF files.
(Windows PC)

PDF Map Files (max size A3)
Adobe Acrobat Reader http://get.adobe.com/reader/



Report Damage to Telstra equipment.
Call 13 22 03 and say, "Report Damage".
Online: https://www.telstra.com.au/consumer-advice/digging-construction/report-damages



Telstra New Connections / Disconnections 13 22 00



Telstra Protection & Relocation: 1800 810 443 (AEST business hours only).
Email
Telstra Protection & Relocation Fact Sheet: Link
Telstra Protection & Relocation Home Page Link



Telstra Aerial Assets Group (overhead network) 1800 047 909

Protect our Network:

by maintaining the following distances from our assets:

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



Before You Dig Australia

Think before you dig

This document has been sent to you because you requested plans of the Telstra network through Before You Dig Australia (BYDA).

If you are working or excavating near telecommunications cables, or there is a chance that cables are located near your site, you are responsible to avoid causing damage to the Telstra network.

Please read this document carefully. Taking your time now and following the BYDA's Best Practices and 5 Ps of Safe Excavation https://www.byda.com.au/before-you-dig/best-practice-guides/

can help you avoid damaging our network, interrupting services, and potentially incurring civil and criminal penalties.

Our network is complex and working near it requires expert knowledge. Do not attempt these activities if you are not qualified to do so.

Telstra Corporation Limited ACN 051 775 556

Disclaimer and legal details

*Telstra advises that the accuracy of the information provided by Telstra conforms to Quality Level D as defined in AS5488-2013.

It is a criminal offence under the Criminal Code Act 1995 (Cth) to tamper or interfere with telecommunications infrastructure.

Telstra will also take action to recover costs and damages from persons who damage assets or interfere with the operation of Telstra's networks.

By receiving this information including the indicative plans that are provided as part of this information package you confirm that you understand and accept the risks of working near Telstra's network and the importance of taking all the necessary steps to confirm the presence, alignments and various depths of Telstra's network. This in addition to, and not in replacement of, any duties and obligations you have under applicable law.

When working in the vicinity of a telecommunications plant you have a "Duty of Care" that must be observed. Please read and understand all the information and disclaimers provided below.

The Telstra network is complex and requires expert knowledge to interpret information, to identify and locate components, to pothole underground assets for validation and to safely work around assets without causing damage. If you are not an expert and/or qualified in these areas, then you must not attempt these activities. Telstra will seek compensation for damages caused to its property and losses caused to Telstra and its customers. Construction activities and/or any activities that potentially may impact on Telstra's assets must not commence without first undertaking these steps. Construction activities can include anything that involves breaking ground, potentially affecting Telstra assets.

If you are designing a project, it is recommended that you also undertake these steps to validate underground assets prior to committing to your design.

This Notice has been provided as a guide only and may not provide you with all the information that is required for you to determine what assets are on or near your site of interest. You will also need to collate and understand all information received from other Utilities and understand that some Utilities are not a part of the BYDA program and make your own enquiries as appropriate. It is the responsibility of the entities arranging for the works to be performed, supervising the works, and undertaking the works to protect Telstra network during excavation / construction works.

Telstra owns and retains the copyright in all plans and details provided in conjunction with the applicant's request. The applicant is authorised to use the plans and details only for the purpose indicated in the applicant's request. The applicant must not use the plans or details for any other purpose.

Telstra plans or other details are provided only for the use of the applicant, its servants, agents, or CERTLOC Certified Locating Organisation (CLO). The applicant must not give the plans or details to any parties other than these and must not generate profit from commercialising the plans or details. If the Applicant is aware of another party or parties about to perform or performing works at the location, it should ensure that the other party or parties have lodged a BYDA enquiry and obtained plans for that location. If you are undertaking excavations works you must follow the 5Ps of Safe Excavation. The 5 Ps of Safe Excavation are set out in the video in the below link.

https://www.byda.com.au/education/resources/

Telstra, its servants or agents shall not be liable for any loss or damage caused or occasioned by the use of plans and or details so supplied to the applicant, its servants and agents, and the applicant agrees to indemnify Telstra against any claim or demand for any such loss or damage.

Please ensure Telstra plans and information provided always remains on-site throughout the inspection, location, and construction phase of any works.

Telstra plans are valid for 60 days after issue and must be replaced if required after the 60 days.

Data Extraction Fees

In some instances, a data extraction fee may be applicable for the supply of Telstra information. Typically, a data extraction fee may apply to large projects, planning and design requests or requests to be supplied in non-standard formats. For further details contact Telstra Location Intelligence Team.

Telstra does not accept any liability or responsibility for the performance of, or advice given by a CERTLOC Certified Locating Organisation (CLO). Certification is an initiative taken by Telstra towards the establishment and maintenance of competency standards. However, performance and the advice given will always depend on the nature of the individual engagement.

Neither the Certified Locating Organisation nor any of its employees are an employee or agent for Telstra. Telstra is not liable for any damage or loss caused by the Certified Locating Organisation or its employees.

Once all work is completed, the excavation should be reinstated with the same type of excavated material unless specified by Telstra.

The information contained within this pamphlet must be used in conjunction with other material supplied as part of this request for information to adequately control the risk of potential asset damage.

When using excavators and other machinery, also check the location of overhead power lines.

Workers and equipment must maintain safety exclusion zones around power lines

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. Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy shown on the plans. FURTHER ON SITE INVESTIGATION IS REQUIRED TO VALIDATE THE EXACT LOCATION OF TELSTRA PLANT PRIOR TO COMMENCING CONSTRUCTION WORK. A plant location service is an essential part of the process to validate the exact location of Telstra assets and to ensure the assets are protected during construction works. The exact position of Telstra assets can only be validated by physically exposing them. Telstra will seek compensation for damages caused to its property and losses caused to Telstra and its customers.

Privacy Note

Your information has been provided to Telstra by BYDA to enable Telstra to respond to your BYDA request. Telstra keeps your information in accordance with its privacy statement. You can obtain a copy at www.telstra.com.au/privacy or by calling us at 1800 039 059 (business hours only).

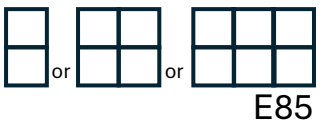
LEGEND

Leadin 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



Single to Multiple Round Conduit Configurations 1,2,4,9 respectively

(attached text denotes conduit type and size)



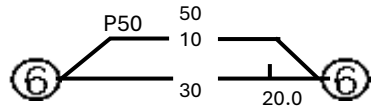
Multiple Square Conduit configurations 2,4,6 respectively

(attached text denotes conduit type and size)

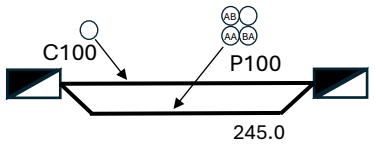
Some examples of conduit type and size:

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

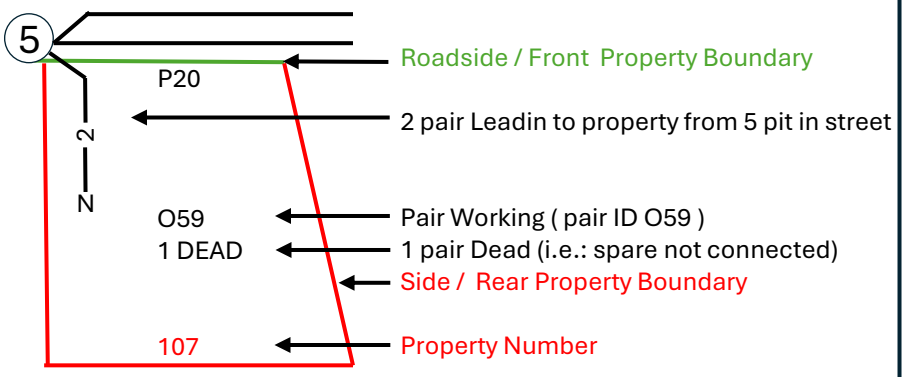
Some Examples of how to read Telstra Plans



One 50mm PVC conduit (P50) containing a 50-pair and a 10-pair cable between two 6 pits. approximately 20.0m apart, with a direct buried 30-pair cable along the same route.



Two separate conduit runs between two footway access chambers (manholes) approximately 245m apart A nest of four 100mm PVC conduits (P100) containing assorted cables in three ducts (one being empty) and one empty 100mm concrete duct (C100) along the same route.



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.

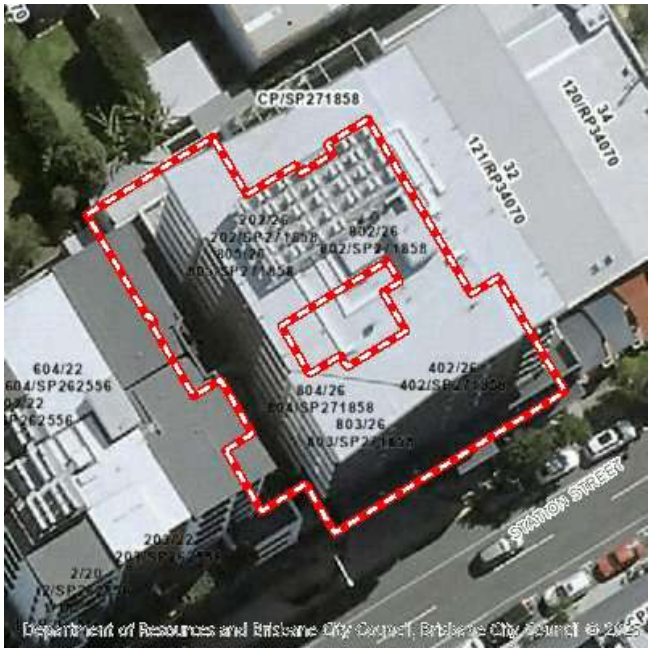
Protect

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.

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



Property Address

604/26 STATION ST NUNDAH 4012

Parcel Details

Lot No and Plan: Lot 604 on SP271858
Full Property Holding:
Lot 604 on SP271858
Title Area *: 72 m^2
Ward: NORTHGATE
PDF Maps GRID Reference: Map 13
* refer NOTES below
Open Cityplan.Brisbane.qld.gov.au

Zones

Name	Description
MU2 Mixed use (Centre frame)	The purpose of the Mixed use zone code is to provide for a mixture of development that may include business, retail, residential, tourist accommodation and associated services, service industry and low impact industrial uses. Refer to Part 6 in the City Plan 2014 and the Factsheets.

Neighbourhood Plans

Name	Description
Toombul-Nundah neighbourhood plan	Neighbourhood Plans provide detailed guidance for development on sites within a Neighbourhood Plan boundary. Refer to the Toombul-Nundah neighbourhood plan code.
Nundah village precinct - NPP-001	Nundah village precinct - NPP-001 of the Toombul-Nundah neighbourhood plan.

Overlays

Name	Description
Airport environs overlay	The Airport environs overlay deals with issues of State Interest. It may also include locally identified issues that relate to airport environments. Refer to Part 8 in the City Plan 2014.
OLS - Conical limitation surface boundary	OLS – Conical limitation surface boundary sub-categories of the Airport environs overlay. NOTE: Where development intrudes into an airport's OLS or PANS-OPS, advice from the Civil Aviation Safety Authority should be sought.
Procedures for air navigation surfaces (PANS)	Procedures for air navigation surfaces (PANS) sub-categories of the Airport environs overlay. NOTE: Where development intrudes into an airport's OLS or PANS-OPS, advice from the Civil Aviation Safety Authority should be sought.
BBS zone - Distance from airport 3-8km	BBS zone - Distance from airport 3-8km sub-categories of the Airport environs overlay.

Name	Description
Bicycle network overlay	The Bicycle network overlay deals with the provision of bikeway infrastructure and facilities to encourage the safe and efficient movement of pedestrians and cyclists through the movement network. Development is governed by the Bicycle network overlay code. Refer to Part 8 in the City Plan 2014. The Bicycle network overlay includes: • Primary cycle route sub-category • Secondary cycle route sub-category • Local cycle route sub-category • Riverwalk - Typology 1 (City reaches north and south) sub-category • Riverwalk - Typology 2 (Urban reaches) sub-category • Riverwalk - Floating walkway sub-category
Community purposes network overlay	The Community purposes network overlay implements the policy direction in the Strategic framework with respect to Brisbane's coordinated infrastructure planning and delivery, identifying land within the Community purposes network. Refer to Part 8, Part 10 Other Plans, Part 10.3.1 long term infrastructure plans for the Community Purpose Network in the City Plan 2014 and the Factsheets. The Community purposes network overlay includes the following sub-categories: • Existing trunk park sub-category • Existing non-trunk park sub-category • Existing community facilities and land for community facilities sub-category • LGIP planned land for community facilities specific location sub-category • LGIP planned park acquisition specific location sub-category • LGIP planned park upgrade specific location sub-category • LGIP planned park embellishment specific location sub-category • LGIP planned corridor park specific location sub-category • Long term land for community facilities specific location sub-category • Long term park specific location sub-category • Long term corridor park specific location sub-category Refer to the Community purposes network map to see which sub-categories are relevant to specific properties. For property enquiries relating to long term infrastructure contact Council via the Pre-lodgement advice service.
Critical infrastructure and movement network overlay	The Critical infrastructure and movement network overlay identifies critical assets and movement networks. Refer to Part 8 in the City Plan 2014. The Critical infrastructure and movement network overlay includes: • Critical assets sub-category • Critical infrastructure and movement planning area sub-category Refer to the overlay map to see which sub-categories are relevant to specific properties.
Critical infrastructure and movement planning area sub-category	Critical infrastructure and movement planning area sub-category of the Critical infrastructure and movement network overlay.
Potential and actual acid sulfate soils overlay	The Potential and actual acid sulfate soils overlay deals with issues of State Interest. It may include areas of land identified within Brisbane as having potential or actual acid sulfate soils. Refer to Part 8 in the City Plan 2014.
Potential and actual acid sulfate soils sub-category	Potential and actual acid sulfate soils sub-category of the Potential and actual acid sulphate soils overlay.
Land above 5m AHD and below 20m AHD sub-category	Land above 5m AHD and below 20m AHD sub-category of the Potential and actual acid sulphate soils overlay.

Name	Description
Road hierarchy overlay	The Road hierarchy overlay applies to the existing and future road networks, including state controlled roads. Refer to Part 8 and Part 10 Other Plans, Part 10.3.3 long term infrastructure plans (corridor plan) for the road network in the City Plan 2014 and the Factsheets. The Road hierarchy overlay includes: • Motorways sub-category • Arterial roads sub-category • Suburban roads sub-category • District roads sub-category • Neighbourhood roads sub-category • Future motorway sub-category • Future arterial road sub-category • Future suburban road sub-category • Future district road sub-category • Primary freight routes sub-category • Primary freight access sub-category Refer to the overlay map to see which sub-categories are relevant to specific properties. NOTE: Land that adjoins land where an overlay sub-category applies, is within the overlay sub-category.
Streetscape hierarchy overlay	The Streetscape hierarchy overlay identifies the various functions of the streetscape network and determines how development is assessed to ensure high quality subtropical streetscape outcomes are achieved. Refer to Part 8 in the City Plan 2014. The Streetscape hierarchy overlay includes: • Subtropical boulevard - in centre verge width 6m sub-category • Subtropical boulevard - in centre verge width 5m sub-category • Subtropical boulevard - in centre verge width 3.75m/4.25m sub-category • Subtropical boulevard - out of centre verge width 6m sub-category • Subtropical boulevard - out of centre verge width 5m sub-category • Subtropical boulevard - out of centre verge width 3.75m/4.25m sub-category • Centre street major sub-category • Centre street minor sub-category • Neighbourhood street major subcategory • Neighbourhood street minor sub-category • Industrial street sub-category • Pathway link sub-category • Corner land dedication sub-category • Locality street subcategory • Laneway sub-category • Wildlife movement solution sub-category Refer to the overlay map to see which sub-categories are relevant to specific properties. NOTE: Land that adjoins land where an overlay sub-category applies, is within the overlay sub-category.
Transport noise corridor overlay	The Transport noise corridor overlay deals with areas of land identified as being affected by transport noise as established under Chapter 8B of the Building Act 1975. It may include areas of land affected by noise from: • State controlled roads (State mapping) • Franchised roads • Local government controlled roads • Railway land (State mapping)
Designated State Noise corridor - rail network: Category 0: Noise level <70 dB(A)	Designated State Noise corridor - rail network: Category 0: Noise level <70 dB(A) of the Transport noise corridor overlay.
Designated State Noise corridor - rail network: Category 1: 70 dB(A) - 75 dB(A)	Designated State Noise corridor - rail network: Category 1: 70 dB(A) - 75 dB(A) of the Transport noise corridor overlay.
Designated State Noise corridor - rail network: Category 2: 75 dB(A) - 80 dB(A)	Designated State Noise corridor - rail network: Category 2: 75 dB(A) - 80 dB(A) of the Transport noise corridor overlay.

Name	Description
Designated State Noise corridor - rail network: Category 3: 80 dB(A) - 85 dB(A)	Designated State Noise corridor - rail network: Category 3: 80 dB(A) - 85 dB(A) of the Transport noise corridor overlay.
Designated State Noise corridor - rail network: Category 4: Noise Level > 85 dB(A)	Designated State Noise corridor - rail network: Category 4: Noise Level > 85 dB(A) of the Transport noise corridor overlay.
Wetlands overlay	The Wetlands overlay deals with wetlands and surrounding riparian areas. Refer to Part 8 in the City Plan 2014.

Local Government Infrastructure Plan

Name	Description
INCLUDED in Priority Infrastructure Area Note. - some properties may be only partly included in the Priority Infrastructure Area.	The priority infrastructure area identifies the areas that the local government prioritises in order to provide trunk infrastructure for urban development. The purpose of the priority infrastructure area is to align the footprint for development with the plans for trunk infrastructure. LGIP maps are referenced in Part 4 of City Plan 2014. Local Government Infrastructure Plan mapping and support material are in Schedule 3 of City Plan 2014. Refer to Factsheets.
Plans for Trunk Infrastructure (PFTI) PFTI Map Grid Reference Map Grid 134 All networks applicable	All Networks. The Plans for Trunk Infrastructure maps (Schedule 3) have been grouped by map tile. Please also refer to the map indexes relevant to each of the networks: Transport network (pathway network and ferry terminals network) maps; Parks and land for community facilities network maps; Transport network (road network) maps; Stormwater network maps; NOTE: The water supply network and sewerage network related information is now included in Urban Utilities (UU) water netserv plan. Further details can be obtained from UU.

Other Plans

Name	Description
Stormwater network	The Stormwater Code and the Long term infrastructure plans Other plan map for the Stormwater network implements the policy direction in the Strategic framework with respect to a coordinated infrastructure planning and delivery, identifying land within the Stormwater network. Refer to Part 9, Part 10 Other Plans, Part 10.3.2 long term infrastructure plans for the Stormwater network in the City Plan 2014 and the Factsheets. The Long term infrastructure plans Other plan map for the Stormwater network includes the following types of items: • Bioretention swale • Land • Natural channel • Pipe (new) • Pipe (relief drainage) • Culvert • Stormwater quality improvement device • Rehabilitation • Backflow prevention device Refer to the Other plan map for Stormwater network to see which items are relevant to specific properties. For property enquiries relating to long term infrastructure contact Council via the Pre-lodgement advice service.

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

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

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Local Government Authorities

LGA boundary

Property boundaries holding

Property Holding



Vegetation management
PROPERTY REPORT

For Lot: 604 Plan: SP271858
12/10/2026

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Mapping versions

Vegetation mapping was released on 22 November 2023 and includes the most recent Queensland Herbarium scientific updates to the Regulated Vegetation Management Map, regional ecosystems, essential habitat, wetland and high-value regrowth mapping.

The Department of the Environment, Tourism, Science and Innovation have also updated their koala protection mapping to align with the Queensland Herbarium scientific updates.

The latest version (v10) of the Protected Plants Flora Survey Trigger Map (trigger map) was released on 6 September 2023.

Overview

Based on the lot on plan details you have supplied, this report provides the following detailed information:
Property details - information about the specified Lot on Plan, lot size, local government area, bioregion(s), subregion(s) and catchment(s);

Vegetation management framework - an explanation of the application of the framework and contact details for the Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development which administers the framework;

Vegetation management framework details for the specified Lot on Plan including:

- the vegetation management categories on the property;
- the vegetation management regional ecosystems on the property;
- vegetation management watercourses or drainage features on the property;
- vegetation management wetlands on the property;
- vegetation management essential habitat on the property;
- whether any area management plans are associated with the property;
- whether the property is coastal or non-coastal; and
- whether the property is mapped as Agricultural Land Class A or B;

Protected plant framework - an explanation of the application of the framework and contact details for the Department of the Environment, Tourism, Science and Innovation who administer the framework, including:

- high risk areas on the protected plant flora survey trigger map for the property;

Koala protection framework - an explanation of the application of the framework and contact details for the Department of the Environment, Tourism, Science and Innovation who administer the framework; and

Koala protection framework details for the specified Lot on Plan including:

- the koala district the property is located in;
- koala priority areas on the property;
- core and locally refined koala habitat areas on the property;
- whether the lot is located in an identified koala broad-hectare area; and
- koala habitat regional ecosystems on the property for core koala habitat areas.

This information will assist you to determine your options for managing vegetation under:
- the vegetation management framework, which may include:

- exempt clearing work;
- accepted development vegetation clearing code;
- an area management plan;
- a development approval;

- the protected plant framework, which may include:

- the need to undertake a flora survey;
- exempt clearing;
- a protected plant clearing permit;

- the koala protection framework, which may include:

- exempted development;
- a development approval;
- the need to undertake clearing sequentially and in the presence of a koala spotter.

Other laws

The clearing of native vegetation is regulated by both Queensland and Australian legislation, and some local governments also regulate native vegetation clearing. You may need to obtain an approval or permit under another Act, such as the Commonwealth Government's *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). Section 8 of this guide provides contact details of other agencies you should confirm requirements with, before commencing vegetation clearing.

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1. Property details

1.1 Tenure and title area

All of the lot, plan, tenure and title area information associated with property Lot: 604 Plan: SP271858 are listed in Table 1.

Table 1: Lot, plan, tenure and title area information for the property

Lot	Plan	Tenure	Property title area (sq metres)
0	SP271858	Freehold	1,215
101	SP271858	Freehold	48
201	SP271858	Freehold	141
202	SP271858	Freehold	92
203	SP271858	Freehold	81
204	SP271858	Freehold	73
205	SP271858	Freehold	73
206	SP271858	Freehold	77
301	SP271858	Freehold	110
302	SP271858	Freehold	82
303	SP271858	Freehold	70
304	SP271858	Freehold	72
305	SP271858	Freehold	77
306	SP271858	Freehold	68
307	SP271858	Freehold	74
308	SP271858	Freehold	101
401	SP271858	Freehold	94
402	SP271858	Freehold	69
403	SP271858	Freehold	67
404	SP271858	Freehold	72
405	SP271858	Freehold	76
406	SP271858	Freehold	64
407	SP271858	Freehold	74
408	SP271858	Freehold	109
501	SP271858	Freehold	94
502	SP271858	Freehold	69
503	SP271858	Freehold	67
504	SP271858	Freehold	72
505	SP271858	Freehold	76
506	SP271858	Freehold	64

507	SP271858	Freehold	74
508	SP271858	Freehold	109
601	SP271858	Freehold	94
602	SP271858	Freehold	69
603	SP271858	Freehold	67
604	SP271858	Freehold	72
605	SP271858	Freehold	76
606	SP271858	Freehold	64
607	SP271858	Freehold	74
608	SP271858	Freehold	109
701	SP271858	Freehold	94
702	SP271858	Freehold	69
703	SP271858	Freehold	67
704	SP271858	Freehold	72
705	SP271858	Freehold	76
706	SP271858	Freehold	64
707	SP271858	Freehold	74
708	SP271858	Freehold	109
801	SP271858	Freehold	94
802	SP271858	Freehold	69
803	SP271858	Freehold	67
804	SP271858	Freehold	72
805	SP271858	Freehold	76
806	SP271858	Freehold	64
807	SP271858	Freehold	74
808	SP271858	Freehold	109
A	SP275452	Easement	28

The tenure of the land may affect whether clearing is considered exempt clearing work or may be carried out under an accepted development vegetation clearing code.

Does the property Lot: 604 Plan: SP271858 have a freehold tenure and is in the Wet Tropics of Queensland World Heritage Area?

No, this property is not located in the Wet Tropics of Queensland World Heritage Area.

1.2 Property location

Table 2 provides a summary of the locations for property Lot: 604 Plan: SP271858, in relation to natural and administrative boundaries.

Table 2: Property location details

Local Government(s)	Catchment(s)	Bioregion(s)	Subregion(s)
Brisbane City	Pine	Southeast Queensland	Sunshine Coast - Gold Coast Lowlands

2. Vegetation management framework (administered by the Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development (NRMMRRD))

The *Vegetation Management Act 1999* (VMA), the Vegetation Management Regulation 2023, the *Planning Act 2016* and the Planning Regulation 2017, in conjunction with associated policies and codes, form the Vegetation Management Framework.

The VMA does not apply to all land tenures or vegetation types. State forests, national parks, forest reserves and some tenures under the *Forestry Act 1959* and *Nature Conservation Act 1992* are not regulated by the VMA. Managing or clearing vegetation on these tenures may require approvals under these laws.

The following native vegetation is not regulated under the VMA but may require permit(s) under other laws:

- grass or non-woody herbage;
- a plant within a grassland regional ecosystem identified in the Vegetation Management Regional Ecosystem Description Database (VM REDD) as having a grassland structure; and
- a mangrove.

2.1 Exempt clearing work

Exempt clearing work is an activity for which you do not need to notify the Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development or obtain an approval under the vegetation management framework. Exempt clearing work was previously known as exemptions.

In areas that are mapped as Category X (white in colour) on the regulated vegetation management map (see section 4.1), and where the land tenure is freehold, indigenous land and leasehold land for agriculture and grazing purposes, the clearing of vegetation is considered exempt clearing work and does not require notification or development approval under the vegetation management framework. For all other land tenures, contact the Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development before commencing clearing to ensure that the proposed activity is exempt clearing work.

A range of routine property management activities are considered exempt clearing work. A list of exempt clearing work is available at

https://www.qld.gov.au/environment/land/management/vegetation/clearing-approvals/exemptions/.

Exempt clearing work may be affected if the proposed clearing area is subject to development approval conditions, a covenant, an environmental offset, an exchange area, a restoration notice, or an area mapped as Category A. Exempt clearing work may require approval under other Commonwealth, State or Local Government laws, or local government planning schemes. Contact the Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development prior to clearing in any of these areas.

2.2 Accepted development vegetation clearing codes

Some clearing activities can be undertaken under an accepted development vegetation clearing code. The codes can be downloaded at

https://www.qld.gov.au/environment/land/management/vegetation/clearing-approvals/codes/

If you intend to clear vegetation under an accepted development vegetation clearing code, you must notify the Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development before commencing. The information in this report will assist you to complete the online notification form.

You can complete the online form at
https://vegetation-apps.nrmmrrd.qld.gov.au

2.3 Area management plans

Area Management Plans (AMP) provide an alternative approval system for vegetation clearing under the vegetation management framework. They list the purposes and clearing conditions that have been approved for the areas covered by the plan. It is not necessary to use an AMP, even when an AMP applies to your property.

On 8 March 2020, AMPs ended for fodder harvesting, managing thickened vegetation and managing encroachment. New notifications cannot be made for these AMPs. You will need to consider options for fodder harvesting, managing thickened vegetation or encroachment under a relevant accepted development vegetation clearing code or apply for a development approval.

New notifications can be made for all other AMPs. These will continue to apply until their nominated end date.

If an Area Management Plan applies to your property for which you can make a new notification, it will be listed in Section 3.7 of this report. Before clearing under one of these AMPs, you must first notify the Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development and then follow the conditions and requirements listed in the AMP.

https://www.qld.gov.au/environment/land/management/vegetation/clearing-approvals/area-management-plans

2.4 Development approvals

If under the vegetation management framework your proposed clearing is not exempt clearing work, or is not permitted under an accepted development vegetation clearing code, or an AMP, you may be able to apply for a development approval. Information on how to apply for a development approval is available at

https://www.qld.gov.au/environment/land/management/vegetation/clearing-approvals/development

2.5. Contact information for NRMMRRD

For further information on the vegetation management framework:

Phone 135VEG (135 834)

Email vegetation@nrmmrrd.qld.gov.au

Visit https://www.nrmmrrd.qld.gov.au/land-property/forms/enquiry-form to submit an online enquiry.

3. Vegetation management framework for Lot: 604 Plan: SP271858

3.1 Vegetation categories

The vegetation categories on your property are shown on the regulated vegetation management map in section 4.1 of this report. A summary of vegetation categories on the subject lot are listed in Table 3. Descriptions for these categories are shown in Table 4.

Table 3: Vegetation categories for subject property

Vegetation category	Area (ha)
Category X	0.08

Table 4: Description of vegetation categories

Category	Colour on Map	Description	Requirements / options under the vegetation management framework
A	red	Compliance areas, environmental offset areas and voluntary declaration areas	Special conditions apply to Category A areas. Before clearing, contact the Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development to confirm any requirements in a Category A area.
B	dark blue	Remnant vegetation areas	Exempt clearing work, or notification and compliance with accepted development vegetation clearing codes, area management plans or development approval.
C	light blue	High-value regrowth areas	Exempt clearing work, or notification and compliance with managing Category C regrowth vegetation accepted development vegetation clearing code.
R	yellow	Regrowth within 50m of a watercourse or drainage feature in the Great Barrier Reef catchment areas	Exempt clearing work, or notification and compliance with managing Category R regrowth accepted development vegetation clearing code or area management plans.
X	white	Clearing on freehold land, indigenous land and leasehold land for agriculture and grazing purposes is considered exempt clearing work under the vegetation management framework. Contact the Department to clarify whether a development approval is required for other State land tenures.	No permit or notification required on freehold land, indigenous land and leasehold land for agriculture and grazing. A development approval may be required for some State land tenures.

3.2 Property Map of Assessable Vegetation (PMAV)

There is no Property Map of Assessable Vegetation (PMAV) present on this property.

3.3 Regional ecosystems

The endangered, of concern and least concern regional ecosystems on your property are shown on the vegetation management supporting map in section 4.2 and are listed in Table 5.

A description of regional ecosystems can be accessed online at
https://www.qld.gov.au/environment/plants-animals/plants/ecosystems/descriptions/

Table 5: Regional ecosystems present on subject property

Regional Ecosystem	VMA Status	Category	Area (Ha)	Short Description	Structure Category
non-rem	None	X	0.08	None	None

Please note:
1. All area and area derived figures included in this table have been calculated via reprojecting relevant spatial features to Albers equal-area conic projection (central meridian = 146, datum Geocentric Datum of Australia 1994). As a result, area figures may differ slightly if calculated for the same features using a different co-ordinate system.
2. If Table 5 contains a Category 'plant', please be aware that this refers to 'plantations' such as forestry, and these areas are considered non-remnant under the VMA.

The VMA status of the regional ecosystem (whether it is endangered, of concern or least concern) also determines if any of the following are applicable:

- exempt clearing work;
- accepted development vegetation clearing codes;
- performance outcomes in State Code 16 of the State Development Assessment Provisions (SDAP).

3.4 Watercourses

Vegetation management watercourses and drainage features for this property are shown on the vegetation management supporting map in section 4.2.

3.5 Wetlands

There are no vegetation management wetlands present on this property.

3.6 Essential habitat

Under the VMA, essential habitat for protected wildlife is native wildlife prescribed under the *Nature Conservation Act 1992* (NCA) as critically endangered, endangered, vulnerable or near-threatened wildlife.

Essential habitat for protected wildlife includes suitable habitat on the lot, or where a species has been known to occur up to 1.1 kilometres from a lot on which there is assessable vegetation. These important habitat areas are protected under the VMA.

Any essential habitat on this property will be shown as blue hatching on the vegetation supporting map in section 4.2.

If essential habitat is identified on the lot, information about the protected wildlife species is provided in Table 6 below. The numeric labels on the vegetation management supporting map can be cross referenced with Table 6 to outline the essential habitat factors for that particular species. There may be essential habitat for more than one species on each lot, and areas of Category A, Category B and Category C can be mapped as Essential Habitat.

Essential habitat is compiled from a combination of species habitat models and buffered species records. Regional ecosystem is a mandatory essential habitat factor, unless otherwise stated. Essential habitat, for protected wildlife, means an area of vegetation shown on the Regulated Vegetation Management Map -

1) that has at least 3 essential habitat factors for the protected wildlife that must include any essential habitat factors that are stated as mandatory for the protected wildlife in the essential habitat database. Essential habitat factors are comprised of - regional ecosystem (mandatory for most species), vegetation community, altitude, soils, position in landscape; or
2) in which the protected wildlife, at any stage of its life cycle, is located.

If there is no essential habitat mapping shown on the vegetation management supporting map for this lot, and there is no table in the sections below, it confirms that there is no essential habitat on the lot.

Category A and/or Category B and/or Category C

Table 6: Essential habitat in Category A and/or Category B and/or Category C

No records

3.7 Area Management Plan(s)

Nil

3.8 Coastal or non-coastal

For the purposes of the accepted development vegetation clearing codes and State Code 16 of the State Development Assessment Provisions (SDAP), this property is regarded as*

Coastal

*See also Map 4.3

3.9 Agricultural Land Class A or B

The following can be used to identify Agricultural Land Class A or B areas under the "Managing regulated regrowth vegetation" accepted development vegetation clearing code:

Does this lot contain land that is mapped as Agricultural Land Class A or B in the State Planning Interactive Mapping System?

No Class A

No Class B

Note - This confirms Agricultural Land Classes as per the State Planning Interactive Mapping System only. This response does not include Agricultural Land Classes identified under local government planning schemes. For further information, check the Planning Scheme for your local government area.

See Map 4.4 to identify the location and extent of Class A and/or Class B Agricultural land on Lot: 604 Plan: SP271858.

4. Vegetation management framework maps

Vegetation management maps included in this report may also be requested individually at: https://www.qld.gov.au/environment/land/management/vegetation/maps/map-request

Regulated vegetation management map
The regulated vegetation management map shows vegetation categories needed to determine clearing requirements. These maps are updated monthly to show new property maps of assessable vegetation (PMAV).

Vegetation management supporting map
The vegetation management supporting map provides information on regional ecosystems, wetlands, watercourses and essential habitat.

Coastal/non-coastal map
The coastal/non-coastal map confirms whether the lot, or which parts of the lot, are considered coastal or non-coastal for the purposes of the accepted development vegetation clearing codes and State Code 16 of the State Development Assessment Provisions (SDAP).

Agricultural Land Class A or B as per State Planning Policy: State Interest for Agriculture
The Agricultural Land Class map confirms the location and extent of land mapped as Agricultural Land Classes A or B as identified on the State Planning Interactive Mapping System. Please note that this map does not include areas identified as Agricultural Land Class A or B in local government planning schemes. This map can be used to identify Agricultural Land Class A or B areas under the "Managing regulated regrowth vegetation" accepted development vegetation clearing code.

4.1 Regulated vegetation management map



Regulated Vegetation Management Map

Queensland Government

Category A area (Vegetation offsets/compliance notices/VDecs)
Category B area (Remnant vegetation)
Category C area (High-value regrowth vegetation)
Category R area (Reef regrowth watercourse vegetation)
Category X area (Exempt clearing work on Freehold, Indigenous and Leasehold land)
Water
Other land parcel boundaries
Selected Lot and Plan

LOCALITY DIAGRAM

N

0 150 300 450 600 750 m

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GDA2020

Disclaimer:
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Additional information required for the assessment of vegetation values is provided in the accompanying "Vegetation Management Supporting map". For further information go to the web site: www.nrmmrrd.qld.gov.au or contact the Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development.

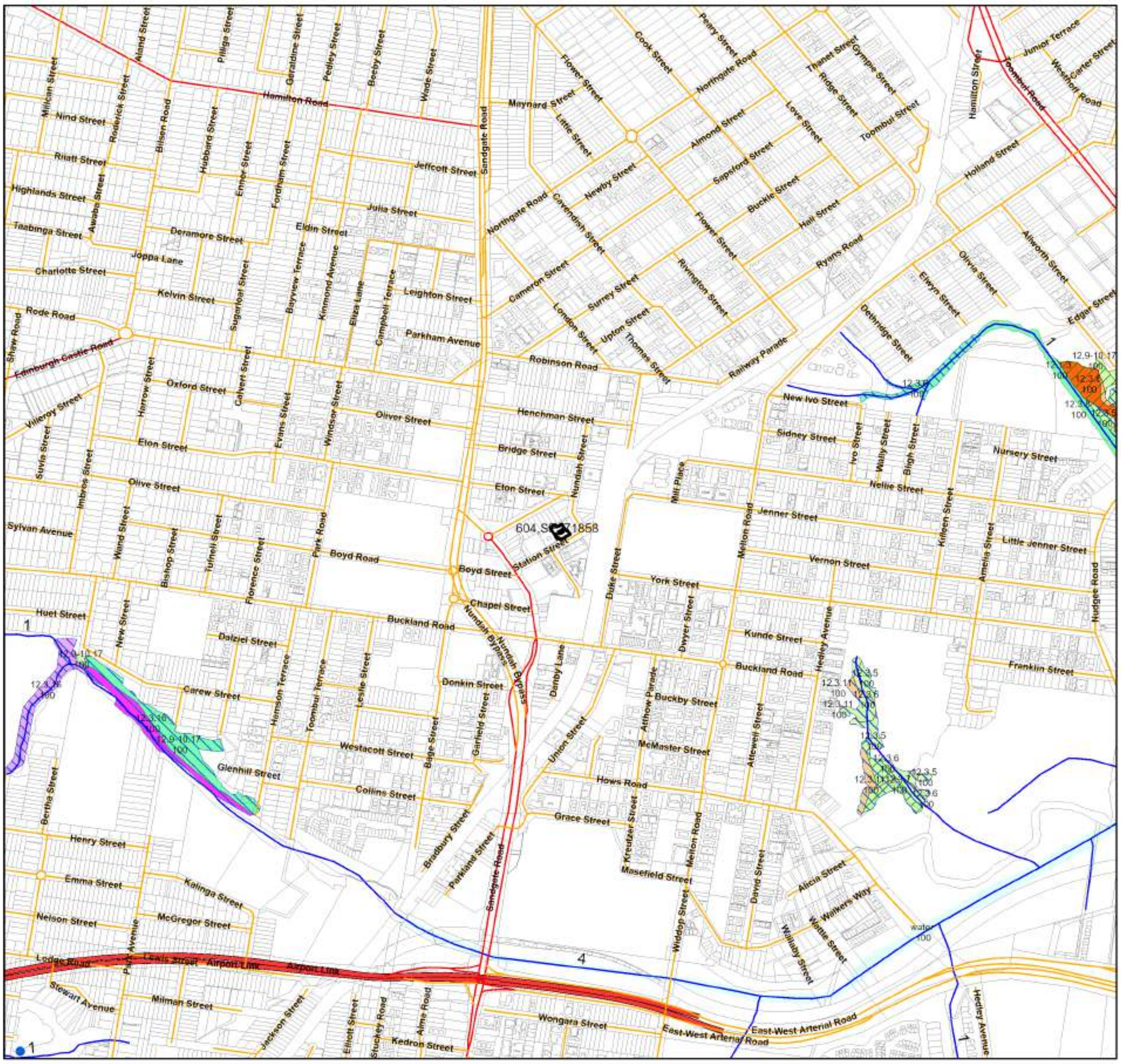
Digital data for the regulated vegetation management map is available from the Queensland Spatial Portal at https://qldspatial.information.qld.gov.au/

Land parcel boundaries are provided as locational aid only.

This map is updated on a monthly basis to ensure new Property Maps of Assessable Vegetation (PMAV) are included as they are approved.

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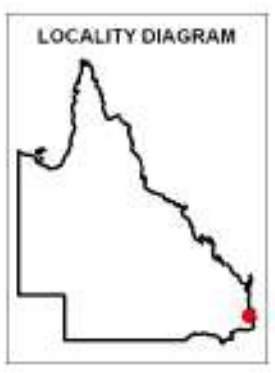
4.2 Vegetation management supporting map



Vegetation Management Supporting Map

- Category A or B area containing endangered regional ecosystems
- Category A or B area containing of concern regional ecosystems
- Category A or B area that is a least concern regional ecosystem
- Category C or R area containing endangered regional ecosystems
- Category C or R area containing of concern regional ecosystems
- Category C or R area that is a least concern regional ecosystem
- Category X area
- Water
- Wetland on the vegetation management wetlands map
- Essential habitat on the essential habitat map
- Essential habitat species record
- Watercourses and drainage features on the vegetation management watercourse and drainage features map (Stream order shown as black number against stream where available)
- Highway
- Connector
- Street/Local Road
- National Parks, State Forest and other reserves
- Other land parcel boundaries
- Selected Lot and Plan

Queensland Government



N

0 100 200 300 400 500 m

This product is displayed in: GDA2020

Labels for Essential Habitat are centred on the area of enquiry.

Regional ecosystem linework has been compiled at a scale of 1:100 000, except in designated areas where a compilation scale of 1:50 000 is available. Linework should be used as a guide only. The positional accuracy of RE data mapped at a scale of 1:100 000 is +/- 100 metres.

Disclaimer:
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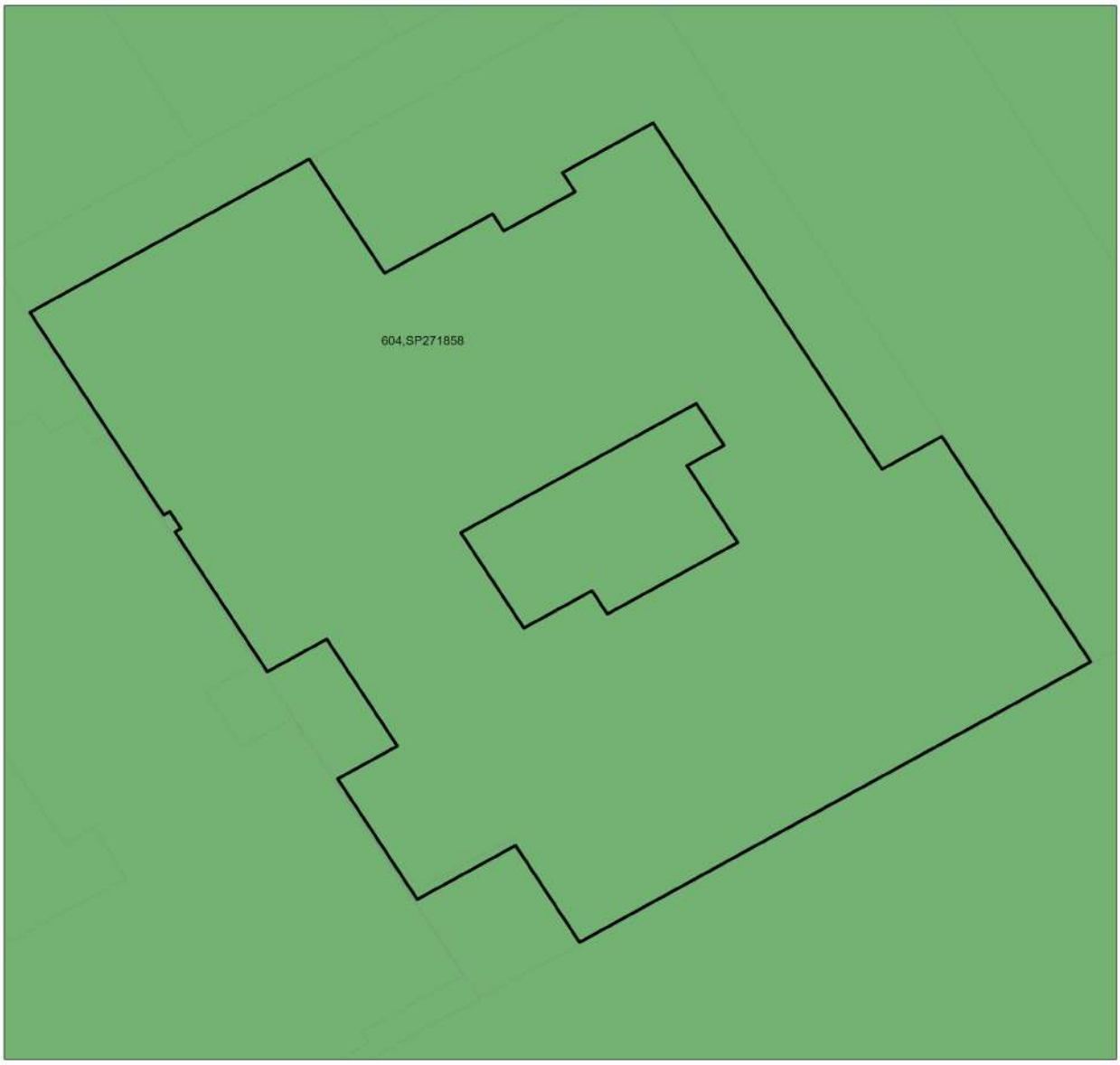
Additional information may be required for the purposes of land clearing or assessment of a regional ecosystem map or PMAV applications. For further information go to the web site: www.nrmmrrd.qld.gov.au or contact the Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development.

Digital data for the vegetation management watercourse and drainage feature map, vegetation management wetlands map, essential habitat map and the vegetation management remnant and regional ecosystem map are available from the Queensland Spatial Portal at https://qldspatial.information.qld.gov.au/

Land parcel boundaries are provided as locational aid only.

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4.3 Coastal/non-coastal map



Coastal/Non Coastal Map

Coastal
Non Coastal
Other land parcel boundaries
Selected Lot and Plan

LOCALITY DIAGRAM



N

0 2.85 5.7 8.55 11.4 14.25 m

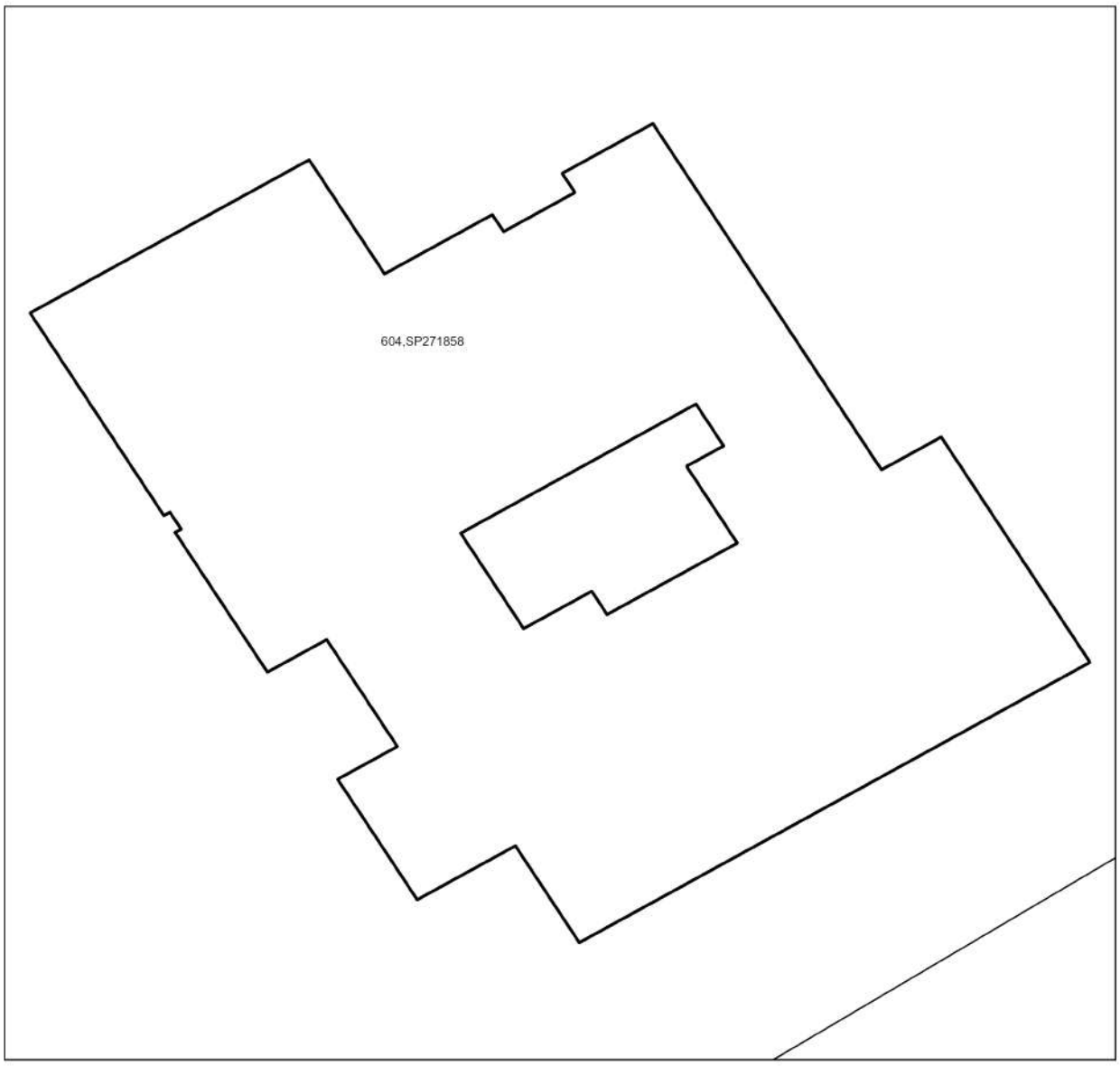
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Land parcel boundaries shown are provided as a locational aid only.

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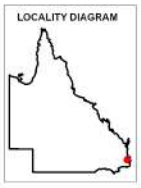
4.4 Agricultural Land Class A or B as per State Planning Policy: State Interest for Agriculture



Agricultural Land Class A or B
as per State Planning Policy: State Interest for Agriculture

Towns
Rivers and creeks
Freeways / motorways; Highways
Secondary roads; Streets
Agricultural land class A or B
A
B
Not class A or B
Selected Lot and Plan

LOCALITY DIAGRAM



N

0 2.85 5.7 8.55 11.4 14.25 m

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GDA2020

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5. Protected plants framework (administered by the Department of the Environment, Tourism, Science and Innovation(DETSI))

In Queensland, all plants that are native to Australia are protected plants under the *Nature Conservation Act 1992* (NCA). The NCA regulates the clearing of protected plants 'in the wild' (see Operational policy: When a protected plant in Queensland is considered to be 'in the wild') that are listed as critically endangered, endangered, vulnerable or near threatened under the Act.

Please note that the protected plant clearing framework applies irrespective of the classification of the vegetation under the *Vegetation Management Act 1999* and any approval or exemptions given under another Act, for example, the *Vegetation Management Act 1999* or *Planning Regulation 2017*.

5.1 Clearing in high risk areas on the flora survey trigger map

The flora survey trigger map identifies high-risk areas for threatened and near threatened plants. These are areas where threatened or near threatened plants are known to exist or are likely to exist based on the habitat present. The flora survey trigger map for this property is provided in section 5.5.

If you are proposing to clear an area shown as high risk on the flora survey trigger map, a flora survey of the clearing impact area must be undertaken by a suitably qualified person in accordance with the Flora survey guidelines. The main objective of a flora survey is to locate any threatened or near threatened plants that may be present in the clearing impact area.

If the flora survey identifies that threatened or near threatened plants are not present within the clearing impact area or clearing within 100m of Endangered, Vulnerable, Near-Threatened (EVNT) plants can be avoided, the clearing activity is exempt from a permit. An exempt clearing notification form must be submitted to the Department of the Environment, Tourism, Science and Innovation, with a copy of the flora survey report, at least one week prior to clearing.

If the flora survey identifies that threatened or near threatened plants are present in, or within 100m of, the area to be cleared, a clearing permit is required before any clearing is undertaken. The flora survey report, as well as an impact management report, must be submitted with the clearing permit application form.

5.2 Clearing outside high risk areas on the flora survey trigger map

In an area other than a high risk area, a clearing permit is only required where a person is, or becomes aware that threatened or near threatened plantsare present in, or within 100m of, the area to be cleared. You must keep a copy of the flora survey trigger map for the area subject to clearing for five years from the day the clearing starts. If you do not clear within the 12 month period that the flora survey trigger map was printed, you need to print and check a new flora survey trigger map.

5.3 Exemptions

Many activities are 'exempt' under the protected plant clearing framework, which means that clearing of native plants that are in the wild can be undertaken for these activities with no need for a flora survey or a protected plant clearing permit. The Information sheet - General exemptions for the take of protected plants provides some of these exemptions.

Some exemptions under the NCA are the same as exempt clearing work (formerly known as exemptions) under the *Vegetation Management Act 1999* (i.e. listed in Schedule 21 of the Planning Regulations 2017) while some are different.

5.4 Contact information for DETSI

For further information on the protected plants framework:
Phone 1300 130 372 (and select option four)
Email palm@detsi.qld.gov.au
Visit https://www.qld.gov.au/environment/plants-animals/plants/protected-plants

5.5 Protected plants flora survey trigger map

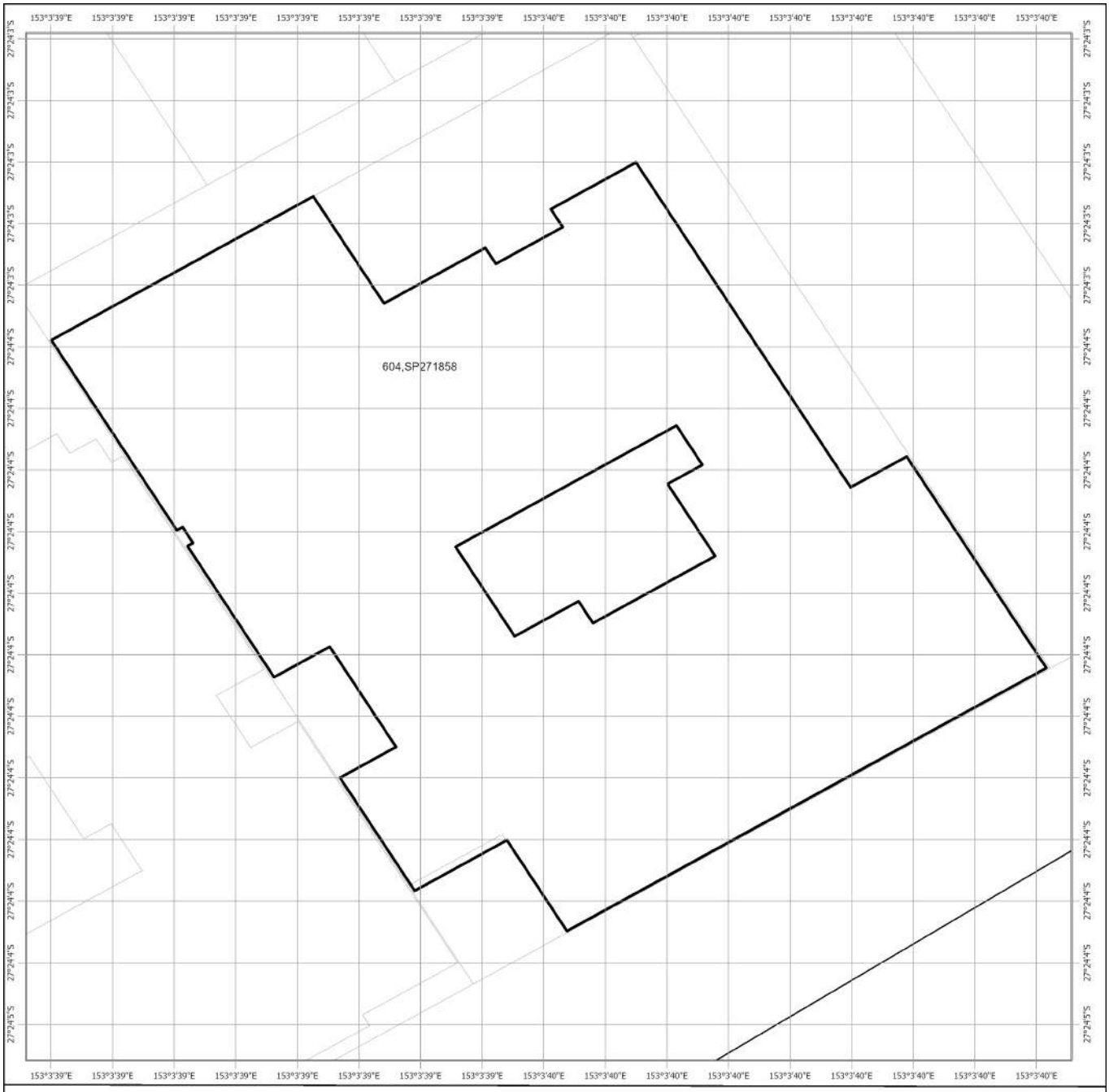
This map included may also be requested individually at: https://apps.des.qld.gov.au/map-request/flora-survey-trigger/.

Updates to the data informing the flora survey trigger map

The flora survey trigger map will be reviewed, and updated if necessary, at least every 12 months to ensure the map reflects the most up-to-date and accurate data available.

Species information

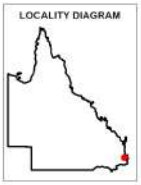
Please note that flora survey trigger maps do not identify species associated with 'high risk areas'. While some species information may be publicly available, for example via the Queensland Spatial Catalogue, the Department of the Environment, Tourism, Science and Innovation does not provide species information on request. Regardless of whether species information is available for a particular high risk area, clearing plants in a high risk area may require a flora survey and/or clearing permit. Please see the Department of the Environment, Tourism, Science and Innovation webpage on the clearing of protected plants for more information.



Protected Plants Flora Survey Trigger Map

High risk area
Other land parcel boundaries
Freeways / motorways / highways
Secondary roads / streets
Selected Lot and Plan

LOCALITY DIAGRAM



N

0 1.95 3.9 5.85 7.8 9.75 m

This product is displayed in:
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This map shows areas where particular provisions of the Nature Conservation Act 1992 apply to the clearing of protected plants.

Land parcel boundaries are provided as locational aid only.

This map is produced at a scale relevant to the size of the area selected and should be printed as A4 size in portrait orientation.

For further information or assistance with interpretation of this product, please contact the Department of the Environment, Tourism, Science and Innovation at palm@detsi.qld.gov.au

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6. Koala protection framework (administered by the Department of the Environment, Tourism, Science and Innovation(DETSI))

The koala (*Phascolarctos cinereus*) is listed in Queensland as endangered by the Queensland Government under *Nature Conservation Act 1992* and by the Australian Government under the *Environment Protection and Biodiversity Conservation Act 1999*.

The Queensland Government's koala protection framework is comprised of the *Nature Conservation Act 1992*, the Nature Conservation (Animals) Regulation 2020, the Nature Conservation (Koala) Conservation Plan 2017, the *Planning Act 2016* and the Planning Regulation 2017.

6.1 Koala mapping

6.1.1 Koala districts

The parts of Queensland where koalas are known to occur has been divided into three koala districts - koala district A, koala district B and koala district C. Each koala district is made up of areas with comparable koala populations (e.g. density, extent and significance of threatening processes affecting the population) which require similar management regimes.

Section 7.1 identifies which koala district your property is located in.

6.1.2 Koala habitat areas

Koala habitat areas are areas of vegetation that have been determined to contain koala habitat that is essential for the conservation of a viable koala population in the wild based on the combination of habitat suitability and biophysical variables with known relationships to koala habitat (e.g. landcover, soil, terrain, climate and ground water). In order to protect this important koala habitat, clearing controls have been introduced into the Planning Regulation 2017 for development in koala habitat areas.

Please note that koala habitat areas only exist in koala district A which is the South East Queensland "Shaping SEQ" Regional Plan area. These areas include the local government areas of Brisbane, Gold Coast, Logan, Lockyer Valley, Ipswich, Moreton Bay, Noosa, Redland, Scenic Rim, Somerset, Sunshine Coast and Toowoomba (urban extent).

There are two different categories of koala habitat area (core koala habitat area and locally refined koala habitat), which have been determined using two different methodologies. These methodologies are described in the document Spatial modelling in South East Queensland.

Section 7.2 shows any koala habitat area that exists on your property.

Under the Nature Conservation (Koala) Conservation Plan 2017, an owner of land (or a person acting on the owner's behalf with written consent) can request to make, amend or revoke a koala habitat area determination if they believe, on reasonable grounds, that the existing determination for all or part of their property is incorrect.

More information on requests to make, amend or revoke a koala habitat area determination can be found in the document Guideline - Requests to make, amend or revoke a koala habitat area determination.

The koala habitat area map will be updated at least annually to include any koala habitat areas that have been made, amended or revoked.

Changes to the koala habitat area map which occur between annual updates because of a request to make, amend or revoke a koala habitat area determination can be viewed on the register of approved requests to make, amend or revoke a koala habitat area available at: https://environment.des.qld.gov.au/wildlife/animals/living-with/koalas/mapping/koalamaps. The register includes the lot on plan for the change, the date the decision was made and the map issued to the landholder that shows areas determined to be koala habitat areas.

6.1.3 Koala priority areas

Koala priority areas are large, connected areas that have been determined to have the highest likelihood of achieving conservation outcomes for koalas based on the combination of habitat suitability, biophysical variables with known relationships to koala habitat (e.g. landcover, soil, terrain, climate and ground water) and a koala conservation cost benefit analysis.

Conservation efforts will be prioritised in these areas to ensure the conservation of viable koala populations in the wild

including a focus on management (e.g. habitat protection, habitat restoration and threat mitigation) and monitoring. This includes a prohibition on clearing in koala habitat areas that are in koala priority areas under the Planning Regulation 2017 (subject to some exemptions).

Please note that koala priority areas only exist in koala district A which is the South East Queensland "Shaping SEQ" Regional Plan area. These areas include the local government areas of Brisbane, Gold Coast, Logan, Lockyer Valley, Ipswich, Moreton Bay, Noosa, Redland, Scenic Rim, Somerset, Sunshine Coast and Toowoomba (urban extent).

Section 7.2 identifies if your property is in a koala priority area.

6.1.4 Identified koala broad-hectare areas

There are seven identified koala broad-hectare areas in SEQ. These are areas of koala habitat that are located in areas committed to meet development targets in the SEQ Regional Plan to accommodate SEQ's growing population including bring-forward Greenfield sites under the Queensland Housing Affordability Strategy and declared master planned areas under the repealed *Sustainable Planning Act 2009* and the repealed *Integrated Planning Act 1997*.

Specific assessment benchmarks apply to development applications for development proposed in identified koala broad-hectare areas to ensure koala conservation measures are incorporated into the proposed development.

Section 7.2 identifies if your property is in an identified koala broad-hectare area.

6.2 Koala habitat planning controls

On 7 February 2020, the Queensland Government introduced new planning controls to the Planning Regulation 2017 to strengthen the protection of koala habitat in South East Queensland (i.e. koala district A).

More information on these planning controls can be found here:
https://environment.des.qld.gov.au/wildlife/animals/living-with/koalas/mapping/legislation-policy.

As a high-level summary, the koala habitat planning controls make:

- development that involves interfering with koala habitat (defined below) in an area that is both a koala priority area and a koala habitat area, prohibited development (i.e. development for which a development application cannot be made);
- development that involves interfering with koala habitat (defined below) in an area that is a koala habitat area but is not a koala priority area, assessable development (i.e. development for which development approval is required); and
- development that is for extractive industries where the development involves interfering with koala habitat (defined below) in an area that is both a koala habitat area and a key resource area, assessable development (i.e. development for which development approval is required).

Interfering with koala habitat means:

1. Removing, cutting down, ringbarking, pushing over, poisoning or destroying in anyway, including by burning, flooding or draining native vegetation in a koala habitat area; but
2. Does not include destroying standing vegetation stock or lopping a tree.

However, these planning controls do not apply if the development is exempted development as defined in Schedule 24 of the Planning Regulation 2017. More information on exempted development can be found here:
https://environment.des.qld.gov.au/wildlife/animals/living-with/koalas/mapping/legislation-policy.

There are also assessment benchmarks that apply to development applications for:

- building works, operational works, material change of use or reconfiguration of a lot where:

  - the local government planning scheme makes the development assessable;
  - the premises includes an area that is both a koala priority area and a koala habitat area; and
  - the development does not involve interfering with koala habitat (defined above); and

- development in identified koala broad-hectare areas.

The Guideline - Assessment Benchmarks in relation to Koala Habitat in South East Queensland assessment benchmarks outlines these assessment benchmarks, the intent of these assessment benchmarks and advice on how proposed development may meet these assessment benchmarks.

6.3 Koala Conservation Plan clearing requirements

Section 10 and 11 of the Nature Conservation (Koala) Conservation Plan 2017 prescribes requirements that must be met when clearing koala habitat in koala district A and koala district B.

These clearing requirements are independent to the koala habitat planning controls introduced into the Planning Regulation 2017, which means they must be complied with irrespective of any approvals or exemptions offered under other legislation.

Unlike the clearing controls prescribed in the Planning Regulation 2017 that are to protect koala habitat, the clearing requirements prescribed in the Nature Conservation (Koala) Conservation Plan 2017 are in place to prevent the injury or death of koalas when koala habitat is being cleared.

6.4 Contact information for DETSI

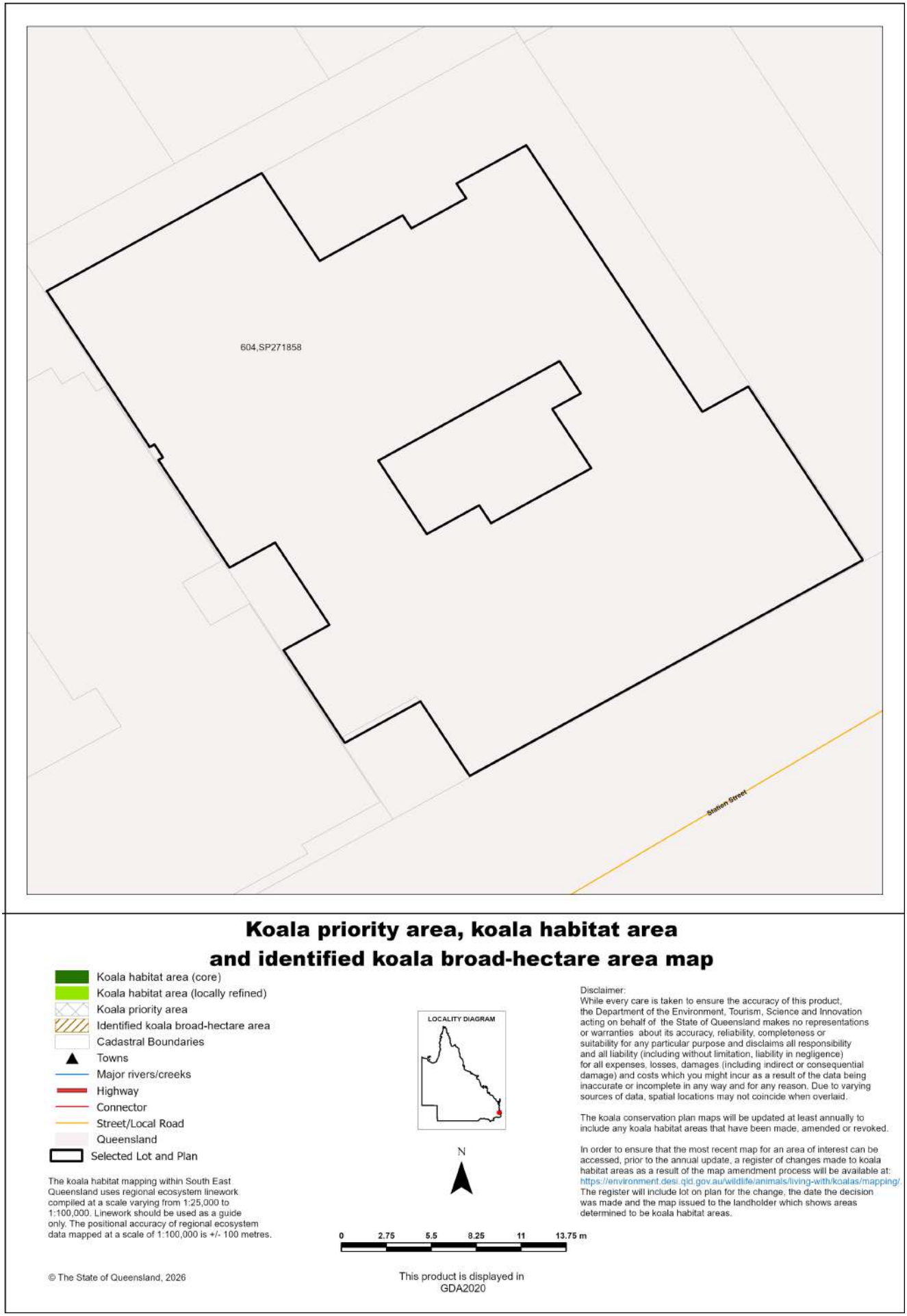
For further information on the koala protection framework:
Phone 13 QGOV (13 74 68)
Email koala.assessment@detsi.qld.gov.au
Visit https://environment.desi.qld.gov.au/wildlife/animals/living-with/koalas/mapping

7. Koala protection framework details for Lot: 604 Plan: SP271858

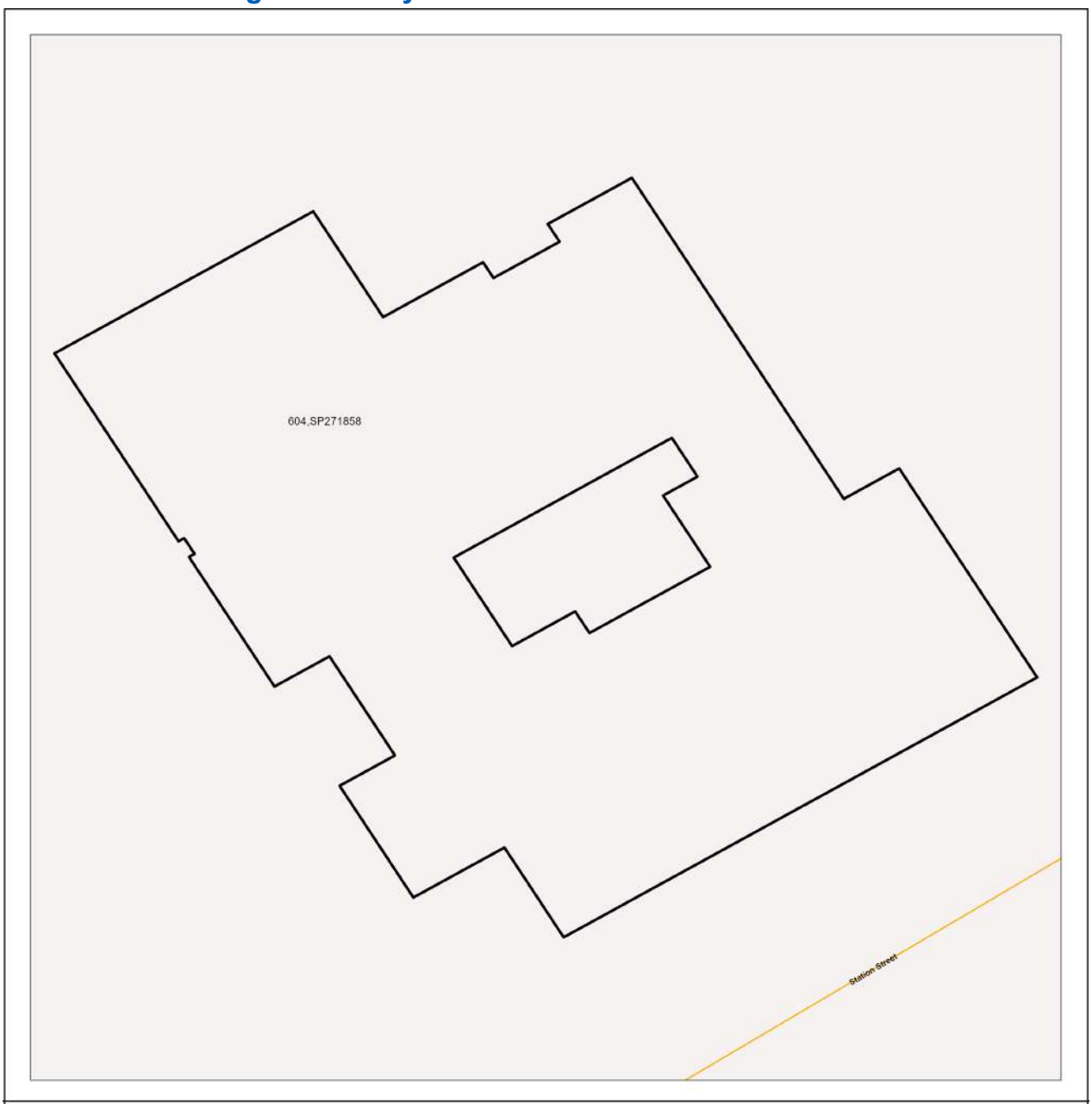
7.1 Koala districts

Koala District A

7.2 Koala priority area, koala habitat area and identified koala broad-hectare area map



7.3 Koala habitat regional ecosystems for core koala habitat areas



Koala habitat regional ecosystems for core koala habitat areas

Koala habitat area (core)
Towns
Highway
Connector
Street/Local Road
Major rivers/creeks
Queensland
Selected Lot and Plan

LOCALITY DIAGRAM

N

0 2.75 5.5 8.25 11 13.75 m

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Due to varying sources of data, spatial locations may not coincide when overlaid.

The koala habitat mapping within South East Queensland uses regional ecosystem linework compiled at a scale varying from 1:25,000 to 1:100,000. Linework should be used as a guide only. The positional accuracy of regional ecosystem data mapped at a scale of 1:100,000 is +/- 100 metres.

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8. Other relevant legislation contacts list

Activity	Legislation	Agency	Contact details
Interference with overland flow	*Water Act 2000*	Department of Local Government, Water and Volunteers	Ph: 13 QGOV (13 74 68) www.dlgwv.qld.gov.au
Earthworks, significant disturbance	*Soil Conservation Act 1986*	Queensland Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development	Ph: 13 QGOV (13 74 68) www.nrmmrrd.qld.gov.au
Fire Permits	*Fire Services Act 1990*	Queensland Fire Department	Ph: 13 QGOV (13 74 68) www.fire.qld.gov.au
Indigenous Cultural Heritage	*Aboriginal Cultural Heritage Act 2003* *Torres Strait Islander Cultural Heritage Act 2003*	Queensland Department of Women, Aboriginal and Torres Strait Islander Partnerships and Multiculturalism	Ph: 13 QGOV (13 74 68) www.tatsipca.qld.gov.au
Mining and environmentally relevant activities Infrastructure development (coastal) Heritage issues	*Environmental Protection Act 1994* *Coastal Protection and Management Act 1995* *Queensland Heritage Act 1992*	Queensland Department of the Environment, Tourism, Science and Innovation	Ph: 13 QGOV (13 74 68) www.detsi.qld.gov.au
Protected plants and protected areas	*Nature Conservation Act 1992* *Planning Act 2016*	Queensland Department of the Environment, Tourism, Science and Innovation	Ph: 1300 130 372 (option 4) palm@detsi.qld.gov.au www.detsi.qld.gov.au
Koala mapping and regulations	*Nature Conservation Act 1992*	Queensland Department of the Environment, Tourism, Science and Innovation	Ph: 13 QGOV (13 74 68) Koala.assessment@detsi.qld.gov.au
Interference with fish passage in a watercourse, mangroves Forestry activities	*Fisheries Act 1994* *Forestry Act 1959*	Queensland Department of Primary Industries	Ph: 13 QGOV (13 74 68) www.dpi.qld.gov.au
Matters of National Environmental Significance including listed threatened species and ecological communities	*Environment Protection and Biodiversity Conservation Act 1999*	Department of Climate Change, Energy, the Environment and Water (Australian Government)	Ph: 1800 920 528 www.dcceew.gov.au
Development and planning processes	*Planning Act 2016* *State Development and Public Works Organisation Act 1971*	Queensland Department of State Development, Infrastructure and Planning	Ph: 13 QGOV (13 74 68) www.planning.qld.gov.au
Coordinated projects	*Planning Act 2016* *State Development and Public Works Organisation Act 1971*	Office of the Coordinator-General	Ph: 13 QGOV (13 74 68) www.statedevelopment.qld.gov.au/coordinator-general
Wet Tropics World Heritage Area	*Wet Tropics World Heritage Protection and Management Act 1993*	Queensland Wet Tropics Management Authority	Ph: (07) 4241 0500 www.wettropics.gov.au
Requirements on State controlled roads	*Transport Infrastructure Act 1994*	Queensland Department of Transport and Main Roads	Ph: 13 QGOV (13 74 68) https://www.tmr.qld.gov.au
Local government requirements	*Local Government Act 2009* *Planning Act 2016*	Your relevant local government office	Local Government Contact Directory

FloodWise Property Report

604/26 STATION ST, NUNDAH 4012
Lot 604 on SP271858

Dedicated to a better Brisbane

THE PURPOSE OF THIS REPORT IS FOR BUILDING AND DEVELOPMENT

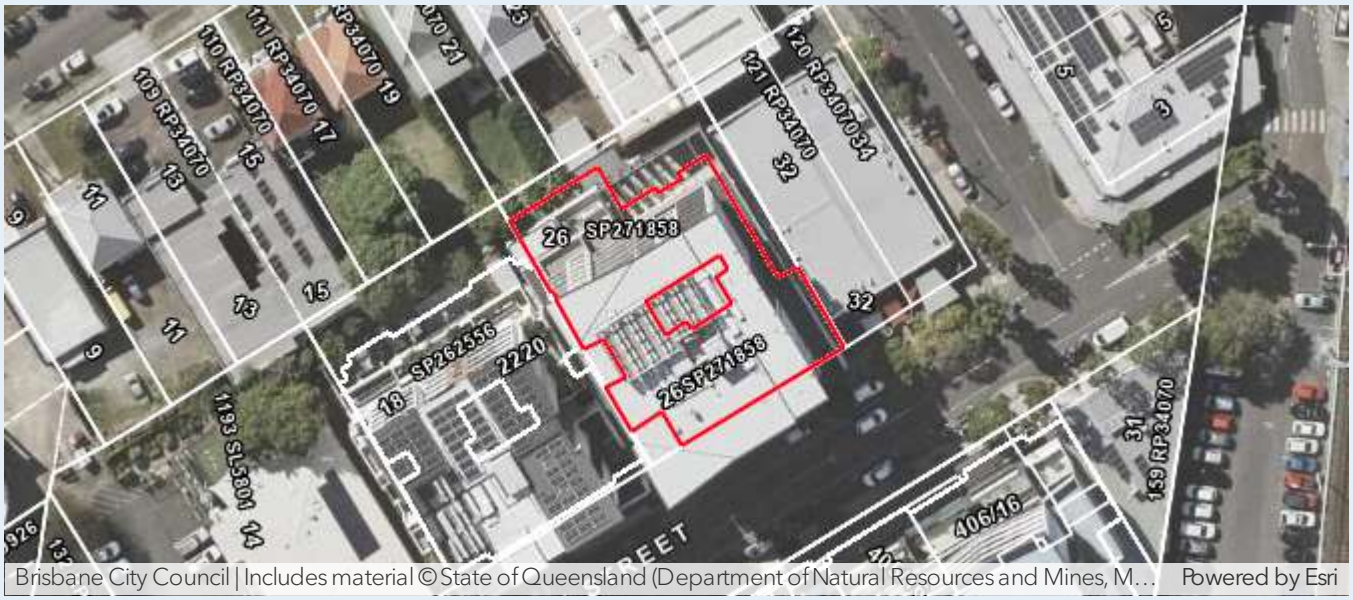
Brisbane City Council's FloodWise Property Report **provides technical flood planning information** including estimated flood levels, habitable floor level requirements and more. **This report uses the adopted flood planning information in Brisbane City Plan 2014**, that guides how land in Brisbane is used and developed for the future. Find out more about planning and building. To understand how to be **resilient and prepare for floods**, visit Council's Be Prepared webpage. Find more information about how to read a FloodWise Property Report.

This property has no flood levels

Brisbane City Council has not assigned flood level information for this property however it may be affected by one or more flood or property development flags. Please refer to the Flood Planning and Development Information below for details. The property may have 0.2% AEP flood level which will appear on the Flood Planning Information table if applicable. For professional advice or detailed assessment of a property contact a Registered Professional Engineer of Queensland.

Visit the Be Prepared page to find more information on how to prepare your home or business for potential flooding.

Combined 1% AEP for river, creek and storm tide flood extent (if applicable) from the adopted Brisbane City Plan 2014.
Read more about Brisbane City Plan 2014.





Are you resilient and ready for flood?

- Sign up to the Brisbane Severe Weather Alert at **brisbane.qld.gov.au/beprepared**
- Visit bom.gov.au for the latest weather updates.
- Have an evacuation plan, emergency kit and important phone numbers ready.
- Observe where water flows from and to during heavy rain.
- Consider how flood-resilient building techniques will have you home faster and with less damage.

Life threatening emergencies
000 Police/fire/ambulance
(mobiles **000** and **112**)

State Emergency Service (SES) **132 500**
Energex **13 19 62**
Brisbane City Council **3403 8888**

Technical Summary

This section of the FloodWise Property Report contains more detailed flood information for this property so **surveyors, builders, certifiers, architects, and engineers can plan and build** in accordance with Council's planning scheme.

Find more information about **planning and building** in Brisbane or talk to a Development Services Planning Information Officer via Council's Contact Centre on (07) 3403 8888.

Flood Planning and Development Information

This section of the FloodWise Property Report contains information about Council's planning scheme overlays. Overlays identify areas within the planning scheme that reflect distinct themes that may include constrained land and/or areas sensitive to the effects of development.

Flood overlay code

The Flood overlay code of Council's planning scheme uses the following information to provide guidelines when developing properties. The table below summarises the flood planning areas (FPAs) that apply to this property. Development guidelines for the FPAs are explained in **Council's planning scheme**.

Flood planning areas (FPA)		
River	**Creek / waterway**	**Overland flow**
		Not Applicable

To find more information about Council's flood planning areas (FPAs) for Brisbane River and Creek/waterway flooding to guide future building and development in flood prone areas, please review **Council's Flood Planning Provisions**.

Coastal hazard overlay code

The Coastal hazard overlay code of Council's planning scheme uses the following information to provide guidelines when conducting new developments. The table below summarises the coastal hazard categories that apply to this property. Development guidelines for the following Coastal hazard overlay sub-categories are explained in Council's **planning scheme**.

Coastal hazard overlay sub-categories
There are currently no Coastal hazard overlay sub-categories that apply to this property.

Note: Where land is identified within one for more flood planning areas on the Flood overlay or is identified within one of the Storm tide inundation area sub-categories on the Coastal hazard overlay, the assessment criteria that provides the highest level of protection from any source of flooding applies.

Useful Flood Information Definitions

Australian Height Datum (AHD) - The reference level for defining ground levels in Australia. The level of 0.0m AHD is approximately mean sea level.

Annual Exceedance Probability (AEP) - The probability of a flood event of a given size occurring in any one year, usually expressed as a percentage annual chance.

- **0.2% AEP** - A flood event of this size is considered rare but may still occur. A flood of size or larger has a 1 in 500 chance or a 0.2% probability of occurring in any year.
- **1% AEP** - A flood of this size or larger has a 1 in 100 chance or a 1% probability of occurring in any year.
- **2% AEP** - A flood of this size or larger has a 1 in 50 chance or a 2% probability of occurring in any year.
- **5% AEP** - A flood of this size or larger has a 1 in 20 chance or a 5% probability of occurring in any year.
- **20% AEP** - A flood of this size or larger has a 1 in 5 chance or a 20% probability of occurring in any year.

Data quality

- **Data Quality Code A** - Level data based on recent surveyor report or approved as-constructed drawings.
- **Data Quality Code B** - Level data based on ground-based mobile survey or similar.
- **Data Quality Code C** - Level data derived from Airborne Laser Scanning or LiDAR information.

Defined Flood Level (DFL) - The DFL is used for commercial and industrial development. The Defined flood level (DFL) for Brisbane River flooding is a level of 3.7m AHD at the Brisbane City Gauge based on a flow of 6,800 m/s. DFL is only applicable for non-residential uses affected by Brisbane River flooding.

Flood planning area (FPA) - Council has developed five Flood planning areas (FPAs) as part of Brisbane City Plan 2014 Flood overlay mapping for Brisbane River, Creek/waterway flooding and Overland flow to guide future building and development in flood prone areas. Storm tide flooding is mapped separately. The FPAs are designed to recognise the flood hazard for different flooding types. Flood hazard is a combination of frequency of flooding, the flood depth, and the speed at which the water is travelling. **Find more information here**.

Maximum and minimum ground level - Highest and lowest ground levels on the property based on available ground level information. A Registered Surveyor can confirm exact ground levels.

Minimum habitable floor level (dwelling house) - The minimum level in metres AHD at which habitable areas of development (generally induding bedrooms, living rooms, kitchen, study, family, and rumpus rooms) must be constructed as required by the Brisbane City Plan 2014.

Indicative existing floor level - The approximate level in metres AHD of the lowest habitable floor in the existing building (exduding apartments). The data is sourced from a range of sources with varying accuracy levels.

Property - A property will contain 1 or more lots. The multiple lot warning is shown if you have selected a property that contains multiple lots.

Residential flood level (RFL) - This flood level for the Brisbane River equates to the 1% annual exceedance probability (AEP) flood level.

To learn more, visit **Brisbane City Council's Flood Information Hub**

Brisbane City Council's Online Flood Tools

Council provides several online flood tools:

- to guide planning and development
- to help residents and businesses understand their flood risk and prepare for flooding.

Council's online flood tools for planning and development purposes indude:

- **FloodWise Property Report**
- **Flood Overlay Code**

For more information on Council's planning scheme and online flood tools for planning and development:

- phone (07) 3403 8888 and ask to talk to a Development Services Planning Information Officer

- visit brisbane.qld.gov.au/planning-building

Council's Planning Scheme - The Brisbane City Plan 2014 (planning scheme) has been prepared in accordance with the Sustainable Planning Act as a framework for managing development in a way that advances the purpose of the Act. In seeking to achieve this purpose, the planning scheme sets out the Council's intention for future development in the planning scheme area, over the next 20 years.

Disclaimer

1. Defined flood levels and residential flood levels, minimum habitable floor levels and indicative existing floor levels are determined from the best available information to Council at the date of issue. These levels, for a particular property, may change if more detailed information becomes available or changes are made in the method of calculating levels.
2. Council makes no warranty or representation regarding the accuracy or completeness of a FloodWise Property Report. Council disdaims any responsibility or liability in relation to the use or reliance by any person on a FloodWise Property Report.



Planning to build or renovate?

For information, guidelines, tools and resources to help you track, plan or apply for your development visit brisbane.qld.gov.au/planning-building

You can also find the Brisbane City Plan 2014 and Neighbourhood Plans as well as other information and training videos to help, with your building and development plans.

Tree orders register

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

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

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

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

No results found.

Search for

UNIT 604 26 STATION ST, NUNDAH QLD 4012

Submit

Date of order	Order	Address
30/09/2026	NDR006-26 (PDF, 106.5 KB)	13 Ann Street INGHAM QLD 4850
30/09/2026	NDR107-25 (PDF, 76.7 KB)	30 Domain Road CURRUMBIN QLD 4223
28/09/2026	NDR162-24 (PDF, 765.5 KB)	7 Pisa Court SURFERS PARADISE QLD 4217
28/09/2026	NDR176-24 (PDF, 74.6 KB)	44 Markham Street DARRA QLD 4076
22/09/2026	NDR086-23 (PDF, 150.3 KB)	Unit 40/ 12 Helensvale Road HELENSVALE QLD 4212
18/09/2026	NDR284-25 (PDF, 80.0 KB)	7 School Road STAFFORD QLD 4053
16/09/2026	NDR180-22 (PDF, 161.0 KB)	4 Hibernia Court MORNINGSIDE QLD 4170
15/09/2026	NDR164-24 (PDF, 169.5 KB)	14 Earl Street GREENSLOPES QLD 4120
14/09/2026	NDR214-24 (PDF, 412.8 KB)	113-132 Wellington Street ORMISTON QLD 4160

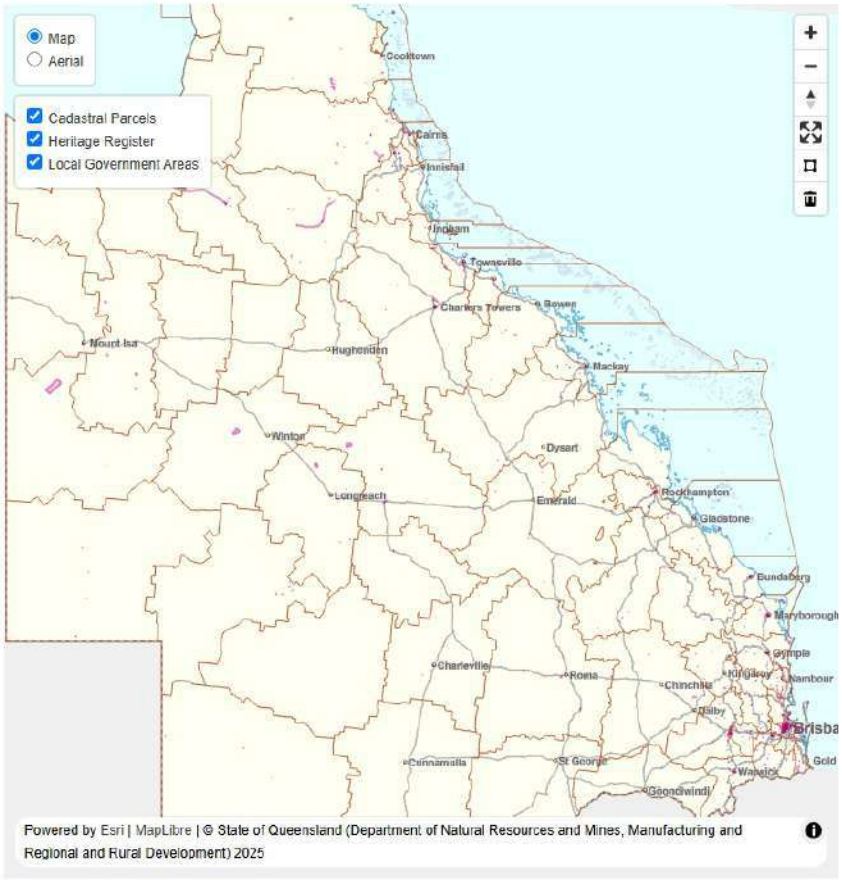
Search

UNIT 604 26 STATION ST, NUNDAH QLD 4012

How to Search

Search the register by typing 3 or more characters in the search box below. Search will happen automatically, without pressing enter.

Alternatively, zoom in on the map to display icons in an area.
Further guidance is available here.



QUEENSLAND COURTS

Party search - results

Supreme and District Court - Search civil files

Displaying records 0 - 0 of 0
Electronic records commenced in different centres at different times. Please check the available files to ensure your search is effective.
New Search

You searched for:

Last/Company Name	SMITH
Given Name	PAUL AARON

Your search did not return any results. Search again

Narrow Search | **Original Search** | Widen Search | Refine Search

QUEENSLAND COURTS

Party search - results

Supreme and District Court - Search civil files

Displaying records 1 - 1 of 1
Electronic records commenced in different centres at different times. Please check the available files to ensure your search is effective.
New Search

2107/07 SMITH -V- STATE OF QUEENSLAND **District**

Originating In Brisbane — Currently In Brisbane
0 related files found

Last/Company name	First name	Proceeding Type	Party role	Date filed
SMITH	KERRY ANNE TRACEY	Claim-Personal Injury-Personal Injury - Workplace	Plaintiff	26/07/2007
STATE OF QUEENSLAND		Claim-Personal Injury-Personal Injury - Workplace	Defendant	26/07/2007

Next listing date: Next listing type: View file details

Narrow Search | **Original Search** | Widen Search | Refine Search