



SELLER DISCLOSURE REPORT

Property :

804/18 Longland Street, Newstead Qld 4006

Prepared by Zappulla Trikam & Partners on :

24 February 2026

<https://www.ztplegal.com.au/>

Phone: (07) 3354 2500



Seller disclosure statement

Property Law Act 2023 section 99

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

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

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

This statement does not include information about:

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

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

Part 1 – Seller and property details

Seller **Kenneth Roy Underwood and Carolyn Mary Underwood**

Property address **804/18 Longland Street, Newstead QLD 4006**

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

Lot on plan description **Lot 804 on SP 278659**

Community titles scheme or BUGTA scheme:

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

Yes

No

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

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

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

Title details

The seller gives or has given the buyer the following—

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

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

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

Part 3 – Land use, planning and environment

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

Zoning	The zoning of the property is <i>(Insert zoning under the planning scheme, the Economic Development Act 2012; the Integrated Resort Development Act 1987; the Mixed Use Development Act 1993; the State Development and Public Works Organisation Act 1971 or the Sanctuary Cove Resort Act 1985, as applicable)</i> : Mu1 Mixed Use (Inner City)		
Transport proposals and resumptions	The lot is affected by a notice issued by a Commonwealth, State or local government entity and given to the seller about a transport infrastructure proposal* to: locate transport infrastructure on the property; or alter the dimensions of the property.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	The lot is affected by a notice of intention to resume the property or any part of the property.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	<i>If Yes, a copy of the notice, order, proposal or correspondence must be given by the seller.</i>		
* <i>Transport infrastructure</i> has the meaning defined in the <i>Transport Infrastructure Act 1994</i> . A <i>proposal</i> means a resolution or adoption by some official process to establish plans or options that will physically affect the property.			
Contamination and environmental protection	The property is recorded on the Environmental Management Register or the Contaminated Land Register under the <i>Environmental Protection Act 1994</i> .	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	The following notices are, or have been, given:		
	A notice under section 408(2) of the <i>Environmental Protection Act 1994</i> (for example, land is contaminated, show cause notice, requirement for site investigation, clean up notice or site management plan).	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	A notice under section 369C(2) of the <i>Environmental Protection Act 1994</i> (the property is a place or business to which an environmental enforcement order applies).	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	A notice under section 347(2) of the <i>Environmental Protection Act 1994</i> (the property is a place or business to which a prescribed transitional environmental program applies).	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Trees	There is a tree order or application under the <i>Neighbourhood Disputes (Dividing Fences and Trees) Act 2011</i> affecting the property.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	<i>If Yes, a copy of the order or application must be given by the seller.</i>		
Heritage	The property is affected by the <i>Queensland Heritage Act 1992</i> or is included in the World Heritage List under the <i>Environment Protection and Biodiversity Conservation Act 1999</i> (Cwlth).	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Flooding	Information about whether the property is affected by flooding or another natural hazard or within a natural hazard overlay can be obtained from the relevant local government and you should make your own enquires. Flood information for the property may also be available at the FloodCheck Queensland portal or the Australian Flood Risk Information portal.		
Vegetation, habitats and protected plants	Information about vegetation clearing, koala habitats and other restrictions on development of the land that may apply can be obtained from the relevant State government agency.		

Part 4 – Buildings and structures

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

Swimming pool	There is a relevant pool for the property.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
	If a community titles scheme or a BUGTA scheme – a shared pool is located in the scheme.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
	Pool compliance certificate is given.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
	OR Notice of no pool safety certificate is given.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Unlicensed building work under owner builder permit	Building work was carried out on the property under an owner builder permit in the last 6 years.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	<i>A notice under section 47 of the Queensland Building and Construction Commission Act 1991 must be given by the seller and you may be required to sign the notice and return it to the seller prior to signing the contract.</i>		
Notices and orders	There is an unsatisfied show cause notice or enforcement notice under the <i>Building Act 1975</i> , section 246AG, 247 or 248 or under the <i>Planning Act 2016</i> , section 167 or 168.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	The seller has been given a notice or order, that remains in effect, from a local, State or Commonwealth government, a court or tribunal, or other competent authority, requiring work to be done or money to be spent in relation to the property. <i>If Yes, a copy of the notice or order must be given by the seller.</i>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Building Energy Efficiency Certificate	If the property is a commercial office building of more than 1,000m ² , a Building Energy Efficiency Certificate is available on the Building Energy Efficiency Register.		
Asbestos	The seller does not warrant whether asbestos is present within buildings or improvements on the property. Buildings or improvements built before 1990 may contain asbestos. Asbestos containing materials (ACM) may have been used up until the early 2000s. Asbestos or ACM may become dangerous when damaged, disturbed, or deteriorating. Information about asbestos is available at the Queensland Government Asbestos Website (asbestos.qld.gov.au) including common locations of asbestos and other practical guidance for homeowners.		

Part 5 – Rates and services

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

Rates	Whichever of the following applies—
	The total amount payable* for all rates and charges (without any discount) for the property as stated in the most recent rate notice is:
	Amount: \$465.08 Date Range: 1/1/2026 to 31/3/2026
	OR
	The property is currently a rates exempt lot.** <input type="checkbox"/>
	OR
	The property is not rates exempt but no separate assessment of rates <input type="checkbox"/> 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: \$212.40 Date Range: 29/8/2025 to 16/11/2025
	OR
	There is no separate water services notice issued for the lot; however, an estimate of the total amount payable for water services is:
	Amount: Date Range:

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

Part 6 – Community titles schemes and BUGTA schemes

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

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

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

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

Signatures – SELLER

Signed by:

TCE0580587A3453...
Signature of seller

Signed by:

D1A1CE8EC7874A3...
Signature of seller

Kenneth Roy Underwood
Name of seller

Carolyn Mary Underwood
Name of seller

26-Feb-2026
Date

25-Feb-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

Signature of buyer

Name of buyer

Name of buyer

Date

Date

SEARCHES



Current Title Search

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	51118797	Search Date:	24/02/2026 14:18
Date Title Created:	24/10/2017	Request No:	55177359
Previous Title:	51118496		

ESTATE AND LAND

Estate in Fee Simple

LOT 804 SURVEY PLAN 278659

Local Government: BRISBANE CITY

COMMUNITY MANAGEMENT STATEMENT 50645

REGISTERED OWNER

Dealing No: 724327728 08/09/2025

CAROLYN MARY UNDERWOOD

KENNETH ROY UNDERWOOD

JOINT TENANTS

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 19549175 (ESA 58)
2. BUILDING MANAGEMENT STATEMENT No 718348298 23/10/2017 at 08:17
benefiting and burdening the lot
3. BUILDING MANAGEMENT STATEMENT No 718348300 23/10/2017 at 08:18
benefiting and burdening the lot
4. MORTGAGE No 724327729 08/09/2025 at 12:06
COMMONWEALTH BANK OF AUSTRALIA A.C.N. 123 123 124

ADMINISTRATIVE ADVICES

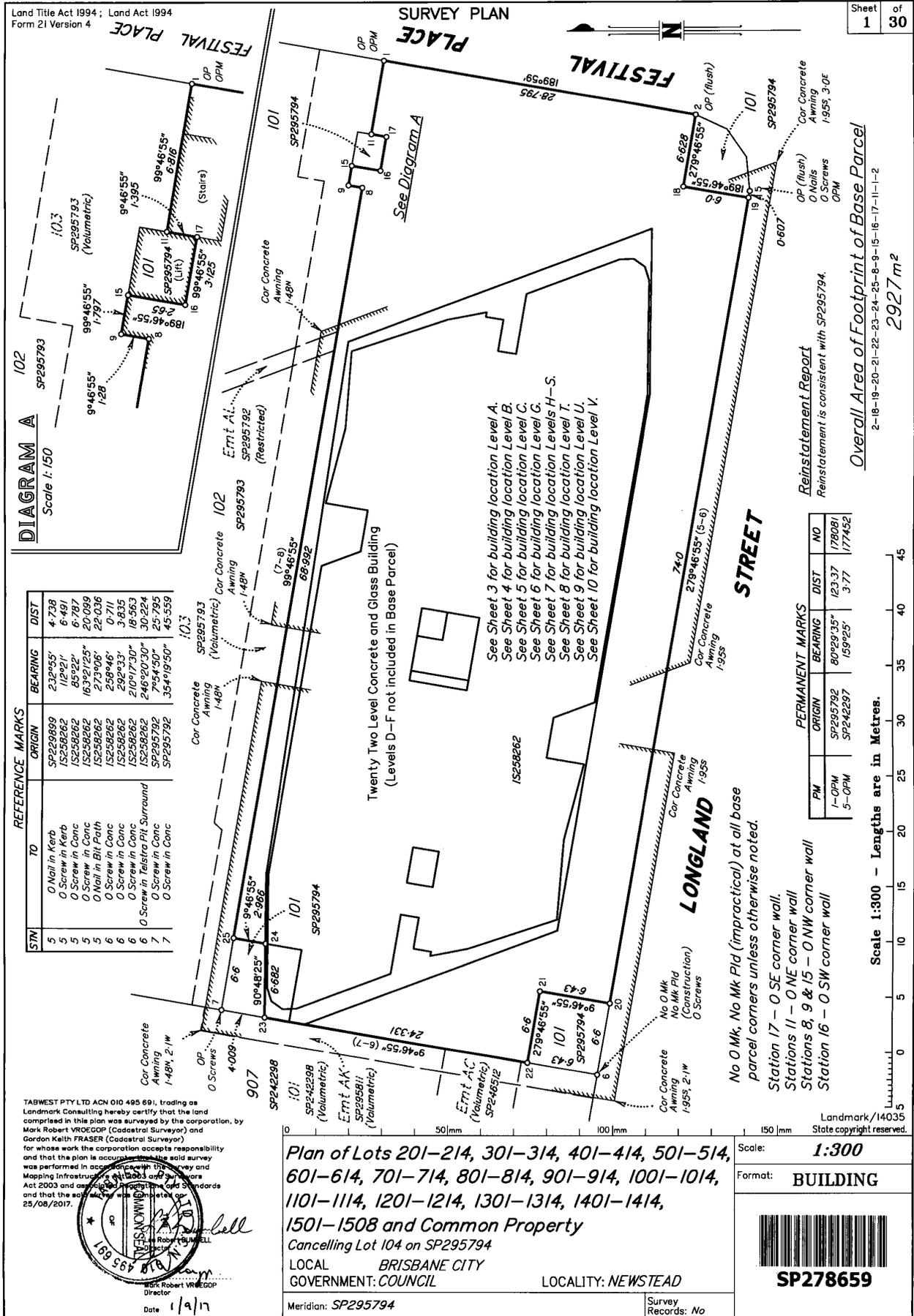
NIL

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **



Land Title Act 1994 ; Land Act 1994
Form 21 Version 4

Sheet 1 of 30

DIAGRAM A
Scale 1:150

REFERENCE MARKS

STN	TO	ORIGIN	BEARING	DIST
5	O Nail in Kerb	SP229899	232°55'	4.738
5	O Screw in Kerb	IS258262	12°21'	6.491
5	O Screw in Conc	IS258262	85°52'	6.787
5	O Screw in Conc	IS258262	163°27'25"	20.099
5	O Nail in Bit Path	IS258262	273°06'	22.036
6	O Screw in Conc	IS258262	256°46'	0.711
6	O Screw in Conc	IS258262	282°33'	3.635
6	O Screw in Conc	IS258262	210°17'30"	18.963
6	O Screw in Conc	IS258262	246°20'30"	30.524
7	O Screw in Conc	SP295792	7°54'50"	25.795
7	O Screw in Conc	SP295792	354°19'50"	45.559

TADWEST PTY LTD AIN 010 495 891, trading as Landmark Consulting hereby certify that the land comprised in this plan was surveyed by the corporation, by Mark Robert VROEGOP (Cadastral Surveyor) and Gordon Keith FRASER (Cadastral Surveyor) for whose work the corporation accepts responsibility and that the plan is accurate to the said survey was performed in accordance with the Survey and Mapping Infrastructure Act 2003 and Standards Act 2003 and associated standards and standards and that the survey was completed on 25/08/2017.



Plan of Lots 201-214, 301-314, 401-414, 501-514, 601-614, 701-714, 801-814, 901-914, 1001-1014, 1101-1114, 1201-1214, 1301-1314, 1401-1414, 1501-1508 and Common Property
Cancelling Lot 104 on SP295794
LOCAL BRISBANE CITY
GOVERNMENT: COUNCIL LOCALITY: NEWSTEAD
Meridian: SP295794
Survey Records: No

Scale: **1:300**
Format: **BUILDING**

SP278659

PERMANENT MARKS

PM	ORIGIN	BEARING	DIST	NO
1-OPM	SP295792	80°29'35"	123.37	178081
5-OPM	SP242297	159°25'	3.77	177452

Scale 1:300 - Lengths are in Metres.



Overall Area of Footprint of Base Parcel
2-18-19-20-21-22-23-24-25-8-9-15-16-17-11-1-2
292.7 m²

Reinstatement Report
Reinstatement is consistent with SP295794.

No O Mk, No Mk Pld (impractical) at all base parcel corners unless otherwise noted.

- Station 17 - O SE corner wall.
- Stations 11 - O NE corner wall
- Stations 8, 9 & 15 - O NW corner wall
- Station 16 - O SW corner wall

See Sheet 3 for building location Level A.
See Sheet 4 for building location Level B.
See Sheet 5 for building location Level C.
See Sheet 6 for building location Level G.
See Sheet 7 for building location Levels H-S.
See Sheet 8 for building location Level T.
See Sheet 9 for building location Level U.
See Sheet 10 for building location Level V.

Twenty Two Level Concrete and Glass Building
(Levels D-F not included in Base Parcel)

STREET

LONGLAND

SURVEY PLAN

FESTIVAL PLACE

FESTIVAL PLACE

DIAGRAM A
Scale 1:150

DIAGRAM B
Scale 1:150

Landmark/14035
State copyright reserved.

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

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

Sheet **2** of **30**

718348306
\$18412.00
\$18412.00
23/10/2017 08:23

BE 400 NT

s. Lodged by

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

i. Certificate of Registered Owners or Lessees.

I/We **CAV GASWORKS PTY LTD A.C.N. 603 728 338**
TRUSTEE UNDER INSTRUMENT 716581425

(Names in full)

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

* as Lessees of this land agree to this plan.

Signature of *Registered Owners *Lessees

[Signature]
Sole Director
Cav Gasworks Pty Ltd
ACN 603 728 338

Amendments by Tabwest Pty Ltd A.C.N. 010 495 691
[Signature] 4/10/17
Director Date

Amendments by Tabwest Pty Ltd 010 495 691
[Signature] 16/10/17
Director Date

* Rule out whichever is inapplicable

2. Planning Body Approval.

* **PLANNING ACT 2016**
hereby approves this plan in accordance with the:
%

Brisbane City Council

Brisbane City Council

PLANNING ACT 2016

Dated this 3rd day of October, 2017

[Signature] #
Helen Nixon
[Signature] #
Dulgate

* Insert the name of the Planning Body.
Insert designation of signatory or delegation

% Insert applicable approving legislation.

3. Plans with Community Management Statement :

CMS Number : 50645
Name : LUCENT

4. References :

Dept File :
Local Govt : A004743740
Surveyor : 14035

6. Existing		Created		
Title Reference	Description	New Lots	Road	Secondary Interests
5068665	Lot 104 on SP295794	201-214, 301-314, 401-414, 501-514, 601-614, 701-714, 801-814, 901-914, 1001-1014, 1101-1114, 1201-1214, 1301-1314, 1401-1414, 1501-1508, & Common Property		

BENEFIT EASEMENT ALLOCATIONS

Easement	Lots Fully Benefited
714594660 (Emt AF on SP246508)	201-214, 301-314, 401-414, 501-514, 601-614, 701-714, 801-814, 901-914, 1001-1014, 1101-1114, 1201-1214, 1301-1314, 1401-1414, 1501-1508 & CP
714594684 (Emt AG on SP246509)	201-214, 301-314, 401-414, 501-514, 601-614, 701-714, 801-814, 901-914, 1001-1014, 1101-1114, 1201-1214, 1301-1314, 1401-1414, 1501-1508 & CP
714594747 (Emt AC on SP246512)	201-214, 301-314, 401-414, 501-514, 601-614, 701-714, 801-814, 901-914, 1001-1014, 1101-1114, 1201-1214, 1301-1314, 1401-1414, 1501-1508 & CP
716301678 (Emt AK on SP295811)	201-214, 301-314, 401-414, 501-514, 601-614, 701-714, 801-814, 901-914, 1001-1014, 1101-1114, 1201-1214, 1301-1314, 1401-1414, 1501-1508 & CP
(Emt AL on SP295792)	201-214, 301-314, 401-414, 501-514, 601-614, 701-714, 801-814, 901-914, 1001-1014, 1101-1114, 1201-1214, 1301-1314, 1401-1414, 1501-1508 & CP

(No Lots are Partially Benefited by Easements)

MORTGAGE ALLOCATIONS

Mortgage	Lots Fully Encumbered	Lots Partially Encumbered
716581458	201-214, 301-314, 401-414, 501-514, 601-614, 701-714, 801-814, 901-914, 1001-1014, 1101-1114, 1201-1214, 1301-1314, 1401-1414, 1501-1508	

BUILDING MANAGEMENT STATEMENT (BMS) ALLOCATIONS

BMS	Lots to be Encumbered	Lots to be Benefited
	201-214, 301-314, 401-414, 501-514, 601-614, 701-714, 801-814, 901-914, 1001-1014, 1101-1114, 1201-1214, 1301-1314, 1401-1414, 1501-1508 & CP	201-214, 301-314, 401-414, 501-514, 601-614, 701-714, 801-814, 901-914, 1001-1014, 1101-1114, 1201-1214, 1301-1314, 1401-1414, 1501-1508 & CP
	201-214, 301-314, 401-414, 501-514, 601-614, 701-714, 801-814, 901-914, 1001-1014, 1101-1114, 1201-1214, 1301-1314, 1401-1414, 1501-1508 & CP	201-214, 301-314, 401-414, 501-514, 601-614, 701-714, 801-814, 901-914, 1001-1014, 1101-1114, 1201-1214, 1301-1314, 1401-1414, 1501-1508 & CP

Emt AF on SP246508, Emt AG on SP246509, Emt AC on SP246512 and Emt AL on SP295792 are to be surrendered prior to registration of this plan.

The encroachment of the concrete awning onto Lot 103 on SP295793 has been resolved by the registration of a Building Management Statement.

All lots defined on this plan are wholly contained within the base parcel.
Date of Development Approval: 19 June 2017.

The encroachment of the concrete awning onto Lot 101 on SP242298 has been resolved by Easement AK on SP295811.

Brisbane City Council has approved the encroachment of the concrete awning onto Langland Street as part of the development approval.

9. Building Format Plans only.

I certify that:
* As far as it is practical to determine, no part of the building shown on this plan encroaches onto adjoining lots or roads.

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

[Signature] 4/10/17
Cadastral Surveyor/Director* Date
*delete words not required

10. Lodgement Fees :

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

7. Orig Grant Allocation :

8. Passed & Endorsed :

By: Tabwest Pty Ltd A.C.N. 010 495 691
Date: 15/10/17
Signed: *[Signature]*
Designation: Cadastral Surveyor/Director

11. Insert Plan Number
SP278659

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

ADDITIONAL SHEET

Sheet 3 of 30

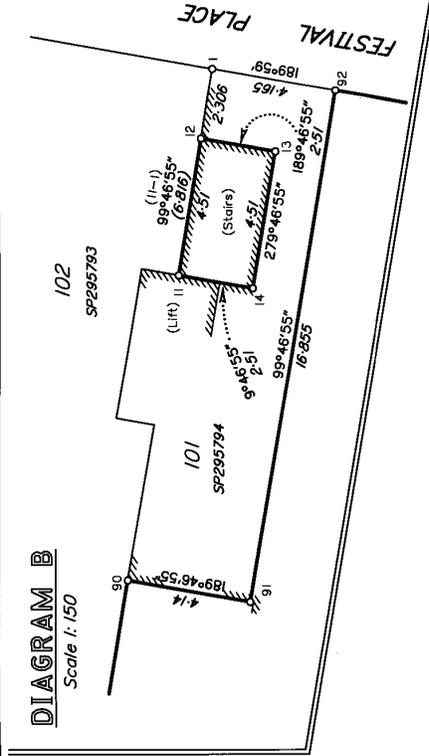


DIAGRAM B
Scale 1:150

No O Mk. No Mk. Pld (impractical) at all base
parcel corners unless otherwise noted.
Stations 11 & 12 - O NE corner wall
Station 13 - O SE corner wall.
Station 14 - O SW corner wall O-14W
Station 90 - O NW corner wall
Station 91 - O NW corner wall O-11s

LINE	BEARING	DISTANCE
21-78	44°01'45"	13.549
81-89	99°46'55"	14.827
88-87	57°12'25"	4.346
124-19	126°05'10"	46.419

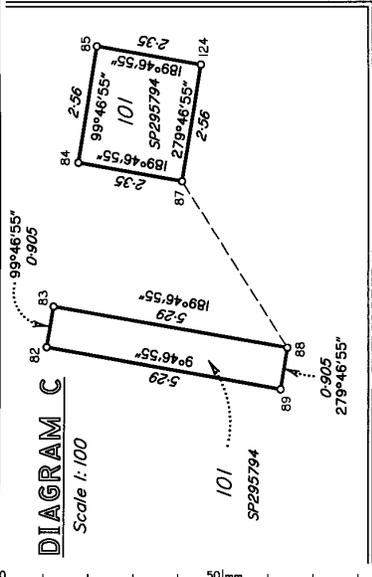
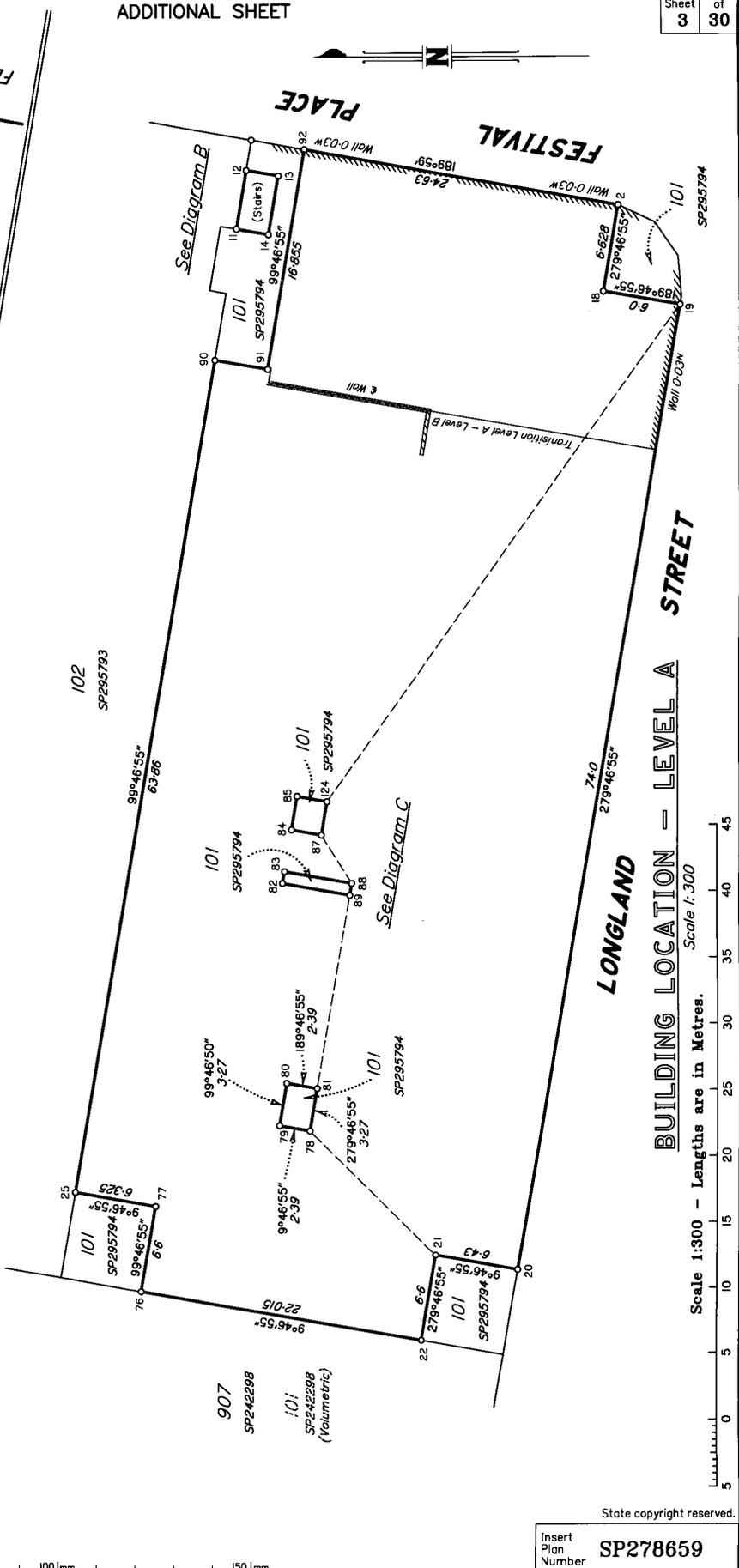


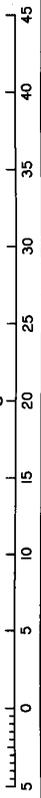
DIAGRAM C
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LONGLAND STREET

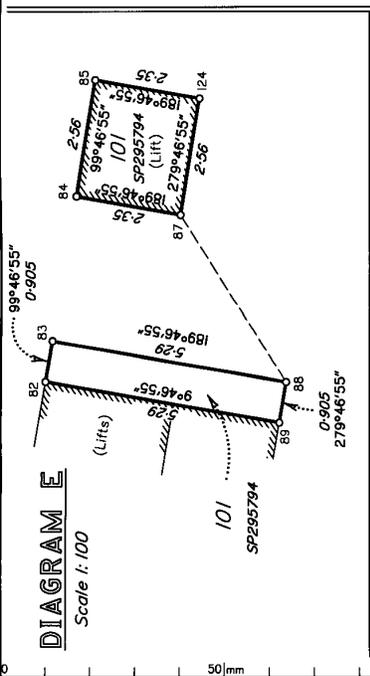
BUILDING LOCATION - LEVEL A

Scale 1:300 - Lengths are in Metres.



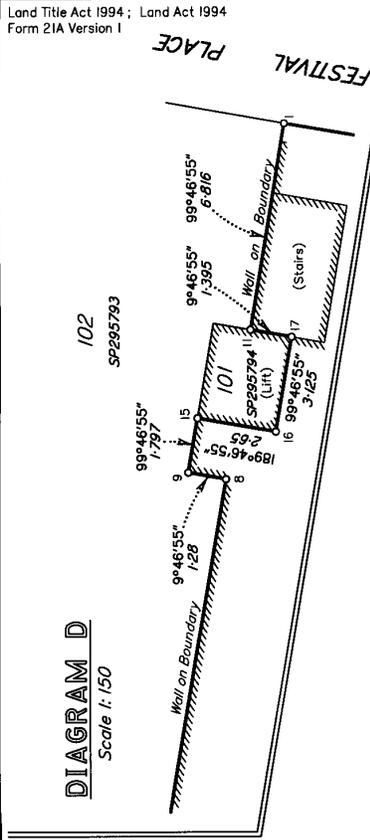
State copyright reserved.

Insert Plan Number SP278659

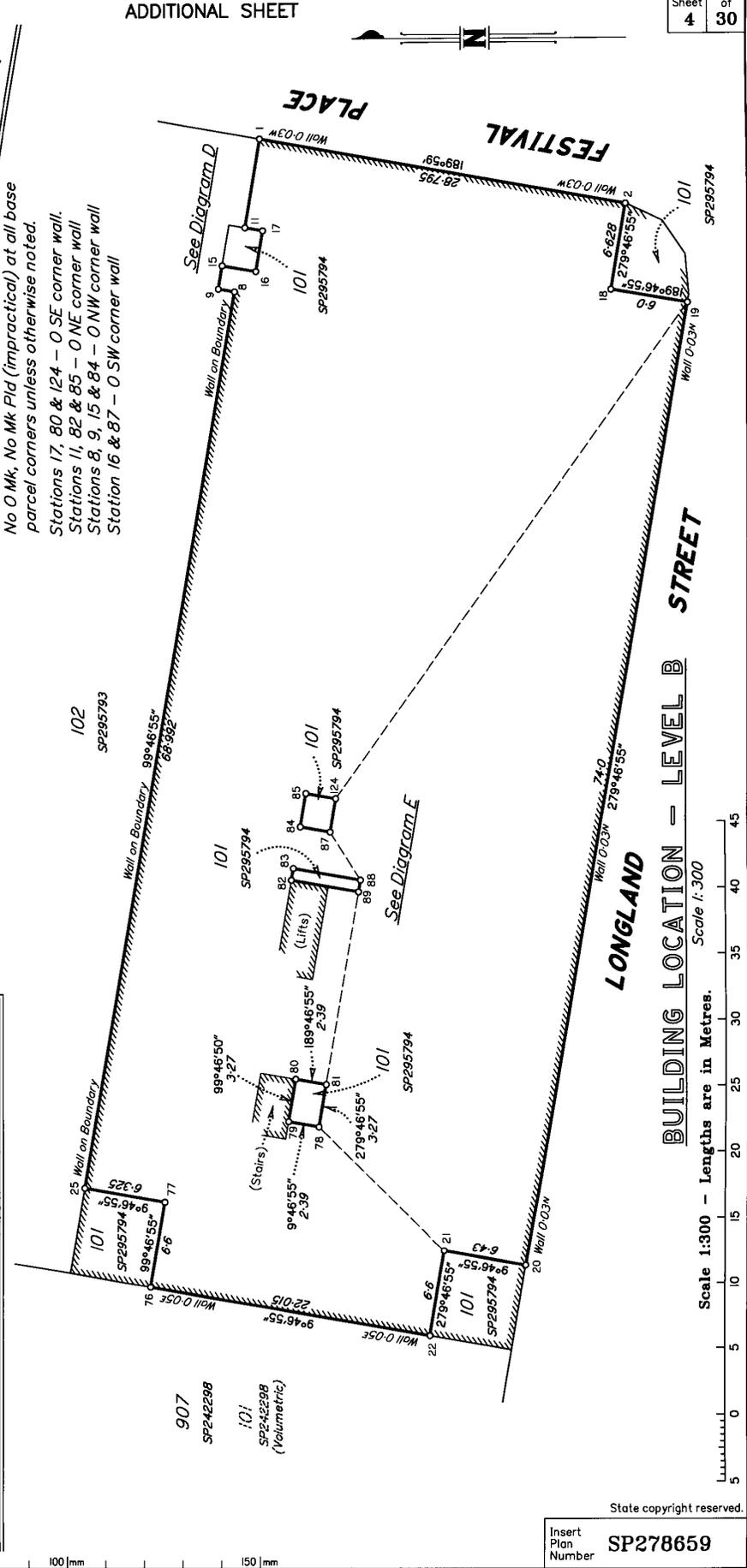


LINE	BEARING	DISTANCE
21-78	44°01'45"	13.549
81-89	99°46'55"	14.827
88-87	57°12'25"	4.346
124-19	126°05'10"	46.419

TRAVERSES ETC



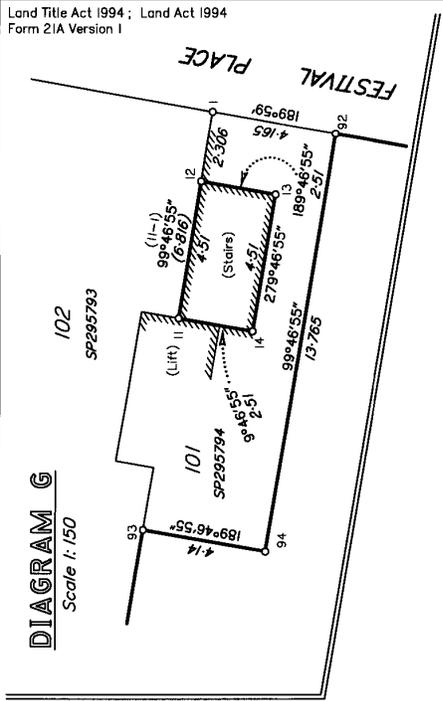
No O Mk, No Mk Pid (impractical) at all base parcel corners unless otherwise noted.
Stations 17, 80 & 124 - O SE corner wall.
Stations 11, 82 & 85 - O NE corner wall.
Stations 8, 9, 15 & 84 - O NW corner wall.
Station 16 & 87 - O SW corner wall



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

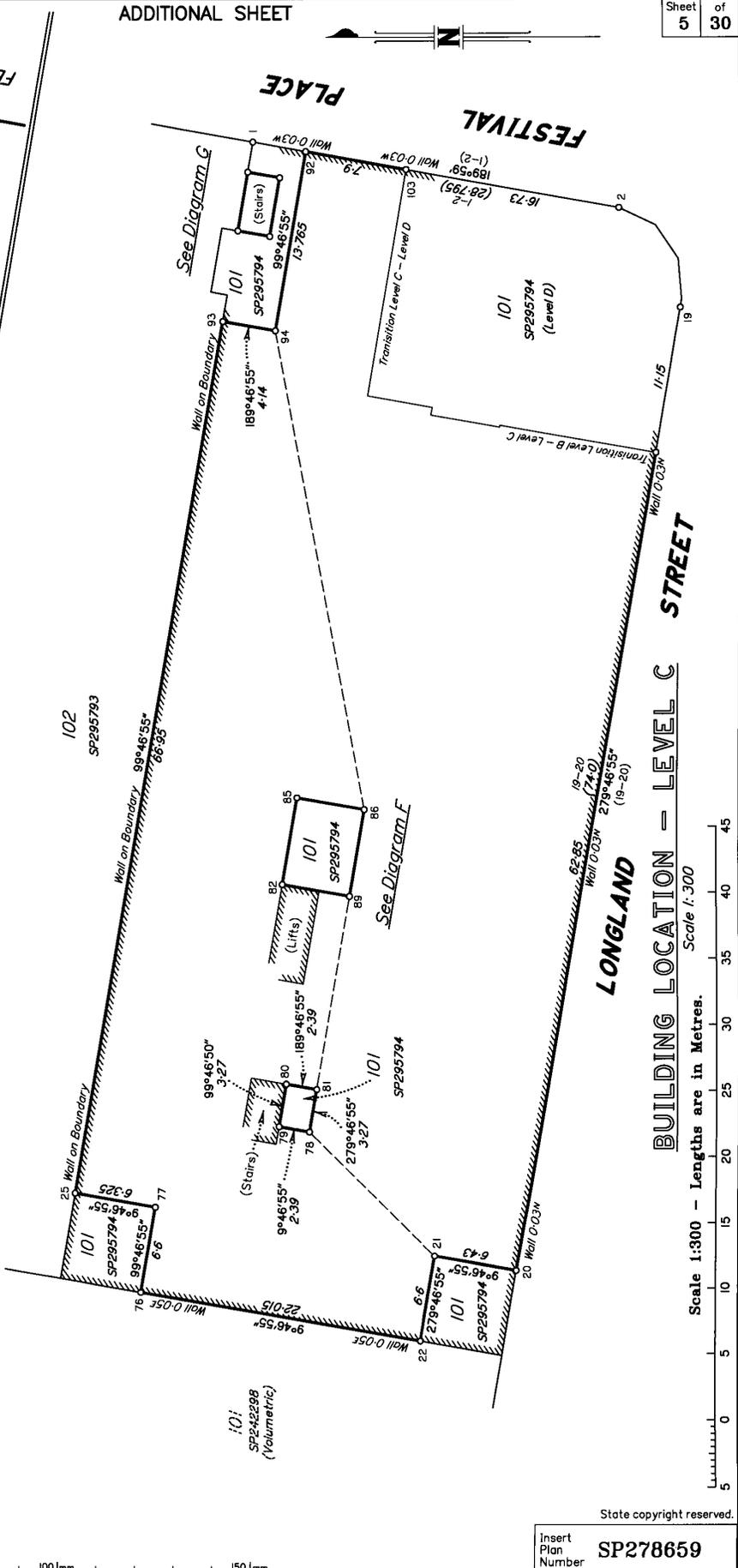
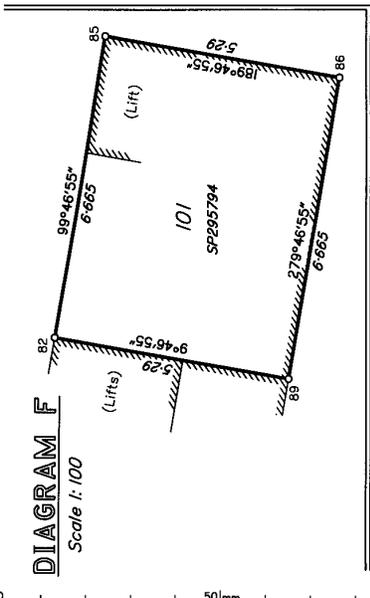
ADDITIONAL SHEET

Sheet 5 of 30



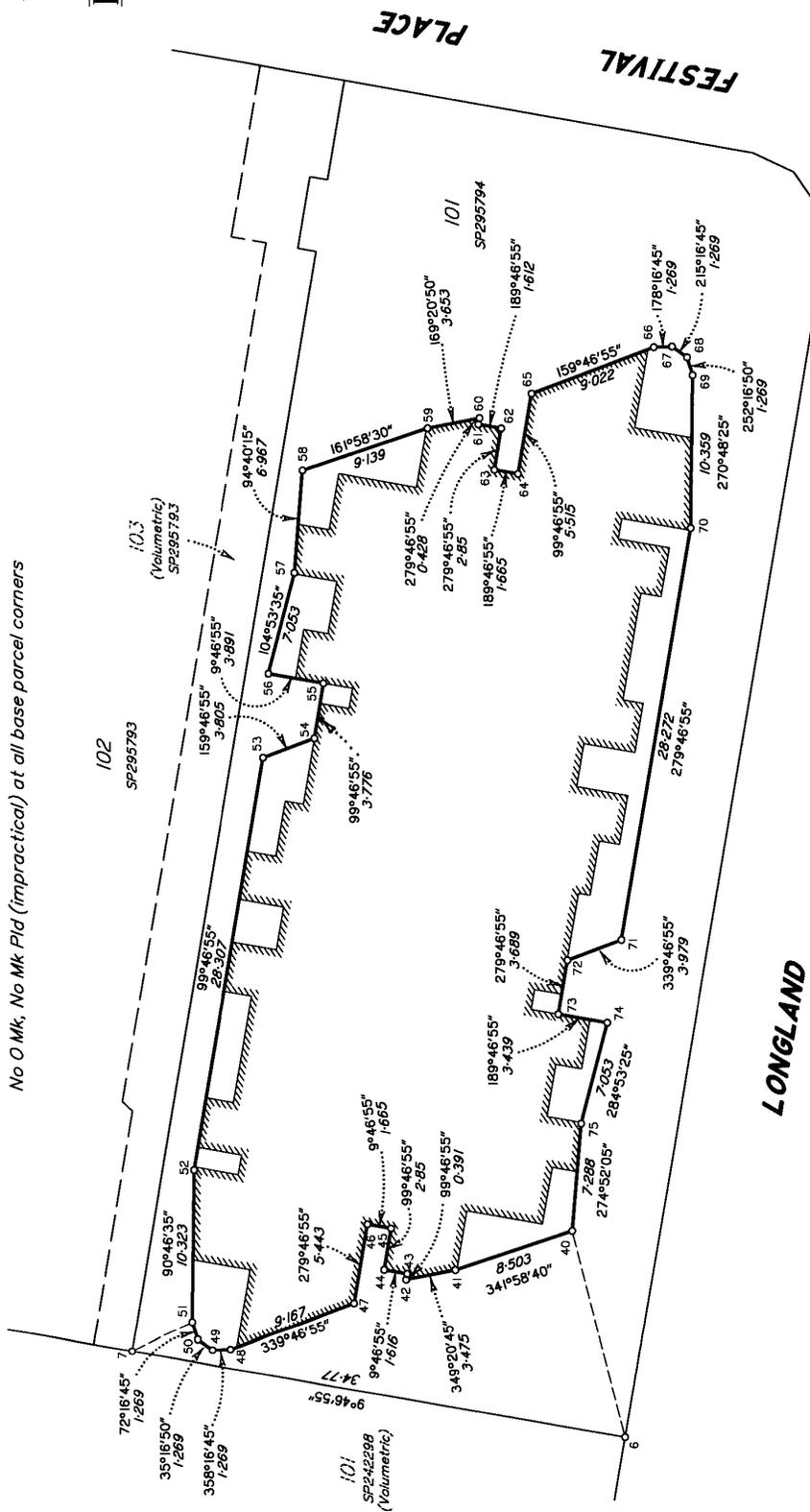
No O Mk, No Mk Pld (impractical) at all base parcel corners unless otherwise noted.
Stations 11, 12, 82 & 85 - ONE corner wall
Station 13 & 86 - O SE corner wall.
Station 14 - O SW corner wall 0.14w
Stations 80 & 89 - O SE corner wall.

LINE	BEARING	DISTANCE
21-78	44°01'45"	13.549
81-89	99°46'55"	14.827
86-94	79°10'10"	36.927



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Insert Plan Number **SP278659**

Denotes the projection of the outermost walls of the building, at Level G exclusive of balcony walls.
The footprint of the base parcel (Level G) coincides with the external face of building and balcony walls.
No O Mk, No Mk Pld (impractical) at all base parcel corners



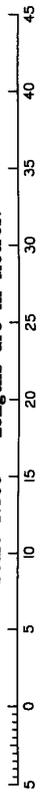
TRAVERSES ETC

LINE	BEARING	DISTANCE
6-40	75°21'50"	14.539
7-51	154°21'20"	4.646

Scale 1:300

BUILDING LOCATION - LEVEL G

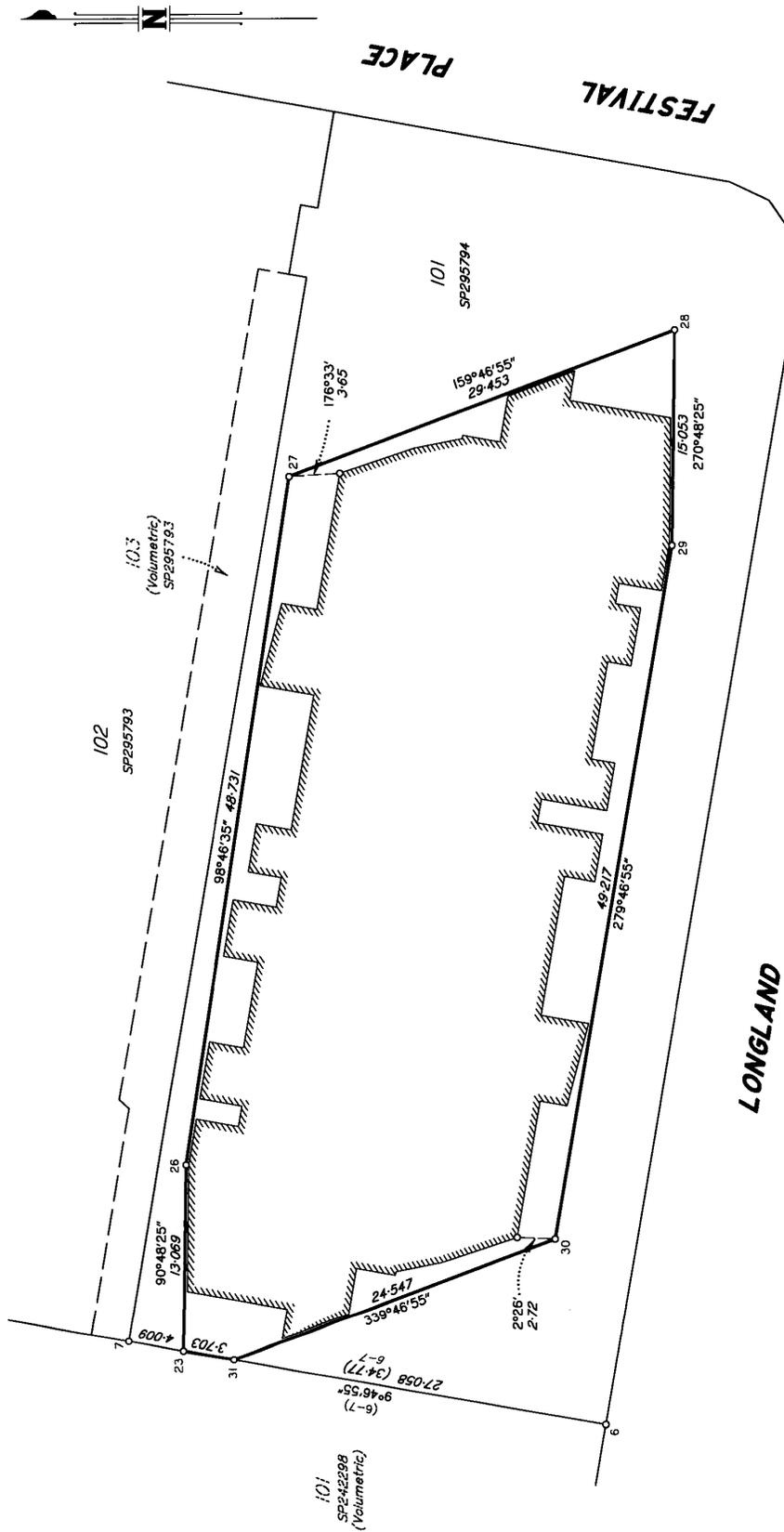
Scale 1:300 - Lengths are in Metres.



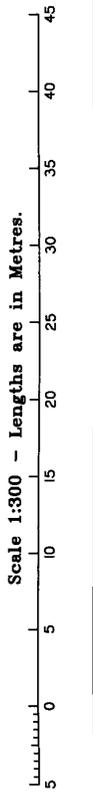
Amendments made pursuant to section 155(1)
 REGISTRAR OF TITLES
 DATE 11.10.2017



*Denotes the projection of the outermost walls of the building, at Level T exclusive of balcony walls.
No O Mk, No Mk Pld (impractical) at all base parcel corners*



BUILDING LOCATION - LEVEL T
Scale 1:300

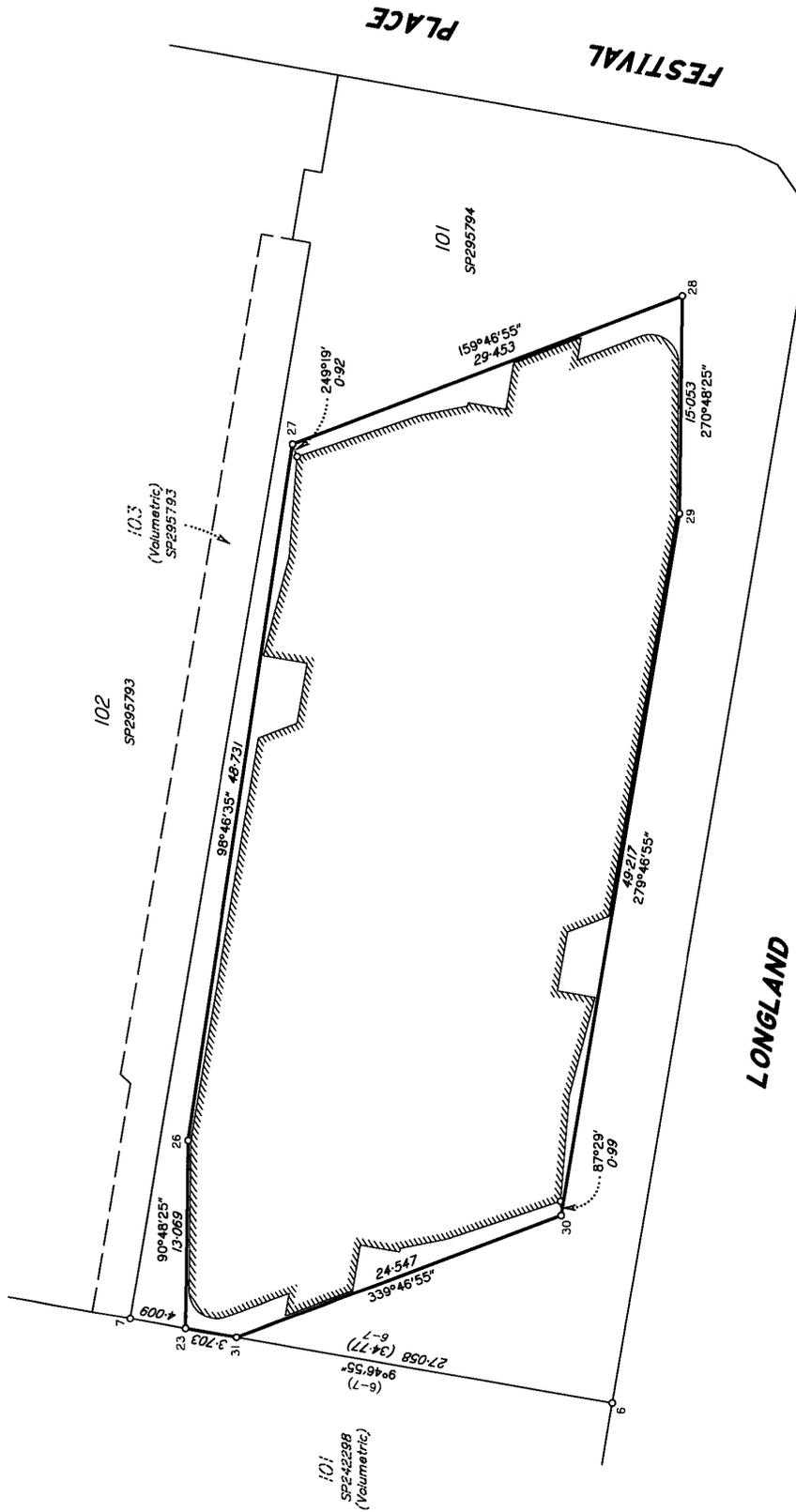


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Insert Plan Number **SP278659**

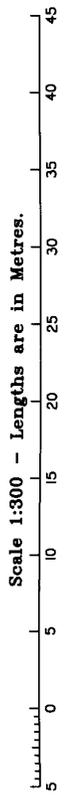




Denotes the projection of the outermost walls of the building at Level U
No O Mk, No Mk Pld (impractical) at all base parcel corners



STREET
BUILDING LOCATION - LEVEL U
Scale 1:300

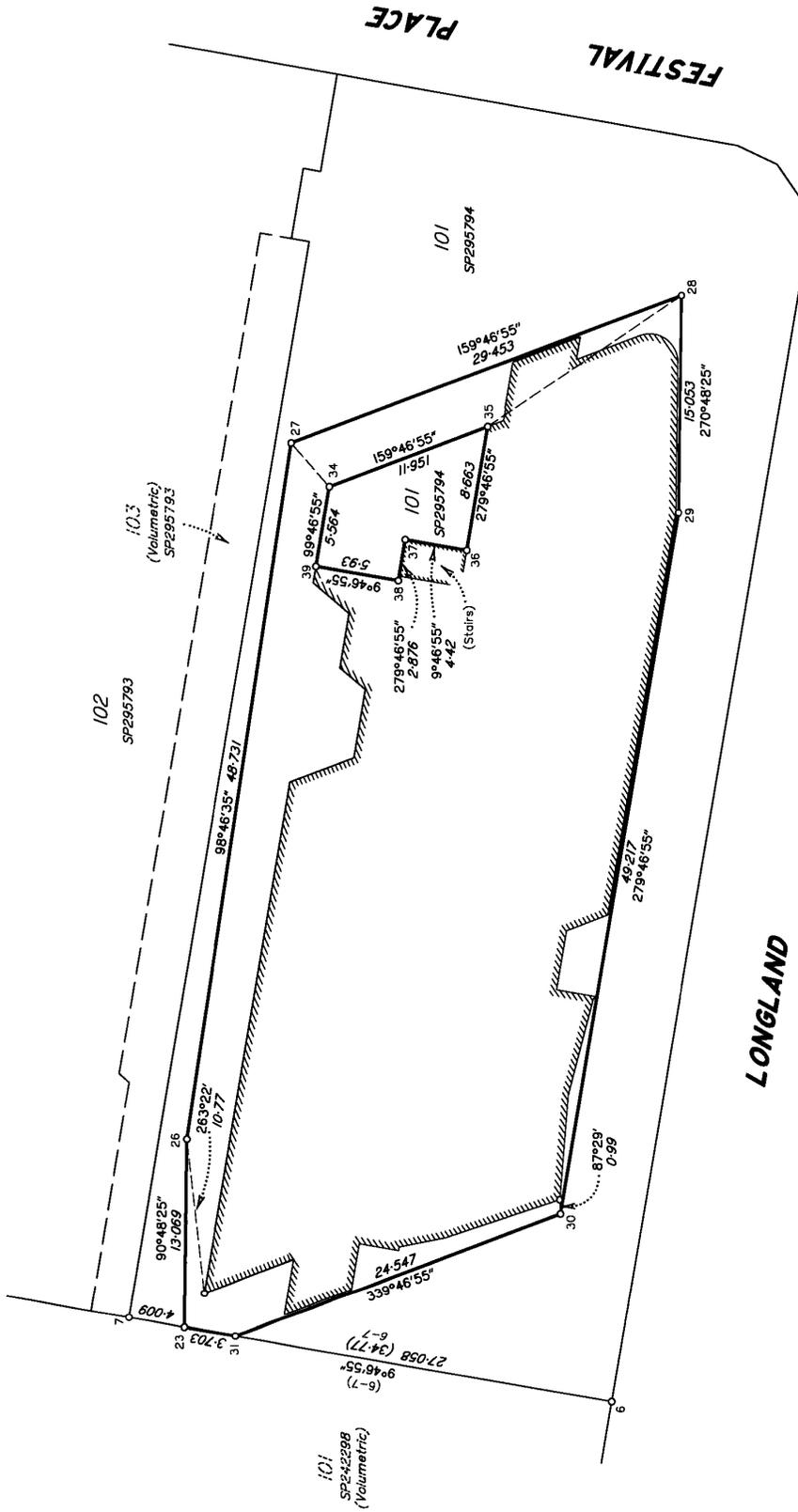


State copyright reserved.

Insert Film Number **SP278659**

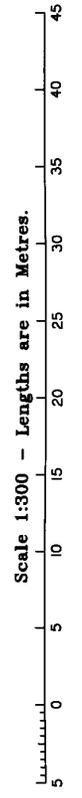


Denotes the projection of the outermost walls of the building at Level V.
No O Mk, No Mk Pld (impractical) at all base parcel corners

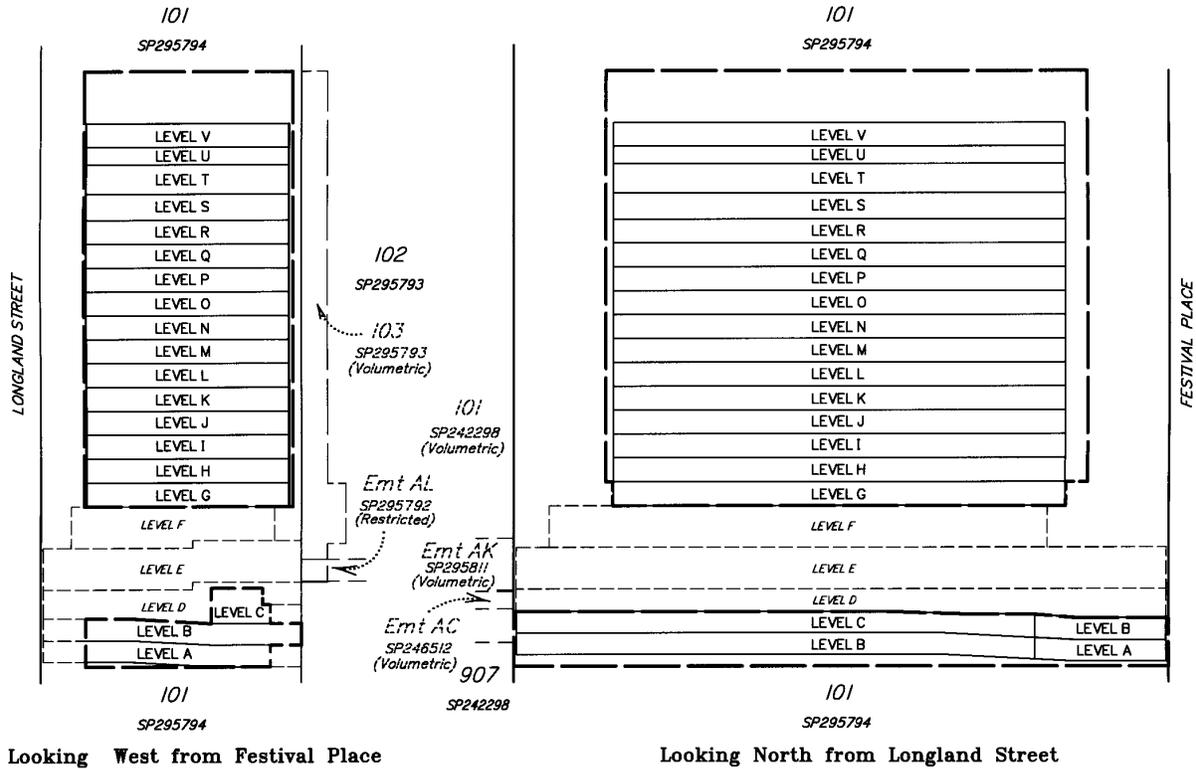
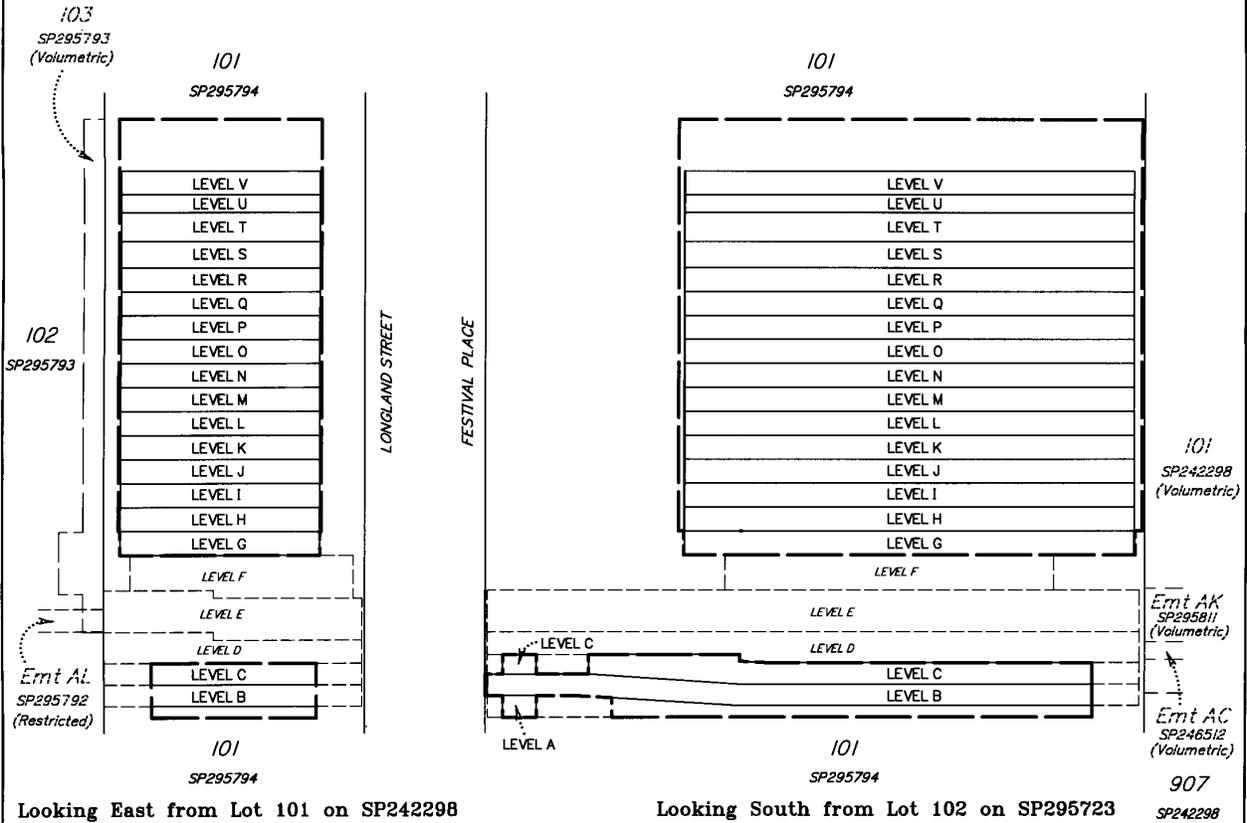


TRAVERSES, ETC	
LINE	BEARING DISTANCE
27-34	228°08'10" 4.061
28-35	326°30'30" 16.442

BUILDING LOCATION - LEVEL V
Scale 1:300



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Insert Plan Number **SP278659**



LATERAL ASPECT DIAGRAMS

Not to Scale

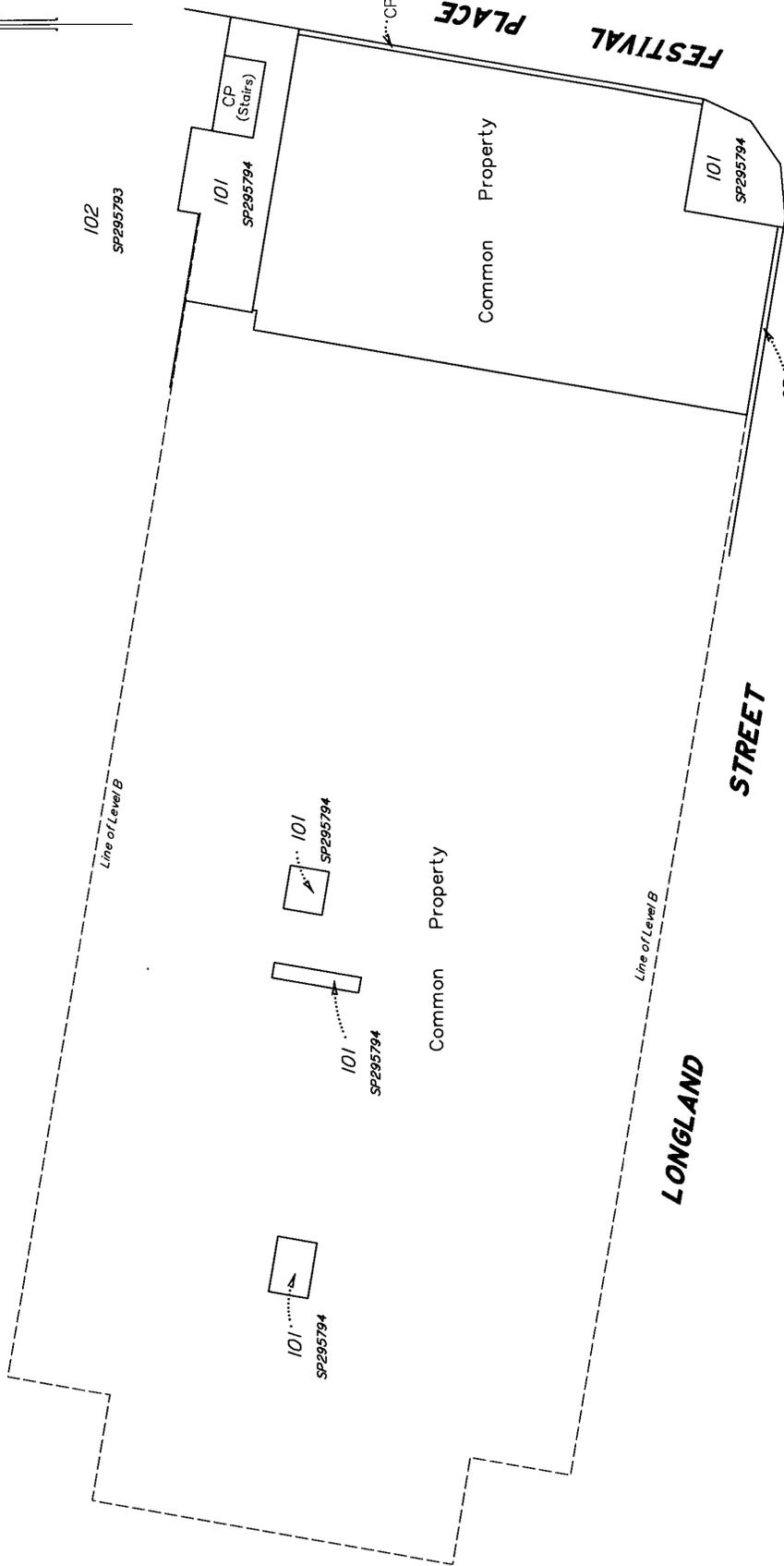
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Insert Plan Number **SP278659**

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

ADDITIONAL SHEET

Sheet 12 of 30



LEVEL A
Scale 1:250

Scale 1:250 - Lengths are in Metres.
0 2 4 6 8 10 12 14 16 18 20 22 24 26 28 30 32 34 36 38

0 50mm 100mm 150mm

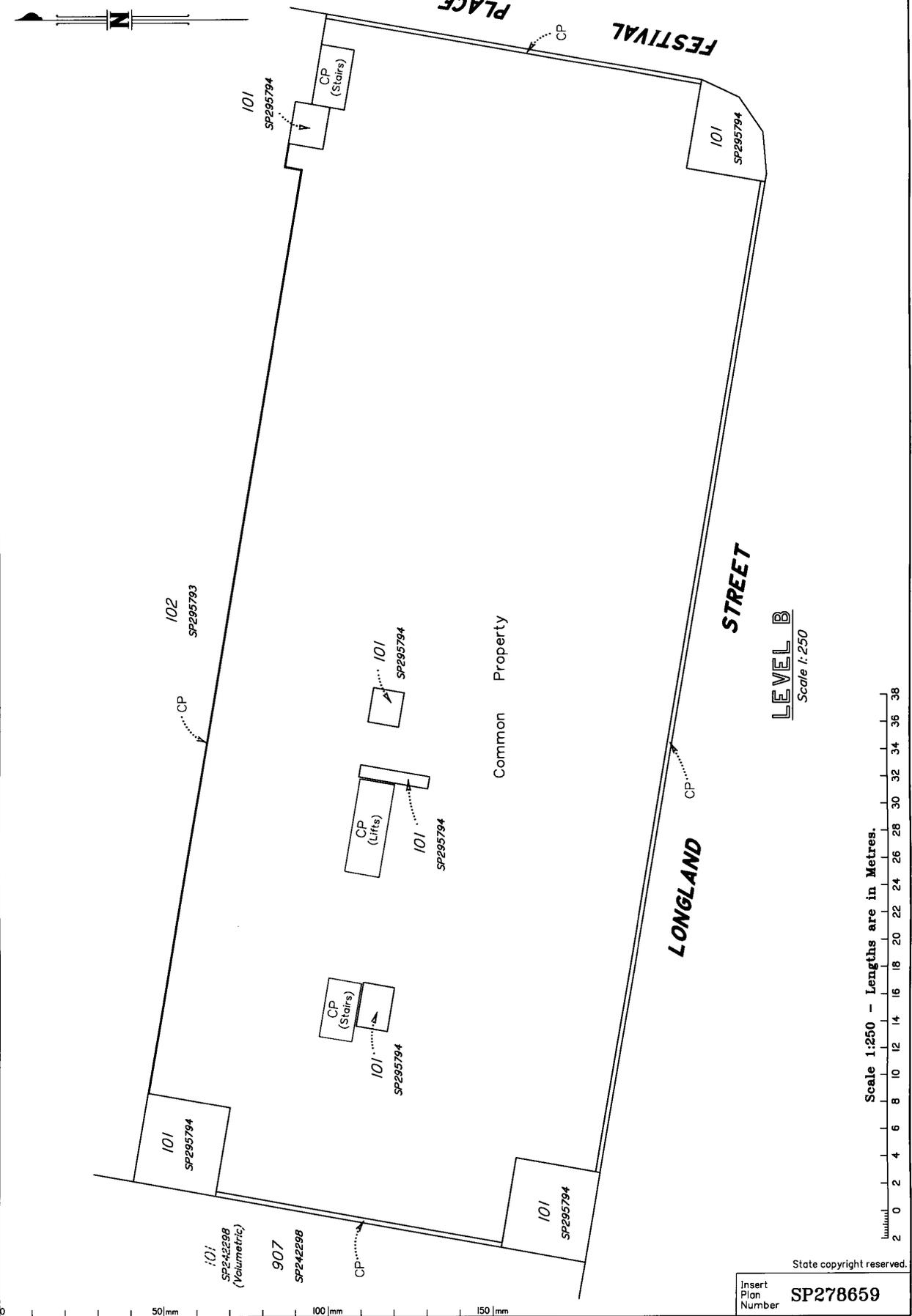
State copyright reserved.

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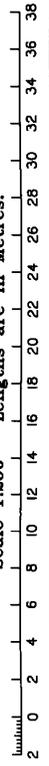
Land Title Act 1994 ; Land Act 1994
Form 21A Version 1

ADDITIONAL SHEET

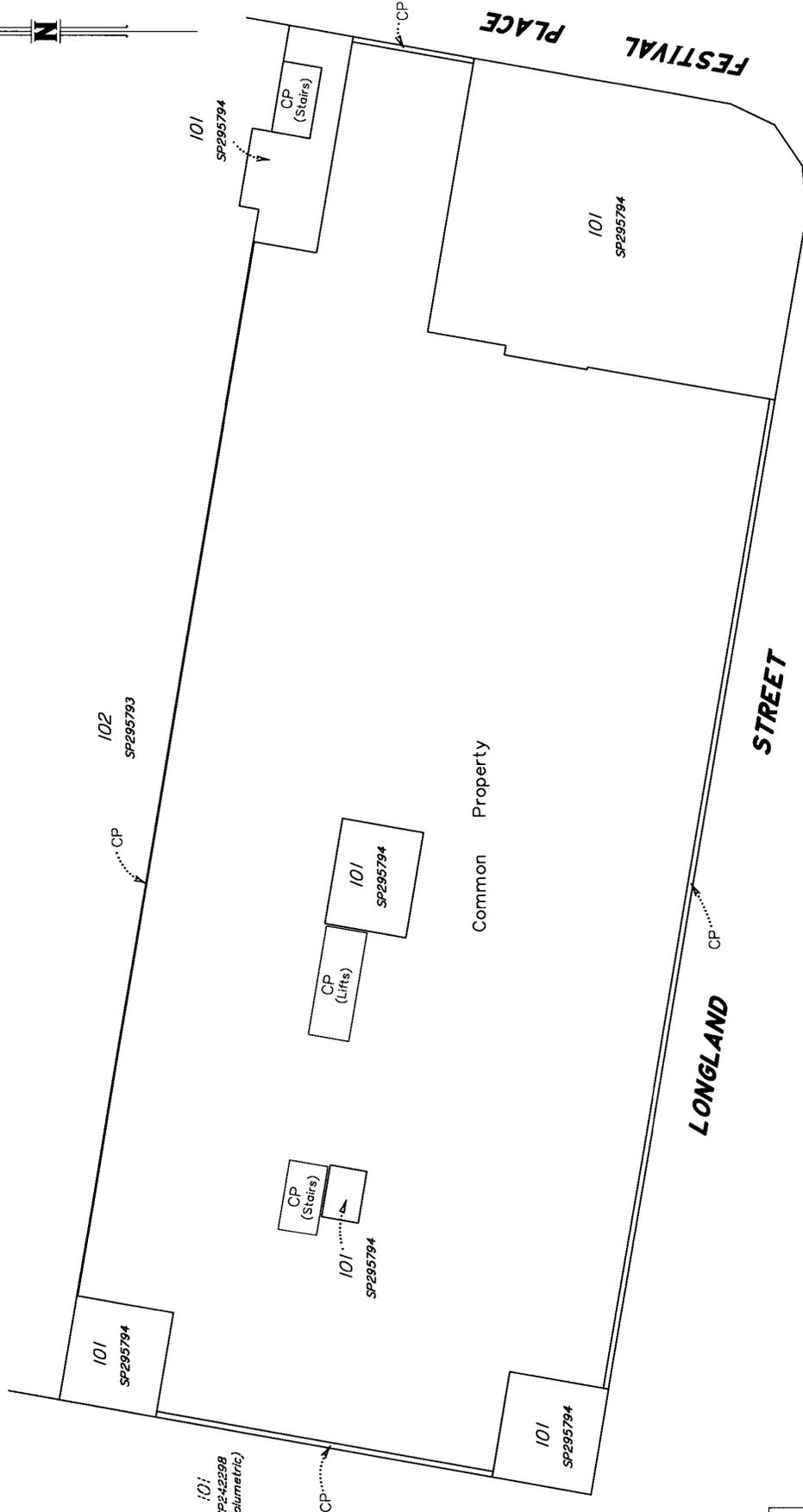
Sheet
13 of
30



Scale 1:250 - Lengths are in Metres.

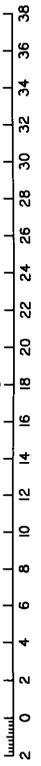


Insert
Plan
Number
SP278659



LEVEL C
Scale 1:250

Scale 1:250 - Lengths are in Metres.



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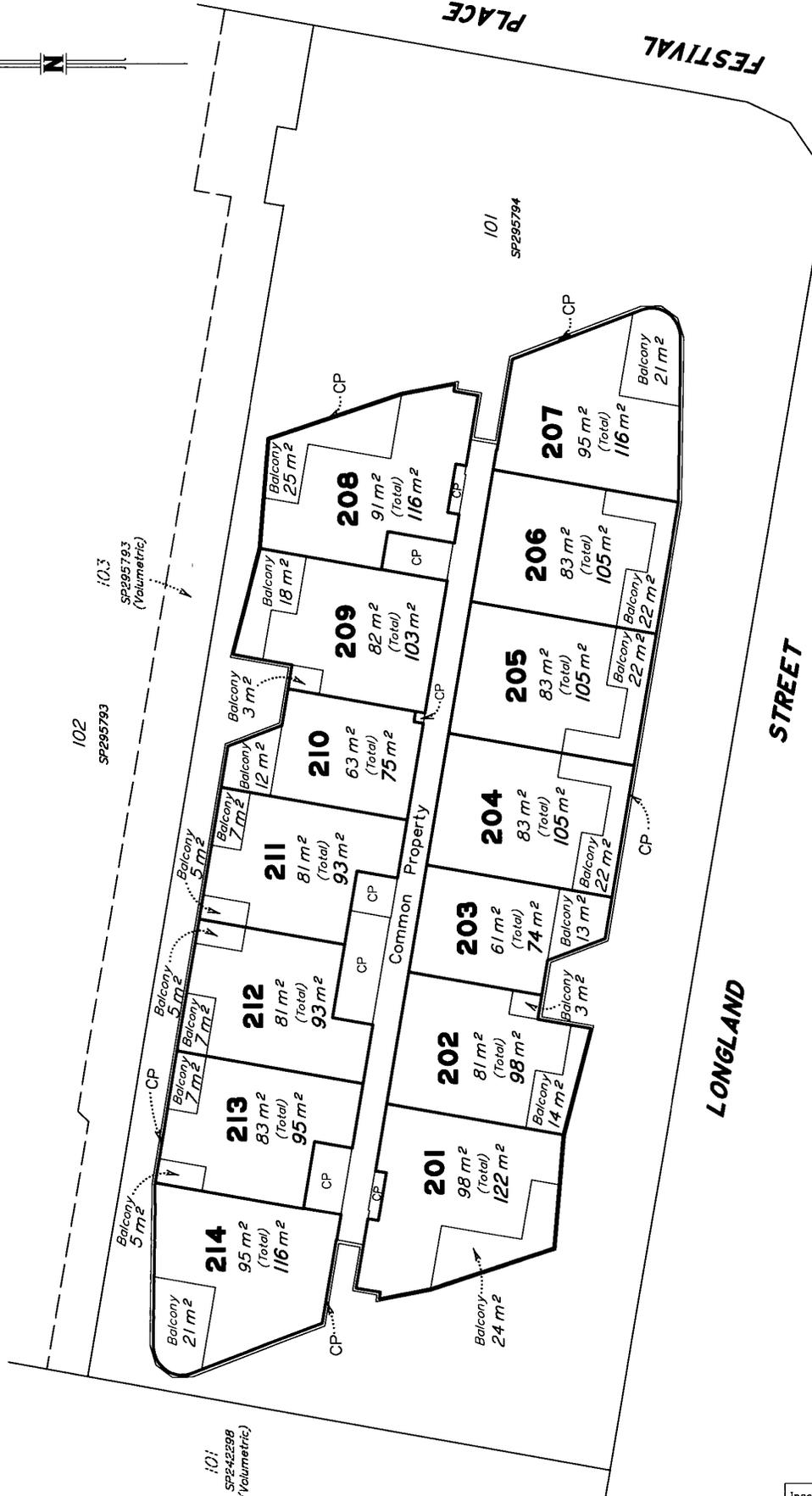
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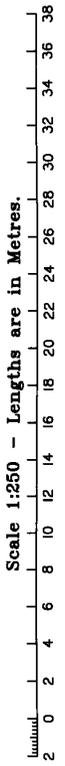
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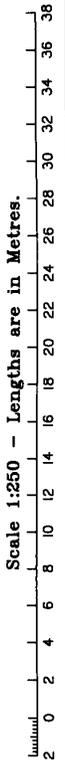
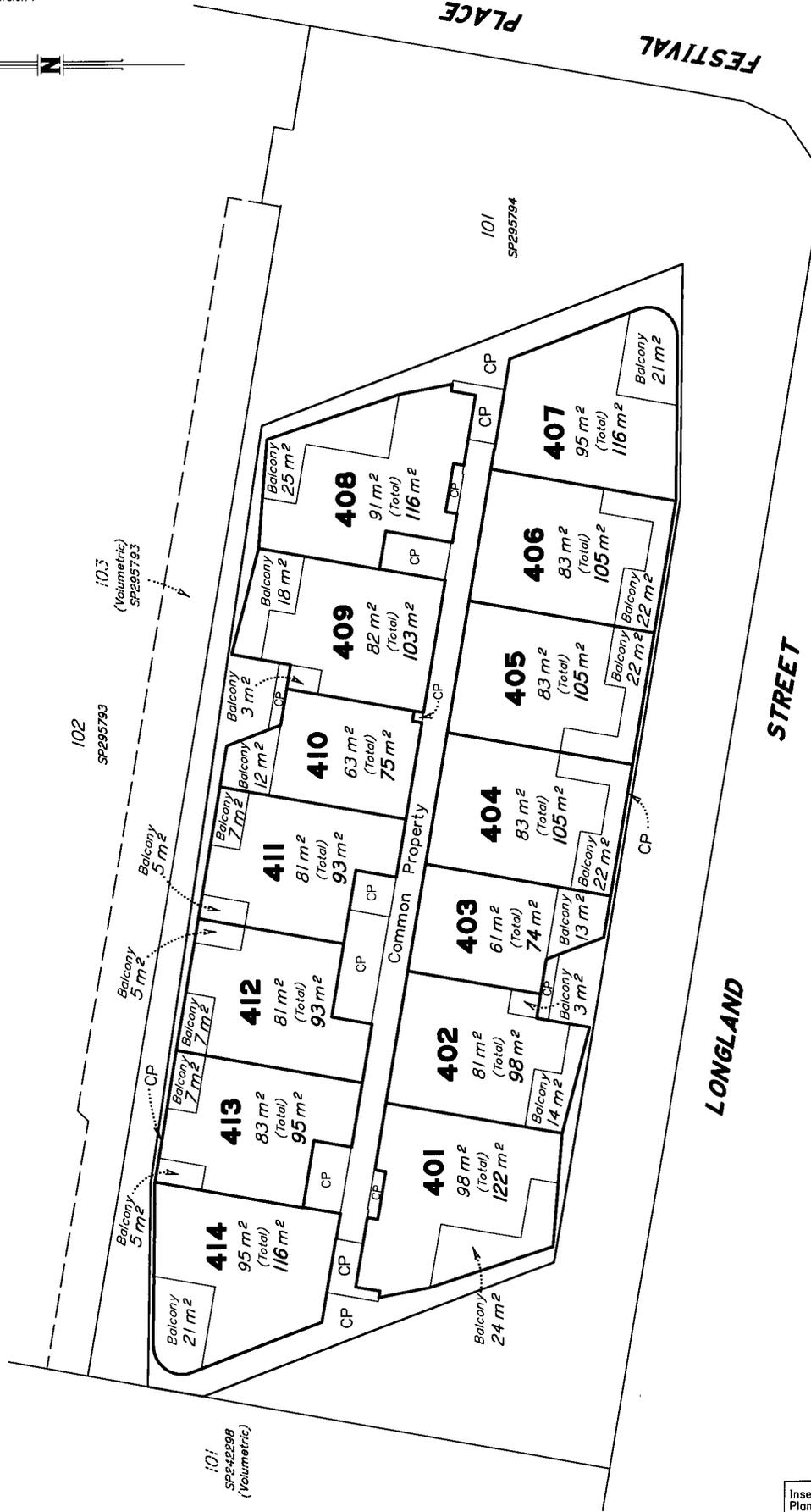


LEVEL G
Scale 1:250



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Insert Plan Number **SP278659**



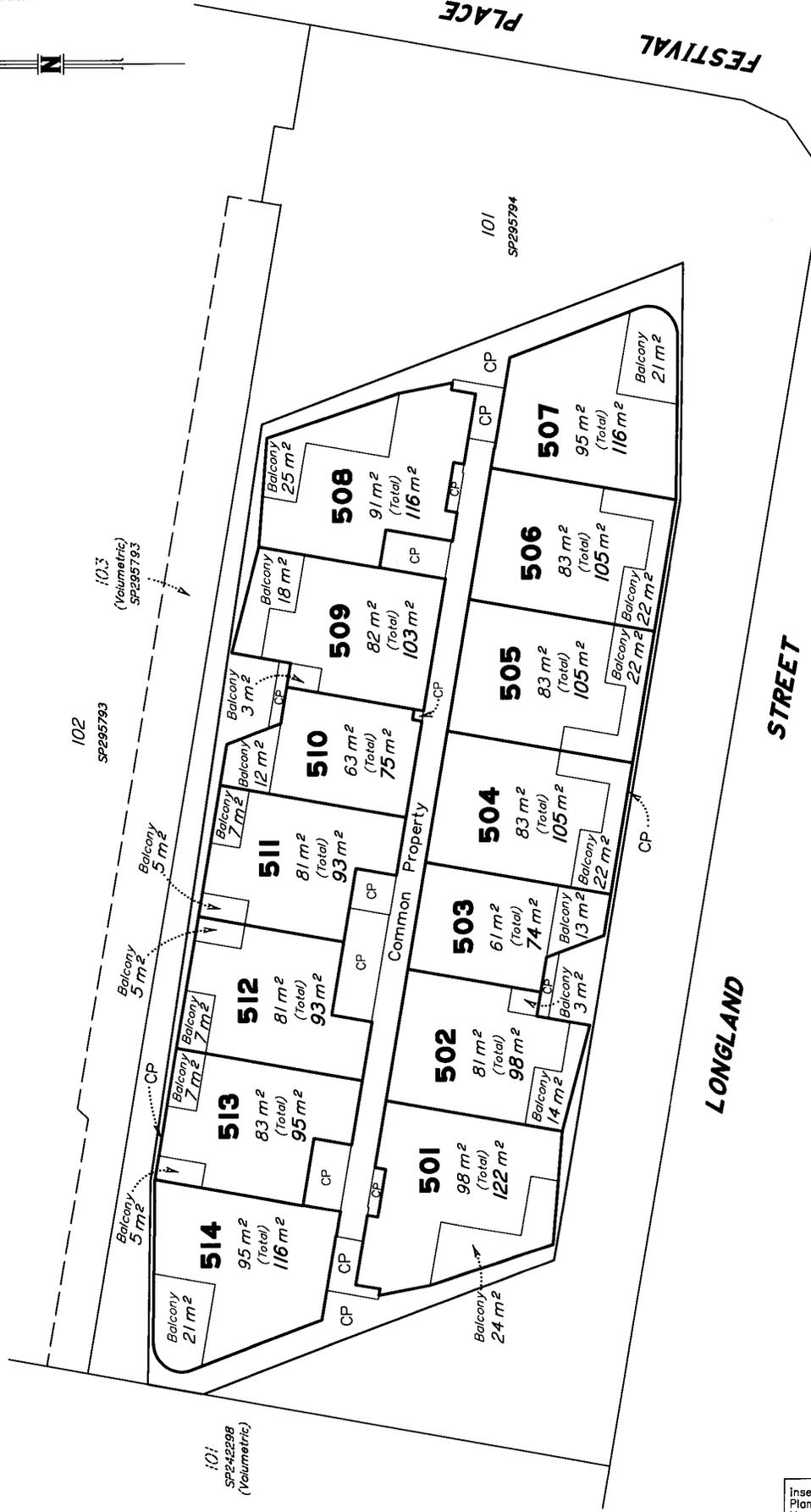
State copyright reserved.

Insert Plan Number **SP278659**

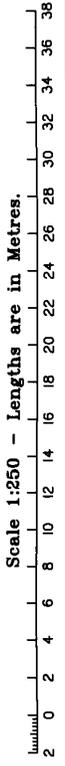
Land Title Act 1994 ; Land Act 1994
Form 21A Version 1

ADDITIONAL SHEET
PLACE

Sheet 18 of 30

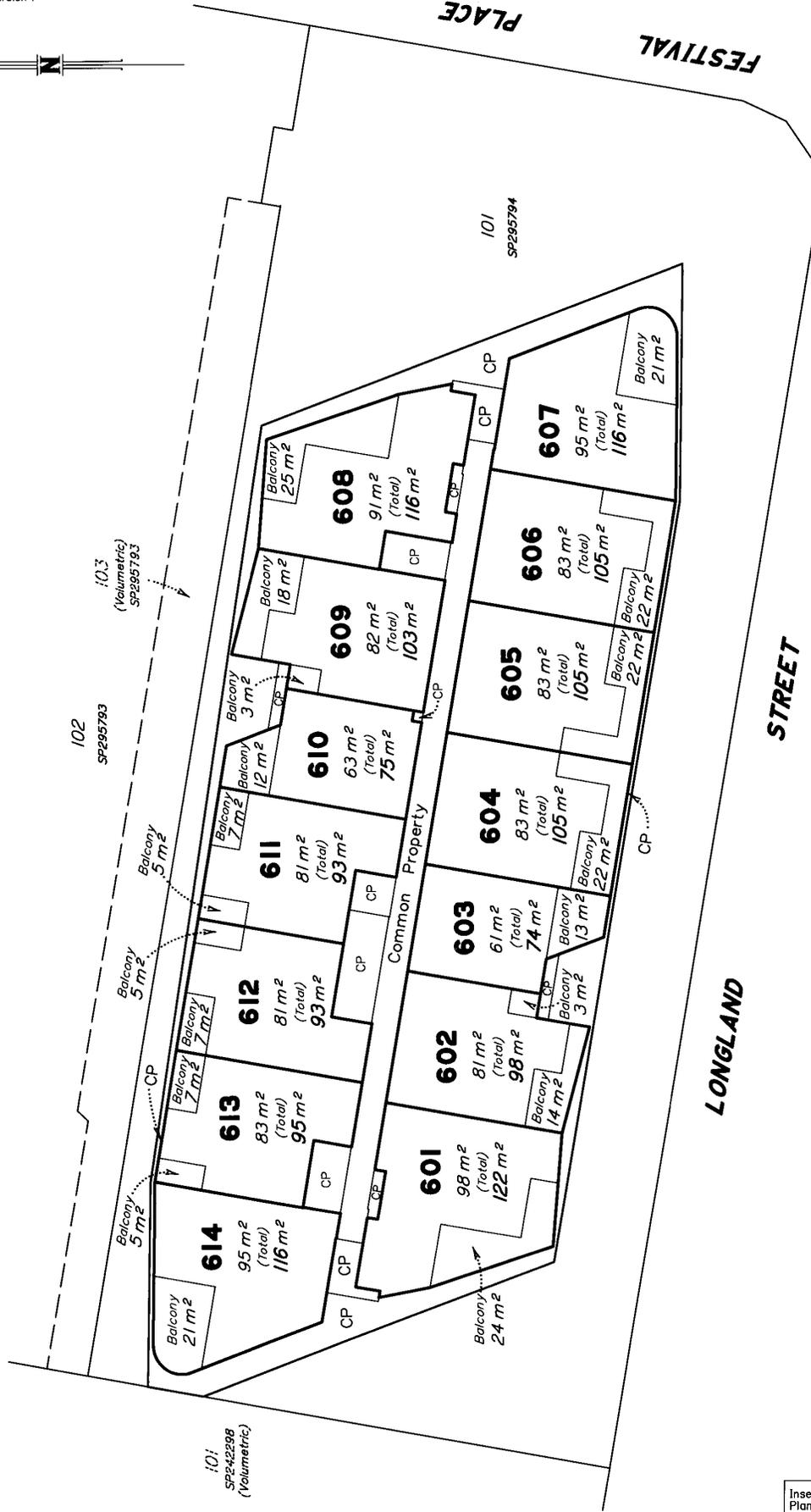


0 50mm 100mm 150mm



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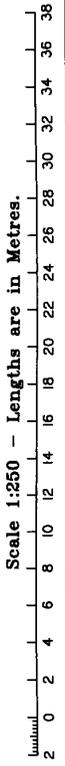
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LONGLAND STREET

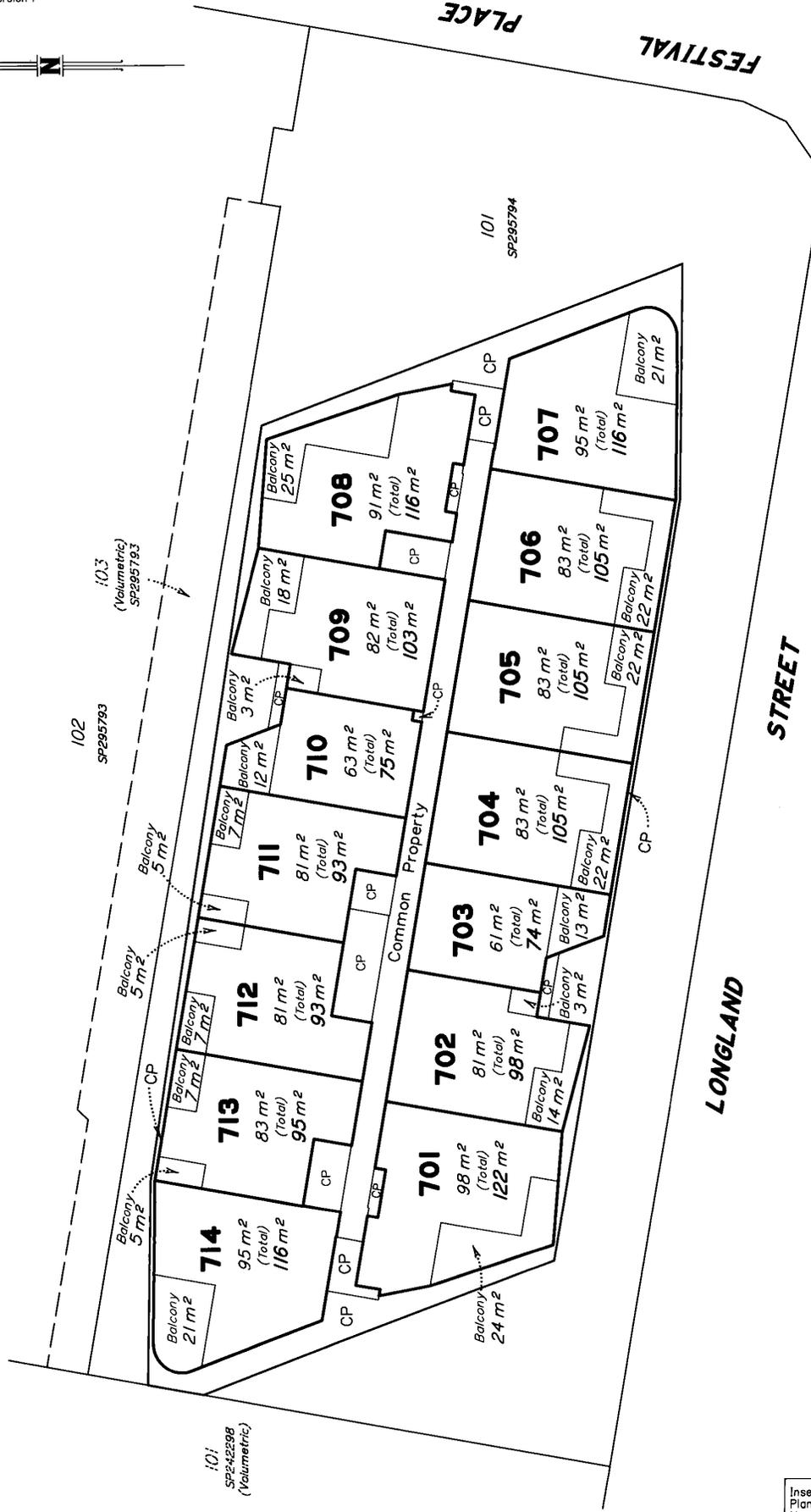
FESTIVAL PLACE

LEVEL K
Scale 1:250



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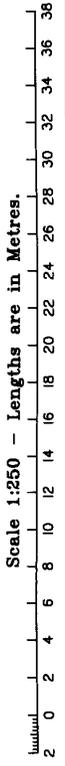
Insert Plan Number SP278659



102
SP295793
i03
(Volumetric)
SP295793

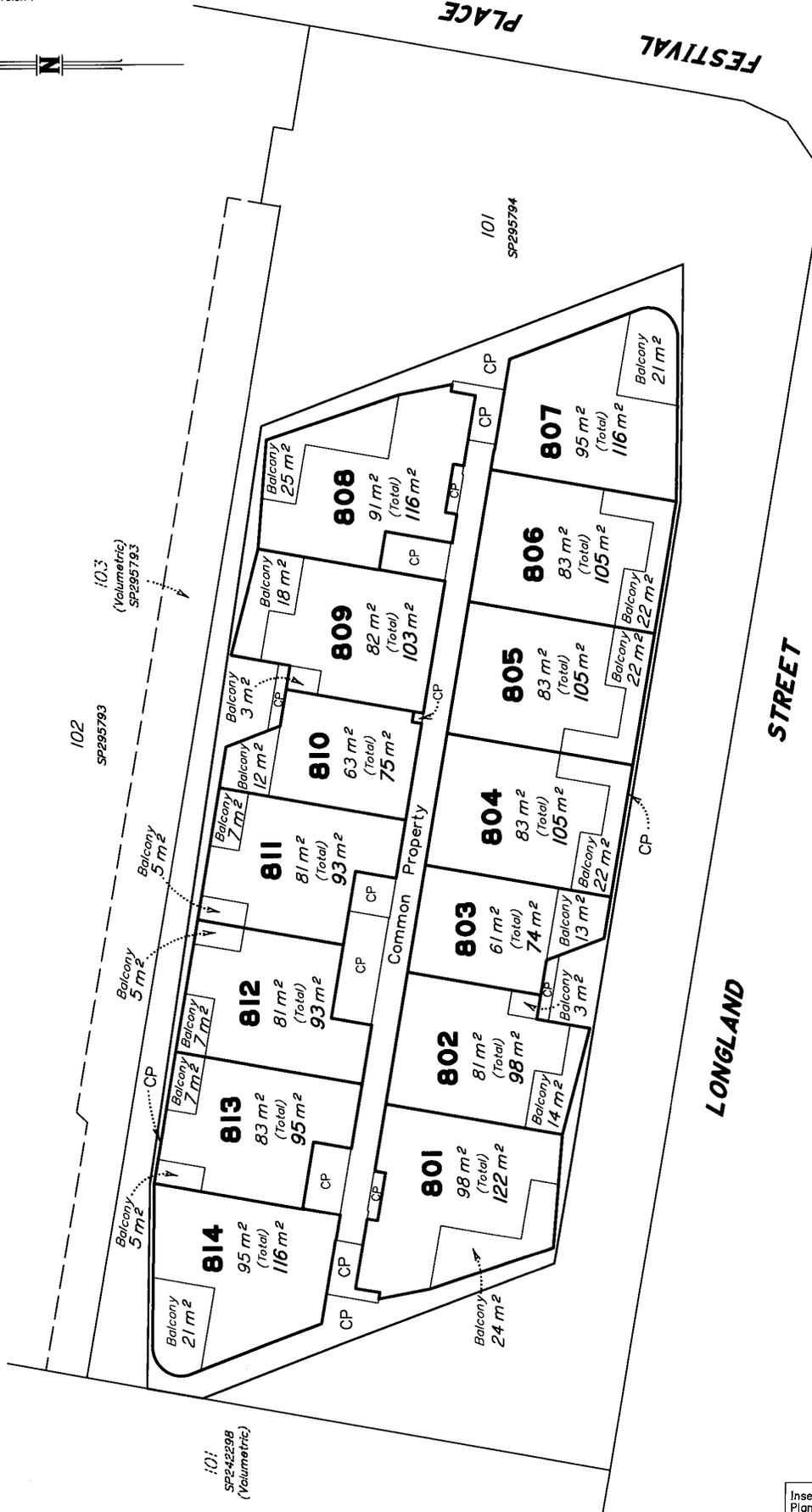
i01
SP242598
(Volumetric)

LEVEL L
Scale 1:250



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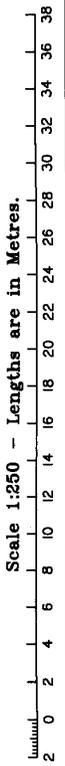
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SP278659



LONGLAND STREET

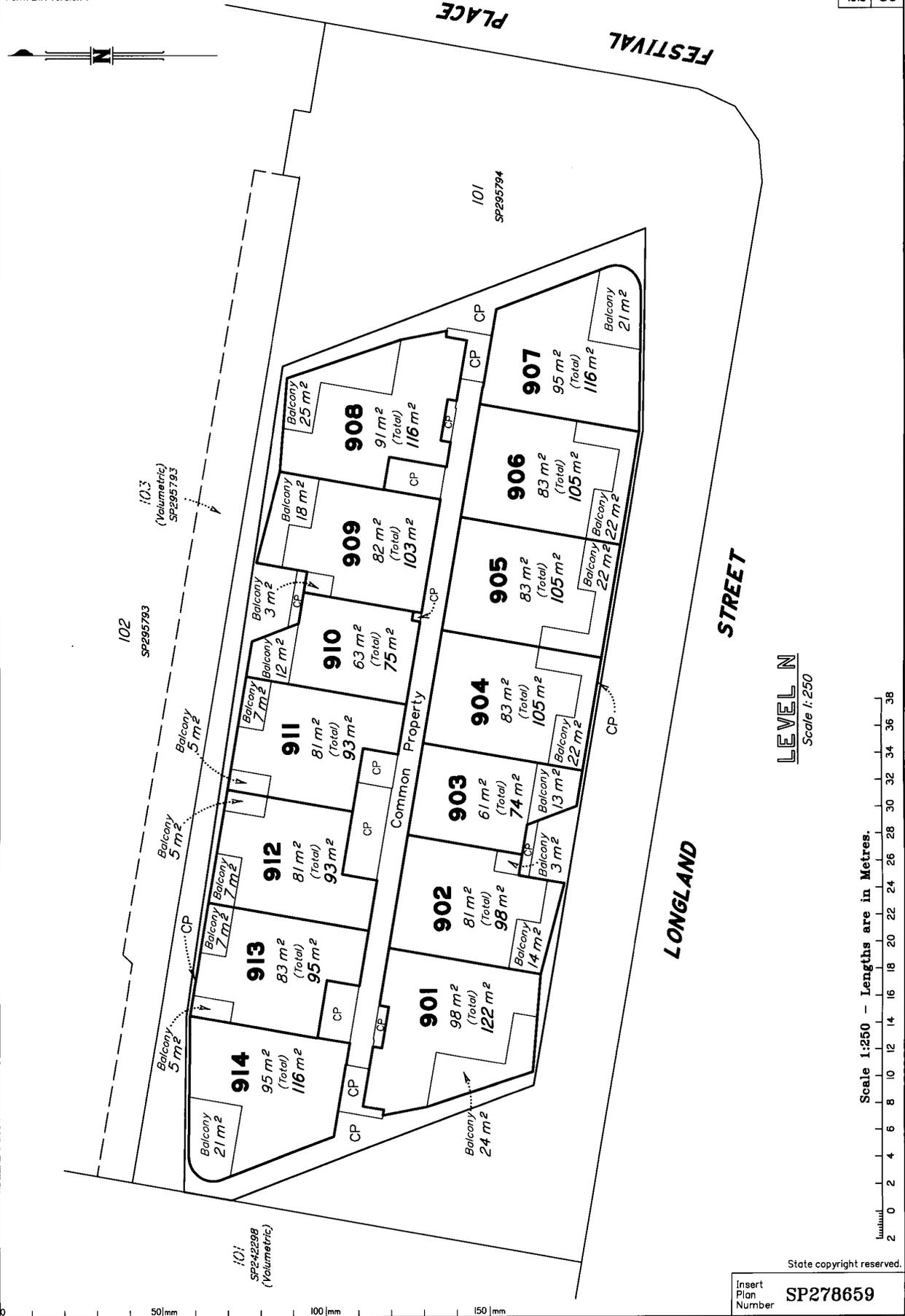
FESTIVAL PLACE

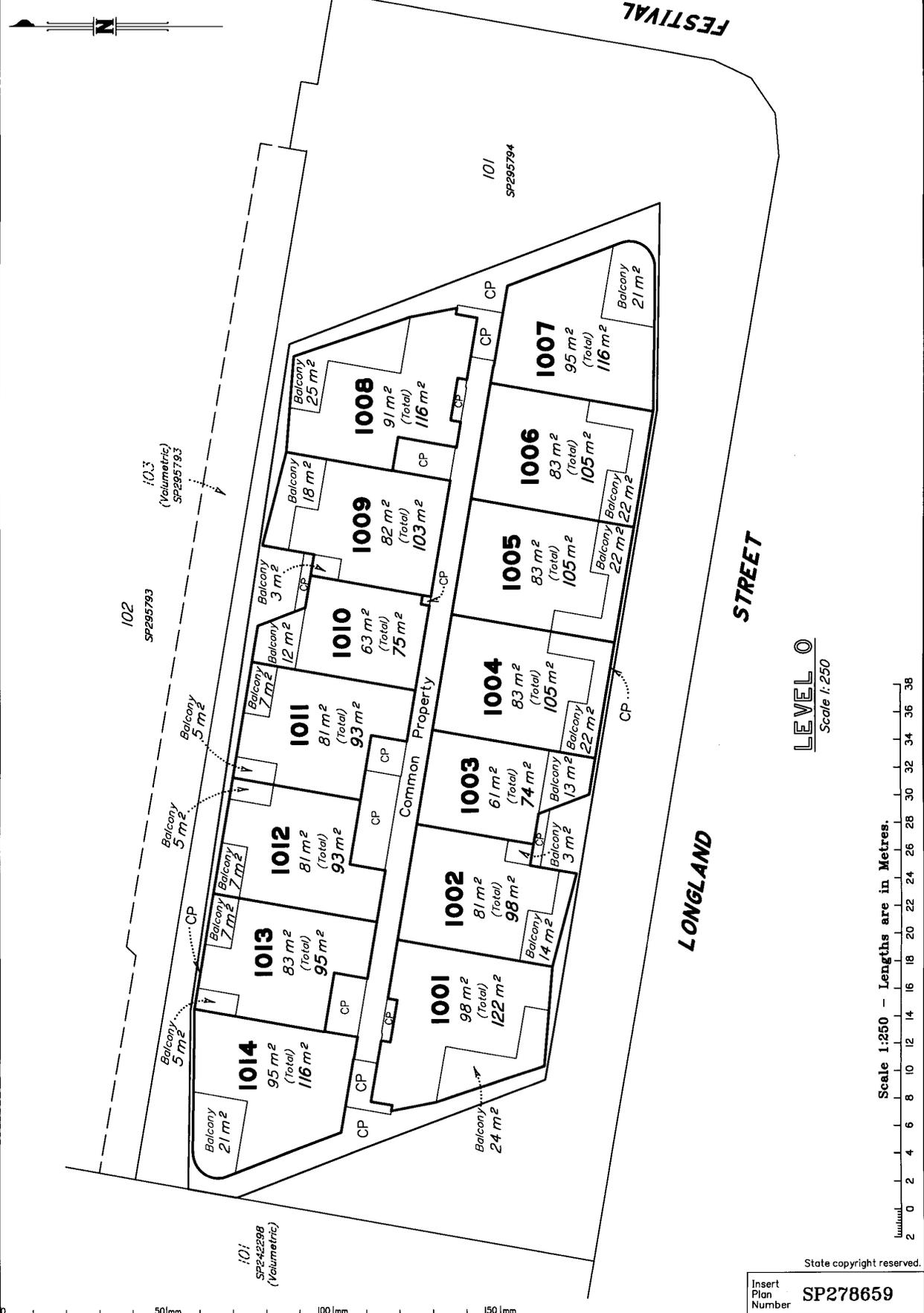
LEVEL M
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State copyright reserved.

Insert Plan Number **SP278659**





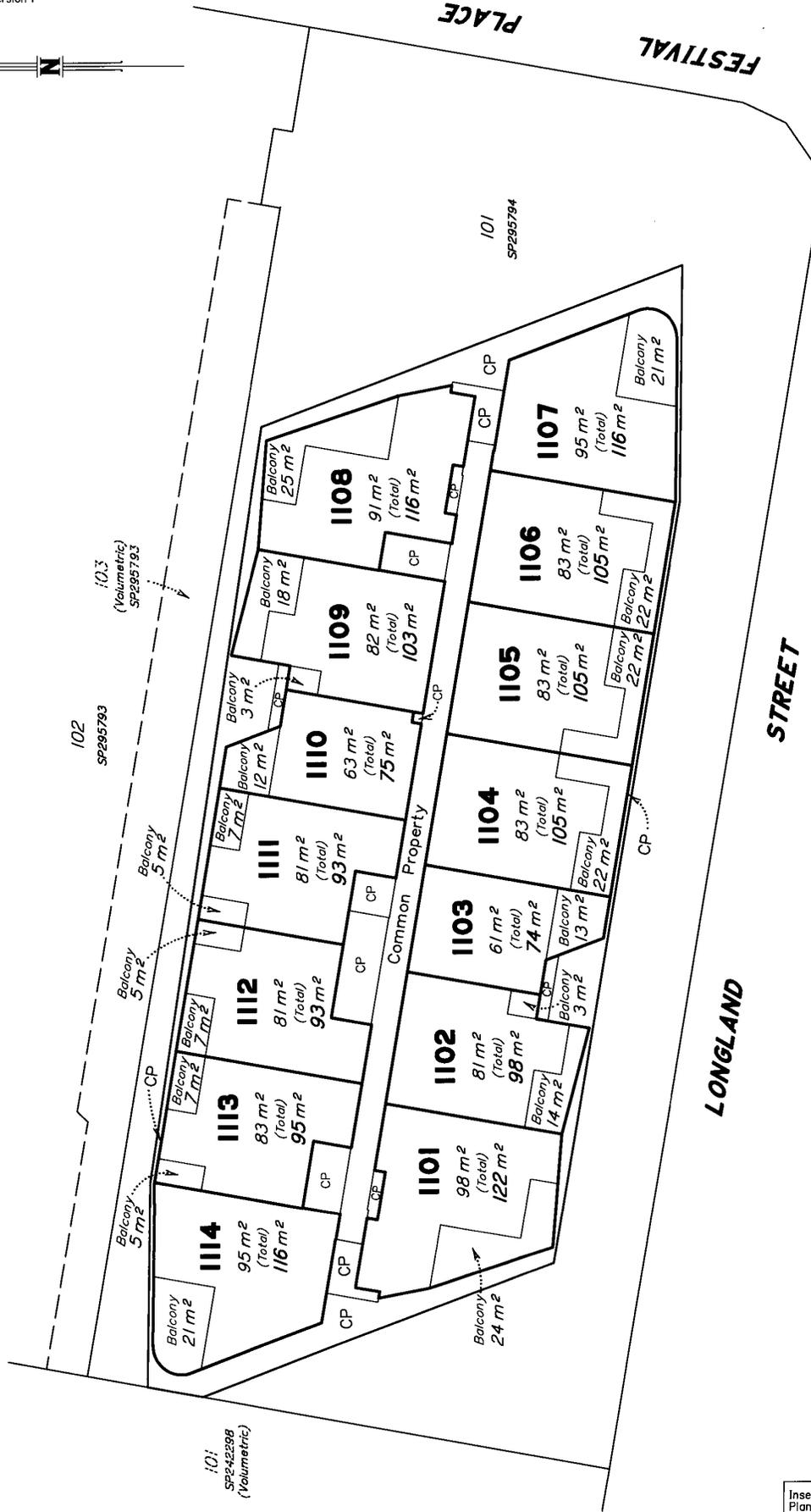
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LEVEL 0
Scale 1:250

State copyright reserved.

Insert Plan Number **SP278659**

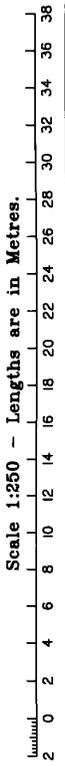
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LONGLAND STREET

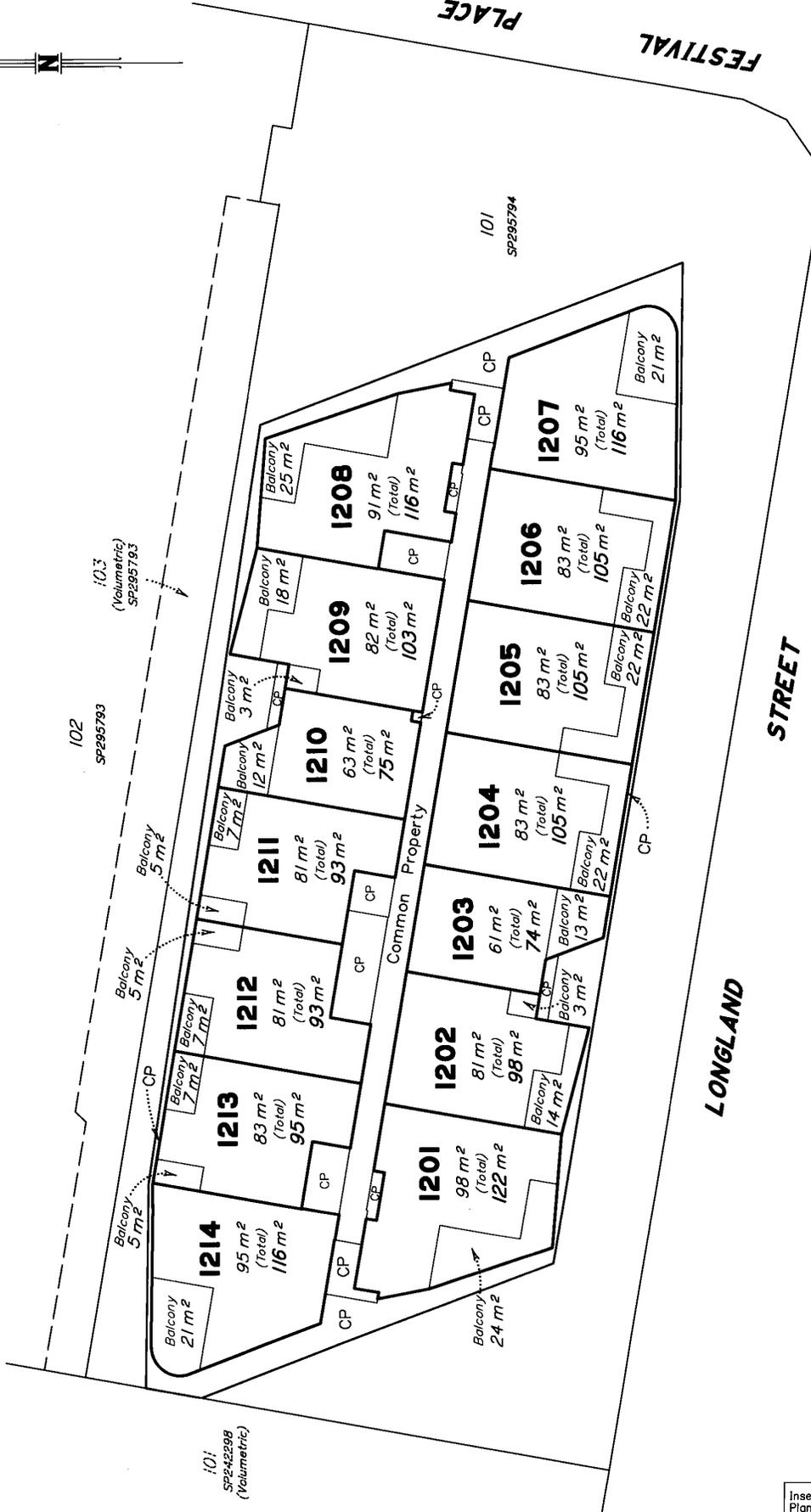
FESTIVAL PLACE

LEVEL P
Scale 1:250



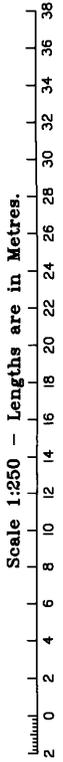
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Insert Plan Number
SP278659



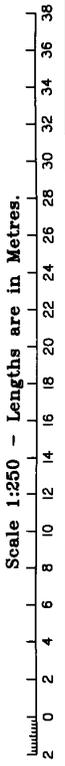
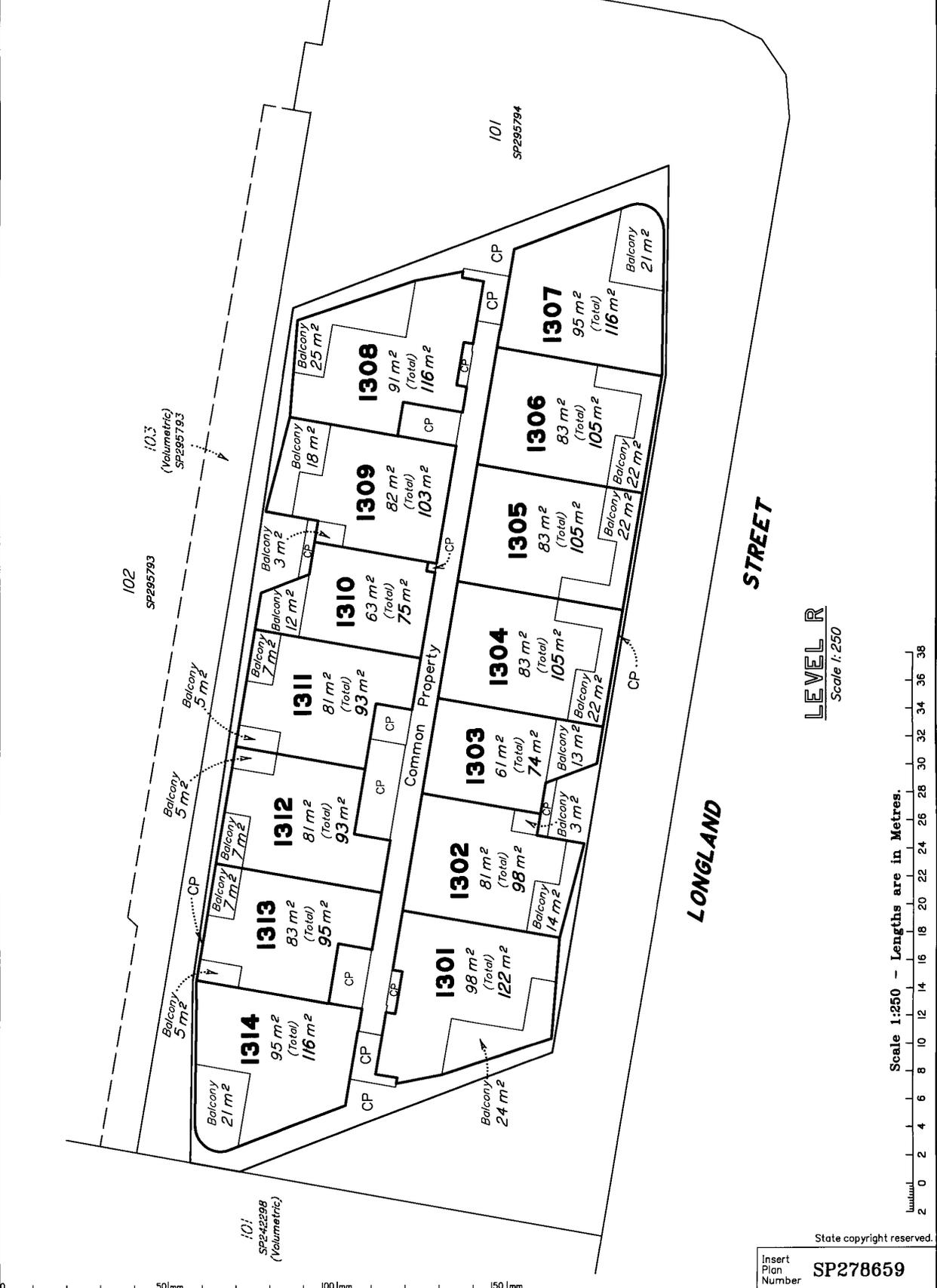
LONGLAND STREET

LEVEL 0
Scale 1:250



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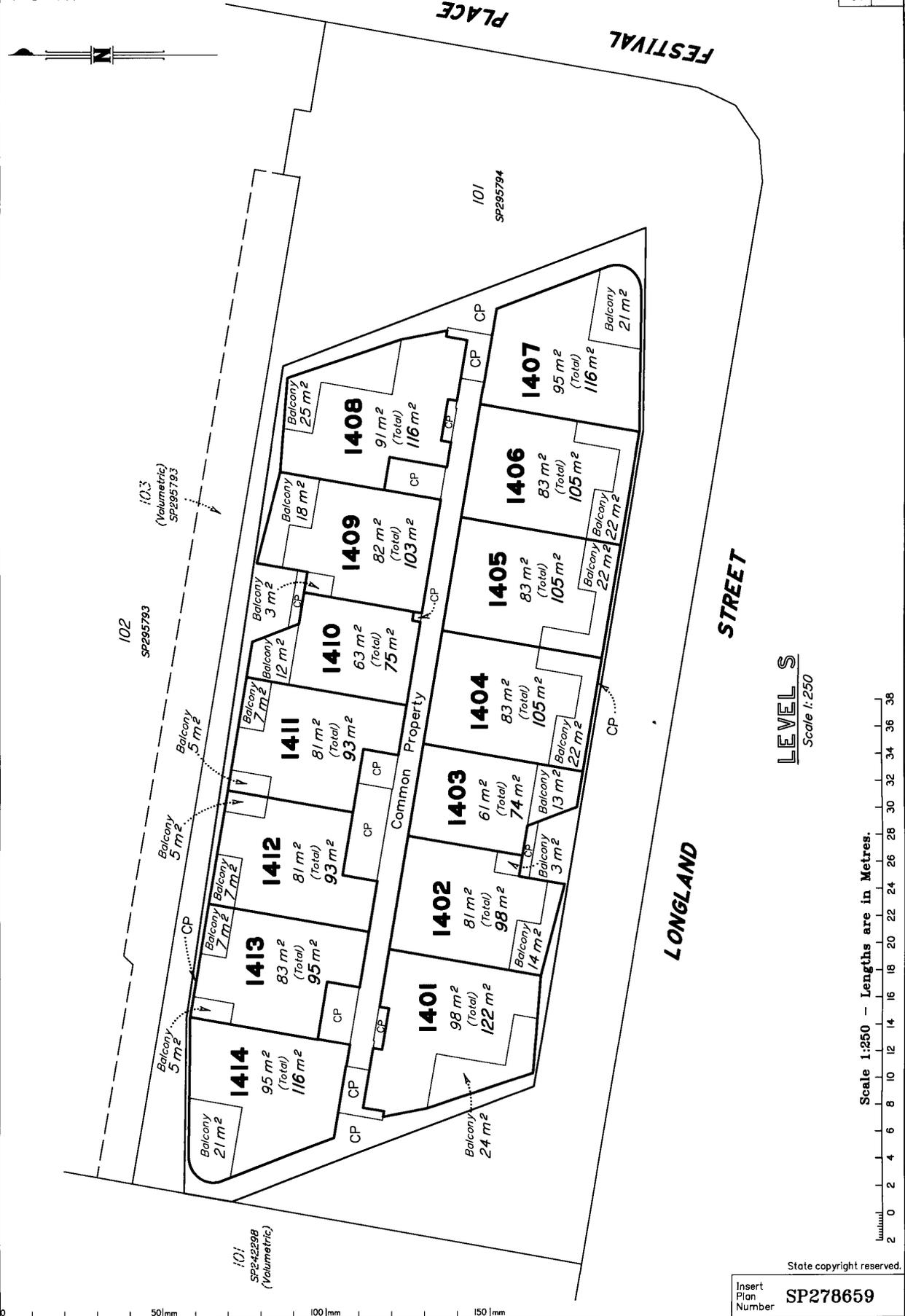
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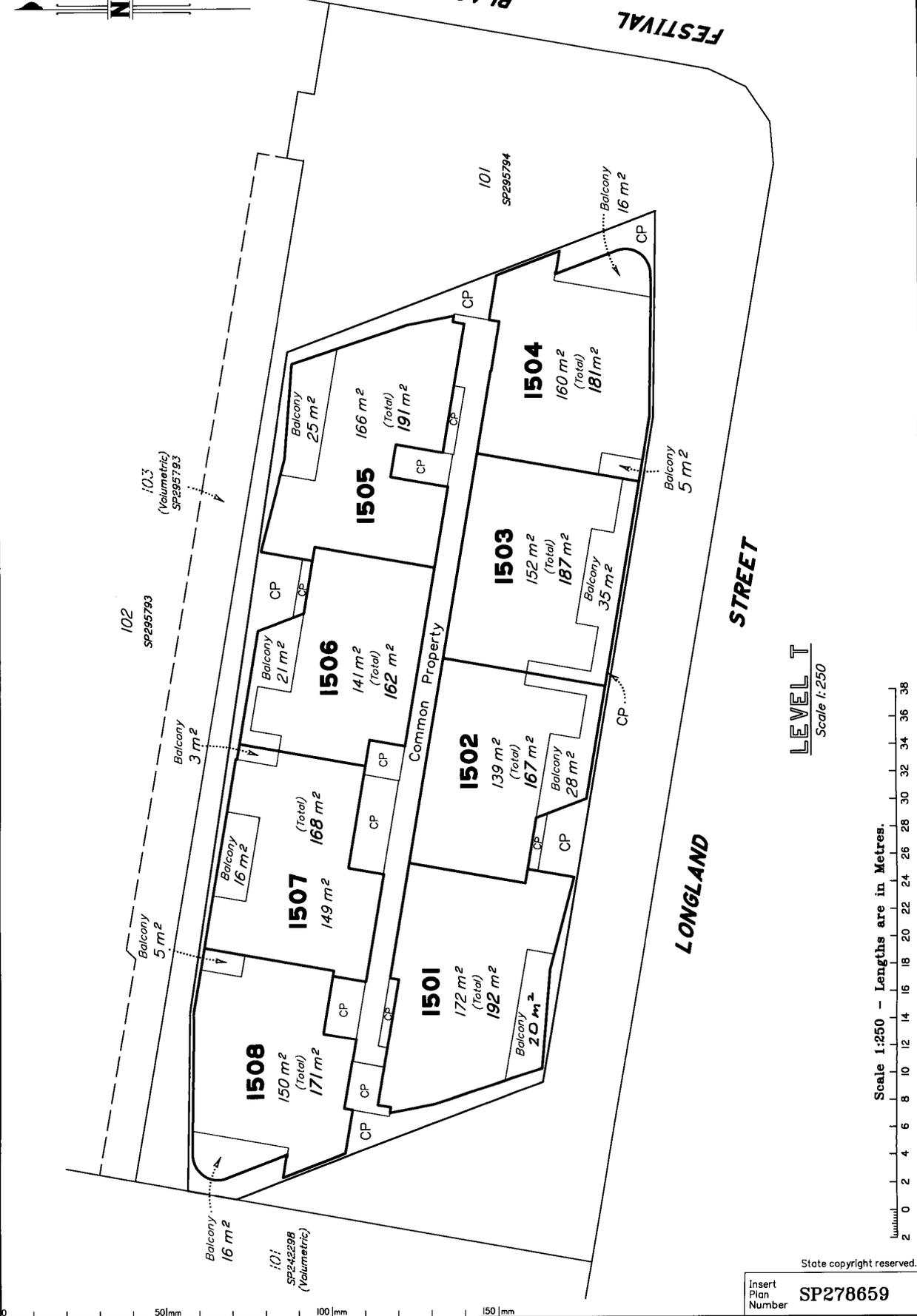


LEVEL R
Scale 1:250

Insert Plan Number SP278659

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LEVEL T
Scale 1:250

Scale 1:250 - Lengths are in Metres.
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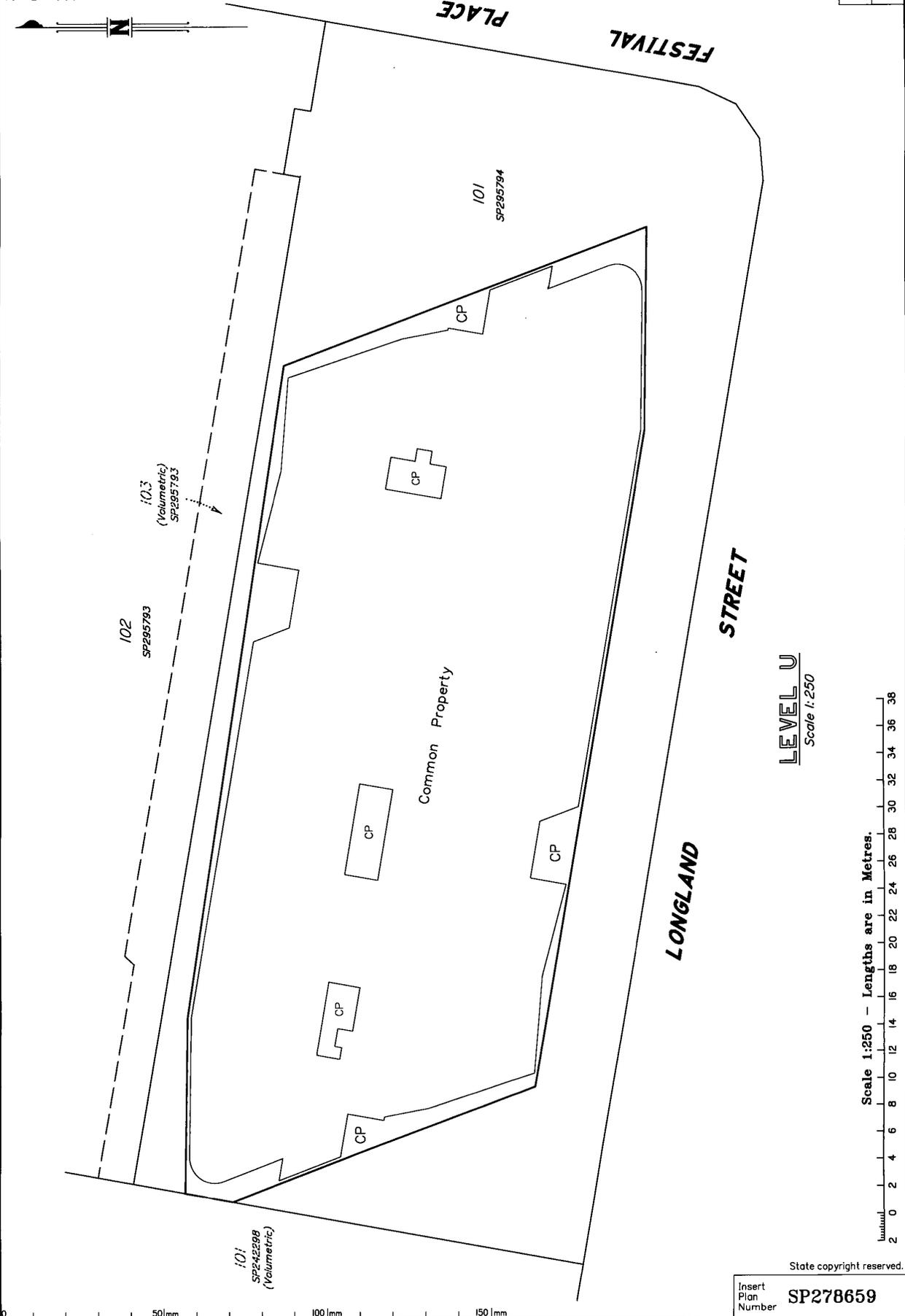
Insert Plan Number SP278659

0 50mm 100mm 150mm

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

ADDITIONAL SHEET

Sheet of
29 of 30



Scale 1:250 -- Lengths are in Metres.
0 2 4 6 8 10 12 14 16 18 20 22 24 26 28 30 32 34 36 38

LEVEL U
Scale 1:250

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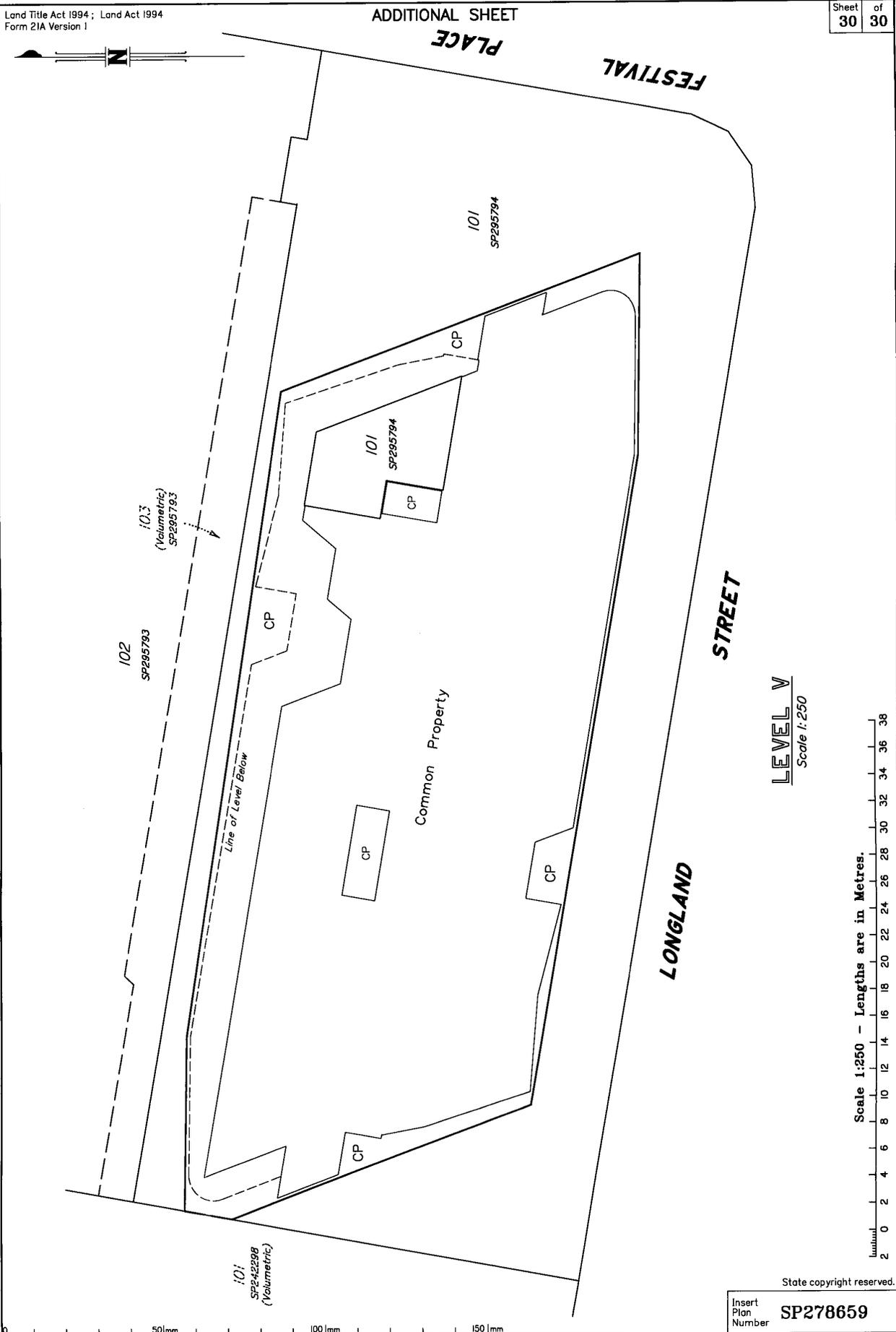
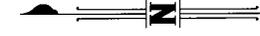
Insert Plan Number
SP278659

0 50mm 100mm 150mm

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

ADDITIONAL SHEET

Sheet 30 of 30



102
SP295793

103
(Volumetric)
SP295793

101
SP295794
(Volumetric)

101
SP295794

101
SP295794

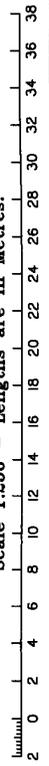
Common Property

LONGLAND
STREET

FESTIVAL
PLACE

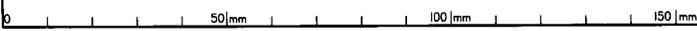
LEVEL V
Scale 1:250

Scale 1:250 - Lengths are in Metres.



State copyright reserved.

Insert Plan Number **SP278659**





Department of Transport and Main Roads

Property Search - Advice to Applicant

Property Search reference **993934**

Date: 24/02/2026

Search Request reference: **187103932**

Applicant details

Applicant: Corinne Dutton
admin2@ztplegal.com.au

Buyer: not known not known

Search response:

Your request for a property search on Lot 804 on Plan SP278659 at Unit 804 18 Longland St, Newstead Qld 4006 has been processed.

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

Note:

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

Disclaimer:

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

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

Privacy Statement:

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

Property Fact Pack



u804/18 Longland Street
Newstead QLD 4006

YOUR DIGITAL COPY



Zoning



Flood Risk



Coastal Flood Risk



Local Plans



Overland Flow Flood Risk



Flood Planning Risk



Easements



Flood History



State Flood Planning

At a glance

This report provides important property information and identifies the common considerations when buying property, building or renovating.



Easements



CONSIDERATIONS
IDENTIFIED



Flood Risk



CONSIDERATIONS
IDENTIFIED



Character



CONSIDERATIONS
IDENTIFIED



Vegetation



NO
CONSIDERATIONS
IDENTIFIED



Bushfire Risk



NO
CONSIDERATIONS
IDENTIFIED



Noise



NO
CONSIDERATIONS
IDENTIFIED

DATE OF REPORT

24th of February, 2026

ADDRESS

u804/18 LONGLAND STREET

LOT PLAN

804/SP278659

COUNCIL

Brisbane

ZONING

- Mu1 Mixed Use (Inner City)

UTILITIES

- Power
- Sewer
- Stormwater
- Water

SCHOOL CATCHMENTS

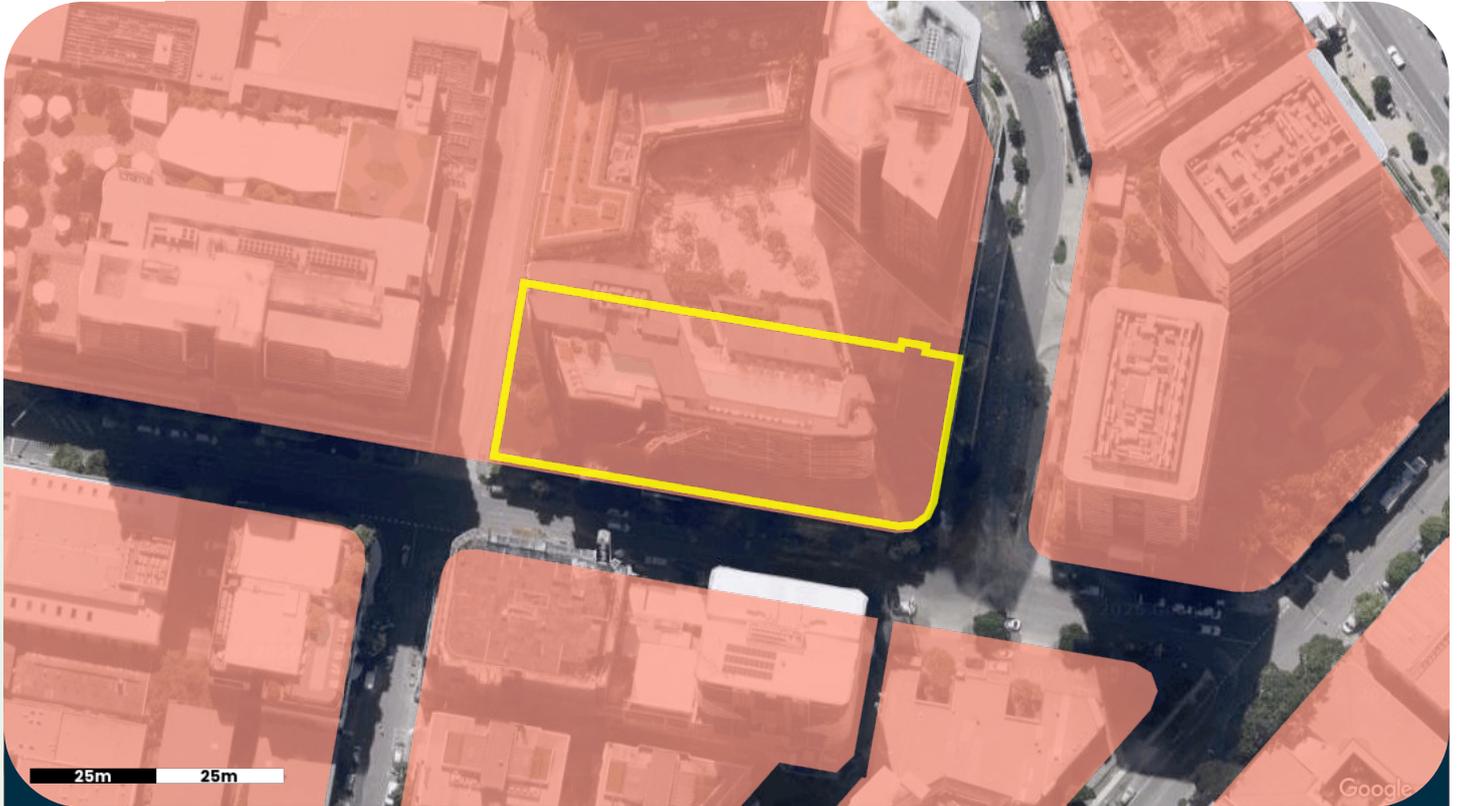
- New Farm SS
- Fortitude Valley State Secondary College

CLOSEST CITY

Brisbane - 2km

Zoning

What zone is my property?



Sources: Brisbane City Council

THINGS TO KNOW

Zoning helps organise cities and towns by dividing properties into specific land use types, such as commercial, residential, industrial, agricultural, and public-use. This structured approach prevents disorderly development, making cities and towns more livable, navigable, and attractive.

Zoning rules determine how land can be used and developed, including identifying desirable developments like townhouses or apartment units near public transport. Zoning may also impose restrictions on building heights to preserve local neighbourhood views.

Local area plans provide even more specific details to protect an area's unique character or encourage growth in suitable places. These plans can modify zoning rules and influence development possibilities, supporting economic growth, preserving local identity, providing open spaces, and improving transport routes.

Note: To determine the development possibilities for your property, it's essential to review the planning documents provided by local authorities, contact directly, or consult with a practising town planner.

Questions to ask

- What does the zoning and local plan mean for the property?
- What land uses are suitable for the applicable zone and/or local plan?

LEGEND

- Selected Property
- Mu1 Mixed Use (Inner City)

Local Plans

Is my property in a Local Area or Neighbourhood Plan?



Sources: Brisbane City Council

THINGS TO KNOW

Local Area and Neighbourhood Plans provide more detailed planning guidance for specific parts of a suburb or town. They sit within the local planning scheme and work alongside zoning to shape how land can be developed.

While zoning sets the general land use, such as residential, commercial or industrial, Local Area Plans can refine or vary zoning rules. They might allow increased building heights in key centres, encourage mixed-use or higher density near transport, or protect local character in established neighbourhoods.

These plans help guide how growth occurs, balancing development with the area's unique identity, access to services, open spaces and transport networks.

Note: Local Area and Neighbourhood Plans differ between councils and are updated over time. Always check the local planning scheme or speak with a town planner or Council officer for current requirements.

Questions to ask

- Does this plan change or override standard zoning rules?
- What design, height or density controls apply?

LEGEND

-  Selected Property
-  Commercial Road Npp-002
-  Newstead And Teneriffe Waterfront Neighbourhood Plan
-  Riverpark Npp-003

Easements

What access rights exist over the property?



THINGS TO KNOW

Easements are legal rights allowing a person or government authority to access a specific portion of land for a particular purpose. They are commonly required for the maintenance of utilities including large water and sewer pipes, stormwater drains, and power lines. Easements are also created for shared vehicle access through a property or for maintenance of built to boundary walls.

Easements are recorded on a land title and agreed to by the landowner at the time of subdivision. The easement remains on the title even if the land is sold to someone else. Typically, a landowner cannot build permanent structures within an easement area or obstruct the access of the authorised party.

Before building within or over an easement, you must obtain approval from the easement owner and should speak to a building certifier to understand any specific considerations.

Note: The map identifies only publicly registered easements provided by the relevant authority and is not a definitive source of information. You should order a certificate of title & survey plan from the titles office to be sure. Although rare, private covenants or agreements over the land may exist. If you have specific concerns about land entitlements, please contact a solicitor.

Questions to ask

- Does the easement benefit or burden the property?
- Who is responsible for the land within the easement area?
- What other impacts does the easement have on the design of my building?

LEGEND

- Selected Property
- Easements

Flood Risk

Is the property in a potential flood area?



Sources: Brisbane City Council

THINGS TO KNOW

If your property is in a potential flood area, it's important to understand the possible risks, impacts and causes of flooding. Flooding commonly happens when prolonged or heavy rainfall causes waterways to rise, overflowing into nearby properties.

The likelihood of a flood is often described using Annual Exceedance Probability (AEP), which shows the chance of a flood happening in any given year. For example, a 1% AEP flood has a 1 in 100 chance of occurring annually.

Building, renovating, or developing in flood-prone areas may require government assessment. For instance, floor heights might need to be built above flood levels, or structures designed to allow water to flow beneath raised buildings.

It is important to check with your local authority (e.g. flood check report) to understand flood risks and access detailed information.

Note: Government flood risk models are broad guides that estimate flood probability and acceptable risk but don't guarantee site-specific accuracy or immunity. They are primarily developed by local authorities to govern future development on that sites to mitigate risks for residents. Newly subdivided lots may have already considered flooding risks and developed above acceptable flood risk levels rendering the mapping invalid. For specific concerns, consult your local authority, local flood check or a qualified professional.

Questions to ask

- What are the building requirements in a potential flood area?
- Can the flood risk be reduced through design measures?
- What is the probability of flooding and is this an acceptable risk for your plans?

LEGEND

- Selected Property
- High Likelihood (5.0% Annual Chance)
- Medium Likelihood (1.0% Annual Chance)
- Low Likelihood (0.2% Annual Chance)

Overland Flow Flood Risk

Are there any major rainfall issues for this property?



Sources: Brisbane City Council

THINGS TO KNOW

Overland flow refers to water running over the ground's surface during heavy rain. This can happen when stormwater systems are overwhelmed, drainage paths are blocked, or the land cannot absorb water quickly enough.

Unlike river or coastal flooding, overland flow is usually localised but can cause water pooling, damage to structures, and flooding of yards or low-lying areas. Urban areas are particularly vulnerable due to surfaces like roads and concrete, which prevent water from soaking into the ground.

If your property is in an overland flow area, future development of the site may require specific measures like improving drainage, raising building platforms, or adding landscaping features to safely redirect water.

Check with your local authority (e.g. flood check report) to understand flood risks and access detailed information.

Note: Government overland flow maps are general guides and may not reflect site-specific conditions. They are primarily developed by local authorities to govern future development on that sites to mitigate risks for residents. Flooding may still occur outside mapped areas due to local factors. Newly subdivided lots may have already considered flooding risks and designed flows away from residential lots, rendering the mapping invalid. For tailored advice, consult your local authority or a qualified professional.

Questions to ask

- Are there specific regulations for overland flow that affect your property?
- What building or landscaping measures can help manage water flow?

LEGEND

-  Selected Property
-  Overland Flow - Moderate Impact
-  Overland Flow - Low Impact
-  Overland Flow

Flood History

Has the property been impacted by historic flood events?



Sources: Spatial-data.brisbane.qld.gov.au, Brisbane City Council

THINGS TO KNOW

Knowing about past major flood events on or near a property is important for understanding the risk of future flooding. Government flood prediction models often show the worst-case scenarios, which may not always eventuate. However, knowing the highest previous water levels (flood risk vs flood reality) that have actually occurred can help you plan ways to protect yourself and your property.

Being well-prepared for floods is key to staying safe and reducing damage to property assets. It's important to know where higher ground is and plan safe routes to get there during an emergency.

Note: These reports only reflect major flood events mapped and published by government authorities in open data portals. Other rapid flash flood events that subsided quickly may not be documented.

Questions to ask:

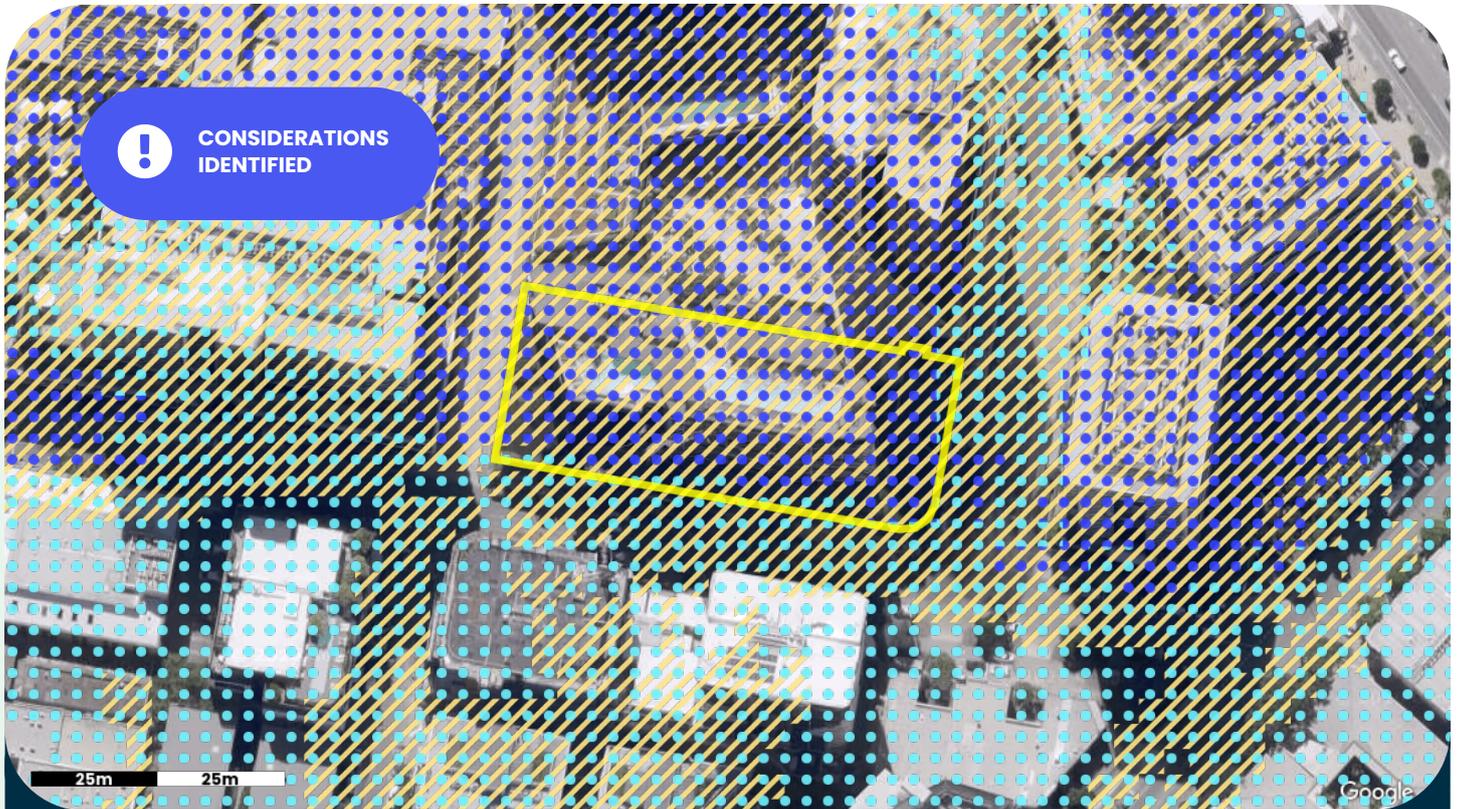
- Where has flooding historically occurred on the property?
- What are the differences between government flood models and recorded flood events?
- Is the government flood model an acceptable level of risk when compared to actual flood events?

LEGEND

- Selected Property
- Flood Event - Feb 2022
- Flood Event - Jan 2011
- Flood Event - 1974

Coastal Flood Risk

Are there any coastal impacts that impact my property?



Sources: Brisbane City Council

THINGS TO KNOW

Coastal flooding may occur when high tides, storm surges, or severe weather events push seawater inland. Rising sea levels and coastal erosion, caused by waves, tides, and human activities like vegetation removal, can make previously safe areas more vulnerable to flooding.

Building in a potential coastal flood area often requires government approval and mitigation measures. These can include raising floor heights, using materials resistant to saltwater, and installing erosion control features such as seawalls, revetments, or dune restoration.

It is important to check with your local authority (e.g. flood check and/or flood planning report) to understand flood risks and access detailed information.

Note: Government coastal flood risk models provide general guidance but don't account for site-specific conditions or guarantee protection from flooding. They are primarily developed by local authorities to govern future development on that sites to mitigate risks for residents. Newly subdivided lots may have already considered flooding risks and developed above acceptable flood risk levels, rendering the mapping invalid. Check with your local authority or a qualified professional for specific requirements.

Questions to ask

- What are the building restrictions in a coastal flood area?
- Can building designs reduce flood and erosion risks?
- How does coastal erosion impact your property, and what measures can help?

LEGEND

-  Selected Property
-  High Storm-Tide Inundation Area
-  Medium Storm-Tide Inundation Area
-  Erosion Prone Area - Coastal Erosion Sub-Category

Flood Planning Risk

What planning overlays impact development of this property?



Sources: Brisbane City Council

THINGS TO KNOW

Flood Planning overlays identify areas at risk of flooding from rivers, creeks, stormwater, or coastal inundation. These overlays are used to guide land use and development to minimise flood impacts on people, property, and infrastructure.

Developments in Flood Planning areas must meet specific requirements, such as raising floor levels above designated flood immunity levels or using flood-resilient building materials. In some cases, developments may not be permitted in high-risk zones unless engineering solutions, such as stormwater detention basins or elevated structures, are implemented.

Note: Flood Planning overlays are based on broad modelling assumptions, are general in nature and are a tool for managing flood risk as it relates to development of the property. They do not guarantee individual property immunity from flooding or account for site-specific conditions. Newly subdivided lots may have already considered flooding risks and developed above acceptable flood risk levels, rendering the mapping invalid. Check with your local authority or a qualified professional for specific requirements.

Questions to ask

- What restrictions apply to developing in a Flood Planning area?
- Are there required flood immunity levels or design standards?
- How do overlays account for future changes like climate impacts or urban growth?

LEGEND

-  Selected Property
-  Planning Area 2 - High To Mod. Risk
-  Planning Area 3 - Moderate Risk
-  Overland Flow Flood Planning Area
-  Planning Area 4 - Low Risk
-  Planning Area 5 - Very Low Risk

State Flood Planning

What State overlays impact development of this property?



Sources: Queensland Department Of Environment And Science

THINGS TO KNOW

State Government Flood Planning overlays identify areas at risk of flooding from rivers, creeks, stormwater or coastal inundation. These overlays are prepared by the State, to provide a broad understanding of flood behavior across large areas and are often used to guide regional planning, infrastructure design and land use strategies.

The State may undertake flood studies in certain areas to determine potential impacts across large catchments for a range of purposes. This information is generally broad in nature and should be interpreted with caution when considering flood impacts at an individual property level. The existence of a State flood study over a property does not always indicate flood risk for that property, especially for urban residential properties. If available, **local Council flood models should be referred to for more accurate, site specific assessment in residential areas.**

Relevant State flood models have been included in Develo reports as they provide useful coverage for rural and regional areas, where local government data may not be available. Some State Government flooding data is statutory for developers and, if the development is of a sufficient scale, applications may need to be referred to the relevant authority for assessment.

Note: Flood Planning overlays are based on modelling assumptions and are general in nature. They do not guarantee property immunity from flooding or account for site-specific conditions. Newly subdivided lots may already have addressed flood risks in their design, which may render broad State mapping irrelevant.

Questions to ask

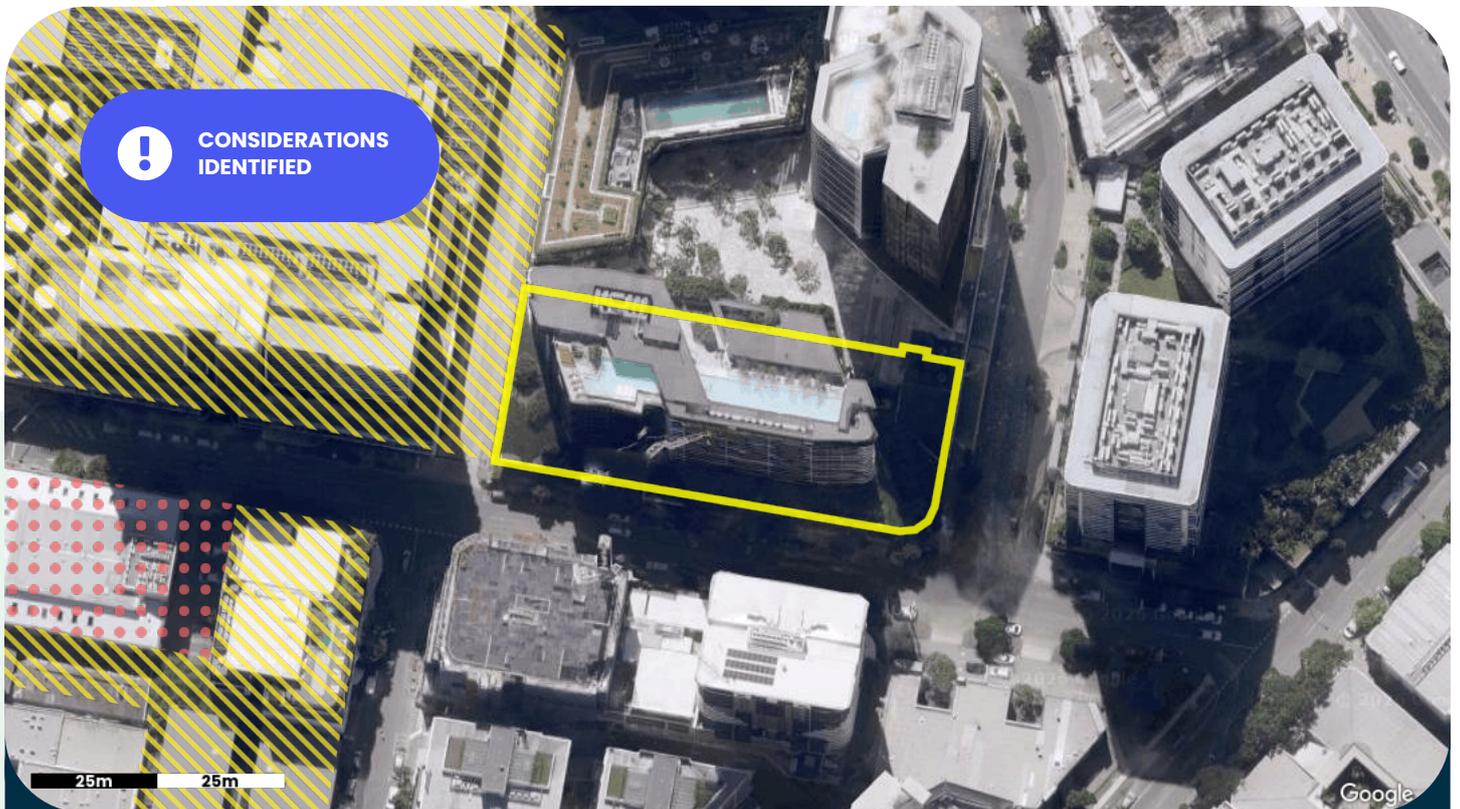
- What restrictions apply when developing in State identified flood areas?
- Does my development need to be referred to the State for assessment?

LEGEND

-  Selected Property
-  State Coastal – High Storm Tide Inundation Area
-  State Coastal – Moderate Storm Tide Inundation Area

Character

Is the property in a character or heritage area?



Sources: Brisbane City Council

THINGS TO KNOW

Heritage and character places are generally to be retained or restored to preserve their unique character value and charm. Any extensions or alterations to existing heritage buildings should complement the traditional building style of the area. There may also be demolition restrictions for existing heritage buildings.

If a property is identified in a character area, any new houses or an extension to a house **may** need to be designed to fit in with the existing building character of the area.

Note: It is not only houses or buildings that are protected by heritage values, there may be structures or landscape features on site that are protected by heritage values. It is essential to consult with the local authority, town planner or a building certifier for guidance on heritage places.

Questions to ask

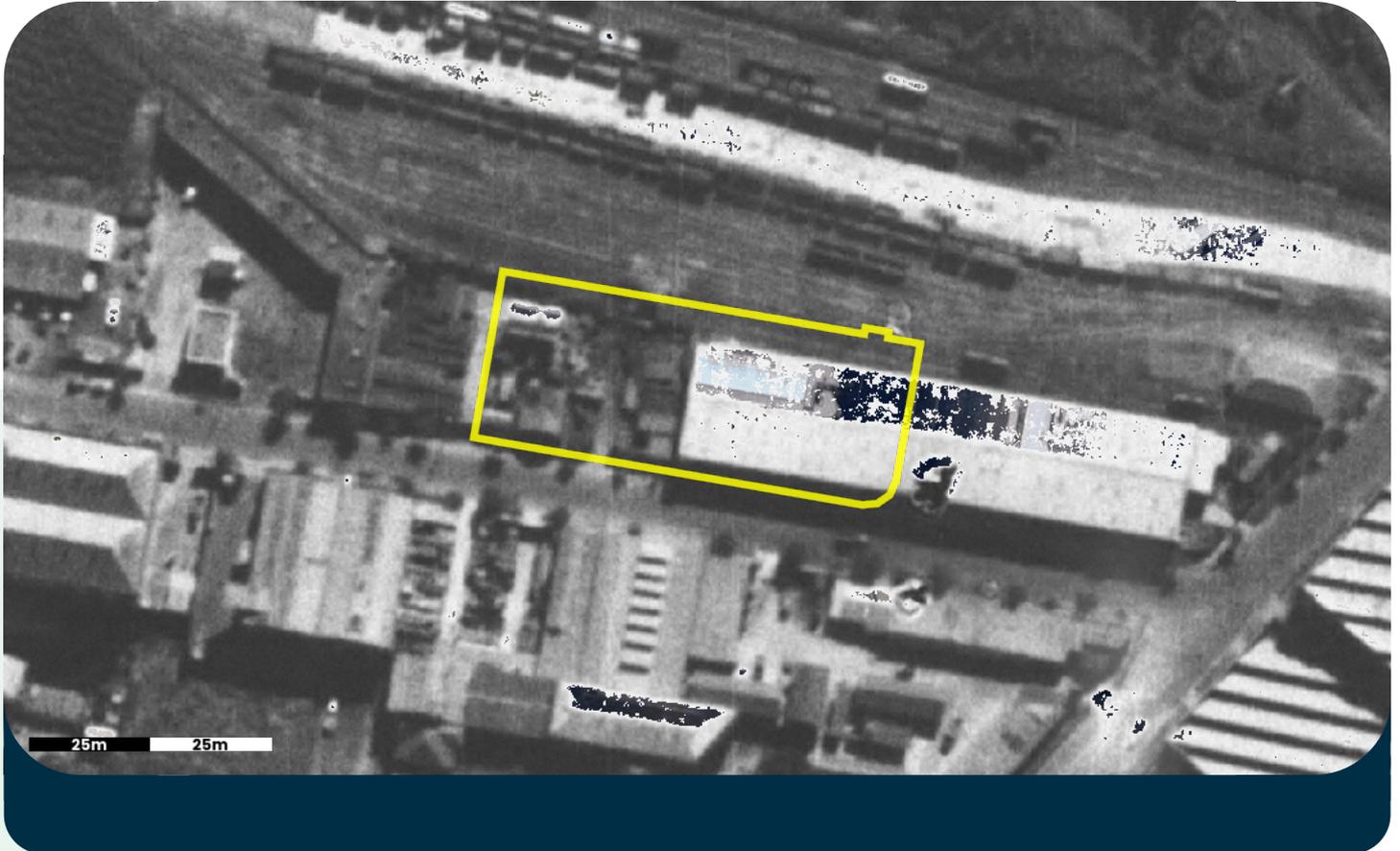
- Is the property protected by Character or Heritage restrictions?
- What impacts do these restrictions have on renovations, extensions, or new builds?
- Is approval required for works under Character or Heritage restrictions?
- How does this consideration positively or negatively impact the property?

LEGEND

-  Selected Property
-  Local Heritage Place, Structure Or Landscaping
-  Property Adjoins A Heritage Place, Structure Or Landscaping

Historic Imagery

Historic Aerial Imagery



THINGS TO KNOW

Houses built before a certain historical period (e.g., pre-1946) are generally required to be preserved, with any extensions or alterations designed to complement their original architectural style.

If historic records or aerial imagery show a house on the site and the original structure remains, it may be protected by heritage regulations. Heritage and character provide a vital link to the past, showcasing a city's evolution while offering opportunities to celebrate and shape its future identity.

New homes in these areas should be designed to complement the existing streetscape and maintain the area's character and charm.

Advice from a town planner or heritage architect is recommended if the property is identified as built in or before a historical period to ensure compliance with regulations.

Questions to ask:

- Is the property protected by Character protection?
- Can the building be demolished or modified?
- How do these protections affect renovations, extensions, or new builds?

LEGEND

 Selected Property

Vegetation

Is the property in an area with vegetation protection?



THINGS TO KNOW

Properties located in protected vegetation areas may have tree clearing restrictions over the native vegetation or significant vegetation on the property. Your property may have vegetation protection if it:

- is located near a river, creek or a waterway corridor
- is located in a bushland area or rural area with native vegetation
- contains large significant trees even in an urban area
- the trees have heritage values and cultural sentiment

If these features are present, your property may contribute to the preservation of important environmental or cultural values. In these cases, planning controls may apply to help guide how vegetation is managed or how land can be developed.

Note: The map provided identifies areas that may have restrictions on tree clearing of native vegetation or significant. The mapping is based on broad modelling assumptions and does not assess each site individually. Newly subdivided lots may already have considered protected vegetation in the design of the subdivision and removal of vegetation approved by Council. To obtain accurate information about tree clearing and building on a site with protected vegetation considerations, it is recommended to contact your local Council or a local arborist for guidance.

Questions to ask

- Where is the protected vegetation located on the property?
- Is the identified vegetation "native" or an introduced species?
- How does this consideration positively or negatively impact the property?

LEGEND

 Selected Property

Bushfire Risk

Is the property in a potential bushfire area?



THINGS TO KNOW

Being located in a bushfire risk area does not guarantee a bushfire occurrence but signifies that the property has been identified as having conditions conducive to supporting a bushfire. Factors such as a dry climate, dense surrounding vegetation, and steep landscapes all contribute to the impact and intensity of a bushfire.

If you plan to build or develop in a bushfire area, your construction may need to adhere to specific requirements to ensure resident safety. This could involve proper building siting, creating barriers and buffer zones around your home, and using appropriate building design and materials to minimise the impact of bushfires.

Note: The map provided is based on broad government modelling assumptions and does not assess each site individually or guarantee bushfire immunity.

Newly subdivided lots may have already considered bushfire risk in the design of the subdivision, potentially involving vegetation removal, and gained approval from the Council. You should speak with the Council or a building certifier to identify any relevant safety requirements for your site.

Questions to ask

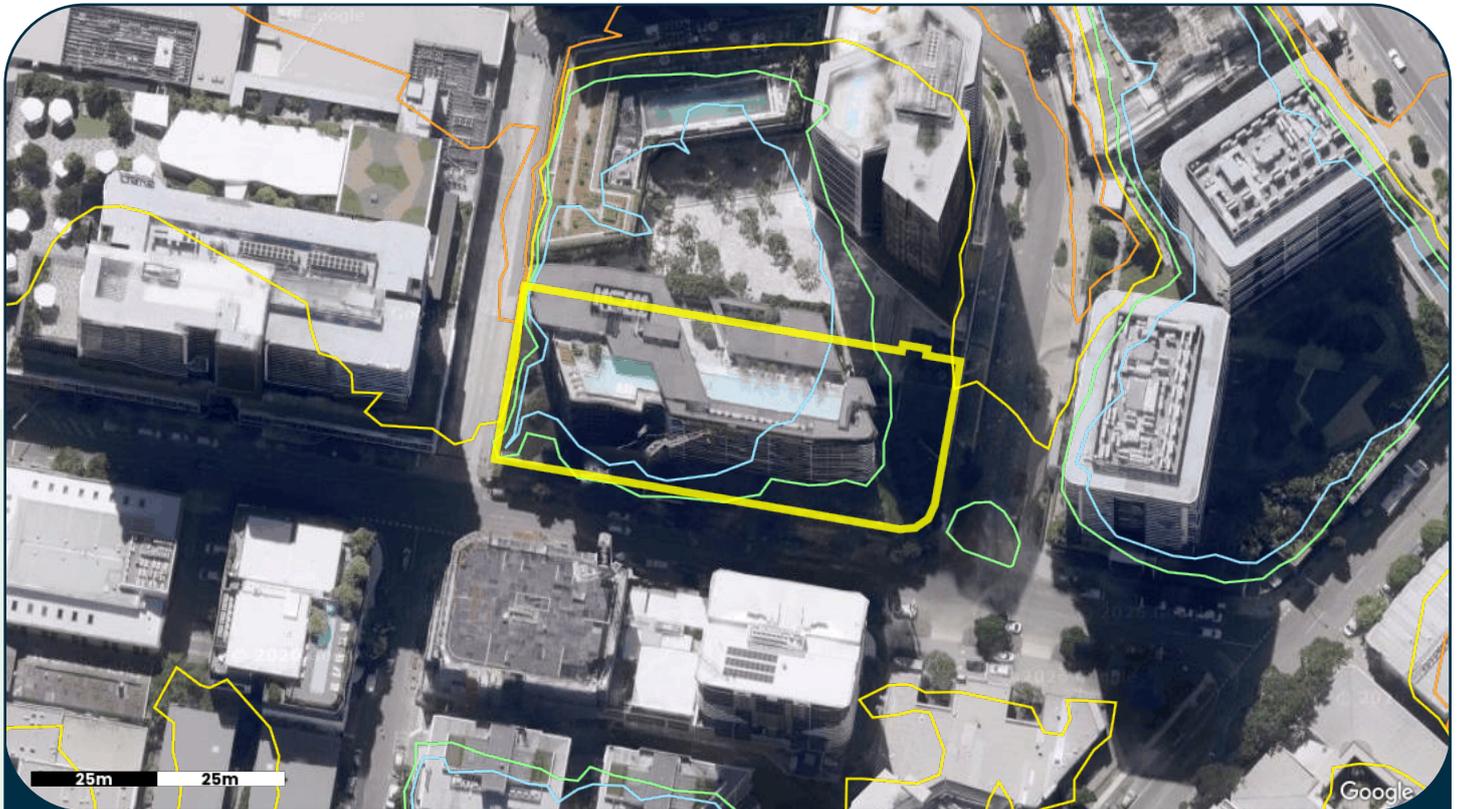
- What is the significance of the bushfire risk to the property?
- What can be built in a bushfire risk area?
- Can bushfire impacts be reduced through design?

LEGEND

 Selected Property

Steep Land

Is there significant slope on this property?



Sources: Department Of Resources

THINGS TO KNOW

Understanding how the land slopes on your property is important to know for building construction, soil and rainwater management purposes. A sloping block is a title of land that has varying elevations. Whether the slope is steep or gradual, knowing the land's topography helps in planning and building structures on site.

A flat block of land is generally easier to construct on but sloping land has other benefits if the building is designed well, such as improved views, drainage and ventilation. Properties with steep slopes pose challenges, particularly regarding soil stability. Retaining walls and other stabilisation measures may be necessary to prevent erosion and ensure the safety of structures.

For an accurate assessment of your property's slopes and suitability for construction, consult a surveyor or structural engineer.

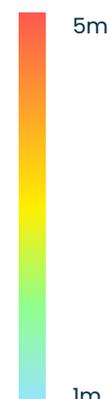
Note: The information provided is based on general modelling assumptions and does not evaluate each site individually. Changes in the landscape such as retaining walls may have occurred. The contour lines provided show elevation measurement above sea level.

Questions to ask

- Where is the steep land and/or landslide risk located?
- How does this affect what can be built on the property?
- Can the steep land and/or landslide risk be improved?

LEGEND

- Selected Property
- Property Est. Fall: ~2m
- Property High: ~3m
- Property Low: ~1m



Noise

Is the property in a potential noise area?



THINGS TO KNOW

Some properties may be located near uses that generate noise such as road, rail and airport traffic. These noise generating uses can cause some nuisance for the occupants of a building if it is loud and consistent. When building, extending or developing property in a noise affected area, you may be required to consider design features that reduce noise for the residents of the dwelling.

Common design features some local Councils may require include installing double glazing windows, noise attenuation doors and fences. You may wish to contact an acoustic engineer for more information.

Note: The map provided identifies noise based on government broad modelling assumptions and does not assess each site individually or any nearby sound barriers such as acoustic fences, buildings, vegetation, or earth mounds.

Questions to ask

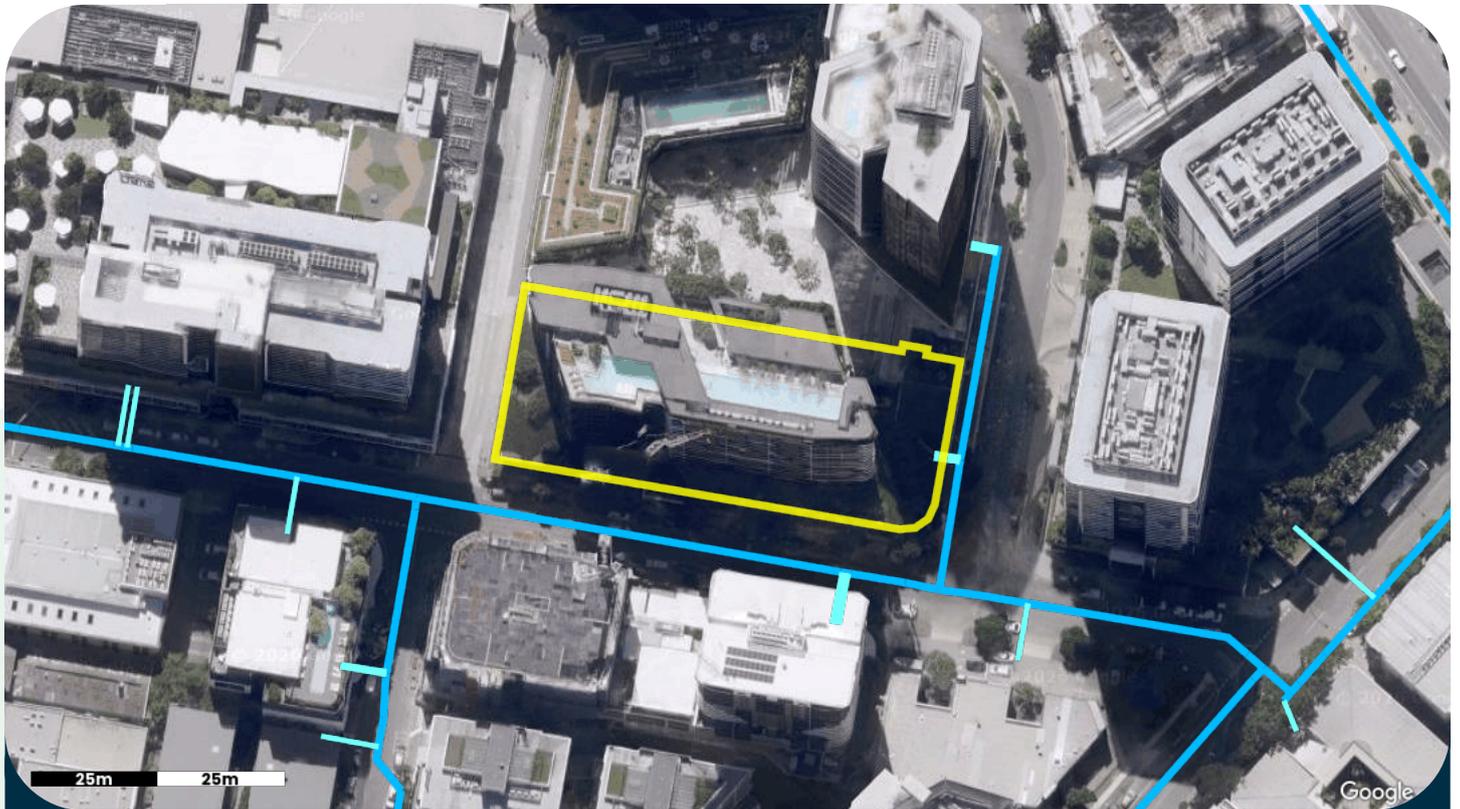
- What is the significance of the noise impacts?
- How do noise impacts affect renovations, extensions or new builds?
- How can noise impacts be reduced through design?
- How might you confirm the noise levels and whether they are acceptable?

LEGEND

 Selected Property

Water

Are there any water pipes nearby?



Sources: Urban Utilities

THINGS TO KNOW

Water mains carry potable water from water treatment facilities to properties to use for drinking, washing and watering of gardens. These mains are owned by Council or a local Service Authority. It is important to locate these pipes before you start any underground work, to avoid costly damage to the mains.

If you are planning to develop or renovate a property and the building work is close to or over water and sewer mains, you may be required to obtain approval from local Council or the Service Authority. You should also contact a surveyor or register professional to identify any underground services before commencing any work.

Note: The information provided identifies the location of large government maintained pipes only and does not identify all privately owned pipes that may exist underground. The location of pipes in relation to the aerial or satellite image provided may be skewed because of the angle the imagery is captured from.

The indicative pipe location is provided as a guide only and not relied upon solely before undertaking work.

Questions to ask

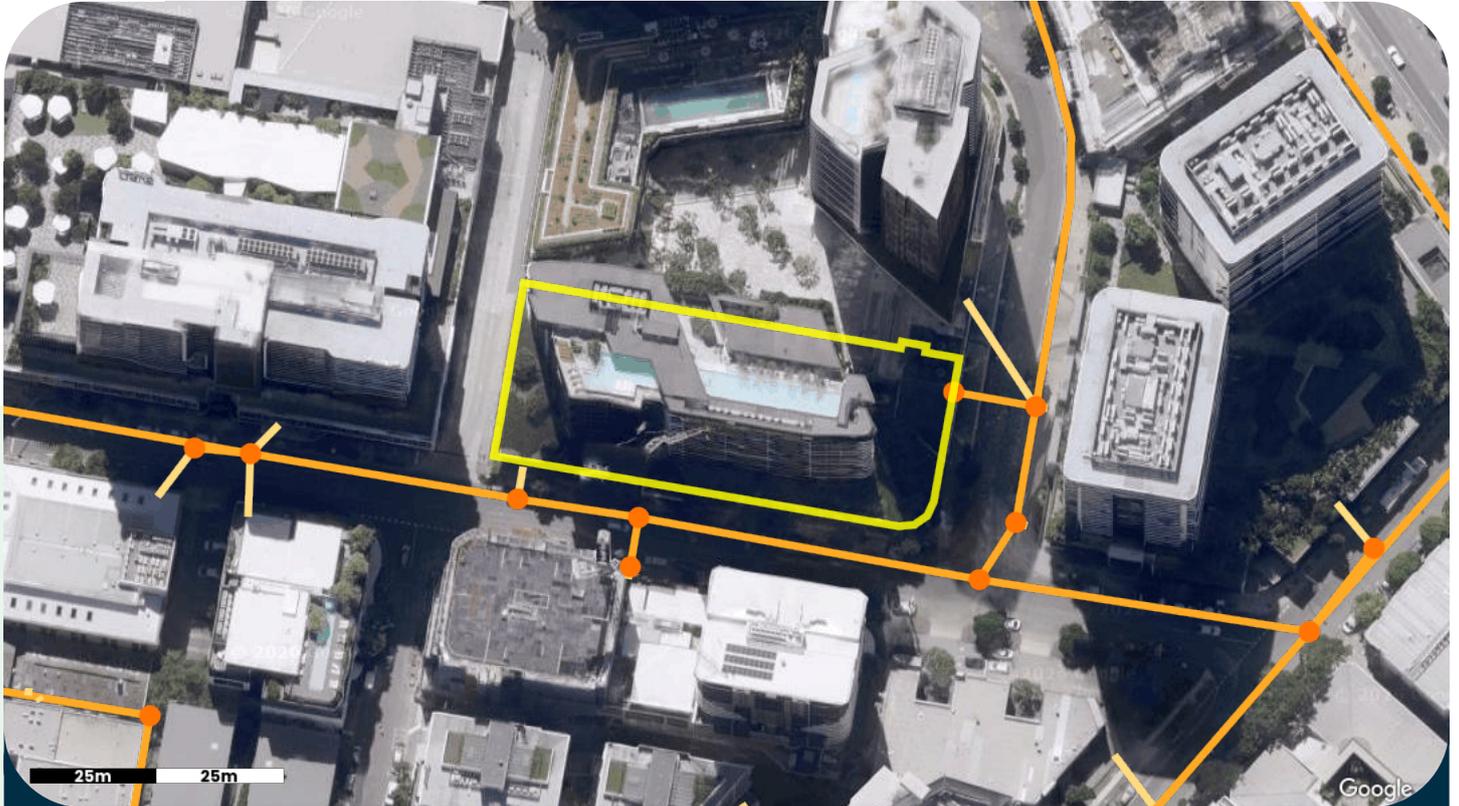
- Where is the water infrastructure located on the property?
- What impact might this have on renovations, extensions, new builds or redevelopment?
- What can be built over or near the identified water infrastructure?

LEGEND

- Selected Property
- Water Connection
- Water Pipe

Sewer

Are there any sewer pipes nearby?



Sources: Urban Utilities

THINGS TO KNOW

Sewer mains carry wastewater away from properties to sewage treatment facilities. These mains are owned by Council or a local Service Authority. It is important to locate these pipes before you start any underground work, to avoid costly damage to the mains.

If you are planning to develop or renovate a property and the building work is close to or over water and sewer mains, you may be required to obtain approval from local Council or the Service Authority. You should also contact a surveyor or register professional to identify any underground services before commencing any work.

Note: The information provided identifies the location of large government maintained pipes only and does not identify all privately owned pipes that may exist underground. The location of pipes in relation to the aerial or satellite image provided may be skewed because of the angle the imagery is captured from.

The indicative pipe location is provided as a guide only and not relied upon solely before undertaking work.

Questions to ask

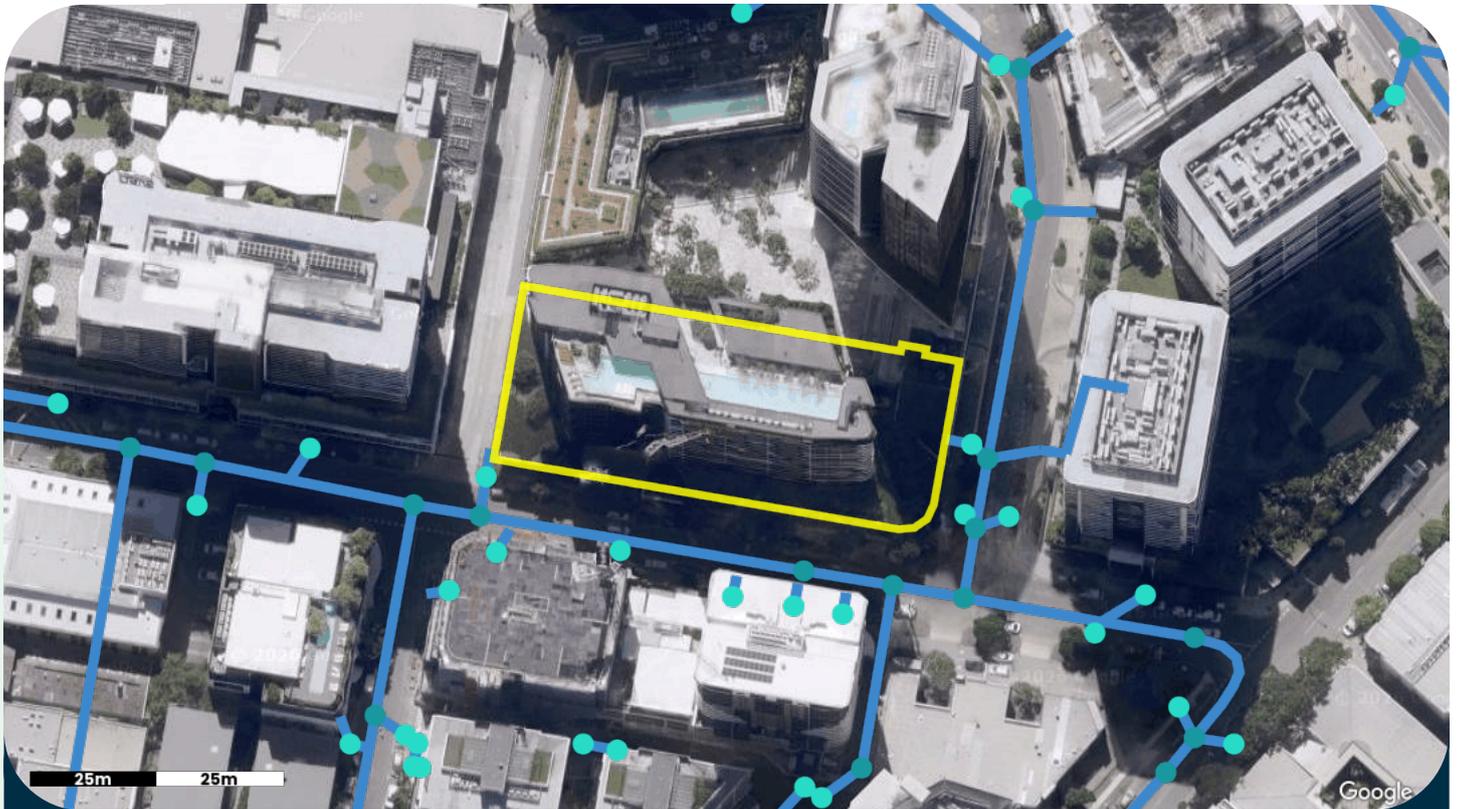
- Where is the sewer infrastructure located on the property?
- What impact might this have on renovations, extensions, new builds or redevelopment?
- What can be built over or near the identified sewer infrastructure?

LEGEND

- Selected Property
- Sewer Maintenance Structure
- Sewer Pipe
- Sewer Pipe Connection

Stormwater

Are there stormwater pipes on or near the property?



Sources: Brisbane City Council

THINGS TO KNOW

Council stormwater pipes collect piped roof water and surface water from a number of properties and direct flows away from buildings. These pipes are owned by Council and feed into large pipes which collect water from the street curb and channel.

You will need government approval to build over or near a large stormwater pipe. It is important to locate these pipes before digging to ensure they are not damaged. Please contact the local authority to access detailed plans that show the size and depth of pipes.

Note: The information provided identifies the location of large government maintained pipes only and does not identify all privately owned pipes that may exist underground.

The location of pipes in relation to the aerial or satellite image provided may be skewed because of the angle the imagery is captured from. The indicative pipe location is provided as a guide only and not relied upon solely before undertaking work.

Questions to ask

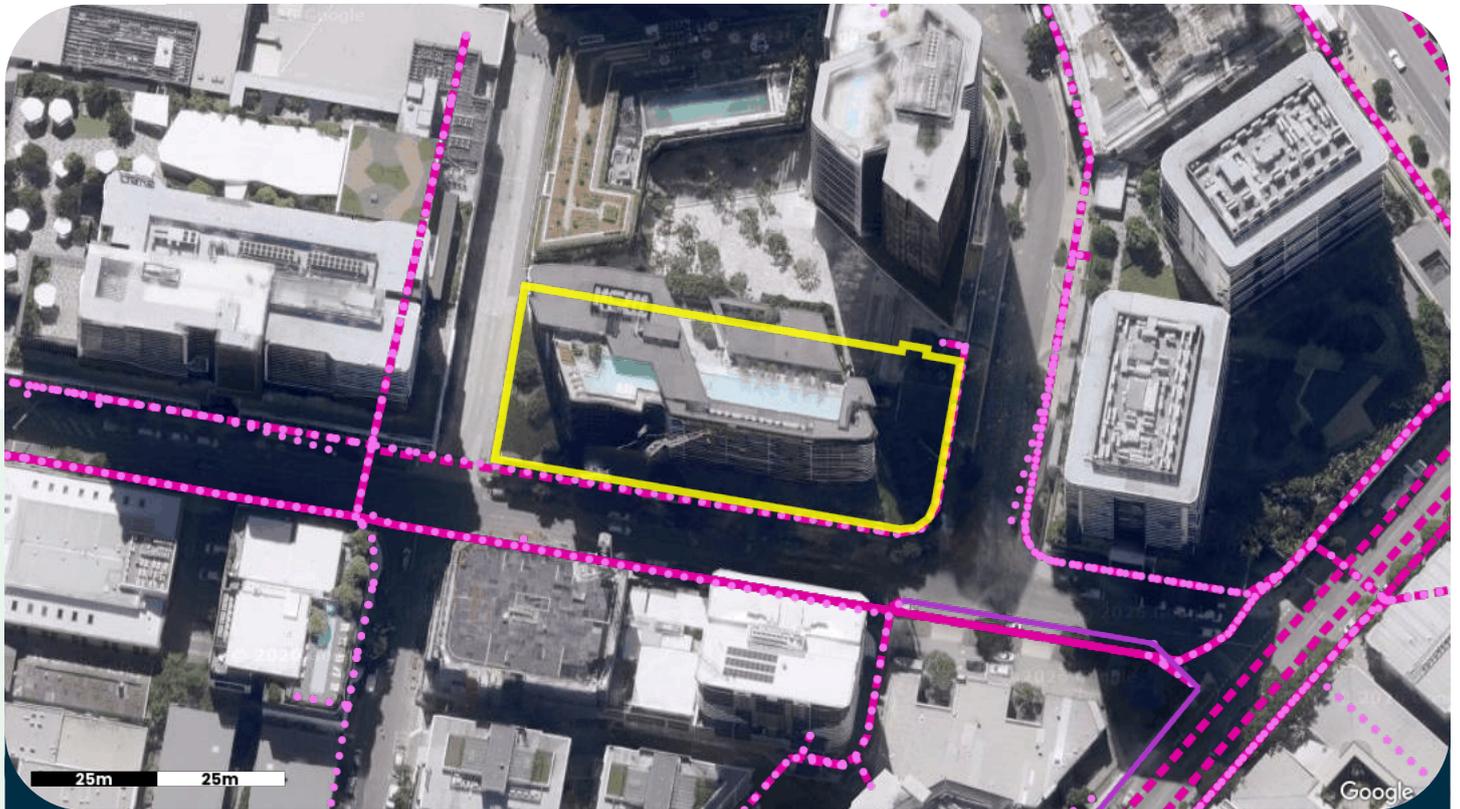
- Where is the stormwater infrastructure located on the property?
- Is there a lawful point of stormwater discharge available to the property?
- What impacts might this have on renovations, extensions, new builds or redevelopment?
- What can you build over or near the identified stormwater infrastructure?

LEGEND

- Selected Property
- Inlet Structure
- Maintenance Structure
- Stormwater Pipe Or Culvert

Power

Are there any power lines on or near the property?



Sources: Energex

THINGS TO KNOW

Power lines (overhead or underground) transmit electricity from power stations through cables to individual properties. It is important to locate these cables before digging or undertaking overhead work near power lines, to ensure they are not damaged or workers injured.

Note: The map provided identifies the general location of large power mains identified by the service authority. The location of cables and power lines in relation to the aerial or satellite image provided may be skewed because of the angle the imagery is captured from. The indicative cable location is provided as a guide only and not relied upon solely before undertaking work. Please contact the relevant Service Authority to find out further detailed information.

Questions to ask

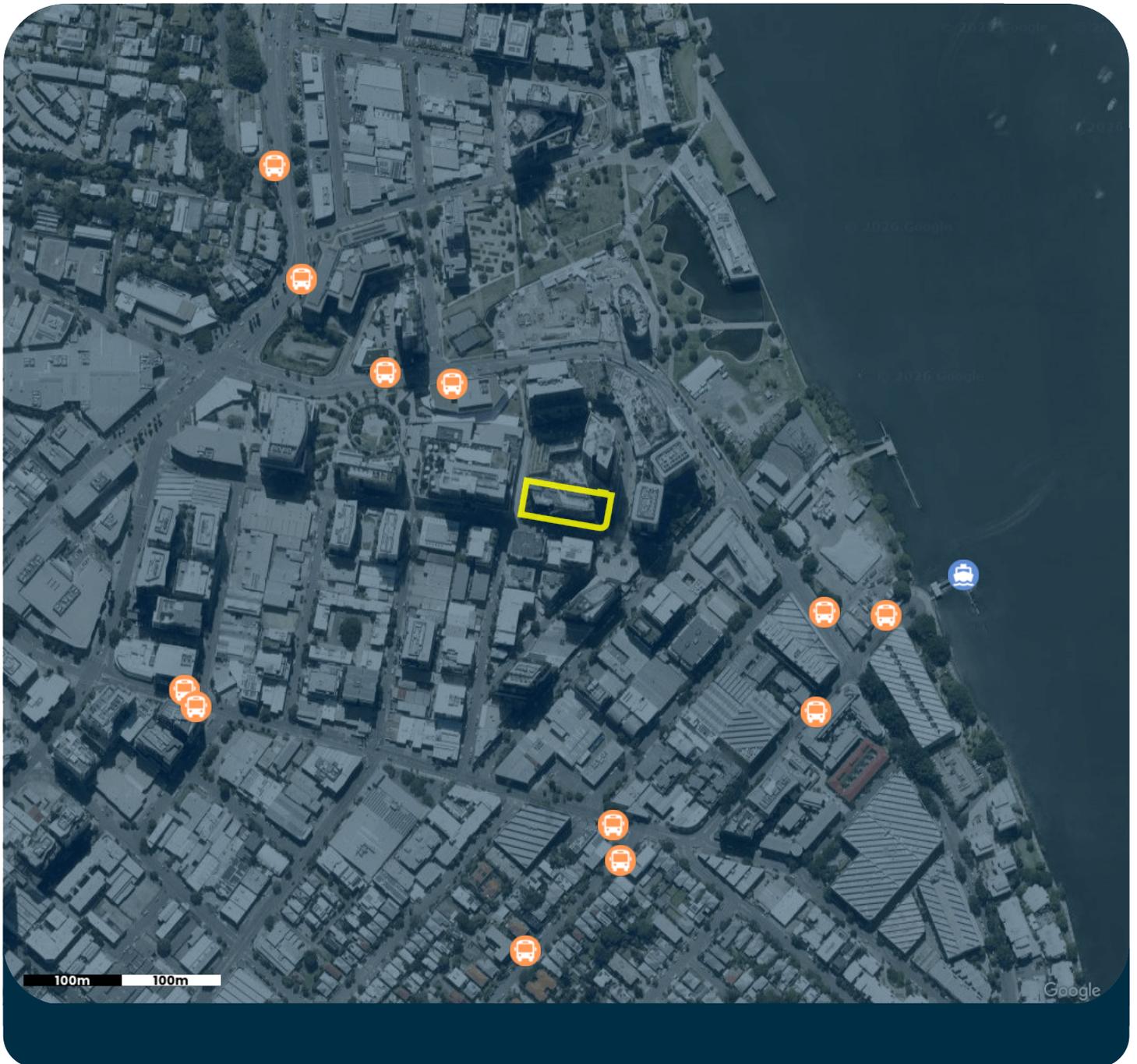
- Where is the power infrastructure located on the property?
- Is there an electricity connection available to the property?
- What impact might this have on renovations, extensions, new builds or redevelopment?

LEGEND

- Selected Property
- Overhead Power Line (HV)
- Overhead Power Line (LV)
- Underground Power Cable (HV)
- Underground Power Cable (LV)

Public Transport

Is there any public transport stops nearby?



LEGEND

 Selected Property

 Ferry Terminal

 Bus Stop

Boundary

View your property boundaries



Imagery may misalign with boundaries due to capture distortion.
Note: All dimensions are estimates, not all dimensions may be shown.

LEGEND

 Selected Property

DISCLAIMER

This report is provided by Develo Pty Ltd as a general guide only and is intended to support due diligence when considering a property. While care is taken to compile and present information from a variety of reliable third-party sources, including government and regulatory datasets, Develo Pty Ltd makes no representations or warranties about the accuracy, currency, completeness, or suitability of the information provided.

Information displayed in this report may be derived from third-party data modelling, automated algorithms, and publicly available or licensed third-party datasets. All data is subject to change without notice and may not reflect recent developments, site-specific conditions, or council-approved amendments. Due to the limitations of digital mapping, imagery distortion, and third-party data dependencies, all spatial data, infrastructure locations, distances, and risk indicators are indicative only.

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- ✓ Your mortgage broker and bank
- ✓ Your building and pest inspector
- ✓ Your conveyancing solicitor
- ✓ Your building professional consultant. eg. architect, designer and builder.

YOUR DIGITAL COPY

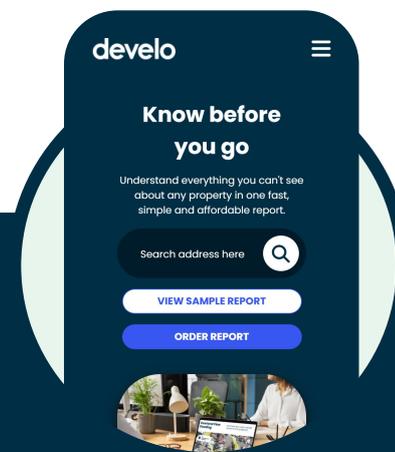


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www.detsi.qld.gov.au

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

InfoTrack Pty Ltd
PO Box 10314 Adelaide St
Brisbane QLD 4000

Transaction ID: 51121112 EMR Site Id: 182691 24 February 2026
Cheque Number:
Client Reference:

This response relates to a search request received for the site:

Lot: 804 Plan: SP278659
804/18 LONGLAND ST
NEWSTEAD

EMR RESULT

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

CLR RESULT

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

ADDITIONAL ADVICE

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

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

If you have any queries in relation to this search please email emr.clr.registry@detsi.qld.gov.au

Administering Authority

A pool safety certificate is required in Queensland when selling or leasing a property with a regulated pool.
This form is to be used for the purposes of sections 246AA and 246AK of the *Building Act 1975*.

1. Pool safety certificate number

 Identification number:
2. Location of the swimming pool

Property details are usually shown on the title documents and rates notices

Street address:

Postcode

Lot and plan details:

Local government area:

3. Exemptions or alternative solutions for the swimming pool (if applicable)

If an exemption or alternative solution is applicable to the swimming pool please state this. This will help provide pool owners with a concise and practical explanation of the exemption or alternative solution. It will also help to ensure the ongoing use of the pool and any future modifications do not compromise compliance with the pool safety standard.

4. Pool properties

Shared pool

Non-shared pool

Number of pools

5. Pool safety certificate validity

Effective date:

 / /

Expiry date:

 / /
6. Certification

I certify that I have inspected the swimming pool and I am reasonably satisfied that, under the *Building Act 1975*, the pool is a complying pool.

Name:

 Pool safety inspector
licence number:

Signature:

Other important information that could help save a young child's life

It is the pool owner's responsibility to ensure that the pool (including the barriers for the pool) is properly maintained at all times to comply with the pool safety standard under the *Building Act 1975*. High penalties apply for non-compliance. Parents should also consider beginning swimming lessons for their young children from an early age. Please visit

<https://www.qbcc.qld.gov.au/your-property/swimming-pools/pool-safety-standard> for further information about swimming pool safety. This pool safety certificate does not certify that a building development approval has been given for the pool or the barriers for the pool. You can contact your local government to ensure this approval is in place.

Privacy statement

The Queensland Building and Construction Commission is collecting personal information as required under the *Building Act 1975*. This information may be stored by the QBCC, and will be used for administration, compliance, statistical research and evaluation of pool safety laws. Your personal information will be disclosed to other government agencies, local government authorities and third parties for purposes relating to administering and monitoring compliance with the Building Act 1975. Personal information will otherwise only be disclosed to third parties with your consent or unless authorised or required by law.

RTI: The information collected on this form will be retained as required by the *Public Records Act 2002* and other relevant Acts and regulations, and is subject to the Right to Information regime established by the *Right to Information Act 2009*.

This is a public document and the information in this form will be made available to the public.

BODY CORPORATE CERTIFICATE

The information in this certificate is issued on **19/02/2026**.

Name of Scheme	Lucent CTS 50645	Lot	804
-----------------------	------------------	------------	-----

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.

For the sale of a lot included in a community titles scheme under the *Body Corporate and Community Management Act 1997*. 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;
- the lawful use of lots, including whether a lot can be used for short-term letting; or
- *for schemes under specified two-lot schemes module*, body corporate decisions made by lot owner agreements (other than lot owner agreements about agreed body corporate expenses).

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.

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.

For schemes under specified two-lot schemes module, a body corporate under the Body Corporate and Community Management (Specified Two-lot Schemes Module) Regulation 2011 consists of the owners of the two lots in the scheme. The two lot owners make body corporate decisions by agreement (called 'lot owner agreements').

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 community titles scheme	Lucent CTS 50645
Address of community titles scheme	18 Longland Street, NEWSTEAD QLD 4006
Body corporate manager	Bodies corporate often engage a body corporate manager to handle administrative functions. The body corporate manager for the scheme: DCS Management Pty Ltd ABN: 89 151 736 266 PO Box 253 CLONTARF QLD 4019 Ph: 07 3733 1300 admin@dcsmanagement.au
Accessing records	Who is responsible for keeping the body corporate's records? - The body corporate manager named above.

Property and community titles scheme details

Lot number	804
Plan number	SP278659
Plan of subdivision	Building Format Plan The plan of subdivision applying to a lot determines maintenance and insurance responsibilities.
Regulation module	Accommodation 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 .
Layered arrangements of community titles schemes	A layered arrangement is a grouping of community titles schemes, made up of a principal scheme and one or more subsidiary schemes. Find more information at www.qld.gov.au/buyingbodycorporate . Is the scheme part of a layered arrangement of community titles schemes? - No If yes, you should investigate the layered arrangement to obtain further details about your rights and obligations. The name and number of each community titles scheme part of the layered arrangement should be listed in the community management statement for the scheme given to you by the seller.
Building management statement	A building management statement is a document, which can be put in place in certain buildings, that sets out how property and shared facilities are accessed, maintained and paid for by lots in the building. It is an agreement between lot owners in the building that usually provides for supply of utility services, access, support and shelter, and insurance arrangements. A lot can be constituted by a community titles scheme's land. Does a building management statement apply to the community titles scheme? - Yes If yes, you can obtain a copy of the statement from Titles Queensland at 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 by-laws are listed in the community management statement, or a consolidated set of by-laws is given with this certificate.
Exclusive use areas	<p>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.</p> <p>Are there any exclusive use by-laws or other allocations of common property in effect for the community titles scheme? Yes</p> <p>If yes, the exclusive use by-laws or other allocations of common property for the schemes are listed in the community management statement.</p>

Lot entitlements and financial information

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: 5 Total contribution schedule lot entitlements for all lots: 932
Interest schedule	Interest schedule lot entitlement for the lot: 49 Total interest schedule lot entitlements for all lots: 10000
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)	<ul style="list-style-type: none"> - 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	<p>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.</p> <p>Before signing the contract, you should make sure that the contract addresses this or provides for an appropriate adjustment at settlement.</p>

Administrative fund contributions

Total amount of contributions (before any discount) for Lot 804 for the current financial year	\$5,699.00
Number of instalments	4
Monthly penalty for overdue contributions (if applicable)	2.5%
Discount for on-time payments (if applicable)	N/A

Due Date	Details	Amount	Discount	Paid
01/10/2025	Standard Levy Contribution Schedule (01/10/2025 - 31/12/2025)	\$1,290.00	\$0.00 if paid by 01/10/2025	Fully Paid
01/10/2025	Insurance Levy (01/10/2025 - 31/12/2025)	\$122.50	\$0.00 if paid by 01/10/2025	Fully Paid
01/01/2026	2nd interim (01/01/2026 - 31/03/2026)	\$1,290.00	\$0.00 if paid by 01/01/2026	Fully Paid
01/01/2026	Insurance Levy (01/01/2026 - 31/03/2026)	\$122.50	\$0.00 if paid by 01/01/2026	Fully Paid
30/04/2026	Standard Levy Contribution Schedule (01/04/2026 - 30/06/2026)	\$1,290.00	\$0.00 if paid by 30/04/2026	Partly Paid
30/04/2026	Insurance Levy (01/04/2026 - 30/06/2026)	\$147.00	\$0.00 if paid by 30/04/2026	Not Paid
01/07/2026	Standard Levy Contribution Schedule (01/07/2026 - 30/09/2026)	\$1,290.00	\$0.00 if paid by 01/07/2026	Not Paid
01/07/2026	Insurance Levy (01/07/2026 - 30/09/2026)	\$147.00	\$0.00 if paid by 01/07/2026	Not Paid
01/10/2026	Standard Levy Contribution Schedule (01/10/2026 - 31/12/2026)	\$1,290.00	\$0.00 if paid by 01/10/2026	Not Paid
01/10/2026	Insurance Levy (01/10/2026 - 31/12/2026)	\$147.00	\$0.00 if paid by 01/10/2026	Not Paid

Sinking fund contributions

Total amount of contributions (before any discount) for Lot 804 for the current financial year	\$1,744.00
Number of instalments	4
Monthly penalty for overdue contributions (if applicable)	2.5%
Discount for on-time payments (if applicable)	N/A

Due Date	Details	Amount	Discount	Paid
01/10/2025	Standard Levy Contribution Schedule (01/10/2025 - 31/12/2025)	\$412.00	\$0.00 if paid by 01/10/2025	Fully Paid
01/01/2026	2nd interim (01/01/2026 - 31/03/2026)	\$412.00	\$0.00 if paid by 01/01/2026	Fully Paid
30/04/2026	Standard Levy Contribution Schedule (01/04/2026 - 30/06/2026)	\$460.00	\$0.00 if paid by 30/04/2026	Not Paid
01/07/2026	Standard Levy Contribution Schedule (01/07/2026 - 30/09/2026)	\$460.00	\$0.00 if paid by 01/07/2026	Not Paid
01/10/2026	Standard Levy Contribution Schedule (01/10/2026 - 31/12/2026)	\$460.00	\$0.00 if paid by 01/10/2026	Not Paid

Special Contributions (if any)

You can access the body corporate records for more information.

Total amount of contributions (before any discount) for Lot 804	\$114.90
Monthly penalty for overdue contributions (if applicable)	2.5%
Discount for on-time payments (if applicable)	N/A

Due Date	Details	Amount	Discount	Paid
18/02/2026	Form 33 +CMS	\$114.90	\$0.00 if paid by 18/02/2026	Fully Paid

Other amounts payable by the lot owner (if any)

For the current financial year there are:

Amounts payable under exclusive use by-laws	
Amounts payable under service agreements (that are not included in body corporate contributions for the lot)	
Other amounts payable (see explanation given with this certificate)	

Summary of amounts due but not paid by the current owner

At the date of this certificate 19/02/2026, the following amounts are due but not yet paid for the lot. A \$0.00 or Nil balance indicates that all payments for the lot are up to date.

Overdue annual contributions	\$0.00
Overdue special contributions	\$0.00
Penalties on overdue contributions	\$0.00
Other amounts due but not paid	
Total amounts due but not paid	\$0.00
Total amount in credit (if applicable) Credit balance on the lot and payments made before due date.	\$2.86

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.

<p>Sinking fund forecast and balance (maintenance and replacement of common property / assets)</p>	<p>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.</p> <p>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 If yes, you can obtain a copy from the body corporate records.</p> <p>Current sinking fund balance (as at date of certificate): \$967,108.07</p>
<p>Improvements to common property the lot owner is responsible for</p>	<p>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.</p> <p>Are there any authorised improvements to the common property that the owner of the lot is responsible for maintaining in good condition? - No If yes, details given with this certificate.</p>
<p>Body corporate assets</p>	<p>The body corporate must keep a register of all body corporate assets worth more than \$1,000. - A copy of the body corporate register of assets is given with this certificate (if any).</p>

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.

<p>Body corporate insurance policies</p>	<p>Details of each current insurance policy held by the body corporate are given with this certificate. This includes, for each policy, the:</p> <ul style="list-style-type: none"> - name of the insurer: Chubb Insurance Australia Ltd - type of policy: Residential Strata - Building/Common Property sum insured: \$114,048,113.00 - Public Liability sum insured: \$20,000,000.00 - amount of premium: \$152,277.50 - excess: Earthquake, Subterranean Fire or Volcanic Eruption a) \$ 20,000 ; or b) an amount equal to 1% of the total Declared Values for Property Insured at the Situation where the loss occurs; Whichever is the lesser. <p>Any Damage directly or indirectly caused by, or arising out of water occurring from any cause other than Storm, Storm Surge and Flood, and any resultant Damage of any kind: \$50,000 All Other Losses: \$5,000</p>
<p>Alternative insurance</p>	<p>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.</p> <p>Does the body corporate currently hold alternative insurance approved under an alternative insurance order?</p> <p>- No</p>
<p>Lot owner and occupier insurance</p>	<p>The occupier is responsible for insuring the contents of the lot and any public liability risks which might occur within the lot.</p> <p>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.</p>

Contracts and authorisations

<p>Caretaking service contractors and letting agents</p>	<p>A body corporate may engage service contractors to provide services to the body corporate to assist in the management of the scheme.</p> <p>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.</p> <p>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'.</p> <p>The maximum term of a service contract or authorisation entered into by a body corporate is:</p> <ul style="list-style-type: none"> - 1 year if the Specified Two-lot Schemes Module applies to the scheme; - 10 years if the Standard Module applies to the scheme; and - 25 years if the Accommodation Module or Commercial Module applies to the scheme. <p>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.</p> <p>Has the body corporate engaged a caretaking services contractor for the scheme? - Yes If yes, name of caretaking service contractor engaged: Lucent Management (QLD) Pty Ltd</p> <p>Has the body corporate authorised a letting agent for the scheme? - Yes If yes, name of authorised letting agent: Lucent Management (QLD) Pty Ltd</p>
<p>Embedded network electricity supply</p>	<p>Are there arrangement/s to supply electricity to occupiers in the community titles scheme through an embedded network?</p> <p>Electricity: Yes</p> <p>More information about embedded networks in community titles schemes is available from www.qld.gov.au/buyingbodycorporate.</p>

Body corporate authority

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

<p>Name/s</p>	<p>Donald Caslick</p>
<p>Position/s held</p>	<p>Body Corporate Manager</p>
<p>Signature/s</p>	
<p>Date</p>	<p>19/02/2026</p>

Copies of documents given with this certificate:

- the most recent statement of accounts
- Certificate of Insurance

OWNER LEDGER from 01/10/25 to 01/10/26
All Schedules

C.T.S.: 50645
Building Address: 18 Longland Street

Units: 190

Lots: 190

:
Suburb: NEWSTEAD
Building Name: Lucent
GST?: Yes

State: QLD **Post Code:** 4006

ABN: 46845427687
Manager: Jordan Meares

Lot 804	Unit 804	Kenneth Roy Underwood and Carolyn Mary Underwood			
Date	Ref	Details	Debit	Credit	Balance
01/10/25		Opening Balance	\$0.00	\$1,824.52	\$1,824.52 CR
01/10/25	2114	Standard Levy Contribution Schedule From: 01/10/2025 To: 31/12/2025 Contribution Schedule	\$1,702.00	\$0.00	\$122.52 CR
01/10/25	2684	Standard Levy Insurance Schedule From: 01/10/2025 To: 31/12/2025 Insurance Schedule	\$122.50	\$0.00	\$0.02 CR
06/11/25	9071	Receipt; TRF from debtor Metered Energy Holdings: REIM	\$0.00	\$4.74	\$4.76 CR
10/11/25	8642	TRF: 2nd interim for 01/01/2026 to 31/03/2026 Levy Ref# 2895	\$0.00	\$0.02	\$4.78 CR
10/11/25	8805	Receipt; Transfer from credit	\$0.02	\$0.00	\$4.76 CR
20/11/25	9359	TRF: 2nd interim for 01/01/2026 to 31/03/2026 Levy Ref# 2895	\$0.00	\$4.74	\$9.50 CR
20/11/25	9538	Receipt; Transfer from credit	\$4.74	\$0.00	\$4.76 CR
30/12/25	10190	Receipt; 2nd interim for 01/01/2026 to 31/03/2026 Levy Ref# 2895	\$0.00	\$1,697.24	\$1,702.00 CR
30/12/25	10191	Receipt; 2nd interim for 01/01/2026 to 31/03/2026 Levy Ref# 3085	\$0.00	\$122.50	\$1,824.50 CR
01/01/26	2895	2nd interim From: 01/01/2026 To: 31/03/2026 Contribution Schedule	\$1,702.00	\$0.00	\$122.50 CR
01/01/26	3085	2nd interim From: 01/01/2026 To: 31/03/2026 Insurance Schedule	\$122.50	\$0.00	\$0.00
02/02/26	11314	Receipt; TRF from debtor Metered Energy Holdings: REIM	\$0.00	\$2.86	\$2.86 CR
09/02/26	11616	TRF: Standard Levy Contribution Schedule for 01/04/2026 to 30/06/2026 Levy Ref# 4073	\$0.00	\$2.86	\$5.72 CR
09/02/26	11801	Receipt; Transfer from credit	\$2.86	\$0.00	\$2.86 CR
18/02/26	4743	Form 33 +CMS Contribution Schedule	\$114.90	\$0.00	\$112.04 DR
18/02/26	12006	Receipt; Form 33 +CMS Levy Ref# 4743	\$0.00	\$114.90	\$2.86 CR
30/04/26	4073	Standard Levy Contribution Schedule From: 01/04/2026 To: 30/06/2026 Contribution Schedule	\$1,750.00	\$0.00	\$1,747.14 DR
30/04/26	4643	Standard Levy Insurance Schedule From: 01/04/2026 To: 30/06/2026 Insurance Schedule	\$147.00	\$0.00	\$1,894.14 DR

OWNER LEDGER from 01/10/25 to 01/10/26
All Schedules

C.T.S.: 50645
Building Address: 18 Longland Street
 :
Suburb: NEWSTEAD
Building Name: Lucent
GST?: Yes

Units: 190 **Lots:** 190

State: QLD **Post Code:** 4006

ABN: 46845427687
Manager: Jordan Meares

Lot 804	Unit 804	Kenneth Roy Underwood and Carolyn Mary Underwood (Continued)			
Date	Ref	Details	Debit	Credit	Balance
01/07/26	4074	Standard Levy Contribution Schedule From: 01/07/2026 To: 30/09/2026	\$1,750.00	\$0.00	\$3,644.14 DR
01/07/26	4644	Contribution Schedule Standard Levy Insurance Schedule From: 01/07/2026 To: 30/09/2026	\$147.00	\$0.00	\$3,791.14 DR
01/10/26	4075	Insurance Schedule Standard Levy Contribution Schedule From: 01/10/2026 To: 31/12/2026	\$1,750.00	\$0.00	\$5,541.14 DR
01/10/26	4645	Contribution Schedule Standard Levy Insurance Schedule From: 01/10/2026 To: 31/12/2026	\$147.00	\$0.00	\$5,688.14 DR
		Insurance Schedule			
		Closing Balance	\$9,462.52	\$3,774.38	\$5,688.14 DR
		Interest Due	\$0.00		\$0.00
		Total Balance	\$9,462.52	\$3,774.38	\$5,688.14 DR

Balance Sheet - C.T.S. 50645
"LUCENT"
18 LONGLAND STREET, NEWSTEAD, QLD 4006
For the Financial Period 01/10/2024 to 30/09/2025

Consolidated

	Administrative	Sinking	TOTAL THIS YEAR
Assets			
Cash At Bank			
Lucent CTS 50645	\$86,477.17	\$(24,859.32)	\$61,617.85
248961351 CTS 50645 TD3	\$0.00	\$226,239.94	\$226,239.94
261515829 Lucent CTS 50645 TD	\$0.00	\$207,240.42	\$207,240.42
264335787 LUCENT CTS-50645	\$0.00	\$408,723.15	\$408,723.15
271834582 CTS 50645	\$0.00	\$113,022.96	\$113,022.96
Accounts Receivable	\$86,231.04	\$0.00	\$86,231.04
GST Paid	\$12.27	\$(35.00)	\$(22.73)
GST Unpaid	\$0.00	\$(630.00)	\$(630.00)
Levies Receivable	\$30,212.15	\$9,880.93	\$40,093.08
Prepaid Expenses	\$19,866.65	\$0.00	\$19,866.65
	<hr/>		
Total Assets	\$222,799.28	\$939,583.08	\$1,162,382.36
Liabilities			
Accounts Paid in Advance	\$2,645.79	\$0.00	\$2,645.79
Accounts Payable	\$4,909.26	\$2,488.22	\$7,397.48
Accounts Payable Liability	\$31,003.86	\$0.00	\$31,003.86
GST Collected	\$5,104.32	\$(3,619.50)	\$1,484.82
GST Uncollected	\$6,055.30	\$0.00	\$6,055.30
Paid in Advance	\$203,016.64	\$55,989.27	\$259,005.91
	<hr/>		
Total Liabilities	\$252,735.17	\$54,857.99	\$307,593.16

Balance Sheet - C.T.S. 50645
"LUCENT"
18 LONGLAND STREET, NEWSTEAD, QLD 4006
 For the Financial Period 01/10/2024 to 30/09/2025

Consolidated

	Administrative	Sinking	TOTAL THIS YEAR
Liabilities (Continued)			
Net Assets	\$(29,935.89)	\$884,725.09	\$854,789.20
Owners Funds			
Opening Balance	\$(38,094.36)	\$896,381.79	\$858,287.43
Net Income For The Period	\$8,158.47	\$(11,656.70)	\$(3,498.23)
Total Owners Funds	\$(29,935.89)	\$884,725.09	\$854,789.20

**Income and Expenditure Statement - C.T.S. 50645
"LUCENT"**

18 LONGLAND STREET, NEWSTEAD, QLD 4006

For the Financial Period 01/10/2024 to 30/09/2025

Administrative Fund	Consolidated		
	TOTAL THIS YEAR	This Year Budget	Last Year Actual
Income			
Common Property - shared facilities contributions	\$60,553.02	\$30,000.00	\$28,652.85
Contributions - building insurance	\$90,909.09	\$0.00	\$78,727.54
Interest on Overdues	\$8,370.33	\$0.00	\$3,515.06
Levy Fees - other	\$0.00	\$0.00	\$311.64
Levy Income	\$800,674.32	\$891,581.82	\$727,212.14
Sundry Revenue - expense recoveries (Electricity)	\$0.00	\$0.00	\$0.00
Water Income	\$0.00	\$0.00	\$0.00
Total Administrative Fund Income	\$960,506.76	\$921,581.82	\$838,419.23
Expenses			
Accountant - BAS/IAS fees	\$600.00	\$600.00	\$600.00
Accountant - audit fees	\$2,600.00	\$2,000.00	\$4,025.00
Accountant - company tax returns	\$480.00	\$400.00	\$400.00
Admin fees & charges - software	\$2,755.00	\$2,160.00	\$3,148.11
Air Conditioning - Service Contract	\$300.00	\$2,000.00	\$1,410.00
Anchor Points - testing	\$3,290.00	\$5,000.00	\$0.00
Automatic Door Maintenance	\$1,035.00	\$1,000.00	\$780.00
Automatic Gate Maintenance	\$0.00	\$0.00	\$0.00
Bank Fees	\$125.00	\$100.00	\$100.00
Body Corporate Manager	\$39,357.00	\$39,357.00	\$38,210.45
Body Corporate Manager - additional services	\$0.00	\$1,000.00	\$0.00
Body Corporate Manager - certificate fees	\$0.00	\$0.00	\$0.00
Car Park (Basement) Maintenance - cleaning	\$5,000.00	\$6,500.00	\$6,300.00
Caretaking Services	\$302,143.70	\$297,100.00	\$284,843.28
Cleaning Service	\$32,326.59	\$16,500.00	\$15,170.91
Cleaning Service - bins, garbage chutes	\$11,155.50	\$10,000.00	\$9,837.59
Cleaning Service - carpets	\$1,651.82	\$2,500.00	\$1,239.09
Cleaning Supplies	\$9,993.55	\$5,000.00	\$4,583.20
Debt Collection Service	\$0.00	\$0.00	\$59.03
Doors & Windows - maintenance	\$4,691.59	\$3,500.00	\$3,391.94
Electrical Repairs	\$2,494.50	\$5,000.00	\$2,630.58
Electricity	\$151,924.39	\$152,000.00	\$155,181.01
Fans & Ventilation - maintenance	\$1,296.66	\$6,000.00	\$1,296.66
Fire Protection Services	\$15,015.60	\$17,500.00	\$15,807.34
Fire Protection Services - monitoring	\$8,656.80	\$5,000.00	\$10,599.22
Garage - door maintenance	\$3,410.00	\$2,000.00	\$1,490.00

**Income and Expenditure Statement - C.T.S. 50645
"LUCENT"**

18 LONGLAND STREET, NEWSTEAD, QLD 4006

For the Financial Period 01/10/2024 to 30/09/2025

Consolidated

Administrative Fund

	TOTAL THIS YEAR	This Year Budget	Last Year Actual
Garden/Lawn Maintenance	\$24,320.95	\$15,000.00	\$12,046.79
Gymnasium Equipment - maintenance	\$1,500.00	\$2,000.00	\$879.32
Insurance Claim - excess	\$0.00	\$0.00	\$10,340.15
Insurance Premiums	\$6,517.23	\$12,200.00	\$15,153.65
Insurance Premiums - building	\$89,662.37	\$90,909.09	\$81,489.91
Insurance Premiums - excess paid	\$10,600.00	\$5,000.00	\$0.00
Insurance Premiums - stamp duty component	\$9,968.94	\$10,200.00	\$8,193.03
Intercom & Security - maintenance	\$932.04	\$2,500.00	\$1,117.70
Intercom & Security - mobile patrols	\$13,305.00	\$0.00	\$2,716.78
Intercom & Security System	\$0.00	\$0.00	\$1,310.00
Lift - fault investigation	\$1,095.00	\$0.00	\$0.00
Lift - maintenance	\$41,293.80	\$40,000.00	\$34,680.40
Lighting - maintenance	\$0.00	\$7,500.00	\$4,406.94
Minor Building Maintenance	\$5,558.75	\$5,000.00	\$5,223.20
Pest Control Services	\$3,035.80	\$2,000.00	\$380.00
Plumbing - back flow testing	\$740.00	\$1,500.00	\$0.00
Plumbing - maintenance	\$5,148.33	\$10,000.00	\$6,059.01
Pool Maintenance	\$39,096.31	\$35,000.00	\$33,110.32
Pool Maintenance - inspections	\$250.00	\$500.00	\$429.54
Pumps, Generators & Motors - maintenance	\$9,989.28	\$10,000.00	\$10,821.95
Recreation Facilities - maintenance	\$2,922.22	\$5,000.00	\$4,361.93
Sauna - maintenance	\$350.00	\$0.00	\$0.00
Shared Facilities	\$0.00	\$0.00	\$260,014.94
Stormwater pipes & drainage - Maintenance	\$352.50	\$0.00	\$0.00
Taxes, Fees & Charges - PAYG instalments	\$4,499.00	\$2,500.00	\$1,180.00
Taxes, Fees & Charges - backflow renewal fee	\$532.00	\$500.00	\$511.00
Taxes, Fees & Charges - income tax	\$1,234.74	\$2,500.00	\$0.00
Taxes, Fees & Charges - lift registration fee	\$2,417.11	\$2,500.00	\$2,417.11
Telephone & Internet Services	\$0.00	\$800.00	\$0.00
Waste Management Systems	\$0.00	\$0.00	\$1,605.17
Water	\$76,724.22	\$35,000.00	\$27,370.70
Total Administrative Fund Expenses	\$952,348.29	\$880,326.09	\$1,086,922.95
Administrative Fund Surplus/Deficit	\$8,158.47	\$41,255.73	\$(248,503.72)
Opening Balance for the period	\$(38,094.36)	\$0.00	\$210,409.36
Closing Balance for the period	\$(29,935.89)	\$41,255.73	\$(38,094.36)

**Income and Expenditure Statement - C.T.S. 50645
"LUCENT"**

18 LONGLAND STREET, NEWSTEAD, QLD 4006

For the Financial Period 01/10/2024 to 30/09/2025

Consolidated			
Sinking Fund	TOTAL THIS YEAR	This Year Budget	Last Year Actual
Income			
Interest on Overdues	\$3,874.41	\$0.00	\$1,717.87
Investment Transactions - interest received	\$28,371.39	\$20,000.00	\$18,833.09
Levy Fees - special	\$0.00	\$0.00	\$82,379.56
Levy Income	\$279,264.16	\$279,261.09	\$279,514.56
Total Sinking Fund Income	\$311,509.96	\$299,261.09	\$382,445.08
Expenses			
Air Conditioning Maintenance	\$0.00	\$0.00	\$4,472.73
Balustrades	\$1,716.36	\$0.00	\$0.00
Barbeque	\$3,962.73	\$0.00	\$0.00
Building Repairs	\$21,804.00	\$0.00	\$0.00
Car Park - automatic gate	\$2,512.00	\$5,000.00	\$0.00
Consultant	\$4,942.50	\$0.00	\$7,700.00
Doors & Windows - hardware	\$0.00	\$0.00	\$2,658.90
Electrical Circuits	\$5,430.26	\$0.00	\$14,078.94
Exterior Finishes	\$4,190.00	\$3,250.00	\$4,524.00
Fans & Ventilation	\$4,806.00	\$10,000.00	\$4,750.00
Fire Protection Equipment	\$28,560.50	\$0.00	\$7,775.80
Fire Protection Equipment - detection systems	\$5,912.21	\$8,800.00	\$0.00
Fire Protection Equipment - doors, door frames	\$10,984.81	\$0.00	\$917.50
Fire Protection Equipment - emergency/exit lighting	\$3,056.60	\$7,200.00	\$4,782.00
Fire Protection Equipment - hydrant/hose reel systems	\$38,018.05	\$0.00	\$0.00
Fire Protection Equipment - portable extinguishes	\$6,841.94	\$12,000.00	\$0.00
Fire Protection Equipment - smoke detectors	\$2,750.75	\$0.00	\$1,674.63
Floor Coverings	\$0.00	\$2,650.00	\$1,160.00
Furniture & Fittings	\$1,219.82	\$0.00	\$162,482.00
Garage - door operators	\$0.00	\$0.00	\$2,302.00
Garage - roller doors	\$2,725.00	\$0.00	\$0.00
Golf Course - equipment	\$0.00	\$0.00	\$2,848.82
Gymnasium Equipment	\$0.00	\$3,000.00	\$0.00
Intercom & Security	\$1,590.00	\$0.00	\$0.00
Intercom & Security - CCTV	\$1,230.00	\$18,000.00	\$0.00
Intercom & Security - fobs	\$0.00	\$0.00	\$2,896.86
Landscape Supplies	\$0.00	\$3,000.00	\$0.00
Lift - upgrade performance	\$6,686.10	\$0.00	\$0.00
Lighting	\$11,066.67	\$8,000.00	\$7,840.49

**Income and Expenditure Statement - C.T.S. 50645
"LUCENT"**

18 LONGLAND STREET, NEWSTEAD, QLD 4006

For the Financial Period 01/10/2024 to 30/09/2025

Consolidated

Sinking Fund

	TOTAL THIS YEAR	This Year Budget	Last Year Actual
Lock & Key	\$727.21	\$0.00	\$0.00
Painting - internal	\$2,020.00	\$0.00	\$9,010.00
Plumbing	\$19,938.75	\$5,000.00	\$11,808.72
Plumbing - drainage	\$0.00	\$0.00	\$1,675.00
Pools, Spas & Saunas	\$30,206.59	\$60,000.00	\$5,353.69
Pools, Spas & Saunas - springs	\$0.00	\$100,000.00	\$0.00
Pressure cleaning	\$30,975.00	\$30,000.00	\$0.00
Pumps, Generators & Motors	\$31,348.41	\$0.00	\$22,508.76
Recreation Facilities	\$3,427.68	\$0.00	\$3,896.03
Roof Systems - anchor points	\$0.00	\$0.00	\$40,600.00
Sauna	\$7,081.50	\$5,000.00	\$2,160.00
Signage	\$0.00	\$0.00	\$420.00
Stormwater pipes & drainage	\$3,215.00	\$0.00	\$0.00
Tiling	\$9,600.00	\$0.00	\$0.00
Trees & Shrubs - shaping/pruning	\$1,000.00	\$0.00	\$0.00
Waste Management Systems	\$2,691.22	\$0.00	\$0.00
Waterproofing	\$10,929.00	\$0.00	\$0.00
Total Sinking Fund Expenses	\$323,166.66	\$280,900.00	\$330,296.87
Sinking Fund Surplus/Deficit	\$(11,656.70)	\$18,361.09	\$52,148.21
Opening Balance for the period	\$896,381.79	\$0.00	\$844,233.58
Fund Transfer	\$0.00	\$0.00	\$0.00
Closing Balance for the period	\$884,725.09	\$18,361.09	\$896,381.79

LUCENT CTS 50645
NOTES TO AND FORMING PART OF THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2025

1. STATEMENT OF ACCOUNTING POLICIES

Basis of Financial Statements

The Body Corporate committee have determined that the body corporate is not a reporting entity as it is unlikely that users exist who are unable to command the preparation of reports tailored so as to satisfy specifically all of their information needs.

These Accounts are therefore "Special Purpose Financial Reports" that have been prepared solely to meet the *Body Corporate and Community Management Act 1997* requirements. No Accounting Standards or other professional requirements have mandatory applicability and consequently none have been adopted except as stated within these accounts.

The financial statements have been prepared in accordance with the significant accounting policies disclosed below, which the Body Corporate has determined are appropriate to meet the needs of the owners and relevant legislation. Such accounting policies are consistent with the previous period unless stated otherwise.

The financial statements have been prepared on an accruals basis and are based on historical costs unless otherwise stated in the notes.

Taxation

The liability method of tax effect accounting has been adopted.

Income tax is payable by the Body Corporate on income received which is not mutual income of the Body Corporate such as interest received, and rental of common property. Tax is payable on that income at the rate of 30%.

2. RECONCILIATION OF RESERVES

	2025	2024
	\$	\$
Administrative Fund	(29,935.89)	(38,094.36)
Sinking Fund	884,725.09	896,381.79
TOTAL RESERVES	854,789.20	858,287.43



DICKFOS DUNN ADAM

22 Garden Street (PO Box 1669) Southport Queensland 4215

T (07) 5532 7855 E (name)@dickfosdunnadam.com.au

www.dickfosdunnadam.com.au

LUCENT CTS 50645
INDEPENDENT AUDITOR'S REPORT TO THE OWNERS OF LUCENT CTS 50645

Opinion

We have audited the accompanying financial report, being a special purpose financial report of Lucent CTS 50645 which comprises the Balance Sheet as at 30 September 2025, the Profit and Loss Statement of the Administrative Fund and Sinking Fund for the year then ended and notes to the financial statements.

In our opinion, the accompanying financial report presents fairly, in all material respects, the financial position of Lucent CTS 50645 as at 30 September 2025, and its financial performance for the year then ended in accordance with the accounting policies disclosed within the supporting notes and the *Body Corporate and Community Management Act 1997*.

Basis for Opinion

We conducted our audit in accordance with Australian Auditing Standards. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Report section of our report. We are independent of the Body Corporate in accordance with the ethical requirements of the Accounting Professional and Ethical Standards Board's APES 110 Code of Ethics for Professional Accountants (the Code) that are relevant to our audit of the financial report in Australia. We have also fulfilled our other ethical responsibilities in accordance with the Code.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Other Matter – Building Management Statement

The scope of our audit does not confirm compliance with the schemes Building Management Statement (BMS) and the completeness of cost sharing charges or reimbursements between the lots within the BMS. Our audit work is restricted to agreeing the values reported to invoices and source documents only. Our audit work would not identify any cost sharing discrepancies against the BMS.

Emphasis of Matter – Water Recoveries

Our audit work on water recovery income is restricted to agreeing amounts banked. The Body Corporate does not receive timely reports from the utility administrator to facilitate accurate accrual accounting for water income. We have accepted the risk of misstatement as not material, however there is a risk that the water recovery income is not accurately reported on an accrual basis. In prior year income recoveries were overstated and this has resulted in the increase in water cost reported in the current year.

Emphasis of Matter – Basis of Accounting

We draw attention to Note 1 to the financial report, which describes the basis of accounting. The financial report has been prepared to assist Lucent CTS 50645 to meet the requirements of the *Body Corporate and Community Management Act 1997*. As a result, the financial report may not be suitable for another purpose. Our opinion is not modified in respect of this matter.

Responsibilities of Those Charged with Governance for the Financial Report

The Body Corporate Manager has been delegated the responsibility for the preparation and fair presentation of the financial report in accordance with the financial reporting requirements of the *Body Corporate and Community Management Act 1997*.

The committees' responsibility includes such internal control as the committee determines is necessary to enable the preparation of a financial report that gives a true and fair view and is free from material misstatement, whether due to fraud or error.

In preparing the financial report, the committee are responsible for assessing the schemes' ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting. Those charged with governance are responsible for overseeing Lucent CTS 50645 financial reporting process.

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LUCENT CTS 50645
INDEPENDENT AUDITOR'S REPORT TO THE OWNERS OF LUCENT CTS 50645

Auditor's Responsibilities for the Audit of the Financial Report

Our objectives are to obtain reasonable assurance about whether the financial report as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with the Australian Auditing Standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material, if, individual or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of this financial report.

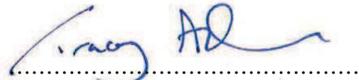
As part of an audit in accordance with the Australian Auditing Standards, we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial report, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the scheme's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Body Corporate Manager.
- Evaluate the overall presentation, structure and content of the financial report, including the disclosures, and whether the financial report represents the underlying transactions and events in a manner that achieves fair presentation.

We communicate with the Body Corporate Manager and Committee regarding, among other matters, significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

DICKFOS DUNN ADAM
Audit & Assurance


.....


.....
T L ADAM

Dated 27 November 2025
SOUTHPORT



Chubb Insurance Australia Limited
 ABN: 23 001 642 020 AFSL: 239687
 Grosvenor Place
 Level 38, 225 George Street
 Sydney NSW 2000, Australia
 O +61 2 9335 3200
 www.chubb.com/au

Date Issued: 07 November 2025

Certificate of Currency

This Certificate of Currency confirms the following **Policy** is current at the date stated below. Please refer to **Policy** documents for full terms and conditions.

Certificate of Currency		
Named Insured:	Lucent CTS 50645	
Indemnity to Others (Section 5, General Liability Insurance Only)	Not Applicable	
Policy Number:	93214039	
Insurance:	Residential Strata Insurance	
Wording	Chubb Strata Insurance ChubbSTRATA01PDS0224	
Period of Insurance:	From:	4.00pm on 09 November 2025, Local Standard Time
	To:	4.00pm on 09 November 2026, Local Standard Time
The Insurer:	Section 1	100.00% Chubb Insurance Australia Limited
	Section 2	100.00% Chubb Insurance Australia Limited
	Section 3	100.00% Chubb Insurance Australia Limited
	Section 4-10	100.00% Chubb Insurance Australia Limited
Insured Location	18 Longland Street, Newstead QLD 4006	

Limits of Liability		
Section 1: Property Damage Insurance	Buildings and Common Property	AUD 114,048,113
	Common Contents	AUD 1,140,481
	Catastrophe	AUD 17,278,289
Section 2: Machinery Breakdown Insurance	AUD 250,000	
Section 3: Consequential Loss Insurance	AUD 17,107,217	
Combined Section 1 - Property Damage Insurance and Section 3 - Consequential Loss Insurance Limit of Liability	AUD 149,574,100	
Section 4: Crime Insurance	AUD 100,000	
Section 5: General Liability Insurance	Personal Injury	AUD 20,000,000 in respect of any one Occurrence
	Property Damage	AUD 20,000,000 in respect of any one Occurrence
Section 6: Environmental Impairment Liability Insurance	Not Insured	
Section 7: Management Committee Liability Insurance	AUD 5,000,000 in the aggregate Period of Insurance	
Section 8: Audit Expenses Insurance	AUD 30,000	
Section 9: Appeal Expenses Insurance	AUD 150,000	
Section 10: Voluntary Workers Insurance	Accident each occurrence Limit	AUD 200,000
	Accident aggregate Limit	AUD 200,000 in the aggregate Period of Insurance

All the values on this Certificate of Currency are correct as at 07 November 2025 and may only be subject to change within the **Period of Insurance** by written agreement between the Insurer and the **Insured**.

The insurance afforded by the policies described in this Certificate is subject to all terms, exclusions and conditions of such policies.

This Certificate is furnished as a matter of information only and does not constitute an insurance contract upon which claims can be made. **Policy** terms and conditions incorporate provisions which may enable Insurers to cancel or vary the **Policy** on the happening of prescribed circumstances or events (i.e. non-payment of premium). Therefore, this confirmation of insurance is not to be construed as guaranteeing that the **Policy** will remain in force throughout the **Period of Insurance** as specified herein.

Signed:

A handwritten signature in black ink, appearing to read 'C. McCarthy', with a long horizontal stroke extending to the right.

Clayton McCarthy
Strata Underwriter

Authorised Officer, Chubb Insurance Australia Limited
ABN 23 001 642 020 AFSL 239687

GENERAL REQUEST

Duty Imprint

Dealing Number



OFFICE USE ONLY

Privacy Statement

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

1. Nature of request REQUEST TO RECORD NEW COMMUNITY MANAGEMENT STATEMENT FOR LUCENT COMMUNITY TITLES SCHEME 50645	Lodger (Name, address, E-mail & phone number) O'Shea & Partners Lawyers 8, 307 Queen Street, Brisbane QLD 4000 Tel: 07 3367 3668 Ref: ST:DM:201136 Email: reception@oplaw.com.au	Lodger Code BE2609
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2. Lot on Plan Description COMMON PROPERTY OF LUCENT COMMUNITY TITLES SCHEME 50645	Title Reference 51118709
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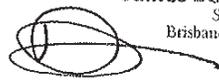
3. Registered Proprietor/State Lessee
BODY CORPORATE FOR LUCENT COMMUNITY TITLES SCHEME 50645

4. Interest
NOT APPLICABLE

5. Applicant
BODY CORPORATE FOR LUCENT COMMUNITY TITLES SCHEME 50645

6. Request
I hereby request that: the new CMS deposited herewith which amends Schedule C and Schedule E of the existing CMS be recorded as the CMS for Lucent Community Titles Scheme 50645

7. Execution by applicant

<p>10/3/2023</p> <p>Execution Date</p>	<p>James Daniel McManus Solicitor Brisbane, Queensland</p>  <p>Applicant's or Solicitor's Signature</p>
---	---

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

THIS CMS MUST BE DEPOSITED 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

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

Office use only
CMS LABEL NUMBER

1. Name of community titles scheme

Lucent Community Titles Scheme 50645

2. Regulation module

Accommodation Module

3. Name of body corporate

Body Corporate for Lucent Community Titles Scheme 50645

4. Scheme land

Lot on Plan Description
See Enlarged Panel

Title Reference
51118709

5. #Name and address of original owner

Not applicable

6. Reference to plan lodged with this statement

Not applicable

first community management statement only

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 s.60 (6) of the Body Corporate and Community Management Act 1997

*If there is no exemption or for a first community management statement (CMS), a Form 18C must be deposited with the Request to record the CMS.

8. Execution by original owner/Consent of body corporate



03/02/23
Execution Date

Magdalena Schaefer
Chairperson

***Execution**

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

C. Nesbitt
Coney Nesbitt
Secretary

Privacy Statement

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

Title Reference 51118709 - Lucent Community Titles Scheme 50645

Scheme Land Description of Lot			Title Reference
Common Property of Lucent Community Titles Scheme 50645			51118709
Lot 201 on SP278659			51118710
Lot 202 on SP278659			51118711
Lot 203 on SP278659			51118712
Lot 204 on SP278659			51118713
Lot 205 on SP278659			51118714
Lot 206 on SP278659			51118715
Lot 207 on SP278659			51118716
Lot 208 on SP278659			51118717
Lot 209 on SP278659			51118718
Lot 210 on SP278659			51118719
Lot 211 on SP278659			51118720
Lot 212 on SP278659			51118721
Lot 213 on SP278659			51118722
Lot 214 on SP278659			51118723
Lot 301 on SP278659			51118724
Lot 302 on SP278659			51118725
Lot 303 on SP278659			51118726
Lot 304 on SP278659			51118727
Lot 305 on SP278659			51118728
Lot 306 on SP278659			51118729
Lot 307 on SP278659			51118730
Lot 308 on SP278659			51118731
Lot 309 on SP278659			51118732
Lot 310 on SP278659			51118733
Lot 311 on SP278659			51118734
Lot 312 on SP278659			51118735
Lot 313 on SP278659			51118736
Lot 314 on SP278659			51118737
Lot 401 on SP278659			51118738
Lot 402 on SP278659			51118739
Lot 403 on SP278659			51118740
Lot 404 on SP278659			51118741
Lot 405 on SP278659			51118742
Lot 406 on SP278659			51118743
Lot 407 on SP278659			51118744
Lot 408 on SP278659			51118745
Lot 409 on SP278659			51118746
Lot 410 on SP278659			51118747
Lot 411 on SP278659			51118748
Lot 412 on SP278659			51118749

Title Reference 51118709 - Lucent Community Titles Scheme 50645

Lot 413 on SP278659			51118750
Lot 414 on SP278659			51118751
Lot 501 on SP278659			51118752
Lot 502 on SP278659			51118753
Lot 503 on SP278659			51118754
Lot 504 on SP278659			51118755
Lot 505 on SP278659			51118756
Lot 506 on SP278659			51118757
Lot 507 on SP278659			51118758
Lot 508 on SP278659			51118759
Lot 509 on SP278659			51118760
Lot 510 on SP278659			51118761
Lot 511 on SP278659			51118762
Lot 512 on SP278659			51118763
Lot 513 on SP278659			51118764
Lot 514 on SP278659			51118765
Lot 601 on SP278659			51118766
Lot 602 on SP278659			51118767
Lot 603 on SP278659			51118768
Lot 604 on SP278659			51118769
Lot 605 on SP278659			51118770
Lot 606 on SP278659			51118771
Lot 607 on SP278659			51118772
Lot 608 on SP278659			51118773
Lot 609 on SP278659			51118774
Lot 610 on SP278659			51118775
Lot 611 on SP278659			51118776
Lot 612 on SP278659			51118777
Lot 613 on SP278659			51118778
Lot 614 on SP278659			51118779
Lot 701 on SP278659			51118780
Lot 702 on SP278659			51118781
Lot 703 on SP278659			51118782
Lot 704 on SP278659			51118783
Lot 705 on SP278659			51118784
Lot 706 on SP278659			51118785
Lot 707 on SP278659			51118786
Lot 708 on SP278659			51118787
Lot 709 on SP278659			51118788
Lot 710 on SP278659			51118789
Lot 711 on SP278659			51118790
Lot 712 on SP278659			51118791
Lot 713 on SP278659			51118792

Title Reference 51118709 - Lucent Community Titles Scheme 50645

Lot 714 on SP278659			51118793
Lot 801 on SP278659			51118794
Lot 802 on SP278659			51118795
Lot 803 on SP278659			51118796
Lot 804 on SP278659			51118797
Lot 805 on SP278659			51118798
Lot 806 on SP278659			51118799
Lot 807 on SP278659			51118800
Lot 808 on SP278659			51118801
Lot 809 on SP278659			51118802
Lot 810 on SP278659			51118803
Lot 811 on SP278659			51118804
Lot 812 on SP278659			51118805
Lot 813 on SP278659			51118806
Lot 814 on SP278659			51118807
Lot 901 on SP278659			51118808
Lot 902 on SP278659			51118809
Lot 903 on SP278659			51118810
Lot 904 on SP278659			51118811
Lot 905 on SP278659			51118812
Lot 906 on SP278659			51118813
Lot 907 on SP278659			51118814
Lot 908 on SP278659			51118815
Lot 909 on SP278659			51118816
Lot 910 on SP278659			51118817
Lot 911 on SP278659			51118818
Lot 912 on SP278659			51118819
Lot 913 on SP278659			51118820
Lot 914 on SP278659			51118821
Lot 1001 on SP278659			51118822
Lot 1002 on SP278659			51118823
Lot 1003 on SP278659			51118824
Lot 1004 on SP278659			51118825
Lot 1005 on SP278659			51118826
Lot 1006 on SP278659			51118827
Lot 1007 on SP278659			51118828
Lot 1008 on SP278659			51118829
Lot 1009 on SP278659			51118830
Lot 1010 on SP278659			51118831
Lot 1011 on SP278659			51118832
Lot 1012 on SP278659			51118833
Lot 1013 on SP278659			51118834
Lot 1014 on SP278659			51118835

Title Reference 51118709 - Lucent Community Titles Scheme 50645

Lot 1101 on SP278659			51118836
Lot 1102 on SP278659			51118837
Lot 1103 on SP278659			51118838
Lot 1104 on SP278659			51118839
Lot 1105 on SP278659			51118840
Lot 1106 on SP278659			51118841
Lot 1107 on SP278659			51118842
Lot 1108 on SP278659			51118843
Lot 1109 on SP278659			51118844
Lot 1110 on SP278659			51118845
Lot 1111 on SP278659			51118846
Lot 1112 on SP278659			51118847
Lot 1113 on SP278659			51118848
Lot 1114 on SP278659			51118849
Lot 1201 on SP278659			51118850
Lot 1202 on SP278659			51118851
Lot 1203 on SP278659			51118852
Lot 1204 on SP278659			51118853
Lot 1205 on SP278659			51118854
Lot 1206 on SP278659			51118855
Lot 1207 on SP278659			51118856
Lot 1208 on SP278659			51118857
Lot 1209 on SP278659			51118858
Lot 1210 on SP278659			51118859
Lot 1211 on SP278659			51118860
Lot 1212 on SP278659			51118861
Lot 1213 on SP278659			51118862
Lot 1214 on SP278659			51118863
Lot 1301 on SP278659			51118864
Lot 1302 on SP278659			51118865
Lot 1303 on SP278659			51118866
Lot 1304 on SP278659			51118867
Lot 1305 on SP278659			51118868
Lot 1306 on SP278659			51118869
Lot 1307 on SP278659			51118870
Lot 1308 on SP278659			51118871
Lot 1309 on SP278659			51118872
Lot 1310 on SP278659			51118873
Lot 1311 on SP278659			51118874
Lot 1312 on SP278659			51118875
Lot 1313 on SP278659			51118876
Lot 1314 on SP278659			51118877
Lot 1401 on SP278659			51118878

Title Reference 51118709 - Lucent Community Titles Scheme 50645

Lot 1402 on SP278659			51118879
Lot 1403 on SP278659			51118880
Lot 1404 on SP278659			51118881
Lot 1405 on SP278659			51118882
Lot 1406 on SP278659			51118883
Lot 1407 on SP278659			51118884
Lot 1408 on SP278659			51118885
Lot 1409 on SP278659			51118886
Lot 1410 on SP278659			51118887
Lot 1411 on SP278659			51118888
Lot 1412 on SP278659			51118889
Lot 1413 on SP278659			51118890
Lot 1414 on SP278659			51118891
Lot 1501 on SP278659			51118892
Lot 1502 on SP278659			51118893
Lot 1503 on SP278659			51118894
Lot 1504 on SP278659			51118895
Lot 1505 on SP278659			51118896
Lot 1506 on SP278659			51118897
Lot 1507 on SP278659			51118898
Lot 1508 on SP278659			51118899

SCHEDULE A	SCHEDULE OF LOT ENTITLEMENTS
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Lot on Plan	Contribution	Interest
Lot 201 on SP278659	5	59
Lot 202 on SP278659	5	47
Lot 203 on SP278659	4	35
Lot 204 on SP278659	5	47
Lot 205 on SP278659	5	47
Lot 206 on SP278659	5	47
Lot 207 on SP278659	5	57
Lot 208 on SP278659	5	53
Lot 209 on SP278659	5	46
Lot 210 on SP278659	4	35
Lot 211 on SP278659	5	44
Lot 212 on SP278659	5	44
Lot 213 on SP278659	5	44
Lot 214 on SP278659	5	53
Lot 301 on SP278659	5	60
Lot 302 on SP278659	5	48
Lot 303 on SP278659	4	35
Lot 304 on SP278659	5	48
Lot 305 on SP278659	5	48
Lot 306 on SP278659	5	48
Lot 307 on SP278659	5	57
Lot 308 on SP278659	5	54
Lot 309 on SP278659	5	46
Lot 310 on SP278659	4	35
Lot 311 on SP278659	5	45
Lot 312 on SP278659	5	45
Lot 313 on SP278659	5	45
Lot 314 on SP278659	5	54
Lot 401 on SP278659	5	60
Lot 402 on SP278659	5	48
Lot 403 on SP278659	4	35
Lot 404 on SP278659	5	48
Lot 405 on SP278659	5	48
Lot 406 on SP278659	5	48
Lot 407 on SP278659	5	57
Lot 408 on SP278659	5	54
Lot 409 on SP278659	5	46
Lot 410 on SP278659	4	35
Lot 411 on SP278659	5	45
Lot 412 on SP278659	5	45
Lot 413 on SP278659	5	45

Title Reference - Lucent Community Titles Scheme 50645

Lot on Plan	Contribution	Interest
Lot 414 on SP278659	5	54
Lot 501 on SP278659	5	60
Lot 502 on SP278659	5	48
Lot 503 on SP278659	4	35
Lot 504 on SP278659	5	48
Lot 505 on SP278659	5	48
Lot 506 on SP278659	5	48
Lot 507 on SP278659	5	58
Lot 508 on SP278659	5	54
Lot 509 on SP278659	5	47
Lot 510 on SP278659	4	35
Lot 511 on SP278659	5	45
Lot 512 on SP278659	5	45
Lot 513 on SP278659	5	45
Lot 514 on SP278659	5	54
Lot 601 on SP278659	5	60
Lot 602 on SP278659	5	48
Lot 603 on SP278659	4	36
Lot 604 on SP278659	5	48
Lot 605 on SP278659	5	48
Lot 606 on SP278659	5	48
Lot 607 on SP278659	5	58
Lot 608 on SP278659	5	54
Lot 609 on SP278659	5	47
Lot 610 on SP278659	4	36
Lot 611 on SP278659	5	45
Lot 612 on SP278659	5	45
Lot 613 on SP278659	5	45
Lot 614 on SP278659	5	54
Lot 701 on SP278659	5	61
Lot 702 on SP278659	5	49
Lot 703 on SP278659	4	36
Lot 704 on SP278659	5	49
Lot 705 on SP278659	5	49
Lot 706 on SP278659	5	49
Lot 707 on SP278659	5	58
Lot 708 on SP278659	5	55
Lot 709 on SP278659	5	47
Lot 710 on SP278659	4	36
Lot 711 on SP278659	5	46
Lot 712 on SP278659	5	46
Lot 713 on SP278659	5	46

Lot on Plan	Contribution	Interest
Lot 714 on SP278659	5	55
Lot 801 on SP278659	5	61
Lot 802 on SP278659	5	49
Lot 803 on SP278659	4	36
Lot 804 on SP278659	5	49
Lot 805 on SP278659	5	49
Lot 806 on SP278659	5	49
Lot 807 on SP278659	5	58
Lot 808 on SP278659	5	55
Lot 809 on SP278659	5	47
Lot 810 on SP278659	4	36
Lot 811 on SP278659	5	46
Lot 812 on SP278659	5	46
Lot 813 on SP278659	5	46
Lot 814 on SP278659	5	55
Lot 901 on SP278659	5	61
Lot 902 on SP278659	5	49
Lot 903 on SP278659	4	36
Lot 904 on SP278659	5	49
Lot 905 on SP278659	5	49
Lot 906 on SP278659	5	49
Lot 907 on SP278659	5	58
Lot 908 on SP278659	5	55
Lot 909 on SP278659	5	48
Lot 910 on SP278659	4	36
Lot 911 on SP278659	5	46
Lot 912 on SP278659	5	46
Lot 913 on SP278659	5	46
Lot 914 on SP278659	5	55
Lot 1001 on SP278659	5	61
Lot 1002 on SP278659	5	49
Lot 1003 on SP278659	4	37
Lot 1004 on SP278659	5	49
Lot 1005 on SP278659	5	49
Lot 1006 on SP278659	5	49
Lot 1007 on SP278659	5	59
Lot 1008 on SP278659	5	55
Lot 1009 on SP278659	5	48
Lot 1010 on SP278659	4	37
Lot 1011 on SP278659	5	46
Lot 1012 on SP278659	5	46
Lot 1013 on SP278659	5	46

Lot on Plan	Contribution	Interest
Lot 1014 on SP278659	5	55
Lot 1101 on SP278659	5	61
Lot 1102 on SP278659	5	49
Lot 1103 on SP278659	4	37
Lot 1104 on SP278659	5	49
Lot 1105 on SP278659	5	49
Lot 1106 on SP278659	5	49
Lot 1107 on SP278659	5	59
Lot 1108 on SP278659	5	55
Lot 1109 on SP278659	5	48
Lot 1110 on SP278659	4	37
Lot 1111 on SP278659 SP278659	5	47
Lot 1112 on SP278659	5	47
Lot 1113 on SP278659	5	47
Lot 1114 on SP278659	5	55
Lot 1201 on SP278659	5	62
Lot 1202 on SP278659	5	50
Lot 1203 on SP278659	4	37
Lot 1204 on SP278659	5	50
Lot 1205 on SP278659	5	50
Lot 1206 on SP278659	5	50
Lot 1207 on SP278659	5	59
Lot 1208 on SP278659	5	56
Lot 1209 on SP278659	5	48
Lot 1210 on SP278659	4	37
Lot 1211 on SP278659	5	47
Lot 1212 on SP278659	5	47
Lot 1213 on SP278659	5	47
Lot 1214 on SP278659	5	56
Lot 1301 on SP278659	5	62
Lot 1302 on SP278659	5	50
Lot 1303 on SP278659	4	37
Lot 1304 on SP278659	5	50
Lot 1305 on SP278659	5	50
Lot 1306 on SP278659	5	50
Lot 1307 on SP278659	5	59
Lot 1308 on SP278659	5	56
Lot 1309 on SP278659	5	48
Lot 1310 on SP278659	4	37
Lot 1311 on SP278659	5	47
Lot 1312 on SP278659	5	47
Lot 1313 on SP278659	5	47

Lot on Plan	Contribution	Interest
Lot 1314 on SP278659	5	56
Lot 1401 on SP278659	5	62
Lot 1402 on SP278659	5	50
Lot 1403 on SP278659	4	37
Lot 1404 on SP278659	5	50
Lot 1405 on SP278659	5	50
Lot 1406 on SP278659	5	50
Lot 1407 on SP278659	5	60
Lot 1408 on SP278659	5	56
Lot 1409 on SP278659	5	49
Lot 1410 on SP278659	4	37
Lot 1411 on SP278659	5	47
Lot 1412 on SP278659	5	47
Lot 1413 on SP278659	5	47
Lot 1414 on SP278659	5	56
Lot 1501 on SP278659	6	166
Lot 1502 on SP278659	6	134
Lot 1503 on SP278659	6	153
Lot 1504 on SP278659	6	146
Lot 1505 on SP278659	6	153
Lot 1506 on SP278659	6	130
Lot 1507 on SP278659	6	130
Lot 1508 on SP278659	6	140
TOTAL	932	10,000

PRINCIPLES FOR DECIDING THE CONTRIBUTION LOT ENTITLEMENT FOR A LOT

The Contribution Schedule Lot Entitlements (CSLE) for the scheme are not equal. As required by s46(7) of the Body Corporate and Community Management Act 1997, the CSLE for the Scheme have been calculated using the relativity principle having regard to:

- (i) The structure of the scheme;
- (ii) The nature, features and characteristics of the lots in the scheme;
- (iii) The purpose for which the lots are used;
- (iv) The impact the lots have on the costs of maintaining the common property; and
- (v) The market value of lots.

On the basis of these factors it is just and equitable for there to be a variation in the CSLE for the Scheme. Consequently the CSLE for each Lot varies between a minimum of 4 and a maximum of 6. All 2 bedroom units have been allocated an entitlement of 5 and all 1 bedroom units have been allocated an entitlement of 4, representing a 25% loading on 2 bedroom units in recognition of the likely additional demand on resources following from higher available occupancy. The relative difference in lot entitlements recognises that the factors stated above do not impact on how much each lot should contribute to certain Body Corporate costs such as secretarial fees, audit fees, printing postage and outlays, but the structure of the scheme and the features and characteristics of the lots result in a differential burden on the costs of the Body Corporate for repair and maintenance of the common property.

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

The market value of lots.

Market value for lots has been determined based on attributes and characteristics including:

- (a) lot size;
- (b) lot configuration and layout;
- (c) level and location of the lot in the building;
- (d) views;
- (e) aspects including breezes;
- (f) sun and sun paths.

PRINCIPLES FOR DECIDING THE INTEREST LOT ENTITLEMENT FOR A LOT

The Interest Schedule Lot Entitlements (ISLE) for the scheme reflect the respective market values of the lots and are calculated using the market value principle as required by s46(8) of the Body Corporate and Community Management Act 1997.

SCHEDULE B	EXPLANATION OF THE DEVELOPMENT OF SCHEME LAND
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Not Applicable

SCHEDULE C	BY-LAWS
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1. NOISE

- (a) An Owner or occupier of a Lot, their servant or agents shall not make, or permit, any noise in the Lot or on Common Property which will be likely to interfere in any way with the peaceful enjoyment of other Owners or occupiers of Lots or those having business with them or of any person lawfully using the Common Property.
- (b) In the event of any unavoidable noise in a Lot at any time, the Owner or occupier shall take all practical means to minimise annoyance to other Owners or occupiers of Lots by closing all doors windows and curtains of its Lot and also such further steps as may be within his power for the same purpose.
- (c) All musical instruments, radios, television receivers and sound equipment shall be controlled so that the sound is reasonable and does not cause an annoyance to any other Owner or occupier of a Lot. Such equipment and instruments shall not be operated between the hours of 9:00 pm and 8:00 am in such a manner as to be audible at all to any other Owner or occupier of a Lot.
- (d) An Owner or occupier of a Lot shall not hold, or permit to be held, any social gathering in its Lot by which there shall be any noise which interferes with the quiet enjoyment of its Lot by any other Owner or occupier of a Lot at any time of day or night.
- (e) An Owner or occupier of a Lot shall request guests leaving after 11.00 pm to leave quietly and quietness shall be observed when an Owner or occupier of a Lot returns to the building after 10:00 pm and before 7:00 am.

2. VEHICLES AND USE OF PRIVATE ROADS AND OTHER COMMON PROPERTY

- (a) The occupier of a Lot shall not without the Body Corporate's written approval
 - (i) park a vehicle, or allow a vehicle to stand, on the Common Property; or
 - (ii) permit an invitee to park a vehicle, or allow a vehicle to stand, on the Common Property, except for the designated visitor parking in accordance with parking signage and typically up to a maximum of 4 hours which must remain available at all times for the sole use of visitors' vehicles. Permission for overnight visitors or invitees to park a vehicle, or allow a vehicle to stand, on the Common Property or designated visitor parking requires the approval of the person contracted as the Caretaker and Letting Agent for the Body

Corporate or the Committee of the Body Corporate.

- (b) An approval under 2(a) must state the period for which it is given, with the exception of designated visitor parking.
- (c) However, the Body Corporate may cancel the approval by giving 7 days written notice to the occupier, with the exception of designated visitor parking
- (d) An Owner or occupier of a Lot shall not exceed the speed limit nominated by the Body Corporate in a Committee meeting from time to time (the "speed limit") while driving any motor propelled vehicle on the Common Property and shall use its best endeavours to ensure that its invitees do not exceed the speed limit in such circumstances. The speed limit for the time being shall be 10 kph.
- (e) If a vehicle is parked on the Common Property without the written approval of the Body Corporate, the Body Corporate is empowered to have the vehicle towed at the expense of the Owner or occupier who is responsible for the vehicle.

3. OBSTRUCTIONS

An Owner or occupier of a Lot shall not obstruct lawful use of Common Property by any person.

4. DAMAGE TO LAWNS, ETC ON COMMON PROPERTY AND BODY CORPORATE ASSETS

An Owner or occupier of a Lot shall not -

- (a) damage any lawn, garden, tree, shrub, plant or flower being part of or situated upon Common Property or any Body Corporate asset; or
- (b) use for its own purposes as a garden any portion of the Common Property.

5. DAMAGE TO COMMON PROPERTY

An Owner or occupier of a Lot shall not mark, paint, drive nails or screws or the like into, or otherwise damage or deface, any structure that forms part of the Common Property except with the consent in writing of the Body Corporate, but this By-law does not prevent an Owner or person authorised by it from installing:

- (a) any locking or other safety device for protection of its Lot against intruders; or
- (b) any screen or other device to prevent entry of animals or insects upon its Lot;

PROVIDED THAT the locking or other safety device or, screen or other device as the case may be, is constructed in a workman-like manner, is maintained in a state of good and serviceable repair by the Owner and does not detract from the good appearance of the building (as determined by the Committee of the Body Corporate).

If an Owner or Occupier damages the Common Property or assets of the Body Corporate then the Body Corporate may repair the damage and recover the costs of repair from the Owners or Occupier as a liquidated debt.

6. BEHAVIOUR OF INVITEES

- (a) An Owner or occupier of a Lot shall take all reasonable steps to ensure that its invitees comply with the provisions of these By-laws when upon a Lot or Common Property and in the event of its inability for any reason to ensure such compliance by any invitee it shall thereupon:
 - (i) withdraw the invitation of that person to be upon a Lot or Common Property; and
 - (ii) ensure that such person immediately leaves the Scheme Land.
- (b) The Owner or occupier of a Lot shall be liable to compensate the Body Corporate in respect of all damage to the Common Property or personal property vested in it caused by such Owner or occupier or their invitees.
- (c) An Owner of a Lot which is the subject of a lease or licence agreement shall take all reasonable steps, including any action available to it under any such lease or licence agreement, to ensure that any lessee or licensee or other occupier of the Lot or their invitees comply with the provisions of the By-laws.
- (d) An invitee on the Common Property must be accompanied by an Owner or occupier of a Lot at all times;

- (e) A drunken, idle or disorderly person found in or upon the Common Property, may be summarily ejected and removed from the Scheme Land by a security officer or a member of the police force.

7. REFUSE DISPOSAL, ETC, ON COMMON PROPERTY

- (a) An Owner or occupier of a Lot shall not throw or allow to fall or permit or suffer to be thrown or fall, any object or substance out of the window or doors or from any balcony of its Lot, or down any staircase, passage, or skylight, or from the roof or passageway of the buildings. Any cost of remedying any damage, or of cleaning caused by a breach of this By-law, shall be borne by the Owner of the relevant Lot.
- (b) An Owner or occupier of a Lot shall comply with all directions of the Local Authority on disposal of refuse and further:
- (i) save where the Body Corporate provides some other means of disposal of refuse, maintain within its Lot or on such part of the Common Property as may be authorised by the Body Corporate, in a clean and dry condition and adequately covered, a receptacle for the sole purpose of the collection of refuse;
 - (ii) empty bottles, boxes, used containers, pellets and similar items shall be stored tidily and, as far as possible, out of sight;
 - (iii) ensure that the health, hygiene and comfort of the Owner or occupier of any other Lot is not adversely affected by its disposal of garbage;
 - (iv) keep car spaces tidy and free of litter; and
 - (v) ensure that any perishable items such as meat, fish, fruit etc are not placed in receptacles for periods longer than 24 hours prior to collection.
- (c) Each owner acknowledges that the Body Corporate may enter into an agreement for a bulk bin collection service and amongst other things that agreement may require the Body Corporate to authorise entry to Common Property for the collection of refuse and to indemnify the collector from any damage to the pavement or other driving surfaces as a result.
- (d) Owners or Occupiers must not leave rubbish or other materials, including recycle material, on the Common Property in a way or place likely to interfere with the use and enjoyment of the Common Property by someone else. Bins should not be visible unless it is within a few hours of their scheduled collection
- (e) An Owner or Occupier of a Lot shall not place any object or item in the garbage chutes or in the general vicinity of the garbage shuts located at each lift core in the Building which is inappropriate or which might break or shatter or cause damage or injury in the garbage chutes or at the collection points in the basement of the Building. Any damage or blockage resulting from misuse or negligence shall be borne by the relevant owner whether caused by the actions of the Owner, members of the household, occupiers, servants, tenants, agents or guests.

8. EXTERNAL APPEARANCE OR STRUCTURE OF A LOT

Subject to these By-Laws:-

- (a) An Owner or occupier of a Lot shall not, except with the consent in writing of the Body Corporate, hang towels, bedding, clothing or other articles, display any sign, advertisement, placard, banner, pamphlet or like matter on any part of its Lot in such a way as to be visible from outside the Building;
- (b) An Owner or occupier of a Lot shall not alter the external colour scheme of any improvement on its Lot without prior approval in writing from the Body Corporate pursuant to a resolution of the Body Corporate;
- (c) Any alteration made to Common Property or fixture or fitting attached to Common Property by any Owner or occupier of a Lot, whether made or attached with or without the approval of the Body Corporate, shall be repaired and maintained by the Owner of the said Lot;
- (d) An Owner or occupier of a Lot may not, except with the written consent of the Body Corporate, place anything on all balconies other than:
- (i) 1 outdoor table;
 - (ii) 6 chairs;

- (iii) 1 pot plant.
- (e) Window furnishings must conform to the standards set by the Body Corporate and includes curtains only for all sliding doors and single flat roller blinds for all windows which are to have off white or white backing, and any sheer is to be white or off white in colour with no coloured patterns. No timber shutter, blinds or any other type of window furnishing other than as specified in this by-law are permitted.
- (f) An Owner or occupier of a Lot shall, as soon as practicable after becoming aware of any defect in the Common Property or in any personal property vested in the Body Corporate or of any accident associated therewith, give notice to the Secretary or to the Body Corporate Manager;
- (g) An Owner or occupier of a Lot shall not erect an outside wireless, television antenna or satellite receiver without the prior written consent of the Committee of the Body Corporate or the local authority; and
- (h) An Owner or occupier of a Lot shall not install in any part of the Lot, particularly any balconies forming part of the Lot, any fixtures, fittings, furniture or other items which may be viewed from outside the Building which the Committee of the Body Corporate considers (in its absolute discretion) detrimentally effects the aesthetic and/or uniform appearance of the Building when viewed from the outside and will, if requested to do so, remove any offending addition or item when requested to do so by the Committee of the Body Corporate.
- (i) On Owner or Occupier must not undertake any refurbishment or maintenance work to a Lot without first obtaining the consent in writing of the Body Corporate. If the work being undertaken makes a noise which is likely to disturb the Owner or Occupier or another lot or persons on Common Property, then the Owner or Occupier of the lot must comply with directions given by the Body Corporate through the Caretaker regarding the hours during which work may be undertaken. It will be the responsibility of the Owner of the lot in which such work is carried out to pay for the repair of any damage caused to Common Property in connection with such work or additional cleaning required as a result of such work.

9. STORAGE OF FLAMMABLE LIQUIDS, GAS OR OTHER MATERIALS

- (a) An Owner or occupier of a Lot shall not bring to, do, or keep anything in its Lot which may make void, or increase the rate of, fire insurance on any property shown in the Scheme or which may conflict with the Law or Regulations or Ordinances relating to fires or any insurance policy upon any property shown in the Scheme or the Regulations or Ordinances of any State or Local Authority for the time being in force.
- (b) An Owner or occupier of a Lot, shall not use any chemicals, burning fluids, acetylene gas or alcohol in lighting or heating the premises, nor in any other way cause or increase the risk of fire or explosion in its Lot.

10. KEEPING OF ANIMALS

- (a) Subject to the provisions of the Act, an Owner or occupier of a Lot may not, without the approval in writing of the Committee of the Body Corporate, bring or keep (or permit an invitee to bring or keep) any animal upon its Lot or the Common Property. Once written approval is provided by the Body Corporate the owner or Occupier of a Lot may keep a maximum of one small dog or one small cat only in their Lot, no animal shall be kept in excess of twelve (12) kilograms in weight and as long as the animal:
 - i. is kept within the Owner or Occupier's Lot while it is present on the scheme land and is not permitted to roam on common property or into other lots in the scheme;
 - ii. may be taken into a lift on scheme land only if the lift is empty or if any occupants of the lift at the time verbally consent to the dog entering the lift;
 - iii. must be clean and dry at any time that it traverses common property;
 - iv. is a domesticated pet;
 - v. is toilet trained;
 - vi. is on a leash when on any Common Property;
 - vii. wears an identification tag at all times clearly showing its owners current address and current telephone number;

- viii. must not be permitted to defecate or urinate on common property or in and around the front entrance to the building;
 - ix. any mess or damage caused by the animal to any part of common property must be rectified by the animal's owner as soon as practicable and at the owners expense;
 - x. all reasonable steps must be taken to avoid contact between the animal and any other occupants or guests on scheme land;
 - xi. must not be permitted to make noise, or otherwise cause a nuisance, that would interfere unreasonably with any person's use or enjoyment of another lot or common property;
 - xii. litter or waste associated with the animal must be securely and promptly disposed of in such a way that it does not create odours or otherwise contaminate the Scheme;
 - xiii. all reasonable steps must be taken to avoid the transmission of allergens, including regularly vacuuming Owner or Occupier's Lot and common property between the lifts and the Owner or Occupier's Lot, and ensuring the animal is wellgroomed and regularly washed;
 - xiv. all reasonable steps must be taken to keep the animal in good health, including ensuring that it is free from fleas and parasites;
 - xv. must be registered with the local council and all applicable local council regulations regarding animals must be complied with.
 - xvi. is not attached by rope or leash to any item on any Common Property, or to a vehicle;
 - xvii. is the only pet to be kept in or visit the Lot whilst approval for one pet is provided by the Committee; and
 - xviii. is not to be left unattended on or near any Common Property.
- (b) Should animal that is permitted under by-law 10(a) dies, the Owner or Occupier shall not replace the animal without the written permission of the Body Corporate obtained under by-law 10(a).
 - (c) Any approval for the keeping of an animal granted by the Body Corporate may be granted with or without conditions. If conditions are imposed then the Owner or Occupier shall comply with those conditions. Should the Owner or Occupier fail to comply with any conditions that are imposed, then the approval may be withdrawn at the discretion of the Body Corporate.
 - (d) Subject to by-law 10(a), each Owner or Occupier must obtain the Body Corporate's written approval before bringing, or permitting a guest to bring, an animal onto the Lot or Common Property.
 - (e) The Body Corporate may order an animal to be removed from the Scheme Land if the animal does not meet all or is in breach of any of the criteria set out in by-law 10(a).
 - (f) Any pet or other animal found running loose on the Common Property may be detained by the Body Corporate and such pet or animal will only be released to its owner upon payment to the Body Corporate of a handling charge of \$50 or such other amount as the Body Corporate may from time to time determine.
 - (g) The Owner or Occupier must clean up after the Owner or Occupier's pet.

11. WINDOWS

Windows shall be kept clean and if broken or cracked, be promptly replaced by the Body Corporate with fresh glass of the same kind, type, colour and weight and if the damage to the window is caused by or as a result of any action or inaction of the Owner or occupier of the Lot then the cost of replacement shall be a debt due and owing by the Owner to the Body Corporate.

12. AIR CONDITIONING

No air conditioners shall be installed (other than those installed by the Original Owner) on any Lot or Common Property without prior written consent of the Committee of the Body Corporate such consent to be given on the submission of full design specifications of the proposed air conditioning to be installed to the Body Corporate. Consent may be given conditionally and particular regard shall be had to noise and or emissions of the proposed air conditioning system. Subject to the consent, an Owner or occupier of a Lot shall choose

the location of any air conditioners with care so that same does not cause discomfort to neighbours. Evaporative air conditioners shall be low profile and be of neutral colour so as not to be visible from the street and no window air conditioners shall be allowed.

13. INFECTIOUS DISEASES

In the event of any infectious disease, which may require notification by virtue of any Statute, Regulation or Ordinance, happening in any Lot, the Owner or occupier of such Lot shall give written notice thereof and pay to the Committee the expenses incurred by the Committee of disinfecting the Lot and any part of the Common Property required to be disinfected and replacing any articles or things the destruction of which may be rendered necessary by such disease and shall at all times comply with any State or Local Authority Act or Regulation.

14. USE OF LOTS

- (a) Subject to by-law 29, an Owner or occupier of a Lot shall not use that Lot or permit the same to be used otherwise than as a private residence of the Owner or for private residential accommodation of the Owner's guests and visitors provided that the Owner may rent or lease the Lot from time to time to residential tenants provided that in no event shall any individual rental or lease be for a period or consecutive periods of less than three (3) months nor for any purpose that may cause a nuisance or hazard or for any illegal or immoral purpose or for any other purpose that may endanger the safety or good reputation of persons residing within the Scheme nor any way interfere with the peaceful enjoyment of other Lot Owners or occupiers nor use the Lot as an office for a real estate agent or a letting agent. The Owner and occupier acknowledge that the Lot forms part the Building which has been approved for Class 2 residential apartments only and not for any hotel or short term letting purposes and a result any use, rental or letting other than in accordance with this by-law is prohibited as inconsistent with the relevant legislation, Brisbane Planning Scheme Codes/Policies, insurance, approvals, building codes and certificate of classification for the Building.
 - (i) The Body Corporate will police any non-compliance of these by-laws to the relevant authorities including the fire brigade, insurance companies and Council. Fines of up to \$567,675 for an individual and \$2,838,375 for a company may apply (and may vary over time) for contravening the development permit for the Building.
- (b) An Owner or occupier of a Lot shall not operate or permit to be operated upon any Lot or Common Property any radio, short wave radio, transmitter, telecommunications device or electronic equipment so as to interfere with any domestic appliance or apparatus (including a radio or television receiver) lawfully in use upon the Common Property or in any other Lot;
- (c) An Owner or occupier of a Lot shall not use any water closets or other fixtures in the building for any purpose other than for which they were constructed and shall not deposit or throw any sweepings, rubbish or solid matter into the same or otherwise cause the obstruction of Common Property drainage services;
- (d) An Owner or occupier of a Lot shall keep the Lot in a good state of preservation and cleanliness and shall take all reasonable steps to keep the Lot free of all vermin, insects or other pests; and
- (e) An Owner or Occupier of a lot must not, without the written approval of the Body Corporate, and subject to any conditions that the Body Corporate may impose, remove or install any hard floor surfaces
- (f) The Owner or Occupier of a Lot must not:
 - (i) leave rubbish or other materials on the Common Property except in rubbish collection areas designated by the Body Corporate; or
 - (ii) allow water which may result from the watering of pot plants or any other substance whatsoever (except natural falling/flowing rain water) to fall from a Lot; or
 - (iii) beat rugs or mats on a balcony.

15. MAINTENANCE OF LOTS

- (a) Each owner shall be responsible for the maintenance of their Lot and each owner or occupier shall ensure that their Lot is so kept and maintained as not to be offensive in appearance to other Lot owners through the accumulation of excess rubbish or otherwise. Further, all Lots are to be so

maintained as to prevent the excessive growth of grass and other vegetation making Lots unsightly, increasing fire risks or contributing to the spread of noxious weeds to other Lots.

- (b) Each owner must ensure that waterproofing of all balconies and terraces which form part of that owners Lot do not leak resulting in water escaping into other Lots or onto Common Property.
- (c) Each owner shall be responsible for the maintenance of any individual air conditioning unit(s) (if any) servicing their Lot and to ensure that their air conditioning unit(s) is operating in a quiet manner so as not to cause a nuisance to any other owner or occupier. An Owner shall not replace their air conditioning system unless:-
 - (a) the Body Corporate first approves the new system to be installed;
 - (b) the installation is carried out by an installer approved by the Body Corporate.
- (d) Windows shall be kept clean and promptly replaced by the owner or occupier of their Lot at their expense with fresh glass of the same kind and weight as at present if broken or cracked. This By-law does not prohibit an owner from making a claim on the Body Corporate insurance.

16. TAPS

An owner or occupier of a Lot shall not waste water and shall see that all water taps in their Lot are promptly turned off after use. Should the Lot be unoccupied for a period of more than a month, then the stopcock on the hot water system (if any) must be turned off.

17. AERIALS AND RECEIVERS

No outside wireless, television, aerial, sky dish, receiver, satellite receiver or other erection, construction, aerial, receiver or thing of like nature may be erected by any owner or occupier without the previous consent in writing of the Committee.

18. WATER CLOSETS AND CONVENIENCES

The water closets and conveniences and other water apparatus including waste pipes and drains shall not be used for any purposes other than those for which they were constructed and no sweepings or rubbish or other unsuitable substance shall be deposited therein. Any damage or blockage resulting to such water closets, conveniences, water apparatus, waste pipes and drains from misuse or negligence shall be borne by the owner whether the same is caused by their own actions or those of their tenants, servants, agents, licensees or invitees.

19. BALCONIES AND TERRACES

An Owner or occupier of a Lot will not enclose any balcony or terrace with shutters, glazing, louvres or other similar permanent structures other than those clearly depicted on the local authority approved drawings for the Lot without first obtaining in writing the approval of:-

- (a) the local authority; and
- (b) (after the approval of the local authority has been given) the Committee of the Body Corporate.

20. NOTICE OF AUCTION

An Owner or occupier of a Lot shall not without the prior written notice of the Committee of the Body Corporate conduct an on-site auction of a Lot.

21. REMOVALS

An Owner or occupier of a Lot shall not move any large items of furniture, piano or safe into or out of its Lot without having given prior notice to the person contracted as the Caretaker and Letting Agent for the Body Corporate or the Committee of the Body Corporate and the moving must be done in the manner, by the route and at the time directed by the Caretaker and Letting Agent or Committee. Owners and occupiers of a Lot must not move furniture or large items across the ground floor commercial areas within the Building including the foyer to the residential lifts or allow furniture removals, packages, trolleys or large items which could damage the marble/timber/stainless steel and mirrored lobby in the Common Property. All furniture removals or large items are to be taken down the goods lift to level 2 basement, moved across the basement level to the lifts and taken up to the Lot. Without limiting anything else provided in these by-laws, an Owner or occupier of a Lot is liable to compensate the Body Corporate in respect of all damage to the Common Property caused by the Owner or occupier or their invitees or contractors including a fee or cost for marble cleaning and polishing. The duties and obligations imposed by these by-laws must be observed not only by the Owner or occupier of a Lot but also by the Owner or occupier's contractors, employees or invitees. The Body Corporate

may require any Owner or occupier's contractors, employees or invitees or removalists to sign an acknowledgement and/or indemnity that they are liable for any damage to the Building.

22. USE OF COMMON PROPERTY AND FACILITIES

- (a) Subject to clause 22(d) all owners and occupiers of Lots in the Scheme may use the swimming pool and pool area and associated facilities including the gym, BBQ area and golf simulator on the Common Property subject to the following rules which will, where appropriate, apply to all guests or invitees of lots owners or occupiers:
- (i) the swimming pool, pool area and associated facilities including the gym, BBQ area and golf simulator will not be used by guests or invitees unless accompanied by the host, Lot owner or occupier;
 - (ii) children below the age of 12 years will at all times be accompanied by an adult owner or occupier exercising effective control over them;
 - (iii) running, rough play in or out of the pool, excessive splashing, improper diving from the sides or running and jumping into the pool so as to create a large splash (bombing) is especially prohibited;
 - (iv) users of the swimming pool must use the shower located next to the sauna before entering the swimming pool;
 - (v) glass, breakable items, and pets (if permitted in the Scheme) will not be brought into the swimming pool and pool area and the owner or occupier shall not allow soap, bubble bath or shampoo to be used in the swimming pool. Without limiting this by-law and for clarity, only plastic glasses, plastic plates, plastic cutlery, canned beer, wine in a plastic wine container and wine bottles only are permitted in BBQ area;
 - (vi) the swimming pool, pool area, gym, BBQ area and golf simulator may only be used between the hours of 5.00am and midnight unless arranged otherwise with the Body Corporate. The Body Corporate may amend these hours for any purpose it considers necessary;
 - (vii) after facilities are used, the relevant area is to be left in a clean and tidy state and available to the next users – failing to comply with this may incur a cleaning cost;
 - (viii) a towel must be used when using gym equipment to cover the surfaces that come in contact with your bare skin;
 - (ix) when in the gym a sweat towel must be used to wipe the sweat off your face and body;
 - (x) gym equipment is to be wiped down after use;
 - (xi) a towel must be used on the sunbed cushions to cover the surface of the cushion that comes in contact with your bare skin;
 - (xii) Common Property and assets will not be defaced, damaged or removed; and
 - (xiii) the Body Corporate may operate a reservation system for Common Property facilities and assets with which lot owners and occupiers shall comply.
- (b) An owner or occupier of a Lot in the Scheme must not without property authority, operate, adjust or interfere with the operation of any of the facilities referred to in this by-law. Further, notwithstanding the rules set out in this by-law, the Committee may from time to time make other rules regarding the facilities including forms of reservation and the like.
- (c) Owners and Occupiers shall not (and shall use all reasonable endeavours to ensure that their invitees do not) smoke in the Building or on Common Property. Owners and occupiers acknowledge that a smoking area that complies with the *Tobacco and Other Smoking Products Act 1998* exists on the Festival Place footpath approximately 5 metres north from the Scheme driveway entry outside the substation on the Lucent Land.
- (d) The Body Corporate may restrict access to the swimming pool and pool area, gym, BBQ and associated facilities for any purpose it considers necessary including for allowing use by other occupiers of the Building under the Building Management Statement by posting a notice on those facilities.

- (e) An owner or occupier may not allow more than 5 of its invitees on Common Property at any time unless with the prior approval of the Body Corporate in order to ensure the safety, security and enjoyment of the Common Property by other owners and occupiers.

23. RIGHT OF ENTRY

- (a) An Owner or occupier of a Lot, upon receiving reasonable notice from the Body Corporate, shall allow the Body Corporate or any contractors, sub-contractors, workmen or other person authorised by it, the right of access to its Lot for the purpose of carrying out works or effecting repairs on mains, pipes, wires or connections of any water, sewerage, drainage, gas, electricity, telephone or other system or service, whether to its Lot or to an adjoining Lot or Common Property.
- (b) Such repair, maintenance or renewal shall be at the expense of the Owner of the relevant Lot in cases where the need for such repair, maintenance, repair or renewal is due to any act or default of the Owner or the occupier of its Lot.
- (c) If not so permitted the Body Corporate, its servants, agents, employees, contractors or the Body Corporate Manager, may effect entry and such entry shall not constitute trespass.
- (d) The Body Corporate or the Body Corporate Manager, in exercising this power, shall ensure that agents, servants, employees or contractors cause as little inconvenience to an Owner or occupier of a Lot as is reasonable in the circumstances.

24. CORRESPONDENCE

All complaints or applications to the Body Corporate shall be addressed in writing to the Secretary of the Body Corporate or to the Body Corporate Manager.

25. TRADESMEN

An Owner or occupier of a Lot shall not directly instruct any contractor or workmen employed by the Body Corporate unless so authorised.

26. SECURITY OF THE BUILDING

- (a) The Body Corporate shall take all reasonable steps to ensure the security of the Building and Body Corporate property and the observance of these By-laws and without limiting the generality of the foregoing may:
- (i) Close off any part of the Common Property not required for ingress or egress to a Lot or car parking space on either a temporary or permanent basis or otherwise restrict the access to, or use, by Owners or occupiers of any such part of the Common Property;
 - (ii) Permit any designated part of the Common Property to be used by any security person, firm or company (to the exclusion of Owners or occupiers generally) as a means of monitoring the security and general safety of the Building; and
 - (iii) obtain install and maintain locks alarms communications systems and other security devices.
- (b) If the Body Corporate in the exercise of any of its powers under these By-laws restricts the access of Owners or occupiers to any part of the Common Property by means of any lock or similar security device, it may make such number of keys or operating systems as it determines, available to Owners or occupiers of Lots free of charge and may at its discretion, make additional numbers available to Owners or occupiers upon payment of such reasonable charges as may be determined from time to time by the Body Corporate.
- (c) An Owner or occupier of a Lot to whom any key or any operation system is given pursuant to these By-laws shall exercise a high degree of caution and responsibility in making the same available for use by any other person using or occupying a Lot and shall take reasonable precautions (which shall include an appropriate covenant in any lease or licence of a Lot to any such occupier) to ensure return thereof to the Owner upon the user or occupier ceasing to be a user or occupier.
- (d) An Owner or occupier of a Lot into whose possession any key or operating system referred to in these By-laws has come shall not without the prior approval in writing of the Committee duplicate the same or cause or permit the same to be duplicated and shall take all reasonable precautions to ensure that the same is not lost or handed to any person other than another Owner or occupier of a Lot and is not disposed of otherwise than by returning it to the Committee.

- (e) An Owner or occupier of a Lot who is issued with a key or operating system referred to in these By-laws shall immediately notify the Body Corporate if the same is lost or misplaced.
- (f) An Owner or occupier of a Lot shall securely fasten all doors and windows to its Lot on all occasions when the Lot is left unoccupied, and the Body Corporate, its servants, agents or the Body Corporate Manager, shall have the right, without committing trespass, to enter and fasten any doors or windows.

27. DISPLAY UNITS/SIGNAGE

- (a) While the Original Owner remains an Owner of any Lot in the Scheme, it and its officers, servants and/or agents, shall be entitled to use any Lot or part of a Lot of which it is the registered Owner or over which it is granted occupancy rights as a display unit or sales office and shall be entitled to allow prospective purchasers to inspect the improvements on the Lot.
- (b) While the Original Owner remains an Owner of any Lot in the Scheme, the Original Owner may erect signs, advertising or display material in or about the improvement of a Lot owned by it (notwithstanding that same may infringe other provisions of these By-laws) or on Common Property.
- (c) The Body Corporate may erect or may authorise the Caretaker and Letting Agent to erect on the Common Property a nominal amount of Property Signage identifying the Caretaker and Letting Agent and the method by which the Caretaker and Letting Agent can be contacted.
- (d) Other than as provided in this by-law, the Body Corporate will not allow any sign (including any sign, no matter how temporary, advertising the sale, letting or viewing of a Lot) to be erected on any part of the roof of the Building or other part of the Building or Common Property. Owners acknowledge that the person contracted as the Caretaker and Letting Agent for the Body Corporate will have obtained approval to maintain one A-frame sign on the street adjacent to the Scheme Land and that agents of an Owner wishing to sell their Lot will require separate Council permission to erect any signage on the street.

28. COMMUNITY VEGETABLE GARDEN

The Body Corporate will, at a location within the common property to be determined by the Body Corporate Committee, cause a community vegetable garden to be maintained with seasonable vegetables including the following:

- (a) Productive garden vegetables as determined by the Body Corporate Committee from time to time; and;
- (b) Herbs, shrubs and vegetables including (but not limited to):
 - (i) Onion;
 - (ii) Chives;
 - (iii) Mint;
 - (iv) Lettuce;
 - (v) Lemon Tree;
 - (vi) Lime Tree;
 - (vi) Chilli;
 - (vii) Basil;
 - (ix) Thyme;
 - (x) Parsley;
 - (xi) Rosemary;
 - (xii) Strawberry;
 - (xiii) Sage; and
 - (xiv) Spinach;

The produce from the community vegetable garden is for the benefit of the Owners and Occupiers of Lots within the Scheme and may be taken and used by Owners and Occupiers of Lots within the Scheme subject to any rules imposed by the Body Corporate Committee from time to time.

29. SPECIAL PRIVILEGES — ONSITE MANAGER

In this clause:-

“Agreements” means the Caretaking Agreement and the Letting Agreement.

“Caretaker” means the person named as Caretaker in the Caretaking Agreement.

“Caretaker’s Unit” means the lot (if any) owned or occupied by the Caretaker or Letting Agent from time to time.

“Caretaking Agreement” means an agreement between the Body Corporate and the Caretaker for the provision of services for the control, management and administration of the Common Property;

“Letting Agent” means the person named as the Letting Agent in the Letting Agreement.

“Letting Agreement” means an agreement between the Body Corporate and the Letting Agent for the provision of letting and ancillary services to such of the proprietors or occupiers of Lots who wish to avail themselves of such services;

- (a) The Caretaker and the Letting Agent may use the Caretaker's Unit as an office for the purpose of and incidental to offering a caretaking and letting and sales service from within that Lot and as a residence.
- (b) During the term of the Caretaking Agreement (including any extensions and renewals) and the Letting Agreement (including any extensions and renewals):
 - (i) The Body Corporate will not itself, directly or indirectly, provide any of the services set out in the Agreements;
 - (ii) The Body Corporate will not allow any person or company other than the Caretaker or Letting Agent to provide, from the Scheme Land, any of the services set out in the Agreements;
 - (iii) The Body Corporate will not enter into with any other person or entity an agreement similar to the Agreements;
 - (iv) The Caretaker and Letting Agent will be entitled to erect or display reasonable signs or notices in or on the Common Property advertising any of the services it provides pursuant to the Agreements;
 - (v) The Body Corporate must not grant to any other person or corporation the right to conduct any business of a similar nature to the letting business from within the Scheme Land nor must the Body Corporate (or any of its members individually) directly or indirectly conduct or attempt to conduct any business of a similar nature to the letting business from within the Scheme Land;
 - (vi) The Body Corporate must not make any part of the Common Property available to any person or corporation other than the Caretaker or Letting Agent for the purpose of conducting a letting business; and
 - (vii) The Letting Agent will be entitled to operate a PABX telephone facility within the Scheme Land and for the purposes aforesaid has and will continue to have a licence to install, lay, use, repair, maintain and replace cabling and other equipment necessary for the operation of such facility throughout the Scheme Land; and
- (c) The Body Corporate will continue to be responsible to carry out its duties pursuant to the Act in respect of any common property for which special privileges have been granted pursuant to this By-law.
- (d) The duly appointed Letting Agent may erect or display signs or notices on or about the Common Property for the purpose of promoting, advertising or fostering the letting of any of the Lots.

30. USE OF LOT BY CARETAKER AND LETTING AGENT

The Original Owner shall nominate a Lot prior to registration of this CMS to be used as an office for the purpose of and incidental to offering a caretaking and letting service from within that Lot and as a Manager's residence.

31. EXCLUSIVE USE CARPARKS

- (a) The exclusive use car parking space or spaces attaching to each lot are identified and allocated in Schedule E or will be identified and allocated by the Original Owner and notified in writing to the Body Corporate within 12 months after the recording of the Community Management Statement.
- (b) The Original Owner or the Original Owner's agent is authorised to allocate exclusive use or special rights in respect of parts of the Common Property identified by the Original Owner or the Original Owner's agent for the purpose of car parking.
- (c) The Original Owner may make allocations under this by-law subject to conditions, including conditions in respect of the maintenance and cleaning of any part of the Common Property over which exclusive use is given.
- (d) The Owners may at any time swap exclusive use car parking spaces. Written notification of any such swap shall be provided by all Owners involved in a swap to the Body Corporate. The Body Corporate shall, at the relevant Owners' cost, register a new community management statement to record any reallocation of exclusive use car parking spaces.
- (e) The car park is for the exclusive use of Owners and Occupiers and Owners and Occupiers' visitors. Owners and Occupiers must not sell or lease the exclusive use car parking spaces independently of the Lot.
- (f) The car park may only be used to park motor vehicles. Owners and Occupiers may not store anything in the car park unless it is approved in writing by the Body Corporate.

32. EXCLUSIVE USE STORAGE AREAS

- (a) The exclusive use area attaching to each lot are identified and allocated in Schedule E or will be identified and allocated by the original owner and notified in writing to the Body Corporate within twelve (12) months after the recording of the Community Management Statement.
- (b) The Original Owner or the Original Owner's agent is authorised to allocate exclusive use or special rights in respect of parts of the Common Property identified by the Original Owner or the Original Owner's agent for the purpose of storage.
- (c) The Original Owner may make allocations under this by-law subject to conditions, including conditions in respect of the maintenance and cleaning of any part of the Common Property over which exclusive use is given.
- (d) The Committee may establish procedures and requirements for the construction of storage cages on areas referred to in this by-law.

33. STORAGE

- (a) The Committee of the Body Corporate may at any time designate any appropriate part of the Common Property to be used as a storeroom for the purposes of the storage of materials by the Caretaker and Letting Agent and may determine rules by which the Caretaker and Letting Agent and/or other any persons nominated by the Committee are given access to such designated storerooms.
- (b) The exclusive use storage area attaching to each lot are identified and allocated in Schedule E or will be identified and allocated by the original owner and notified in writing to the Body Corporate within twelve (12) months after the recording of the Community Management Statement.
- (c) The Committee may establish procedures and requirements for the construction of storage cages on areas referred to in this by-law and within exclusive use car parking.

34. ADDITIONAL EXCLUSIVE USE AREAS

Subject to the provisions of the Act, the Body Corporate Committee and the Body Corporate (as necessary) shall at the request of the Original Owner and upon the provision of the necessary exclusive use plans by the Original Owner approve and consent to the granting of exclusive use to any Lot Owner(s) of any part of Common Property and will authorise the signing of any New Community Management Statement necessary to give effect to the grant of exclusive use provided all reasonable costs are borne by the Original Owner.

35. MANAGER'S OFFICE AND STORAGE AREAS

The Body Corporate may grant to the Caretaker / Letting Agent the right to exclusively occupy areas of the Common Property for office and storage use or any other reasons relating to the fulfillment of duties under the Caretaking Agreement and Letting Agreements.

36. SECURITY CAMERAS

In the event that security cameras are installed in the Building, the Body Corporate Committee may determine policy for the operation of those cameras and storage and destruction of any recordings.

37. BULK SUPPLY OF UTILITIES

(a) If permitted by any law or requirement governing the supply of utility services, the Body Corporate may:

(i) Establish and maintain an electricity or other utility service supply system (**System**) for the Scheme; and

(ii) As an on-supplier:

(1) Purchase the relevant utility service from a supplier; and

(2) On-supply that utility service to Owners of Lots (collectively called **Receivers**)

(b) The Body Corporate may enter into agreements, contracts, licences, leases or other arrangements of any nature in connection with:

(i) The supply of Services to the Body Corporate by a supplier;

(ii) The on-supply of Services to Receivers; and

(iii) utility Infrastructure used in connection with the System,

including, without limitation, agreements contemplated by the Regulation Module for the Scheme setting out the basis on which charges are made for supply of the relevant utility service and the recovery of the costs to the Body Corporate of supplying that utility service. Occupiers are not compelled to buy electricity or other utility services from the Body Corporate.

(c) The Body Corporate must calculate charges for electricity supply to Receivers and the installation of, and costs associated with utility infrastructure for the utility services only as permitted under the relevant electricity law and requirements governing on-supply by the Body Corporate and, in any case, levy charges only to the extent required to ensure that the Body Corporate complies with its obligations to recover the costs of supplying the utility service to Receivers.

(d) If the Body Corporate charges Receivers a tariff rate for the supply of Services which is higher than the rate at which the Body Corporate purchases utility services from the supplier, any surplus funds generated in the hands of the Body Corporate as a result must be applied by the Body Corporate to its administrative fund in reduction of liabilities of the Body Corporate and, in this way, for the benefit of Owners.

(e) If the Body Corporate operates and maintains a System under this By-law, it may:

(i) Enter into agreements with Receivers for the supply of utility services through the System, setting out the terms on which the Body Corporate will charge for the provision of utility services under the System and recover the costs of providing that utility service (as required by the Act and Regulation Module for the Scheme) including charges for:

(1) utility services supply;

(2) Installation and connection to the System;

(3) Servicing and maintenance of the System to the extent it is utilised in the provision of the Service to a particular Receiver;

(4) Disconnection and reconnection fees; and

(5) Advance payments or security deposits to be provided in connection with utility service supply through the System.

(ii) Determine a security deposit to be paid by each Occupier who is entitled to the supply of the reticulated electricity or other utility service as a guarantee against non-payment of accounts for the supply of reticulated electricity or other utility service

- (iii) Establish the basis of utility service charges for those Receivers which are not supplied by separate meter (if any) and for Common Property for the Scheme based on an estimate of utility services consumption taking into account the number and type of utility service fittings, points, installations, plant and equipment, and appliances and the use to which those are put by the relevant Receivers or the Body Corporate;
- (iv) Establish a system of accounts and invoices in connection with the supply of utility services through the System and render those accounts to Receivers as appropriate; and
- (v) Recover any amounts when due and payable from any Receiver under applicable accounts rendered and, if an account is unpaid by the due date:
 - (1) Recover any unpaid amount as a liquidated debt;
 - (2) Recover interest on any unpaid account;
 - (3) Disconnect the supply of reticulated utility service to the relevant Receiver;
 - (4) Charge a reconnection fee to restore utility service supply to that Receiver; and
 - (5) Increase the advance payment or security deposit for Service supply to the relevant Receiver, under the Act of other applicable legislation.
- (f) The Body Corporate is not, under any circumstances whatsoever, responsible or liable for any failure of the supply of electricity or other utility service due to breakdowns, repairs, maintenance, strikes, accidents or causes of any class or description

38. BODY CORPORATE EMPOWERED TO ENTER INTO AGREEMENTS

Without limiting any powers, authorities, duties and functions conferred or imposed by or under the Act or elsewhere under these by-laws, the Body Corporate is empowered to enter into with such person or corporation as the Body Corporate in its absolute discretion may decide one or more of the following agreements:

- (a) an agreement for the caretaking, management and/or maintenance of the Common Property and the letting of lots on behalf of owners and occupiers;
- (b) an agreement for the appointment of a body corporate manager for the performance of, among other things, certain duties and obligations of the Body Corporate (so far as it is lawful to do so);
- (c) an agreement for the purpose of better seeing to the proper functioning, operation and management of the Building and the Common Property or for the purpose of ensuring the proper performance of the powers, duties and functions of the Body Corporate (including agreements with service contractors); or
- (d) an agreement for the supply of services (including utility services) to the Building and incorporating cost sharing arrangements including, without limitation, an agreement for the provision and installation of satellite dishes and other telecommunications facilities within the Scheme Land or on the Building;

any such agreement shall be upon such terms and conditions as the Body Corporate may decide in its absolute discretion.

39. DEVELOPMENT APPROVAL CONDITIONS:

The following conditions imposed by the Brisbane City Council shall form part of this Community Management Statement and shall prevail in the event of inconsistency with the other provisions of these by-laws:

- (a) *Balconies and Terraces*

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

40. RECOVERY OF COSTS

An owner must pay on demand the whole of the Body Corporate costs (including solicitor and own client costs), which amount shall be deemed to be a liquidated debt due, in recovering all and any levies or

moneys duly levied upon such owner by the Body Corporate pursuant to the Act or the Regulation Module. The Body Corporate may impose a penalty of by way of simple interest at the rate of 2.5% per month on all levies, contributions and instalments not paid by the relevant dates fixed in notices of contributions given to Owners. Where the Body Corporate expends money to make good damage caused by a breach of the Act, the Regulation Module or of these by-laws by any owner or the tenant, guest, servants, employees, agents, children, invitees or licensees of the owner or any of them, the Body Corporate is entitled to recover the amount so expended as a debt in an action in any Court of competent jurisdiction from the owner of the lot at the time when the breach occurred.

Should the Body Corporate incur any expense as a result of the actions of an Owner or Occupier of a Lot resulting in the attendance of the fire brigade at the Building, such expense will be recoverable from the Owner of the Lot in accordance with this by-law.

41. BUILDING MANAGEMENT STATEMENT

An owner or occupier must observe and comply with the terms and conditions of the Building Management Statement. The committee of the Body Corporate must appoint the Chairperson as the representative of the Body Corporate on the Management Group established under the Building Management Statement.

42. NO SMOKING ON SCHEME LAND

Owners and Occupiers shall not (and shall use all reasonable endeavours to ensure that their invitees do not) smoke in any Lot or on any part of the Scheme Land. Owners and occupiers acknowledge that a smoking area that complies with the *Tobacco and Other Smoking Products Act 1998* exists on the Festival Place footpath approximately 5 metres north from the Scheme driveway entry outside the substation on the Lucent Land.

43. DEVELOPMENT BY ORIGINAL OWNER

- (a) Despite any other by-law, the Original Owner may do anything relating to the development of the Lucent Land including the development of any land adjoining the scheme land and owned by the Original Owner.
- (b) Without limiting by-law 43(a) the Original Owner may do anything relating to the Lucent Land including the development of:-
 - (i) on or adjacent to Common Property including excavation, general earthworks, the construction of Common Property areas (including roads, parks, courtyard areas, and any swimming pool, gymnasium area) or the installation of utility infrastructure;
 - (ii) on or to a Lot owned by the Original Owner;
 - (iii) without requiring the Lucent Body Corporate's consent or approval;
 - (iv) without incurring any responsibility or liability to the Lucent Body Corporate;
 - (v) use any Lot or permit any Lot (unless the owner of that Lot objects) to be used for the purposes of a display or sales Lot;
 - (vi) erect signage or permit signage to be erected on Lucent Land;
 - (vii) bring heavy earthmoving and construction equipment onto the Common Property from time to time in order to complete the Development;
 - (viii) allow cranes, scaffolding, hoarding and the like and other building equipment to overhang over the Lucent Land.
- (c) Lucent Body Corporate and an Owner or Occupier must not do anything that hinders or prevents or slows down the Original Owner's process of developing Lucent Land and the Lucent Body Corporate must not do anything that might have any of these effects or outcomes.
- (d) Lucent Body Corporate and an Owner or Occupier must not object to, or otherwise do anything or take any action to prevent, delay or stop any Development Application lodged by the Original Owner for the future development of any land owned by the Original Owner forming part of this Scheme or adjacent to this Scheme.
- (e) Lucent Body Corporate and each Owner and Occupier shall not make any objection or claim against the Original Owner, its agents, employees, contractors or invitees in respect of any noise, dust, traffic or nuisance of any type which may arise in connection with the Development by or on behalf of the Original Owner.

- (f) Lucent Body Corporate and each Owner and Occupier of a Lot indemnifies and shall keep indemnified the Original Owner against any loss, cost, damage, liability, delay suffered or incurred directly or indirectly because of their breach of this by-law 43.
- (g) Lucent Body Corporate and each Owner and Occupier agree that the Original Owner, its contractors and workmen shall be entitled to full and free uninterrupted access over and to the Common Property (including Common Property the subject of an exclusive use bylaw), and to any Lot owned by the Original Owner to carry out the Development.

44. MISCELLANEOUS

If the Body Corporate incurs, or is required to pay, any costs or expenses (including legal costs calculated on a solicitor and own client basis) in respect of any action taken against any Lot Owner (which expression shall for the purposes of this By-law mean and include any former Owner of the relevant Lot) due to default by that Owner in the payment of any monies to the Body Corporate or to a breach of the By-laws or for any other reason, such Owner shall forthwith pay on demand to the Body Corporate such costs and expenses as a liquidated debt.

45. INTERPRETATION

In these by-laws, except where inconsistent with the context, the following terms have the following meanings:

- (a) **“the Act”** means the Body Corporate and Community Management Act 1997 and includes all related regulations and the Regulation Module;
- (b) **“the Body Corporate”** means the body corporate identified in Item 3 of this Community Management Statement;
- (c) **“Building Management Statement”** means any building management statement which affects the Scheme land;
- (d) **“the Building”** means the building containing the lots and includes, where the context permits or requires, any other buildings or improvements on the Scheme Land;
- (e) **“the Manager”** means a person or corporation who has been engaged and/or authorised by the Body Corporate to supply management, caretaking and/or letting services for the benefit of the Common Property or lots included in the Community Titles Scheme;
- (f) **“Common Property”** means all land contained in the Community Titles Scheme that is not included in a Lot;
- (g) **“Lot”** means a lot in the Community Titles Scheme;
- (h) **“Lucent Land”** means the land owned by the Original Owner adjacent to the Scheme Land after the development of the Scheme which the original parcel was described as Lot 903 on SP 242297.;
- (i) **“Original Owner”** means the original owner identified in Item 5 of the first community management statement for the Scheme and includes any successor or assign of any undeveloped lot;
- (j) **“Owner”** means an Owner of a Lot in the Scheme.
- (k) **“Regulation Module”** means the regulation module identified in Item 2 of this Community Management Statement;
- (l) **“Scheme”** means the community titles scheme identified in Item 1 of this Community Management Statement;
- (m) **“Scheme Land”** means the scheme land identified in Item 4 of this Community Management Statement and includes, when the context permits or requires, all improvements thereon;
- (n) **“utility infrastructure”** means cables, wires, pipes, sewers, drains, ducts, plant and equipment by which lots or Common Property are supplied with utility services;
- (o) **“utility service”** means:
 - (i) water reticulation or supply;
 - (ii) gas reticulation or supply;

- (iii) electricity supply;
- (iv) air-conditioning;
- (v) a telephone service;
- (vi) a cable or satellite TV service;
- (vii) a computer data or television service;
- (viii) a sewer system;
- (ix) drainage;
- (x) a system for the removal or disposal of garbage or waste;
- (xi) a ventilation or air extraction system; or
- (xii) another system or service designed to improve the amenity, or enhance the enjoyment, of lots or Common Property.

SCHEDULE D OTHER DETAILS REQUIRED/PERMITTED TO BE INCLUDED

A STATUTORY EASEMENTS

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

Lot/Common Property	Type of Easement
Common Property	<ul style="list-style-type: none"> ▪ Lateral or subjacent support under the Land Title Act 1994, s115N; ▪ Utility services and utility infrastructure under the Land Title Act 1994, ss115O and 115P; ▪ Shelter under the Land Title Act 1994, s115Q;
Lot 201-214, 301-314, 401-414, 501-514, 601-614, 701-714, 801-814, 901-914, 1001-1014, 1101-1114, 1201-1214, 1301-1314, 1401-1414, 1501-1508 on SP 278659	<ul style="list-style-type: none"> ▪ Lateral or subjacent support under the Land Title Act 1994, s115N; ▪ Utility services and utility infrastructure under the Land Title Act 1994, ss115O and 115P; ▪ Shelter under the Land Title Act 1994, s115Q;

B SERVICES LOCATION DIAGRAM

Pursuant to Section 66(1)(b)(ii) of the *Body Corporate and Community Management Act*, annexed and marked as Annexure "A" is a Services Location Diagram identifying all service easements for the lots and Common Property created on SP 278659

SCHEDULE E	DESCRIPTION OF LOTS ALLOCATED EXCLUSIVE USE AREAS OF COMMON PROPERTY
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Lot Number	Exclusive Use Area	Purpose
Lot 201 on SP278659	Area "C1" on sketch marked C	Car Park
Lot 202 on SP278659	Area "C2" on sketch marked C	Car Park
Lot 202 on SP278659	Area "C117" on sketch marked F	Car Park
Lot 202 on SP278659	Area "C182" on sketch marked H	Car Park
Lot 203 on SP278659	Area "C3" on sketch marked C	Car Park
Lot 204 on SP278659	Area "C4" on sketch marked C	Car Park
Lot 205 on SP278659	Area "C5" on sketch marked C	Car Park
Lot 206 on SP278659	Area "C6" on sketch marked C	Car Park
Lot 207 on SP278659	Area "C7" on sketch marked C	Car Park
Lot 208 on SP278659	Area "C8" on sketch marked C	Car Park
Lot 209 on SP278659	Area "C9" on sketch marked C	Car Park
Lot 210 on SP278659	Area "C10" on sketch marked C	Car Park
Lot 211 on SP278659	Area "C11" on sketch marked C	Car Park
Lot 212 on SP278659	Area "C12" on sketch marked C	Car Park
Lot 213 on SP278659	Area "C13" on sketch marked C	Car Park
Lot 214 on SP278659	Area "C14" on sketch marked C	Car Park
Lot 301 on SP278659	Area "C15" on sketch marked C	Car Park
Lot 302 on SP278659	Area "C16" on sketch marked C	Car Park
Lot 303 on SP278659	Area "C17" on sketch marked C	Car Park
Lot 304 on SP278659	Area "C18" on sketch marked C	Car Park
Lot 305 on SP278659	Area "C19" on sketch marked C	Car Park
Lot 306 on SP278659	Area "C20" on sketch marked C	Car Park
Lot 307 on SP278659	Area "C21" on sketch marked F	Car Park
Lot 308 on SP278659	Area "C22" on sketch marked F	Car Park
Lot 309 on SP278659	Area "C23" on sketch marked F	Car Park
Lot 310 on SP278659	Area "C24" on sketch marked F	Car Park
Lot 311 on SP278659	Area "C25" on sketch marked F	Car Park
Lot 312 on SP278659	Area "C26" on sketch marked F	Car Park
Lot 313 on SP278659	Area "C27" on sketch marked F	Car Park
Lot 314 on SP278659	Area "C28" on sketch marked F	Car Park
Lot 401 on SP278659	Area "C29" on sketch marked F	Car Park
Lot 402 on SP278659	Area "C30" on sketch marked E	Car Park
Lot 403 on SP278659	Area "C31" on sketch marked E	Car Park
Lot 404 on SP278659	Area "C32" on sketch marked E	Car Park
Lot 405 on SP278659	Area "C33" on sketch marked E	Car Park
Lot 406 on SP278659	Area "C34" on sketch marked E	Car Park
Lot 407 on SP278659	Area "C35" on sketch marked E	Car Park
Lot 408 on SP278659	Area "C36" on sketch marked E	Car Park
Lot 409 on SP278659	Area "C37" on sketch marked E	Car Park
Lot 410 on SP278659	Area "C38" on sketch marked E	Car Park

Title Reference - Lucent Community Titles Scheme 50645

Lot Number	Exclusive Use Area	Purpose
Lot 410 on SP278659	Area "S4" on sketch marked D	Storage
Lot 411 on SP278659	Area "C39" on sketch marked E	Car Park
Lot 412 on SP278659	Area "C40" on sketch marked E	Car Park
Lot 413 on SP278659	Area "C41" on sketch marked E	Car Park
Lot 414 on SP278659	Area "C42" on sketch marked E	Car Park
Lot 501 on SP278659	Area "C43" on sketch marked E	Car Park
Lot 502 on SP278659	Area "C52" on sketch marked F	Car Park
Lot 503 on SP278659	Area "C53" on sketch marked F	Car Park
Lot 504 on SP278659	Area "C54" on sketch marked F	Car Park
Lot 505 on SP278659	Area "C55" on sketch marked F	Car Park
Lot 506 on SP278659	Area "C56" on sketch marked F	Car Park
Lot 507 on SP278659	Area "C57" on sketch marked F	Car Park
Lot 508 on SP278659	Area "C63" on sketch marked E	Car Park
Lot 508 on SP278659	Area "S3" on sketch marked D	Storage
Lot 509 on SP278659	Area "C59" on sketch marked F	Car Park
Lot 510 on SP278659	Area "C60" on sketch marked F	Car Park
Lot 511 on SP278659	Area "C61" on sketch marked E	Car Park
Lot 512 on SP278659	Area "C62" on sketch marked E	Car Park
Lot 513 on SP278659	Area "C58" on sketch marked F	Car Park
Lot 514 on SP278659	Area "C64" on sketch marked E	Car Park
Lot 601 on SP278659	Area "C65" on sketch marked E	Car Park
Lot 602 on SP278659	Area "C66" on sketch marked E	Car Park
Lot 603 on SP278659	Area "C67" on sketch marked E	Car Park
Lot 604 on SP278659	Area "C68" on sketch marked E	Car Park
Lot 605 on SP278659	Area "C69" on sketch marked E	Car Park
Lot 606 on SP278659	Area "C70" on sketch marked E	Car Park
Lot 607 on SP278659	Area "C71" on sketch marked E	Car Park
Lot 608 on SP278659	Area "C72" on sketch marked E	Car Park
Lot 609 on SP278659	Area "C44" on sketch marked E	Car Park
Lot 610 on SP278659	Area "C45" on sketch marked E	Car Park
Lot 611 on SP278659	Area "C46" on sketch marked E	Car Park
Lot 612 on SP278659	Area "C47" on sketch marked E	Car Park
Lot 613 on SP278659	Area "C48" on sketch marked E	Car Park
Lot 614 on SP278659	Area "C49" on sketch marked E	Car Park
Lot 614 on SP278659	Area "S8" on sketch marked D	Storage
Lot 701 on SP278659	Area "C50" on sketch marked E	Car Park
Lot 702 on SP278659	Area "C51" on sketch marked E	Car Park
Lot 703 on SP278659	Area "C87" on sketch marked E	Car Park
Lot 703 on SP278659	Area "S6" on sketch marked D	Storage
Lot 704 on SP278659	Area "C88" on sketch marked E	Car Park
Lot 704 on SP278659	Area "S5" on sketch marked D	Storage
Lot 705 on SP278659	Area "C89" on sketch marked E	Car Park

Title Reference - Lucent Community Titles Scheme 50645

Lot Number	Exclusive Use Area	Purpose
Lot 706 on SP278659	Area "C90" on sketch marked E	Car Park
Lot 707 on SP278659	Area "C91" on sketch marked E	Car Park
Lot 708 on SP278659	Area "C92" on sketch marked E	Car Park
Lot 709 on SP278659	Area "C93" on sketch marked E	Car Park
Lot 710 on SP278659	Area "C94" on sketch marked E	Car Park
Lot 711 on SP278659	Area "C95" on sketch marked E	Car Park
Lot 712 on SP278659	Area "C96" on sketch marked E	Car Park
Lot 713 on SP278659	Area "C97" on sketch marked E	Car Park
Lot 714 on SP278659	Area "C98" on sketch marked E	Car Park
Lot 801 on SP278659	Area "C112" on sketch marked F	Car Park
Lot 801 on SP278659	Area "S10" on sketch marked D	Storage
Lot 802 on SP278659	Area "C100" on sketch marked E	Car Park
Lot 803 on SP278659	Area "C101" on sketch marked F	Car Park
Lot 804 on SP278659	Area "C102" on sketch marked F	Car Park
Lot 805 on SP278659	Area "C103" on sketch marked F	Car Park
Lot 806 on SP278659	Area "C104" on sketch marked F	Car Park
Lot 807 on SP278659	Area "C105" on sketch marked F	Car Park
Lot 808 on SP278659	Area "C106" on sketch marked F	Car Park
Lot 809 on SP278659	Area "C107" on sketch marked F	Car Park
Lot 810 on SP278659	Area "C108" on sketch marked F	Car Park
Lot 811 on SP278659	Area "C109" on sketch marked F	Car Park
Lot 812 on SP278659	Area "C110" on sketch marked F	Car Park
Lot 813 on SP278659	Area "C111" on sketch marked F	Car Park
Lot 814 on SP278659	Area "C99" on sketch marked E	Car Park
Lot 901 on SP278659	Area "C75" on sketch marked E	Car Park
Lot 901 on SP278659	Area "S1" on sketch marked D	Storage
Lot 902 on SP278659	Area "C76" on sketch marked E	Car Park
Lot 902 on SP278659	Area "S2" on sketch marked D	Storage
Lot 903 on SP278659	Area "C73" on sketch marked E	Car Park
Lot 904 on SP278659	Area "C74" on sketch marked E	Car Park
Lot 905 on SP278659	Area "C77" on sketch marked E	Car Park
Lot 906 on SP278659	Area "C78" on sketch marked F	Car Park
Lot 907 on SP278659	Area "C79" on sketch marked F	Car Park
Lot 908 on SP278659	Area "C80" on sketch marked F	Car Park
Lot 909 on SP278659	Area "C81" on sketch marked F	Car Park
Lot 910 on SP278659	Area "C82" on sketch marked F	Car Park
Lot 911 on SP278659	Area "C83" on sketch marked F	Car Park
Lot 912 on SP278659	Area "C84" on sketch marked F	Car Park
Lot 913 on SP278659	Area "C85" on sketch marked F	Car Park
Lot 914 on SP278659	Area "C86" on sketch marked F	Car Park
Lot 1001 on SP278659	Area "C113" on sketch marked F	Car Park
Lot 1002 on SP278659	Area "C114" on sketch marked F	Car Park

Title Reference - Lucent Community Titles Scheme 50645

Lot Number	Exclusive Use Area	Purpose
Lot 1003 on SP278659	Area "C115" on sketch marked F	Car Park
Lot 1004 on SP278659	Area "C116" on sketch marked F	Car Park
Lot 1005 on SP278659	Area "C118" on sketch marked F	Car Park
Lot 1006 on SP278659	Area "C119" on sketch marked F	Car Park
Lot 1007 on SP278659	Area "C120" on sketch marked F	Car Park
Lot 1008 on SP278659	Area "C121" on sketch marked F	Car Park
Lot 1009 on SP278659	Area "C122" on sketch marked F	Car Park
Lot 1010 on SP278659	Area "C123" on sketch marked F	Car Park
Lot 1011 on SP278659	Area "C124" on sketch marked F	Car Park
Lot 1012 on SP278659	Area "C125" on sketch marked F	Car Park
Lot 1013 on SP278659	Area "C126" on sketch marked F	Car Park
Lot 1014 on SP278659	Area "C127" on sketch marked F	Car Park
Lot 1101 on SP278659	Area "C128" on sketch marked F	Car Park
Lot 1102 on SP278659	Area "C129" on sketch marked F	Car Park
Lot 1103 on SP278659	Area "C130" on sketch marked I	Car Park
Lot 1104 on SP278659	Area "C131" on sketch marked I	Car Park
Lot 1105 on SP278659	Area "C132" on sketch marked I	Car Park
Lot 1106 on SP278659	Area "C133" on sketch marked I	Car Park
Lot 1107 on SP278659	Area "C134" on sketch marked I	Car Park
Lot 1108 on SP278659	Area "C135" on sketch marked I	Car Park
Lot 1109 on SP278659	Area "C136" on sketch marked I	Car Park
Lot 1110 on SP278659	Area "C137" on sketch marked I	Car Park
Lot 1111 on SP278659	Area "C138" on sketch marked I	Car Park
Lot 1112 on SP278659	Area "C139" on sketch marked H	Car Park
Lot 1113 on SP278659	Area "C140" on sketch marked H	Car Park
Lot 1114 on SP278659	Area "C141" on sketch marked H	Car Park
Lot 1114 on SP278659	Area "S7" on sketch marked D	Storage
Lot 1201 on SP278659	Area "C142" on sketch marked H	Car Park
Lot 1202 on SP278659	Area "C143" on sketch marked H	Car Park
Lot 1203 on SP278659	Area "C144" on sketch marked H	Car Park
Lot 1204 on SP278659	Area "C145" on sketch marked H	Car Park
Lot 1205 on SP278659	Area "C146" on sketch marked H	Car Park
Lot 1206 on SP278659	Area "C147" on sketch marked H	Car Park
Lot 1207 on SP278659	Area "C148" on sketch marked H	Car Park
Lot 1208 on SP278659	Area "C149" on sketch marked H	Car Park
Lot 1209 on SP278659	Area "C150" on sketch marked H	Car Park
Lot 1209 on SP278659	Area "S9" on sketch marked D	Storage
Lot 1210 on SP278659	Area "C151" on sketch marked H	Car Park
Lot 1211 on SP278659	Area "C152" on sketch marked H	Car Park
Lot 1212 on SP278659	Area "C181" on sketch marked I	Car Park
Lot 1213 on SP278659	Area "C180" on sketch marked I	Car Park
Lot 1214 on SP278659	Area "C179" on sketch marked I	Car Park

Title Reference - Lucent Community Titles Scheme 50645

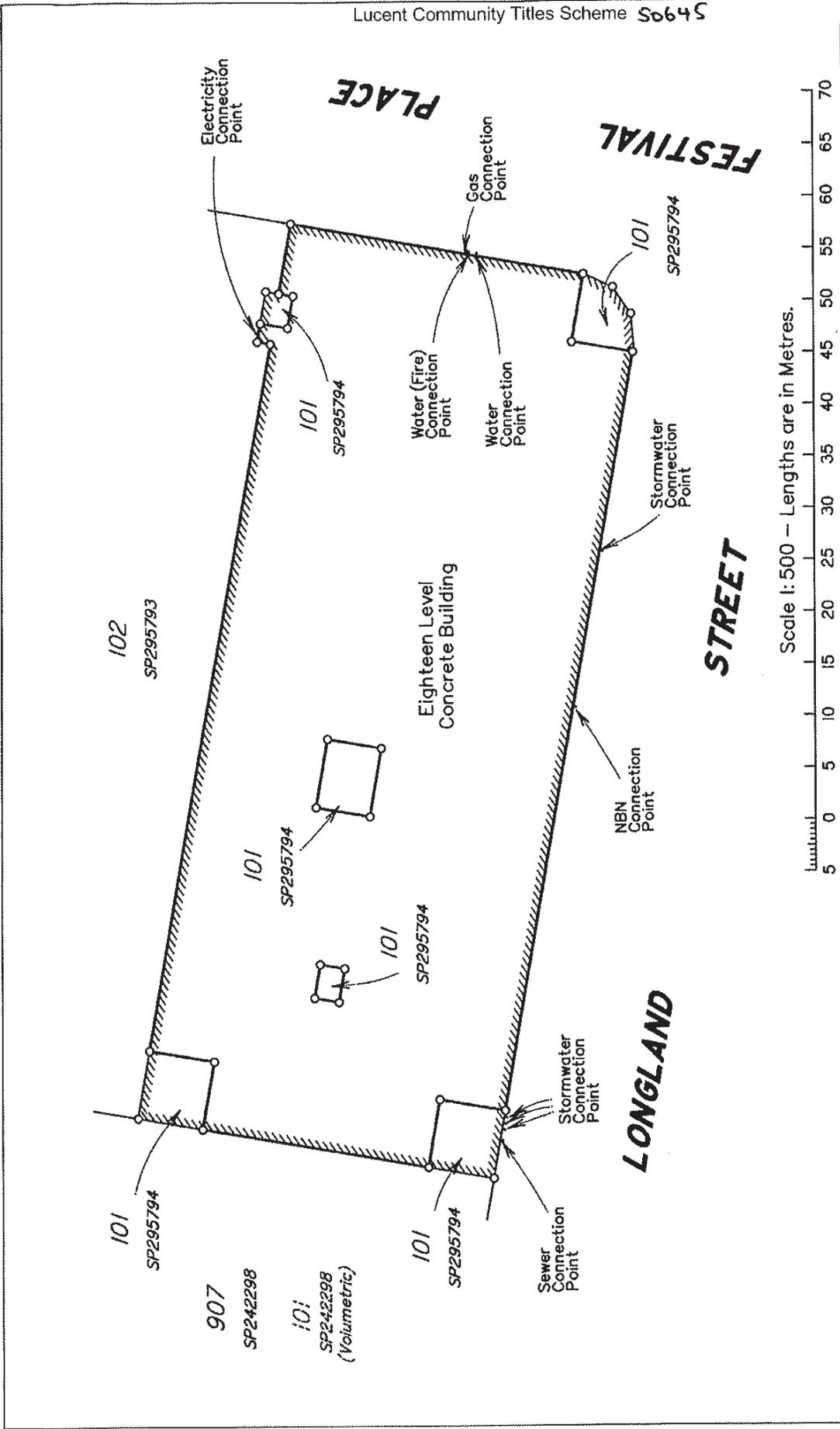
Lot Number	Exclusive Use Area	Purpose
Lot 1301 on SP278659	Area "C178" on sketch marked I	Car Park
Lot 1302 on SP278659	Area "C177" on sketch marked I	Car Park
Lot 1303 on SP278659	Area "C176" on sketch marked I	Car Park
Lot 1304 on SP278659	Area "C175" on sketch marked I	Car Park
Lot 1305 on SP278659	Area "C174" on sketch marked I	Car Park
Lot 1306 on SP278659	Area "C173" on sketch marked I	Car Park
Lot 1307 on SP278659	Area "C172" on sketch marked H	Car Park
Lot 1308 on SP278659	Area "C171" on sketch marked H	Car Park
Lot 1309 on SP278659	Area "C170" on sketch marked H	Car Park
Lot 1310 on SP278659	Area "C169" on sketch marked H	Car Park
Lot 1311 on SP278659	Area "C168" on sketch marked H	Car Park
Lot 1312 on SP278659	Area "C167" on sketch marked H	Car Park
Lot 1313 on SP278659	Area "C166" on sketch marked H	Car Park
Lot 1314 on SP278659	Area "C165" on sketch marked H	Car Park
Lot 1401 on SP278659	Area "C164" on sketch marked H	Car Park
Lot 1402 on SP278659	Area "C163" on sketch marked H	Car Park
Lot 1403 on SP278659	Area "C162" on sketch marked H	Car Park
Lot 1404 on SP278659	Area "C161" on sketch marked H	Car Park
Lot 1405 on SP278659	Area "C153" on sketch marked H	Car Park
Lot 1406 on SP278659	Area "C154" on sketch marked H	Car Park
Lot 1407 on SP278659	Area "C155" on sketch marked H	Car Park
Lot 1407 on SP278659	Area "C156" on sketch marked H	Car Park
Lot 1408 on SP278659	Area "C157" on sketch marked H	Car Park
Lot 1409 on SP278659	Area "C158" on sketch marked H	Car Park
Lot 1410 on SP278659	Area "C159" on sketch marked H	Car Park
Lot 1411 on SP278659	Area "C160" on sketch marked H	Car Park
Lot 1412 on SP278659	Area "C187" on sketch marked H	Car Park
Lot 1413 on SP278659	Area "C188" on sketch marked H	Car Park
Lot 1414 on SP278659	Area "C183" on sketch marked H	Car Park
Lot 1414 on SP278659	Area "C184" on sketch marked I	Car Park
Lot 1501 on SP278659	Area "C189" on sketch marked H	Car Park
Lot 1501 on SP278659	Area "C190" on sketch marked H	Car Park
Lot 1502 on SP278659	Area "C191" on sketch marked H	Car Park
Lot 1502 on SP278659	Area "C192" on sketch marked H	Car Park
Lot 1503 on SP278659	Area "C193" on sketch marked H	Car Park
Lot 1503 on SP278659	Area "C194" on sketch marked H	Car Park
Lot 1504 on SP278659	Area "C195" on sketch marked H	Car Park
Lot 1504 on SP278659	Area "C196" on sketch marked H	Car Park
Lot 1504 on SP278659	Area "C197" on sketch marked H	Car Park
Lot 1505 on SP278659	Area "C198" on sketch marked H	Car Park
Lot 1505 on SP278659	Area "C199" on sketch marked H	Car Park
Lot 1506 on SP278659	Area "C200" on sketch marked H	Car Park

Title Reference - Lucent Community Titles Scheme 50645

Lot Number	Exclusive Use Area	Purpose
Lot 1506 on SP278659	Area "C201" on sketch marked I	Car Park
Lot 1507 on SP278659	Area "C202" on sketch marked I	Car Park
Lot 1507 on SP278659	Area "C203" on sketch marked I	Car Park
Lot 1508 on SP278659	Area "C185" on sketch marked I	Car Park
Lot 1508 on SP278659	Area "C186" on sketch marked I	Car Park

"A"

Lucent Community Titles Scheme 54905



Job No. 14035

Landmark CONSULTING

SURVEYORS, PLANNERS, DEVELOPMENT CONSULTANTS

Reg 11, Gordon City Office Park, 2004 Logan Rd, Eaglehawk, SA 5107
 Email: info@landmark.com.au Phone: 08 8539 3100
 Tabernash Pty Ltd ACN 201 452 831 ABN 57 312 452 831

SERVICES LOCATION DIAGRAM of
LUCENT CTS
 18 Longland Street, Newstead
 Parish of North Brisbane County of STANLEY
 Client: CAVCORP Local Authority B.C.C.

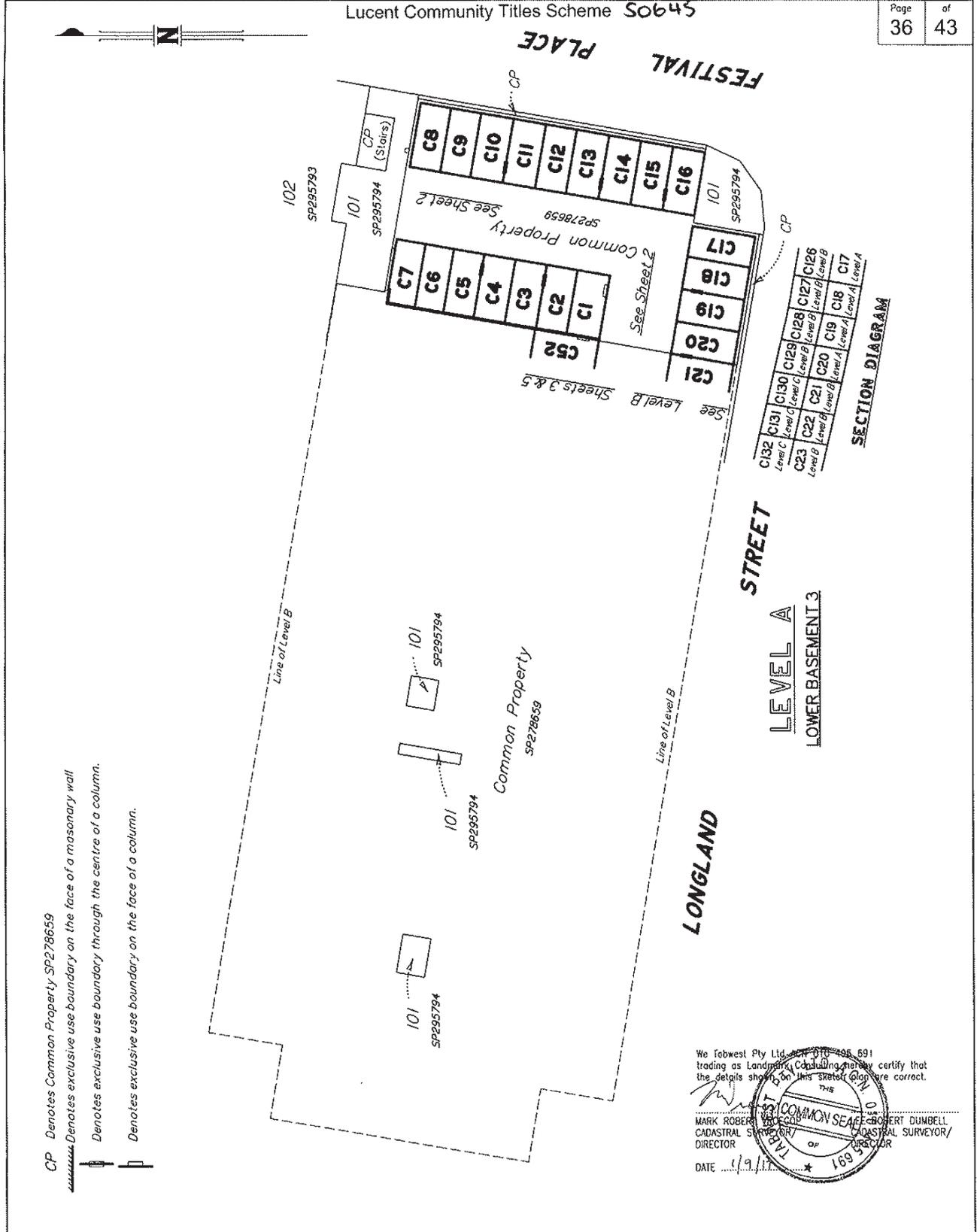
Drawn by	SH
Checked by	GF/SH
Date	23/08/17
Project	LC/14035/dec
Scale	1:500
Client Ref	14035



POSTED PLAN - AS SHOWN CASE

"B"

Lucent Community Titles Scheme 54905



CP Denotes Common Property SP278659
 --- Denotes exclusive use boundary on the face of a masonry wall
 - - - - - Denotes exclusive use boundary through the centre of a column.
 - - - - - Denotes exclusive use boundary on the face of a column.

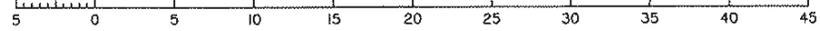
We Tobwest Pty Ltd ACN 010 495 691 trading as Landmark Consulting hereby certify that the details shown on this sketch plan are correct.

MARK ROBERT DUNBELL
 CADASTRAL SURVEYOR/DIRECTOR

ROBERT DUNBELL
 CADASTRAL SURVEYOR/DIRECTOR

DATE 1/9/17

Scale 1:300 - Lengths are in Metres.



SHEET 1 of 8

Drawn	GF
Check	GF
Date	25/08/2017
Drawn To	LC/14035/DWG
Scale	1/300
Client	WK

PLAN OF EXCLUSIVE USE OF COMMON PROPERTY OF LUCENT CTS

Client CAVCORP (QLD) PTY LTD Local Authority BRISBANE CITY COUNCIL

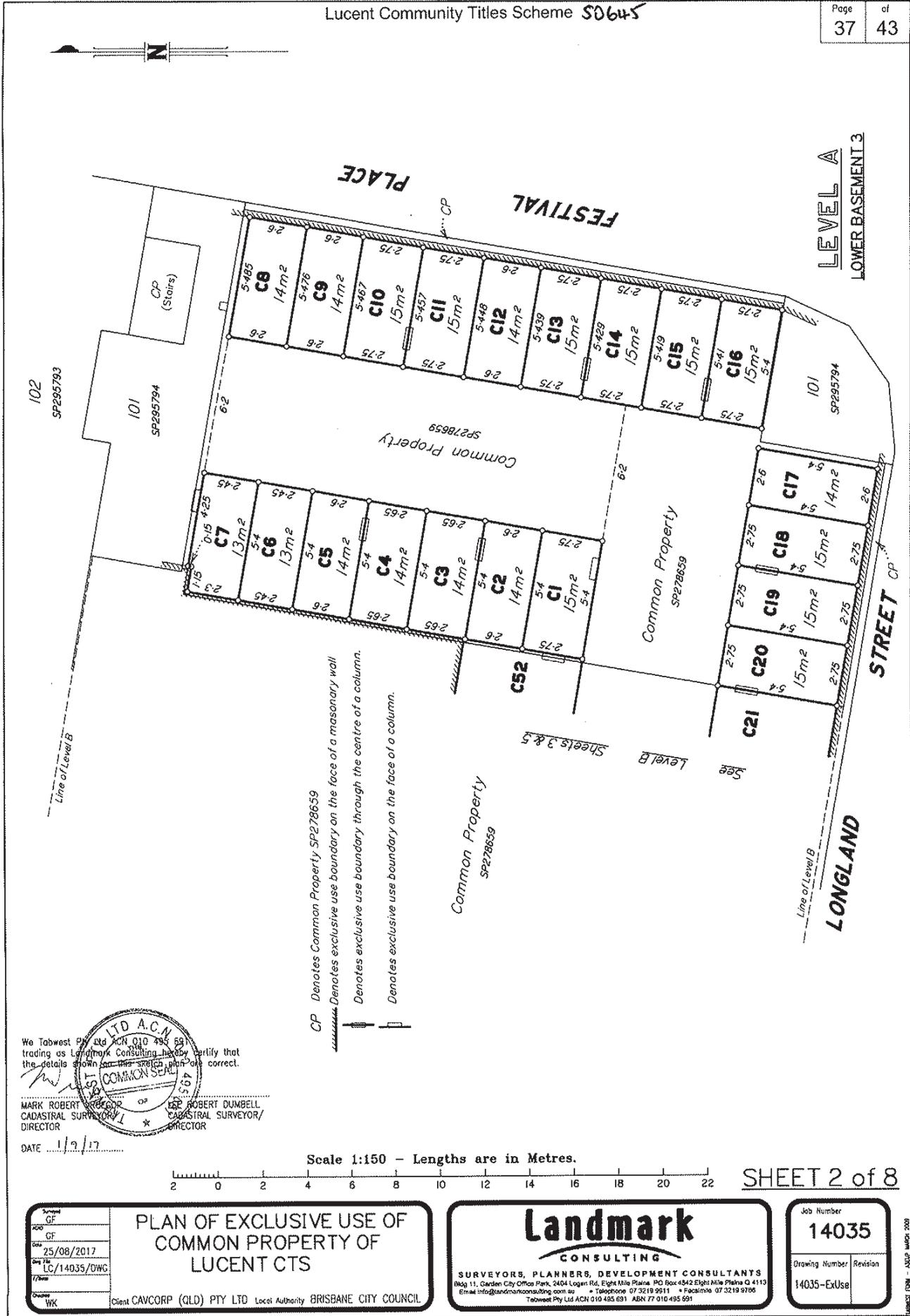
Landmark CONSULTING

SURVEYORS, PLANNERS, DEVELOPMENT CONSULTANTS

11/11, Garden City Office Park, 2461 Logan Rd, Eight Mile Plains, PO Box 4542 Eight Mile Plains Q 4113
 Email info@landmarkconsulting.com.au • Telephone 07 3215 9911 • Facsimile 07 3219 9766
 Tobwest Pty Ltd ACN 010 495 691 ABN 77 010 495 691

Job Number	14035
Drawing Number / Revision	14035-ExUse

MARKET FORM - 14/01/2008



We Tabwest Pty Ltd ACN 010 495 591 trading as Landmark Consulting hereby certify that the details shown on this sketch plan are correct.

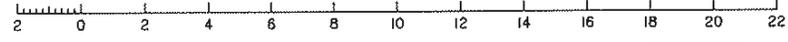
MARK ROBERT DUNBELL
CADASTRAL SURVEYOR/
DIRECTOR

ROBERT DUNBELL
CADASTRAL SURVEYOR/
DIRECTOR

DATE 1/9/17

CP Denotes Common Property SP278659
 --- Denotes exclusive use boundary on the face of a masonry wall
 --- Denotes exclusive use boundary through the centre of a column.
 --- Denotes exclusive use boundary on the face of a column.

Scale 1:150 - Lengths are in Metres.



SHEET 2 of 8

Surveyed	GF
Drawn	GF
Date	25/08/2017
Drawn by	LC/14035/DWC
Drawn	WK

PLAN OF EXCLUSIVE USE OF COMMON PROPERTY OF LUCENT CTS

Client CAVCORP (QLD) PTY LTD Local Authority BRISBANE CITY COUNCIL

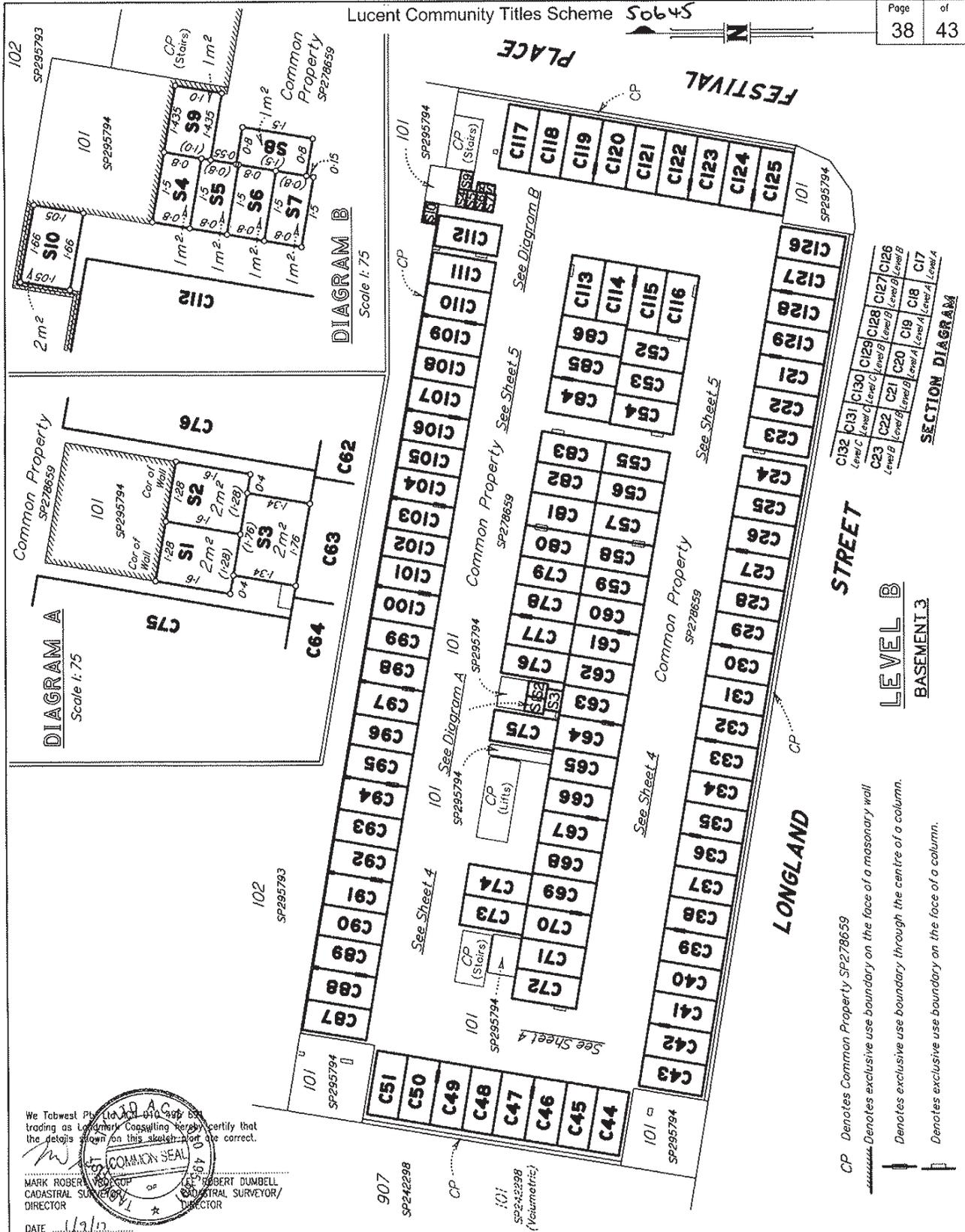
Landmark CONSULTING

SURVEYORS, PLANNERS, DEVELOPMENT CONSULTANTS

Blkg 11, Garden City Office Park, 2404 Logan Rd, Eight Mile Plains, PO Box 4542 Eight Mile Plains Q 4113
 Email info@landmarkconsulting.com.au Telephone 07 3219 9511 Facsimile 07 3219 9706
 Tabwest Pty Ltd ACN 010 495 591 ABN 77 010 495 591

Job Number	14035
Drawing Number/Revision	14035-ExUse

MARKET FORM - JULY MARCH 2008



We Tabwest Pty Ltd ACN 010 485 691 trading as Landmark Consulting hereby certify that the details shown on this sketch are correct.

MARK ROBERT WOODROFFE
CADASTRAL SURVEYOR/DIRECTOR

ROBERT DUMBELL
CADASTRAL SURVEYOR/DIRECTOR

DATE 1/9/17

Scale 1:300 - Lengths are in Metres.

5 0 5 10 15 20 25 30 35 40 45

CP Denotes Common Property SP2278659
 --- Denotes exclusive use boundary on the face of a masonry wall
 --- Denotes exclusive use boundary through the centre of a column.
 --- Denotes exclusive use boundary on the face of a column.

SHEET 3 of 8

PLAN OF EXCLUSIVE USE OF COMMON PROPERTY OF LUCENT CTS

Client CAVCORP (QLD) PTY LTD Local Authority BRISBANE CITY COUNCIL

Drawn: WK
 Date: 25/08/2017
 File: 14035/DWG

Landmark CONSULTING

SURVEYORS, PLANNERS, DEVELOPMENT CONSULTANTS

8/11, Garden City Office Park, 2404 Logan Rd, Eight Mile Plains PO Box 4542 Eight Mile Plains Q 4113
 Email: info@landmarkconsulting.com.au Telephone: 07 3219 9911 Facsimile: 07 3219 9766
 Tabwest Pty Ltd ACN 010 485 691 ADN 77 010 486 691

Job Number: 14035

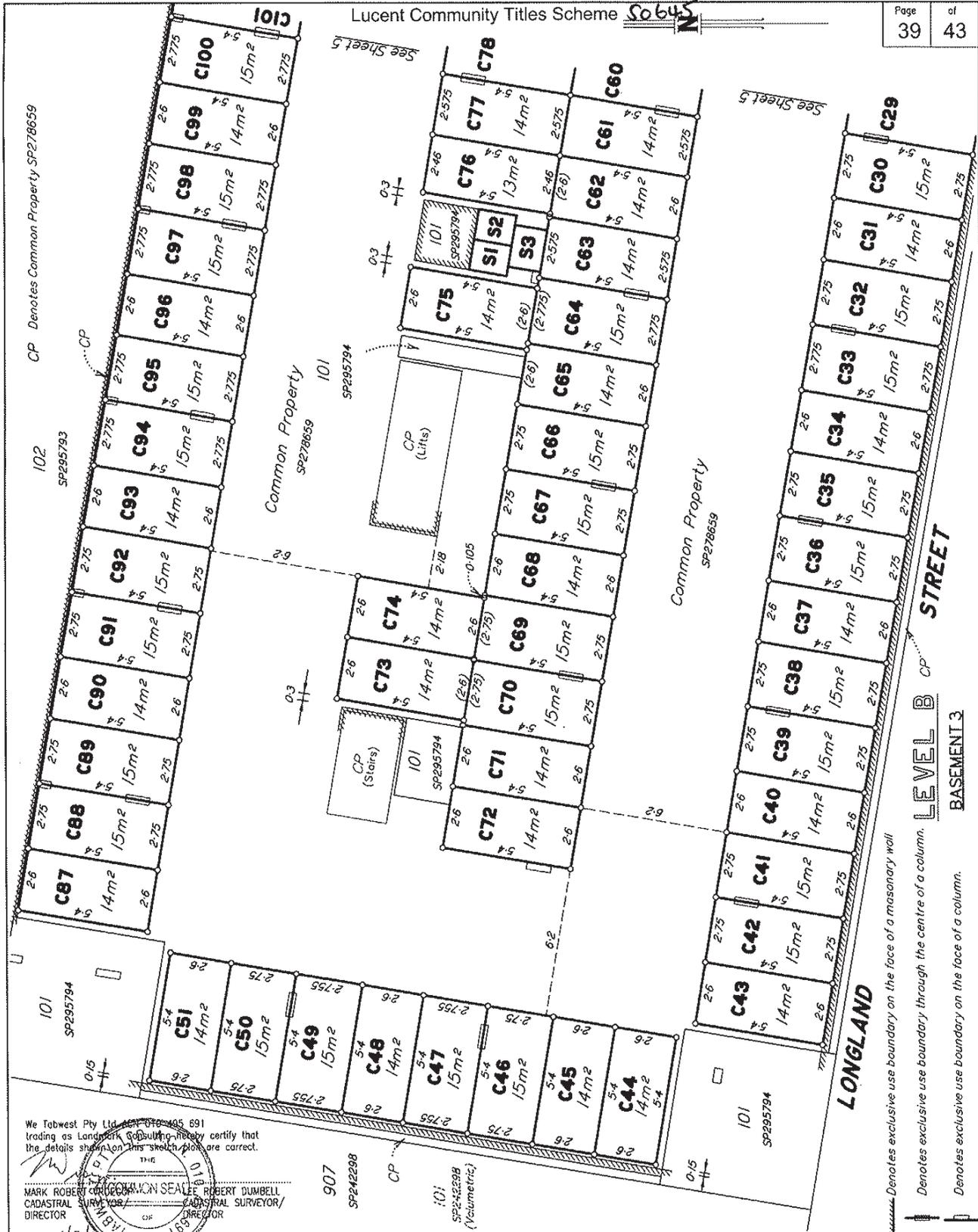
Drawing Number: 14035-ExUse

Revision:

PRINTED FROM - A2UP ARCH 2002

"E"

Lucent Community Titles Scheme



We Tabwest Pty Ltd, ACN 010 495 691 trading as Landmark Consulting hereby certify that the details shown on this sketch plan are correct.

MARK ROBERT DUMPELL
CADASTRAL SURVEYOR/DIRECTOR

ROBERT DUMPELL
CADASTRAL SURVEYOR/DIRECTOR

DATE 11/9/17

Scale 1:150 - Lengths are in Metres.

SHEET 4 of 8

Project	CF
Client	CF
Date	25/08/2017
Drawn by	LC/14035/DWC
Checked	WK

PLAN OF EXCLUSIVE USE OF COMMON PROPERTY OF LUCENT CTS

Client CAVCORP (QLD) PTY LTD Local Authority BRISBANE CITY COUNCIL

Landmark CONSULTING

SURVEYORS, PLANNERS, DEVELOPMENT CONSULTANTS

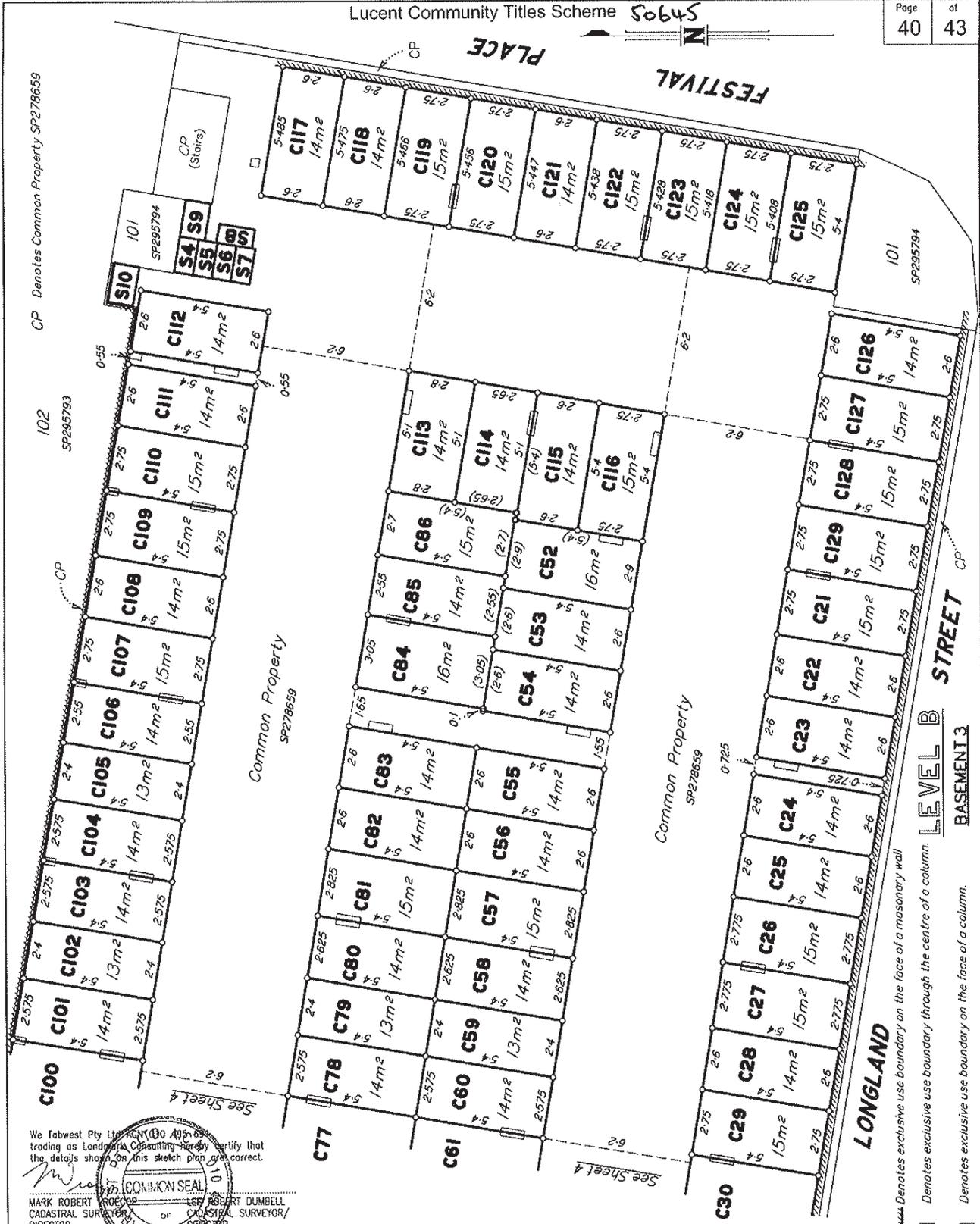
Big 11, Garden City Office Park, 2404 Logan Rd, Eight Mile Plains, QLD 4113

Email info@landmarkconsulting.com.au Telephone 07 3219 9811 Facsimile 07 3219 9766

Tabwest Pty Ltd ACN 010 495 691 ABN 77 010 495 691

Job Number	14035
Drawing Number	14035-ExUse
Revision	

DATE PLOTTED: 11/9/17



We Tabwest Pty Ltd (ACN 004926) trading as Landmark Consulting hereby certify that the details shown on this sketch plan are correct.

MARK ROBERT DIRECTOR
ROBERT DUMBELL SURVEYOR
DAVID SURVEYOR

DATE 1/9/17

Scale 1:150 - Lengths are in Metres.

SHEET 5 of 8

Surveyed	GF
Checked	GF
Date	25/08/2017
Drawn by	LC/14035/DWG
Checked	WK

PLAN OF EXCLUSIVE USE OF COMMON PROPERTY OF LUCENT CTS

Client CAVCORP (QLD) PTY LTD Local Authority BRISBANE CITY COUNCIL



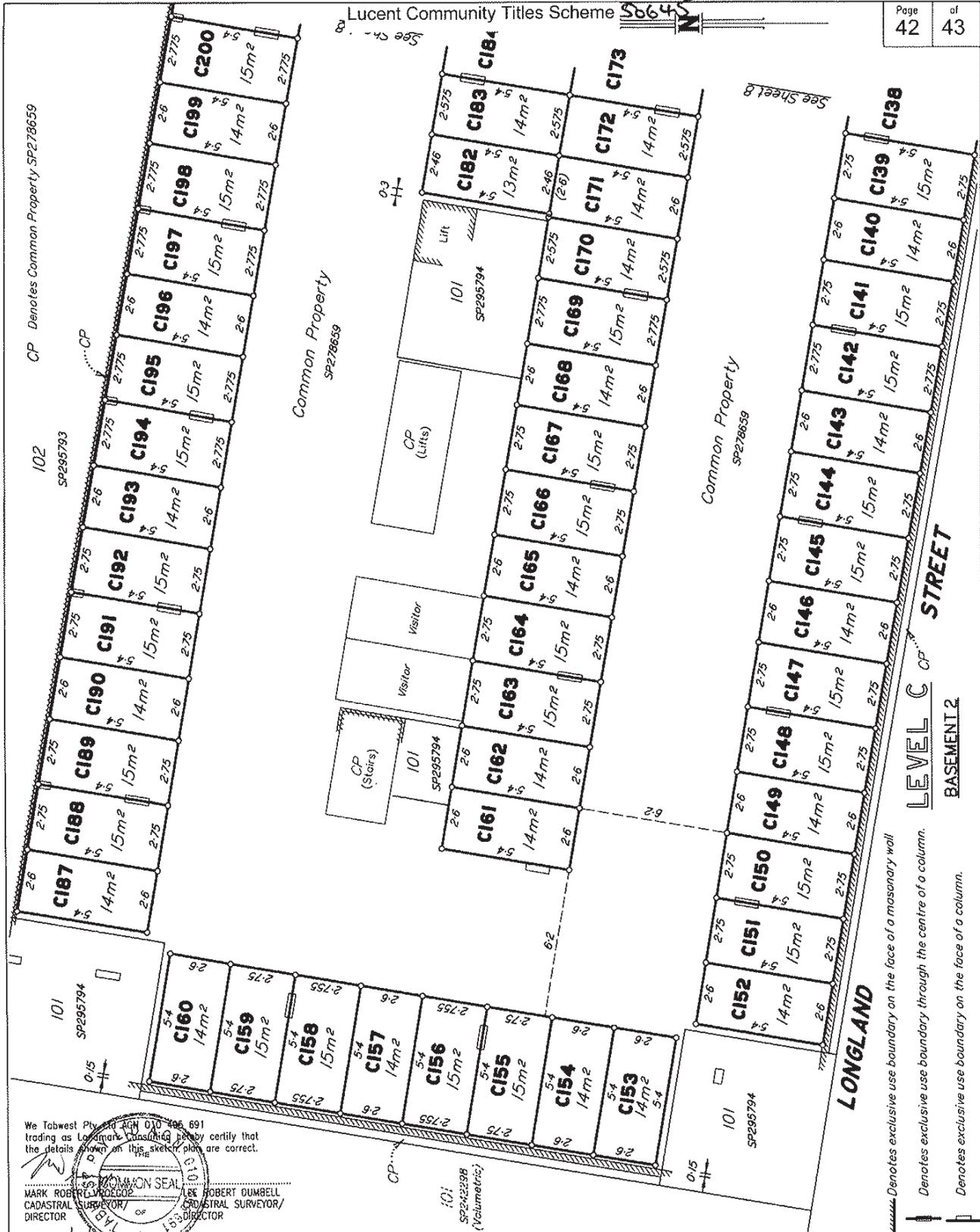
SURVEYORS, PLANNERS, DEVELOPMENT CONSULTANTS
 Bldg 11, Garden City Office Park, 2404 Logan Rd, Eight Mile Plains PO Box 4542 Eight Mile Plains Q 4113
 Email: info@landmarkconsulting.com.au • Telephone 07 3219 9911 • Facsimile 07 3219 9708
 Tabwest Pty Ltd ACN 010 488 991 ABN 77 010 495 691

Job Number	14035
Drawing Number	14035-ExUse
Revision	

DATEPLOT FORM - A - QSP MAR 2008

"H"

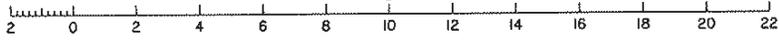
Lucent Community Titles Scheme 5064



We Tabwest Pty Ltd ACN 010 495 691 trading as Landmark Consulting hereby certify that the details shown on this sketch plan are correct.

COMMON SEAL
 MARK ROBERT DUMBLELL
 CADASTRAL SURVEYOR/DIRECTOR
 or
 ROBERT DUMBLELL
 CADASTRAL SURVEYOR/DIRECTOR
 DATE 11/9/11

Scale 1:150 - Lengths are in Metres.



SHEET 7 of 8

PLAN OF EXCLUSIVE USE OF COMMON PROPERTY OF LUCENT CTS

Client CAVCORP (QLD) PTY LTD Local Authority BRISBANE CITY COUNCIL

Surveyor	GF
Client	GF
Date	25/08/2017
Project	LC/14035/DWG
Checked	WK

Landmark CONSULTING

SURVEYORS, PLANNERS, DEVELOPMENT CONSULTANTS
 Bldg 11, Capra City Office Park, 2404 Logan Rd, Eight Mile Plains, PO Box 4542 Eight Mile Plains Q 4113
 Email info@landmarkconsulting.com.au • Telephone 07 3219 9911 • Facs 07 3219 9168
 Tabwest Pty Ltd ACN 010 495 691 ABN 77 010 495 691

Job Number	14035
Drawing Number	14035-ExUse
Revision	



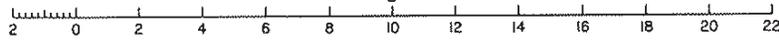
We Tabwest Pty Ltd ACN 010 495 691 trading as Landmark Consulting hereby certify that the details shown on this sketch plan are correct.

MARK ROBERT DUMBELL
DIRECTOR
CADASTRAL SURVEYOR/CP DIRECTOR

LEE ROBERT DUMBELL
DIRECTOR
CADASTRAL SURVEYOR/CP DIRECTOR

DATE 11/9/17

Scale 1:150 - Lengths are in Metres.



SHEET 8 of 8

PLAN OF EXCLUSIVE USE OF COMMON PROPERTY OF LUCENT CTS

Client: CAVCORP (QLD) PTY LTD Local Authority: BRISBANE CITY COUNCIL

Drawn: WK

Landmark CONSULTING

SURVEYORS, PLANNERS, DEVELOPMENT CONSULTANTS

80g/11, Gordon City Office Park, 2604 Logan Rd, Eight Mile Plains, QLD 4113
 Email: info@landmarkconsulting.com.au • Telephone: 07 3219 9911 • Facsimile: 07 3219 9765
 Tabwest Pty Ltd ACN 010 495 691 ABN 77 010 495 691

Job Number: 14035

Drawing Number: 14035-ExUse

Revision:

Denotes exclusive use boundary on the face of a masonry wall

Denotes exclusive use boundary through the centre of a column.

Denotes exclusive use boundary on the face of a column.

LEVEL C
BASEMENT 2

Certificate Of Completion

Envelope Id: 02558460-2B90-4CF6-AC43-3BFD135FF5E3
 Subject: Form 2 Seller Disclosure Report 804/18 Longland St.pdf
 Source Envelope:
 Document Pages: 133
 Certificate Pages: 5
 AutoNav: Enabled
 Envelopeld Stamping: Enabled
 Time Zone: (UTC+10:00) Brisbane

Status: Completed
 Envelope Originator:
 Chandra Trikam
 , 4053
 evertonpark@ztplegal.com.au
 IP Address: 122.151.206.205

Record Tracking

Status: Original
 25-02-2026 | 09:28
 Holder: Chandra Trikam
 evertonpark@ztplegal.com.au

Location: DocuSign

Signer Events

CAROLYN MARY UNDERWOOD
 cmkr10@outlook.com
 Security Level: Email, Account Authentication
 (None)

Signature

Signed by:

 D1A1CE8EC7874A3...
 Signature Adoption: Drawn on Device
 Using IP Address: 159.196.12.95

Timestamp

Sent: 25-02-2026 | 09:32
 Viewed: 25-02-2026 | 20:17
 Signed: 25-02-2026 | 20:28

Electronic Record and Signature Disclosure:
 Accepted: 25-02-2026 | 20:17
 ID: 3233cfbc-c180-4004-97ee-18bc52dde986

Kenneth Roy Underwood
 ken.underwood1959@hotmail.com
 Mr
 Amazon
 Security Level: Email, Account Authentication
 (None)

Signed by:

 1CE0580587A3453...
 Signature Adoption: Pre-selected Style
 Using IP Address: 159.196.12.95

Sent: 25-02-2026 | 09:32
 Viewed: 26-02-2026 | 07:46
 Signed: 26-02-2026 | 07:52

Electronic Record and Signature Disclosure:
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In Person Signer Events	Signature	Timestamp
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Editor Delivery Events	Status	Timestamp
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Agent Delivery Events	Status	Timestamp
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Intermediary Delivery Events	Status	Timestamp
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Certified Delivery Events	Status	Timestamp
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Carbon Copy Events	Status	Timestamp
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Corinne Dutton
 admin2@ztplegal.com.au
 Security Level: Email, Account Authentication
 (None)

COPIED

Sent: 25-02-2026 | 09:32
 Viewed: 26-02-2026 | 08:42

Electronic Record and Signature Disclosure:
 Accepted: 13-01-2026 | 08:39
 ID: 3521e00a-8750-4444-bcea-0fdf87c861cf

Witness Events	Signature	Timestamp
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Notary Events	Signature	Timestamp
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Envelope Summary Events	Status	Timestamps
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Envelope Sent	Hashed/Encrypted	25-02-2026 09:32
Certified Delivered	Security Checked	26-02-2026 07:46
Signing Complete	Security Checked	26-02-2026 07:52
Completed	Security Checked	26-02-2026 07:52

Payment Events	Status	Timestamps
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Electronic Record and Signature Disclosure

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- i. decline to sign a document from within your signing session, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;
- ii. send us an email to evertonpark@ztplegal.com.au and in the body of such request you must state your email, full name, mailing address, and telephone number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

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