



Seller Disclosure Report

Seller(s)

KIRMALA KRISHNAMURTHY AND HARI SHANKAR KRISHNAMURTHY

Property Address

UNIT 49
80 GROTH RD
BOONDALL QLD 4034

Prepared on

Thursday, 18 June 2026

Enquire Now
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Seller disclosure statement



Queensland
Government

Property Law Act 2023 section 99

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

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

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

This statement does not include information about:

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

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

Part 1 – Seller and property details

Seller KIRMALA KRISHNAMURTHY AND HARI SHANKAR KRISHNAMURTHY

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

UNIT 49
80 GROTH RD
BOONDALL QLD 4034

Lot on plan description LOT 49 ON SP264157

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

Yes

No

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

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

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

Title details

The seller gives or has given the buyer the following—

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

Yes

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

Yes

Registered encumbrances	Registered encumbrances, if any, are recorded on the title search, and may affect your use of the property. Examples include easements, statutory covenants, leases and mortgages. You should seek legal advice about your rights and obligations before signing the contract.
Unregistered encumbrances (excluding statutory encumbrances)	<p>There are encumbrances not registered on the title that will continue to affect the property after settlement. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</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) If the unregistered encumbrance is an unregistered lease, the details of the agreement are as follows:</p> <p>» the start and end day of the term of the lease: <input type="text" value="13.01.2026 - 13.01.2027"/></p> <p>» the amount of rent and bond payable: <input type="text" value="\$600.00 pw Rent \$2,240.00 Bond"/></p> <p>» whether the lease has an option to renew: <input type="text" value="Yes"/></p> <p>Other unregistered agreement in writing (if applicable) If the unregistered encumbrance is created by an agreement in writing, and is not an unregistered lease, a copy of the agreement is given, together with relevant plans, if any. <input type="checkbox"/> Yes</p> <p>Unregistered oral agreement (if applicable) If the unregistered encumbrance is created by an oral agreement, and is not an unregistered lease, the details of the agreement are as follows:</p> <div style="border: 1px solid black; padding: 10px; min-height: 50px;"> Not applicable </div>
Statutory encumbrances	<p>There are statutory encumbrances that affect the property. <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes, the details of any statutory encumbrances are as follows:</p> <div style="border: 1px solid black; padding: 5px;"> All statutory rights relating to water supply, sewerage, drainage, electricity, telephone and other installations, services or utilities in, passing through or over the Land, whether or not protected by registered easement. Refer to the attached Annexure: Statutory Encumbrances Summary </div>
Residential tenancy or rooming accommodation agreement	<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 type="checkbox"/> No</p> <p>If Yes, when was the rent for the premises or each of the residents' rooms last increased? (<i>Insert date of the most recent rent increase for the premises or rooms</i>) <input type="text" value="13.01.2026"/></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 (Insert zoning under the planning scheme, the <i>Economic Development Act 2012</i> ; the <i>Integrated Resort Development Act 1987</i> ; the <i>Mixed Use Development Act 1993</i> ; the <i>State Development and Public Works Organisation Act 1971</i> or the <i>Sanctuary Cove Resort Act 1985</i> , as applicable):		
	EC Emerging Community		
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	<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. <i>If Yes, a copy of the notice, order, proposal or correspondence must be given by the seller.</i>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
* <i>Transport infrastructure</i> has the meaning defined in the <i>Transport Infrastructure Act 1994</i> . A proposal means a resolution or adoption by some official process to establish plans or options that will physically affect the property.			
Contamination and environmental protection	The property is recorded on the Environmental Management Register or the Contaminated Land Register under the <i>Environmental Protection Act</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. If Yes , a copy of the order or application must be given by the seller.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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 type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	If a community titles scheme or a BUGTA scheme – a shared pool is located in the scheme.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	Pool compliance certificate is given.	<input type="checkbox"/> Yes	<input checked="" 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. <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>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Notices and orders	There is an unsatisfied show cause notice or enforcement notice under the <i>Building Act 1975</i> , section 246AG, 247 or 248 or under the <i>Planning Act 2016</i> , section 167 or 168.	<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 If Yes, a copy of the notice or order must be given by the seller.	<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:

Date Range:

OR

The property is currently a rates exempt lot. **

OR

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

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

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

Water

Whichever of the following applies—

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

Amount:

Date Range:

OR

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

Amount:

Date Range:

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

Part 6 – Community titles schemes and BUGTA schemes

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

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

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

<p>Body Corporate and Community Management Act 1997</p>	<p>The property is included in a community titles scheme. <i>(If Yes, complete the information below)</i></p>	<p><input checked="" type="checkbox"/> Yes</p>	<p><input type="checkbox"/> No</p>
<p>Community Management Statement</p>	<p>A copy of the most recent community management statement for the scheme as recorded under the <i>Land Title Act 1994</i> or another Act is given to the buyer.</p> <p>Note—If the property is part of a community titles scheme, the community management statement for the scheme contains important information about the rights and obligations of owners of lots in the scheme including matters such as lot entitlements, by-laws and exclusive use areas.</p>	<p><input checked="" type="checkbox"/> Yes</p>	
<p>Body Corporate Certificate</p>	<p>A copy of a body corporate certificate for the lot under the Body Corporate and Community Management Act 1997, section 205(4) is given to the buyer.</p> <p>If No— An explanatory statement is given to the buyer that states:</p> <ul style="list-style-type: none"> » a copy of a body corporate certificate for the lot is not attached; and » the reasons under section 6 of the <i>Property Law Regulation 2024</i> why the seller has not been able to obtain a copy of the body corporate certificate for the lot. 	<p><input checked="" type="checkbox"/> Yes</p> <p><input type="checkbox"/> Yes</p>	<p><input type="checkbox"/> No</p>
<p>Statutory Warranties</p>	<p>Statutory Warranties—If you enter into a contract, you will have implied warranties under the <i>Body Corporate and Community Management Act 1997</i> relating to matters such as latent or patent defects in common property or body corporate assets; any actual, expected or contingent financial liabilities that are not part of the normal operating costs; and any circumstances in relation to the affairs of the body corporate that will materially prejudice you as owner of the property. There will be further disclosure about warranties in the contract.</p>		
<p>Building Units and Group Titles Act 1980</p>	<p>The property is included in a BUGTA scheme <i>(If Yes, complete the information below)</i></p>	<p><input type="checkbox"/> Yes</p>	<p><input checked="" type="checkbox"/> No</p>
<p>Body Corporate Certificate</p>	<p>A copy of a body corporate certificate for the lot under the <i>Building Units and Group Titles Act 1980</i>, section 40AA(1) is given to the buyer.</p> <p>If No — An explanatory statement is given to the buyer that states:</p> <ul style="list-style-type: none"> » a copy of a body corporate certificate for the lot is not attached; and » the reasons under section 7 of the <i>Property Law Regulation 2024</i> why the seller has not been able to obtain a copy of the body corporate certificate for the lot. <p>Note—If the property is part of a BUGTA scheme, you will be subject to by-laws approved by the body corporate and other by-laws that regulate your use of the property and common property.</p>	<p><input type="checkbox"/> Yes</p> <p><input type="checkbox"/> Yes</p>	<p><input checked="" type="checkbox"/> No</p>

Signatures – SELLER

Signature of seller

Signature of seller

Name of seller

Name of seller

Date

Date

Signatures – BUYER

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

Signature of buyer

Signature of buyer

Name of buyer

Name of buyer

Date

Date

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference: 50952701	Search Date: 15/06/2026 11:07
Date Title Created: 19/06/2014	Request No: 56508515
Previous Title: 12826110	

ESTATE AND LAND

Estate in Fee Simple

LOT 49 SURVEY PLAN 264157

Local Government: BRISBANE CITY

COMMUNITY MANAGEMENT STATEMENT 46075

REGISTERED OWNER

Dealing No: 720873429 18/06/2021

NIRMALA KRISHNAMURTHY

HARI SHANKAR KRISHNAMURTHY

JOINT TENANTS

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10120097 (POR 255)
2. MORTGAGE No 723859084 12/02/2025 at 12:36
AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED A.C.N. 005
357 522

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

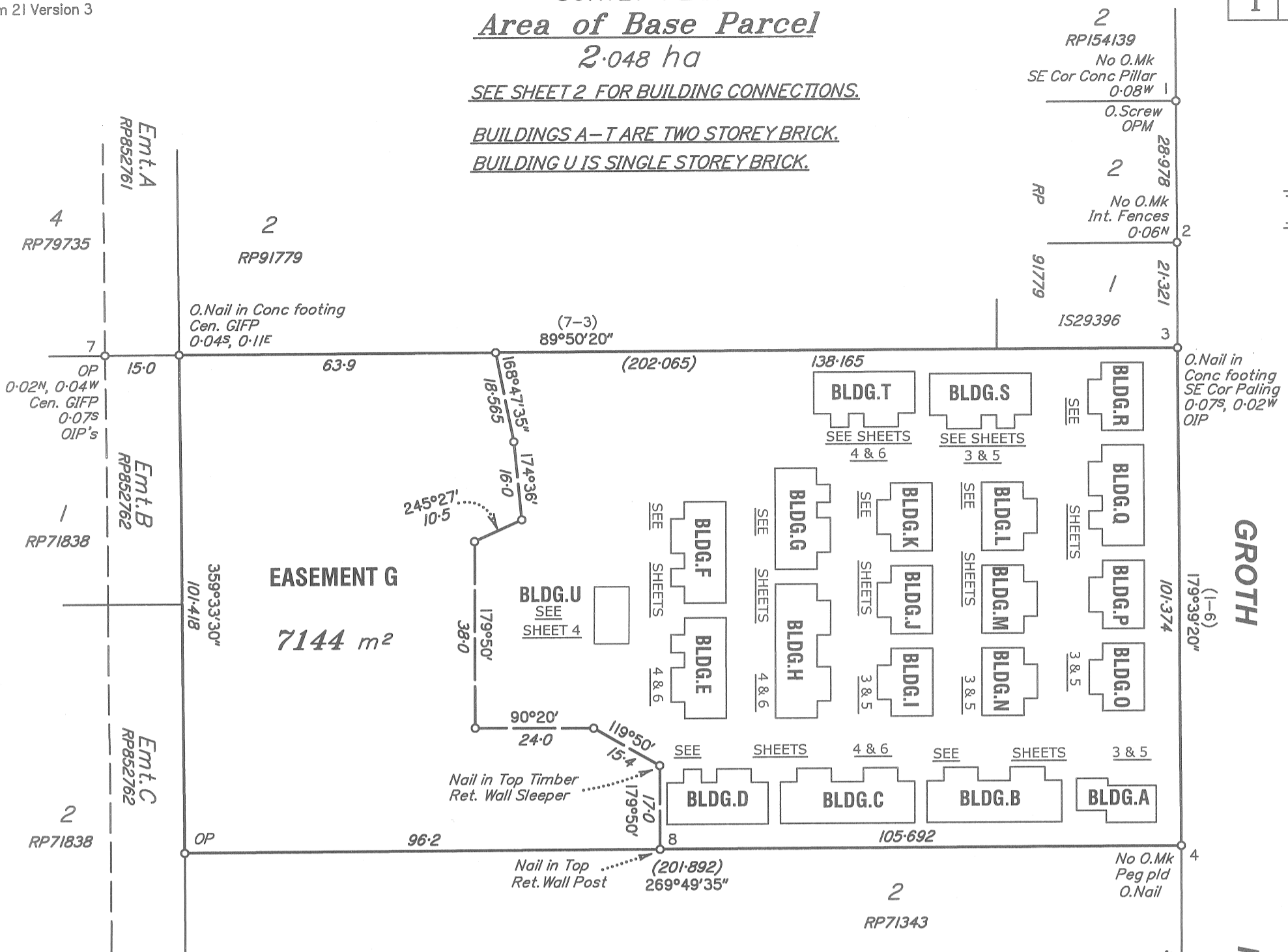
Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

SURVEY PLAN
Area of Base Parcel
2.048 ha

SEE SHEET 2 FOR BUILDING CONNECTIONS.

BUILDINGS A-T ARE TWO STOREY BRICK.
BUILDING U IS SINGLE STOREY BRICK.



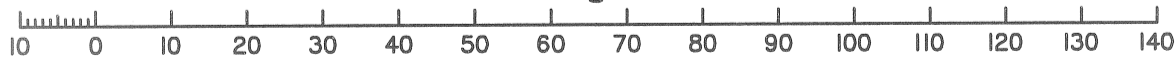
REFERENCE MARKS

STN	TO	ORIGIN	BEARING	DIST
1	O.Screw in Kerb	IS126829	124°06'50"	5.429
3	OIP	IS243295	89°50'	1.0
3	Nail in Kerb		154°33'30"	48.15
4	Pin		89°46'	1.0
4	O.Nail in Conc	IS243295	63°30'55"	20.105
5	O.Nail in Kerb	SP201776	63°44'	18.258
5	O.Screw in Channel	SP201776	76°09'30"	18.884
5	O.Screw in Kerb	SP201776	80°45'30"	20.46
6	O.Screw in Channel	IS126829	73°55'30"	4.805
7	OIP	RP852761	259°39'30"	0.702
7	OIP	IS243295	43°31'	3.225
12	Nail in Kerb		131°43'	10.63

PERMANENT MARKS

PM	ORIGIN	BEARING	DIST	NO	TYPE
1-OPM	RP96563	15°02'10"	90.893	2614	New Conn
6-OPM	IS243295	168°34'40"	20.66	136623	

Scale 1:1000 - Lengths are in Metres.



Wolter Consulting Group Pty Ltd (ACN 147 343 084) hereby certify that the land comprised in this plan was surveyed by the corporation, by Brad TAYLOR, Surveying Graduate for whose work the corporation accepts responsibility, under the supervision of Rodney Bruce McGregor TANNER, Cadastral Surveyor and that the plan is accurate, that the said survey was performed in accordance with the Survey and Mapping Infrastructure Act 2003 and Surveyors Act 2003 and associated Regulations and Standards and that the said survey was completed on 16-04-2014.

[Signature]
Director
[Signature]
Director
Date 17-04-2014

Plan of Lots 1-52, Common Property & Easement G in Common Property

Cancelling Lots 3 & 4 on RP71343

LOCAL GOVERNMENT: BRISBANE CITY LOCALITY: BOONDALL

Meridian: RP71343

Survey Records: No

Scale: 1:1000

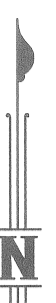
Format: BUILDING



SP264157

GROTH ROAD

ROAD



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

(Dealing No.)

5. Lodged by

PHILIP USHER CONSTRUCTIONS PTY LTD
P.O. BOX 1536
BROWNS PLAINS Q. 4118
PHONE 38001666
CODE 060A

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

1. Certificate of Registered Owners or Lessees.

±/We PHILIP USHER CONSTRUCTIONS PTY LTD
ACN 011 008 101

(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

FOR PHILIP USHER CONSTRUCTIONS
PTY LTD ACN 011 008 101 ITS DULY
CONSTITUTED ATTORNEY STEPHEN
GEORGE TURNER UNDER POWER OF
ATTORNEY No. 705047047

* Rule out whichever is inapplicable

2. Planning Body Approval.

* BRISBANE CITY COUNCIL

hereby approves this plan in accordance with the :

% SUSTAINABLE PLANNING ACT 2009

Dated this 5th day of June, 2014

Stephen #
Helen Nevin
Delegate #

* 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 :

Name : DOMAIN AT BOONDALL

4. References :

Dept File :

Local Govt :

Surveyor : C633

6. Existing

Title Reference

Description

New Lots

Created

Road

Secondary Interests

13041015
12826110

Lot 3 on RP71343
Lot 4 on RP71343

1-16,22-29,34-40,CP
16-22,29-34,40-52,CP

—
—

Emt.G
Emt.G

MORTGAGE ALLOCATIONS

Mortgage	Lots Fully Encumbered	Lots Partially Encumbered
708884489	17-21,30-33,41-52	16,22,29,34,40
708563352	1-15,23-28,35-39	16,22,29,34,40

1-52,CP

255

Lots

Orig

7. Orig Grant Allocation :

8. Map Reference :

9543-34321

9. Parish :

KEDRON

10. County :

Stanley

11. Passed & Endorsed :

By : Wolter Consulting Group Pty Ltd

Date : 17-04-2014

Signed :

Designation : Liaison Officer

Date of Development Approval : 06-06-2012

12. Building Format Plans only.

I certify that :

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

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

W. Christie 17-04-2014
Cadastral Surveyor/Director * Date

*delete words not required

13. Lodgement Fees :

Survey Deposit \$

Lodgement \$

.....New Titles \$

Photocopy \$

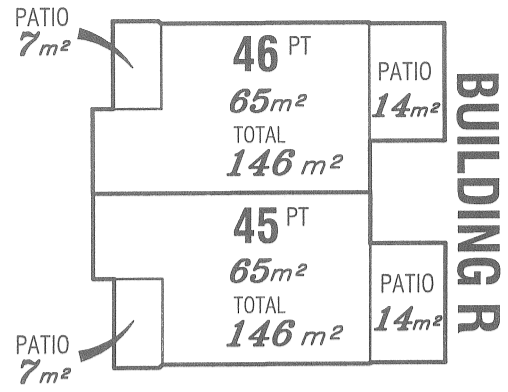
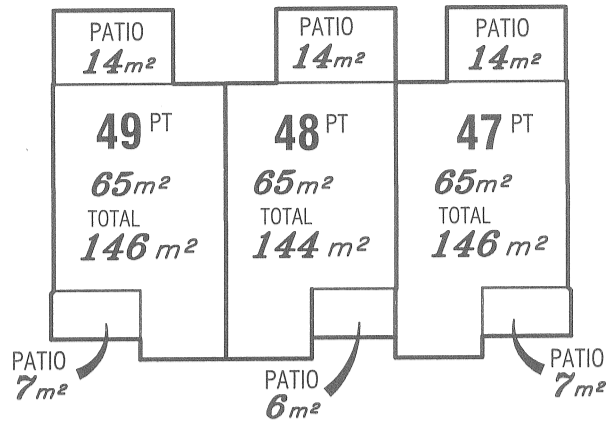
Postage \$

TOTAL \$

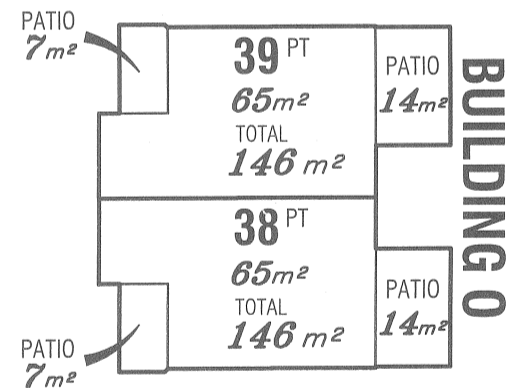
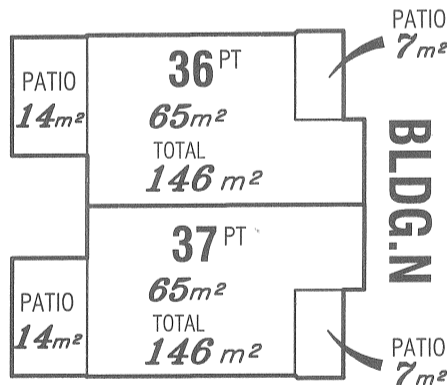
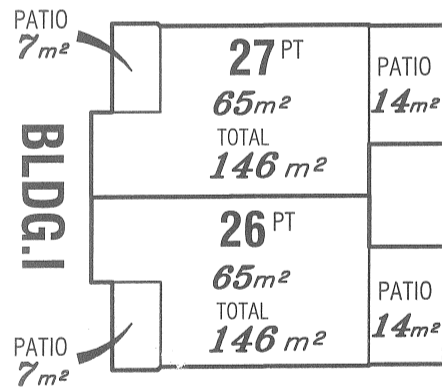
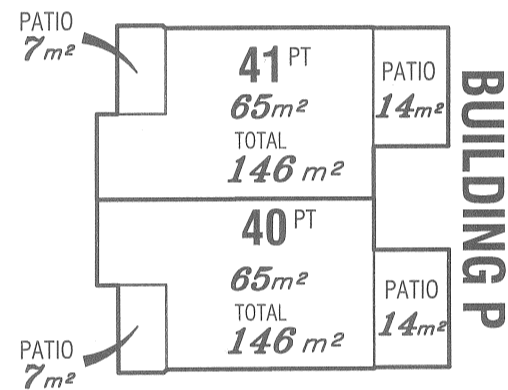
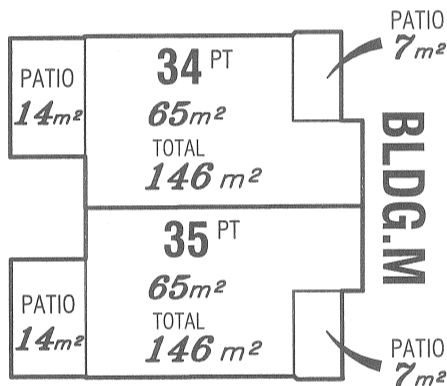
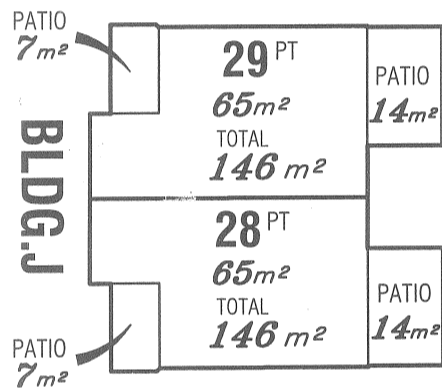
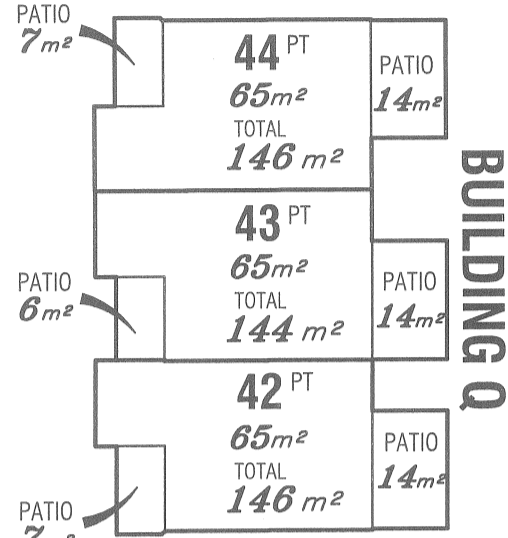
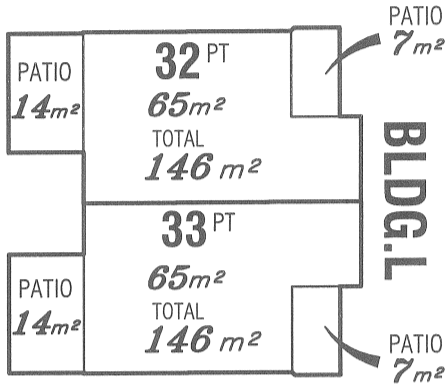
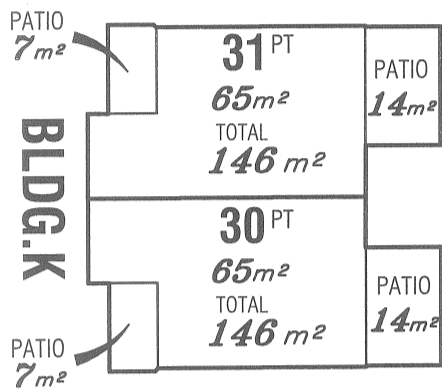
14. Insert Plan Number

SP264157

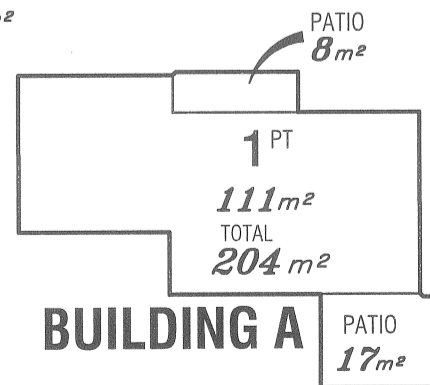
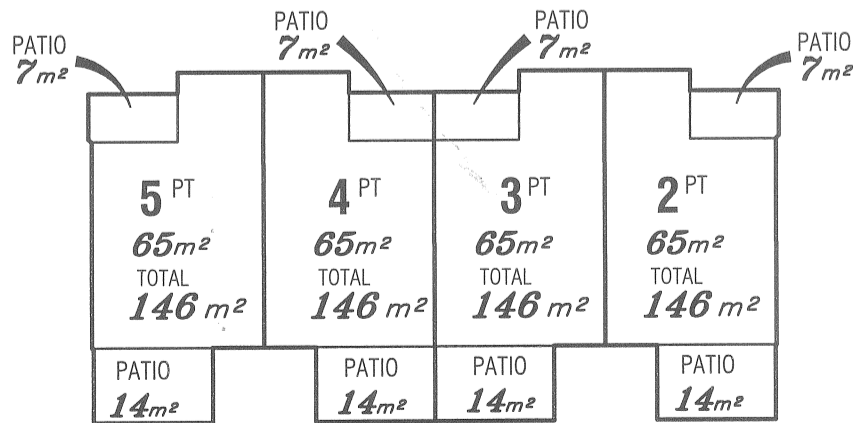
BUILDING S



COMMON PROPERTY



COMMON PROPERTY



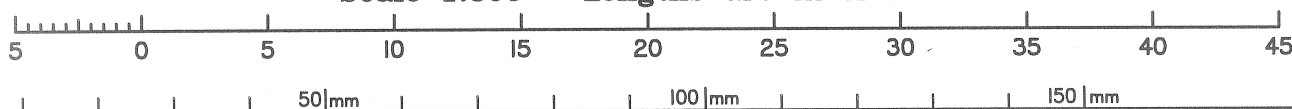
BUILDING B

BUILDING A

LEVEL A

SCALE 1:300

Scale 1:300 - Lengths are in Metres.

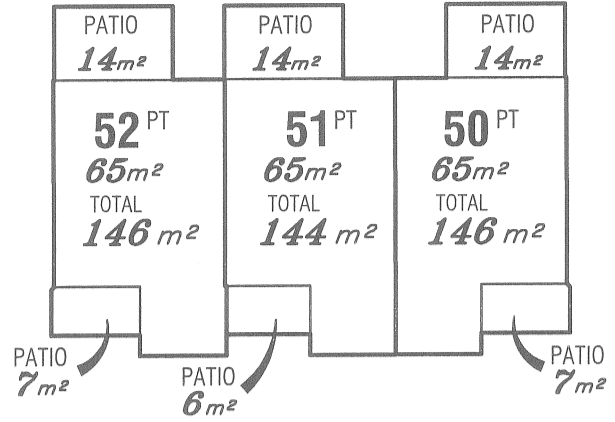


State copyright reserved.

Insert Plan Number **SP264157**

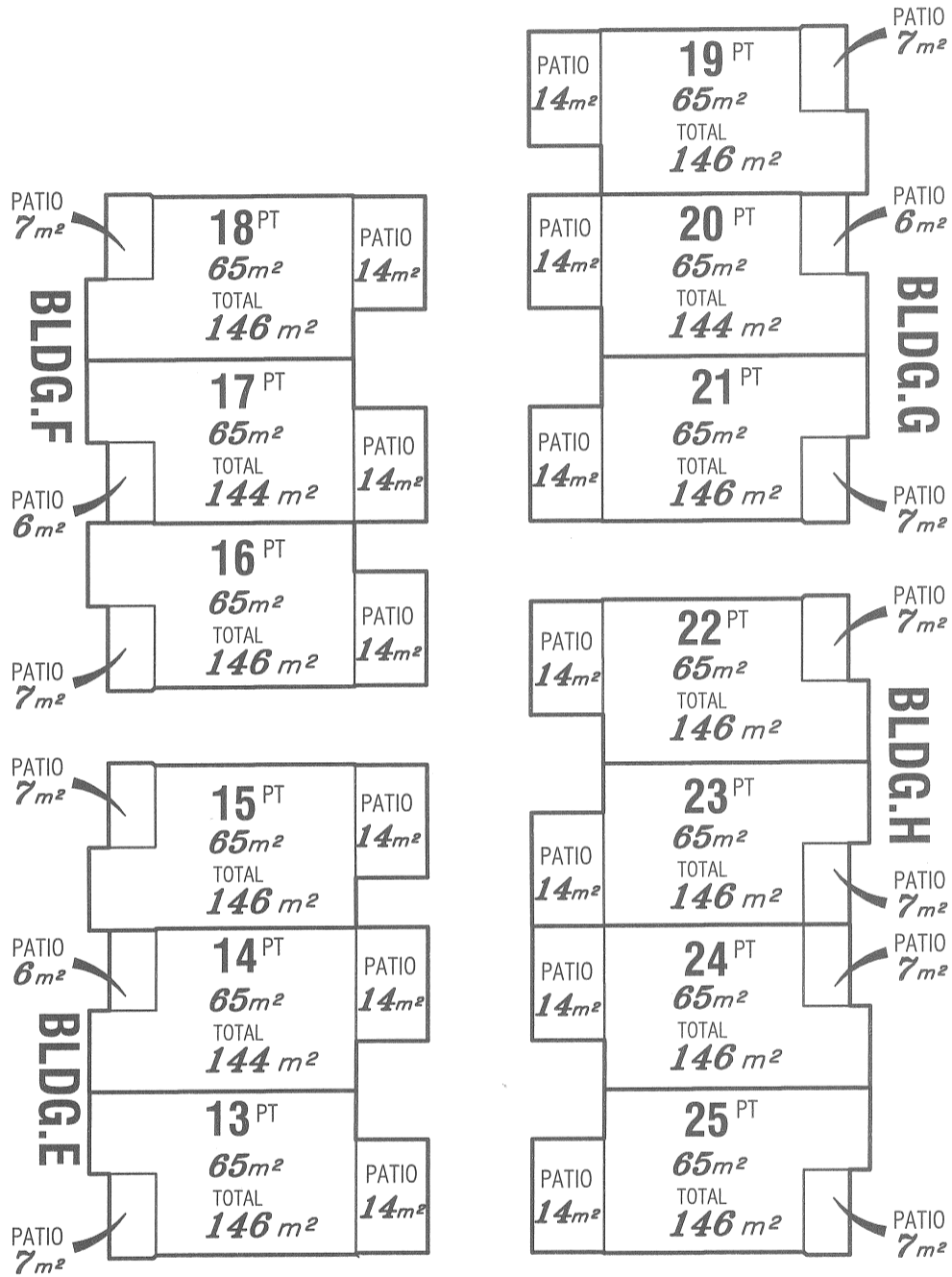
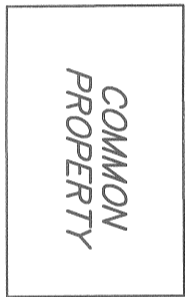


BUILDING T

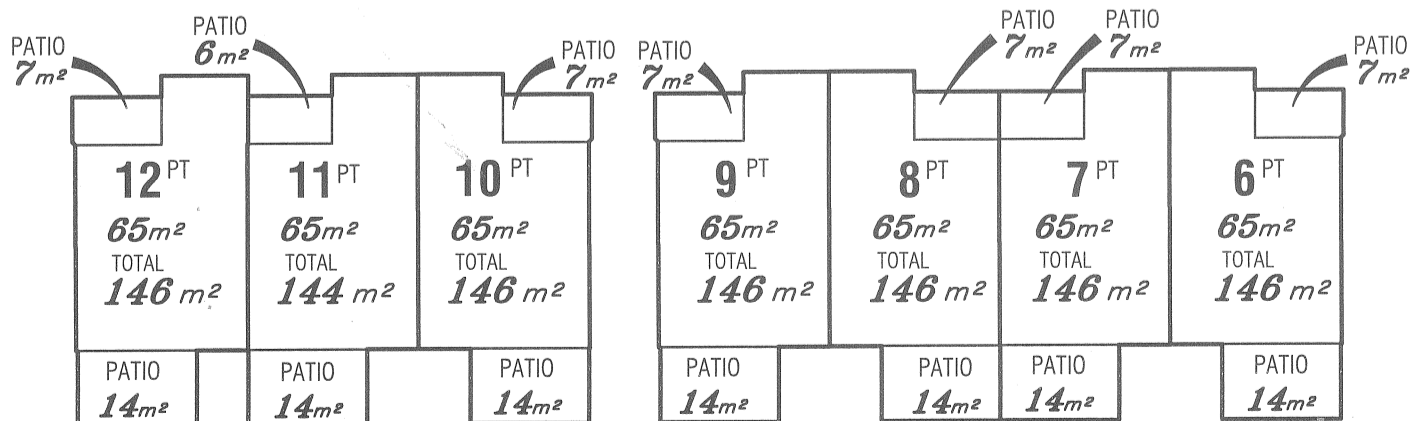


COMMON PROPERTY

BLDG.U



COMMON PROPERTY

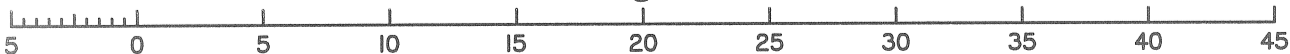


LEVEL A
SCALE 1:300

BUILDING D

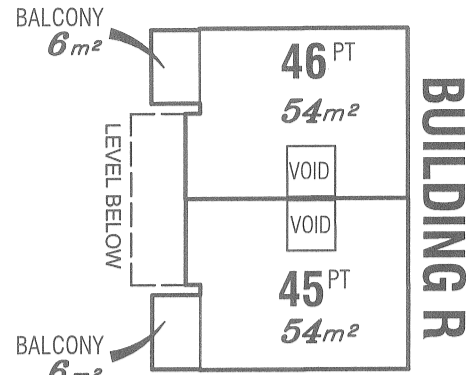
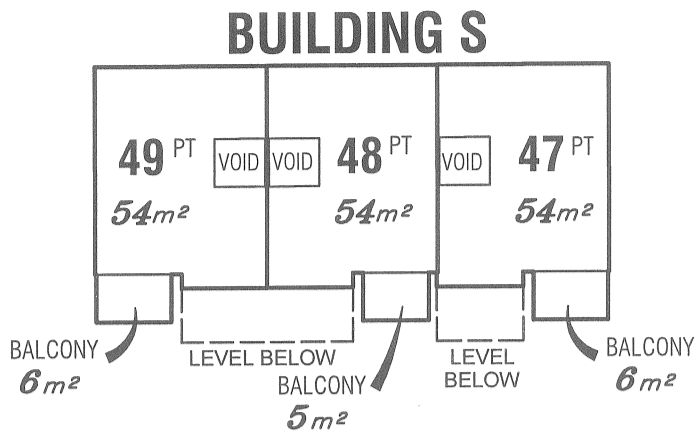
BUILDING C

Scale 1:300 - Lengths are in Metres.

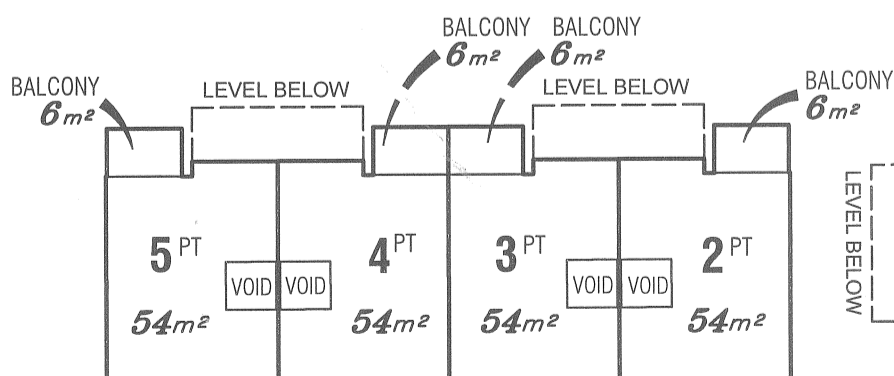
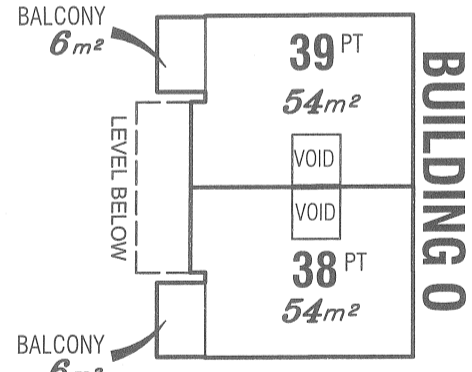
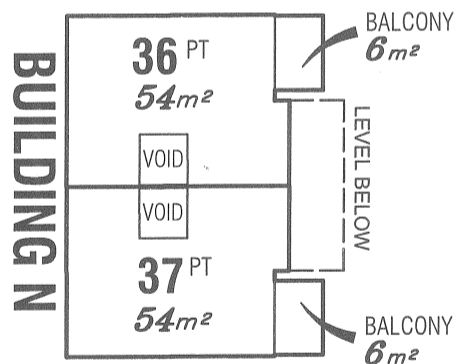
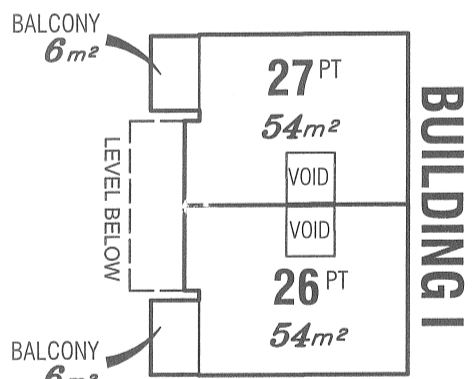
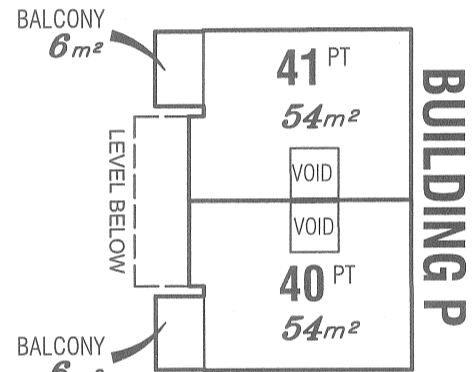
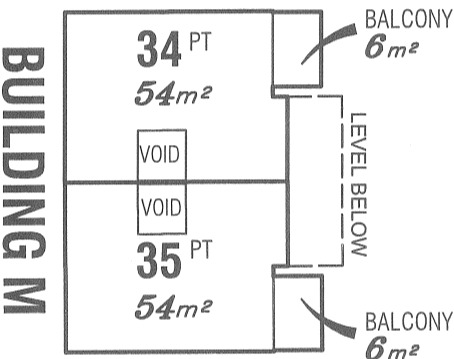
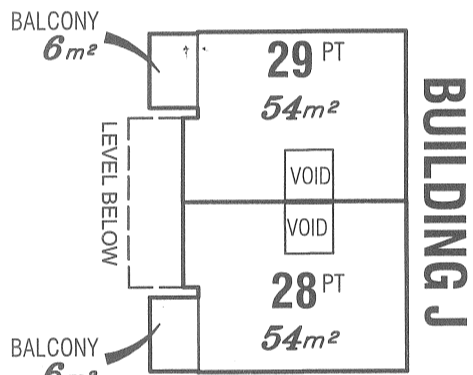
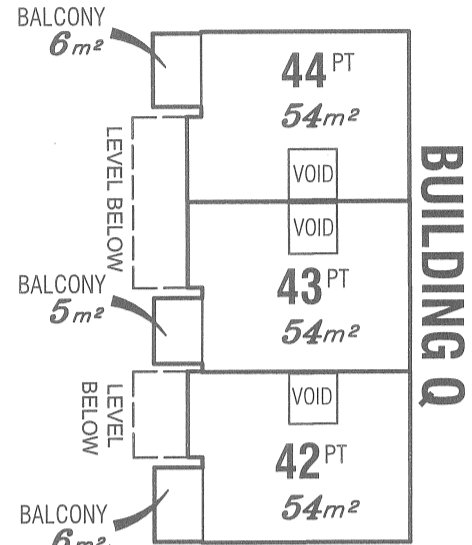
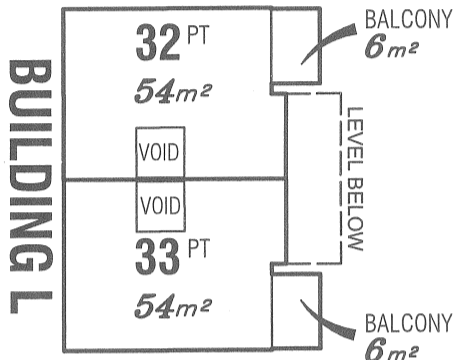
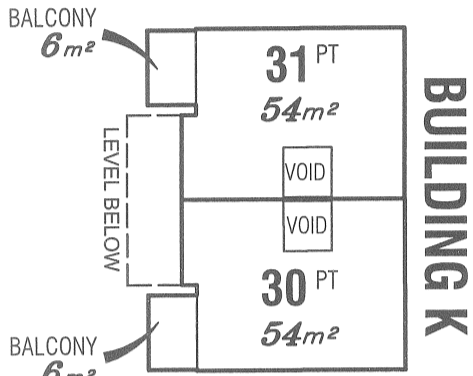


State copyright reserved.

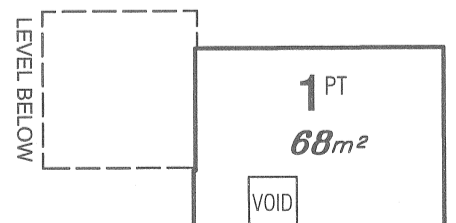
Insert Plan Number **SP264157**



COMMON PROPERTY

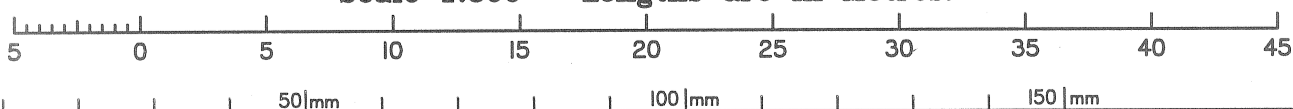


COMMON PROPERTY



LEVEL B
SCALE 1:300

Scale 1:300 - Lengths are in Metres.

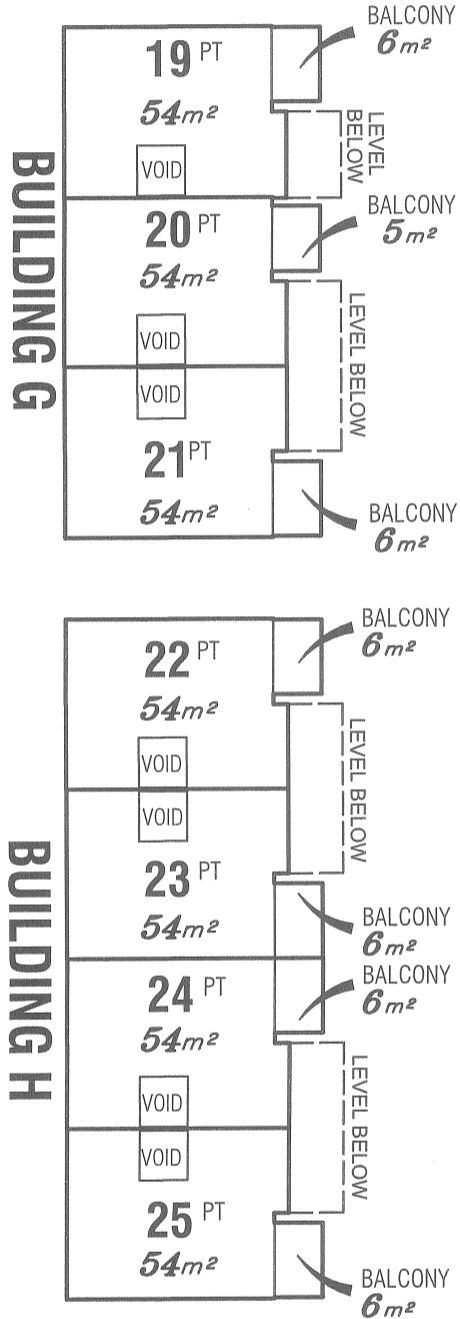
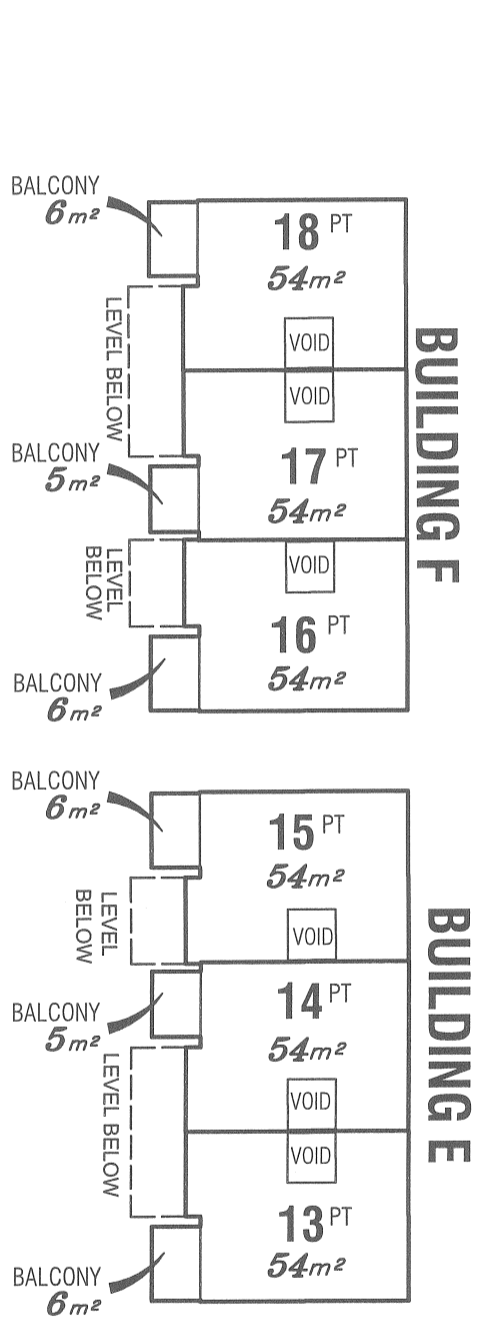
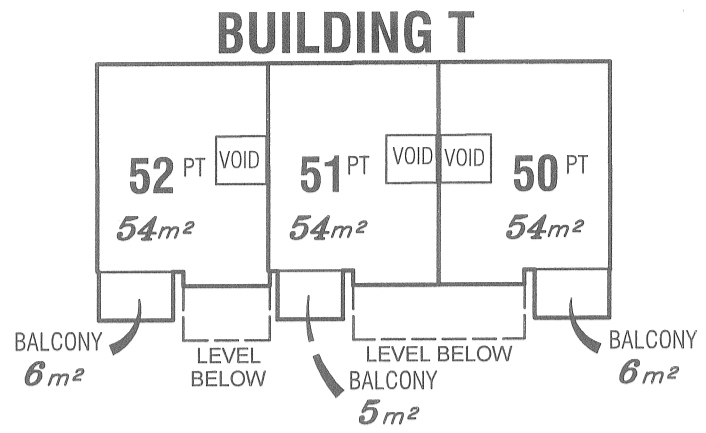


State copyright reserved.

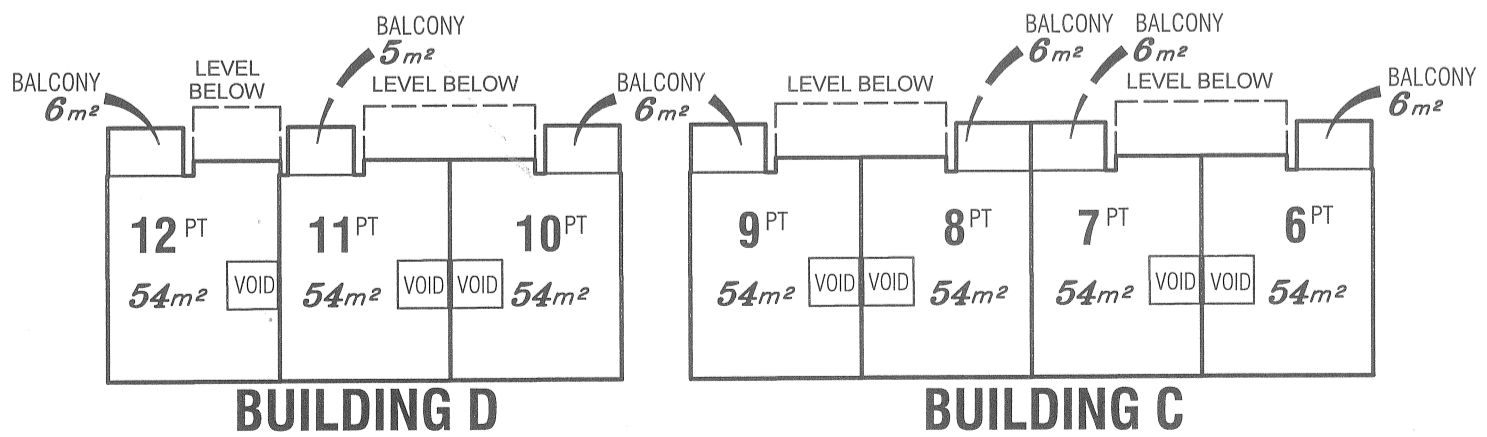
Insert Plan Number **SP264157**



COMMON PROPERTY

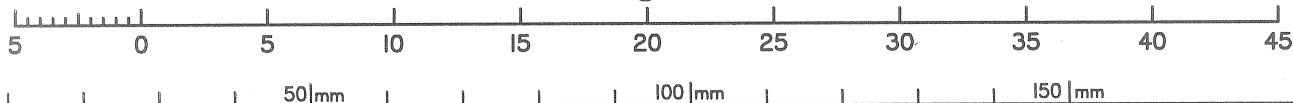


COMMON PROPERTY



LEVEL B
SCALE 1:300

Scale 1:300 - Lengths are in Metres.



State copyright reserved.

Insert Plan Number **SP264157**

APPENDIX: DETAILS OF STATUTORY ENCUMBRANCES

UNIT 49 DOMAIN AT BOONDALL 80 GROTH RD BOONDALL

BEFORE YOU DIG AUSTRALIA (BYDA) REPORT

An online search via BYDA has been undertaken for the property the subject of this seller disclosure statement. The encumbrances are described in the Statutory Encumbrances Summary. Plans from each provider have also been included. It should be noted that the Plans are indicative only in relation to the exact location of the service.

BYDA report results summary

The BYDA report has returned results for the below statutory encumbrances. Details are as described in the report itself:

APA Group Gas Networks - As a gas and electricity infrastructure provider, has a statutory encumbrance over the property where their infrastructure (like pipelines or power lines) is located.

These encumbrances allow APA Group to access and maintain their assets on private land, even if not explicitly registered on the property

Brisbane City Council - Stormwater drainage and related infrastructure owned by the council are located within the property boundaries. These assets must remain unobstructed to ensure service delivery and maintenance access.

Energex - Underground high-voltage and low-voltage electrical infrastructure is located within the property boundaries. These assets form part of the electricity distribution network and must remain accessible for operation, maintenance and upgrade activities.

NBN Co - Data & Telecommunications infrastructure is situated within the property. This includes underground fibre optic cabling and associated pits that provide services to the premises

Urban Utilities - Potable water supply pipelines recycled water networks, and sewer mains owned by Urban Utilities are situated within the property boundaries. These assets are critical to service delivery and must remain accessible for inspection, maintenance and repair.

Telstra Qld South East - Data & Telecommunications infrastructure is situated within the property. This includes underground fibre optic cabling and associated pits that provide services to the premises

[Review responses online](#) ↗



Received 6 of 6 responses
All responses received

80 Groth Rd, Boondall QLD 4034

Job dates
 15/06/2026 → 31/08/2026

These plans expire on
 13 Jul 2026

Lodged by
 Tyler Leslie

Authority	Status	Page
✉ BYDA Confirmation		2
🏠 APA Group Gas Networks (70710)	Received	4
🏠 Brisbane City Council	Received	57
🏠 Energex QLD	Received	62
🏠 NBN Co Qld	Received	107
🏠 Queensland Urban Utilities	Received	118
🏠 Telstra QLD South East	Received	125



Zero damage - Zero harm - Zero disruption

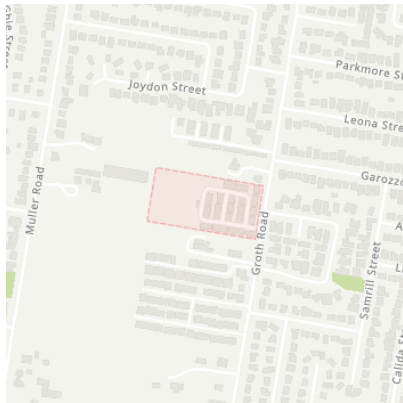
Contact Details

Contact Tyler Leslie	Contact number 0400 250 589	Company Search Assist	Enquirer ID 3749673
Email tyler@searchassist.com.au		Address Unit 508 31 Longland Street Newstead QLD 4006	

Job Site and Enquiry Details

WARNING: The map below only displays the location of the proposed job site and does not display any asset owners' pipe or cables. The area highlighted has been used only to identify the participating asset owners, who will send information to you directly.

Enquiry date 15/06/2026	Start date 15/06/2026	End date 31/08/2026	On behalf of Private	Job purpose Design	Locations Private	Onsite activities Conveyancing
-----------------------------------	---------------------------------	-------------------------------	--------------------------------	------------------------------	-----------------------------	------------------------------------------



Check that the location of the job site is correct. If not, you must submit a new enquiry.

If the scope of works change or plan validity dates expire, you must submit a new enquiry.

Do NOT dig without plans. Safe excavation is your responsibility. If you don't understand the plans or how to proceed safely, please contact the relevant asset owners.

User Reference 80 Groth Rd	Address 80 Groth Rd Boondall QLD 4034	Notes/description -
--------------------------------------	----------------------------------------------------	-------------------------------

Your Responsibility and Duty of Care

- **Lodging an enquiry does not authorise project commencement.** Before starting work, you must obtain all necessary information from all affected asset owners.
- If you don't receive plans within 2 business days, contact the asset owner & quote their sequence number.
- Always follow the 5Ps of Safe Excavation (page 2), and locate assets before commencing work.
- Ensure you comply with State legislative requirements for Duty of Care and safe digging.
- If you damage an underground asset, you MUST advise the asset owner immediately.
- By using the BYDA service, you agree to the [Privacy Policy](#) and [Term of Use](#).
- For more information on safe digging practices, visit www.byda.com.au

Asset Owner Details

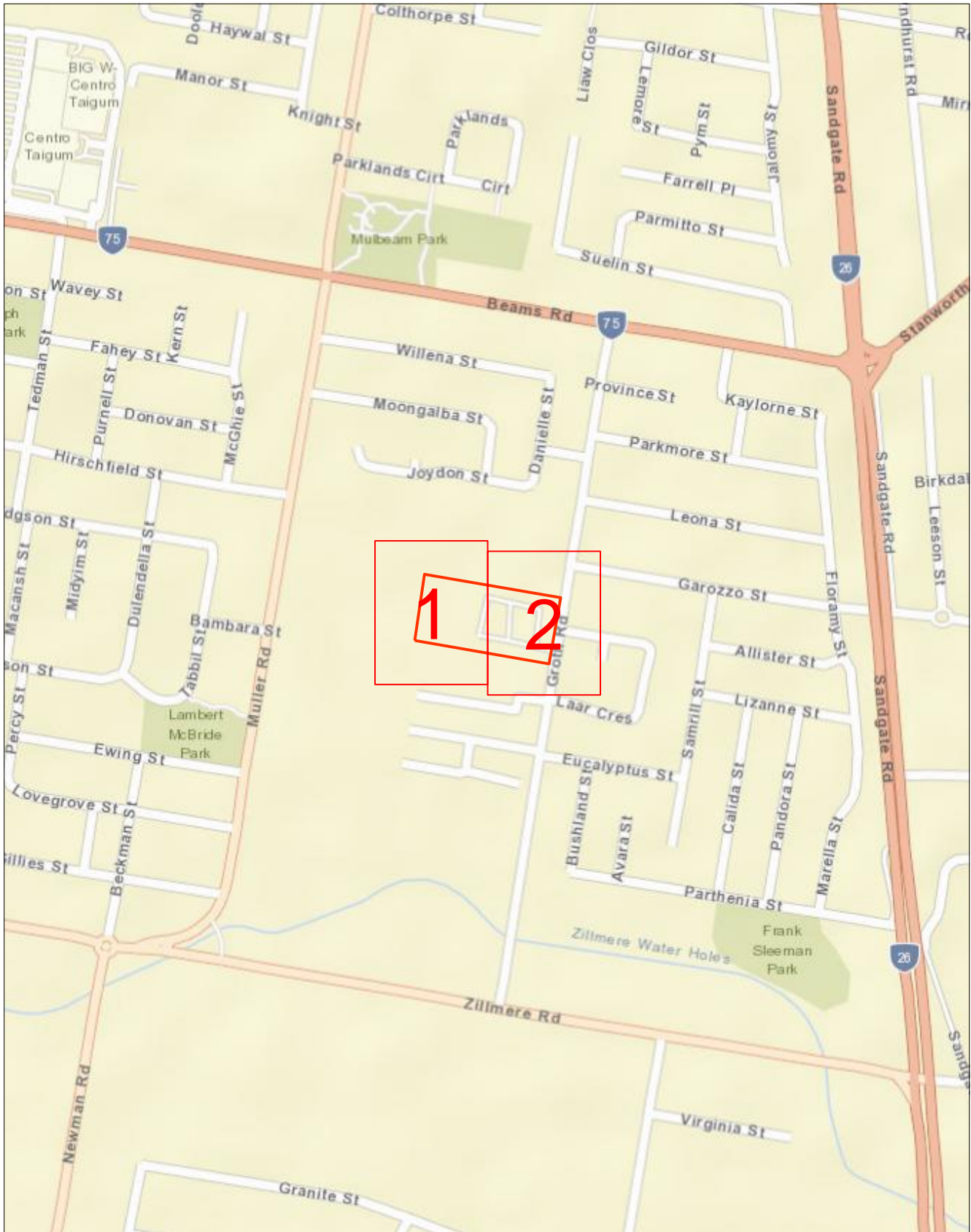
Below is a list of asset owners with underground infrastructure in and around your job site. It is your responsibility to identify the presence of these assets. Plans issued by Members are indicative only unless specified otherwise. Note: not all asset owners are registered with BYDA. You must contact asset owners not listed here directly.

Referral ID (Seq. no)	Authority Name	Phone	Status
274512074	APA Group Gas Networks (70710)	1800 085 628	NOTIFIED
274512073	Brisbane City Council	(07) 3403 8888	NOTIFIED
274512076	Energex QLD	13 12 53	NOTIFIED
274512072	NBN Co Qld	1800 687 626	NOTIFIED
274512075	Queensland Urban Utilities	13 26 57	NOTIFIED
274512077	Telstra QLD South East	1800 653 935	NOTIFIED

END OF UTILITIES LIST

Site 80 Groth Rd
Address: Boondall
QLD 4034

Sequence 274512074
Number:



Scale 1: 6000

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

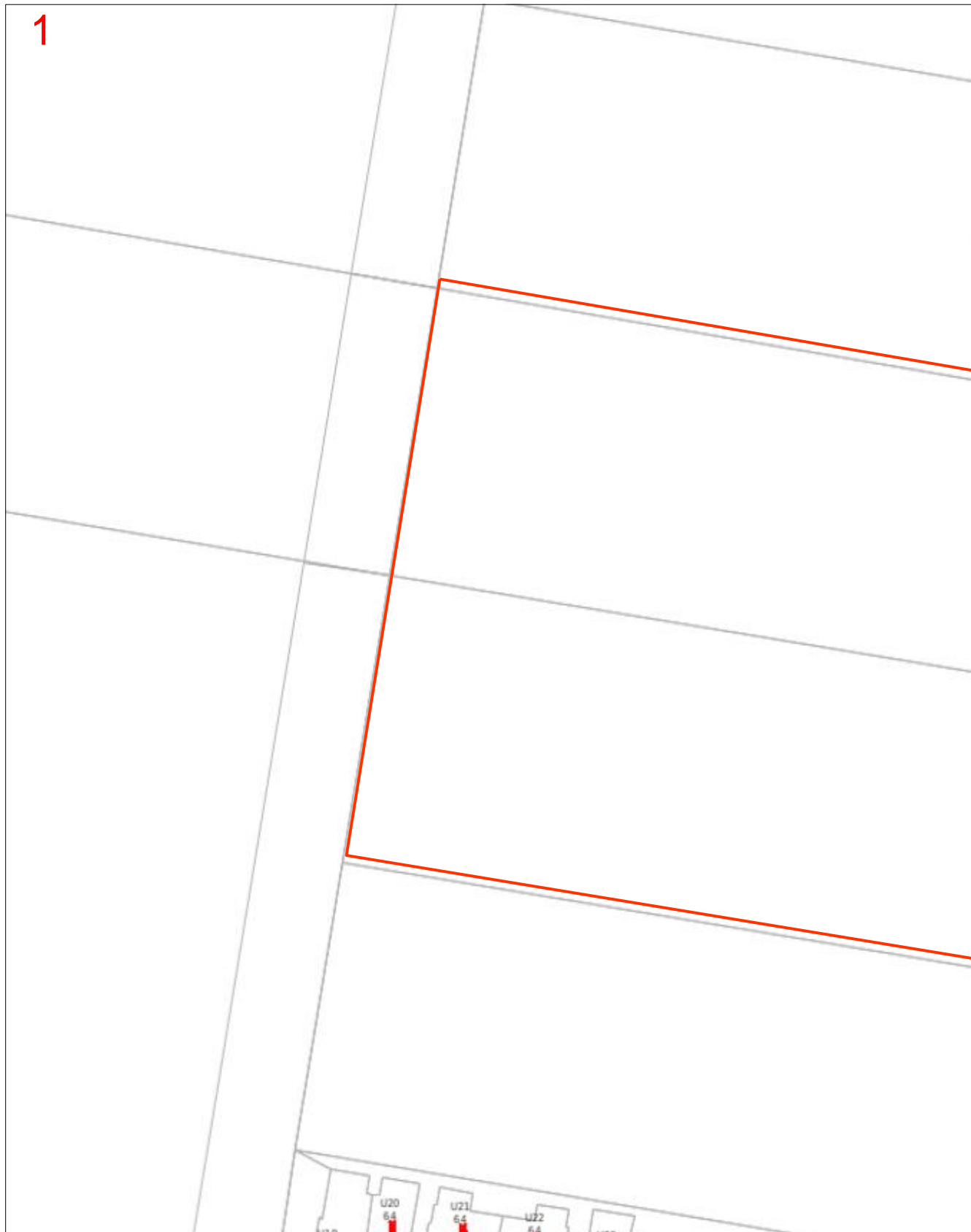


Enquiry Area



Map Key Area





Scale 1: 700

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



Enquiry Area



Map Key Area





Scale 1: 700

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



Enquiry Area



Map Key Area





Job # 53422703
 Seq # 274512073
 Provider: Brisbane City Council
 Telephone: (07) 3403 8888



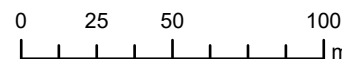
Legend

- BYDA Enquiry
- Detailed map page
- No dig site assets

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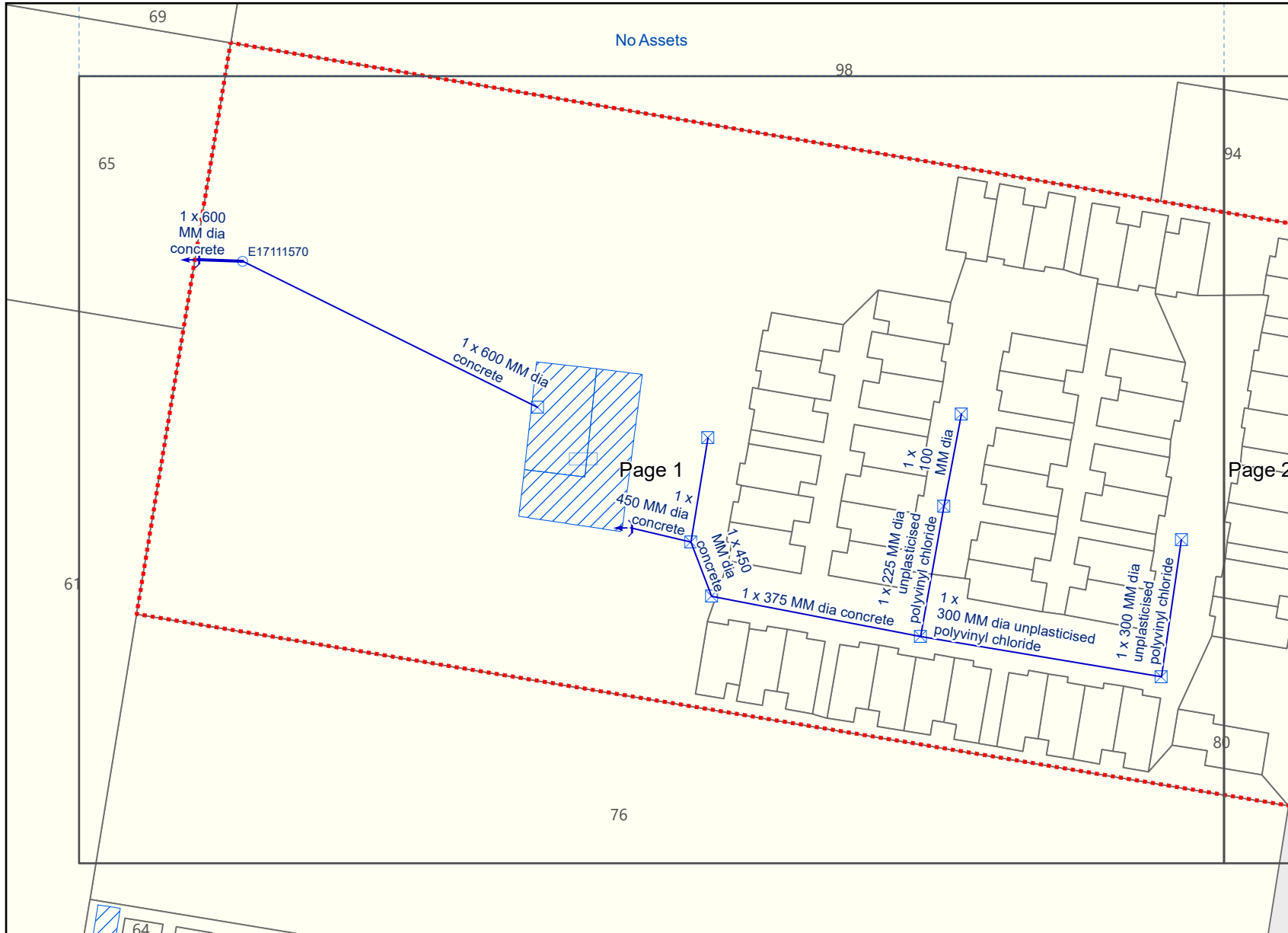
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Caution: This map may contain the locations of abandoned underground asbestos pipes. Council gives no warranty to the completeness or accuracy of these records. Appropriate care needs to be taken in all cases.





Job # 53422703
 Seq # 274512073
 Provider: Brisbane City Council
 Telephone: (07) 3403 8888



Legend

- BYDA Enquiry

Stormwater Network

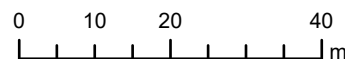
- Stormwater Drain
- Stormwater Gully / Roofwater Connection
- Stormwater Maintenance Hole
- Stormwater Field Inlet
- Stormwater Quality Improvement Device
- Pipe End Outlet
- Stormwater Treatment Asset - Area

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

In an emergency contact Brisbane City Council on 07 3403 8888
 15/06/26 (valid for 30 days)



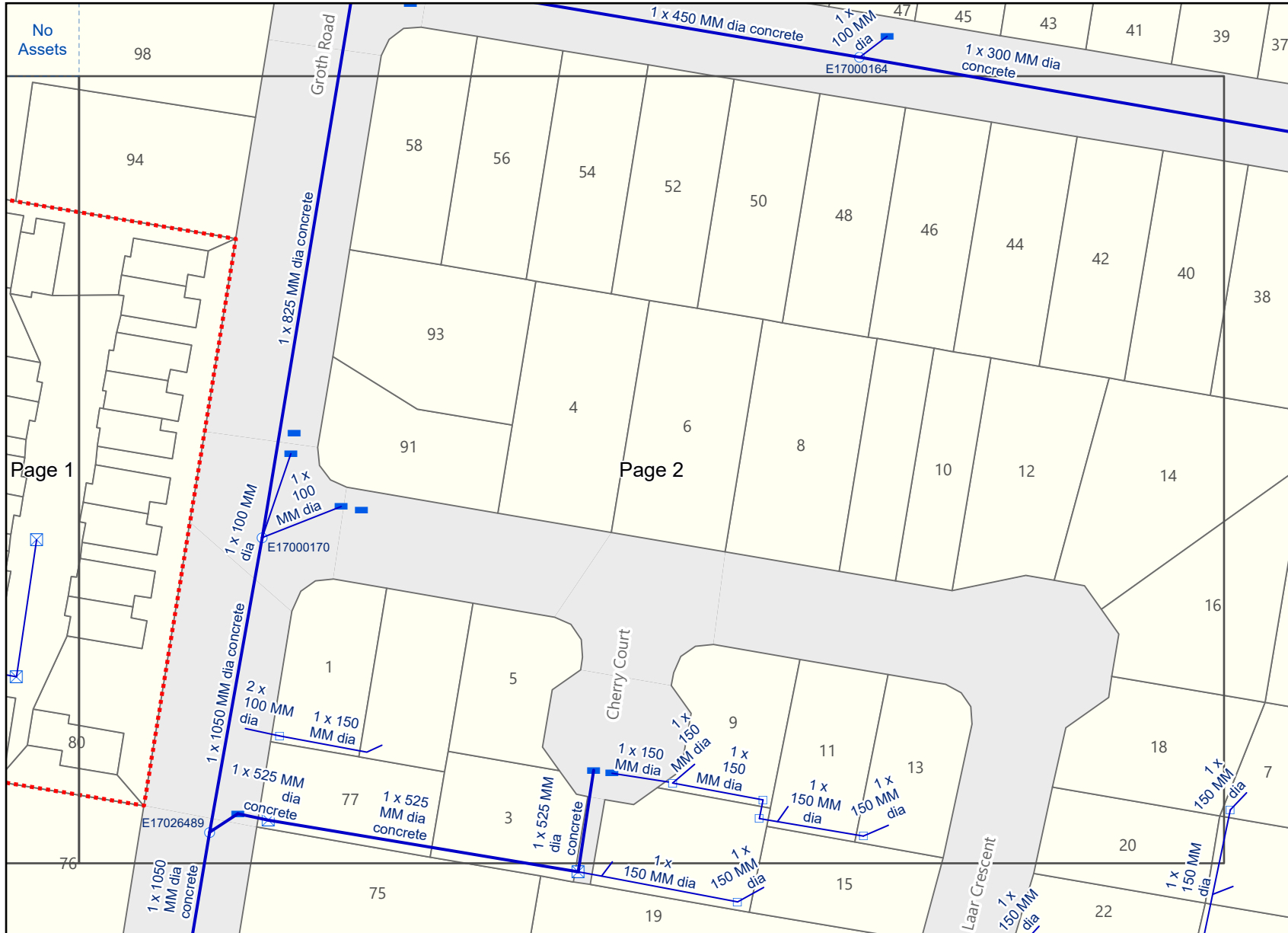
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Plans generated by SmarterWX™ Automate



Job # 53422703
 Seq # 274512073
 Provider: Brisbane City Council
 Telephone: (07) 3403 8888



Legend

- BYDA Enquiry

Stormwater Network

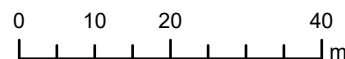
- Stormwater Drain
- Stormwater Gully / Roofwater Connection
- Stormwater Maintenance Hole
- Stormwater Roofwater Pit
- Stormwater Gully Pit
- Stormwater Field Inlet

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In an emergency contact Brisbane City Council on 07 3403 8888
 15/06/26 (valid for 30 days)



Scale 1:1,000



Plans generated by SmarterWX™ Automate













BYDA

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Date: 15/06/2026

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

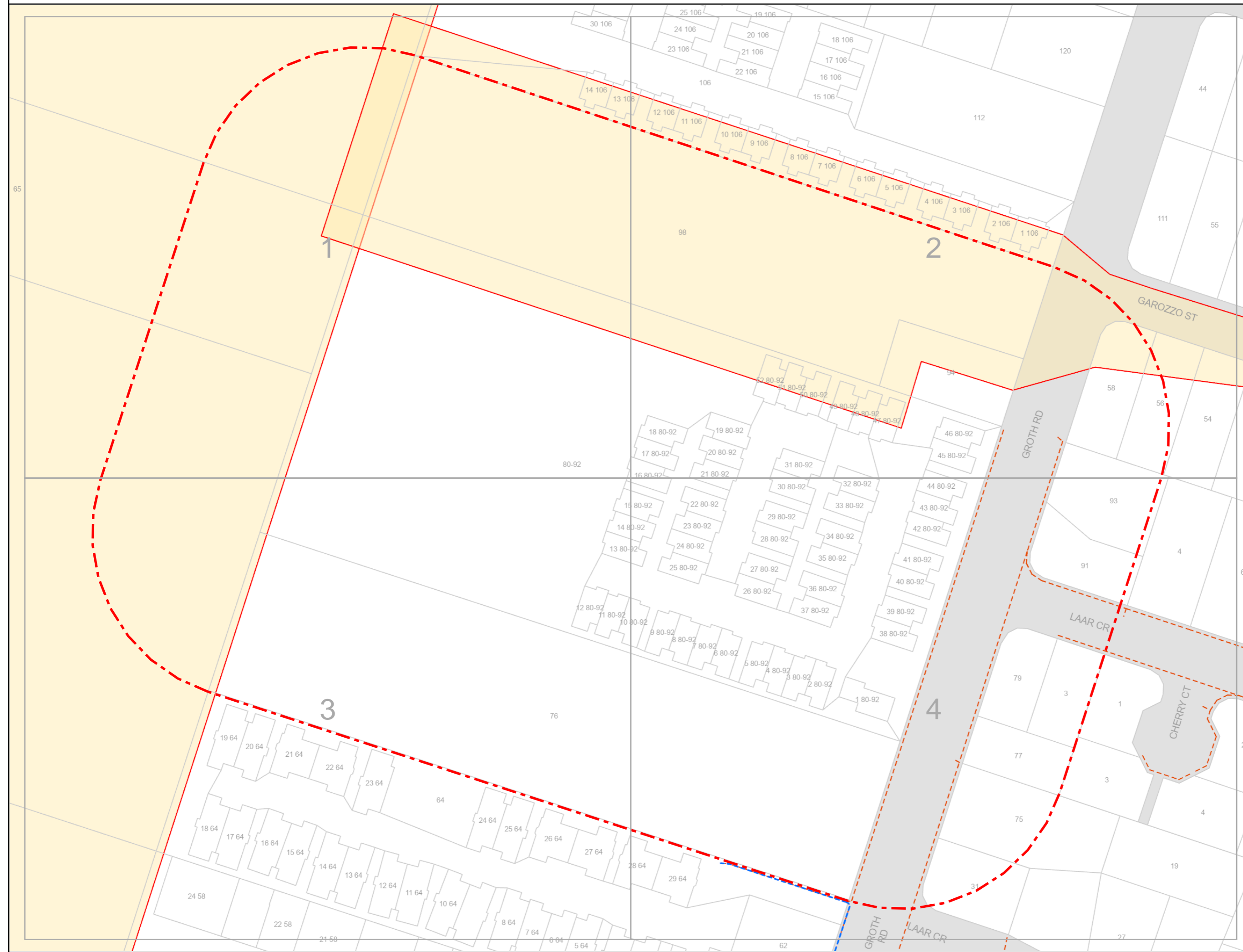
LEGEND

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

AS5488 Category "D" Plan



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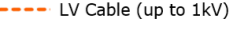
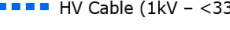
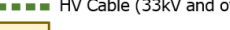
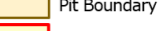





BYDA

Sequence: 274512076
Date: 15/06/2026
Scale: 1:500
Tile No: 1

LEGEND

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

AS5488 Category "D" Plan



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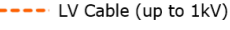
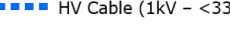
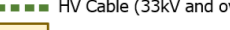
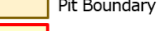
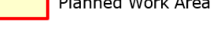
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BYDA

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Date: 15/06/2026
Scale: 1:500
Tile No: 2

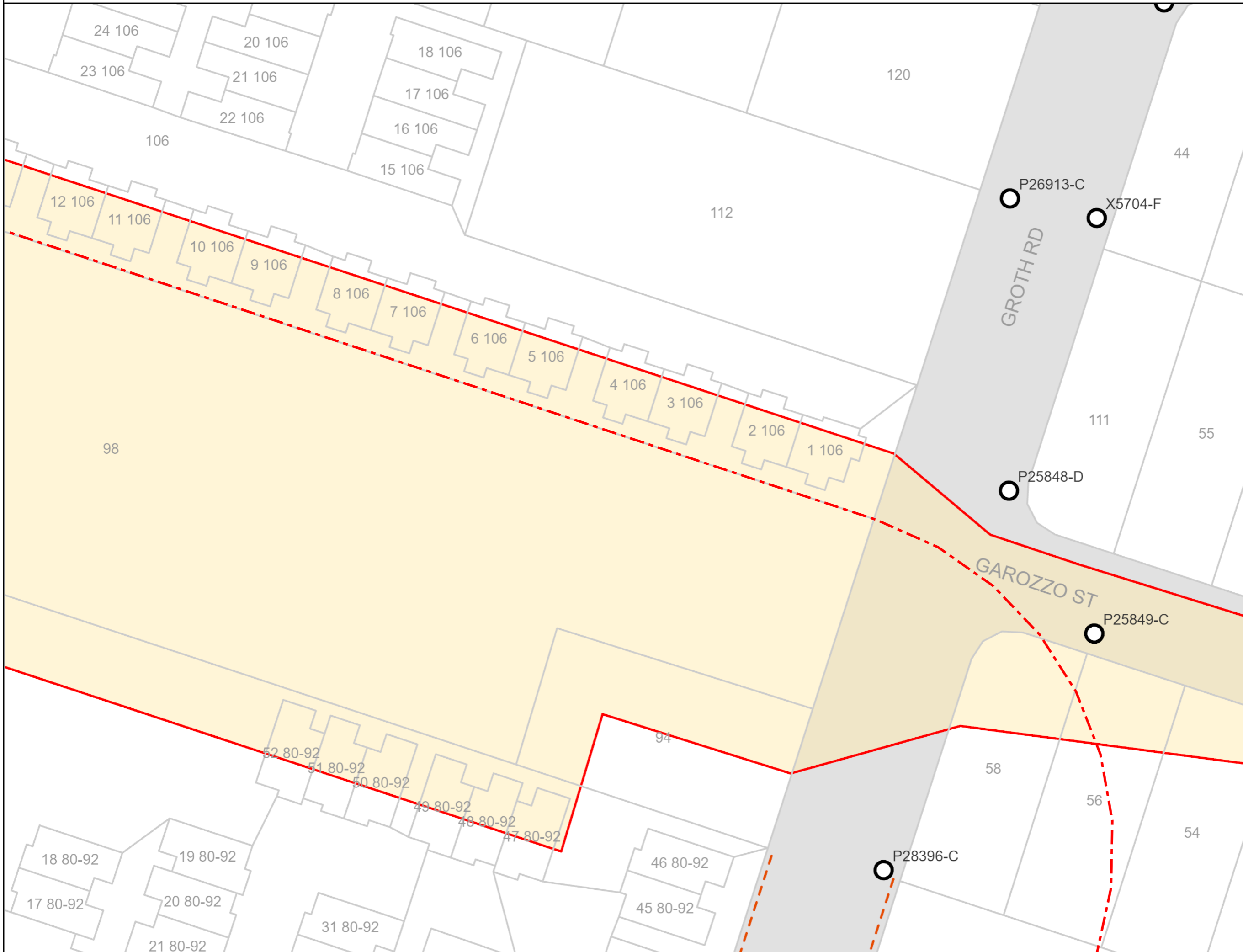
LEGEND

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

AS5488 Category "D" Plan



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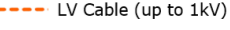
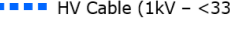
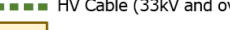
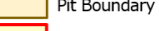
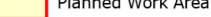




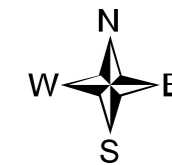
BYDA

Sequence: 274512076
Date: 15/06/2026
Scale: 1:500
Tile No: 3

LEGEND

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

AS5488 Category "D" Plan



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BYDA

Sequence: 274512076
Date: 15/06/2026
Scale: 1:500
Tile No: 4

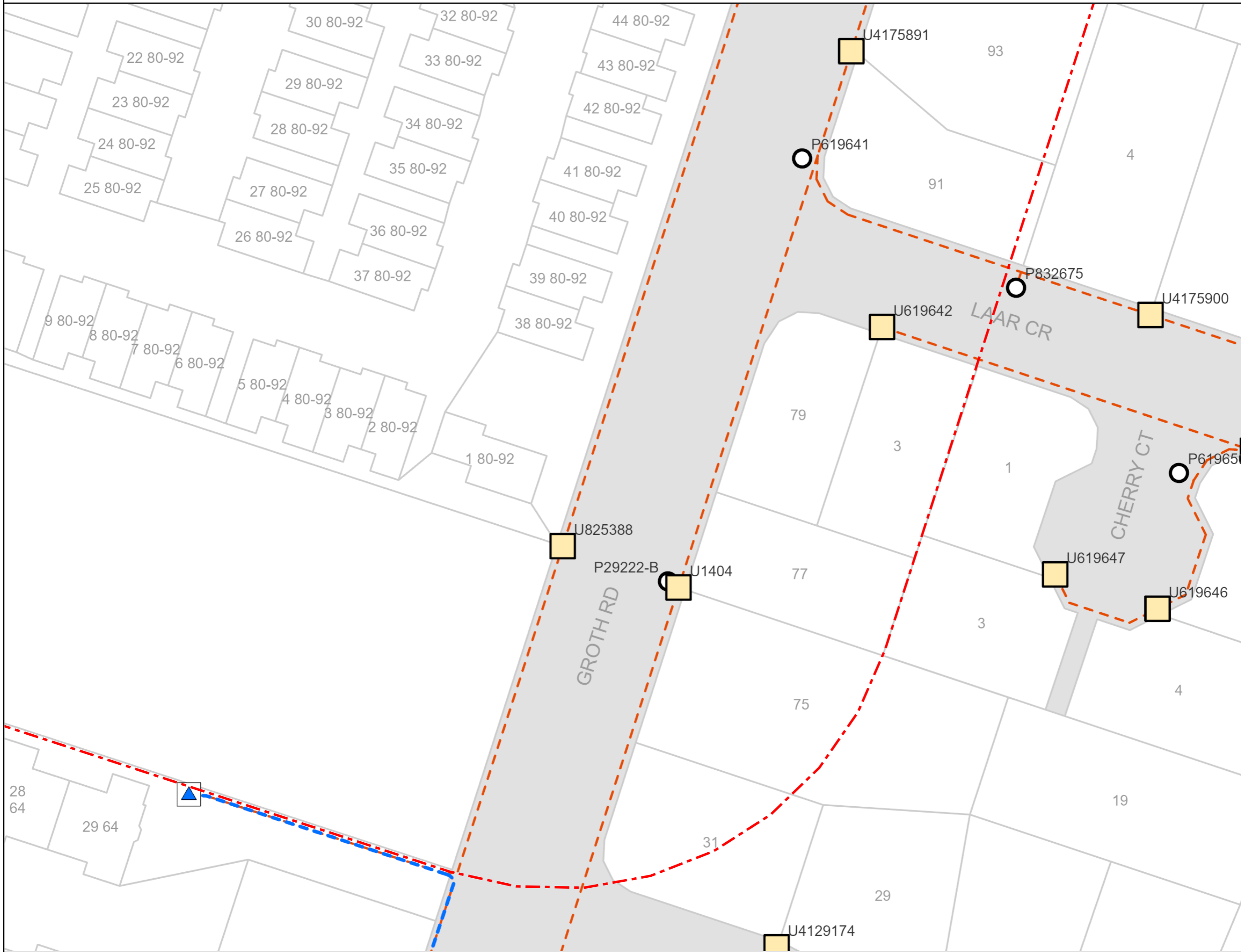
LEGEND

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

AS5488 Category "D" Plan



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





LEGEND



	Parcel and the location
	Pit with size "5"
	Power Pit with size "2E". Valid PIT Size: e.g. 2E, 5E, 6E, 8E, 9E, E, null.
	Manhole
	Pillar
	Cable count of trench is 2. One "Other size" PVC conduit (PO) owned by Telstra (-T-), between pits of sizes, "5" and "9" are 25.0m apart. One 40mm PVC conduit (P40) owned by NBN, between pits of sizes, "5" and "9" are 20.0m apart.
	2 Direct buried cables between pits of sizes, "5" and "9" are 10.0m apart.
	Trench containing any INSERVICE/CONSTRUCTED (Copper/RF/Fibre) cables.
	Trench containing only DESIGNED/PLANNED (Copper/RF/Fibre/Power) cables.
	Trench containing any INSERVICE/CONSTRUCTED (Power) cables.
	Road and the street name "Broadway ST"
Scale	 Meters 1:2000 1 cm equals 20 m



Emergency Contacts

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

Urban Utilities - Water, Recycled Water and Sewer Infrastructure



Overview

<p>UrbanUtilities</p> <p>N</p> <p>Map Scale 1:2050</p>	<p>Before You Dig Australia- Urban Utilities Water, Recycled Water and Sewer Infrastructure</p> <p>BYDA Reference No: 274512075</p> <p>Date BYDA Ref Received: 15/06/2026</p> <p>Date BYDA Job to Commence: 15/06/2026</p> <p>Date BYDA Map Produced: 15/06/2026</p> <p>This Map is valid for 30 days</p> <p>Produced By: Urban Utilities</p>	<p>Sewer</p> <ul style="list-style-type: none"> ● Infrastructure ◆ Major Infrastructure — Network Pipelines ▨ Network Structures 	<p>Water</p> <ul style="list-style-type: none"> ● Infrastructure ◆ Major Infrastructure — Network Pipelines ▨ Network Structures - - - Water Service (Indicative only) 	<p>Recycled Water</p> <ul style="list-style-type: none"> ● Infrastructure ◆ Major Infrastructure — Network Pipelines ▨ Network Structures 	<p>While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither Urban Utilities nor PelicanCorp shall have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan response or the information contained in it or the completeness or accuracy of such information. Use of such information is subject to and constitutes acceptance of these terms.</p> <p>The plans are indicative and approximate only and provided without warranties of any kind, express or implied including in relation to accuracy, completeness, correctness, currency or fitness for purpose.</p> <p>Urban Utilities takes no responsibility and accepts no liability for any loss, damage, costs or liability that may be incurred by any person acting in reliance on the information provided on the plans.</p> <p>This plan should be used as guide only. Any dimensions should be confirmed on site by the relevant authority.</p> <p>Based on or contains data provided by the State of Queensland (Department of Natural Resources and Mines) [2020]. In consideration of the State permitting the use of this data you acknowledge and agree that the State gives no warranty in relation to the data (including accuracy, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws. © State of Queensland Department of Natural Resources and Mines [2020]</p> <p>For further information, please call Urban Utilities on 13 26 57 (8am-6pm weekdays). Faults and emergencies 13 23 64 (24/7).</p> <p>www.urbanutilities.com.au</p>
	<p>ABN 86 673 835 011</p>				

Urban Utilities - Water, Recycled Water and Sewer Infrastructure



Tile No: 1



Map Scale
1:1000

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

BYDA Reference No: 274512075

Date BYDA Ref Received: 15/06/2026

Date BYDA Job to Commence: 15/06/2026

Date BYDA Map Produced: 15/06/2026

This Map is valid for 30 days

Produced By: Urban Utilities

Sewer

- Infrastructure
- ◆ Major Infrastructure
- Network Pipelines
- ▨ Network Structures

Water

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

Recycled Water

- Infrastructure
- ◆ Major Infrastructure
- Network Pipelines
- ▨ Network Structures

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Urban Utilities - Water, Recycled Water and Sewer Infrastructure

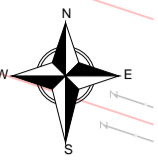


Tile No: 2

 <p>UrbanUtilities</p> <p>N</p> <p>Map Scale 1:1000</p>	<p>Before You Dig Australia- Urban Utilities Water, Recycled Water and Sewer Infrastructure</p> <p>BYDA Reference No: 274512075</p> <p>Date BYDA Ref Received: 15/06/2026 Date BYDA Job to Commence: 15/06/2026 Date BYDA Map Produced: 15/06/2026</p> <p>This Map is valid for 30 days Produced By: Urban Utilities</p>	<table border="0"> <tr> <td data-bbox="979 1703 1276 2009"> <p>Sewer</p> <ul style="list-style-type: none"> ● Infrastructure ◆ Major Infrastructure — Network Pipelines ▨ Network Structures </td> <td data-bbox="1276 1703 1632 2009"> <p>Water</p> <ul style="list-style-type: none"> ● Infrastructure ◆ Major Infrastructure — Network Pipelines ▨ Network Structures - - - Water Service (Indicative only) </td> <td data-bbox="1632 1703 1929 2009"> <p>Recycled Water</p> <ul style="list-style-type: none"> ● Infrastructure ◆ Major Infrastructure — Network Pipelines ▨ Network Structures </td> </tr> </table>	<p>Sewer</p> <ul style="list-style-type: none"> ● Infrastructure ◆ Major Infrastructure — Network Pipelines ▨ Network Structures 	<p>Water</p> <ul style="list-style-type: none"> ● Infrastructure ◆ Major Infrastructure — Network Pipelines ▨ Network Structures - - - Water Service (Indicative only) 	<p>Recycled Water</p> <ul style="list-style-type: none"> ● Infrastructure ◆ Major Infrastructure — Network Pipelines ▨ Network Structures 	<p>While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither Urban Utilities nor PelicanCorp shall have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan response or the information contained in it or the completeness or accuracy of such information. Use of such information is subject to and constitutes acceptance of these terms.</p> <p>The plans are indicative and approximate only and provided without warranties of any kind, express or implied including in relation to accuracy, completeness, correctness, currency or fitness for purpose.</p> <p>Urban Utilities takes no responsibility and accepts no liability for any loss, damage, costs or liability that may be incurred by any person acting in reliance on the information provided on the plans.</p> <p>This plan should be used as guide only. Any dimensions should be confirmed on site by the relevant authority.</p> <p>Based on or contains data provided by the State of Queensland (Department of Natural Resources and Mines) [2020]. In consideration of the State permitting the use of this data you acknowledge and agree that the State gives no warranty in relation to the data (including accuracy, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws. © State of Queensland Department of Natural Resources and Mines [2020]</p> <p>For further information, please call Urban Utilities on 13 26 57 (8am-6pm weekdays). Faults and emergencies 13 23 64 (24/7). www.urbanutilities.com.au</p> <p>ABN 86 673 835 011</p>
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Cable Plan

IPOLR NAME: NBN CO
 TELSTRA IS NOT THE NETWORK PROVIDER
 FOR THIS DA AREA
 DO NOT INSTALL TELSTRA CABLE OR
 ASSIGN SERVICES ON TELSTRA CABLE
 ALL TELSTRA SERVICES ARE TO BE
 ASSIGNED ON NBN CO CABLE
 ZMRE DA961
 PID 56689
 BOONDALL VILLAS
 106 GROTH RD, BOONDALL
 10/03/2016
 AFR 17370029



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

Sequence Number: 274512077

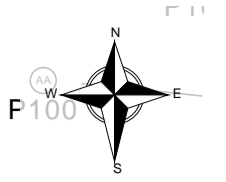
Please read Duty of Care prior to any excavating

TELSTRA LIMITED A.C.N. 086 174 781
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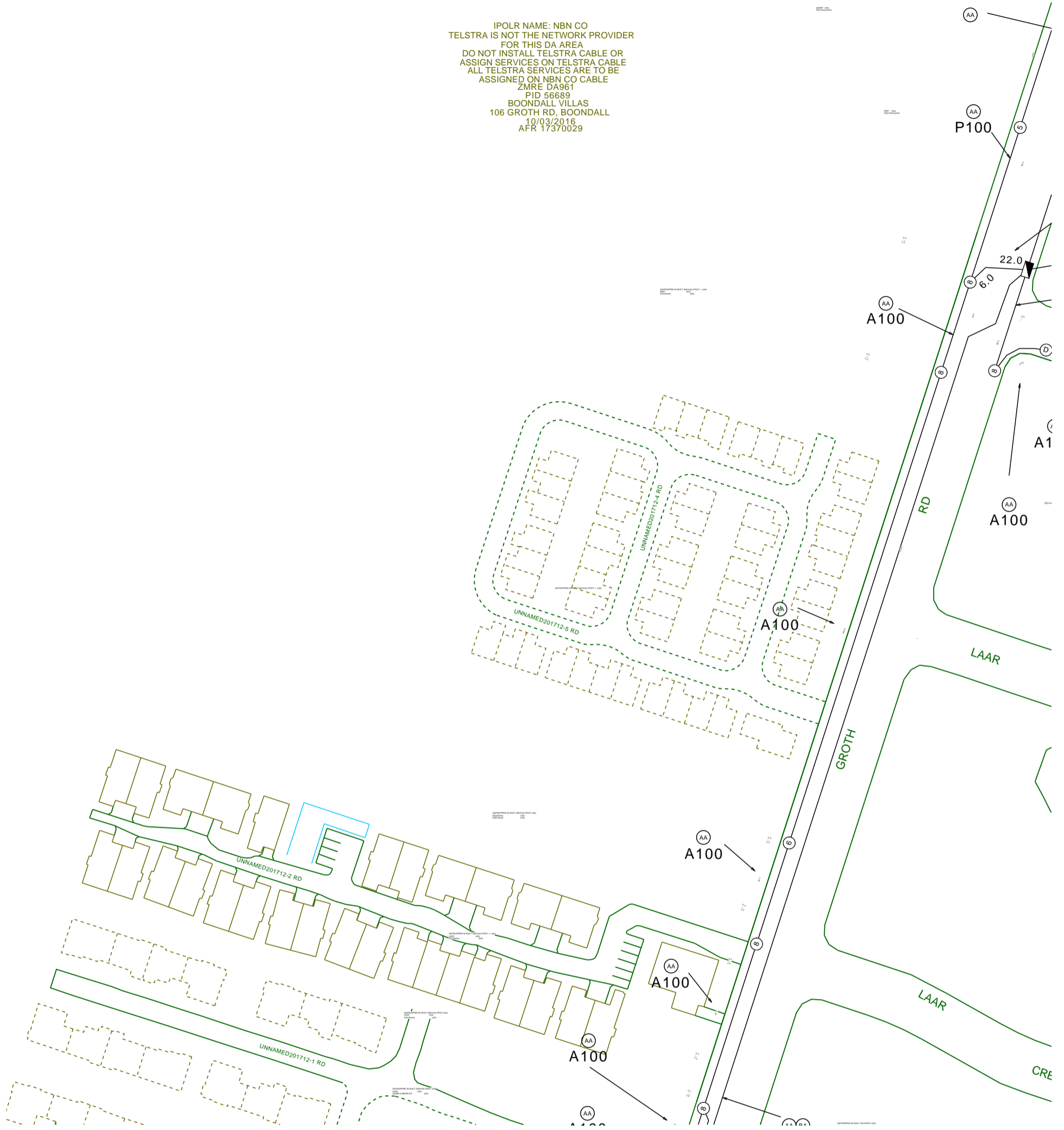
The above plan must be viewed in conjunction with the Mains Cable Plan on the following page

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

Mains Cable Plan



IPOLR NAME: NBN CO
 TELSTRA IS NOT THE NETWORK PROVIDER
 FOR THIS DA AREA
 DO NOT INSTALL TELSTRA CABLE OR
 ASSIGN SERVICES ON TELSTRA CABLE
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 ASSIGNED ON NBN CO CABLE
 ZMRE DA961
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 BOONDALL VILLAS
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Report Damage: <https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra/>
 Ph - 13 22 03
 Email - Telstra.Plans@team.telstra.com
 Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries

Sequence Number: 274512077

Please read Duty of Care prior to any excavating

TELSTRA LIMITED A.C.N. 086 174 781

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

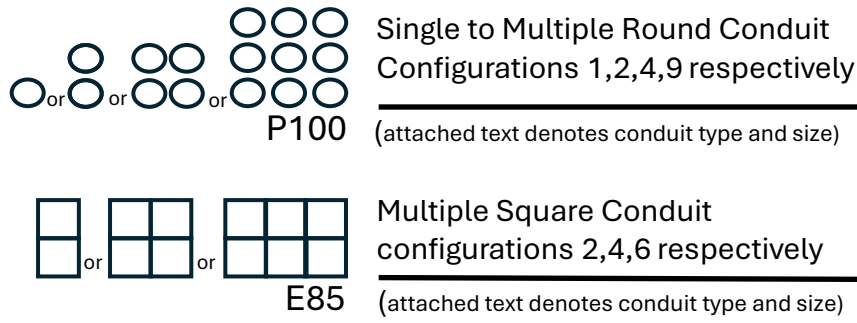
WARNING
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See the Steps- Telstra Duty of Care that was provided in the email response.

LEGEND



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



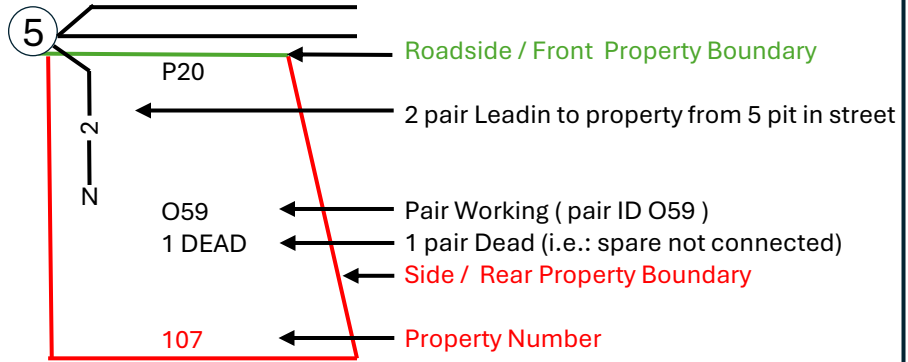
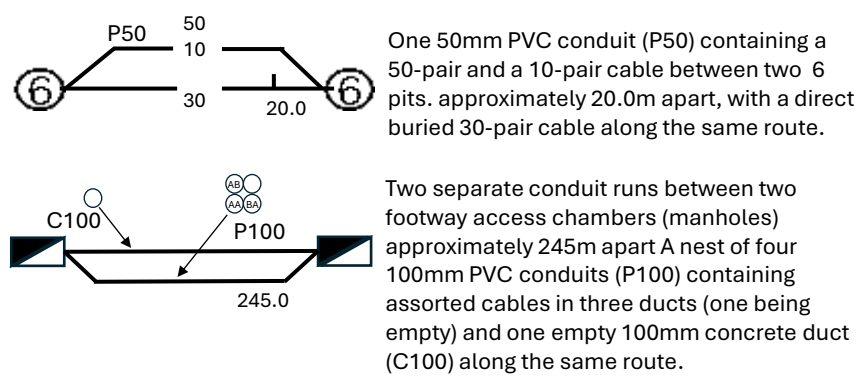
Some examples of conduit type and size:

A - Asbestos cement, P - PVC / Plastic, C - Concrete, GI - Galvanised Iron, E - Earthenware

Conduit sizes nominally range from 20mm to 100mm

P50 50mm PVC conduit
P100 100mm PVC conduit
A100 100mm asbestos cement conduit

Some Examples of how to read Telstra Plans



The 5 Ps of Safe Excavation

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

<h2>Plan</h2> <p>Plan your job. Use the BYDA service at least one day before your job is due to begin, and ensure you have the correct plans and information required to carry out a safe project.</p>	<h2>Prepare</h2> <p>Prepare by communicating with asset owners if you need assistance. Look for clues onsite. Engage a Certified Locator.</p>	<h2>Pothole</h2> <p>Potholing is physically sighting the asset by hand digging or hydro vacuum extraction.</p>	<h2>Protect</h2> <p>Protecting and supporting the exposed infrastructure is the responsibility of the excavator. Always erect safety barriers in areas of risk and enforce exclusion zones.</p>	<h2>Proceed</h2> <p>Only proceed with your excavation work after planning, preparing, potholing (unless prohibited), and having protective measures in place.</p>
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BCCM**Form 33**

Department of Justice

Body corporate certificate*Body Corporate and Community Management Act 1997, section 205(4)**This form is effective from 1 August 2025*

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

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

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

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

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

This certificate does not include information about:

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

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

The community management statement

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

The Office of the Commissioner for Body Corporate and Community Management

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

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

The information in this certificate is issued on 12/06/2026

Becoming an owner

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

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

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

How to get more information

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

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

Contacting the body corporate

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

Name and number of the community titles scheme

Domain at Boondall

CTS No. 46075

Body corporate manager

Bodies corporate often engage a body corporate manager to handle administrative functions.

Is there a body corporate manager for the scheme?

Yes. The body corporate manager is:

Name: **Stacey O'Flynn**

Company: **BCsystems**

Phone: **0738990299**

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

Accessing records

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

The body corporate manager named above.

Property and community titles scheme details

Lot and plan details

Lot number: **49**

Plan type and number: **SP264157**

Plan of subdivision: **BUILDING FORMAT PLAN**

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

Regulation module

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

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

The regulation module that applies to this scheme is the:

Accommodation

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

Layered arrangements of community titles schemes

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

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

No

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

Building management statement

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

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

No

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

By-laws and exclusive use areas

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

What by-laws apply?

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

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

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

General by-laws

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

Exclusive use areas

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

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

Yes

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

listed in the Community Management Statement

Lot entitlements and financial information

Lot entitlements

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

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

Contribution schedule

Contribution schedule lot entitlement for the lot: **10**
 Total contribution schedule lot entitlements for all lots: **520**

Interest schedule

Interest schedule lot entitlement for the lot: **152**
 Total interest schedule lot entitlements for all lots: **7,935**

Statement of accounts

The most recent statement of accounts prepared by the body corporate for the notice of the annual general meeting for the scheme is given with this certificate.

Owner contributions (levies)

The contributions (levies) paid by each lot owner towards body corporate expenses is determined by the budgets approved at the annual general meeting of the body corporate.

You need to pay contributions to the body corporate’s administrative fund for recurrent spending and the sinking fund for capital and non-recurrent spending.

If the Commercial Module applies to the community titles scheme, there may also be a promotion fund that owners of lots have agreed to make payments to.

WARNING: You may have to pay a special contribution if a liability arises for which no or inadequate provision has been made in the body corporate budgets.

The contributions payable by the owner of the lot that this certificate relates to are listed over the page.

Body corporate debts

If any contributions or other body corporate debt (including penalties or reasonably incurred recovery costs) owing in relation to the lot are not paid before you become the owner of the property, YOU WILL BE LIABLE TO PAY THEM TO THE BODY CORPORATE. Before signing the contract, you should make sure that the contract addresses this or provides for an appropriate adjustment at settlement.

Owner contributions and amounts owing

Administrative fund contributions

Total amount of contributions (before any discount) for lot **49** for the current financial year: \$ **2,653.84**
 Number of instalments: **4** (outlined below)
 Discount for on-time payments (if applicable): **0** %
 Monthly penalty for overdue contributions (if applicable): **2.50** %

Period	Due date	Amount due	Amount due if discount applied	Paid
01/06/25 to 31/08/25	01/06/25	600.78	600.78	10/04/25
01/09/25 to 30/11/25	01/09/25	600.78	600.78	28/08/25
01/12/25 to 28/02/26	01/12/25	726.14	726.14	28/11/25
01/03/26 to 31/05/26	01/03/26	726.14	726.14	26/02/26
01/06/26****31/08/26	01/06/26	726.14	726.14	01/06/26
01/09/26****30/11/26	01/09/26	726.14	726.14	

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

Sinking fund contributions

Total amount of contributions (before any discount) for lot **49** for the current financial year: \$ **865.38**

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

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

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

Period	Due date	Amount due	Amount due if discount applied	Paid
01/06/25 to 31/08/25	01/06/25	203.50	203.50	10/04/25
01/09/25 to 30/11/25	01/09/25	203.50	203.50	28/08/25
01/12/25 to 28/02/26	01/12/25	229.19	229.19	28/11/25
01/03/26 to 31/05/26	01/03/26	229.19	229.19	26/02/26
01/06/26****31/08/26	01/06/26	229.19	229.19	01/06/26
01/09/26****30/11/26	01/09/26	229.19	229.19	

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

Special contributions - Administrative Fund (IF ANY)

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

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

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

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

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

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

Special contributions - Sinking Fund (IF ANY)

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

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

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

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

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

Due date Amount due Amount due if discount applied Paid

Amount overdue **Nil**

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

Other contributions

	Period	Due date	Amount due	Amount due if discount applied	Paid
Insurance	01/06/25 to 31/08/25	01/06/25	171.46	171.46	10/04/25
Insurance	01/09/25 to 30/11/25	01/09/25	171.46	171.46	28/08/25
Insurance	01/12/25 to 28/02/26	01/12/25	225.57	225.57	28/11/25
Insurance	01/03/26 to 31/05/26	01/03/26	225.57	225.57	26/02/26
Insurance	01/06/26 to 31/08/26	01/06/26	225.57	225.57	01/06/26
Insurance	01/09/26 to 30/11/26	01/09/26	225.57	225.57	

Other amounts payable by the lot owner

Purpose Fund Amount Due date Amount

No other amounts payable for the lot.

Summary of amounts due but not paid by the current owner

At the date of this certificate

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

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

Common property and assets

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

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

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

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

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

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

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

Current sinking fund balance (as at date of certificate): \$ 326,813.58

Improvements to common property the lot owner is responsible for

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

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

Body corporate assets

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

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

Description	Type	Acquisition	Supplier	Original Cost	Cost To Date	Market Value
CCTV Installation	Plant and Machinery	02/09/19	WILLERS TRADING P/L Unit 54-58 Nealdon Drive MEADOWBROOK QLD 4131	\$8,723.00	\$0.00	\$8,723.00

Insurance

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

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

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

Body corporate insurance policies

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

TYPE/COMPANY	POLICY NO.	SUM INSURED	PREMIUM	DUE DATE	EXCESS
BUILDING CHU UNDERWRITING	HU0006109770	26,292,380.00	44,685.07	31/07/26	\$2,000 Insured \$10,000 Water damage \$1,000 Legal

Body corporate insurance policies

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

TYPE/COMPANY	POLICY NO.	SUM INSURED	PREMIUM	DUE DATE	EXCESS
FLOOD CHU UNDERWRITING	HU0006109770	INCLUDED		31/07/26	\$2,000 Insured \$10,000 Water damage \$1,000 Legal
FLOATING FLOORS CHU UNDERWRITING	HU0006109770	INCLUDED		31/07/26	\$2,000 Insured \$10,000 Water damage \$1,000 Legal
PUBLIC LIABILITY CHU UNDERWRITING	HU0006109770	20,000,000.00		31/07/26	\$2,000 Insured \$10,000 Water damage \$1,000 Legal
OFFICE BEARERS LIABI CHU UNDERWRITING	HU0006109770	1,000,000.00		31/07/26	\$2,000 Insured \$10,000 Water damage \$1,000 Legal
COMMON AREA CONTENTS CHU UNDERWRITING	HU0006109770	220,995.00		31/07/26	\$2,000 Insured \$10,000 Water damage \$1,000 Legal
LOSS OF RENT CHU UNDERWRITING	HU0006109770	3,943,857.00		31/07/26	\$2,000 Insured \$10,000 Water damage \$1,000 Legal
FIDELITY GUARANTEE CHU UNDERWRITING	HU0006109770	100,000.00		31/07/26	\$2,000 Insured \$10,000 Water damage \$1,000 Legal
CATASTROPHE CHU UNDERWRITING	HU0006109770	7,887,714.00		31/07/26	\$2,000 Insured \$10,000 Water damage \$1,000 Legal
GOV AUDIT COSTS CHU UNDERWRITING	HU0006109770	25,000.00		31/07/26	\$2,000 Insured \$10,000 Water damage \$1,000 Legal
LOT OWNERS FIXTURES CHU UNDERWRITING	HU0006109770	250,000.00		31/07/26	\$2,000 Insured \$10,000 Water damage \$1,000 Legal
APPEAL EXPENSES CHU UNDERWRITING	HU0006109770	100,000.00		31/07/26	\$2,000 Insured \$10,000 Water damage \$1,000 Legal
LEGAL DEFENCE EXP CHU UNDERWRITING	HU0006109770	50,000.00		31/07/26	\$2,000 Insured \$10,000 Water damage \$1,000 Legal
VOLUNTARY WORKERS CHU UNDERWRITING	HU0006109770	\$200,000/\$2,000		31/07/26	\$2,000 Insured \$10,000 Water damage \$1,000 Legal

Alternative insurance

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

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

No

Lot owner and occupier insurance

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

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

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

Contracts and authorisations

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

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

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

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

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

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

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

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

Yes - Name of caretaking service contractor engaged: T & C Property Management Pty Ltd ACN 624 039 443 STF SHU & XU

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

Yes - Name of authorised letting agent: T & C Property Management Pty Ltd ACN 624 039 443 STF SHU & XU

Embedded network electricity supply

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

Yes

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

Body corporate authority

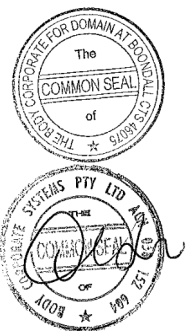
This certificate is signed and given under the authority of the body corporate.

Name/s BCsystems

Positions/s held Body Corporate Manager

Date 12/06/2026

Signature/s _____



Copies of documents given with this certificate:

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

Domain at Boondall CTS 46075

80 Groth Road Boondall Qld 4034

BALANCE SHEET

AS AT 31 MAY 2026

	ACTUAL 31/05/2026	ACTUAL 31/05/2025
<u>OWNERS FUNDS</u>		
Administrative Fund	2,006.15	1,462.95
Sinking Fund	317,286.54	286,974.74
<u>TOTAL</u>	<u>\$ 319,292.69</u>	<u>\$ 288,437.69</u>
 <u>THESE FUNDS ARE REPRESENTED BY</u>		
 <u>CURRENT ASSETS</u>		
Gst On Capital	5,525.42	4,769.08
Cash At Bank	247,239.53	228,515.93
Accrued Income	1,307.40	1,415.33
B O Q Stratacash A/C 1	92,373.56	88,420.28
Prepaid Expenses	7,447.51	7,904.00
Levies Billed Not Yet Due	61,452.78	50,773.39
Levies Pre-Paid	0.00	2,358.84
Levies In Arrears	4.73	0.00
Other Arrears	429.33	111.50
<u>NON-CURRENT ASSETS</u>		
<u>TOTAL ASSETS</u>	415,780.26	384,268.35
 <u>LIABILITIES</u>		
Gst Clearing A/C	3,882.37	2,904.00
Creditors	1,040.16	(67.22)
Accrued Expenses	2,064.81	2,916.32
Levies Billed Not Yet Due	61,452.78	50,773.39
Levies Pre-Paid	0.00	2,358.84
Levies In Advance	22,798.51	30,902.54
Other Payments In Advance	5,248.94	6,042.79
<u>TOTAL LIABILITIES</u>	96,487.57	95,830.66
 <u>NET ASSETS</u>	 <u>\$ 319,292.69</u>	 <u>\$ 288,437.69</u>

Domain at Boondall CTS 46075

80 Groth Road Boondall Qld 4034

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 JUNE 2025 TO 31 MAY 2026

	ACTUAL 01/06/25-31/05/26	BUDGET 01/06/25-31/05/26	%	ACTUAL 01/06/24-31/05/25
<u>ADMINISTRATIVE FUND</u>				
<u>INCOME</u>				
Levies - Administrative Fund	137,999.68	138,000.00	100.00	135,000.32
Insurance Premium Reimbursemnt	41,452.90	41,458.00	99.99	34,437.90
Interest On Overdue Levies	170.92	0.00		221.57
Gst On Income	(16,313.86)	(16,314.37)	100.00	(15,403.48)
<u>TOTAL ADMIN. FUND INCOME</u>	163,309.64	163,143.63		154,256.31
<u>EXPENDITURE - ADMIN. FUND</u>				
<u>AUDIT & TAXATION COSTS</u>				
Independent Audit Fee	0.00	1,042.80	0.00	1,042.80
Independent Audit File Prep	0.00	400.40	0.00	400.40
Bas Lodgement	1,012.00	1,012.00	100.00	1,012.00
Income Tax Return	220.00	220.00	100.00	220.00
<u>BANK & FINANCIAL CHARGES</u>				
Stratapay Transaction Fee	251.05	300.00	83.68	252.33
<u>UTILITIES</u>				
Electricity - Common Areas	495.81	1,000.00	49.58	572.77
Electricity Govt Rebate No Gst	(150.00)	0.00	0.00	(650.00)
Cold Water - Common -No Gst	1,023.64	1,000.00	102.36	702.48
<u>INSURANCE</u>				
Insurance Premium	41,458.64	41,458.00	100.00	41,713.22
Insurance Stamp Duty - No Gst	3,682.92	3,682.00	100.02	3,701.48
<u>CARETAKER/BUILDING MANAGER</u>				
Caretaker Contract	100,068.34	100,004.66	100.06	97,091.90
<u>PROFESSIONAL ADVICE/FEEES</u>				
Advice - Strata Additional	482.50	500.00	96.50	566.10
Advice - Maintenance	0.00	0.00	0.00	44.00
Engineer/Building Consultant	730.00	0.00		0.00
<u>LICENCES & PERMITS FEE</u>				
Backflow Registration - No Gst	79.00	76.00	103.95	76.00
Software & Records Storage	1,201.20	1,201.20	100.00	1,201.20
<u>PEST CONTROL</u>				
Pest Control Treatment	165.00	1,200.00	13.75	0.00
Termite Treatment	0.00	3,150.00	0.00	0.00
<u>ELECTRICAL</u>				
R&M - Electrical General	871.00	150.00	580.67	0.00
<u>PLUMBING</u>				
Plumbing General	0.00	150.00	0.00	132.00
<u>BUILDING GENERAL</u>				
R&M - Building General	0.00	1,000.00	0.00	957.00
R&M - Doors	506.99	0.00		0.00

Domain at Boondall CTS 46075

80 Groth Road Boondall Qld 4034

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 JUNE 2025 TO 31 MAY 2026

	ACTUAL 01/06/25-31/05/26	BUDGET 01/06/25-31/05/26	%	ACTUAL 01/06/24-31/05/25
R&M - Garage Doors	1,315.00	2,000.00	65.75	1,960.00
R&M - Roof/Gutters	7,714.00	3,000.00	257.13	580.00
<u>GARDENS/GROUNDS</u>				
R&M - Grounds General	3,241.82	2,500.00	129.67	1,441.68
<u>EQUIPMENT/FURNITURE</u>				
R&M - Gym Equipment	0.00	450.00	0.00	423.00
<u>BODY CORPORATE MANAGEMENT</u>				
Fixed Price -Management Time	10,488.14	10,592.90	99.01	10,284.37
Fixed Price - Disbursements	3,771.63	3,806.46	99.08	3,695.59
Variable Disbursements	8.02	0.00		346.46
<u>GST</u>				
Gst On Expenses	(15,870.26)	(15,921.68)	99.68	(14,988.80)
<u>TOTAL ADMIN. EXPENDITURE</u>	162,766.44	163,974.74		152,777.98
<u>SURPLUS / DEFICIT</u>	\$ 543.20	\$ (831.11)		\$ 1,478.33
Opening Admin. Balance	1,462.95	1,462.95	100.00	(15.38)
<u>ADMINISTRATIVE FUND BALANCE</u>	\$ 2,006.15	\$ 631.84		\$ 1,462.95

Domain at Boondall CTS 46075

80 Groth Road Boondall Qld 4034

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 JUNE 2025 TO 31 MAY 2026

	ACTUAL 01/06/25-31/05/26	BUDGET 01/06/25-31/05/26	%	ACTUAL 01/06/24-31/05/25
<u>SINKING FUND</u>				
<u>INCOME</u>				
Levies - Sinking Fund	44,999.76	45,000.00	100.00	40,000.48
<u>INTEREST</u>				
Interest Received	3,953.28	0.00		4,231.27
Accrued Interest	(107.93)	0.00	0.00	42.47
Gst On Income	(4,090.88)	(4,090.91)	100.00	(3,636.40)
<u>TOTAL SINKING FUND INCOME</u>	44,754.23	40,909.09		40,637.82
<u>EXPENDITURE - SINKING FUND</u>				
<u>FEE/REPORTS</u>				
Report - Insurance Valuation	0.00	0.00	0.00	800.10
Report - Sinking Fund	0.00	0.00	0.00	889.00
<u>ELECTRICAL</u>				
Electrical General	0.00	0.00	0.00	1,229.64
<u>BUILDING</u>				
Building General	3,950.00	10,000.00	39.50	868.42
Gutters/Downpipes	0.00	0.00	0.00	2,548.00
Roof Repair/Restoration	0.00	20,000.00	0.00	0.00
Balustrade/Handrails	0.00	0.00	0.00	650.00
<u>GARDENS/GROUNDS</u>				
Grounds General	2,860.00	5,000.00	57.20	3,795.00
Fencing/Gates	475.00	0.00		3,795.00
Retaining Wall	0.00	0.00	0.00	9,240.00
Driveway	0.00	0.00	0.00	2,145.00
Grounds - Irrigation	0.00	5,000.00	0.00	0.00
Gardens - Mulching	0.00	20,000.00	0.00	0.00
Gardens - Plants	0.00	2,000.00	0.00	0.00
<u>FACILITIES/EQUIPMENT</u>				
Gym Equipment	6,450.00	0.00		0.00
<u>TAXATION</u>				
Income Tax - Payg Instalment	964.00	0.00		0.00
Income Tax - Payment/Adjustmnt	948.88	0.00		1,027.50
<u>GST</u>				
Gst On Expenses	(1,205.45)	(5,636.37)	21.39	(2,360.03)
<u>TOTAL SINK. FUND EXPENDITURE</u>	14,442.43	56,363.63		24,627.63
<u>SURPLUS / DEFICIT</u>	\$ 30,311.80	\$ (15,454.54)		\$ 16,010.19
Opening Sinking Fund Balance	286,974.74	286,974.74	100.00	270,964.55
<u>SINKING FUND BALANCE</u>	\$ 317,286.54	\$ 271,520.20		\$ 286,974.74

Details of improvements to common property that the lot owner is responsible for

The prospective purchaser of the lot will automatically become responsible for any improvements to common property that were made by the current or previous owner/s of that lot.

By definition, any part of the building that is not original to the construction is an "improvement" - a thing that was added, modified, or removed later by an owner at the time of that lot. The responsibility for an improvement always rests with the current owner of the lot.

Example of an improvement to common property by a lot owner:

In a building format plan townhouse scheme, Lot 1 requests approval to install an awning over their front entry door, so they can be protected from rain as they unlock their front door. The body corporate approves this request, but the installation is made by Lot 1 at their own cost.

The installation of the awning is technically located on the common property (being on the exterior of the lot). Had that awning been original to the development, it would have been a body corporate obligation to maintain it based on its location on common property.

However, as it is an 'improvement to common property' made by Lot 1 for their own benefit, that awning will forever be the maintenance responsibility of Lot 1. If Lot 1 sells, the future owner of Lot 1 will inherit the responsibility.

The following information is provided by the Queensland Government:

An owner can make an improvement to common property if approved by the committee or the body corporate at a general meeting.

The committee can approve an improvement by an owner if the:

- *total cost is less than \$3,000*
- *improvement does not detract from the appearance of a lot*
- *body corporate is satisfied that the use and enjoyment of the improvement is not likely to be a breach of the owner's duties as an occupier (e.g. by causing a nuisance to others in the scheme).*

If the committee cannot approve the work it must be authorised by ordinary resolution at a general meeting.

The owner must:

- *comply with any conditions of approval, and*
- *maintain the improvement.*

When an improvement is made to the common property by a lot owner they must give the body corporate details of the type of work and value of the improvement.

If the improvement increases the body corporate's insurance premium, the owner may have to pay the extra.

From <<https://www.qld.gov.au/law/housing-and-neighbours/body-corporate/maintenance/improvements>>

How to identify a specific obligation

Improvements to common property include both:

- *Authorised* improvements (being approved at either a committee meeting or general meeting; AND
- *Unauthorised* improvements (i.e. improvements made without approval).

As improvements may have been made without obtaining the body corporate's approval (*unauthorised improvements*), the absence of approval records does not guarantee that the thing is an original part of the common property.

Common examples of improvements:

The following are common examples of improvements made to common property by and for the benefit of a lot:

- Air-conditioner condensers situated on the exterior of a building
- Private (non-shared) hot water systems
- Additional door locks, electronic locks, peep-holes,
- Security screen doors, flyscreens or insect screens
- External shutters and blinds on windows, or on balconies or patios
- Solar panels and associated equipment
- Security cameras, electronic doorbells
- Motors on garage roller doors and tilt doors (where the original construction was manually operated doors)
- Internet cabling, TV antenna, satellite dish
- Enhanced or new areas of garden directly adjacent to the lot
- Changes to the exterior ground surface - Pavers, pathways, gravel, garden beds, fencing
- Changes to any patio, terrace, courtyard area which is subject to an exclusive use by-law
- Garden sheds
- Carports and carport slabs
- Window awnings

Historical improvements

Improvements may have been made at any time from the original construction, to the current date. In older schemes, improvements may have been made over a very long period of time. The responsibility to maintain those aged improvements still transfers to the current owner of the lot, though they may be more difficult to identify with certainty.

By definition, any part of the building that is not original to the construction is an "improvement" - a thing that was added, modified, or removed later by an owner at the time of that lot.

Improvement as a 'removal' of something

The *removal* of something may also be an 'improvement' for which a lot owner is responsible.

If for example a lot owner requested permission to remove some lattice or fencing from common property to improve the view out of their window, then a subsequent owner of that lot could not expect the body corporate to reinstate that lattice or fencing later.

If the reinstatement of the lattice or fencing was required later, that would be a cost for the owner of lot which originally had it removed.

Further right to information

A prospective purchaser is eligible to inspect the full records of the body corporate for a minor statutory cost. The buyer may inspect personally, or may appoint an agent to inspect the records on their behalf.

A full records inspection may identify the relevant minutes of the meeting at which an improvement was approved (if it is an authorised improvement), or may identify other correspondence or records identifying improvements for which the lot owner is responsible to maintain.

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Dealing No: 715820084	Search Date: 18/06/2026 12:35
Dealing Type: REQUEST FOR FIRST CMS	Request No: 56567469
Status: REGISTERED CURRENT	Lodgement No: 3459793
Lodgement Date: 06/06/2014 16:12	Lodgement Receipt: BH - 7 - 7074
Regn. Date: 19/06/2014 16:43	Fee Paid: \$157.40
	Date Logged: 06/06/2014 16:12

Client Code: 060A
Lodger Name: PHILIP USHER CONSTRUCTIONS PTY LTD
Lodger Address: PO BOX 1536 BROWNS PLAINS QLD CONTACT: GORDON WALLACE 4118

CURRENT TITLES FOR THIS DEALING

50952652

NON CURRENT TITLES FOR THIS DEALING12826110
13041015**NOTES**

NIL

** End of Dealing Search **

QUEENSLAND LAND REGISTRY

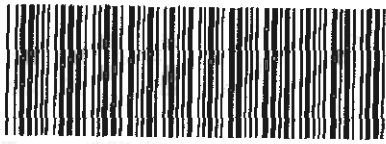
GENERAL REQUEST

FORM 14 Version 4

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

Duty Imprint

Page 1 of 1



715820084

\$157.40

06/06/2014 16:12

BH 460

1. Nature of request	Lodger (Name, address, E-mail & phone number)	Lodger Code
REQUEST TO RECORD FIRST COMMUNITY MANAGEMENT STATEMENT (CMS) FOR DOMAIN AT BOONDALL COMMUNITY TITLE SCHEME (CTS)	Philip Usher Constructions Pty Ltd PO Box 1536 Browns Plains QLD 4118 Ph: 07 380016000 F: 07 3809 0998 Email: legal@philipusher.com.au	060A
2. Lot on Plan Description	County	Parish
LOTS 3 & 4 ON RP71343	STANLEY	KEDRON
		Title Reference
		13041015 & 12826110

3. Registered Proprietor/State Lessee
PHILIP USHER CONSTRUCTIONS PTY LTD A.C.N. 011 008 101

4. Interest
NOT APPLICABLE

5. Applicant
PHILIP USHER CONSTRUCTIONS PTY LTD A.C.N. 011 008 101

6. Request
I hereby request that: the first CMS deposited herewith be recorded as the CMS for Domain at Boondall C.T.S. and that P.O Box 743 Morningside, QLD, 4170 be recorded as the address for service of the Body Corporate for the Scheme.

7. Execution by applicant


George Gordon Walla 2.02
Solicitor.....
 Applicant's or Solicitor's Signature
 Execution Date 6.16.14
 Note: A Solicitor is required to print full name if signing on behalf of the Applicant

46075

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*

CMS LABEL NUMBER

1. Name of community titles scheme	2. Regulation module
"Domain at Boondall" Community Titles Scheme	Accommodation

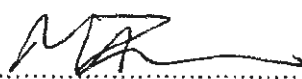
3. Name of body corporate
Body Corporate for "Domain at Boondall" Community Titles Scheme

4. Scheme land			
Lot on Plan Description	County	Parish	Title Reference
Common Property of "Domain at Boondall" Community Titles Scheme Lots 1-52 on SP264157	Stanley	Kedron	13041015 & 12826110

5. # Name and address of original owner	6. Reference to plan lodged with this statement
Philip Usher Constructions Pty Ltd PO Box 1536, Browns Plains. Qld 4118	Plan No SP264157

first community management statement only

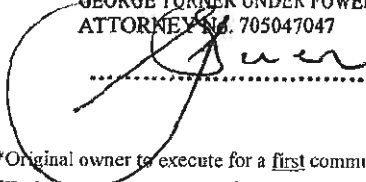
7. Local Government community management statement notation

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

8. Execution by original owner/Consent of body corporate

22/04/14
Execution Date

FOR PHILIP USHER CONSTRUCTIONS
PTY LTD ACN 011 008 101 ITS DULY
CONSTITUTED ATTORNEY STEPHEN
GEORGE TURNER UNDER POWER OF
ATTORNEY No. 705047047



***Execution**

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

Privacy Statement

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

Title Reference: 13041015 & 12826110

SCHEDULE A (to CMS) SCHEDULE OF LOT ENTITLEMENTS "Domain at Boondall" COMMUNITY TITLES SCHEME

Applicable upon establishment of the "Domain at Boondall" Community Titles Scheme.

Lot No.	Contribution	Interest
1 on SP264157	10	209
2 on SP264157	10	152
3 on SP264157	10	150
4 on SP264157	10	150
5 on SP264157	10	152
6 on SP264157	10	152
7 on SP264157	10	150
8 on SP264157	10	150
9 on SP264157	10	152
10 on SP264157	10	152
11 on SP264157	10	150
12 on SP264157	10	152
13 on SP264157	10	152
14 on SP264157	10	150
15 on SP264157	10	152
16 on SP264157	10	152
17 on SP264157	10	150
18 on SP264157	10	152
19 on SP264157	10	152
20 on SP264157	10	150
21 on SP264157	10	152
22 on SP264157	10	152
23 on SP264157	10	150
24 on SP264157	10	150
25 on SP264157	10	152
26 on SP264157	10	152
27 on SP264157	10	152
28 on SP264157	10	152
29 on SP264157	10	152
30 on SP264157	10	152
31 on SP264157	10	152
32 on SP264157	10	152
33 on SP264157	10	152
34 on SP264157	10	152
35 on SP264157	10	152
36 on SP264157	10	152
37 on SP264157	10	152
38 on SP264157	10	152
39 on SP264157	10	152
40 on SP264157	10	152

41 on SP264157	10	152
42 on SP264157	10	152
43 on SP264157	10	150
44 on SP264157	10	152
45 on SP264157	10	152
46 on SP264157	10	152
47 on SP264157	10	152
48 on SP264157	10	150
49 on SP264157	10	152
50 on SP264157	10	152
51 on SP264157	10	150
52 on SP264157	10	152
Total	520	7935

Principles for deciding the contribution schedule lot entitlements

The contribution lot entitlements for the scheme are equal based on the principle of equality pursuant to section 46 (7) and section 46A (1) of the Body Corporate and Community Management Act 1997 as amended.

Principles for deciding the interest schedule lot entitlements

The interest schedule lot entitlements reflect the respective market value of the lots and the market value of the lots has been principally determined by reference to the respective Gross Floor areas (G.F.A.) of the respective lots.

These principals shall apply similarly in the event of any further development of the scheme land.

<p>SCHEDULE B (to CMS) EXPLANATION OF THE DEVELOPMENT OF THE SCHEME LAND "Domain at Boondall" COMMUNITY TITLES SCHEME</p>

[Not applicable, as it is not intended that the Scheme be developed progressively, nor is it intended that the Scheme form part of, or be the basis for, a layered arrangement of Community Titles Schemes.]

Title Reference: 13041015 & 12826110

SCHEDULE C (to CMS) BY-LAWS
"DOMAIN AT BOONDALL" COMMUNITY TITLES SCHEME

1. **Compliance by Tenants.** The duties and obligations imposed by these By-Laws on an owner of a lot shall be observed not only by the owner but by the owner's tenants, guests, servants, employees, agents, children, invitees and licensees.
2. The owner of a lot shall not use or occupy a lot for any purpose other than for residential purposes only and not for any trade or business save for that lot being Lot No. 1 which is currently used or occupied by a service contractor or letting agent for the Scheme and which service contractor or letting agent may use or occupy their respective lot to conduct the business and duties of a service contractor and letting agent as provided in the terms of agreement entered into in writing with the Body Corporate.
3. **Noise.** The owner of a lot must not create noise likely to interfere with the peaceful enjoyment of a person lawfully on another lot or the common property.
4. **Vehicles.**
 - 4.1 The owner of a lot must not, without the Body Corporate's written approval:
 - (a) park a vehicle, or allow a vehicle to stand on the common property; or
 - (b) permit an invitee to park a vehicle or allow a vehicle to stand on the common property other than in the designated visitor car park, which must remain available at all times for the sole use of visitors vehicles;
 - 4.2 An approval under subsection (1) must state the period for which it is given, with the exception of designated visitor parking.
 - 4.3 However, the Body Corporate may cancel the approval by giving 7 days written notice to the occupier, with the exception of designated visitor parking.
 - 4.4 Visitors' vehicles can only be parked in the visitor car park for a maximum period of six hours per day.
 - 4.5 The Body Corporate may, at its discretion, have any vehicle that is parked in a manner that is inconsistent with these by-laws, removed from the common property at the vehicle owner's expense. Vehicles will only be towed by an authorised contractor in compliance with the Tow Truck Act 1973.
 - 4.6 Vehicles which are unregistered or with visible parts missing, or un-roadworthy are not allowed on common property.
 - 4.7 Large or commercial trucks, caravans, boats or trailers are not allowed on common property, except for purposes of delivery and removal from a lot.
5. **Obstruction.** The owner of a lot must not obstruct the lawful use of the common property by someone else.

6. Damage to Lawns etc.

- 6.1 The owner of a lot must not, without the Body Corporate's written approval:
- (a) damage a lawn, garden, tree, shrub, plant or flower on the common property; or
 - (b) use a part of the common property as a garden.
- 6.2 An approval under subsection (1) must state the period for which it is given.
- 6.3 However, the Body Corporate may cancel the approval by giving 7 days' written notice to the owner.
- 7. Damage to Common Property**
- 7.1 An owner of a lot must not, without the Body Corporate's written approval, mark, paint, drive nails, screws or other objects into, or otherwise damage or deface a structure that forms part of the common property.
- 7.2 However, an owner may install a locking or safety device to protect the lot against intruders, or a screen to prevent entry of animals or insects, if the device or screen is soundly built and is consistent with the colour, style and materials of the building.
- 7.3 The owner of a lot must keep a device installed under subsection (2) in good order and repair.
8. **Behaviour of Invitees.** An owner of a lot must take reasonable steps to ensure that the owner's invitees do not behave in a way likely to interfere with the peaceful enjoyment of another lot or the common property.
9. **Leaving of Rubbish etc. on the Common Property.** The owner of a lot must not leave rubbish or other materials on the common property in a way or place likely to interfere with the enjoyment of the common property by someone else.
10. **Appearance of Lot.** The owner of a lot must not, without the Body Corporate's written approval, make a change to the external appearance of the lot unless the change is minor and does not detract from the amenity of the lot and its surrounds.

- 10.1 The owner of a lot must not, without the Body Corporate's written approval:
- (a) hang washing, bedding or another cloth article if the article is visible from another lot or the common property or from outside the scheme land; or
 - (b) display a sign advertisement, placard banner, pamphlet or similar article if the article is visible from another lot or the common property or from outside the scheme land. However the service contractor and letting agent may display signs for letting purposes.
- 10.2 This section does not apply to a lot created under a standard format plan of subdivision.
- 10.3 Externally mounted air-conditioning or mechanical plant installations are to be in accordance with the following requirements:-

- (a) No unscreened installations on the proposed development are to be visible from the surrounding sites; and
- (b) Any installations which are required to be located on roof, wall or garden areas are to be appropriately screened or shaped according to the acoustic requirements of this development package and so as to integrate in a complementary manner with the overall design of the roof, wall or garden area in which the installation is to be located.

11. **Storage of Flammable Materials**


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

12. **Disposal of Rubbish.** An owner of a lot shall not deposit or throw upon the common property any rubbish, dirt, dust, paper, cigarette butts or other material likely to interfere with the peaceful enjoyment of the owner of another lot or of any person lawfully using the common property. An owner of a lot shall:-

- 12.1 Maintain within his lot, in the garage or rear courtyard, the garbage receptacle provided under the local authority by-laws and ordinances which shall be placed in the street or collection area by the owner on collection days. The receptacle shall be returned to the lot in a clean and hygienic condition on the same day by the owner.
- 12.2 Ensure that the health, hygiene and comfort of the owner of any other lot is not adversely affected by the disposal of garbage.
- 12.3 Maintain and repair the garbage receptacle to ensure it is kept in a serviceable condition.

13. **Keeping of Animals**

- 13.1 The owner of a lot must not, without the Body Corporate's written approval:
 - (a) bring or keep an animal on the lot or the common property; or
 - (b) permit an invitee to bring or keep an animal on the lot or the common property.

- 13.2 The owner must obtain the Body Corporate's written approval before bringing, or permitting an invitee to bring, an animal on to the lot or the common property.
14. **Display Unit.** The original proprietor may until all lots in the Community Titles Scheme have been sold open and maintain a display unit within the buildings and erect on the common property such signs and display notices as it considers appropriate to assist in the marketing of the lots.
15. **By-Laws to be exhibited.** A copy of these By-Laws (or a precis thereof approved by the Committee) shall be exhibited in a prominent place in any lot made available for letting.
16. **Complaints or Applications.** All complaints or applications to the Body Corporate or its Committee shall be addressed in writing to the Secretary or to the Body Corporate Manager of the Body Corporate.
17. **Pay Television.** The owner may allow a person approved by the Body Corporate to install all cabling, wiring, ducting, conduits, amplifiers and any other necessary equipment to the unit parcel to enable unit owner to connect to cable and or satellite television. The Body Corporate is authorised to enter into agreements about the subject matter of this By-Law. The scale and size of satellite dishes is subject to the written approval of the Body Corporate.
18. **Recovery of Money Spent.** Where the Body Corporate expends money to make good damage or expends money to commence and engage in legal proceedings caused by a breach of the Act or of these By-Laws by any owner or the tenants, guests, servants, employees, agents, children, invitees or licensees of the owner or any of them, the Committee shall be entitled to recover the amount so expended as a debt in an action in any Court of competent jurisdiction from the owner of the lot at the time when the breach occurred.
19. **Ground Maintenance.** The Body Corporate is appointed agent of the owners to effect the mowing and edging of all lawns on the parcel and gardens on common property, excluding mowing, weeding, watering and fertilising lawns and gardens in the private lots. Owners must ensure that gardens and lawns in private lots are maintained to a standard equivalent to those on the common property and that lawns are regularly mowed, weeded, watered and fertilised at their own expense. Bio-retention basin maintenance to be carried out to the bio-retention basins/swales in accordance with the approved Maintenance Plan. Such maintenance is to be the responsibility of the Body Corporate.
-  20. Should an owner fail to properly maintain his lot, the Body Corporate is empowered to have the necessary maintenance carried out and the costs involved shall be due and payable by the owner of the lot within fourteen (14) days from the date the maintenance is carried out.
21. **Use of Entertainment Area.** All owners may use the barbecue facilities constructed on the Common Property subject to the following rules which shall, where appropriate, apply to all guests or invitees of the owners:
 - 21.1 No use shall be made of the entertainment area which involves damage, inconvenience or nuisance to any owner or invitee nor which causes damage to the surface, fixtures or fittings of the entertainment areas and after use the entertainment area shall be left clean and tidy.

- 21.2 The entertainment area shall not be used by a guest or invitee unless accompanied by the host owner.
- 21.3 That no use is made of the entertainment area between the hours of 9.00pm and 8.00am.
- 21.4 The Committee of the Body Corporate may make rules with respect to the use of the entertainment area that are not inconsistent with these By-Laws.
22. **Vehicles/Roadways.**
- 22.1 Speed limit on internal roadways is 5kph (walking pace). All public road rules apply.
- 22.2 Vehicles must not be parked on internal roadways at any time. Guests must park in the designated visitor parking spaces.
- 22.3 Garage driveways must be kept clean of oil and grease.
- 22.4 Driveways are not to be used to undertake mechanical repairs to vehicles.
- 22.5 A minimum of 13 (thirteen) unallocated car spaces are to be available for visitors to the site that are not included within any "exclusive use" area on the site.
- 22.6 Visitor car bays are not to be fitted with a roller door, gate or similar device preventing access to visitor car bays.
- 22.7 Unregistered, non roadworthy or vehicles with parts missing are not allowed to stand on driveways or other common areas.
23. **Children Playing on Common Property.** An owner of a lot shall be personally responsible for the conduct of their children and other invited children at all times while on the common property. This responsibility shall include ensuring that said children:
- 23.1 Do not play on the common roadways and visitor parking areas without the personal supervision of the owner;
- 23.2 Do not ride skateboards, skates, go-carts, bicycles or other similar apparatus at any time;
- 23.3 Do not play in any common areas after dark.
24. **Gates.** No gates shall be installed to the vehicular entrance to the common property at any time.
25. **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 City Plan 2000 – Residential Code" and clearly depicted on the approved drawings.
26. **Gymnasium.** The gymnasium (gym) is for the use of owners only and is not to be used by non-residents. An owner may use the gym by firstly obtaining a key and paying the requisite deposit of \$20.00 (if requested) from the buildings manager. The gym may be used between the hours of 6.00am and 9.00pm daily. The owner will ensure that no person under the age of 18 years unless supervised by an owner at all times may use the gym and the owner will not release the key to any other person or admit any person to the gym during the owner's use of the gym. The owner will ensure the gym is left locked immediately after use. Each owner

recognises and acknowledges that the gym is not supervised and accordingly will use the gym and its facilities at the sole risk of the owner.

Gym facilities are for the use of owners and authorised tenants only. Guests are not permitted to use the gym.

Enclosed footwear but be worn at all times per persons using the gym facilities. Shirts are to be worn by persons using the gym facilities. No singlets or bare tops. For hygiene purposes and to preserve the life of gym equipment a clean dry towel must be used on gym equipment and mats.

No food or drink (except water) is to be consumed in the gym.

Equipment is to be replaced back on racks, if applicable after use.

Lights and fans to be turned off and gym locked after use.

27. **Exclusive Use.** The owners of the lots identified in Schedule E are entitled to exclusive use of the areas allocated and for the purposes described therein and the owners shall be responsible at their own expense for the proper care, upkeep, repair and maintenance of the respective exclusive use areas.
- 27.1 The driveways, associated landscaping, visitor parking spaces, disabled parking space, loading bay, vehicle turning areas, communal open space areas, bio basins and compensatory planting areas, as shown on the approved plans of layout, shall form part of the common property and shall not be designated for the exclusive use of any unit.

**SCHEDULE D (to CMS) ANY OTHER REQUIRED OR PERMITTED DETAILS (if applicable)
"DOMAIN AT BOONDALL" COMMUNITY TITLES SCHEME**

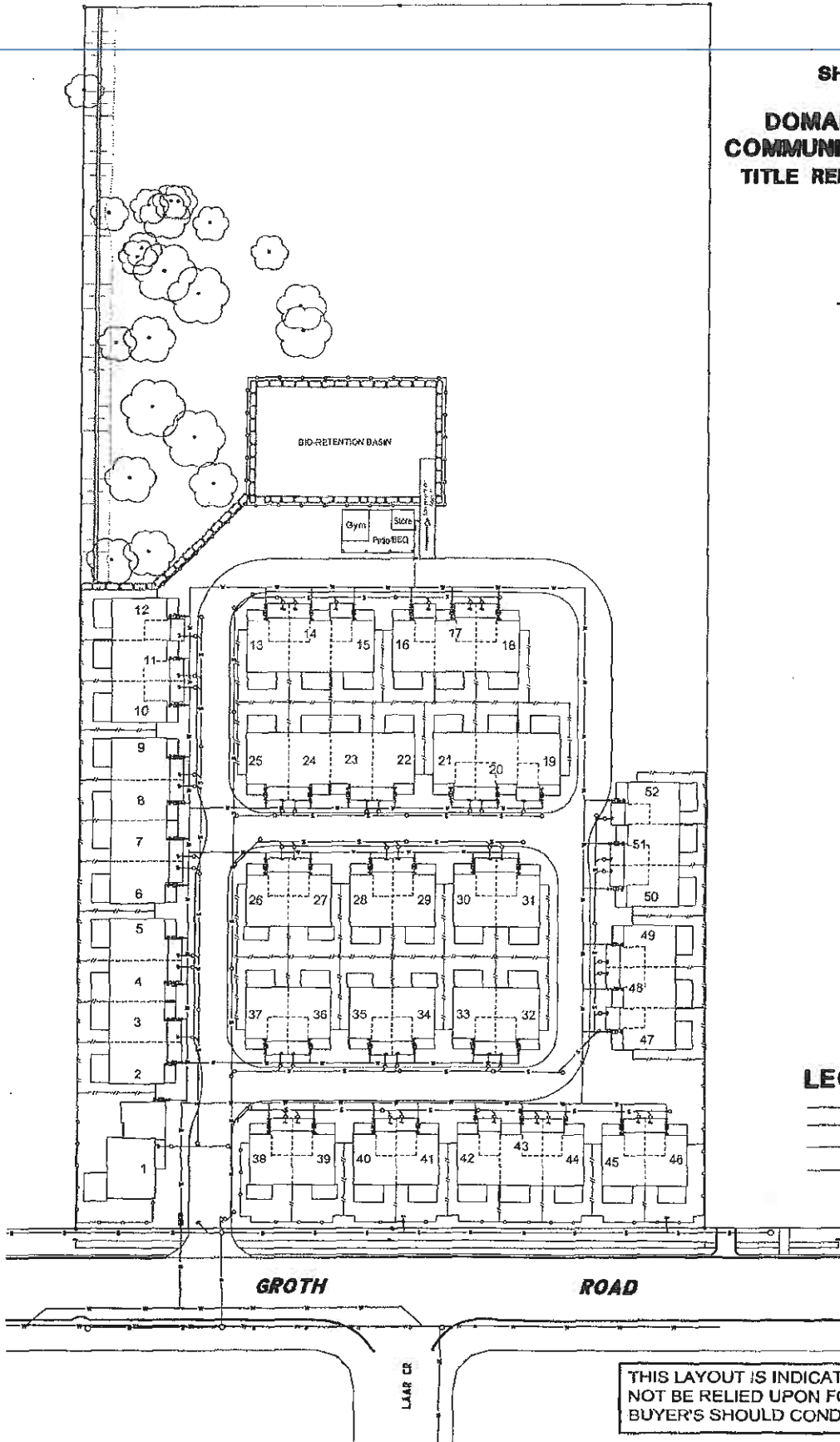
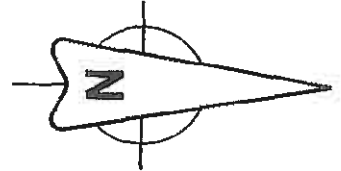
A services location plan marked "A" is attached hereto identifying the lots and common property affected by public utility statutory easements including easements for water, sewerage, Telstra/telephone, underground electricity, stormwater and drainage as set out in the table format hereunder.

* Letters "u/g" denotes underground, "s/water" denotes stormwater.

" A "

SHEET 11 of 24

DOMAIN at BOONDALL
 COMMUNITY TITLES SCHEME
 TITLE REFERENCE: 13041015 &
 12826110



LEGEND

- W — WATER
- S — SEWER
- UE — U/G ELECTRICITY
- SW — STORMWATER

THIS LAYOUT IS INDICATIVE ONLY AND SHOULD NOT BE RELIED UPON FOR DETAILED INFORMATION. BUYER'S SHOULD CONDUCT THEIR OWN SEARCHES.



A.C.N. 011 008 101 REGISTERED BUILDERS 023226/G2H

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 # DIMENSIONS TO BE READ IN PREFERENCE TO SCALING

PROJECT:

DOMAIN at BOONDALL
 Community Titles Scheme
 80 GROTH ROAD
 BOONDALL

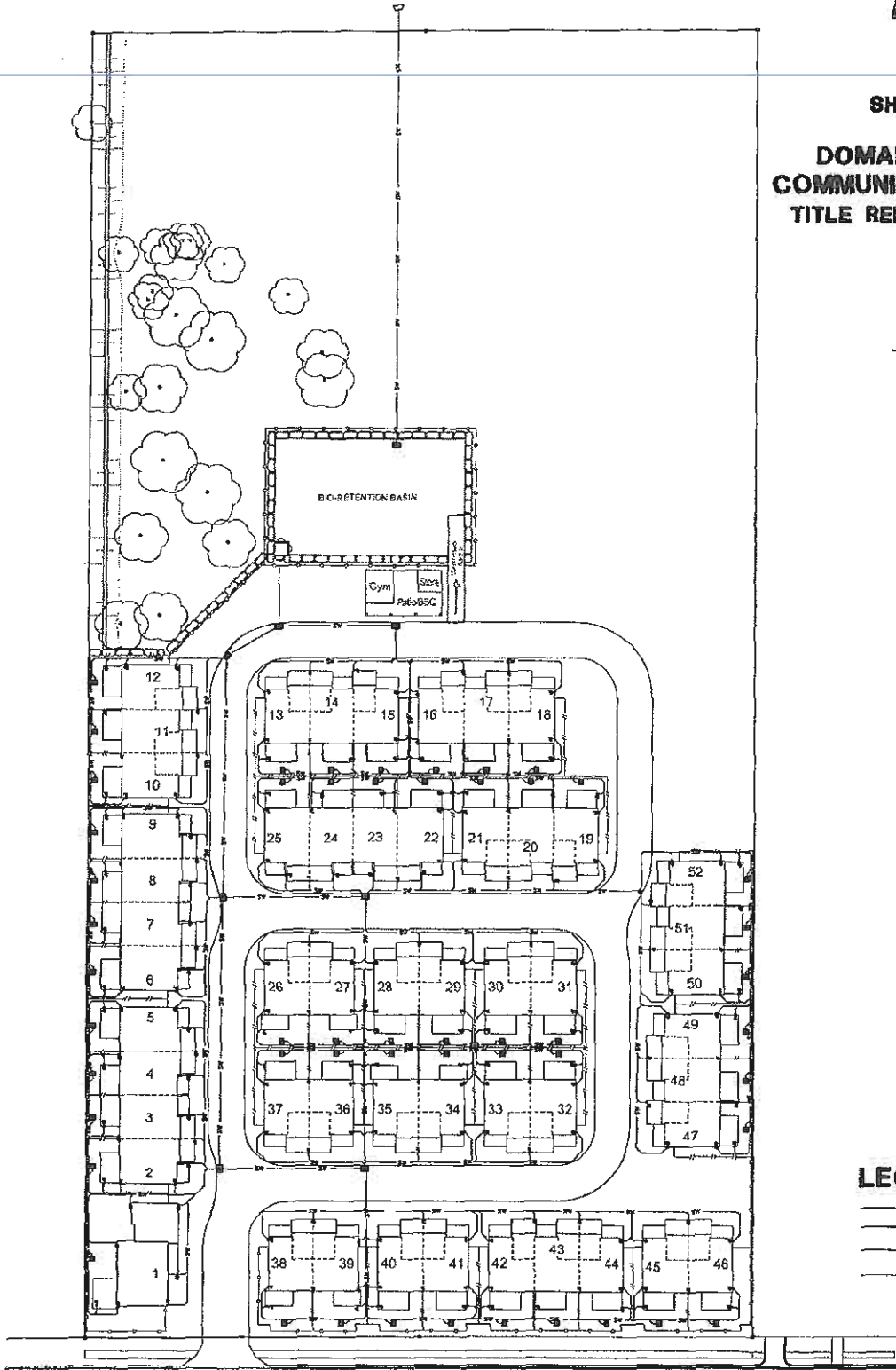
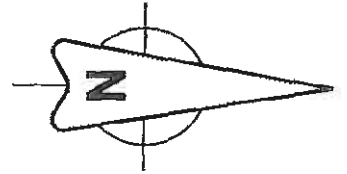
Services Plan (sht 1)

DRAWN: PAMc	DATE: 25-03-14	Rev: A
SCALE: N.T.S.	CHECKED: G.P.	
SHEET: 1	JOB No: 668	

" A "

SHEET 12 of 24

**DOMAIN at BOONDALL
COMMUNITY TITLES SCHEME
TITLE REFERENCE: 13041015 &
12826110**

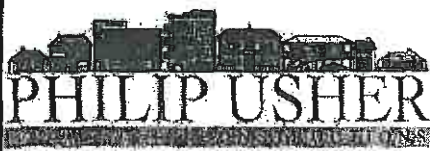


GROTH ROAD

LEGEND

- W — WATER
- S — SEWER
- UE — U/G ELECTRICITY
- SW — STORMWATER

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DIMENSIONS TO BE READ IN PREFERENCE TO SCALING

PROJECT:
DOMAIN at BOONDALL
Community Titles Scheme
80 GROTH ROAD
BOONDALL

Services Plan (sht 2)

DRAWN: PAMc	DATE: 25-03-14	Rev. A
SCALE: N.T.S.	CHECKED: G.P.	
SHEET: 1	JOB No: 668	

Title Reference: 13041015 & 12826110

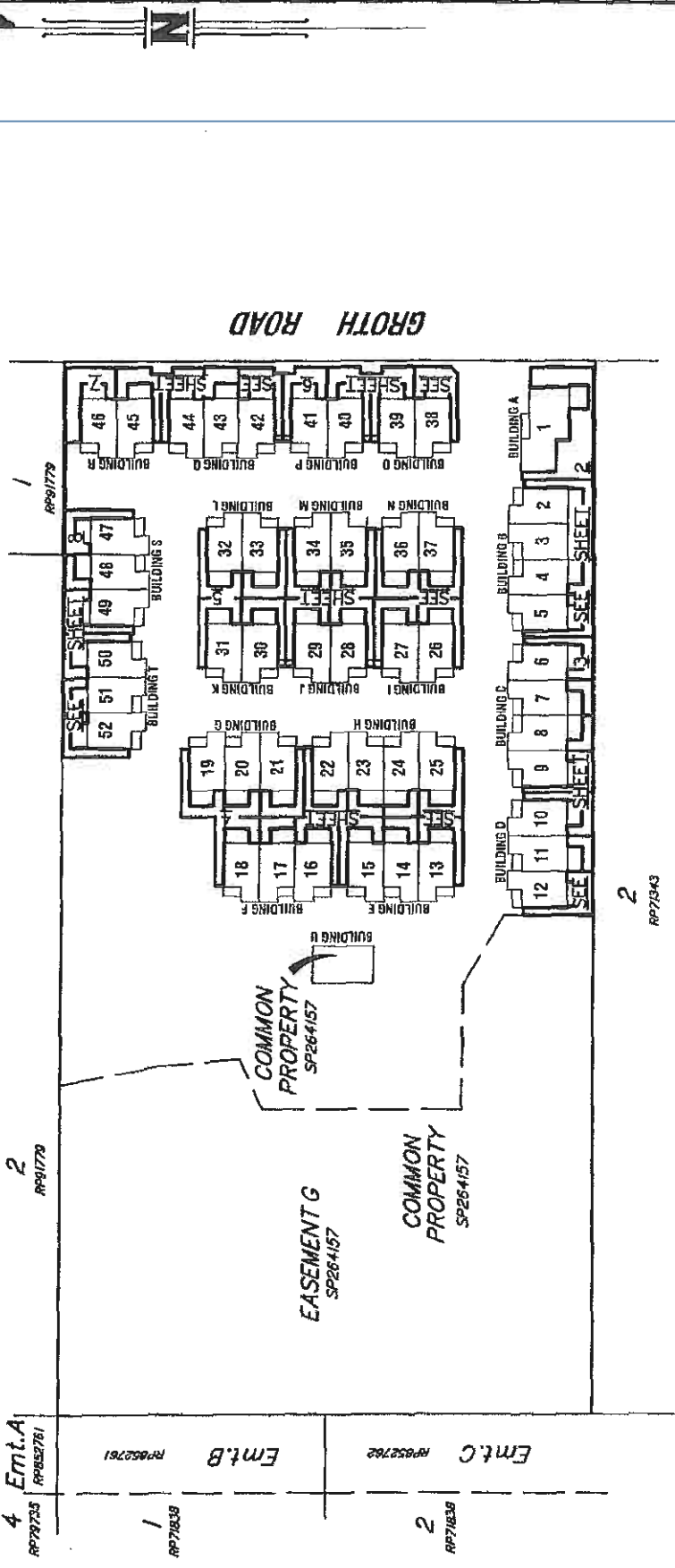
Lot 45 on SP264157	Water, sewer, u/g electricity, communications, stormwater, projection, support
Lot 46 on SP264157	Water, sewer, u/g electricity, communications, stormwater, projection, support
Lot 47 on SP264157	Water, sewer, u/g electricity, communications, stormwater, projection, support
Lot 48 on SP264157	Water, sewer, u/g electricity, communications, stormwater, projection, support
Lot 49 on SP264157	Water, sewer, u/g electricity, communications, stormwater, projection, support
Lot 50 on SP264157	Water, sewer, u/g electricity, communications, stormwater, projection, support
Lot 51 on SP264157	Water, sewer, u/g electricity, communications, stormwater, projection, support
Lot 52 on SP264157	Water, sewer, u/g electricity, communications, stormwater, projection, support

SCHEDULE E (to CMS) ALLOCATION OF EXCLUSIVE USE AREAS "DOMAIN AT BOONDALL" COMMUNITY TITLES SCHEME

Lot on Plan	Exclusive Use Area	Purpose
Lot 1 on SP264157	Area 1A on sheet 1 and 2 of C633-04-B	Private Yard
Lot 2 on SP264157	Area 2A on sheet 1 and 2 of C633-04-B	Private Yard
Lot 3 on SP264157	Area 3A on sheet 1 and 2 of C633-04-B	Private Yard
Lot 4 on SP264157	Area 4A on sheet 1 and 2 of C633-04-B	Private Yard
Lot 5 on SP264157	Area 5A on sheet 1 and 2 of C633-04-B	Private Yard
Lot 6 on SP264157	Area 6A on sheet 1 and 3 of C633-04-B	Private Yard
Lot 7 on SP264157	Area 7A on sheet 1 and 3 of C633-04-B	Private Yard
Lot 8 on SP264157	Area 8A on sheet 1 and 3 of C633-04-B	Private Yard
Lot 9 on SP264157	Area 9A on sheet 1 and 3 of C633-04-B	Private Yard
Lot 10 on SP264157	Area 10A on sheet 1 and 3 of C633-04-B	Private Yard
Lot 11 on SP264157	Area 11A on sheet 1 and 3 of C633-04-B	Private Yard
Lot 12 on SP264157	Area 12A on sheet 1 and 3 of C633-04-B	Private Yard
Lot 13 on SP264157	Area 13A on sheet 1 and 4 of C633-04-B	Private Yard
Lot 14 on SP264157	Area 14A on sheet 1 and 4 of C633-04-B	Private Yard
Lot 15 on SP264157	Area 15A on sheet 1 and 4 of C633-04-B	Private Yard
Lot 16 on SP264157	Area 16A on sheet 1 and 4 of C633-04-B	Private Yard
Lot 17 on SP264157	Area 17A on sheet 1 and 4 of C633-04-B	Private Yard
Lot 18 on SP264157	Area 18A on sheet 1 and 4 of C633-04-B	Private Yard
Lot 19 on SP264157	Area 19A on sheet 1 and 4 of C633-04-B	Private Yard
Lot 20 on SP264157	Area 20A on sheet 1 and 4 of C633-04-B	Private Yard
Lot 21 on SP264157	Area 21A on sheet 1 and 4 of C633-04-B	Private Yard
Lot 22 on SP264157	Area 22A on sheet 1 and 4 of C633-04-B	Private Yard
Lot 23 on SP264157	Area 23A on sheet 1 and 4 of C633-04-B	Private Yard
Lot 24 on SP264157	Area 24A on sheet 1 and 4 of C633-04-B	Private Yard
Lot 25 on SP264157	Area 25A on sheet 1 and 4 of C633-04-B	Private Yard
Lot 26 on SP264157	Area 26A on sheet 1 and 5 of C633-04-B	Private Yard
Lot 27 on SP264157	Area 27A on sheet 1 and 5 of C633-04-B	Private Yard
Lot 28 on SP264157	Area 28A on sheet 1 and 5 of C633-04-B	Private Yard
Lot 29 on SP264157	Area 29A on sheet 1 and 5 of C633-04-B	Private Yard
Lot 30 on SP264157	Area 30A on sheet 1 and 5 of C633-04-B	Private Yard
Lot 31 on SP264157	Area 31A on sheet 1 and 5 of C633-04-B	Private Yard
Lot 32 on SP264157	Area 32A on sheet 1 and 5 of C633-04-B	Private Yard
Lot 33 on SP264157	Area 33A on sheet 1 and 5 of C633-04-B	Private Yard
Lot 34 on SP264157	Area 34A on sheet 1 and 5 of C633-04-B	Private Yard
Lot 35 on SP264157	Area 35A on sheet 1 and 5 of C633-04-B	Private Yard
Lot 36 on SP264157	Area 36A on sheet 1 and 5 of C633-04-B	Private Yard
Lot 37 on SP264157	Area 37A on sheet 1 and 5 of C633-04-B	Private Yard
Lot 38 on SP264157	Area 38A on sheet 1 and 6 of C633-04-B	Private Yard
Lot 39 on SP264157	Area 39A on sheet 1 and 6 of C633-04-B	Private Yard
Lot 40 on SP264157	Area 40A on sheet 1 and 6 of C633-04-B	Private Yard
Lot 41 on SP264157	Area 41A on sheet 1 and 6 of C633-04-B	Private Yard

Lot 42 on SP264157	Area 42A on sheet 1 and 7 of C633-04-B	Private Yard
Lot 43 on SP264157	Area 43A on sheet 1 and 7 of C633-04-B	Private Yard
Lot 44 on SP264157	Area 44A on sheet 1 and 7 of C633-04-B	Private Yard
Lot 45 on SP264157	Area 45A on sheet 1 and 7 of C633-04-B	Private Yard
Lot 46 on SP264157	Area 46A on sheet 1 and 7 of C633-04-B	Private Yard
Lot 47 on SP264157	Area 47A on sheet 1 and 8 of C633-04-B	Private Yard
Lot 48 on SP264157	Area 48A on sheet 1 and 8 of C633-04-B	Private Yard
Lot 49 on SP264157	Area 49A on sheet 1 and 8 of C633-04-B	Private Yard
Lot 50 on SP264157	Area 50A on sheet 1 and 8 of C633-04-B	Private Yard
Lot 51 on SP264157	Area 51A on sheet 1 and 8 of C633-04-B	Private Yard
Lot 52 on SP264157	Area 52A on sheet 1 and 8 of C633-04-B	Private Yard

EXCLUSIVE USE PLAN
DOMAIN AT BOONDALL COMMUNITY TITLES SCHEME
TITLE REFERENCES: 13041015 & 12826110 **PAGE 17 OF 24**



4 Emt.A
 RP72735 RP652761
 1 RP71838 RP652761
 Emt.B
 2 RP71838 RP652762
 Emt.C

LICENSED SURVEYORS TOWN PLANNERS
 DEVELOPMENT CONSULTANTS
SUITE 1
 30 FLORENCE ST. (07) 36665200
 NEWSTEAD F (07) 36665202
 P.O. Box 436 E- surveying@watercolisurf.org.au
 NEW FARM watercolisurf.org.au
 QLD 4005



Walter Consulting Group Pty Ltd (ACN 147 343 084) hereby certify that the details shown on this sketch plan are correct.

John Maclean *Magnum* 17-4-14.
 Director Director Date

NOTES:
 AREAS AND DIMENSIONS ARE SUBJECT TO SURVEY & REGISTRATION OF PLANS IN THE DEPARTMENT OF NATURAL RESOURCES AND MINES.
 EXCLUSIVE USE AREAS ARE DEFINED BY THE FACE OF BUILDING WALLS, FENCE LINES, EDGE OF CONCRETE SLABS AND FACE OF BLOCK RETAINING WALLS UNLESS OTHERWISE NOTED.
 THIS NOTE IS AN INTEGRAL PART OF THIS PLAN. THIS PLAN MAY NOT BE REPRODUCED WITHOUT THIS NOTATION BEING INCLUDED.

**Plan of Exclusive Use Areas of
 Common Property on SP264157
 Level A**
DOMAIN AT BOONDALL C.T.S.
 PARISH: **KEDRON** COUNTY: **STANLEY**

Scale 1:1250 A4
 10 0 10 20 30 40 50

C633-04-B

EXCLUSIVE USE PLAN

DOMAIN AT BOONDA COMMUNITY TITLES SCHEME
TITLE REFERENCES: 13041015 & 12826110

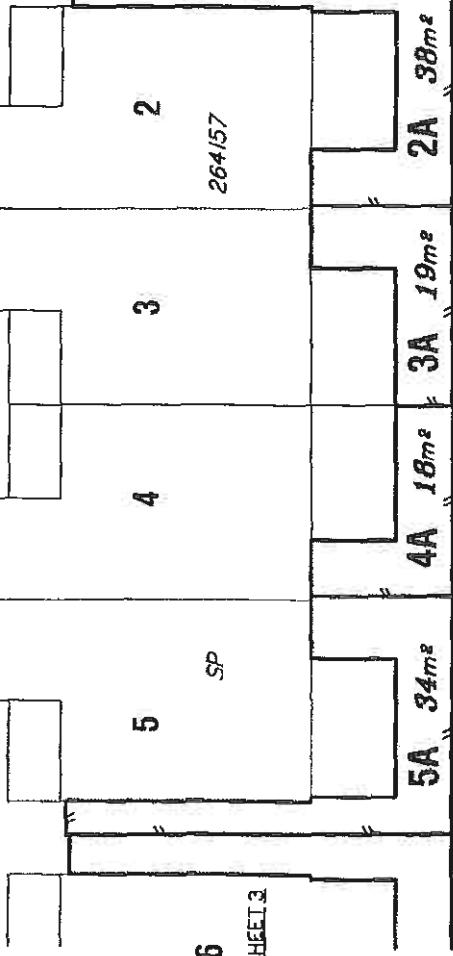
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2
of
8

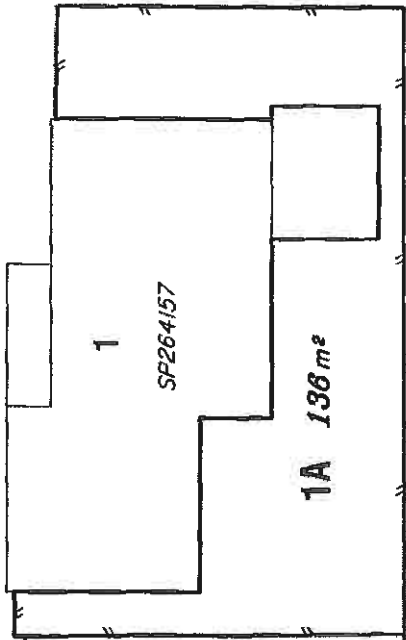


COMMON
PROPERTY
SP264157

BUILDING B



BUILDING A



COMMON
PROPERTY
SP264157

2
RP71343

GROTH ROAD

6
SEE SHEET 3

Scale 1:250 @ A4



--- DENOTES LINE OF FENCE

C633-04-B

EXCLUSIVE USE PLAN

DOMAIN AT BOONDALL COMMUNITY TITLES SCHEME
TITLE REFERENCES: 13041015 & 12826110

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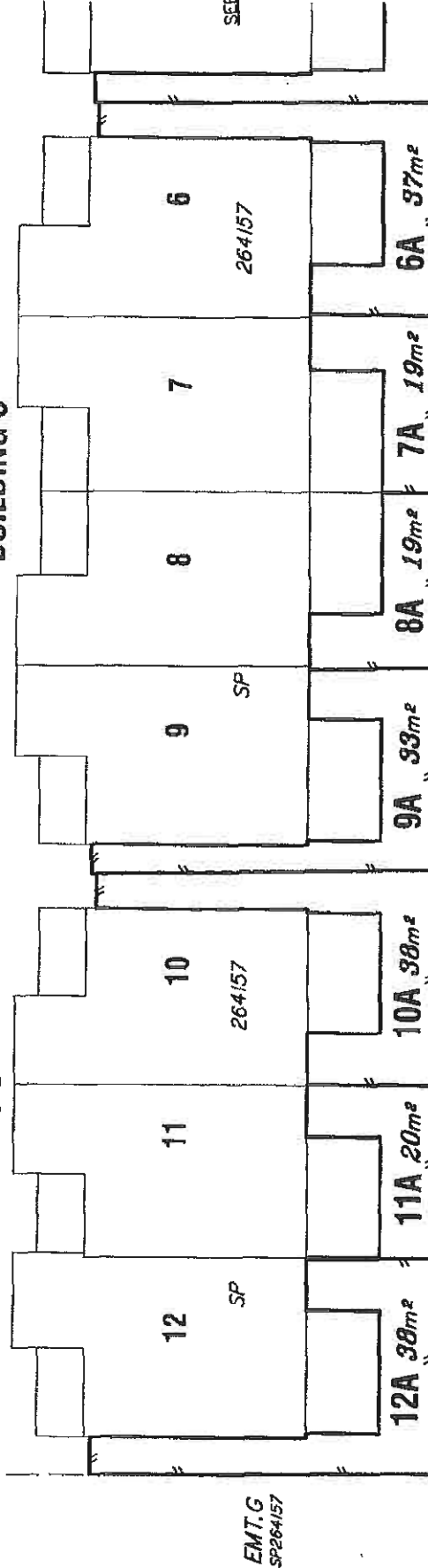
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COMMON
PROPERTY
SP264157

BUILDING D

BUILDING C



--- DENOTES LINE OF FENCE

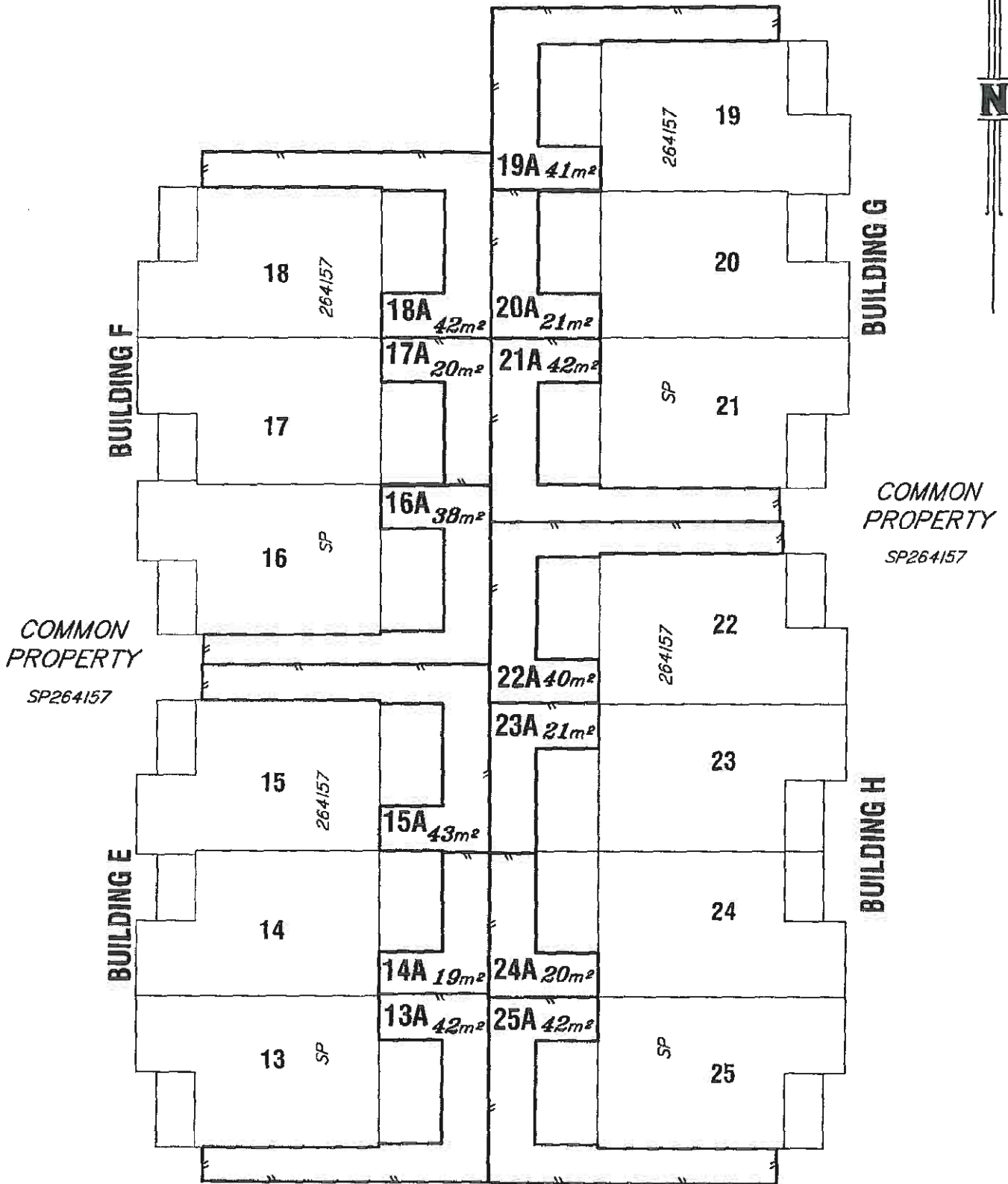
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EXCLUSIVE USE PLAN

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DOMAIN AT BOONDALL COMMUNITY TITLES SCHEME
TITLE REFERENCES: 13041015 & 12826110

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Scale 1:250 @ A4
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--- DENOTES LINE OF FENCE

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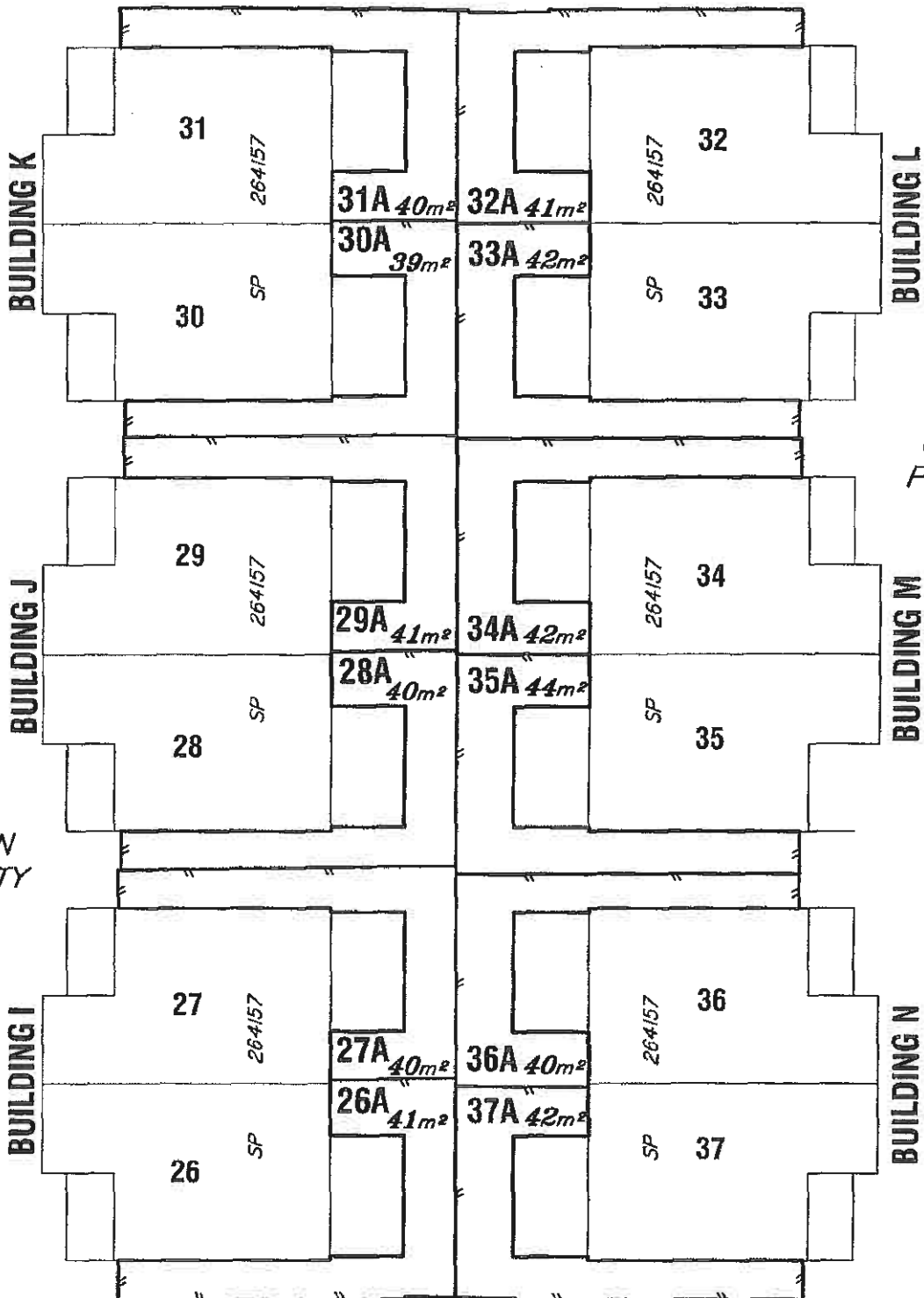
EXCLUSIVE USE PLAN

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DOMAIN AT BOONDALL COMMUNITY TITLES SCHEME

TITLE REFERENCES: I3041015 & I2826110

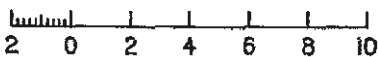
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COMMON PROPERTY
SP264157

COMMON PROPERTY
SP264157

Scale 1:250 © A4



— DENOTES LINE OF FENCE

C633-04-B

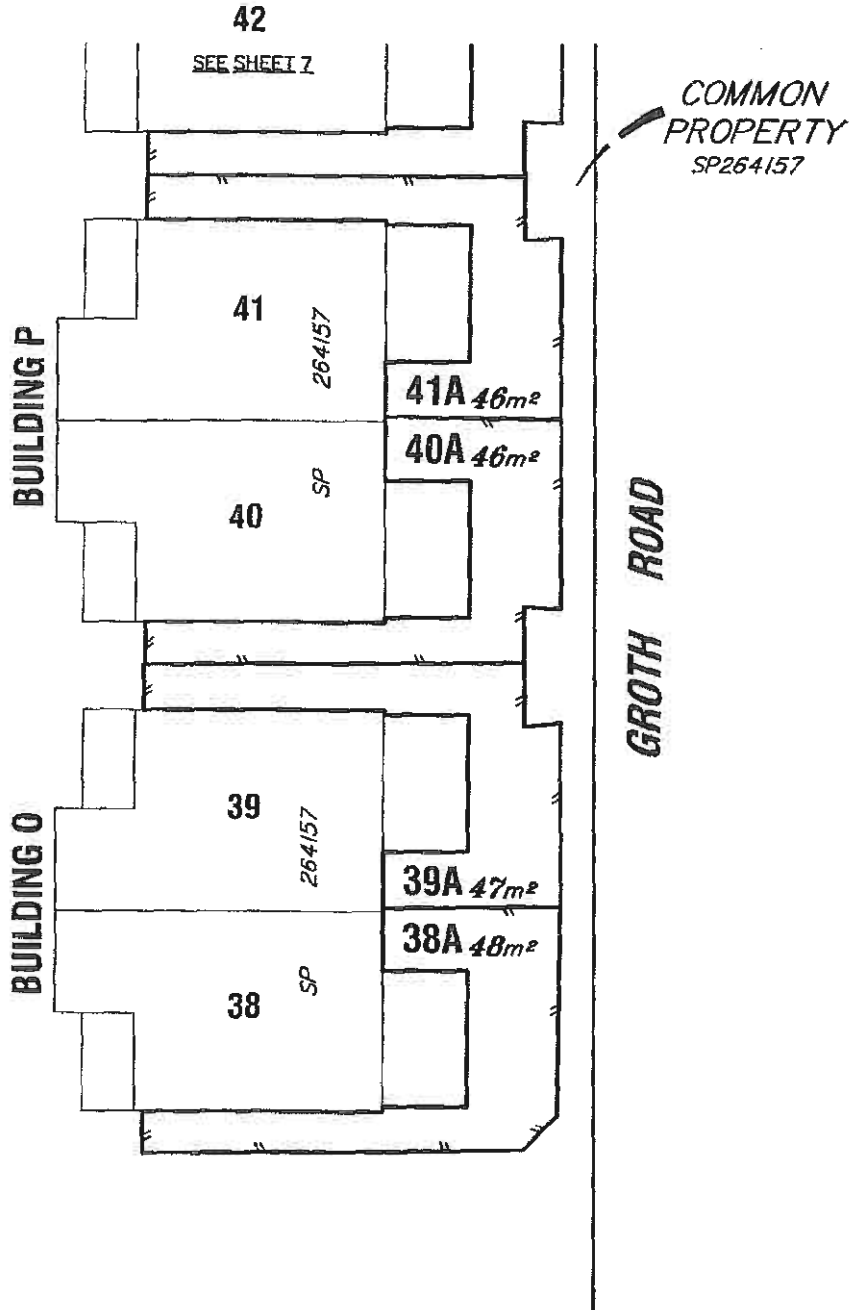
EXCLUSIVE USE PLAN

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DOMAIN AT BOONDALL COMMUNITY TITLES SCHEME

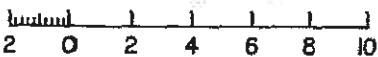
TITLE REFERENCES: 13041015 & 12826110

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COMMON
PROPERTY
SP264157

Scale 1:250 © A4



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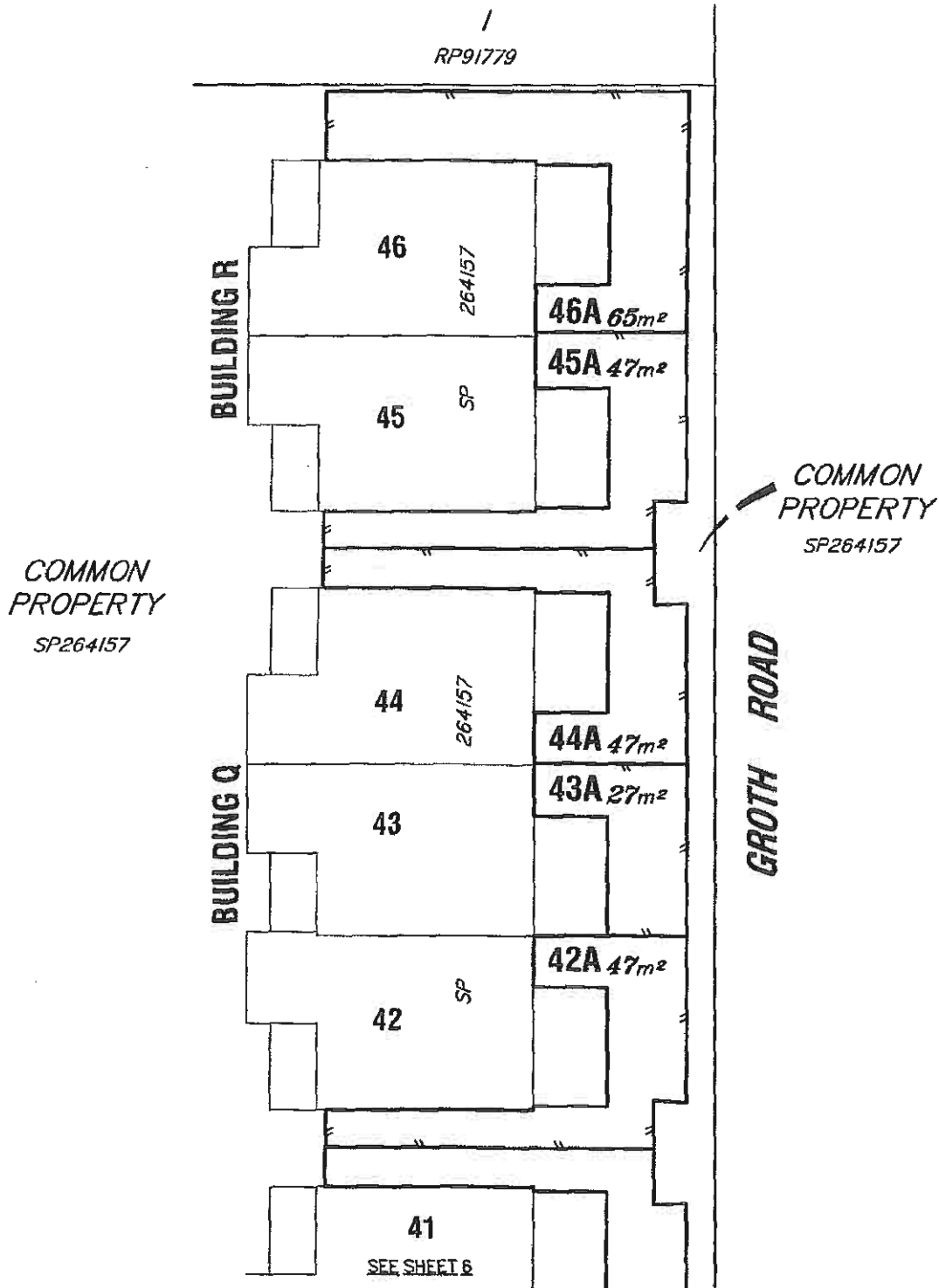
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EXCLUSIVE USE PLAN

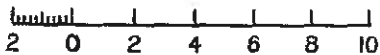
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DOMAIN AT BOONDALL COMMUNITY TITLES SCHEME
TITLE REFERENCES: 13041015 & 12826110

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Scale 1:250 ● A4



--- DENOTES LINE OF FENCE

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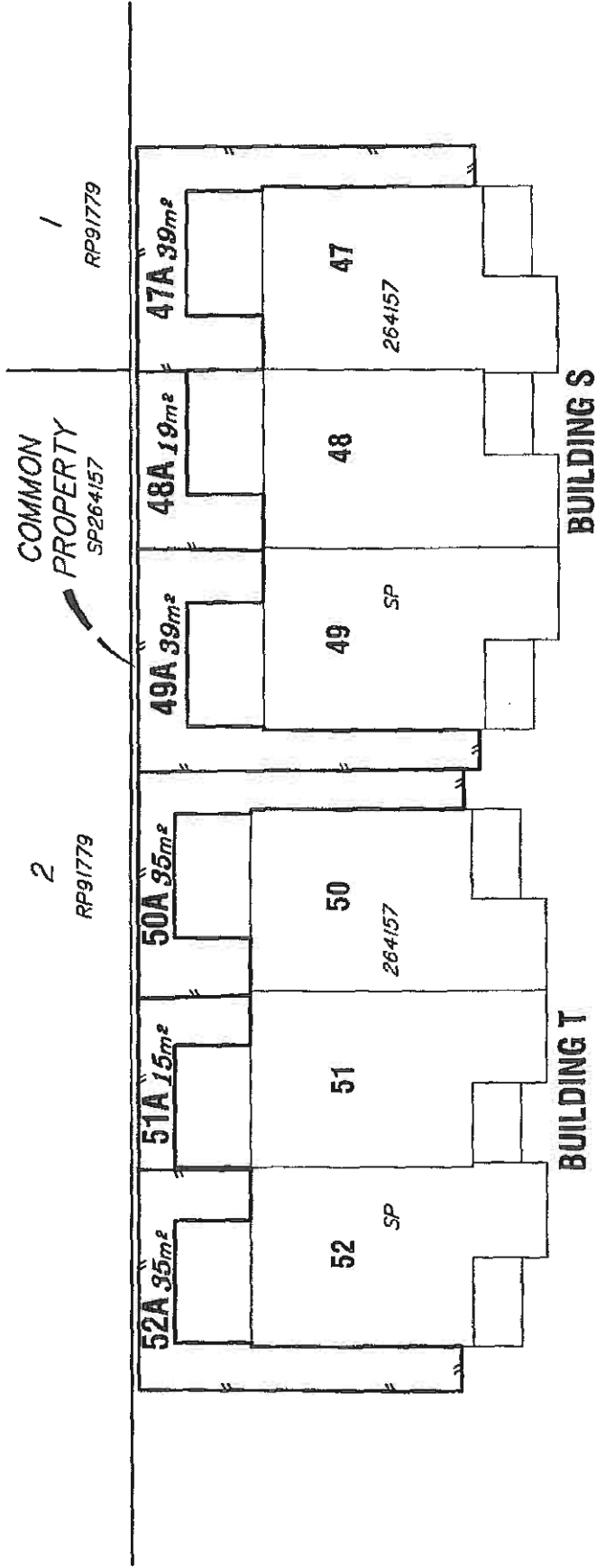
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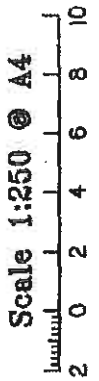
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COMMON
PROPERTY
SP264157



--- DENOTES LINE OF FENCE

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