

# Seller disclosure statement

Property Law Act 2023 section 99

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

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

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

This statement does not include information about:

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

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

## Part 1 – Seller and property details

Seller Sarah Elizabeth Bihari

Property address 42/509 Rode Road, Chermside  
(referred to as the  
“property” in this  
statement)

Lot on plan description Lot 42 on SP310770

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

<b>Registered encumbrances</b>	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.
<b>Unregistered encumbrances (excluding statutory encumbrances)</b>	There are encumbrances not registered on the title that will continue to <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No affect the property after <b>settlement</b> .
	<b>Note</b> —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 <b>NOT</b> required to be disclosed.
	<b>Unregistered lease (if applicable)</b>
	If the unregistered encumbrance is an unregistered lease, the details of the agreement are as follows:
	» the start and end day of the term of the lease: <input type="text"/>
	» the amount of rent and bond payable: <input type="text"/>
	» whether the lease has an option to renew: <input type="text"/>
	<b>Other unregistered agreement in writing (if applicable)</b>
	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
	<b>Unregistered oral agreement (if applicable)</b>
	If the unregistered encumbrance is created by an oral agreement, and is not an unregistered lease, the details of the agreement are as follows:
	N/A

<b>Statutory encumbrances</b>	There are statutory encumbrances that affect the property. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	<i>If Yes, the details of any statutory encumbrances are as follows:</i>
	All statutory rights relating to water supply, sewerage, drainage, electricity, telephone and other services in, passing through or over the property whether or not protected by registered easement.

<b>Residential tenancy or rooming accommodation agreement</b>	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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	If <b>Yes</b> , 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="10/12/2025"/>
	<b>Note</b> —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.
	As the owner of the property, you may need to provide evidence of the day of the last rent increase. You should ask the seller to provide this evidence to you prior to settlement.

## Part 3 – Land use, planning and environment

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

<b>Zoning</b>	The zoning of the property is ( <i>Insert zoning under the planning scheme, the Economic Development Act 2012; the Integrated Resort Development Act 1987; the Mixed Use Development Act 1993; the State Development and Public Works Organisation Act 1971 or the Sanctuary Cove Resort Act 1985, as applicable</i> ):		
	Mdr Medium Density Residential		
<b>Transport proposals and resumptions</b>	The lot is affected by a notice issued by a Commonwealth, State or local government entity and given to the seller about a transport infrastructure proposal* to: locate transport infrastructure on the property; or alter the dimensions of the property.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	The lot is affected by a notice of intention to resume the property or any part of the property.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	<i>If Yes, a copy of the notice, order, proposal or correspondence must be given by the seller.</i>		
	* <i>Transport infrastructure</i> has the meaning defined in the <i>Transport Infrastructure Act 1994</i> . A <i>proposal</i> means a resolution or adoption by some official process to establish plans or options that will physically affect the property.		
<b>Contamination and environmental protection</b>	The property is recorded on the Environmental Management Register or the Contaminated Land Register under the <i>Environmental Protection Act 1994</i> .	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	<b>The following notices are, or have been, given:</b>		
	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
<b>Trees</b>	There is a tree order or application under the <i>Neighbourhood Disputes (Dividing Fences and Trees) Act 2011</i> affecting the property.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	<i>If Yes, a copy of the order or application must be given by the seller.</i>		
<b>Heritage</b>	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
<b>Flooding</b>	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 <a href="#">FloodCheck Queensland</a> portal or the <a href="#">Australian Flood Risk Information</a> portal.		
<b>Vegetation, habitats and protected plants</b>	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.  Yes  No

If a community titles scheme or a BUGTA scheme – a shared pool is located in the scheme.  Yes  No

Pool compliance certificate is given.  Yes  No

OR

Notice of no pool safety certificate is given.  Yes  No

**Unlicensed building work under owner builder permit**

Building work was carried out on the property under an owner builder permit in the last 6 years.  Yes  No

*A notice under section 47 of the Queensland Building and Construction Commission Act 1991 must be given by the seller and you may be required to sign the notice and return it to the seller prior to signing the contract.*

**Notices and orders**

There is an unsatisfied show cause notice or enforcement notice under the *Building Act 1975*, section 246AG, 247 or 248 or under the *Planning Act 2016*, section 167 or 168.  Yes  No

The seller has been given a notice or order, that remains in effect, from a local, State or Commonwealth government, a court or tribunal, or other competent authority, requiring work to be done or money to be spent in relation to the property.  Yes  No

*If Yes, a copy of the notice or order must be given by the seller.*

**Building Energy Efficiency Certificate**

If the property is a commercial office building of more than 1,000m<sup>2</sup>, 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](http://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.

### Body Corporate and Community Management Act 1997

The property is included in a community titles scheme.  Yes  No  
(If Yes, complete the information below)

### Community Management Statement

A copy of the most recent community management statement for the scheme as recorded under the *Land Title Act 1994* or another Act is given to the buyer.  Yes

**Note**—If the property is part of a community titles scheme, the community management statement for the scheme contains important information about the rights and obligations of owners of lots in the scheme including matters such as lot entitlements, by-laws and exclusive use areas.

### Body Corporate Certificate

A copy of a body corporate certificate for the lot under the *Body Corporate and Community Management Act 1997*, section 205(4) is given to the buyer.  Yes  No

If **No**— An explanatory statement is given to the buyer that states:  Yes

- » a copy of a body corporate certificate for the lot is not attached; and
- » the reasons under section 6 of the *Property Law Regulation 2024* why the seller has not been able to obtain a copy of the body corporate certificate for the lot.

### Statutory Warranties

**Statutory Warranties**—If you enter into a contract, you will have implied warranties under the *Body Corporate and Community Management Act 1997* relating to matters such as latent or patent defects in common property or body corporate assets; any actual, expected or contingent financial liabilities that are not part of the normal operating costs; and any circumstances in relation to the affairs of the body corporate that will materially prejudice you as owner of the property. There will be further disclosure about warranties in the contract.

### Building Units and Group Titles Act 1980

The property is included in a BUGTA scheme  Yes  No  
(If Yes, complete the information below)

### Body Corporate Certificate

A copy of a body corporate certificate for the lot under the *Building Units and Group Titles Act 1980*, section 40AA(1) is given to the buyer.  Yes  No

If **No**— An explanatory statement is given to the buyer that states:  Yes

- » a copy of a body corporate certificate for the lot is not attached; and
- » the reasons under section 7 of the *Property Law Regulation 2024* why the seller has not been able to obtain a copy of the body corporate certificate for the lot.

**Note**—If the property is part of a BUGTA scheme, you will be subject to by-laws approved by the body corporate and other by-laws that regulate your use of the property and common property.

## Signatures – SELLER

\_\_\_\_\_  
Signature of seller

\_\_\_\_\_  
Sarah Elizabeth Bihari  
Name of seller

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of seller

\_\_\_\_\_  
Name of seller

\_\_\_\_\_  
Date

## Signatures – BUYER

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

\_\_\_\_\_  
Signature of buyer

\_\_\_\_\_  
Name of buyer

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of buyer

\_\_\_\_\_  
Name of buyer

\_\_\_\_\_  
Date

Queensland Titles Registry Pty Ltd  
ABN 23 648 568 101

<b>Title Reference:</b> 51199002	<b>Search Date:</b> 16/04/2026 18:12
<b>Date Title Created:</b> 17/10/2019	<b>Request No:</b> 55804890
<b>Previous Title:</b> 12586158, 12586160	

### ESTATE AND LAND

Estate in Fee Simple

LOT 42 SURVEY PLAN 310770

Local Government: BRISBANE CITY

COMMUNITY MANAGEMENT STATEMENT 53092

### REGISTERED OWNER

Dealing No: 722428300 21/04/2023

SARAH ELIZABETH BIHARI

### EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by  
Deed of Grant No. 10100198 (POR 533)
2. MORTGAGE No 722428301 21/04/2023 at 14:08  
COMMONWEALTH BANK OF AUSTRALIA A.C.N. 123 123 124

### ADMINISTRATIVE ADVICES

NIL

### UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

\*\* End of Current Title Search \*\*

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

**SURVEY PLAN**

Sheet 1 of 5

**REFERENCE MARKS**

STN	TO	ORIGIN	BEARING	DIST
1	OIP (not accessible)	RP133355	180°17'	0.604
1	O Nail in Conc gone	IS261165	207°56'20"	1.016
1	O Nail in Conc gone	IS261165	198°01'15"	2.142
4	O Nail in Conc	IS261165	220°44'15"	1.83
7	O Nail in Conc	IS261165	302°05'	2.237

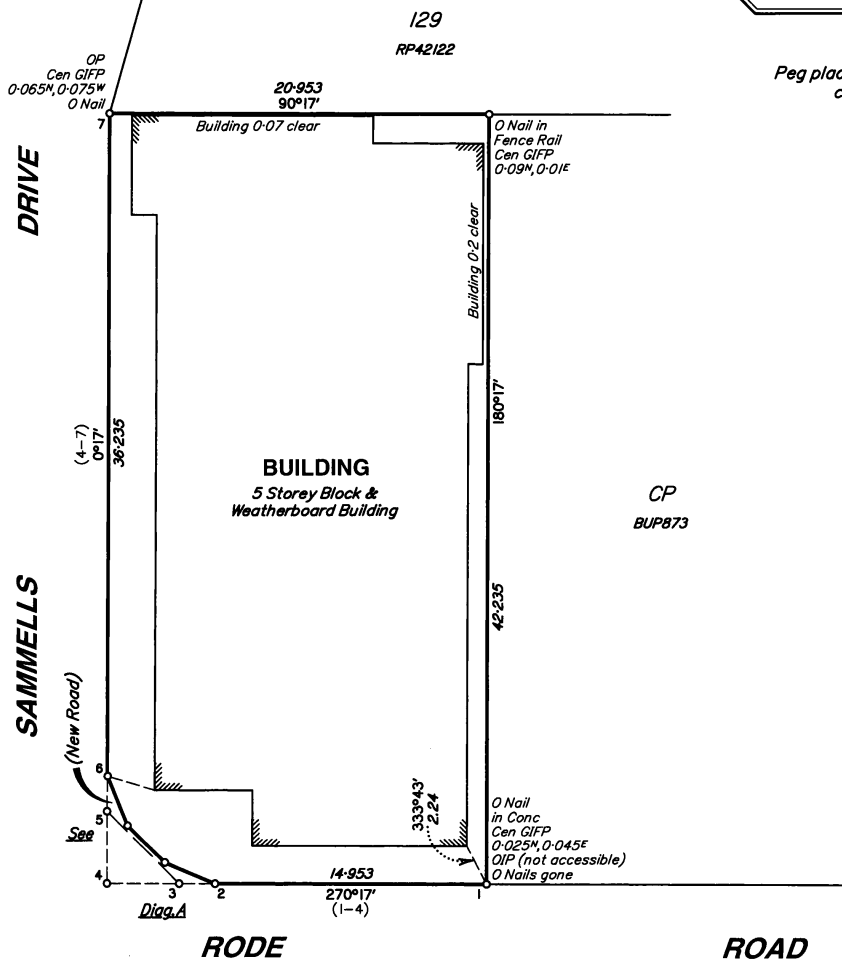
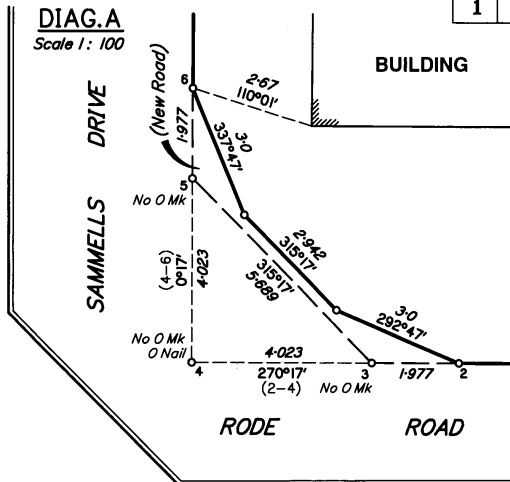
**Total Area of New Road**

(2-3-5-6-2)..... 3 m<sup>2</sup>

**Base Parcel Area**

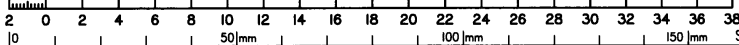
874 m<sup>2</sup>

**DIAG. A**  
Scale 1: 100



Peg placed at all new & original subject corners unless shown otherwise.

Scale 1: 250 - Lengths are in Metres.



FOCUS ON SURVEYING PTY. LTD. (ACN 161 544 207) hereby certify that the land comprised in this plan was surveyed by the corporation, by Jens Heinrich RESING, surveying graduate, for whose work the corporation accepts responsibility, under the supervision of Martin James PATRICKS, 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 14/06/2019.

*M. J. P.* Sole Director

27.6.19 Date

**Plan of Lots 11-13,  
21-25, 31-35, 41-45 &  
Common Property**

Canceling Lots 138 & 139 on RP42122

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

Meridian: **IS261165**

Survey Records: **No**

Scale: **1:250**

Format: **BUILDING**



**SP310770**

HUB-359 DRAFTED: SS DIGITAL DRAFTING

**WARNING : Folded or Mutilated Plans will not be accepted.** Sheet **2** of **5**  
**Plans may be rolled.**  
**Information may not be placed in the outer margins.**

**719672428**

**BE 400 NT**

\$2201.00  
11/10/2019 15:37

5. Lodged by **REDCHIP LAWYERS**  
**LOCKED BAG 2**  
**FORTITUDE VALLEY** **227A**

(Include address, phone number, reference, and Lodger Code) **4859603**

**1. Certificate of Registered Owners or Lessees.**

1/We **STOKESTON QLD PTY LTD A.C.N. 123 123 160**  
**TRUSTEE UNDER INSTRUMENTS**  
**717252581 & 717252583**

(Names in full) **Ben Smith**

\* 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]*  
**Sole Director**  
Signature of \*Registered Owners \*Lessees  
**STOKESTON QLD PTY LTD ACN 123 123 160**

6. Existing		Created		
Title Reference	Description	New Lots	Road	Secondary Interests
12586158	Lot 138 on RP42122	11-13,21-25,31-35, 41-45 & CP	New Rd	
12586160	Lot 139 on RP42122	11-13,21-25,31-35, 41-45 & CP		

**MORTGAGE ALLOCATIONS**

Mortgage	Lots Fully Encumbered	Lots Partially Encumbered
717252584	11-13,21-25,31-35 & 41-45	-

**REINSTATEMENT REPORT**

- NE corner, Stn's 1, 4 and 7 fixed by original marks/reference marks
- Line 4-7 used as Datum, 10 mm shortage measured to Deed (RP42122), but agrees with IS261165.
- All boundaries at Deed bearing with 11mm excess east-west and 10mm shortage north-south consistent with IS261165.

\* Rule out whichever is inapplicable

**2. Planning Body Approval.**

\* **BRISBANE CITY COUNCIL**  
hereby approves this plan in accordance with the :  
%

**PLANNING ACT 2016**

Dated this **3rd** day of **October 2019**

*[Signature]* #  
**LEG. CRAWFORD**  
**(DELEGATE)** #

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

**3. Plans with Community Management Statement :**

CMS Number : **53092**  
Name : **PARK ON SAMMELLS**

**4. References :**

Dept File :  
Local Govt : **A005292504**  
Surveyor : **HUB-359**

**7. Orig Grant Allocation :**

**8. Passed & Endorsed :**

By : **Martin James Patricks**  
Date : **27-6-19 13:08:19**  
Signed : *[Signature]*  
Designation : **Cadastral Surveyor**

Development Approval : **26/10/2018**

**9. Building Format Plans only.**

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

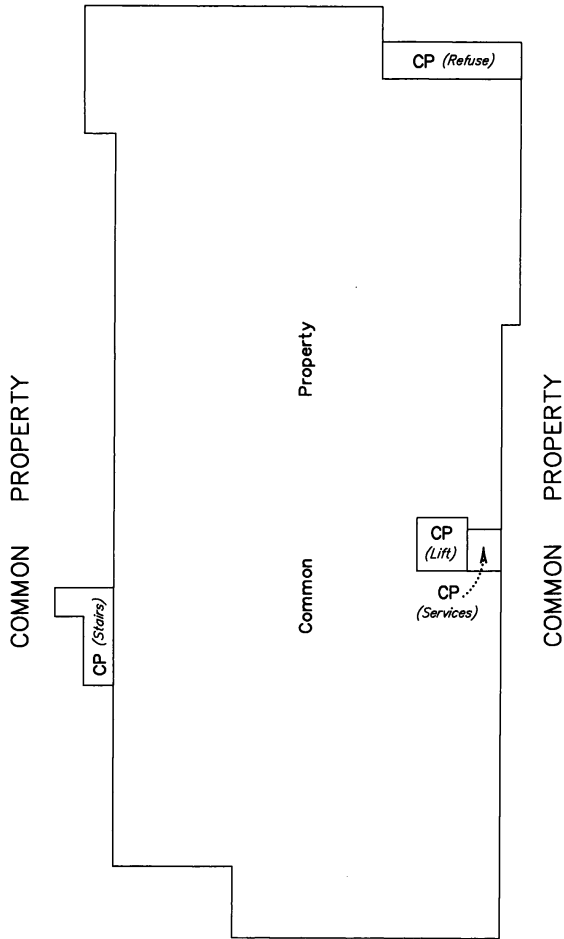
*[Signature]* **27-6-19**  
Cadastral Surveyor/Director \* Date  
\*delete words not required

**10. Lodgement Fees :**

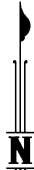
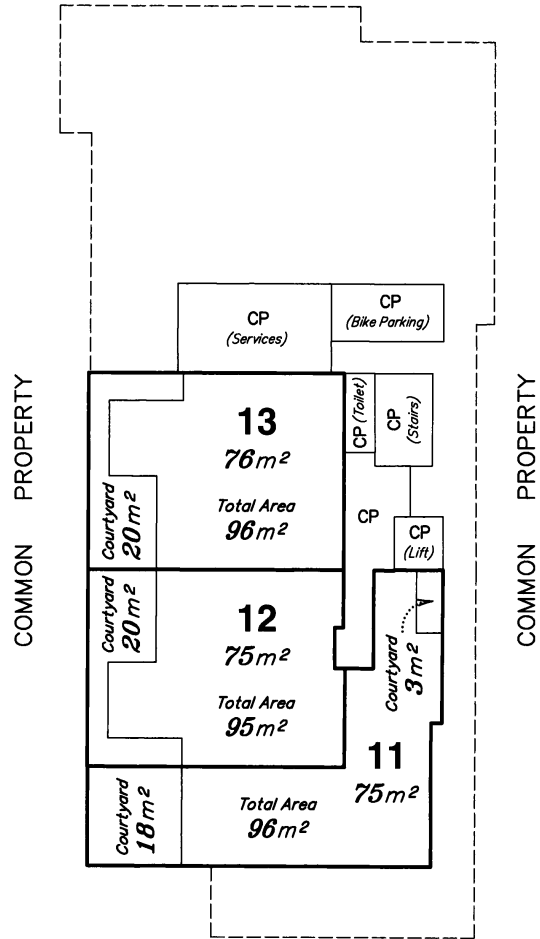
Survey Deposit \$ .....  
Lodgement \$ .....  
..... New Titles \$ .....  
Photocopy \$ .....  
Postage \$ .....  
TOTAL \$ .....

11. Insert Plan Number **SP310770**

LEVEL A  
Scale 1 : 200

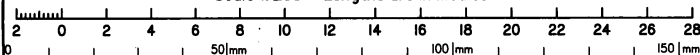


LEVEL B  
Scale 1 : 200



CP – Denotes Common Property  
----- Denotes Level Below

Scale 1:200 – Lengths are in Metres.

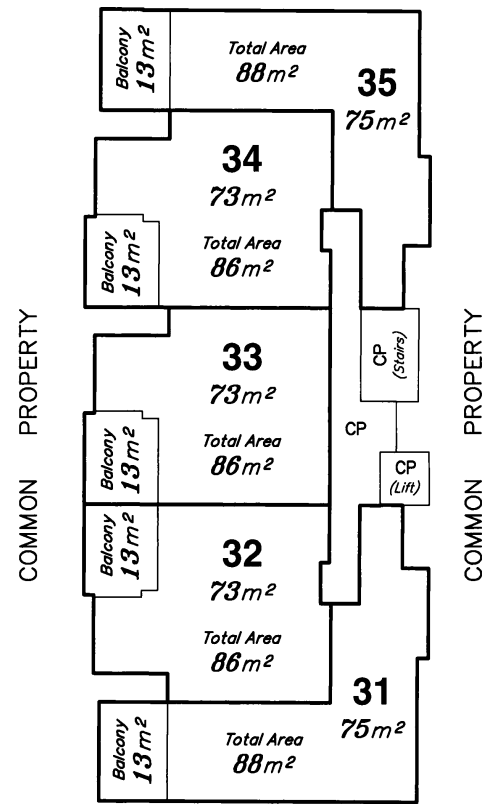
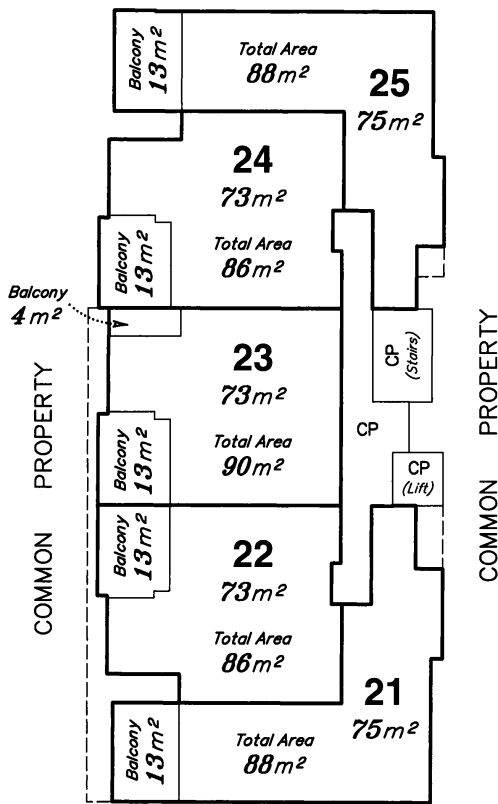


State copyright reserved.

Insert Plan Number **SP310770**

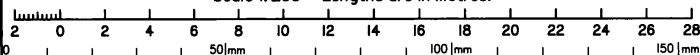
LEVEL C  
Scale 1 : 200

LEVEL D  
Scale 1 : 200



CP - Denotes Common Property  
----- Denotes Level Below

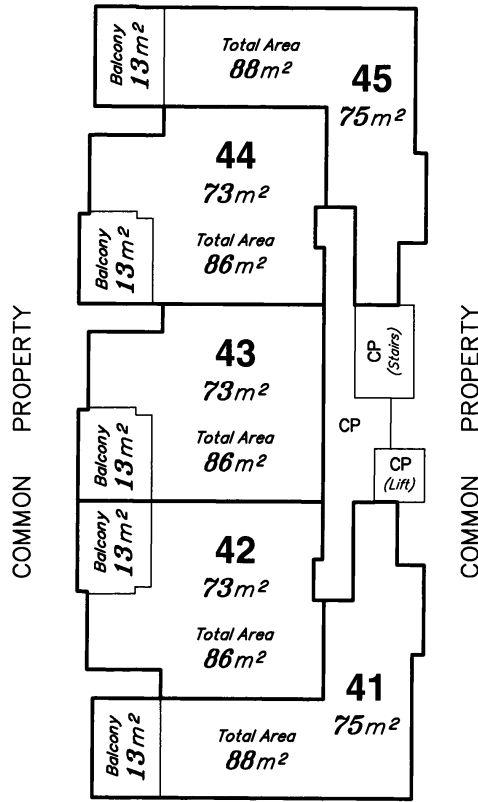
Scale 1:200 - Lengths are in Metres.



State copyright reserved.

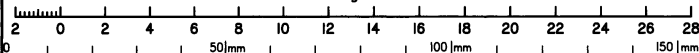
Insert Plan Number **SP310770**

LEVEL E  
Scale 1 : 200



CP – Denotes Common Property

Scale 1:200 – Lengths are in Metres.



State copyright reserved.

Insert Plan Number **SP310770**

# Property Fact Pack

**u42/509 Rode Road**  
Chermside QLD 4032

B R I S B A N E  
P R O P E R T Y  
L A W Y E R S ●

YOUR DIGITAL COPY



Zoning



Flood Risk



Coastal Flood Risk



Local Plans



Overland Flow Flood Risk



Flood Planning Risk



Easements



Flood History



State Flood Planning

# At a glance

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



Easements



NO  
CONSIDERATIONS  
IDENTIFIED



Flood Risk



NO  
CONSIDERATIONS  
IDENTIFIED



Character



NO  
CONSIDERATIONS  
IDENTIFIED



Vegetation



NO  
CONSIDERATIONS  
IDENTIFIED



Bushfire Risk



NO  
CONSIDERATIONS  
IDENTIFIED



Noise



CONSIDERATIONS  
IDENTIFIED

## DATE OF REPORT

16th of April, 2026

## ADDRESS

u42/509 RODE ROAD

## LOT PLAN

42/SP310770

## COUNCIL

Brisbane

## ZONING

- Mdr Medium Density Residential

## UTILITIES

- Power
- Sewer
- Stormwater
- Water

## SCHOOL CATCHMENTS

- Somerset Hills SS
- Wavell SHS

## CLOSEST CITY

Brisbane – 8km

# Zoning

What zone is my property?



Sources: Brisbane City Council

## THINGS TO KNOW

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

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

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

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

### Questions to ask

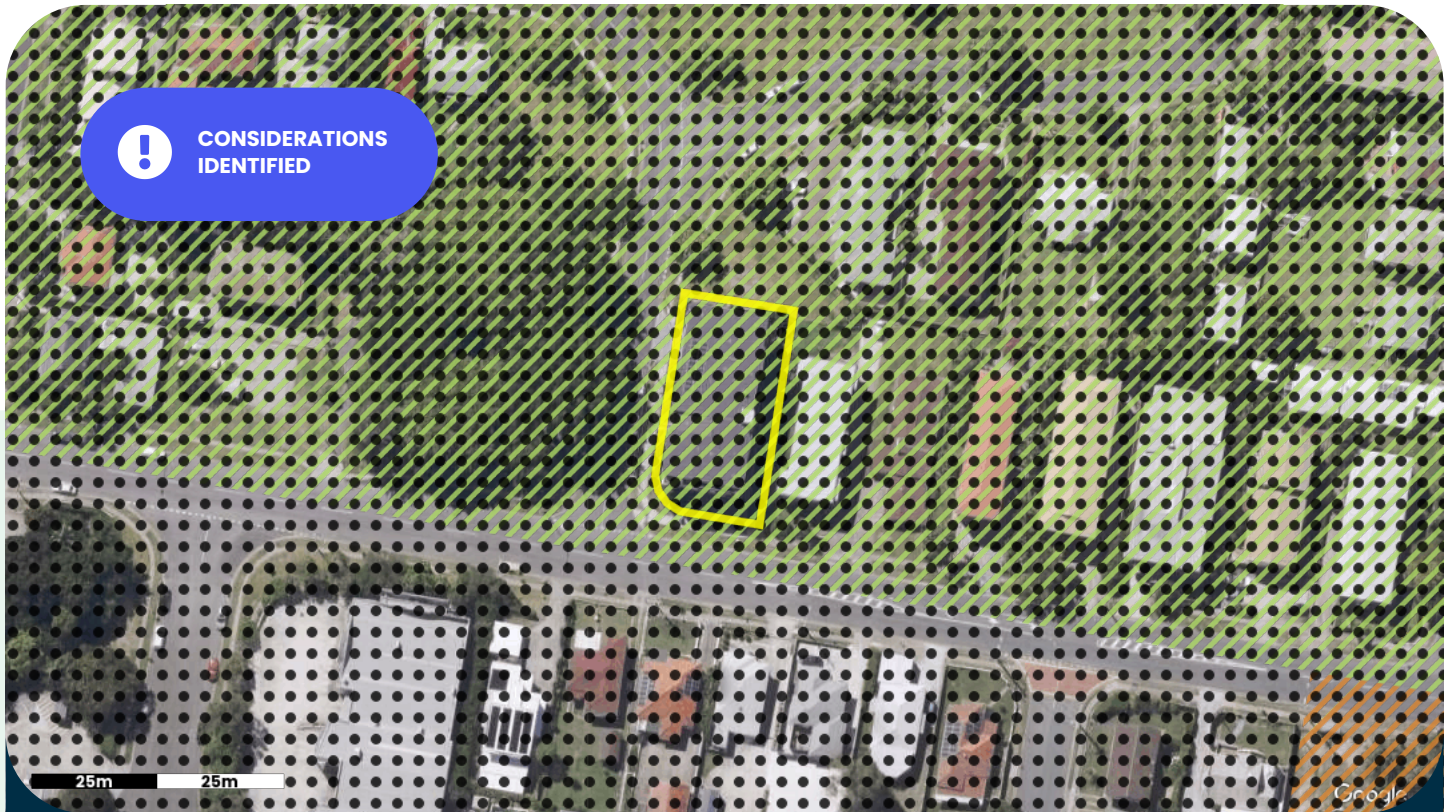
- What does the zoning and local plan mean for the property?
- What land uses are suitable for the applicable zone and/or local plan?

## LEGEND

-  Selected Property
-  In1 General Industry A
-  Ldr Low Density Residential
-  Lii Low Impact Industry
-  Mdr Medium Density Residential
-  Sr2 Sport And Recreation (District)

# Local Plans

Is my property in a Local Area or Neighbourhood Plan?



Sources: Brisbane City Council

## THINGS TO KNOW

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

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

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

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

### Questions to ask

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

## LEGEND

-  Selected Property
-  Cherside Centre Neighbourhood Plan
-  Community Use And Sports Npp-004
-  Residential South Npp-003

# Easements

What access rights exist over the property?



Sources: Queensland Government

## THINGS TO KNOW

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

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

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

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

### Questions to ask

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

## LEGEND

-  Selected Property
-  Easement Or Covenant

# Flood Risk

Is the property in a potential flood area?



## THINGS TO KNOW

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

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

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

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

PROPERTY DUE DILIGENCE REPORT | u42/509 RODE ROAD

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

### Questions to ask

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

## LEGEND

 Selected Property

# Overland Flow Flood Risk

Are there any major rainfall issues for this property?



Sources: Brisbane City Council

## THINGS TO KNOW

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

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

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

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

PROPERTY DUE DILIGENCE REPORT | u42/509 RODE ROAD

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

### Questions to ask

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

## LEGEND

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

# Flood Planning Risk

What planning overlays impact development of this property?



Sources: Brisbane City Council

## THINGS TO KNOW

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



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

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

### Questions to ask

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

## LEGEND

-  Selected Property
-  Overland Flow Flood Planning Area

# Character

Is the property in a character or heritage area?



## THINGS TO KNOW

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

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

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

### Questions to ask

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

## LEGEND

 Selected Property

# Historic Imagery

## Historic Aerial Imagery



### THINGS TO KNOW

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

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

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

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

#### Questions to ask:

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

### LEGEND

 Selected Property

# Vegetation

Is the property in an area with vegetation protection?



Sources: Brisbane City Council, Queensland Government

## THINGS TO KNOW

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

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

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

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

### Questions to ask

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

## LEGEND

- Selected Property
- Regulated Vegetation
- Watercourse - Mses
- ✗ Waterway And Wetland Vegetation - Nail
- Significant Vegetation Or Tree(s) - Protection Order
- /// Waterway Corridor

# Bushfire Risk

Is the property in a potential bushfire area?



## THINGS TO KNOW

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

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

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

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

### Questions to ask

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

## LEGEND

 Selected Property

# Steep Land

Is there significant slope on this property?



Sources: Department Of Resources

## THINGS TO KNOW

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

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




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

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

### Questions to ask

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

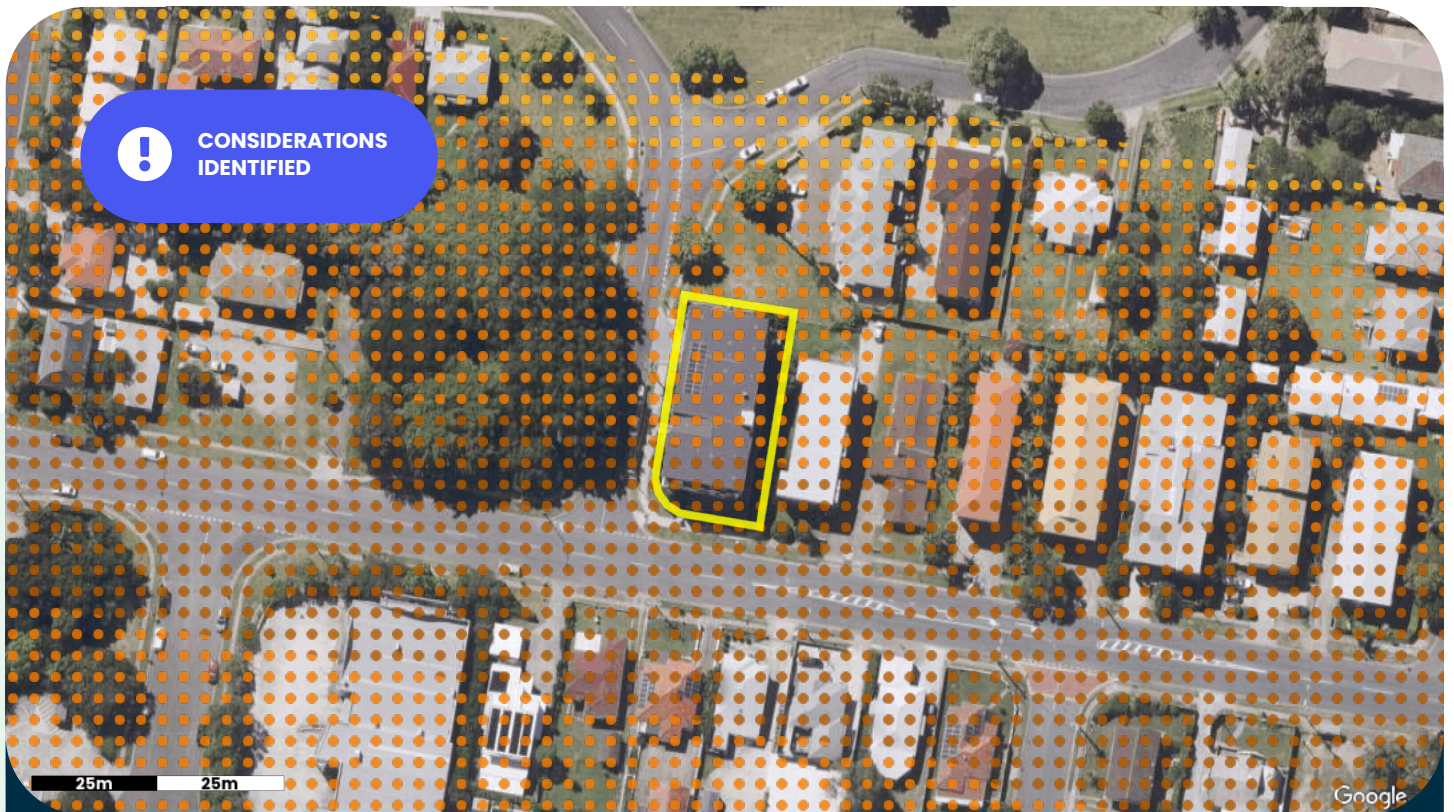
## LEGEND

-  Selected Property
- Property Est. Fall: ~3m
-  Property High: ~31m
-  Property Low: ~28m



# Noise

Is the property in a potential noise area?



Sources: Brisbane City Council

## THINGS TO KNOW

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

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

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

### Questions to ask

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

## LEGEND

- Selected Property
- High Noise Area (Council)
- High To Mod. Noise Area (Council)
- Moderate Noise Area (Council)

# Water

Are there any water pipes nearby?



Sources: Urban Utilities

## THINGS TO KNOW

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

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




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

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

### Questions to ask

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

## LEGEND

-  Selected Property
-  Water Connection
-  Water Pipe

# Sewer

Are there any sewer pipes nearby?



Sources: Urban Utilities

## THINGS TO KNOW

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

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





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

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

### Questions to ask

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

## LEGEND

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

# Stormwater

Are there stormwater pipes on or near the property?



Sources: Brisbane City Council

## THINGS TO KNOW

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

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

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

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

### Questions to ask

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

## LEGEND

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

# Power

Are there any power lines on or near the property?



Sources: Energex

## THINGS TO KNOW

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

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

### Questions to ask

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

## LEGEND

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

# Public Transport

Is there any public transport stops nearby?



## LEGEND

 Selected Property

 Bus Stop

# Boundary

View your property boundaries



## LEGEND

 Selected Property

## DISCLAIMER

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

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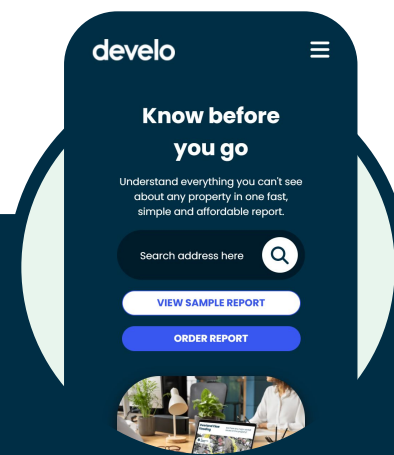


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23 March 2026

PARK ON SAMMELLS CTS 53092  
Not registered for GST

S E BIHARI

Ref

Re Lot 42 PARK ON SAMMELLS CTS 53092

Fee 84.10 Paid

Please find enclosed the Body Corporate Information Certificate.

This certificate contains details relating to body corporate contributions and other financial information as prescribed by the Act.

We recommend that prospective purchasers engage a professional body corporate records search agent to obtain a full inspection of the records.

This will ensure any matters such as contingent liabilities, insurance details, common property defects, or ongoing disputes are fully considered prior to purchase.

Should you require any further clarification regarding this certificate, please do not hesitate to contact our office.

Yours faithfully,  
Stratacare Australia  
On behalf of the body corporate

**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](http://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](http://www.qld.gov.au/searchofadjudicatorsorders).

### The information in this certificate is issued on 23/03/2026

#### 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

**PARK ON SAMMELLS**

CTS No. **53092**

#### 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: **Jess Thomson**

Company: **STRATA CARE AUSTRALIA PTY LTD**

Phone: **07 34355300**

Email: **reception@stratacare.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: **42**

Plan type and number: **SP310770**

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](http://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](http://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](http://www.titlesqld.com.au). You should seek legal advice about the rights and obligations under the building management statement before signing the contract -for example, this can include costs the body corporate must pay in relation to shared areas and services.

## By-laws and exclusive use areas

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

### What by-laws apply?

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

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

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

### General by-laws

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

### Exclusive use areas

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

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

**Yes**

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

**given with this certificate and listed below**

Date of Resolution	Lot Description	Conditions
11/10/19		refer to CMS

## Lot entitlements and financial information

### Lot entitlements

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

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

### Contribution schedule

Contribution schedule lot entitlement for the lot: **549**

Total contribution schedule lot entitlements for all lots: **9,978**

### Interest schedule

Interest schedule lot entitlement for the lot: **547**

Total interest schedule lot entitlements for all lots: **9,983**

### 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 **42** for the current financial year: \$ **2,718.04**

Number of instalments: **3** (outlined below)

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

Monthly penalty for overdue contributions (if applicable): **0.00** %

Period	Due date	Amount due	Amount due if discount applied	Paid
01/10/25 to 31/01/26	01/10/25	905.08	905.08	16/09/25
01/02/26 to 31/05/26	01/02/26	906.48	906.48	02/02/26
01/06/26 to 30/09/26	01/06/26	906.48	906.48	
01/10/26****31/01/27	01/10/26	906.01	906.01	
			Amount overdue	<b>Nil</b>
			Amount Unpaid including amounts billed not yet due	<b>Nil</b>

### Sinking fund contributions

Total amount of contributions (before any discount) for lot **42** for the current financial year: \$ **1,525.68**

Number of instalments: **3** (outlined below)

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

Monthly penalty for overdue contributions (if applicable): **0.00** %

Period	Due date	Amount due	Amount due if discount applied	Paid
01/10/25 to 31/01/26	01/10/25	465.50	465.50	16/09/25
01/02/26 to 31/05/26	01/02/26	530.09	530.09	02/02/26
01/06/26 to 30/09/26	01/06/26	530.09	530.09	
01/10/26****31/01/27	01/10/26	534.01	534.01	
			Amount overdue	<b>Nil</b>
			Amount Unpaid including amounts billed not yet due	<b>Nil</b>

### Special contributions - Administrative Fund (IF ANY)

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

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

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

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

Monthly penalty for overdue contributions (if applicable): **0.00** %

Period	Due date	Amount due	Amount due if discount applied	Paid
			Amount overdue	<b>Nil</b>
			Amount Unpaid including amounts billed not yet due	<b>Nil</b>

**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): **0.00** %

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**

**Other contributions**

	Period	Due date	Amount due	Amount due if discount applied	Paid
Insurance Levy*	01/10/25 to 31/01/26	01/10/25	262.29	262.29	16/09/25
Insurance Levy*	01/02/26 to 31/05/26	01/02/26	306.76	306.76	02/02/26
Insurance Levy*	01/06/26 to 30/09/26	01/06/26	306.76	306.76	
Insurance Levy*	01/10/26 to 31/01/27	01/10/26	307.66	307.66	

**Other amounts payable by the lot owner**

Purpose	Fund	Amount	Due date	Amount
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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	<b>Nil</b>
Special contributions	<b>Nil</b>
Other contributions	<b>Nil</b>
Other payments	<b>Nil</b>
Penalties	<b>Nil</b>
Total amount overdue (Total Amount Unpaid including not yet due \$0.00)	<b>Nil</b>

(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](http://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): \$ 87,115.42**

**Improvements to common property the lot owner is responsible for**

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

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

Date	Description	Conditions
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**Body corporate assets**

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

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

## Insurance

The body corporate must insure the common property and assets for full replacement value and public risk. The body corporate must insure, for full replacement value, the following buildings where the lots in the scheme are created:

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

### Body corporate insurance policies

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

TYPE/COMPANY	POLICY NO.	SUM INSURED	PREMIUM	DUE DATE	EXCESS
BUILDING Longitude Via Honan Ins. Group	LNG-STR-20188466	9,744,000.00	16,050.85	17/10/26	\$2,000 All Claims
PUBLIC LIABILITY Longitude Via Honan Ins. Group	LNG-STR-20188466	20,000,000.00		17/10/26	
VOLUNTARY WORKERS Longitude Via Honan Ins. Group	LNG-STR-20188466	200,000.00		17/10/26	
WORKERS COMPENSATION Workcover Queensland	WSB200708396	200.00	200.00	30/06/26	
FIDELITY GUARANTEE Longitude Via Honan Ins. Group	LNG-STR-20188466	100,000.00		17/10/26	
OFFICE BEARERS Longitude Via Honan Ins. Group	LNG-STR-20188466	1,000,000.00		17/10/26	
MACHINERY BREAKDOWN Longitude Via Honan Ins. Group	LNG-STR-20188466	100,000.00		17/10/26	\$5,000 Water Chiller/Power Generators; \$2,500 Central A/C \$2,000 Small A/C, Lift, and All Other Losses
LOSS RENT/TEMP ACCOM Longitude Via Honan Ins. Group	LNG-STR-20188466	1,461,600.00		17/10/26	\$2,000 All Claims
LEGAL EXPENSES Longitude Via Honan Ins. Group	LNG-STR-20188466	50,000.00		17/10/26	\$1,000 & 10% Contribution
FLOOD Longitude Via Honan Ins. Group	LNG-STR-20188466	INCLUDED		17/10/26	\$2,000 Each & Every Claim
COMMON CONTENTS Longitude Via Honan Ins. Group	LNG-STR-20188466	97,440.00		17/10/26	\$2,000 All Claims
BUILDING CATASTROPHE Longitude Via Honan Ins. Group	LNG-STR-20188466	1,461,600.00		17/10/26	
FLOATING FLOORS Longitude Via Honan Ins. Group	LNG-STR-20188466	INCLUDED		17/10/26	\$2,000 All Claims
AUDIT COSTS Longitude Via Honan Ins. Group	LNG-STR-20188466	30,000.00		17/10/26	
APPEAL EXPENSES WH&S Longitude Via Honan Ins. Group	LNG-STR-20188466	150,000.00		17/10/26	
LOT OWNERS FIXTURES Longitude Via Honan Ins. Group	LNG-STR-20188466	300,000.00		17/10/26	

### 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](http://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](http://www.qld.gov.au/buyingbodycorporate)

## Contracts and authorisations

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

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

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

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

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

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

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

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

**No**

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

**No**

**Embedded network electricity supply**

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

**No**

More information about embedded networks in community titles schemes is available from [www.qld.gov.au/buyingbodycorporate](http://www.qld.gov.au/buyingbodycorporate).

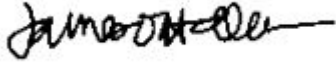
**Body corporate authority**

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

**Name/s** James O'Hare

**Positions/s held** Director

**Date** 23/03/2026



**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

## PARK ON SAMMELLS CTS 53092

509-511 Rode Road Chermside Qld 4032

### BALANCE SHEET

AS AT 23 MARCH 2026

	ACTUAL 23/03/2026	ACTUAL 30/09/2025
<b><u>OWNERS FUNDS</u></b>		
Administrative Fund	(1,338.36)	(659.21)
Sinking Fund	87,115.42	69,020.74
<b><u>TOTAL</u></b>	<b><u>\$ 85,777.06</u></b>	<b><u>\$ 68,361.53</u></b>
 <b><u>THESE FUNDS ARE REPRESENTED BY</u></b>		
 <b><u>CURRENT ASSETS</u></b>		
Cash At Bank	83,972.80	89,320.89
Prepaid Expenses	0.00	1,478.77
Levies In Arrears	1,494.13	0.00
Other Arrears	310.13	0.09
<b><u>TOTAL ASSETS</u></b>	<b>85,777.06</b>	<b>90,799.75</b>
 <b><u>LIABILITIES</u></b>		
Accrued Expenses	0.00	2,374.64
Creditors	0.00	310.58
Levies In Advance	0.00	16,564.31
Other Advance Payments	0.00	3,188.69
<b><u>TOTAL LIABILITIES</u></b>	<b>0.00</b>	<b>22,438.22</b>
 <b><u>NET ASSETS</u></b>	 <b><u>\$ 85,777.06</u></b>	 <b><u>\$ 68,361.53</u></b>

## PARK ON SAMMELLS CTS 53092

509-511 Rode Road Chermside Qld 4032

### STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 OCTOBER 2025 TO 23 MARCH 2026

	ACTUAL 01/10/25-23/03/26	BUDGET 01/10/25-30/09/26	VARIANCE %	ACTUAL 01/10/24-30/09/25
<b><u>ADMINISTRATIVE FUND</u></b>				
<b><u>INCOME</u></b>				
Admin Fund Levies	32,924.85	49,400.00	66.65	47,000.34
Insurance Levy	10,385.43	15,984.00	64.97	13,676.76
<b>TOTAL ADMIN. FUND INCOME</b>	<b>43,310.28</b>	<b>65,384.00</b>		<b>60,677.10</b>
<b><u>EXPENDITURE - ADMIN. FUND</u></b>				
Bank Fee - Deft/Stratapay	8.10	20.00	40.50	12.10
Cleaning - Solar Panels	667.00	0.00		0.00
Compliance - Anchor Point Test	0.00	2,000.00	0.00	0.00
Compliance - Audit Fee	715.00	693.00	103.17	1,012.00
Compliance - Backflow Rego N	237.00	240.00	98.75	228.00
Compliance - Lift Rego N	417.78	440.00	94.95	408.04
Fees - Creditor Compliance	132.00	132.00	100.00	132.00
Fees - Land Valuation	0.00	0.00	0.00	178.20
Fire - Audit	132.00	0.00		655.00
Fire - Compliance	523.00	600.00	87.17	500.50
Fire - System & Equipment	2,929.52	6,000.00	48.83	5,945.50
Insurance - Claim Expenses	107.76	0.00		0.00
Insurance - Premium	16,731.82	16,050.85	104.24	13,939.96
Insurance - Work Cover	0.00	300.00	0.00	277.00
Pest - Pest Control	614.50	180.00	341.39	0.00
Pest - Termite Inspection	587.00	180.00	326.11	0.00
R & M - Backflow Maintenance	0.00	350.00	0.00	335.50
R & M - Building	0.00	550.00	0.00	492.56
R & M - Cleaning & Gardening	6,335.00	12,000.00	52.79	11,976.75
R & M - Electrical	0.00	300.00	0.00	177.75
R & M - Keys & Locks	2,304.85	600.00	384.14	1,063.15
R & M - Lift Maintenance	3,327.80	5,800.00	57.38	5,604.50
R & M - Lift - Phone & Sim	0.00	700.00	0.00	660.00
R & M - Plumbing	258.50	550.00	47.00	387.20
R & M - Switchboard	324.50	0.00		0.00
Reports - Insurance Valuation	0.00	0.00	0.00	537.00
Reports - Sff	0.00	0.00	0.00	470.40
Reports - Wphs	420.00	0.00		0.00
Utilities - Electricity Com Po	1,838.06	3,000.00	61.27	2,716.29
Utilities - Rebate Gov	(75.00)	0.00	0.00	(156.25)

## PARK ON SAMMELLS CTS 53092

509-511 Rode Road Chermside Qld 4032

### STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 OCTOBER 2025 TO 23 MARCH 2026

	ACTUAL 01/10/25-23/03/26	BUDGET 01/10/25-30/09/26	VARIANCE %	ACTUAL 01/10/24-30/09/25
Utilities - Water & Sewerage	769.60	4,500.00	17.10	4,320.85
Bcm - Disbursements	693.00	1,386.00	50.00	1,386.00
Bcm - Egm	0.00	0.00	0.00	473.00
Bcm - Income Tax Lodgement	0.00	330.00	0.00	330.00
Bcm - Additional	316.25	450.00	70.28	787.31
Bcm - Secretarial Contract	2,033.16	3,940.60	51.60	3,872.59
Bcm - Software Licence Fee	252.48	504.90	50.01	504.96
Bcm - Voc	275.00	330.00	83.33	330.00
Bcm - Work Order & Quotes	1,113.75	500.00	222.75	1,980.00
<b>TOTAL ADMIN. EXPENDITURE</b>	<b>43,989.43</b>	<b>62,627.35</b>		<b>61,537.86</b>
<b>SURPLUS / DEFICIT</b>	<b>\$ (679.15)</b>	<b>\$ 2,756.65</b>		<b>\$ (860.76)</b>
Opening Admin. Balance	(659.21)	(659.21)	100.00	201.55
<b>ADMINISTRATIVE FUND BALANCE</b>	<b>\$ (1,338.36)</b>	<b>\$ 2,097.44</b>		<b>\$ (659.21)</b>

## PARK ON SAMMELLS CTS 53092

509-511 Rode Road Chermside Qld 4032

### STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 OCTOBER 2025 TO 23 MARCH 2026

	ACTUAL 01/10/25-23/03/26	BUDGET 01/10/25-30/09/26	VARIANCE %	ACTUAL 01/10/24-30/09/25
<b><u>SINKING FUND</u></b>				
<b><u>INCOME</u></b>				
Sinking Fund Levies	18,094.68	27,729.00	65.26	24,172.70
<b><u>TOTAL SINKING FUND INCOME</u></b>	<b>18,094.68</b>	<b>27,729.00</b>		<b>24,172.70</b>
<b><u>EXPENDITURE - SINKING FUND</u></b>				
Fire Control & Equipments	0.00	0.00	0.00	5,555.00
General	0.00	4,007.00	0.00	0.00
Insurance Claim Refunds	0.00	0.00	0.00	(3,000.00)
Insurance Claim Expenses	0.00	0.00	0.00	6,206.20
Keys & Locks	0.00	0.00	0.00	1,405.34
<b><u>TOTAL SINK. FUND EXPENDITURE</u></b>	<b>0.00</b>	<b>4,007.00</b>		<b>10,166.54</b>
<b><u>SURPLUS / DEFICIT</u></b>	<b>\$ 18,094.68</b>	<b>\$ 23,722.00</b>		<b>\$ 14,006.16</b>
Opening Sinking Fund Balance	69,020.74	69,020.74	100.00	55,014.58
<b><u>SINKING FUND BALANCE</u></b>	<b>\$ 87,115.42</b>	<b>\$ 92,742.74</b>		<b>\$ 69,020.74</b>

## PARK ON SAMMELLS CTS 53092

509-511 Rode Road Chermside Qld 4032

### BALANCE SHEET

AS AT 30 SEPTEMBER 2025

	ACTUAL 30/09/2025	ACTUAL 30/09/2024
<b><u>OWNERS FUNDS</u></b>		
Administrative Fund	(659.21)	201.55
Sinking Fund	69,020.74	55,014.58
<b><u>TOTAL</u></b>	<b><u>\$ 68,361.53</u></b>	<b><u>\$ 55,216.13</u></b>
 <b><u>THESE FUNDS ARE REPRESENTED BY</u></b>		
 <b><u>CURRENT ASSETS</u></b>		
Cash At Bank	89,320.89	73,590.19
Prepaid Expenses	1,478.77	797.80
Levies In Arrears	0.00	1,235.57
Other Arrears	0.09	582.24
<b><u>TOTAL ASSETS</u></b>	<b>90,799.75</b>	<b>76,205.80</b>
 <b><u>LIABILITIES</u></b>		
Accrued Expenses	2,374.64	1,371.25
Creditors	310.58	290.00
Levies In Advance	16,564.31	15,981.78
Other Advance Payments	3,188.69	3,346.64
<b><u>TOTAL LIABILITIES</u></b>	<b>22,438.22</b>	<b>20,989.67</b>
 <b><u>NET ASSETS</u></b>	 <b><u>\$ 68,361.53</u></b>	 <b><u>\$ 55,216.13</u></b>

## PARK ON SAMMELLS CTS 53092

509-511 Rode Road Chermside Qld 4032

### STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 OCTOBER 2024 TO 30 SEPTEMBER 2025

	ACTUAL 01/10/24-30/09/25	BUDGET 01/10/24-30/09/25	VARIANCE %	ACTUAL 01/10/23-30/09/24
<b><u>ADMINISTRATIVE FUND</u></b>				
<b><u>INCOME</u></b>				
Admin Fund Levies	47,000.34	47,000.00	100.00	41,999.47
Insurance Levy	13,676.76	13,676.00	100.01	13,275.37
<b><u>TOTAL ADMIN. FUND INCOME</u></b>	<b>60,677.10</b>	<b>60,676.00</b>		<b>55,274.84</b>
<b><u>EXPENDITURE - ADMIN. FUND</u></b>				
Bank Fee - Deft/Stratapay	12.10	20.00	60.50	11.40
Compliance - Anchor Point Test	0.00	2,000.00	0.00	0.00
Compliance - Audit Fee	1,012.00	1,012.00	100.00	0.00
Compliance - Backflow Rego N	228.00	240.00	95.00	219.00
Compliance - Lift Rego N	408.04	440.00	92.74	408.04
Fees - Creditor Compliance	132.00	132.00	100.00	132.00
Fees - Land Valuation	178.20	0.00		0.00
Fire - Audit	655.00	0.00		0.00
Fire - Compliance	500.50	600.00	83.42	0.00
Fire - System & Equipment	5,945.50	6,400.00	92.90	6,282.10
Insurance - Premium	13,939.96	13,676.00	101.93	13,863.84
Insurance - Work Cover	277.00	300.00	92.33	277.00
Pest - Pest Control	0.00	180.00	0.00	0.00
Pest - Termite Inspection	0.00	180.00	0.00	160.00
R & M - Backflow Maintenance	335.50	350.00	95.86	319.00
R & M - Building	492.56	400.00	123.14	214.50
R & M - Cleaning & Gardening	11,976.75	12,000.00	99.81	11,424.00
R & M - Electrical	177.75	300.00	59.25	0.00
R & M - Keys & Locks	1,063.15	0.00		0.00
R & M - Lift Maintenance	5,604.50	5,500.00	101.90	5,456.00
R & M - Lift - Phone & Sim	660.00	800.00	82.50	779.67
R & M - Plumbing	387.20	550.00	70.40	489.50
Reports - Insurance Valuation	537.00	582.00	92.27	0.00
Reports - Sff	470.40	508.00	92.60	0.00
Reports - Wphs	0.00	0.00	0.00	475.00
Utilities - Electricity Com Po	2,716.29	2,200.00	123.47	1,749.91
Utilities - Rebate Gov	(156.25)	0.00	0.00	0.00
Utilities - Water & Sewerage	4,320.85	3,800.00	113.71	3,607.86
Bcm - Disbursements	1,386.00	1,386.00	100.00	1,386.00
Bcm - Egm	473.00	0.00		0.00

## PARK ON SAMMELLS CTS 53092

509-511 Rode Road Chermside Qld 4032

### STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 OCTOBER 2024 TO 30 SEPTEMBER 2025

	ACTUAL	BUDGET	VARIANCE	ACTUAL
	01/10/24-30/09/25	01/10/24-30/09/25	%	01/10/23-30/09/24
Bcm - Income Tax Lodgement	330.00	330.00	100.00	330.00
Bcm - Additional	787.31	450.00	174.96	432.29
Bcm - Secretarial Contract	3,872.59	3,872.59	100.00	3,755.70
Bcm - Software Licence Fee	504.96	504.90	100.01	504.96
Bcm - Voc	330.00	265.00	124.53	440.00
Bcm - Work Order & Quotes	1,980.00	495.00	400.00	1,782.00
<b><u>TOTAL ADMIN. EXPENDITURE</u></b>	<b>61,537.86</b>	<b>59,473.49</b>		<b>54,499.77</b>
<b><u>SURPLUS / DEFICIT</u></b>	<b>\$ (860.76)</b>	<b>\$ 1,202.51</b>		<b>\$ 775.07</b>
Opening Admin. Balance	201.55	201.55	100.00	(573.52)
<b><u>ADMINISTRATIVE FUND BALANCE</u></b>	<b>\$ (659.21)</b>	<b>\$ 1,404.06</b>		<b>\$ 201.55</b>

## PARK ON SAMMELLS CTS 53092

509-511 Rode Road Chermside Qld 4032

### STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 OCTOBER 2024 TO 30 SEPTEMBER 2025

	ACTUAL 01/10/24-30/09/25	BUDGET 01/10/24-30/09/25	VARIANCE %	ACTUAL 01/10/23-30/09/24
<b><u>SINKING FUND</u></b>				
<b><u>INCOME</u></b>				
Sinking Fund Levies	24,172.70	24,173.00	100.00	21,840.78
<b><u>TOTAL SINKING FUND INCOME</u></b>	<b>24,172.70</b>	<b>24,173.00</b>		<b>21,840.78</b>
<b><u>EXPENDITURE - SINKING FUND</u></b>				
Doors & Gates	0.00	0.00	0.00	1,221.00
Fire Control & Equipments	5,555.00	0.00		14,802.15
General	0.00	3,852.00	0.00	0.00
Insurance Claim Refunds	(3,000.00)	0.00	0.00	0.00
Insurance Claim Expenses	6,206.20	0.00		0.00
Keys & Locks	1,405.34	0.00		489.50
Lift Maintenance	0.00	0.00	0.00	1,309.00
<b><u>TOTAL SINK. FUND EXPENDITURE</u></b>	<b>10,166.54</b>	<b>3,852.00</b>		<b>17,821.65</b>
<b><u>SURPLUS / DEFICIT</u></b>	<b>\$ 14,006.16</b>	<b>\$ 20,321.00</b>		<b>\$ 4,019.13</b>
Opening Sinking Fund Balance	55,014.58	55,014.58	100.00	50,995.45
<b><u>SINKING FUND BALANCE</u></b>	<b>\$ 69,020.74</b>	<b>\$ 75,335.58</b>		<b>\$ 55,014.58</b>

Dealing Number



OFFICE USE ONLY

**Privacy Statement**

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

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<b>1. Nature of request</b>	<b>Lodger</b> (Name, address, E-mail & phone number)	<b>Lodger Code</b>
REQUEST TO RECORD NEW COMMUNITY MANAGEMENT STATEMENT FOR PARK ON SAMMELLS COMMUNITY TITLES SCHEME 53092	Redchip Lawyers Locked Bag 2, Fortitude Valley QLD 4006 PH: 3223 6100	227A

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<b>2. Lot on Plan Description</b>	<b>Title Reference</b>
COMMON PROPERTY OF PARK ON SAMMELLS COMMUNITY TITLES SCHEME 53092	51198987

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**3. Registered Proprietor/State Lessee**  
BODY CORPORATE FOR PARK ON SAMMELLS COMMUNITY TITLES SCHEME 53092

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**4. Interest**  
NOT APPLICABLE

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**5. Applicant**  
BODY CORPORATE FOR PARK ON SAMMELLS COMMUNITY TITLES SCHEME 53092

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**6. Request**

I hereby request that: the new Community Management Statement deposited herewith which amends the exclusive use allocations in Schedule E of the existing CMS be recorded as the CMS for Park on Sammells Community Titles Scheme 53092

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**7. Execution by applicant**

Nicholas John Robson, Solicitor

31 103/2020  
**Execution Date**

  
.....  
**Applicant's or Solicitor's Signature**

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



THIS STATEMENT MUST BE LODGED TOGETHER WITH A FORM 14 GENERAL REQUEST AND IN THE CASE OF A NEW STATEMENT MUST BE LODGED WITHIN THREE (3) MONTHS OF THE DATE OF CONSENT BY THE BODY CORPORATE

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

*Office use only*  
CMS LABEL NUMBER

- 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

<b>1. Name of community titles scheme</b> Park on Sammells Community Titles Scheme 53092	<b>2. Regulation module</b> Accommodation Module				
<b>3. Name of body corporate</b> Body Corporate for Park on Sammells Community Titles Scheme 53092					
<b>4. Scheme land</b> <table style="width: 100%;"> <tr> <td style="width: 70%;">Lot on Plan Description</td> <td style="width: 30%;">Title Reference</td> </tr> <tr> <td>See Enlarged Panel</td> <td>See enlarged panel</td> </tr> </table>		Lot on Plan Description	Title Reference	See Enlarged Panel	See enlarged panel
Lot on Plan Description	Title Reference				
See Enlarged Panel	See enlarged panel				
<b>5. #Name and address of original owner</b> N/A	<b>6. Reference to plan lodged with this statement</b> N/A				

# first community management statement only

**7. Local Government community management statement notation**

.....signed

.....name and designation

.....name of Local Government

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



27 13 20  
Execution Date

.....  
 Chairperson/Secretary

.....  
 Committee Member  
**\*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 DNRM see the Department's website.

**4. Scheme land**

Lot on Plan Description	Title Reference
Lot 11 on SP 310770	51198988
Lot 12 on SP 310770	51198989
Lot 13 on SP 310770	51198990
Lot 21 on SP 310770	51198991
Lot 22 on SP 310770	51198992
Lot 23 on SP 310770	51198993
Lot 24 on SP 310770	51198994
Lot 25 on SP 310770	51198995
Lot 31 on SP 310770	51198996
Lot 32 on SP 310770	51198997
Lot 33 on SP 310770	51198998
Lot 34 on SP 310770	51198999
Lot 35 on SP 310770	51199000
Lot 41 on SP 310770	51199001
Lot 42 on SP 310770	51199002
Lot 43 on SP 310770	51199003
Lot 44 on SP 310770	51199004
Lot 45 on SP 310770	51199005
Common Property of Park on Sammells Community Titles Scheme 53092	51198987

<b>SCHEDULE A</b>	<b>SCHEDULE OF LOT ENTITLEMENTS</b>
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Lot on Plan	Contribution	Interest
Lot 11 on SP 310770	571	553
Lot 12 on SP 310770	568	553
Lot 13 on SP 310770	571	542
Lot 21 on SP 310770	553	564
Lot 22 on SP 310770	549	536
Lot 23 on SP 310770	558	553
Lot 24 on SP 310770	549	536
Lot 25 on SP 310770	553	542
Lot 31 on SP 310770	553	569
Lot 32 on SP 310770	549	542
Lot 33 on SP 310770	549	564
Lot 34 on SP 310770	549	542
Lot 35 on SP 310770	553	569
Lot 41 on SP 310770	553	553
Lot 42 on SP 310770	549	547
Lot 43 on SP 310770	549	569
Lot 44 on SP 310770	549	569
Lot 45 on SP 310770	553	580
<b>TOTALS</b>	9978	9983

### Principles for deciding the Contribution Lot Entitlement for a Lot

1. The contribution schedule principle under section 46(7) of the *Body Corporate and Community Management Act 1997 (Act)* on which the contribution schedule lot entitlements for the community titles scheme has been decided is the relativity principle.
2. The relativity principle referred to in paragraph 1 above is the principle that the lot entitlements must clearly demonstrate the relationship between the lots in the community titles scheme by reference to one or more particular relevant factors.
3. Section 46A(3) of the Act states that a relevant factor (as referred to in paragraph 2 above) may, and may only, be any of the following:
  - (a) how the community titles scheme is structured;
  - (b) the nature, features and characteristics of the lots;
  - (c) the purposes for which the lots are used;
  - (d) the impact the lots may have on the costs of maintaining the common property;
  - (e) the market values of the lots.
4. Individual contribution schedule lot entitlements for the community titles scheme were decided by reference to the following factors:
  - (a) the nature, features and characteristics of the lots in the community titles scheme;
  - (b) the impact the lots in the community titles scheme may have on the costs of maintaining the common property within the community titles scheme; and

in having reference to these factors, it is considered just and equitable for there to be a variation in the contribution schedule lot entitlements for the community titles scheme.

5. After having decided to use the relativity principle and by reference to the factors referred to in paragraph 4 above, the individual contribution lot entitlements for the community titles scheme were decided on the basis that certain features or characteristics of lots in the community titles scheme impact on the costs to the body corporate of repairing, maintaining, capital replacement and cleaning the common property, for example:
- (a) a lot which has a greater external surface area will have a higher contribution schedule lot entitlement than a lot which has a smaller external surface area because there is a higher cost of repairing, maintaining, replacing and cleaning that part of the common property surrounding the lot with the greater external surface area; and
  - (b) the greater the floor area of a lot, the greater the prospective demand on the common property to protect, support, service and generally benefit the lot with corresponding greater cost to the body corporate in the provision of and in the repair, maintenance, capital replacement and, as applicable, cleaning of the common property provided to the lot.

## Principles for deciding the Interest Lot Entitlement for a Lot

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

SCHEDULE B	EXPLANATION OF THE DEVELOPMENT OF SCHEME LAND
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Section 66(1)(f) and (g) of the *Body Corporate and Community Management Act 1997* are not applicable.

SCHEDULE C	BY-LAWS
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## 1. Definitions and Interpretation

### 1.1 Definitions

In these by-laws unless the context otherwise requires:

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

**Body Corporate** means the Body Corporate formed under the Act.

**Building** means the building or buildings and other fixed structures erected on the Scheme Land.

**Caretaker** means that person or corporation engaged or authorised by the Body Corporate as caretaker under the Caretaker Agreement to supply caretaking services for the benefit of the Scheme.

**Committee** means the Committee of the Body Corporate elected in accordance with the Act.

**Common Property** means the property described as such in the Scheme.

**Gate** means any form of gate, roller door, roller gate, boom gate or other structure serving a purpose similar to a gate.

**Gate Key** means the form of key, code, remote control or other access device used to control Gates which Occupiers are authorised to open and close.

**Guest** means any person or persons who is visiting an Occupier of a Lot in that Lot, in the Building or otherwise on the Scheme Land.

**Letting Agent** means that person or corporation who has been engaged or authorised by the Body Corporate in to supply letting services to Owners or Occupiers of lots who wish to avail themselves of such services.

**Local Government** means the local government in whose area the Scheme Land is located.

**Lot** means a lot in the Scheme.

**Occupier** includes the Owner or Occupier of a Lot in whatever capacity.

**Original Owner** has the meaning given to that term in the Act.

**Owner** includes any person or corporation who owns or otherwise has ultimate control of a Lot.

**Requirement** means any requirement or authorisation of any statutory body, Local Government or governmental or other authority which is necessary or desirable under any law or regulation and includes the provisions of any statute or by-law under the Act.

**Scheme** means the Community Titles Scheme for which these by-laws have been recorded.

**Scheme Land** means the land in the Scheme.

**Services** in relation to the Lots and the Common Property includes:

- (a) water reticulation or supply;
- (b) gas reticulation or supply;
- (c) electricity supply;
- (d) air-conditioning;
- (e) a telephone or other telecommunications service;
- (f) a cable or satellite TV service;
- (g) a computer data or television service;
- (h) a sewer system;
- (i) a fire prevention system;
- (j) drainage;
- (k) a system for the removal or disposal of garbage or waste (including recyclable items);
- (l) a ventilation or air extraction system;
- (m) security services; and
- (n) another system designed to improve the amenity, or enhance the enjoyment, of Lots or Common Property.

**Service Infrastructure** means any cables, wires, pipes, sewers, drains, ducts, plant and equipment and infrastructure by which Lots or Common Property are supplied with Services.

**Vehicle** includes a motor car, truck, motor cycle, trailer, boat and caravan.

## 1.2 Interpretation

- (a) Headings are included for convenience only and are not to be used in the interpretation of these by-laws.
- (b) Plurals will include the singular and singular will include the plural.
- (c) Reference to persons includes natural persons, bodies corporate, corporations sole and other bodies.
- (d) References to gender will include all other genders.
- (e) reference to a by-law includes any variation or replacement of that by-law.
- (f) Where these by-laws provide that:
  - (i) something will not be done, an Owner or Occupier of a Lot is not to attempt to do that thing or permit that thing to be done;

- (ii) an Owner or Occupier of a Lot must obtain the consent of the Body Corporate, that consent may be given by the Committee.
- (g) Where a term or expression is used but is not defined in these by-laws, it will have the same meaning given to it in the Act.
- (h) If any by-law or the application of it is or becomes invalid or unenforceable, the remaining by-laws will not be affected and each remaining by-law will be valid and enforceable to the fullest extent permitted by law.

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## 2. Noise

- (a) The Occupier of a Lot must not create noise likely to interfere with the peaceful enjoyment of a person lawfully on another Lot or the Common Property.
- (b) Occupiers and Guests arriving or leaving a Lot or the Scheme after 10.00pm shall be requested by their hosts to leave quietly.
- (c) In the event of unavoidable noise in a Lot at any time, the Occupier of the Lot must take all practical means to minimise any annoyance to other Occupiers of Lots by closing doors, windows and curtains of its Lot and also such further steps as may be within its power for the same purpose.

---

## 3. Use of Common Property

The Occupier of a Lot must:

- (a) use the Common Property only for the purpose for which it was designed or intended;
- (b) comply with all the directions and rules of the Body Corporate relating to conduct on and use of the Common Property; and
- (c) observe all relevant Requirements in relation to the Common Property;
- (d) 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;
- (e) not obstruct the lawful use of the Common Property by someone else.

---

## 4. Vehicles

- (a) The Occupier of a Lot must not, without the prior written approval of the Committee:
  - (i) park a Vehicle, or allow a Vehicle to stand, on the Common Property; or
  - (ii) permit a Guest to park a Vehicle, or allow a Vehicle to stand, on the Common Property except for the designated visitor parking which must remain available at all times for the sole use of visitors' Vehicles.
- (b) An approval under by-law 4 must state the period for which it is given, with the exception of designated visitor parking.
- (c) However, the Body Corporate may cancel the approval by giving 7 days written notice to the Occupier, with the exception of designated visitor parking.
- (d) The Caretaker will have the right at all times to enter any car park area for the purpose of removing any spilt oil or other fluids and the Occupier responsible for any spillage on a car park or the car parking areas may be levied with the cleaning costs.
- (e) The car parking areas in the Common Property must be kept in a tidy condition free of all litter. The car parking areas must not be used to carry out major repairs and maintenance to any Vehicle.
- (f) All Occupiers and Guests must when operating Vehicles on the Scheme Land observe any speed limit noted on any signs erected on the Common Property.

- (g) Occupiers shall at all times observe the reasonable directions of the Body Corporate or the Committee concerning the use of the car parking areas.
- (h) Occupiers shall ensure that their Guests use the visitor car parking areas only for casual parking. Use of visitor car parking is limited to a maximum of four (4) hours. An Occupier shall not park or stand any Vehicle or other vehicle upon areas set aside for visitor car parking.
- (i) The Original Owner may allocate or cause the Body Corporate to allocate at least one (1) car space which forms part of the Common Property for the loading and unloading of Vehicles and disabled parking. An Occupier must not use such car space(s) other than for such purposes.

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## 5. Damage to lawns etc.

- (a) The Occupier of a Lot must not, without the prior written approval of the Committee:
  - (i) damage a lawn, garden, tree, shrub, plant or flower on the Common Property; or
  - (ii) use a part of the Common Property as a garden.
- (b) An approval under by-law 5(a) must state the period for which it is given.
- (c) However, the Body Corporate may cancel the approval by giving 7 days written notice to the Occupier.

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## 6. Damage to Common Property

- (a) An Occupier of a Lot must not, without the prior written approval of the Committee, mark, paint, drive nails, screws or other objects into, or otherwise damage or deface a structure that forms part of the Common Property.
- (b) However, an Occupier may install a locking or safety device to protect the Lot against intruders, or a screen to prevent entry of animals or insects, if the device or screen is soundly built and is consistent with the colour, style and materials of the Building.
- (c) The Occupier of a Lot must keep a device installed under by-law 5(a)(b) in good order and repair.

---

## 7. Use of Lots

- (a) An Occupier of a Lot must:
  - (i) subject to this by-law, ensure the Lot is only be used for residential purposes and for no other purpose;
  - (ii) observe all Requirements in relation to that use;
  - (iii) maintain the Lot in a good state of repair and cleanliness and free of all vermin, insects and pests;
  - (iv) give prompt notice to the Body Corporate of any damage to or defect or disrepair of the Services, Service Infrastructure or the Common Property;
  - (v) not overload any Services or Service Infrastructure;
  - (vi) not waste water and ensure that all water taps in the Lot are turned off after use and any leaking taps in the Lot are promptly repaired; and
  - (vii) not bring to, do or keep anything on its Lot which may increase the rate of fire insurance on its Lot or any other part of the Scheme Land, or which may conflict with the laws and/or regulations relating to fires, or any insurance policy for such Lot or Scheme Land, or the regulations or ordinances of any public authority in force from time to time.
- (b) The Body Corporate may in its discretion grant to the Letting Agent or Caretaker an area reasonably required by the Letting Agent under an occupational authority over Common Property

- (c) An Occupier of a Lot must keep it in a good state of preservation and cleanliness and must take all necessary steps from time to time to keep the Lot free and clear of all vermin, insects and pests.
- (d) An Occupier must not use any cooking facility in any part of a Lot other than the kitchen but may operate a barbeque on the balcony of a Lot (but not on a balcony which is Common Property) provided the Occupier complies with all rules determined by the Committee for such use including, but not limited to, the type of barbeque which may be used.

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## **8. Behaviour of Guests, tenants, etc.**

- (a) An Occupier of a Lot must take reasonable steps to ensure that the Occupier's Guests do not behave in a way likely to interfere with the peaceful enjoyment of another Lot or the Common Property or in breach of these by-laws.
- (b) An Occupier of a Lot must compensate the Body Corporate for damage caused to Body Corporate assets or the Common Property by the Occupier's Guests.
- (c) The Owner of a Lot not occupying that Lot must take all reasonable steps to make sure the person occupying it complies with these by-laws.

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## **9. Structural Alterations and Appearance of Lots**

- (a) Subject to any approvals required by the Local Government, the Occupier of a Lot must not, without the prior written approval of the Committee:
  - (i) 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; or
  - (ii) make structural alterations to any Lot, including any alteration to the interior of a Lot, any Services Infrastructure, or work for the purpose of installing any air-conditioning system.
- (b) Without limiting by-law 9(a):
  - (i) the Committee in determining whether to give its approval may request any information or documents, and may engage at the Occupier's cost any consultants (including an architect), which the Committee considers appropriate; and
  - (ii) any alterations to the interior flooring of a Lot must have the prior written approval of the Committee. The Committee must not unreasonably withhold its approval to any proposed alterations to the interior flooring of a Lot, provided that the relevant Owner obtains an acoustic report from a qualified professional and installs appropriate sound-dampening material (if necessary) to ensure that the enjoyment of any other Lot or the Common Property is not adversely affected by any noise produced by the use of the floor of the Lot.
- (c) The Occupier of a Lot must not, without the prior written approval of the Committee:
  - (i) hang washing, towels, bedding, clothing, or display a sign, advertisement, placard, banner, pamphlet or similar article in, on or around a Lot if the article is visible from another Lot or the Common Property, or from outside the Scheme Land; or
  - (ii) install, construct, place or permit to remain in or on a Lot, any television, radio or other electronic antenna or device of any type, unless it is not visible from outside the Lot.
- (d) The Occupier of a Lot must not install, renovate and/or replace curtain backings or window treatments in a Lot, unless the colour and design have first been approved in writing by the Committee. In giving its approval, the Committee must ensure, so far as practicable, that all curtain backings and window treatments used in a Lot have an appearance (when viewed from outside the Lot, the Common Property or outside the Scheme Land) that are in keeping with the appearance and colour scheme of the improvements on the Scheme Land, with preference being given to white and off-white colours.
- (e) The Occupier of a Lot must not permit, without the prior written approval of the Committee:

- (i) any root invasive species of plant to be grown in any planter box or pot on any part of the Lot or Common Property; or
  - (ii) any plant species greater than one (1) meter in height, or of a weight which may compromise the structural loading of the Building, to be grown on any part of the Lot or Common Property.
- (f) An Occupier of a Lot must not use any balcony as a storage area (for example, for the storage of boxes, bikes, book shelves and other furniture).

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## 10. Storage of flammable materials, etc.

The Occupier of a Lot must not, without the prior written approval of the Committee, use or store any flammable chemical, liquid, gas or other flammable material:

- (a) on the Common Property; or
- (b) on a Lot,

unless the substance is used or intended for use for domestic purposes, or is contained in a fuel tank of a Vehicle.

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## 11. Garbage disposal

The Occupier of a Lot must:

- (a) keep a receptacle for garbage and rubbish in a clean and dry condition and adequately covered on its Lot, unless the Body Corporate provides some other way of garbage disposal;
- (b) not accumulate rubbish in its Lot, or leave rubbish on the Common Property (except in the rubbish bins provided by the Body Corporate, if any);
- (c) comply with all local laws of the Local Government about disposal of garbage and rubbish; and
- (d) ensure that the Occupier does not, in disposing of garbage and rubbish, adversely affect the health, hygiene or comfort of the Occupiers of other Lots.

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## 12. Keeping of animals

- (a) Subject to section 181 of the Act, the Occupier of a Lot is permitted to keep pets on its Lot subject to the following conditions:
  - (i) the pet is kept within the Lot;
  - (ii) the pet does not cause a nuisance to or disturb, any other Owner or Occupier;
  - (iii) the pet is restrained when on Common Property;
  - (iv) the pet is domesticated, kept clean, quiet and controlled at all times, whilst within the Lot and whenever on Common Property;
  - (v) the pet does not defecate or run loose whilst on Common Property;
  - (vi) the pet must be registered with the council where registration is required under council laws;
- (b) The Committee may direct an Occupier to remove an animal from the Scheme Land if it receives not less than three (3) substantiated complaints (which allege a breach of a condition in this by-law), within a 6 month period, relating to the relevant animal.

**NOTE: Section 181 of the Act provides as follows:**

- *A person with a disability under the Guide, Hearing and Assistance Dogs Act 2009 who relies on a guide, hearing or assistance dog and who has the right to be on a lot included in a community titles scheme, or*

*on the common property, has the right to be accompanied by a guide, hearing or assistance dog while on the lot or common property.*

- *A person mentioned in subsection (1) who is the owner or occupier of a lot included in a community titles scheme has the right to keep a guide, hearing or assistance dog on the lot.*
- *A by-law can not exclude or restrict a right given by this section.*

---

### 13. Water Apparatus

The water closets, conveniences and other water apparatus including waste pipes and drains must not be used for any purpose other than those for which they were constructed and no sweepings or rubbish or other unsuitable substance is to be placed in them. The cost of rectifying any damage or blockage which results from misuse or negligence of the same must be borne by the Owner of the respective Lot.

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### 14. Security System

- (a) The Body Corporate may, if it elects to do so, operate a security system under which:
  - (i) parts of the Common Property are secured against entry by unauthorised persons; and
  - (ii) locks and other security devices or procedures are used to implement the security system.
- (b) The Body Corporate is not liable for any loss or damage suffered to persons or property because:
  - (i) the security system fails or there is unauthorised entry to any part of the Common Property; or
  - (ii) the security system is not operating.
- (c) The Caretaker (if any) will operate and monitor the video surveillance system (if any), and for that purpose the Caretaker will have the special right to such parts of the Common Property on which, or in which, there exists any video surveillance equipment, including cameras and cabling.
- (a) Unless authorised in writing by the Committee, no-one may interfere with mechanisms operating any Gate. Such mechanism may only be operated as authorised by the Committee and any malfunction of a Gate must be reported to the Committee.
- (b) Any Gate Key must be dealt with in a security conscious manner and must not be given to anyone other than an Owner or Occupier. The loss of any Gate Key must be reported to the Committee.
- (c) The Body Corporate must issue Gate Keys in the reasonable quantity required by an Owner or Occupier on payment by that person to the Body Corporate of a fee and lodgement of a bond as reasonably determined by the Committee. All Gate Keys will remain the property of the Body Corporate.
- (d) An Owner or Occupier, on ceasing to be an Owner or Occupier must promptly return to the Committee all Gate Keys in their possession and, upon return of a Gate Key in good working order and condition, any bond held in respect of the Gate Key will be refunded by the Body Corporate to that Owner or Occupier.
- (e) If the Committee, in the exercise of its powers under these by-laws, restricts the access of Owners or Occupiers to any part of the Common Property by means of any lock or similar security device, the Committee may make available to Owners such a number of keys or operating devices as it determines free of charge and thereafter may at its discretion make additional numbers available to Owners upon payment of such reasonable charges as may be determined from time to time by the Committee.

---

### 15. Auction Sale

An Occupier of a Lot must not permit any auction sale to be conducted or take place on the Common Property without the written consent of the Body Corporate, but this by-law does not prohibit an auction sale of a Lot being conducted in that Lot.

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**16. Recovery of Moneys**

- (a) Where the Body Corporate expends any of its funds to rectify any breach of any law or of these by-laws by an Occupier of a Lot, the Body Corporate may recover the amount spent as a liquidated debt from the Owner of that Lot by commencing proceedings against that Owner.
- (b) If a contribution levied under the Act or any other monies which are due and owing by an Owner (or any mortgagee in possession) of a Lot to the Body Corporate is unpaid for a period of thirty (30) days after it falls due for payment, then the unpaid contribution will bear interest at an annual rate to be determined by the Body Corporate by ordinary resolution in general meeting. If no such resolution has been made, then interest will accrue at a rate of 2% per month or any part thereof.
- (c) If at any time a person becomes the Owner of a Lot and another person is liable in respect of the Lot to pay the interest on a contribution, the Owner is jointly and severally liable with the other person for the payment of the interest and the amount of any interest is recoverable by the Body Corporate as a liquidated debt.

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**17. Legal Proceedings**

The Body Corporate may commence or authorise the commencement of legal proceedings against any Owner (or any mortgagee in possession) of a Lot who owes money to the Body Corporate.

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**18. Rules**

The Body Corporate and the Committee may make rules about the Common Property and Body Corporate assets and the Common Property not inconsistent with these by-laws. All such rules must be observed by Occupiers of Lots but such rules will be of no effect unless ratified by a majority resolution of the Body Corporate at a general meeting of the Owners held within 12 months of their commencement.

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**19. Copy of by-laws**

Each Owner must provide a copy of these by-laws to any tenant or other Occupier of that Owner's Lot.

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**20. Bicycles, etc.**

An Occupier of a Lot must not, without the prior written approval of the Committee, ride or permit the riding of any bicycle, skateboard, rollerblades or similar things on the Common Property.

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**21. Easements**

The Body Corporate may:

- (a) grant any easement, licence, right of way or any other concession to enable services (for example electricity, telecommunications, communications, gas, drainage, water or sewerage) from any public authority or instrumentality, any Federal or State Government department, authority or instrumentality, or any private person or corporation to pass through under or over Common Property for the benefit of any other person or corporation. Such services may include the provision of manholes or inspection outlets; and
- (b) enter into or be a party to or have the benefit of a grant of easement with any adjoining land owner or the Local Government whether pursuant to conditions of the approval for the development of the Scheme Land or otherwise, for any purpose necessary for the use and enjoyment of a Lot or the Common Property or for the benefit of adjoining land owners, the Local Government or any other person including, without limitation, for access, services, protection of vegetation and maintenance of dividing fences.

---

**22. Body Corporate Empowered to Enter into Agreements**

- (a) Without derogating from any powers, authorities, duties and functions conferred or imposed on it by or under the Act or elsewhere under these by-laws, the Body Corporate may enter into one or more of the

following agreements with such person or persons or corporation or corporations as the Body Corporate in its absolute discretion shall decide:

- (i) an agreement or agreements for the caretaking, management and/or maintenance of the Common Property and the letting of Lots on behalf of Owners and Occupiers;
  - (ii) an agreement or agreements for the appointment of a Body Corporate manager for the performance of, amongst other things, certain duties and obligations of the secretary and treasurer of the Body Corporate and such other duties and obligations as the Body Corporate may deem appropriate;
  - (iii) an agreement or agreements for the purpose of better seeing to the proper functioning, operation and management of the Building and Common Property or for the purposes of ensuring the proper performance of the powers, duties and functions of the Body Corporate and of the Committee (including agreements with service contractors and service and maintenance contracts in respect of Services Infrastructure, for example, mechanical ventilation, fire control equipment and security systems); and
  - (iv) an agreement or agreements for the supply of Services to the Building and incorporating cost sharing arrangements including, without limitation, agreements for the provision and installation of satellite dishes and other telecommunications facilities within or on the Building.
- (b) Any such agreements shall be upon such terms and conditions as the Body Corporate shall decide in its absolute discretion.

---

### 23. Special Privileges

Whilst there is in existence an agreement with a Caretaker and/or Letting Agent to provide services for the control, management and administration of the Common Property and/or letting and ancillary services to such of the Owners or Occupiers of Lots who wish to avail themselves of such services, then:

- (a) the Body Corporate will not itself, directly or indirectly, provide any of the services set out in the agreements;
- (b) the Body Corporate will not allow any person other than the party to such agreements to provide, from the Scheme Land, any of the services set out in the agreements;
- (c) the Body Corporate will not enter into with any other person or entity an agreement similar to the agreements;
- (d) the Caretaker and/or Letting Agent may affix and/or display such signage and advertisements on Common Property as may be reasonably required by the Caretaker or Letting Agent in the performance of its duties and in the exercise of its rights under any agreement entered into with the Body Corporate, provided that they are in keeping with the amenity of the Scheme;
- (e) the Body Corporate must not grant to any other person the right to conduct any business of a similar nature to the Letting Agent's letting business from within the Scheme Land, nor must the Body Corporate (or any of its members individually) directly or indirectly conduct or attempt to conduct any such business from within the Scheme Land;
- (f) the Body Corporate confers on the Caretaker special privileges in respect of the whole of the Common Property to use same in connection with the business carried out pursuant to its agreement with the Body Corporate;
- (g) the Body Corporate will continue to be responsible to carry out its duties pursuant to the Act in respect of any Common Property for which special privileges have been granted pursuant to this by-law.

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### 24. Bulk Supply of Utilities

The Body Corporate will have the lawful authority from time to time to purchase, rent, lease or otherwise acquire title to and use and to have installed, use, run and maintain any utility management system for utilities in the Scheme Land and in such case:

- (a) the Body Corporate will have the power to enter into a contract for the purpose of reticulated utility, on the most economical basis, for the whole of the Scheme Land from the relevant authority;
- (b) the Body Corporate will have the power to sell reticulated utility to each Occupier of a Lot;
- (c) each Occupier must purchase and only use utility consumed in its Lot direct from the Body Corporate and must not purchase utility from any other source;
- (d) the Body Corporate will arrange for the installation of a separate utility meter for each Lot;
- (e) the Body Corporate will not be required to supply to any Occupier utility requirements beyond the requirements which the relevant authority could supply at any particular time;
- (f) the price to be charged by the Body Corporate to each Occupier for the supply of reticulated utility will be at the same rate it has purchased the utility plus the cost of any meter readings, costs to produce consumption invoices, any administration and reminders and collection charges;
- (g) the Body Corporate will render accounts to each Owner or Occupier of a Lot and such accounts will be payable to the Body Corporate by the Owner within 14 days of the delivery of such accounts;
- (h) in respect of an account which has been rendered pursuant to these by-laws, an Owner of a Lot is liable, jointly and severally with any person who was liable to pay that utility account when that Owner became the Owner of that Lot;
- (i) if a proper account for the supply of reticulated utility is not paid by its due date for payment, then the Body Corporate will be entitled to:
  - (i) recover the amount of the unpaid account or accounts (whether or not a formal demand has been made) as a liquidated debt due to it in any court of competent jurisdiction; and/or
  - (ii) disconnect the supply of reticulated utility to the relevant Lot;
- (j) the Body Corporate will not under any circumstances whatsoever be responsible or liable for any failure of the supply of utility due to breakdown, repairs, maintenance, strikes, accidents or causes of any class or description; and
- (k) the Body Corporate may, from time to time determine a security deposit to be paid by each Owner of a Lot connected for the supply of the reticulated utility as a guarantee against non-payment of accounts for the supply of reticulated utility or money payable under this by-law.

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## 25. Right of Entry

- (a) Upon the Body Corporate or the Committee giving reasonable notice to an Occupier of a Lot, the Occupier must permit the Body Corporate, its authorised representative or any contractor, workman or other authorised person the right of access to the Lot for the purpose of carrying out works or effecting repairs to any Services Infrastructure.
- (b) If in the reasonable opinion of the Body Corporate or the Committee there is a matter of emergency, no notice will be necessary. Any works or repairs will be at the expense of the Owner of the Lot in the case where the need for such works or repairs is due to any act or default of the Occupier or their Guests, servants or agents. The Body Corporate and the Committee, in exercising the powers under this by-law, must ensure that its servants, agents and employees cause as little inconvenience to the Occupier of the Lot as is reasonable in the circumstances.

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## 26. Committee Consent

Subject to any provision of these by-laws to the contrary, where any act or thing requires the consent of the Committee, the Committee may, acting reasonably, give its consent to that thing with or without conditions or refuse to give its consent.

---

## 27. Construction and Sale of Lots

- (a) Whilst the Original Owner (and any person to whom the Original Owner assigns its rights under this by-law) remains an Owner of any Lot, the Original Owner and its servants, agents, authorised representatives and contractors, will be entitled:
- (i) to place such signs and other advertising and display material in and about any Lot owned by the Original Owner or the Common Property, provided that they are reasonably attractive in appearance;
  - (ii) to enter onto and pass over the Common Property (with or without vehicles and equipment) to gain access to and egress from any part of the Scheme Land, or to store building materials, vehicles, equipment or fill on the Scheme Land; and
  - (iii) to carry out any works or other activities required for the purpose of constructing the Building or any other improvements on the Scheme Land, and no objection will be made to the noise, nuisance or other inconvenience which might arise from such works.
- (b) In exercising its rights under this by-law, the Original Owner will use its reasonable endeavours to prevent undue interference with the enjoyment by any Occupiers of their Lots and the Common Property.
- (c) Whilst any construction or building works are being undertaken by the Original Owner on the Scheme Land, all Occupiers and Guests must comply with the reasonable directions of the Original Owner (and its servants, agents, authorised representatives and contractors). In particular, they must comply with any altered traffic (vehicle and pedestrian) flow directions.

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## 28. Authorised Allocations

- (a) Subject to the requirements of the Act, the Original Owner is authorised to allocate for the exclusive use, for the rights and enjoyment of, or other special rights of, any part of the Common Property and any asset of the Body Corporate for any of the following purposes:
- (i) parking purposes;
  - (ii) bicycle parking purposes;
  - (iii) storage area purposes;
  - (iv) air-conditioning unit keeping purposes;
  - (v) antenna and other communication device keeping purposes;
  - (vi) toilet and/or washroom use purposes;
  - (vii) signage area purposes;
  - (viii) access purposes; and
  - (ix) to the extent lawful, any other lawful purpose determined by the Original Owner.
- (Authorised Allocation)**
- (b) The Original Owner may make an Authorised Allocation within the period of 12 months after the recording of the Community Management Statement which includes this by-law, or such longer period as may be permitted under the Act.
- (c) Each Occupier of a Lot to which an Authorised Allocation attaches must:
- (i) use it in a way not likely to interfere with the peaceful enjoyment of another Lot or the Common Property including another exclusive use area;
  - (ii) use it only for the purpose for which the allocation is made; and

- (iii) keep it tidy and free from rubbish.

---

## 29. Exclusive Use Areas

- (a) The Owner of a Lot identified in Schedule E is entitled to the exclusive use and to the rights and enjoyment of and other special rights about that part of the Common Property (the **Exclusive Use Areas**) allocated in Schedule E for the purposes set out in Schedule E.
- (b) Each Occupier of a Lot to which an Exclusive Use Area is allocated under this by-law must:
  - (i) use the Exclusive Use Area in a way not likely to interfere with the peaceful enjoyment of any Lot or the Common Property;
  - (ii) keep the Exclusive Use Area in good repair and condition, neat and tidy and free from rubbish;
  - (iii) use the Exclusive Use Area only for the purpose for which the allocation was granted; and
  - (iv) for any Exclusive Use Area which is parking space, only install storage systems in or on the Exclusive Use Area with the prior written approval of the Committee.
- (c) Any Exclusive Use Area which:
  - (i) is parking space; and
  - (ii) is adjacent to an Exclusive Use Area which is a storage area to which there is no means of access other than through the car parking space,

must not be surrendered and/or re-allocated unless both the car parking space and storage area are surrendered and/or re-allocated so that, at all times, there is a lawful means of access to the storage area.

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## 30. Council Mandated Terms

- (a) A prerequisite for the establishment of the Scheme was the obtaining of certain development approvals from the Local Government (**Development Approvals**). The conditions of the Development Approvals, as far as they continue to have application after establishment of the Scheme are Requirements for the purposes of these by-laws.
- (b) When obliged by the conditions of any Development Approval, the Body Corporate and all Owners and Occupiers must maintain and not contravene the conditions of approval for the Scheme issued by the Local Government, and in particular:
  - (i) All balconies and terraces shown on the approved drawings and documents, must remain unenclosed with no shutters, glazing, louvres or similar permanent fixtures.

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

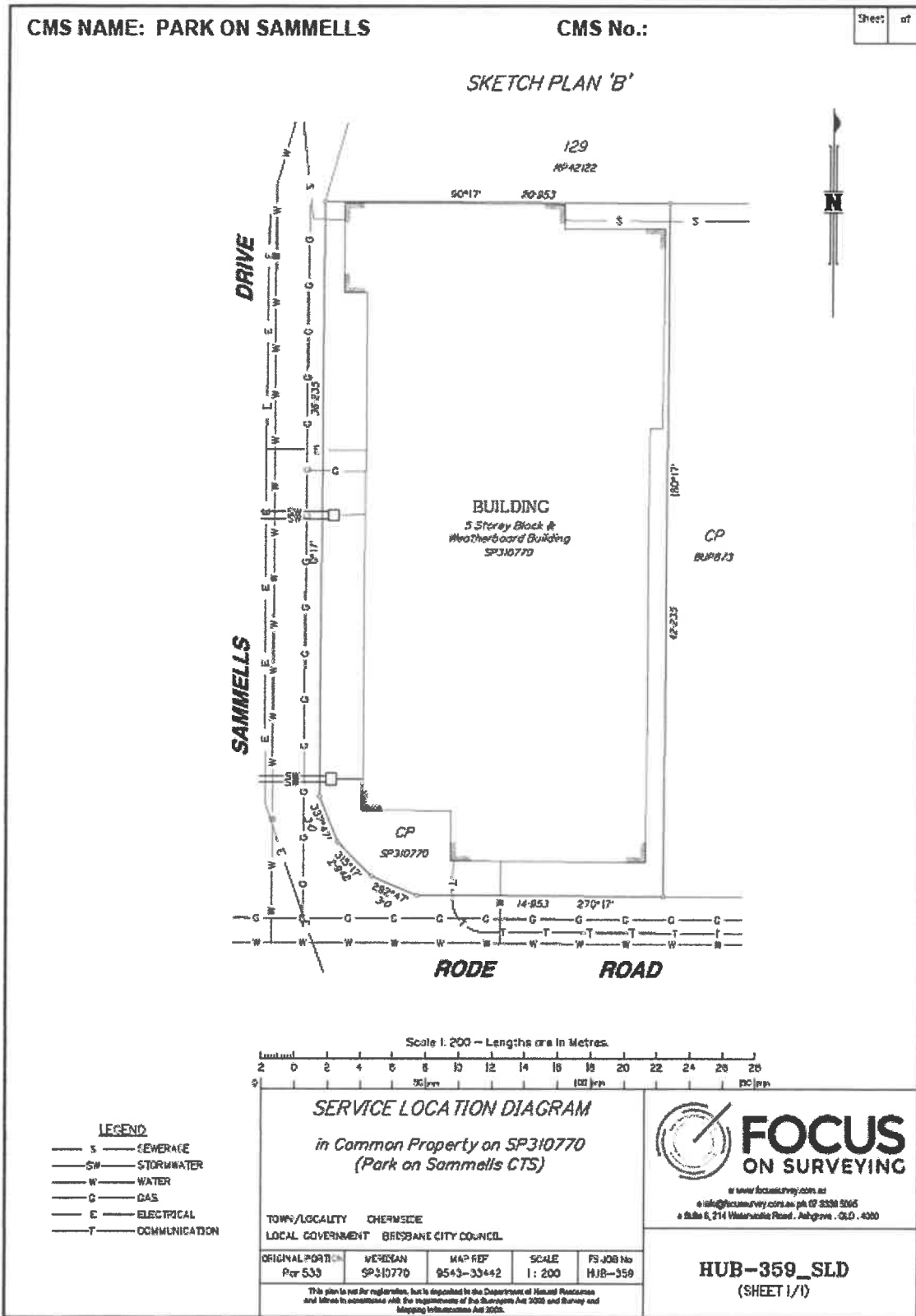
1. A Services Location Diagram for all service easements for the Common Property of the Scheme is attached and marked "Sketch Plan B"
2. The Lots in the Scheme are affected by the following types of statutory easements:

<b>Lots Affected</b>	<b>Statutory Easement</b>	<b>Services Location Diagram</b>
Lots 11-13, 21-25, 31-35, 41-45 and Common Property	Electricity, Water, Telstra, Stormwater, Sewerage, Combined, Shelter and Support	Sketch Plan "B"

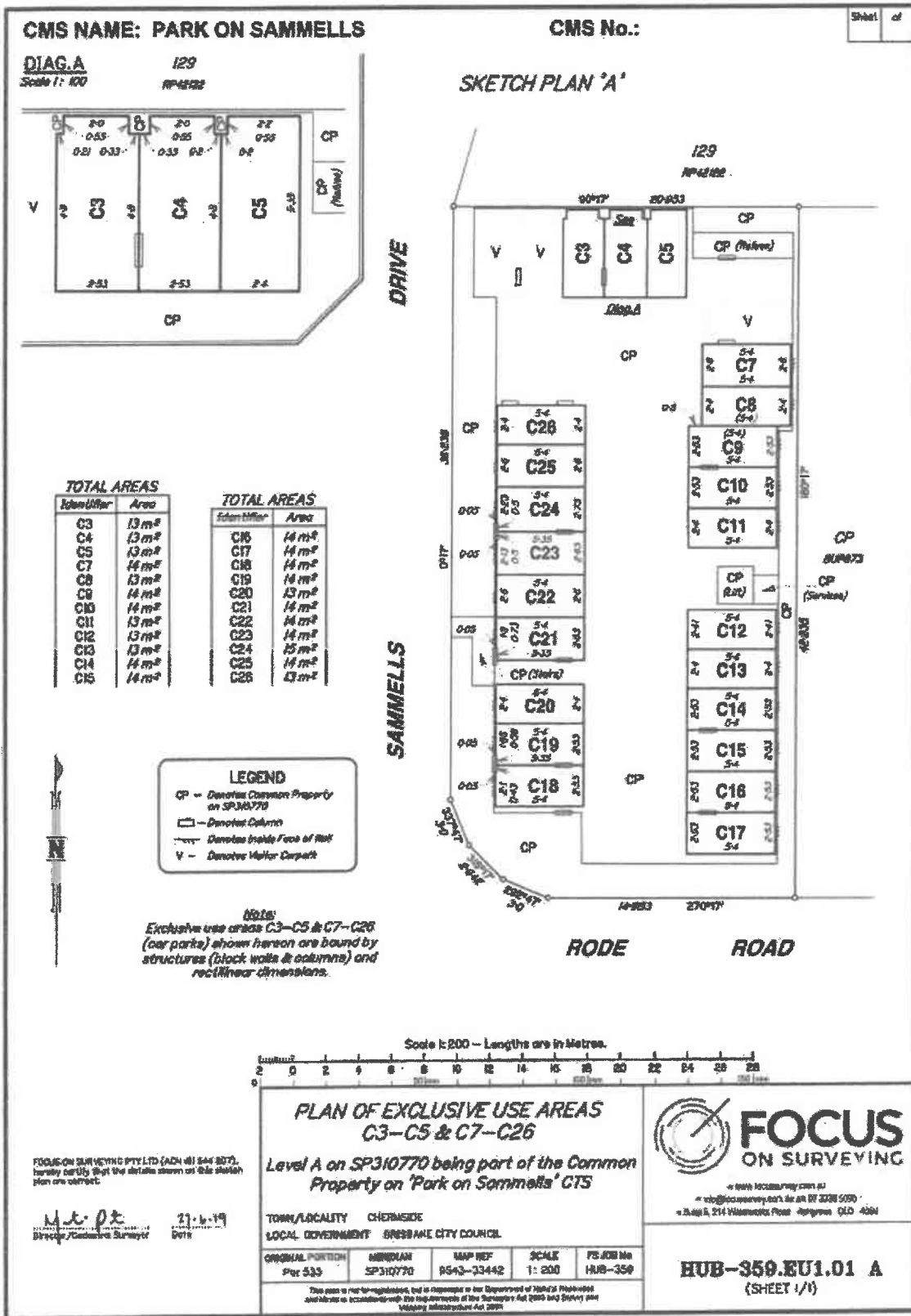
**SCHEDULE E DESCRIPTION OF LOTS ALLOCATED EXCLUSIVE USE AREAS OF COMMON PROPERTY**

<b>Lot on Plan</b>	<b>Exclusive use area(s)</b>	<b>Purpose</b>
Lot 11 on SP 310770	Area C17 on Sketch marked "A"	Car parking
Lot 12 on SP 310770	Area C16 on Sketch marked "A"	Car parking
Lot 13 on SP 310770	Area C15 on Sketch marked "A" Area C4 on Sketch marked "A"	Car parking Car parking
Lot 21 on SP 310770	Area C14 on Sketch marked "A" Area C5 on Sketch marked "A"	Car parking Car parking
Lot 22 on SP 310770	Area C13 on Sketch marked "A"	Car parking
Lot 23 on SP 310770	Area C12 on Sketch marked "A"	Car parking
Lot 24 on SP 310770	Area C11 on Sketch marked "A" Area C3 on Sketch marked "A"	Car parking Car parking
Lot 25 on SP 310770	Area C10 on Sketch marked "A"	Car parking
Lot 31 on SP 310770	Area C9 on Sketch marked "A"	Car parking
Lot 32 on SP 310770	Area C18 on Sketch marked "A"	Car parking
Lot 33 on SP 310770	Area C19 on Sketch marked "A"	Car parking
Lot 34 on SP 310770	Area C20 on Sketch marked "A"	Car parking
Lot 35 on SP 310770	Area C21 on Sketch marked "A"	Car parking
Lot 41 on SP 310770	Area C22 on Sketch marked "A"	Car parking
Lot 42 on SP 310770	Area C23 on Sketch marked "A"	Car parking
Lot 43 on SP 310770	Area C24 on Sketch marked "A"	Car parking
Lot 44 on SP 310770	Area C25 on Sketch marked "A"	Car parking
Lot 45 on SP 310770	Area C7 on Sketch marked "A" Area C8 on Sketch marked "A" Area C26 on Sketch marked "A"	Car parking Car parking Car parking

## Services Location Diagram



**Exclusive Use Area Plan**



**Water and Sewerage  
Quarterly Account**

QUUR96\_A4B/E-1/S-1/I-1/  
SARAH ELIZABETH BIHARI  
93 NATHAN STREET  
BRIGHTON QLD 4017

**Property Location:** 42  
509 RODE ROAD  
CHERMSIDE 4032

Customer reference number	10 1115 2302 0000 2
Bill number	1115 2302 13
Date issued	25/03/2026
<b>Total due</b>	<b>\$337.67</b>
<b>Current charges due date</b>	<b>30/04/2026</b>

**Your water usage**

Water usage (kL)	19
Days charged	95

*Average daily water usage (litres)*

Current period	200
Same period last year	211

**Account Summary**      Period 15/12/2025 - 19/03/2026

**Your Last Account**

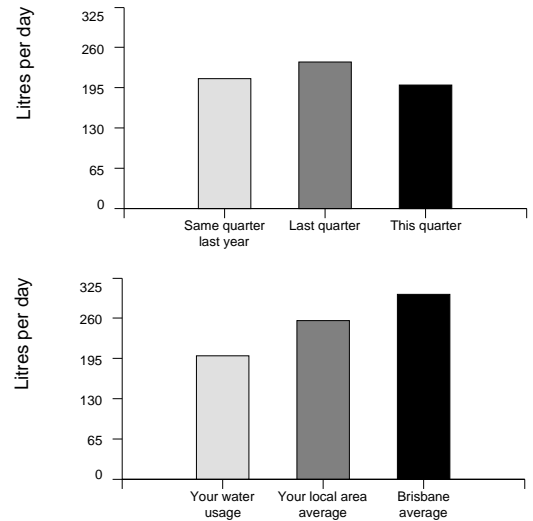
Amount Billed	\$312.97
Amount Paid	\$312.97CR

**Your Current Account**

Balance	\$0.00
Current Charges	\$337.67

**Total Due**      **\$337.67**

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







WIN A \$500 CREDIT ON YOUR BILL!


SWITCH TO EBILLING FOR YOUR CHANCE TO WIN ➔




**Payment options**


- 


**Direct debit**  
To arrange automatic payment from your bank account, visit [www.urbanutilities.com.au/directdebit](http://www.urbanutilities.com.au/directdebit)
- 

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

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

- 

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

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

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

Amount paid

Date paid

Receipt number

# YOUR CHARGES for 15/12/2025 - 19/03/2026 (95 days)

Customer ref. no. 10 1115 2302 0000 2

42  
509 RODE ROAD  
CHERMSIDE 4032

## Your meter readings

Serial Number	Read Date	Reading	Usage	Comment
ABG1804745	15/12/2025	431		
	20/03/2026	450	19KL	

## Water Usage

### State bulk water price

State Bulk Water Charge 19kL @ \$3.517000/kL \$66.82  
2025/26

### Urban Utilities distributor-retailer price

Tier 1 usage 2025/26 19kL @ \$0.981000/kL \$18.63

**Subtotal \$85.45**

## Water Services

### Urban Utilities water service charge

Water service charge 2025/26 95 days \$65.93

**Subtotal \$65.93**

## Sewerage Services

### Urban Utilities sewerage service charge

Sewerage service charge 2025/26 95 days \$186.29


**Subtotal \$186.29**

**Water usage \$85.45**

**Water services \$65.93**

**Sewerage services \$186.29**

**Your total charges 15/12/2025 - 19/03/2026 \$337.67**

 Your usage was 19 kilolitres.  
That's an average of 200 litres per day.

**HOW TO KEEP COSTS DOWN OVER THE WARMER MONTHS**

A few simple changes can help you save money on your bills

SCAN FOR OUR TOP TIPS



## INTERPRETER SERVICE 13 14 50

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

© Urban Utilities 2026

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



**Water and Sewerage Account**  
In Person / Mail Payment Advice  
Name: SARAH ELIZABETH BIHARI



Billers Code: 112144  
Ref: 10 1115 2302 0000 2



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



\*4001 101115230200002



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



Current charges due date  
30/04/2026

For Credit **Urban Utilities**

Trans Code

831

User ID

066840

Customer Reference No.

101115230200002

Date

Cash

Teller Stamp & Initials

Cheques

Total Due \$ 337.67

+757+



BRISBANE CITY COUNCIL ABN 72 002 765 795

# Rate Account

**Mailing Code** EMAIL  
**Property Location** 42/509 RODE RD  
CHERMSIDE  
**Issue Date** 9 Jan 2026

Dedicated to a better Brisbane



500010498465041/E-1/S-1/I-1/H-6

MS SARAH E BIHARI  
VIEW STREET MANORS  
1/34 VIEW ST  
CHERMSIDE QLD 4032

Bill number  
**5000 1049 8465 041**

Bill number including donation  
**5800 1049 8465 041**

**Enquiries**  
(07) 3403 8888  
**24 hours 7 days**

Account Period  
1 Jan 2026 - 31 Mar 2026

## Donate to the Lord Mayor's Charitable Trust to help those in need

You can make a \$15 donation to the Lord Mayor's Charitable Trust to support Brisbane's grass-roots charities.

Donations are tax deductible and can be made through your preferred rates payment method. A separate receipt will be issued by Council.

For more about the work of the Trust visit [lmct.org.au](http://lmct.org.au)

Council is fundraising for the Lord Mayor's Charitable Trust, a registered charity under the Collections Act 1966.



LORD MAYOR'S CHARITABLE TRUST

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

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

### Nett Amount Payable

**\$548.80**

### Due Date

**9 Feb 2026**

## Summary of Charges

Opening Balance	0.00
Brisbane City Council Rates & Charges	485.92
State Government Charges	62.90
<b>Gross Amount</b>	<b>548.82</b>
<b>Discount and/or Rounding (where applicable)</b>	<b>0.02 CR</b>
<b>Nett Amount Payable</b>	<b>548.80</b>
<b>Optional Lord Mayor's Charitable Trust donation received by the Due Date</b>	<b>563.80</b>

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

### Including Lord Mayor's Charitable Trust \$15 donation



\*439 580010498465041



Billers Code: 319186  
Ref: 5800 0000 5900 646  
Amt: \$563.80 by 9 Feb 2026

### Excluding Lord Mayor's Charitable Trust \$15 donation



\*439 500010498465041



Billers Code: 78550  
Ref: 5000 0000 5900 646  
Amt: \$548.80 by 9 Feb 2026

### Pay using your smartphone



MS SARAH E BIHARI

Due Date

**9 Feb 2026**

**50**

Gross Amount

**\$548.82**

Nett Amount

**\$548.80**

<0000054880>

<004440>

<500010498465041>

>

## Rating and rebate information

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

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

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

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

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

## Payment options



### Online

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



### Direct Debit

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



### By Mobile

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



### Mail

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

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

**Brisbane City Council  
GPO Box 1434  
BRISBANE QLD 4001**



### Telephone and Internet Banking - BPAY®

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

®Registered to BPAY Pty Ltd ABN 69 079 137 518

### BPAYVIEW

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



### Instore

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



### Phone Pay

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



### Brisbane City Council Customer Centre

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

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

## Use and Disclosure Notice

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

### English

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

### Italian

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

### Spanish

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

### Chinese

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

## Property Details

<b>Owner</b>	<b>MS SARAH E BIHARI</b>	
<b>Property Location</b>	<b>42/509 RODE RD CHERMSIDE</b>	
<b>Real Property Description</b>	<b>L.42 SP.310770 PAR KEDRON 547/9983</b>	
Valuation effective from	1 Jul 2023	\$65,752
	1 Jul 2024	\$65,752
	1 Jul 2025	\$65,752
Average Rateable Valuation (A R V)		\$65,752

## Account Details

Account Number 5000 0000 5900 646

### Opening Balance

Closing Balance Of Last Bill	548.82	
Payment Received - 16-Oct-2025	548.80	CR
Discount/Rounding Allowed	0.02	CR

**Total** **0.00**

### Period: 1 Jan 2026 - 31 Mar 2026

#### Brisbane City Council Rates & Charges

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

**Total** **485.92**

#### State Government Charges

Emergency Management Levy - Group 2	62.90
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**Total** **62.90**

## Other Information

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

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

Bill Number  
5000 1049 8465 041