

# 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 PAUL JOSEPH MCCAHERN & KRISTINE JANICE MCCAHERN

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

6/12 Seeney St, Zillmere QLD 4034

Lot on plan  
description

LOT 6 SURVEY PLAN 225297

Community titles scheme or  
BUGTA scheme:

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

Yes

No

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

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

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

**Title details**

The seller gives or has given the buyer the following

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

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

**Registered  
encumbrances**

Registered encumbrances, if any, are recorded on the title search, and may affect your use of the property. Examples include easements, statutory covenants, leases and mortgages.

You should seek legal advice about your rights and obligations before signing the contract.

<p><b>Unregistered encumbrances(excluding statutory encumbrances)</b></p>	<p>There are encumbrances not registered on the title that will continue to affect the property after settlement. <input checked="" type="checkbox"/> <b>Yes</b>      <input type="checkbox"/> <b>No</b></p> <p><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.</p> <p><b>Unregistered lease (if applicable)</b></p> <p>If the unregistered encumbrance is an unregistered lease, the details of the agreement are as follows:</p> <p>the start and end day of the term of the lease: <table border="1" style="float: right; margin-left: 20px;"><tr><td>Start 28/01/2026</td></tr><tr><td>End 27/01/2027</td></tr></table></p> <p>the amount of rent and bond payable: <table border="1" style="float: right; margin-left: 20px;"><tr><td>Weekly Rent \$515.00</td></tr><tr><td>Bond \$2060.00</td></tr></table></p> <p>whether the lease has an option to renew: <table border="1" style="float: right; margin-left: 20px;"><tr><td>No</td></tr></table></p> <p><b>Other unregistered agreement in writing (if applicable)</b></p> <p>If the unregistered encumbrance is created by an agreement in writing, and is not an unregistered lease, a copy of the agreement is given, together with relevant plans, if any. <input type="checkbox"/> <b>Yes</b></p> <p><b>Other unregistered agreement in writing (if applicable)</b></p> <p>Unregistered oral agreement (if applicable)</p> <p>If the unregistered encumbrance is created by an oral agreement, and is not an unregistered lease, the details of the agreement are as follows:</p> <div style="border: 1px solid black; height: 80px; width: 100%;"></div>	Start 28/01/2026	End 27/01/2027	Weekly Rent \$515.00	Bond \$2060.00	No
Start 28/01/2026						
End 27/01/2027						
Weekly Rent \$515.00						
Bond \$2060.00						
No						
<p><b>Statutory encumbrances</b></p>	<p>There are statutory encumbrances that affect the property. <input checked="" type="checkbox"/> <b>Yes</b>      <input type="checkbox"/> <b>No</b></p> <p>If <b>Yes</b>, the details of any statutory encumbrances are as follows:</p> <div style="border: 1px solid black; padding: 5px;"> <p>Infrastructure (APA), Trench, Cable, Pit (NBN), Sewer Network Pipeline, Sewer Infrastructure (Urban Utilities), and any applicable statutory rights to access the lot to repair or maintain that infrastructure.</p> </div>					
<p><b>Residential tenancy or rooming accommodation agreement</b></p>	<p>The property has been subject to a residential tenancy agreement or a rooming accommodation agreement under the Residential Tenancies and Rooming Accommodation Act 2008 during the last 12 months. <input checked="" type="checkbox"/> <b>Yes</b>      <input type="checkbox"/> <b>No</b></p> <p>If <b>Yes</b>, when was the rent for the premises or each of the residents rooms last increased? (Insert date of the most recent rent increase for the premises or rooms) <table border="1" style="float: right; margin-left: 20px;"><tr><td>28/01/2026</td></tr></table></p> <p><b>Note</b>Under the Residential Tenancies and Rooming Accommodation Act 2008 the rent for a residential premises may not be increased earlier than 12 months after the last rent increase for the premises.</p> <p>As the owner of the property, you may need to provide evidence of the day of the last rent increase. You should ask the seller to provide this evidence to you prior to settlement.</p>	28/01/2026				
28/01/2026						

## 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>	<p>The zoning of the property is (Insert zoning under the planning scheme, the Economic Development Act 2012; the Integrated Resort Development Act 1987; the Mixed Use Development Act 199; the State Development and Public Works Organisation Act 1971 or the Sanctuary Cove Resort Act 1985, as applicable):</p> <div style="border: 1px solid black; padding: 2px;">LMR2 - Low-Medium Density Residential (2 Or 3 Storey Mix)</div>
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<b>Transport proposals and resumptions</b>	<p>There are encumbrances not registered on the title that will continue to affect the property after settlement. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>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</p> <p>If <b>Yes</b>, a copy of the notice, order, proposal or correspondence must be given by the seller.</p>
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\* *Transport infrastructure* has the meaning defined in the Transport Infrastructure Act 1994. A proposal means a resolution or adoption by some official process to establish plans or options that will physically affect the property.

<b>Contamination and environmental protection</b>	<p>The property is recorded on the Environmental Management Register or the Contaminated Land Register under the Environmental Protection Act 1994. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p><b>The following notices are, or have been, given:</b></p> <p>A notice under section 408(2) of the Environmental Protection Act 1994 (for example, land is contaminated, show cause notice, requirement for site investigation, clean up notice or site management plan). <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>A notice under section 369C(2) of the Environmental Protection Act 1994 (the property is a place or business to which an environmental enforcement order applies). <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>A notice under section 347(2) of the Environmental Protection Act 1994 (the property is a place or business to which a prescribed transitional environmental program applies). <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
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<b>Trees</b>	<p>There is a tree order or application under the Neighbourhood Disputes (Dividing Fences and Trees) Act 2011 affecting the property. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If <b>Yes</b>, a copy of the order or application must be given by the seller.</p>
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<b>Heritage</b>	<p>The property is affected by the Queensland Heritage Act 1992 or is included in the World Heritage List under the Environment Protection and Biodiversity Conservation Act 1999 (Cwlth). <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
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<b>Flooding</b>	<p>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.</p>
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<b>Vegetation, habitats and protected plants</b>	<p>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</p>
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## Part 4 Buildings and structures

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

<b>Swimming pool</b>	There is a relevant pool for the property.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	If a community titles scheme or a BUGTA scheme a shared pool is located in the scheme.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	Pool compliance certificate is given.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	OR Notice of no pool safety certificate is given.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

<b>Unlicensed building work under owner builder permit</b>	Building work was carried out on the property under an owner builder permit in the last 6 years.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	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.		

<b>Notices and orders</b>	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.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	The seller has been given a notice or order, that remains in effect, from a local, State or Commonwealth government, a court or tribunal, or other competent authority, requiring work to be done or money to be spent in relation to the property.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	If <b>Yes</b> , a copy of the notice or order must be given by the seller.		

<b>Building Energy Efficiency Certificate</b>	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.		
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<b>Asbestos</b>	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 ( <a href="http://asbestos.qld.gov.au">asbestos.qld.gov.au</a> ) including common locations of asbestos and other practical guidance for homeowners.		
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## Part 5 Rates and services

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

<b>Rates</b>	<b>Whichever of the following applies</b>	
	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	<input type="text" value="\$ 550.80"/> Date Range: <input type="text" value="01/01/2026 to 31/03/2026"/>
	Or	
	The property is currently a rates exempt lot.**	<input type="checkbox"/>
	Or	
	The property is not rates exempt but no separate assessment of rates is issued by a local government for the property	<input type="checkbox"/>

\*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*.

<b>Water</b>	<b>Whichever of the following applies</b>	
	The total amount payable as charges for water services for the property as indicated in the most recent water services notice* is:	
	Amount	<input type="text" value="\$ 489.57"/> Date Range: <input type="text" value="17/12/2025 to 24/03/2026"/>
	Or	
	There is no separate water services notice issued for the lot; however, an estimate of the total amount payable for water services is:	
	Amount \$	<input type="text"/> Date Range: <input type="text"/>

\* 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 corporates 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.**

<b>Body Corporate and Community Management Act 1997</b>	The property is included in a community titles scheme. (If Yes, complete the information below) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<b>Community Management Statement</b>	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. <input checked="" type="checkbox"/> Yes <b>Note</b> 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
<b>Body Corporate Certificate</b>	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. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If <b>No</b> An explanatory statement is given to the buyer that states: <input type="checkbox"/> Yes <ul style="list-style-type: none"> <li>• a copy of a body corporate certificate for the lot is not attached; and</li> <li>• 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.</li> </ul>
<b>Statutory Warranties</b>	<b>Statutory Warranties</b> 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.
<b>Building Units and Group Titles Act 1980</b>	<b>The property is included in a BUGTA scheme (If Yes, complete the information below)</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>Body Corporate Certificate</b>	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. <input type="checkbox"/> Yes <input type="checkbox"/> No If <b>No</b> An explanatory statement is given to the buyer that states: <input type="checkbox"/> Yes <ul style="list-style-type: none"> <li>• a copy of a body corporate certificate for the lot is not attached; and</li> <li>• 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.</li> </ul> <b>Note</b> 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

*K McCahon*

29/04/2026, 13:01

Signature of seller

This form is signed by one seller under the authority of all sellers pursuant to section 97(2)(b) of the Property Law Act 2023.  
PAUL JOSEPH MCCAHERN & KRISTINE JANICE MCCAHERN

Name of seller

Date

Date

**Signatures BUYER**

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

Signature of buyer

Signature of buyer

Name of buyer

Name of buyer

Date

Date

Queensland Titles Registry Pty Ltd  
ABN 23 648 568 101

<b>Title Reference:</b> 50788654	<b>Search Date:</b> 28/04/2026 08:41
<b>Date Title Created:</b> 04/11/2009	<b>Request No:</b> 55927301
<b>Previous Title:</b> 12792054	

**ESTATE AND LAND**

Estate in Fee Simple

LOT 6 SURVEY PLAN 225297

Local Government: BRISBANE CITY

COMMUNITY MANAGEMENT STATEMENT 40763

**REGISTERED OWNER****INTEREST**

Dealing No: 718223183 21/08/2017

PAUL JOSEPH MCCAHERN  
KRISTINE JANICE MCCAHERN

1/2  
1/2

AS TENANTS IN COMMON

**EASEMENTS, ENCUMBRANCES AND INTERESTS**

1. Rights and interests reserved to the Crown by  
Deed of Grant No. 10080183 (POR 364)
2. MORTGAGE No 722140666 29/11/2022 at 15:44  
MACQUARIE BANK LIMITED A.C.N. 008 583 542

**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 2

**SURVEY PLAN**

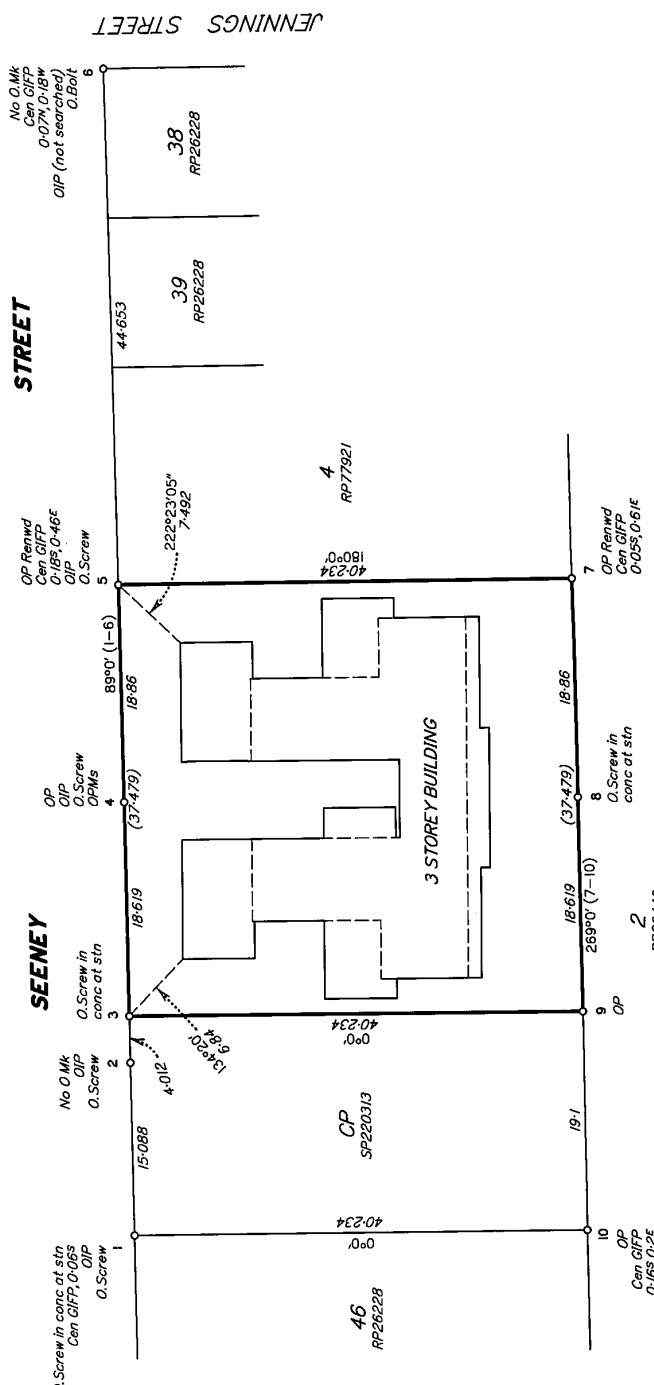
Sheet 1 of 3



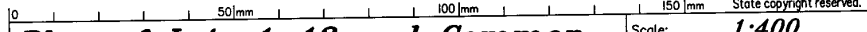
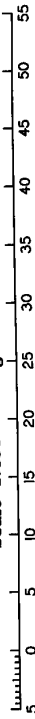
PERMANENT MARKS			
PM	ORIGIN	BEARING	DIST
4-OPM	SP220313	73°45'10"	69.93
4-OPM	SP220313	38°13'25"	131.688
			153502

**Base Parcel Area**  
**1508 m<sup>2</sup>**

REFERENCE MARKS			
STN	TO	ORIGIN	BEARING
1	O.Screw in conc	SPI99599	at Station
1	O.P	RP92439	0°0'
1	O.Screw in kb	SP220313	356°28'20"
2	O.P	IS96343	0°0'
2	O.Screw in kb	SPI99599	7°55'30"
3	O.Screw in conc	SPI99599	at Station
4	O.P	RP92439	0°0'
4	O.Screw in kb	SPI99599	351°42'30"
5	O.P	SPI99599	359°54'
5	O.Screw in kb	IS197714	357°46'
6	O.P (not searched)	SPI99599	44°03'
6	O.Bolt	SP143395	356°43'
8	O.Screw in conc	SPI99599	at Station



Scale 1:400 - Lengths are in Metres.



**Plan of Lots 1-13 and Common Property**

Scale: **1:400**

Format: **BUILDING**



**SP225297**

Plan Status:

I, Robert John ROSOLEN, Cadastral Surveyor hereby certify that the land comprised in this plan was surveyed by me personally 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 10.9.2009

*Robert John Rosolen*  
Date 15.8.09 Cadastral Surveyor

cancelling Lot 6 on RP77921 and Lot 11 on SPI99599

PARISH: **KEDRON** COUNTY: **Stanley**

Meridian: **SPI99599**

F/N's: **No**

3982

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

**712825190**

\$1212.50  
28/10/2009 11:48

**GC 400 NT**

Registered

5. Lodged by

Brandon and Gailo Lawyers  
GC 762

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

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


1/We .....DIVERSE INDUSTRIES PTY LTD. ACN.086.155.053. TRUSTEE UNDER INSTRUMENT.....  
.....NO. 711587542 & 711587559. ISLAP PTY LTD. ACN.121.110.834. TRUSTEE UNDER.....  
.....INSTRUMENT NO. 711587542 & 711587559. JUJU INVESTMENTS PTY LTD.....  
.....ACN.127.014.724. TRUSTEE UNDER INSTRUMENT NO. 711587542 & 711587559.....

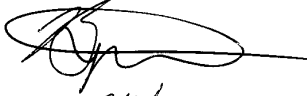
(Names in full)


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

\* as Lessees of this land agree to this plan:

Signature of \*Registered Owners \*Lessees

 SOLE DIRECTOR -  
DIVERSE INDUSTRIES PTY LTD

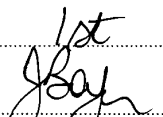
 SOLE DIRECTOR -  
ISLAP PTY LTD

 SOLE DIRECTOR -  
JUJU INVESTMENTS PTY LTD

\* Rule out whichever is inapplicable

**2. Local Government Approval.**

\* BRISBANE CITY COUNCIL  
hereby approves this plan in accordance with the:  
% INTEGRATED PLANNING ACT 1997

Dated this 1st day of October 2009  
  
**JANINE ELIZABETH BOYD**  
 Appointed Officer

\* Insert the name of the Local Government. % Insert Integrated Planning Act 1997 or  
 # Insert designation of signatory or delegation Local Government (Planning & Environment) Act 1990

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

CMS Number : 40763  
 Name : VIEWES ON SEENEY

**4. References :**

Dept File :  
 Local Govt :  
 Surveyor : 3982

6. Existing		Created					
Title Reference	Description	New Lots	Road	Emts	Cov.	Profit a prendre	
12792054	Lot 6 on RP77921	1, 2, 4, 6, 7, 9, 11, 12 & CP					
50684151	Lot 11 on SPI99599	2, 3, 5, 7, 8, 10, 12, 13 & CP					

**MORTGAGE ALLOCATIONS**

Mortgage	Lots Fully Encumbered	Lots Partially Encumbered
<u>712751289</u>	<u>1, 13</u>	

Date of Development Approval: 18/11/2008

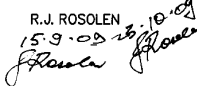
I-13 & CP	POR.364
Lots	Orig

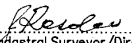
**7. Portion Allocation :**

8. Map Reference :  
9543-34323

9. Locality :  
ZILLMERE

10. Local Government :  
BRISBANE CITY COUNCIL

11. Passed & Endorsed :  
 By : R.J. ROSOLEN  
 Date : 15.9.09  
 Signed :   
 Designation : Cadastral Surveyor

**12. Building Format Plans only.**  
 I certify that:  
 \* As far as it is practical to determine, no part of the building shown on this plan encroaches onto adjoining lots or road;  
~~\* Part of the building shown on this plan encroaches onto adjoining lots and road~~  
 15.9.09  
 Cadastral Surveyor/Director \* Date  
 \*delete words not required

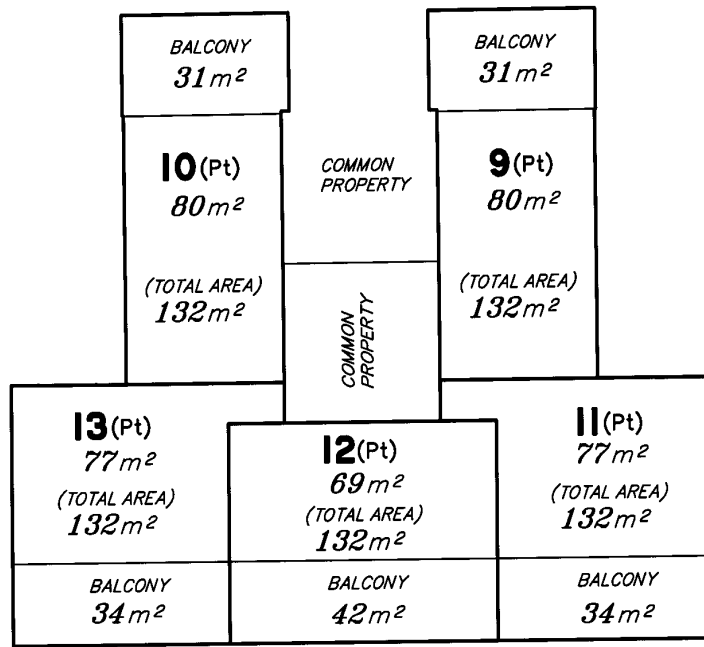
**13. Lodgement Fees :**

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

14. Insert Plan Number  
**SP225297**



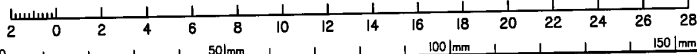
**LEVEL C**  
1:200



COMMON

PROPERTY

Scale 1:200 - Lengths are in Metres.



State copyright reserved.

Insert  
Plan  
Number

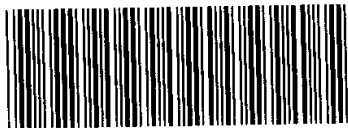
SP225297

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

**GENERAL REQUEST**

Duty Imprint

FORM 14 Version 4  
Page 1 of 1



**712825186**

\$124.20

28/10/2009 11:46

**GC 460**

<b>1. Nature of request</b> Request to record first community management statement for Views on Seeney community titles scheme.	<b>Lodger</b> (Name, address, E-mail & phone number) Brandon & Gullo Lawyers Suite 3, 79 West Burleigh Rd Burleigh Heads QLD 4220 07 5520 3560 Ref: AG:RB:080449	<b>Lodger Code</b>  GC 762
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2. Lot on Plan Description	County	Parish	Title Reference
Lot 6 on RP77921	Stanley	Kedron	12792054
Lot 11 on SP199599	Stanley	Kedron	50684151

**3. Registered Proprietor/State Lessee**  
Diverse Industries Pty Ltd ACN 086 155 053 trustee under instrument NO. 711587542 & 711587559, Islap Pty Ltd ACN 121 110 834 trustee under instrument NO. 711587542 & 711587559, Juju Investments Pty Ltd ACN 127 014 724 trustee under instrument NO. 711587542 & 711587559.

**4. Interest**  
N/A

**5. Applicant**  
Diverse Industries Pty Ltd ACN 086 155 053 trustee under instrument NO. 711587542 & 711587559, Islap Pty Ltd ACN 121 110 834 trustee under instrument NO. 711587542 & 711587559, Juju Investments Pty Ltd ACN 127 014 724 trustee under instrument NO. 711587542 & 711587559.

**6. Request**  
I hereby request that: the first CMS deposited herewith be recorded as the CMS for Views on Seeney community titles scheme and that PO Box 881 Wynnum, QLD 4178 be recorded as the address for the service of the body corporate for the scheme.

**7. Execution by applicant**

26/10/09.  
**Execution Date**

*Robert Harry Kenneth Brandon*  
**Applicant's or Solicitor's Signature**

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

40763

Office use only  
CMS LABEL NUMBER

This statement incorporates and must include the following:

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

1. Name of community titles scheme  
Views on Seeney CTS

2. Regulation module  
Standard Module

3. Name of body corporate  
Body Corporate for Views on Seeney CTS

4. Scheme land  
See Annexure "A"

5. Name and address of original owner #  
Islap Pty Ltd A.C.N. 086 155 053 as trustee and  
Diverse Industries Pty Ltd A.C.N. 121 110 834 as  
trustee and Juju Investments Pty Ltd A.C.N. 127 014  
724 as trustee  
PO Box 881 Wynnum Qld 4178

6. Reference to plan lodged with this statement  
SP225297

# first community management statement only

7. Local Government community management statement notation

*Alessio Zancou* signed  
 ALESSIO ZANCOU, SENIOR U.P. name and designation  
 BRISBANE CITY COUNCIL name of Local Government

8. Execution by original owner/Consent of body corporate

Execution Date

01/09/09.

SOLE DIRECTOR  
DIVERSE INDUSTRIES PTY LTD  
AS TRUSTEE

SOLE DIRECTOR  
ISLAP PTY LTD  
AS TRUSTEE

Execution

SOLE DIRECTOR  
JUJU INVESTMENTS  
PTY LTD AS TRUSTEE

*[Signatures]*

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

Privacy Statement

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

**SCHEDULE**  
**Title Reference**

**ANNEXURE "A"**

<b>SCHEME LAND - DESCRIPTION OF LOT</b>	<b>COUNTY</b>	<b>PARISH</b>	<b>TITLE REFERENCE</b>
Common Property for Views on Seeney CTS	Stanley	Kedron	
Lot 1 in SP225297	Stanley	Kedron	
Lot 2 in SP225297	Stanley	Kedron	
Lot 3 in SP225297	Stanley	Kedron	
Lot 4 in SP225297	Stanley	Kedron	
Lot 5 in SP225297	Stanley	Kedron	
Lot 6 in SP225297	Stanley	Kedron	
Lot 7 in SP225297	Stanley	Kedron	
Lot 8 in SP225297	Stanley	Kedron	
Lot 9 in SP225297	Stanley	Kedron	
Lot 10 in SP225297	Stanley	Kedron	
Lot 11 in SP225297	Stanley	Kedron	
Lot 12 in SP225297	Stanley	Kedron	
Lot 13 in SP225297	Stanley	Kedron	

**SCHEDULE A SCHEDULE OF LOT ENTITLEMENTS**

<b>Lot on Plan</b>	<b>Contribution</b>	<b>Interest</b>
Lot 1 in SP225297	1	1
Lot 2 in SP225297	1	1
Lot 3 in SP225297	1	1
Lot 4 in SP225297	1	1
Lot 5 in SP225297	1	1
Lot 6 in SP225297	1	1
Lot 7 in SP225297	1	1
Lot 8 in SP225297	1	1
Lot 9 in SP225297	1	1
Lot 10 in SP225297	1	1
Lot 11 in SP225297	1	1
Lot 12 in SP225297	1	1
Lot 13 in SP225297	1	1
<b>TOTALS</b>	<b>13</b>	<b>13</b>

**SCHEDULE**  
**Title Reference**

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

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

**SCHEDULE C BY-LAWS**

**1. Interpretation**

1.1 Definitions

<b>Act</b>	means the <i>Body Corporate and Community Management Act 1997</i> .
<b>Body Corporate</b>	has the same meaning as in the Act.
<b>Committee</b>	has the same meaning as in the Act.
<b>Commissioner</b>	has the same meaning as in the Act.
<b>Common Property</b>	has the same meaning as in the Act.
<b>Invitee</b>	any person on the Scheme Land with the permission of an Occupier.
<b>Lot</b>	has the same meaning as in the Act.
<b>Occupier</b>	an Owner of a Lot, a tenant of a Lot, a licensee of a Lot, or any person resident in a Lot.
<b>Owner</b>	has the same meaning as in the Act.
<b>Scheme Land</b>	has the same meaning as in the Act.

1.2 Rules for interpretation

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

- (a) Words importing any gender include all other genders.
- (b) A reference to a person includes a firm, body corporate, unincorporated association or an authority;
- (c) Any obligation on the part of or for the benefit of two or more persons shall be deemed to bind or benefit as the case may be, any two or more of them jointly and each of them severally.
- (d) Words importing the singular shall include the plural and vice versa.
- (e) Headings are included for convenience only and shall not affect the interpretation of these by-laws.
- (f) References to writing include typing, telex, facsimile and all other means of reproducing words in a permanent and visible form.
- (g) References to any legislation or any provision of any legislation shall include any legislative provision which amends, extends, consolidates or replaces the same or which has been amended, extended, consolidated or replaced by the same and any orders, regulations, instruments, proclamations or other subordinate legislation made under such legislation or legislative provision.
- (i) In these by-laws except where inconsistent with the context words used which are defined in the Act shall have the meaning there defined.

**2. Noise and nuisance**

- 2.1 The Owner or Occupier of a lot must not create noise likely to interfere with the peaceful enjoyment of a person lawfully on another lot or the common property.
- 2.2 The Owner or Occupier of a lot must not do anything which may interfere with the peaceful enjoyment of a person lawfully on another lot or the common property.

**SCHEDULE**  
**Title Reference**

**3. Vehicles**

- 3.1 The Occupier of a lot must not, without the body corporate's written approval:
- (a) park a vehicle, or allow a vehicle to stand, on the common property; or
  - (b) permit an invitee to park a vehicle, or allow a vehicle to stand, on the common property, except for the designated visitor parking which must remain available at all times for the sole use of visitors' vehicles.
- 3.2 An approval under subsection (1) must state the period for which it is given, with the exception of designated visitor parking.
- 3.3 However, the body corporate may cancel an approval given under by-law 3.1 by giving seven (7) days written notice to the Occupier, with the exception of designated visitor parking.

**4. Obstruction**

The Occupier of a lot must not obstruct the lawful use of the common property by someone else. The pathways and driveways on the Scheme Land and any easement giving access to the Scheme Land shall not be obstructed by any Owner or Occupier of a Lot or used by them for any other purpose than the reasonable ingress and egress to and from their respective units.

**5. Damage to lawns and gardens**

- 5.1 The Occupier of a lot must not, without the body corporate's written approval:
- (a) damage a lawn, garden, tree, shrub, plant or flower on the common property; or
  - (b) use a part of the common property as a garden.
- 5.2 An approval under sub-section 5.1 must state the period for which it is given.
- 5.3 However, the body corporate may cancel the approval by giving 7 days written notice to the Occupier.

**6. Damage to common property**

- 6.1 An Occupier of a lot must not, without the body corporate's written approval, mark, paint, drive nails, screws or other objects into, or otherwise damage or deface a structure that forms part of the common property.
- 6.2 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.
- 6.3 The Owner of a lot must keep a device installed under sub-section 6.2 in good order and repair.

**7. Behaviour of invitees**

- 7.1 An Owner or Occupier of a lot must take reasonable steps to ensure that any Occupier's invitees do not behave in a manner likely to interfere with the peaceful enjoyment of a person lawfully on another lot or the common property.
- 7.2 An Owner must ensure that Occupiers, invitees and licensees using the lot or common property comply with these by-laws and the Owner will be liable for any breach of these by-laws by such a person.
- 7.3 An invitee must comply with the by-laws as if he or she is an Occupier.

**8. Leaving of rubbish on the common property**

- 8.1 The Occupier of a lot must not leave rubbish or other materials on the common property in a way or place likely to interfere with the enjoyment of the common property by someone else.
- 8.2 The Occupier of a lot must not throw or allow any object to fall from the lot to another lot or the common property.

**9. Appearance of lot**

- The Occupier of a lot must not, without the body corporate's written approval:
- (a) make a change to the external appearance of the lot;

**SCHEDULE**  
**Title Reference**

- (b) make a structural alteration to a lot.

**10. Maintenance and condition of Lots**

Each Occupier must:

- (a) ensure that the lot is kept clean;
- (b) take all practicable steps to prevent infestation of the Occupier's lot by vermin or insects. In the event of any infectious disease which may require notification by virtue of any statute, regulation or ordinance affecting any person in any unit, the Occupier of such unit shall give, or cause to be given, written notice thereof and any other information which may be required relative thereto to the Committee and shall pay to the Committee the expenses of disinfecting the building where necessary and replacing any articles or things the destruction of which may be rendered necessary by such disease.
- (c) maintain the internal surface of all exterior windows in a clean state and promptly replace all cracked or broken glass with fresh glass of the same kind, colour and weight as was originally installed;
- (d) ensure that all water taps in an Occupier's lot are promptly turned off after use and that water is not wasted;
- (e) ensure doors and windows to the lot are securely fastened when the lot is unoccupied.
- (f) ensure plumbing apparatus is not misused;
- (g) ensure car spaces are kept tidy; and
- (h) ensure empty bottles, boxes and containers are kept tidily and so far as possible out of sight.

**11. Storage of flammable materials**

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

**12. Insurance**

Nothing may be done or kept on a lot which may increase the rate of insurance on any property insured by the body corporate without the approval of the body corporate nor may anything be done or kept on a lot which may result in the cancellation of insurance on any property insured by the body corporate.

**13. Garbage disposal**

- 13.1 Unless the body corporate provides some other way of garbage disposal, the Occupier of a lot must keep a receptacle for garbage in a clean and dry condition and adequately covered on the lot, or on a part of the common property designated by the body corporate for that purpose.
- 13.2 The Occupier of a lot must:-
  - (a) comply with all local government laws about disposal of garbage; and
  - (b) ensure that the Occupier does not, in disposing of garbage, adversely affect the health, hygiene or comfort of the Occupiers of other lots.
- 13.3 The body corporate shall maintain an appropriate area for the storage and collection of refuse, including recyclables, on the common property in a position which is accessible to service vehicles on the site and in accordance with an agreement for refuse collection with the Council's City Waste Services.

**SCHEDULE**  
**Title Reference**

**14. Keeping of animals**

14.1 Subject to Section 181 of the Act the occupier of a lot must not, without the Body Corporate's written approval:

- (a) bring or keep an animal on the lot or the common property; or
- (b) permit an invitee to bring or keep an animal on the lot or the common property.

14.2 An approval under sub-section 14.1 may be revoked by the body corporate at any time.

**15. Use of lot**

15.1 Each Occupier may only use a lot for residential and/or accommodation purposes.

15.2 An Occupier of a lot must not use a lot for any purpose, which is illegal or may damage the reputation of the scheme land.

**16. Common property and statutory authority**

16.1 An Occupier must give the body corporate immediate notice of any accident to or fault in utility infrastructure on the Occupier's lot.

16.2 The body corporate may at any time if it reasonably considered that damage could be done to the common property or any other lot due to an activity on a lot require an Occupier to stop that activity by giving notice to the Occupier in which event the Occupier must cease such activity immediately upon receipt of notice.

16.3 The body corporate must, in accordance with the conditions of the local authority's approval for consenting to the first community management statement:-

- (a) maintain all fencing on the common property; and
- (b) maintain all common property landscaping.

**17. Obligations of tenants**

Any Owner who leases a lot will be responsible for ensuring compliance with these by-laws, a copy of which (or a summary approved by the body corporate) must be exhibited in a prominent place in any lot which is made available for leasing.

**18. Observance of notices**

Occupiers must observe the terms of any notice displayed on the body corporate notice board by the authority of the body corporate or of any statutory authority.

**19. Committee instructions**

Owners and Occupiers must not directly instruct contractors and employees of the body corporate, and all requests for consideration of the Committee must be referred to the representative of the Committee notified to Owners as the Committee representative, and to no other member of the Committee.

**20. Exclusive Use**

The occupier of each lot is entitled to the exclusive use and enjoyment of that part of the common property which is shown and the purpose for which is indicated in Schedule E and the Plans attached hereto and marked 'A'. The occupier of each lot to which exclusive use is granted is responsible for keeping the area in a clean and tidy condition at all times.

**21. Balconies and Terraces**

Owners and occupiers of lots must ensure that, at all times, all balconies and terraces on their lot remain unenclosed with no shutters, glazing, louvers or similar permanent structures, other than those approved by local authority and that are consistent with the relevant "Brisbane City Plan 2000 – Residential Code".

**22. Communal Open Space**

The communal open space areas, recreation area, gazebo/BBQ area, stairs, internal footpath/pedestrian circulation routes and adjoining landscaping, lobbies, visitor car parks and bin storage areas (as shown on the plans approved for the scheme by the local authority upon execution of the first community management

**SCHEDULE**  
**Title Reference**

statement) form part of the common property and should not be designated for the exclusive use of any lot in the scheme.

**23. Vehicular Spaces**

23.1 The four (4) parking spaces for visitors to the residential units, driveway, and car/vehicle turning areas (indicated on the plans approved by the local authority forming part of their consent to the execution of the first community management statement) form part of the common property and must not be designated for the exclusive use of any lot and must, at all times, be available for use by all residential tenants and bona fide visitors.

23.2 The thirteen (13) parking spaces available for owners and occupiers of lots in the scheme are to be used only for parking by the owners and occupiers of lots and may be designated for the exclusive use of a lot in scheme.

23.3 The parking area is not to be enclosed by a roller shutter door, gate or any other similar device at any time.

**24. Air Conditioning and External Installations**

The owner or occupier of a lot must not install externally mounted air conditioning or other external installations without a body corporates written approval and such approval to be conditional upon, at all times: -

1. No unscreened installations are to be visible from any adjacent or surrounding property;
2. Any installations which are required to be located on the roof, or wall areas of the building or garden areas are to be appropriately screened or shaped according to the acoustic requirements of the relevant local authority approvals (provided as a condition of execution by the local authority of the first community management statement), so that the installations integrate in a complimentary manner that the overall design of the roof, wall or garden area in which the installation is to be located.

**25. Heavy Vehicle Operation**

The operation of heavy vehicles and all waste collection vehicles on the common property and/or in the scheme must only occur in the approved "loading and servicing" area and must only occur during the following hours: 7.00 am – 7.00pm Monday to Saturday.

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

<b>LOTS AFFECTED BY SERVICE EASEMENTS AND STATUTORY EASEMENTS</b>		
<b>Lots on Plan</b>	<b>Statutory Easement</b>	<b>Service Location Diagram showing service easements</b>
Common Property for Views on Seeneey Community Titles Scheme No.	Water, electricity, drainage, shelter, support, projection	Plan B
Lots 1 - 13 in SP 225297	Drainage, support, shelter, projection	

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

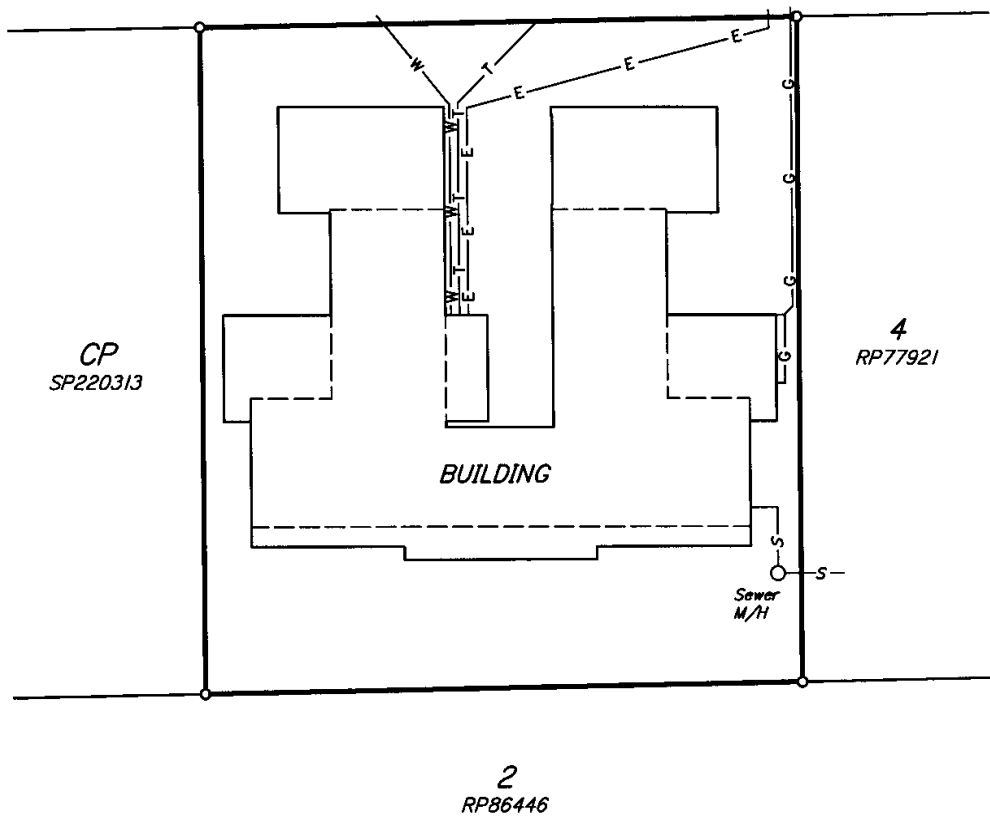
<b>Lot on Plan</b>	<b>Description of Exclusive Use Areas</b>	<b>Purpose</b>
Lot 1 on SP225297	Exclusive Use Area "A" on sketch plan attached marked "A"	Courtyard
Lot 2 on SP225297	Exclusive Use Area "B" on sketch plan attached marked "A"	Courtyard
Lot 3 on SP225297	Exclusive Use Area "C" on sketch plan attached marked "A"	Courtyard

**SHEET OF  
"VIEWS ON SEENEY"  
C.T.S.**



**SEENEY**

**STREET**

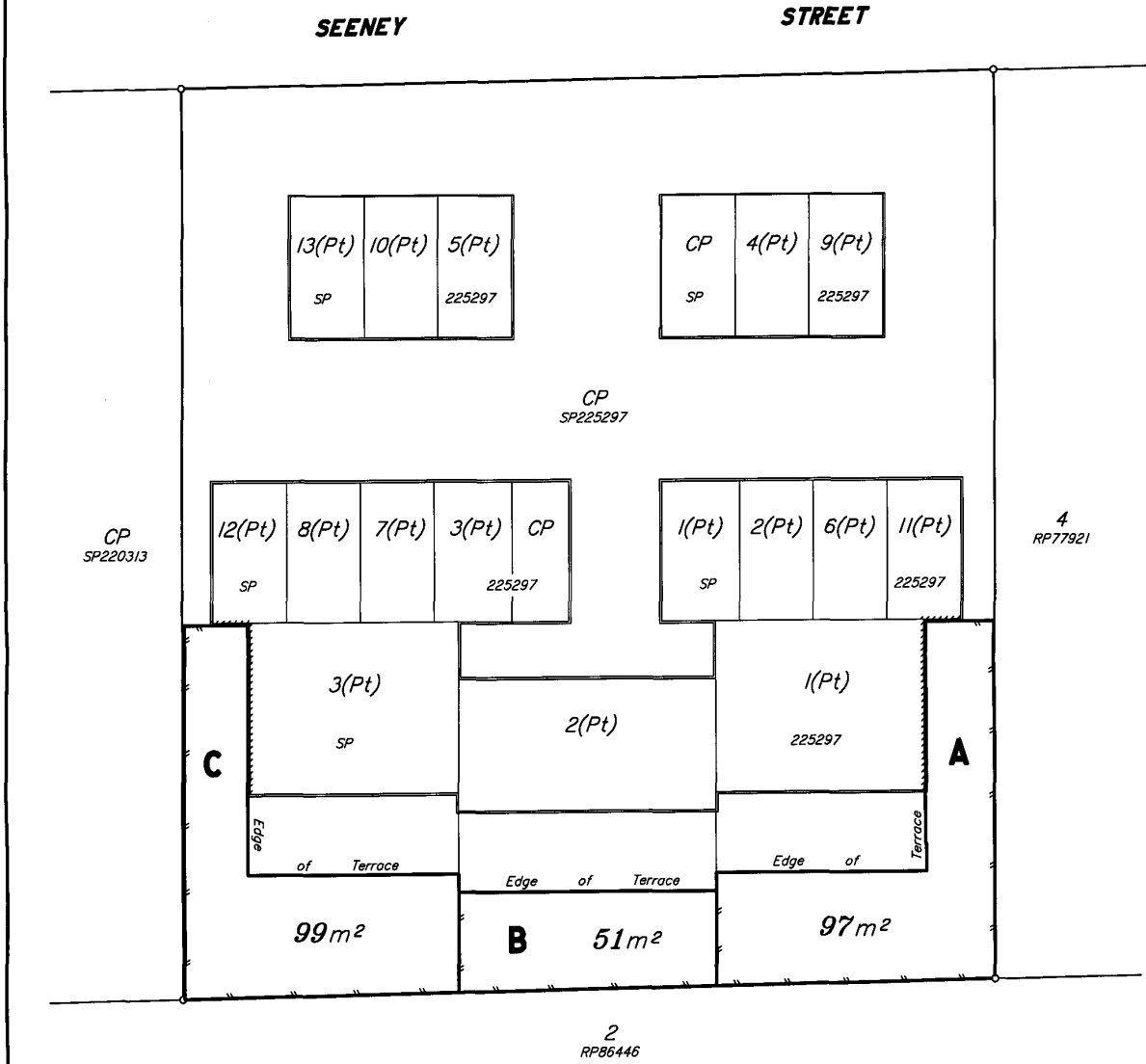


**LEGEND**

- G — Gas
- E — Underground Electricity
- S — Sewer
- SW — Stormwater
- T — Telecommunications
- W — Water

**SERVICES LOCATION  
DIAGRAM  
SCALE 1:400  
DATE: 14/7/2009**

SKETCH PLAN A

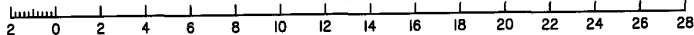


I, Robert John ROSOLEN, Cadastral Surveyor, hereby certify that the details shown on this sketch plan are correct.

*Rosolen* Cadastral Surveyor

Date: 10-9-09

Scale 1:200 - Lengths are in Metres.



LOCAL AUTHORITY BRISBANE CITY COUNCIL		<b>PLAN OF EXCLUSIVE USE AREAS IN COMMON PROPERTY ON LEVEL A ON SP225297 "VIEWS ON SEENEY" C.T.S.</b>	<b>MACPHERSON ROSOLEN PTY. LTD.</b> <small>A.C.N. 075 570 842</small> <b>LAND &amp; ENGINEERING SURVEYORS</b> 27 WATTLE STREET MT. CROSBY Q.4306 P.O. BOX 459 KENMORE Q.4069		
DATE 14/7/2009	LOCALITY: ZILLMERE				PHONE: (07) 3201 0392
HORIZONTAL DATUM SP225297	MAP REF: 9543-34323				FAX: (07) 3201 0537
SCALE 1: 200	PLAN REF. 3982/2				
		PARISH KEDRON	COUNTY STANLEY		



28 April 2026

## SURCH IT PTY LTD

Ref

Fee    84.10                      Paid

Although all reasonable care has been taken in preparing this certificate, it is provided in good faith based solely on the records given to BCsystems (body corporate manager) by the body corporate, as at the date of issue. The body corporate manager cannot independently verify the accuracy or completeness of records provided to it by the body corporate.

The body corporate certificate is an extract of some information about the body corporate; it should not be relied upon as a comprehensive disclosure of all matters about the body corporate that may be relevant to a buyer. The buyer receiving the certificate should obtain their own legal or professional advice about the content of the certificate.

The buyer may inspect the body corporate records for important information that is not contained in the body corporate certificate, such as information about defects in the common property; expenses for which levies have not yet been fixed, disputes, and matters raised at recent body corporate meetings.

The buyer or their solicitor should request a second certificate before settlement, to confirm current amounts owed in respect of the lot for settlement adjustment calculation. If the second certificate is ordered within 3 months after the first certificate, a lesser fee applies to it.

Buyer's solicitor: Please provide a BCCM Form 8 promptly after settlement.

BCsystems  
info@bcsystems.com.au  
07 38990299

**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 28/04/2026

#### 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

Views On Seeneey

CTS No. 40763

### 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: **Katrina Johnstone**

Company: **BCsystems**

Phone: **0738990299**

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

### Accessing records

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

The body corporate manager named above.

## Property and community titles scheme details

### Lot and plan details

Lot number: **6**

Plan type and number: **SP225297**

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:**

**Standard**

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:**

**listed in the Community Management Statement**

## Lot entitlements and financial information

### Lot entitlements

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

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

**Contribution schedule**

Contribution schedule lot entitlement for the lot: **1**  
 Total contribution schedule lot entitlements for all lots: **13**

**Interest schedule**

Interest schedule lot entitlement for the lot: **1**  
 Total interest schedule lot entitlements for all lots: **13**

**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 **6** for the current financial year: \$ **1,538.46**  
 Number of instalments: **2** (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
01/11/25 to 30/04/26	01/11/25	767.31	767.31	28/10/25
01/05/26 to 31/10/26	19/05/26	771.15	771.15	
01/11/26****30/04/27	01/11/26	769.23	769.23	
			Amount overdue	<b>Nil</b>
		Amount Unpaid including amounts billed not yet due		<b>\$771.15</b>

**Sinking fund contributions**

Total amount of contributions (before any discount) for lot **6** for the current financial year: \$ **1,661.54**  
 Number of instalments: **2** (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
01/11/25 to 30/04/26	01/11/25	830.77	830.77	28/10/25
01/05/26 to 31/10/26	19/05/26	830.77	830.77	
01/11/26****30/04/27	01/11/26	830.77	830.77	
Amount overdue				<b>Nil</b>
Amount Unpaid including amounts billed not yet due				<b>\$830.77</b>

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

Date determined: **14/04/26** (Access the body corporate records for more information).  
 Total amount of contributions (before any discount) **Nil**  
 Number of instalments: **0** (outlined below)  
 Discount for on-time payments (if applicable): **0** %  
 Monthly penalty for overdue contributions (if applicable): **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 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 <span style="font-size: small;">(Total Amount Unpaid including not yet due \$1,601.92)</span>	<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): \$ 156,214.56**

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

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

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

### Body corporate assets

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

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 HUTCH UNDERWRITING	HRS11031416	5,547,410.00	8,554.70	17/11/26	\$1,000 Standard \$500 Earthquake
FLOATING FLOORS HUTCH UNDERWRITING	HRS11031416	NOT INCLUDED		17/11/26	\$1,000 Standard \$500 Earthquake
LOSS OF RENT HUTCH UNDERWRITING	HRS11031416	832,112.00		17/11/26	\$1,000 Standard \$500 Earthquake
CATASTROPHE HUTCH UNDERWRITING	HRS11031416	832,112.00		17/11/26	\$1,000 Standard \$500 Earthquake
PUBLIC LIABILITY HUTCH UNDERWRITING	HRS11031416	30,000,000.00		17/11/26	\$1,000 Standard \$500 Earthquake
FIDELITY GUARANTEE HUTCH UNDERWRITING	HRS11031416	250,000.00		17/11/26	\$1,000 Standard \$500 Earthquake
OFFICE BEARERS HUTCH UNDERWRITING	HRS11031416	5,000,000.00		17/11/26	\$1,000 Standard \$500 Earthquake
VOLUNTARY WORKERS HUTCH UNDERWRITING	HRS11031416	\$3,000/\$300,000		17/11/26	\$1,000 Standard \$500 Earthquake
GOVT AUDIT COSTS HUTCH UNDERWRITING	HRS11031416	25,000.00		17/11/26	\$1,000 Standard \$500 Earthquake
APPEAL EXPENSES HUTCH UNDERWRITING	HRS11031416	100,000.00		17/11/26	\$1,000 Standard \$500 Earthquake

## 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
COMMON AREA CONTENTS HUTCH UNDERWRITING	HRS11031416	55,474.00		17/11/26	\$1,000 Standard \$500 Earthquake
CYBER HUTCH UNDERWRITING	HRS11031416	10,000.00		17/11/26	\$1,000 Standard \$500 Earthquake
LEGAL EXPENSES HUTCH UNDERWRITING	HRS11031416	50,000.00		17/11/26	\$1,000 Standard \$500 Earthquake
FLOOD HUTCH UNDERWRITING	HRS11031416	INCLUDED		17/11/26	\$1,000 Standard \$500 Earthquake

## 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** BCsystems

**Positions/s held** Body Corporate Manager

**Date** 28/04/2026

**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



# Views On Seeney CTS 40763

12-16 Seeney Street Zillmere Qld 4034

## BALANCE SHEET

AS AT 31 OCTOBER 2025

	ACTUAL 31/10/2025	ACTUAL 31/10/2024
<b><u>OWNERS FUNDS</u></b>		
Administrative Fund	5,120.62	3,104.02
Sinking Fund	143,406.02	186,259.10
<b><u>TOTAL</u></b>	<b><u>\$ 148,526.64</u></b>	<b><u>\$ 189,363.12</u></b>
<b><u>THESE FUNDS ARE REPRESENTED BY</u></b>		
<b><u>CURRENT ASSETS</u></b>		
Cash At Bank	52,300.35	89,210.19
B O Q Stratacash A/C 1	66,994.81	61,519.15
B O Q Stratacash A/C 2	46,381.03	41,212.12
Prepaid Expenses	0.00	7,180.00
<b><u>TOTAL ASSETS</u></b>	<b>165,676.19</b>	<b>199,121.46</b>
<b><u>LIABILITIES</u></b>		
Creditors	(586.15)	0.00
Levies In Advance	17,735.70	9,758.34
<b><u>TOTAL LIABILITIES</u></b>	<b>17,149.55</b>	<b>9,758.34</b>
<b><u>NET ASSETS</u></b>	<b><u>\$ 148,526.64</u></b>	<b><u>\$ 189,363.12</u></b>

# Views On Seeney CTS 40763

12-16 Seeney Street Zillmere Qld 4034

## STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 NOVEMBER 2024 TO 31 OCTOBER 2025

	ACTUAL 01/11/24-31/10/25	BUDGET 01/11/24-31/10/25	%	ACTUAL 01/11/23-31/10/24
<b><u>ADMINISTRATIVE FUND</u></b>				
<b><u>INCOME</u></b>				
Levies - Administrative Fund	19,000.02	19,000.00	100.00	18,887.96
<b><u>TOTAL ADMIN. FUND INCOME</u></b>	<b>19,000.02</b>	<b>19,000.00</b>		<b>18,887.96</b>
<b><u>EXPENDITURE - ADMIN. FUND</u></b>				
<b><u>AUDIT &amp; TAXATION COSTS</u></b>				
Income Tax Return	220.00	220.00	100.00	220.00
<b><u>BANK &amp; FINANCIAL CHARGES</u></b>				
Stratapay Transaction Fee	29.45	50.00	58.90	32.30
<b><u>UTILITIES</u></b>				
Electricity - Common Areas	841.71	800.00	105.21	689.70
Electricity Govt Rebate No Gst	(1,000.00)	0.00	0.00	0.00
Cold Water - Common -No Gst	0.00	250.00	0.00	1,750.87
<b><u>INSURANCE</u></b>				
Insurance Premium	7,496.12	7,300.00	102.69	6,396.82
Insurance Stamp Duty - No Gst	616.63	600.00	102.77	525.19
<b><u>PROFESSIONAL ADVICE/FEEES</u></b>				
Debt Recovery	25.30	0.00		0.00
Land Titles/Search Fees	166.29	0.00		65.32
Advice - Strata Additional	584.30	500.00	116.86	873.90
Advice - Maintenance	539.00	0.00		0.00
<b><u>LICENCES &amp; PERMITS FEE</u></b>				
Software & Records Storage	300.30	300.30	100.00	300.30
<b><u>COMPLIANCE</u></b>				
Report - Insurance Valuation	440.00	399.00	110.28	0.00
Report - Whs	0.00	300.00	0.00	0.00
<b><u>FIRE PROTECTION</u></b>				
Fire - R & M General	0.00	600.00	0.00	577.00
Fire - Compliance Activities	414.00	500.00	82.80	0.00
<b><u>CLEANING</u></b>				
Cleaning - General	1,496.00	0.00		0.00
<b><u>PEST CONTROL</u></b>				
Pest Control Treatment	0.00	500.00	0.00	0.00
<b><u>ELECTRICAL</u></b>				
R&M - Electrical General	0.00	250.00	0.00	154.00
<b><u>PLUMBING</u></b>				
Plumbing General	828.53	500.00	165.71	462.00
<b><u>BUILDING GENERAL</u></b>				
R&M - Building General	0.00	500.00	0.00	0.00
R&M - Gates	0.00	300.00	0.00	0.00

# Views On Seeney CTS 40763

12-16 Seeney Street Zillmere Qld 4034

## STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 NOVEMBER 2024 TO 31 OCTOBER 2025

	ACTUAL 01/11/24-31/10/25	BUDGET 01/11/24-31/10/25	%	ACTUAL 01/11/23-31/10/24
R&M - Roof/Gutters	660.00	500.00	132.00	0.00
<b><u>GARDENS/GROUNDS</u></b>				
R&M - Grounds General	0.00	2,100.00	0.00	2,035.00
<b><u>BODY CORPORATE MANAGEMENT</u></b>				
Fixed Price -Management Time	2,312.44	2,300.00	100.54	2,182.57
Fixed Price - Disbursements	770.77	800.00	96.35	727.48
Variable Disbursements	242.58	50.00	485.16	120.00
<b><u>GST</u></b>				
<b><u>TOTAL ADMIN. EXPENDITURE</u></b>	<b>16,983.42</b>	<b>19,619.30</b>		<b>17,112.45</b>
<b><u>SURPLUS / DEFICIT</u></b>	<b>\$ 2,016.60</b>	<b>\$ (619.30)</b>		<b>\$ 1,775.51</b>
Opening Admin. Balance	3,104.02	3,104.02	100.00	1,328.51
<b><u>ADMINISTRATIVE FUND BALANCE</u></b>	<b>\$ 5,120.62</b>	<b>\$ 2,484.72</b>		<b>\$ 3,104.02</b>

# Views On Seeney CTS 40763

12-16 Seeney Street Zillmere Qld 4034

## STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 NOVEMBER 2024 TO 31 OCTOBER 2025

	ACTUAL 01/11/24-31/10/25	BUDGET 01/11/24-31/10/25	%	ACTUAL 01/11/23-31/10/24
<b><u>SINKING FUND</u></b>				
<b><u>INCOME</u></b>				
Levies - Sinking Fund	20,499.96	20,500.00	100.00	20,499.96
<b><u>INTEREST</u></b>				
Interest Received	5,561.97	0.00		2,731.27
<b><u>TOTAL SINKING FUND INCOME</u></b>	<b>26,061.93</b>	<b>20,500.00</b>		<b>23,231.23</b>
<b><u>EXPENDITURE - SINKING FUND</u></b>				
<b><u>ELECTRICAL</u></b>				
Electrical - Lighting	2,992.61	0.00		0.00
<b><u>BUILDING</u></b>				
Painting - Exterior	65,824.00	0.00		0.00
<b><u>TAXATION</u></b>				
Income Tax - Payment/Adjustmnt	98.40	0.00		0.00
<b><u>GST</u></b>				
<b><u>TOTAL SINK. FUND EXPENDITURE</u></b>	<b>68,915.01</b>	<b>0.00</b>		<b>0.00</b>
<b><u>SURPLUS / DEFICIT</u></b>	<b><u>\$ (42,853.08)</u></b>	<b><u>\$ 20,500.00</u></b>		<b><u>\$ 23,231.23</u></b>
Opening Sinking Fund Balance	186,259.10	186,259.10	100.00	163,027.87
<b><u>SINKING FUND BALANCE</u></b>	<b><u>\$ 143,406.02</u></b>	<b><u>\$ 206,759.10</u></b>		<b><u>\$ 186,259.10</u></b>

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

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

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

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

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

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

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

### **The following information is provided by the Queensland Government:**

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

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

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

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

*The owner must:*

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

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

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

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

### **How to identify a specific obligation**

Improvements to common property include both:

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

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

## **Common examples of improvements:**

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

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

## Historical improvements

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

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

## Improvement as a 'removal' of something

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

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

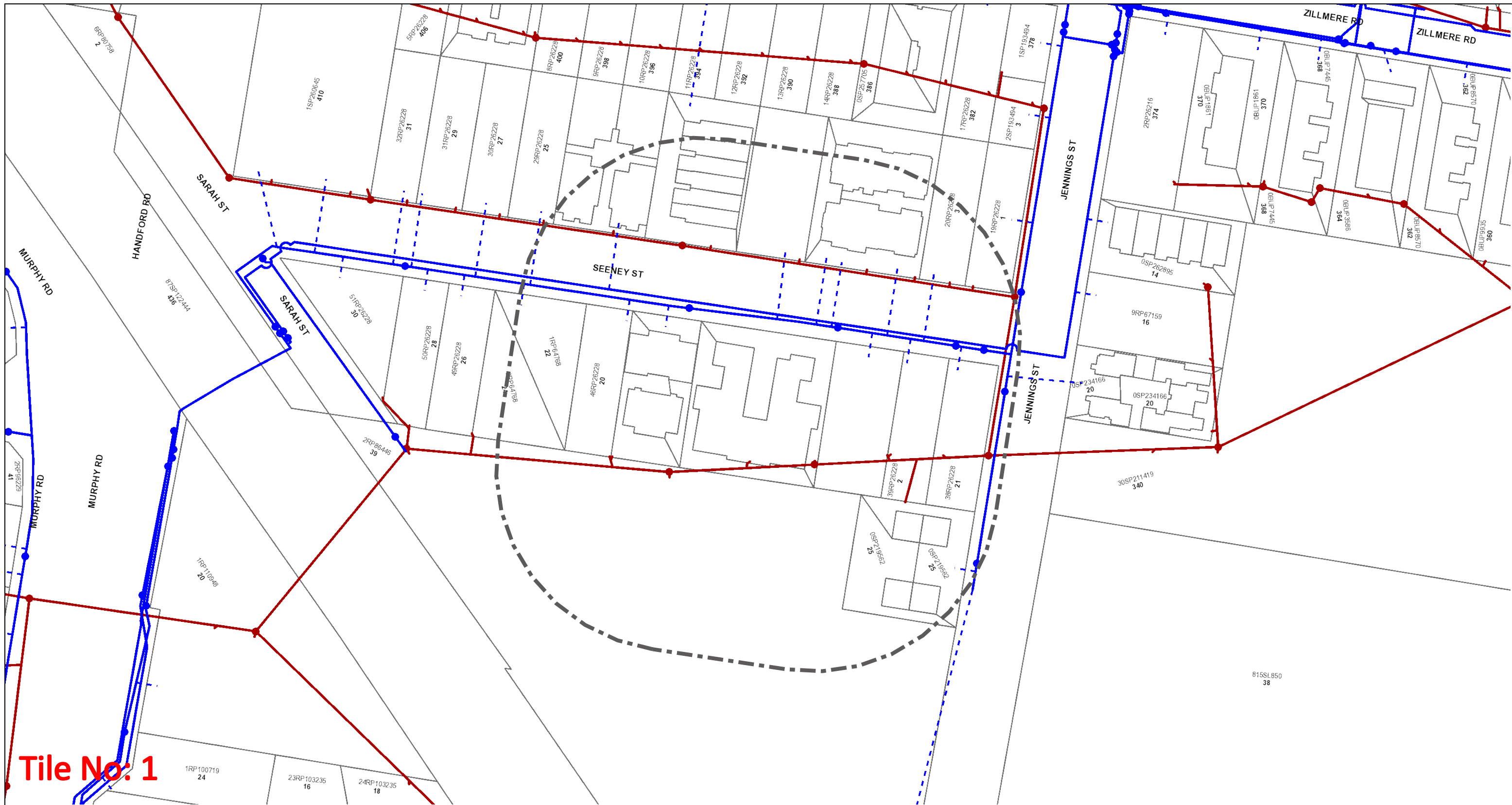
If the reinstatement of the lattice or fencing was required later, that would be a cost for the owner of lot which originally had it removed.


## **Further right to information**

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

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

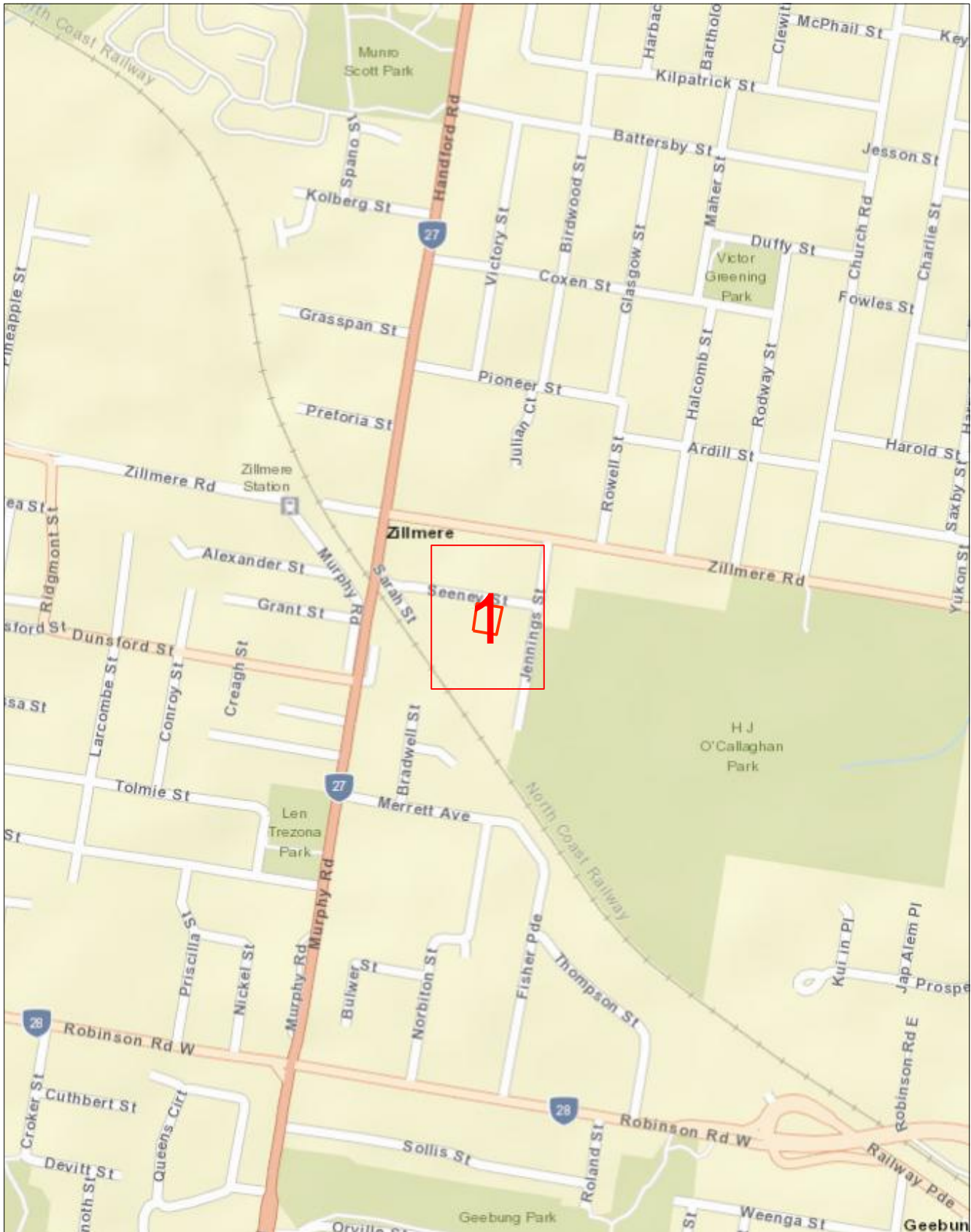
# Urban Utilities - Water, Recycled Water and Sewer Infrastructure



 <p><b>UrbanUtilities</b></p> <p>N</p> <p>Map Scale 1:1000</p>	<p><b>Before You Dig Australia- Urban Utilities Water, Recycled Water and Sewer Infrastructure</b></p> <p><b>BYDA Reference No: 271959681</b></p> <p>Date BYDA Ref Received: 28/04/2026 Date BYDA Job to Commence: 28/04/2026 Date BYDA Map Produced: 28/04/2026</p> <p>This Map is valid for 30 days      Produced By: Urban Utilities</p>	<table border="0"> <tr> <th>Sewer</th> <th>Water</th> <th>Recycled Water</th> </tr> <tr> <td>● Infrastructure</td> <td>● Infrastructure</td> <td>● Infrastructure</td> </tr> <tr> <td>◆ Major Infrastructure</td> <td>◆ Major Infrastructure</td> <td>◆ Major Infrastructure</td> </tr> <tr> <td>— Network Pipelines</td> <td>— Network Pipelines</td> <td>— Network Pipelines</td> </tr> <tr> <td>▨ Network Structures</td> <td>▨ Network Structures</td> <td>▨ Network Structures</td> </tr> <tr> <td></td> <td>- - - Water Service (Indicative only)</td> <td></td> </tr> </table>	Sewer	Water	Recycled Water	● Infrastructure	● Infrastructure	● Infrastructure	◆ Major Infrastructure	◆ Major Infrastructure	◆ Major Infrastructure	— Network Pipelines	— Network Pipelines	— Network Pipelines	▨ Network Structures	▨ Network Structures	▨ Network Structures		- - - Water Service (Indicative only)		<p>While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither Urban Utilities nor PelicanCorp shall have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan response or the information contained in it or the completeness or accuracy of such information. Use of such information is subject to and constitutes acceptance of these terms.</p> <p>The plans are indicative and approximate only and provided without warranties of any kind, express or implied including in relation to accuracy, completeness, correctness, currency or fitness for purpose.</p> <p>Urban Utilities takes no responsibility and accepts no liability for any loss, damage, costs or liability that may be incurred by any person acting in reliance on the information provided on the plans.</p> <p>This plan should be used as guide only. Any dimensions should be confirmed on site by the relevant authority.</p> <p>Based on or contains data provided by the State of Queensland (Department of Natural Resources and Mines) [2020]. In consideration of the State permitting the use of this data you acknowledge and agree that the State gives no warranty in relation to the data (including accuracy, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws. © State of Queensland Department of Natural Resources and Mines [2020]</p> <p>For further information, please call Urban Utilities on 13 26 57 (8am-6pm weekdays). Faults and emergencies 13 23 64 (24/7). <a href="http://www.urbanutilities.com.au">www.urbanutilities.com.au</a></p> <p>ABN 86 673 835 011</p>
Sewer	Water	Recycled Water																			
● Infrastructure	● Infrastructure	● Infrastructure																			
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— Network Pipelines	— Network Pipelines	— Network Pipelines																			
▨ Network Structures	▨ Network Structures	▨ Network Structures																			
	- - - Water Service (Indicative only)																				

Site Unit 6 12 Seeney St  
Address: Zillmere  
QLD 4034

Sequence 271959680  
Number:



Scale 1: 6000

Map Sources: Esri, Garmin, HERE, FAO, NOAA, USGS,  
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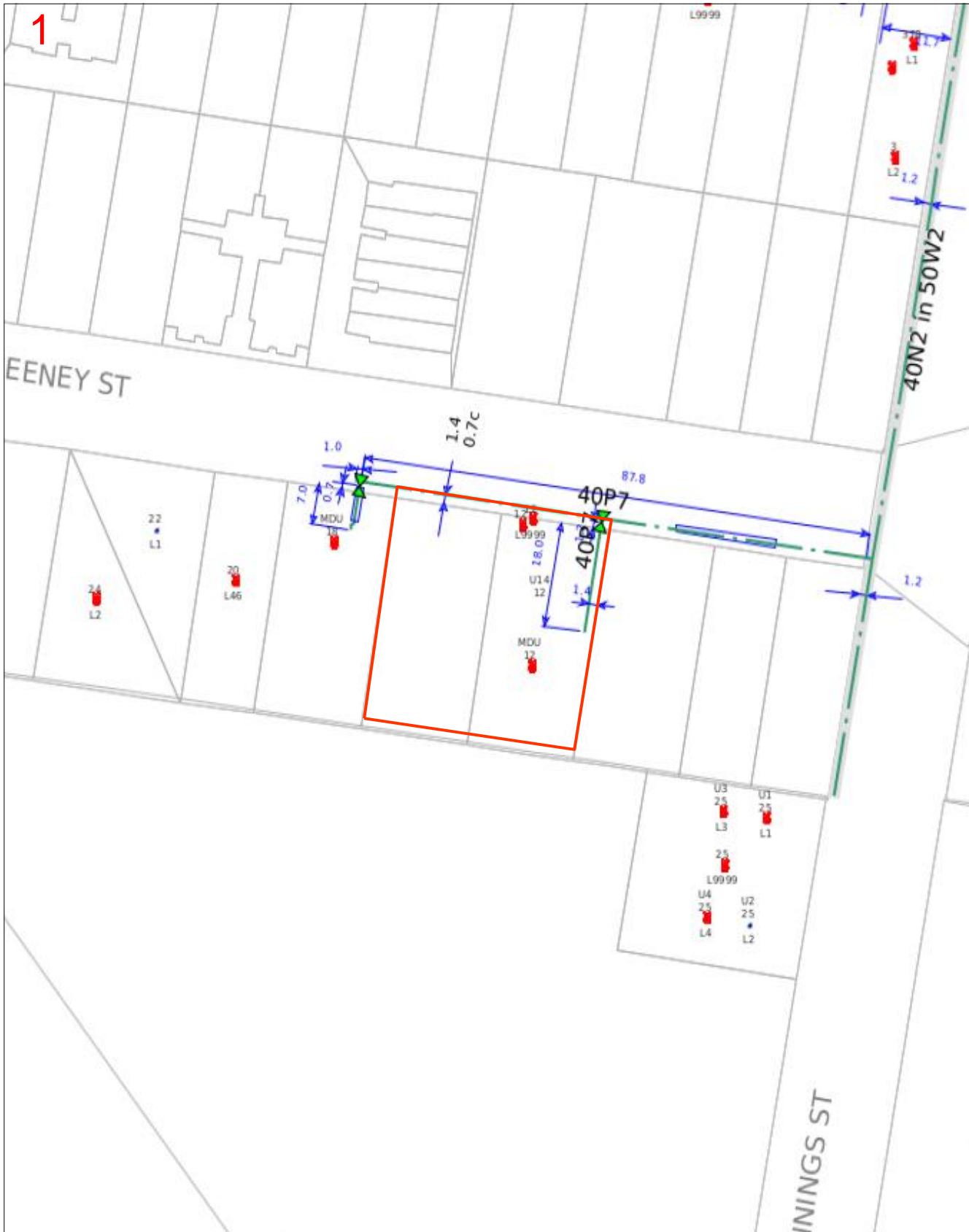


Enquiry Area



Map Key Area





Scale 1: 700

Map Sources: Esri, Garmin, HERE, FAO, NOAA, USGS,  
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Enquiry Area



Map Key Area



# Legend

## PIPE LEGEND: GAS TYPE AND PRESSURE

	Low pressure	Medium pressure	High pressure	Transmission
Natural gas				
Natural gas – proposed				
LPG (yellow dash)	<i>not applicable</i>			<i>not applicable</i>
Hydrogen blended (aqua dash)	<i>not applicable</i>			<i>not applicable</i>

## PIPE LEGEND: SPECIAL DESIGNATION

	Low pressure	Medium pressure	High pressure	Transmission
Critical main (yellow highlight)				
Casing (grey highlight)				<i>not applicable</i>

These designations typically apply to any pipe type and pressure

## PIPE LEGEND: OTHER STATUS

Abandoned pipe	
Idle or inactive pipe	

## ABBREVIATION

BoK	Back of kerb	FoK	Front of kerb
C	Depth of cover	NTI	Not tied in
CP	Cathodic protection		

## OBJECT SYMBOLS

Valve		CP test station		Syphon	
Buried valve		CP anode		Marker	
Regulator station		CP bond wire		Part service <sup>A</sup>	
Gas connected property		CP rectifier terminal			

<sup>A</sup>A live gas service terminated underground within the property boundary, available for future extension to the gas meter.

## PIPE CODE AND MATERIAL

P*	Polyethylene (PE)	CU	Copper
P3	Polyvinyl chloride (PVC)	N2	Nylon
S*	Steel	W2	Wrought galv iron
C*	Cast iron	W3	PE coat wrought galv iron

## INTERPRETATION EXAMPLE

	High pressure, 40 mm polyethylene in an 80 mm cast iron casing
	Medium pressure, 63 mm steel

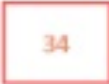




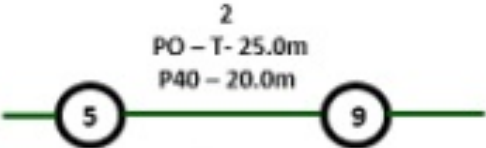





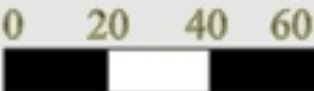
Pipe diameter in millimetres is shown before pipe code.  
40P6 = 40 mm nominal diameter

*This map was created in colour and should be printed in colour*



## LEGEND



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

